

# REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, JULY 19, 1913

## A CONSTRUCTIVE MUNICIPAL PROGRAM

Changes in Legislation and in Administrative Methods Needed to Insure an Efficient and Economical City Government—A Comprehensive Survey of Non-Partisan Reforms That May Be Urged by All Public Spirited Citizens.

—Article V.—

By HENRY BRUÈRE, Director, Bureau of Municipal Research.

THE prime business of an administration is to administer. The first need of efficient administration is efficiency of method and the elimination of waste. Efficiency of method and elimination of waste result from skilled and persistent attention to the details of the business of city government.

It is because these details have not received continuous expert attention that the cost of New York City's government, in relation to services received, has always been excessive. It is because recently attention has been given to details of administration in several departments of the government that in those departments the services rendered are more nearly commensurate with expenditure of funds.

It is because New York is only now evolving out of slatternly, loosely directed management that the chief present need of New York City, both from the standpoint of taxpayers and from the standpoint of the city generally, is competent attention to administration problems.

Primarily, responsibility for the kind of administration that New York City will have for the next four years will rest upon the next Mayor and the next Board of Estimate and Apportionment.

As a first step toward establishing the efficiency of government that all candidates will say they desire, it is suggested that taxpayers, instead of threatening, villifying or misstating facts, obtain from all candidates for the Board of Estimate definite pledges of definite acts, either continuing present effort for better administration or taking steps which the existing government has for one reason or another not taken.

### Pledges for the Next Administration.

The new administration should be pledged:

1. To regard the city as a business corporation organized to render specific services.

2. To appoint as heads of departments men experienced in administration.

It should be a part of the program of the new administration to make the Board of Estimate and Apportionment responsible for the general policies of the city. To bring this about, the new administration should seek to enlarge the powers of the board first, by absorbing the present powers of the Board of Aldermen; second, by establishing such aids to the economical management of the city as a central purchasing agency, an efficiency bureau, and a publicity office.

A part of the work of the publicity office should be the operation of a central complaint and information bureau and the preparation of statements respecting city business for the press. It

should be the aim of the new administration to emphasize the responsibility of the members of the Board of Estimate and Apportionment as a group for the successful administration of the affairs of the city, and the members of this board should be pledged to co-operative effort to increase the efficiency of the city departments and to establish closer contact between the government and the people.

### Legislative Program.

The City of New York should be authorized to frame its own Charter subject to the approval of its electorate. The new administration should undertake to obtain from the Legislature power authorizing the Board of Estimate and Apportionment to prepare a charter for submission to the people at a regular or special election to be held before January 1, 1916. Home rule in other respects must be won by demonstrated capacity to govern the affairs of the city with maximum efficiency. To this end the new administration:

1. Should request and insistently urge the Legislature to grant power to the Board of Estimate and Apportionment to frame a code of business procedure for the entire city government. Such a code would establish business practices of uniform efficiency in all departments. It would deal with office procedure, correspondence, complaints, filing, inspections, reports, contracts, purchases, stores—all the common details of departmental administration whose mal-performance causes waste and inefficiency. This code would supersede administrative provisions in existing charters, laws and ordinances.

2. Should be pledged to effort to secure the basis for more direct control of the affairs of the municipality by the electorate. It should seek to obtain a non-partisan direct primary law. It should seek to obtain for the electorate the power of initiative and the referendum in respect of local legislation involving franchises and authorization of improvements. It should seek to obtain for the electorate the power of recall of elective officials.

3. Should be instructed to labor for legislative authority to frame a comprehensive city plan including the power to segregate industrial establishments, power to limit the height of buildings, and to restrict the percentage of lot occupiable.

4. Should seek to obtain for the municipality full control over the expenditures and business methods of county offices. Salaries and grades other than those of elective county officers should be fixed by the Board

of Estimate and Apportionment. County employees paid out of the city treasury should be subject to municipal service rules. The Board of Estimate and Apportionment should have power to prescribe rules and regulations governing the administration of county offices in conformance with existing statutes.

5. Should obtain power to centralize under the control of the Board of Estimate and Apportionment all the city's privileges, including park concessions, newsstands, privileges granted by the Dock Department and the Borough Presidents' offices, and insist on competition and publicity in making all grants.

6. Should seek to have transferred to the Board of Estimate and Apportionment all powers in respect of the fixation of salaries and establishment of grades.

7. Should be pledged to bring about a centralization of the licensing agencies of the city, and in the case of failure to obtain legislation to develop a plan for coordinating the work of existing license bureaus, particularly those having to do with places of amusement.

### General Administrative Methods.

As a first step, after election, every department head, with the aid of experts and skilled subordinates, should be required to make a comprehensive study of his department, and to submit a report pointing out every possible opportunity for economy. Because of unscientific organization, unnecessary employees and improper supervision of work, there still abound throughout many parts of the city government waste of effort and funds, and consequent inefficiency of service.

Reductions in operating cost with increase in service rendered effected by the Borough Presidents of Manhattan and The Bronx should be equally possible in other departments if similar methods are employed. The new administration should be pledged to institute at once every known principle of scientific management applicable to city business. There should be no uncertainty as to the intention of the administration to make its first business the elimination of waste and putting the government of the city on an efficient basis.

From top to bottom all candidates for the Board of Estimate should be pledged to administrative measures such as the following, designed to effect economy and improve administration:

1. Completion of the accounting re-organization including the establishment of the general ledger insuring control over all city properties, assets and lia-

bilities, and the regular publication of balance sheets and operating statements. Accounting reorganization is primarily the Comptroller's task. But without the aid of every department head, the work cannot be successfully continued. All conditions should be pledged to continue this important reform begun by Comptroller Metz and continued by Comptroller Prendergast, because it should be expected of the new administration that it will consistently demand and be guided by facts reflected by the accounts. Indifference to such facts is the chief cause of city extravagance.

2. Installation of service records and unit-cost systems in every department where such records are applicable, and the maintenance of those already installed. Especially in the departments of the Borough Presidents, Water, Docks, Park and Street Cleaning, where labor gangs are chiefly employed, are these records necessary. In some departments, as, for example, Street Cleaning, cost record installations are under way. In others they are in successful operation. All department heads should be expected not only to have cost records, but, what with few exceptions has never been done, to use and publish them.

3. Continuing and enlarging the recently established Efficiency Bureau of the Board of Estimate and Apportionment. Before the end of the next administration the work of the bureau should result in the reorganization of all the labor forces of the city, including those of the Dock Department, the Highway and Sewer bureaus, the Park, Street Cleaning and Water departments, altogether representing a considerable part of the city's annual expenditure.

4. Establishment and continuance of a nine-to-five-o'clock day on every day except Saturdays and holidays throughout the year in every department.

5. Organization either through Legislative act or inter-departmental arrangement of a central purchasing agency for the purchase of all city supplies.

6. Establishment of proper control over all city stores to insure the utilization of all city property for public purposes only.

7. Carrying out of the present policy of the city with regard to the controlled and segregated budget with complete publicity in budget-making, thorough examination and study of all budgetary requests, control of all salary increases through action of the Board of Estimate and Apportionment and the limitation of salary increasing, budget-making time.

8. Continuance of corporate stock budget. There is no more important achievement to the credit of the fusion Board of Estimate and Apportionment than the abolition of helter skelter corporate stock authorizations and the establishment of the corporate stock budget.

9. Requiring the submission at one time of the year of all proposals for new work, both those whose cost is to be defrayed by assessment, and those to be paid for out of current or borrowed funds. On the basis of these proposals a definite plan of improvements and construction should be prepared for the year.

10. Discontinuance of long term borrowing for short term improvements. At the present rate of 4½ per cent., a fifty year loan of \$1,000,000 costs the city \$2,250,000 in interest alone.

11. In so far as feasible, projecting a plan for improvements over a period of years, so that public works may be developed with reference to future needs, and advantageous provision made for financing them.

12. Completion of standardization of supplies, tools and equipment, and the

preparation of scientific specifications for all supplies required by the city. This work, begun in 1910, is now excellently organized. Notable results have already been achieved.

13. Continuing the supervision of specifications and bids of important construction contracts inaugurated by the present Board of Estimate and Apportionment.

14. The present Bureau of Supply Standardization now conducted in the Finance Department should be made a permanent division of the offices of the Board of Estimate and Apportionment. Standardization is a continuing process. With changing market conditions and shifting departmental needs, specifications require revision, or new specifications must be prepared. When supplies are standardized there remain the specifications for equipment and construction. These afford a vast field for economy.

15. Completion of standardization of salaries and the elimination of inequalities in compensation where work is equal, and the provision of a just basis for promotion and retirement. Useless positions should be abolished, salaries too high reduced, salaries too low increased, and the entire personnel of the city put on a fair and businesslike basis. Provision should be made for the recognition of efficient service as well as for eliminating inefficiency. The principal asset of an efficient government is an enthusiastic efficient body of employees. Without a just plan of compensation this condition cannot be attained. The full execution of this plan will require legislation, but enormous economies can be effected within present powers.

16. Centralization of the city's engineering services now scattered throughout various departments resulting in duplication of equipment and waste. This will become especially feasible when all departments are located in the new Municipal Building. The Engineering Bureau of the Board of Estimate should be strengthened, so that it may take leadership in all city engineering work.

17. Centralization of city repair shops including repair and maintenance of public buildings. The repair shops are now scattered throughout the different departments and are operated with unequal efficiency resulting in considerable waste.

18. Preparing and establishing a standard form of franchise and continuing the present practice of investigating thoroughly all proposals for franchise grants.

19. Establishing of a central municipal garage and the placing of all municipal automobiles on a livery basis.

20. Efficient editing and prompt publication of departmental reports, and completion of standardization of reports already begun by the Mayor's office.

21. Making a comprehensive study of existing pension systems and possible methods of establishing a pension plan for all employees. The police pension fund is known to be unscientific and to threaten a prodigious burden upon taxpayers (it costs already several millions a year) unless present methods are revised.

#### The Mayor's Office.

The Mayor more than any other official has power to determine the administrative policies of the city and to utilize or neglect opportunities for judicious economy. Every candidate for Mayor, therefore, should be pledged, if elected, to:

1. Make it his prime business to administer the city and to give his attention to the control of the policies and operations of the departments subject to him.

2. Remedy at once the defective ad-

ministrative conditions in the Police Department pointed out by the aldermanic committee and institute a thorough administrative reconstruction of the entire department. The police problem is primarily an administrative problem. Recurring police scandals will continue to embarrass every Mayor until modern efficient administrative methods are established in the Police Department.

3. Organize his office so that he may keep in contact effectively with the various operating departments.

4. Require the submission to him systematically of adequately informing reports of the conduct of these departments.

5. Surround himself with a competent staff for the purpose of keeping in touch with departmental activities.

6. Hold regular and not less than monthly conferences with department heads and publish once a month results of the operation of the departments and a statement of new projects to be undertaken.

7. Appoint a competent secretary who will serve as the secretary of the departmental heads' conference, and who will be charged with following up all suggestions made at these conferences and seeing that results are obtained.

8. The fullest utilization of the office of the Commissioners of Accounts with the appointment of highly qualified commissioners.

9. The reorganization, if necessary, of the office of the Commissioners of Accounts to equip it with a staff of thoroughly competent men adequate for the performance of a definite program of work to be outlined as a part of the program of the new administration.

10. The utilization of the Commissioners of Accounts to investigate and report publicly upon all complaints respecting the city departments received by the Mayor or by a central complaint bureau.

13. Make public all reports prepared by the Commissioners of Accounts, and as far as possible permit this office to adhere to a program of service and investigation outlined at the beginning of the administration.

11. Make semi-annually a test of the progress made by the departments in the adoption of efficient practices based upon a carefully defined program of reorganization to be laid out at the beginning of the administration, and from time to time publicly amended.

12. Investigate semi-annually the condition of the Police Department, including conformance of the Department with established rules of administration, action upon complaints, the enforcement of discipline, operation of the pension fund, the efficiency of patrol service and the investigation of crime.

14. Adopt and continue a vigorous program of enforcement of the weights and measures law.

15. Expand the functions of the Civil Service Commission so that it shall be concerned not only with the selection of employees, but with their efficiency after appointment.

16. Institute training schools for city employees, including a modernized training school for police recruits, promotional courses for clerks, and efficiency course for engineers, engineers' assistants, etc. In this work the cooperation of City College, Columbia University and New York University should be enlisted.

17. Issue definite instructions to department heads with reference to a policy for guidance in the preparation of their budget estimates. New department heads, without reference to policy or the financial condition of the city, and unchecked by the Mayor, submit excessive estimates which the Board of

Estimate must take the onus of reducing. It should be the established policy of the new administration not to increase expenditures except for clearly demonstrable new needs. The "slack" existing in present appropriations is sufficient to provide for the normal growth of the next four years.

18. Insist that new appointees of the Board of Education concern themselves with the administrative details of school business, and correct defects pointed out by the recent school inquiry.

**The Comptroller.**

The Comptroller, as the business officer of the city, will take leadership in much of the work of administrative improvement. Particular problems relating to the Department of Finance but affecting the economy of the entire city government will demand his exclusive attention. In respect of the Comptroller

it is suggested that all candidates be pledged to:

1. Continue the reorganized effective system of accounting and auditing.

2. Continue the special expert staff on accounting installation and business reorganization now established as a part of the Comptroller's office.

3. Continue the practice established by the present Comptroller of assigning to an expert the borrowing of funds for city purposes. A city which borrows \$150,000,000 or upwards in a single year for short and long terms cannot afford to entrust this function to an inexperienced, plastic or political official.

**The President of the Board of Aldermen.**

The next President of the Board of Aldermen should be pledged to organize and employ an expert investigating staff according to the precedent established

by President Mitchel, in order that the three votes which the Aldermanic president casts in the Board of Estimate and Apportionment may be based upon information and not upon impression, prejudice or influence.

**Public Improvements.**

The foregoing suggestions deal only with the administrative problems that will confront the next administration. There are other problems which the city faces, and which the Board of Estimate will be expected to attack. These are the problems of public improvements and social welfare. The city cannot stand still. It is not desirable that it should do so. Great public works are needed to promote the city's development and economic welfare.

Attention must be given to recreation, housing, poverty, health and education, (Continued on page 130.)

## NEW CODE FOR BUILDING CONSTRUCTION

**Requires All Buildings Over Forty Feet High To Be of Fireproof Construction—Old Hotels Must Be Made Safer—Two Means of Exit and Fireproof Towers Required—Safety Devices for Elevators.**

**B**Y direction of the Committee on Buildings of the Board of Aldermen, Chairman Abram W. Herbst forwarded to the board on Tuesday a proof of a proposed building code prepared by the advisory committee of experts for the purpose of having it printed in the City Record and made available for public use in the hearings which the committee proposes to hold.

The document will be found printed in full in the minutes of the board meeting, filling eighteen pages of the printed record. A public hearing is announced for Tuesday, July 29, at 10 a. m., in the Aldermanic Chamber at City Hall. The committee will receive briefs or written communications from those who may be unable to attend. Dates for additional hearings will be announced later.

**Will Building Costs Be Raised?**

Chairman Herbst is confident that the modifications that have been made in the fireproofing sections will reduce the cost of fireproof construction fifteen per cent. It is certain that during the weeks to come the code will be thoroughly scrutinized by building experts, political economists and civic committees with the purpose of determining to their own satisfaction whether it is to have, on the whole, the effect of increasing the total cost of constructing standard buildings; and, if so, in what proportion, and if the improved or safer construction would warrant the additional outlay.

The new code is described by Chairman Herbst as "no one man's code," but as a compilation of what is by the committee considered the best thoughts from all previous revisions and existing laws, including the Kenneally code and the Joint Committee code. Mr. Herbst anticipates that the new revision will be acceptable to the various fireproofing interests, and it is the general understanding that the committee succeeded in effecting an agreement and in co-ordinating the respective claims of the fireproofing interests.

The Board of Aldermen having adjourned for a midsummer recess, the code will not be presented for enactment until September. If no serious objection is then interposed, the expectation is that it will be passed by the

**Features of New Building Code**

*No other discretionary power is conferred on the Superintendents of Buildings than is granted by Section 410 of the Charter.*

*A violation of the provision of the Code is made a misdemeanor.*

*In every building hereafter erected more than one hundred feet high, except tenements and places of amusement, one of the means of exit shall be a tower stairway.*

*From every floor area above the first, in new buildings, there must be two means of exit.*

*All office buildings, factories and lofts hereafter erected over forty feet high must be of fireproof construction. The present general limitation for non-fireproof buildings is seventy-five feet.*

*Lofts and factory buildings over fifty feet high hereafter erected must be equipped with automatic sprinklers.*

*In every existing non-fireproof hotel, school and public hall containing elevators, the elevator shaft must be enclosed by a partition of incombustible material.*

board and sent to the Mayor for his approval. No indication has appeared that the code will be treated in any wise as a political measure, but some authorities are doubtful that it will be able to run the gauntlet of the coming campaign.

**Salient Points in the Code.**

The ordinance is to be known and may be cited as "The Amended Building Code." It is to be construed liberally, but no changes or modifications of its requirements is permitted other than provided in Section 410 of the Charter. The Charter, which is superior law to the code, grants to the Superintendents of Buildings certain discretionary power which no building ordinance can take away. But each Superintendent, in exercising his power to vary the provisions of the code, must hereafter give his reason therefor, and the decision, with the reason, must be published within two

weeks in the City Record and recorded in a book kept for the purpose at the Building Bureau, which book is to be open to public inspection. Such decisions may be cited as precedents. Appeals may be made to the Board of Examiners as now.

**Definitions.**

Nothing very new is to be found in the long list of definitions given in Section 3 of the Amended Code. Factories, loft buildings, tenements, hotels, dwellings and theatres are all defined in accordance with existing statutes and ordinances.

**Certificate of Occupancy.**

A change that was contended for in previous revisions of the law with general assent, requires that when plans are filed for a new building the nature of the intended occupancy of the building shall be stated in the application for a building permit, and that no change in the manner of occupancy shall be made without a permit from the Superintendent of Buildings.

All buildings are classified into one of three classes, as Public Buildings, Residence Buildings and Business Buildings; and these in turn are further divided into six classes designated A, B, C, D, E and F. All Class A buildings, such as armories, asylums, schools, theatres and hospitals, must be of fireproof construction. Churches and public halls and other Class B buildings must be built fireproof when over 36 ft. and 6 inches in height, except in the case of church spires under 75 feet high. When less than 36 feet 6 inches in height, the first floor shall be of fireproof construction. Clubhouses, studios, bachelor apartments, hotels, lodging houses, dormitories, and other Class C buildings, when over 36 feet 6 inches in height and having more than fifteen sleeping rooms, are required to be of fireproof construction, as under the existing law.

Class D buildings, including dwellings, tenement houses and all residence buildings not specified in Class C when more than six stories or 75 feet in height shall be of fireproof construction, as under the present laws. But the Amended Code goes a step farther than this and says that all buildings of this class more than four stories or fifty feet in height shall

have the first floor of fireproof construction, whereas the Tenement House law does not require of five-story buildings that first floors shall be of fireproof construction.

Such portions of the first floors of buildings as are occupied as stores or for other business purposes, except in frame buildings, shall have fireproof partitions, and that portion of the second floor above the stores must also be of fireproof construction. In all buildings of this class, when over 36 feet and 6 inches and not over 50 feet in height, the plaster on ceilings and stud partitions below the first floor beams shall be of approved thickness on metal lath, plaster boards or other approved fireproof material.

This is more than is now required of tenement houses containing stores on the first floor, but is the same requirement as appeared in the code presented by the Joint Committee last year, and which was then criticised by former Deputy Commissioner Veiller as an "unnecessary hardship."

#### Fireproof Construction Extended.

Office buildings, factories, lofts, markets, printing houses, restaurants, stables, stores, warehouses and workshops, all enumerated in Class E buildings, must be of fireproof construction when over forty feet in height, and if under forty feet in height the first floor is to be of fireproof construction. The present general limitation for non-fireproof construction is seventy-five feet. Last year when the Joint Committee's code specified no more than that the first floors of buildings over thirty feet in height and under seventy-five should be fireproof, Mr. Veiller criticised the requirement as an "unnecessary hardship." It goes without saying that the limitation of non-fireproof construction to a height of forty feet, instead of seventy-five, means a decided increase in the cost of construction.

Class F buildings, including car barns, foundries, light and power plants, railroad stations and special industry buildings, shall be of fireproof construction, which is the same requirement as the Joint Committee proposed. The Joint Committee represented the architects and engineers' societies, the building trade employers, the underwriters and the superintendents of buildings in the various buildings.

#### Limits of Area.

All buildings hereafter erected must have uncovered spaces for providing light and air—except that tenement houses, theatres and places of amusement, which are controlled by other laws, and also excepting special industry buildings, which are to have uncovered spaces fixed by the Superintendent of Buildings, if not otherwise provided for in the code of existing laws. In specifying the limits of floor areas between fire walls the Amended Code follows closely the test of the one prepared last year by the Joint Committee, and which was the subject of an extended series of hearings.

#### Light and Ventilation.

In the limited space and time at our command, every detail of a very interesting document cannot of course be noted, but the reader of the official text does not proceed far before observing that the editorial arrangement in the Joint Committee code has been made the basis for the Amended Code. In fact the literary work of the successive revisions have all followed a similar plan.

In all buildings hereafter erected every sleeping room must be provided with a window or windows opening directly upon a street, yard or court, except that in dwellings a window will

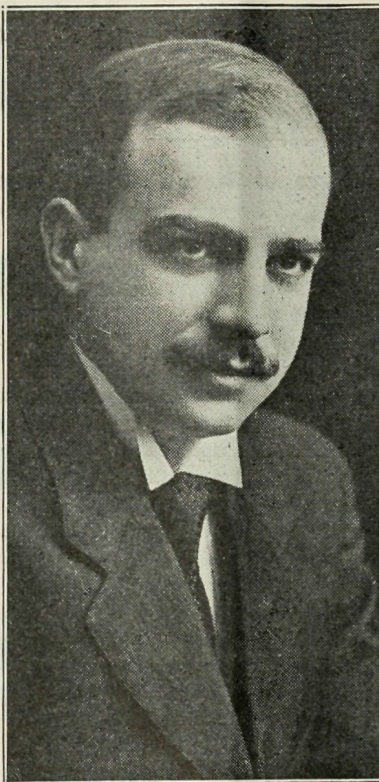
not be required in a room lighted and ventilated by a skylight. There are some exceptions to this general rule which need not be noted here.

#### Fire Prevention Regulations.

Section 18, in relation to stairs, requires that buildings less than 36 feet and 6 inches in height, occupied by less than fifty persons above the first floor, may have wooden stairways when enclosed on all stories. Such enclosures shall not be required for dwellings. The enclosures may be of wood studs provided they are fireproofed at every story with incombustible material and wire lathed, or covered with approved plaster boards on both sides. When stairways in such buildings are of incombustible materials such enclosures will not be required. Buildings more than 36 feet and 6 inches high, and occupied by more than fifty persons above the first floor, shall have all stairs, platforms, landings and stairhalls of incombustible materials.

#### Was This Intentional?

It will be noted that the words "hereafter erected" are omitted and that the reference is, by inference, to all build-



ALDERMAN A. W. HERBST.  
Chairman of the Building Committee.

ings of certain heights. Last year when the corresponding section in the Joint Committee code came up for consideration at a public hearing, Counselor Ira J. Ettinger, representing the United Real Estate Owners, called attention to the omission of the words "hereafter erected," and asked that they be inserted so as to avoid all possibility of making a rule that would require extensive alterations in every building in the city under a certain height.

The same section proceeds to require that "all" stairs, platforms, landings and stairhalls shall be of sufficient strength to sustain a live load of not less than one hundred and fifty pounds per square foot, and that "all" stairways shall be of certain specified widths, and shall be constructed in a certain manner that is specified at length. No winders will be permitted in stairways over twenty-two inches in width, except in public and other special buildings where the use and arrangement is approved by the Superintendent.

The same section (18) further provides that "all" exits that serve as a required means of exit in buildings less

than 36.6 ft. in height shall be constructed in one of the following ways: (a) Enclosed interior stairways of incombustible material; (b) exterior stairways of incombustible material and enclosed on all sides with incombustible and weatherproof material; (c) tower stairways completely enclosed from top to bottom with walls of brick, stone, concrete or masonry not less than eight inches thick. Access to the towers must be provided by means of outside balconies, and there must be no opening between the tower and the building.

#### Two Means of Exits.

Section 19 provides that every building hereafter erected and every building altered or converted to increase its occupancy, excepting dwellings, tenement houses, theatres and places of amusement, shall have at least two means of exit remote from each other, one of which may be a horizontal exit. In every building (hereafter erected) over one hundred feet in height one of the means of exit shall be a tower stairway.

Elevators, escalators, stairways and stairway halls and other means of egress and ingress hereafter placed in any building must be enclosed by partitions of brick, terra cotta blocks or concrete. The thicknesses of these enclosing walls are specified in detail in the code. Fireproof enclosures are also specified for dumbwaiter shafts.

Standpipes, automatic sprinklers and all auxiliary fire apparatus shall be as required by the Fire Commissioner.

In every building of classes E and F (factories, lofts and special industry buildings), hereafter erected, the height of which exceeds fifty feet, except office buildings, restaurants, light, and power plants, automatic sprinklers must be supplied.

At all times during business hours every exit and every door leading to a hallway or stairway which leads to an exit door must be unlocked. In every school house, every gate shall open for the full width of the exit opening, and shall be kept locked open during school hours.

#### This Applies to Old Buildings.

Section 22 provides in part:

7. In every existing non-fireproof building occupied as an asylum, college, detention building, hospital, school, amusement hall, exhibition building, public hall, dormitory, hotel and lodging house in which an existing elevator shaft is not enclosed by a partition of incombustible material, such elevator shaft shall be placed in an enclosure constructed and arranged as required in this section.

8. When the compartment that contains the machinery for operating an elevator communicates with an elevator shaft, it shall be enclosed with fireproof partitions as required for the shaft.

9. Shafts shall not be hereafter constructed to contain more than two elevators; excepting that in any building in which there are only two elevators they shall be in separate shafts.

10. All door openings shall be provided with approved self-closing fireproof doors in fireproof frames. No glass panels shall be permitted in such doors, except that in doors to elevator shafts a wire glass panel not exceeding 144 square inches may be provided in each door.

Windows shall not be permitted in such enclosures, except those which open to the outside air, and which are at least three feet distant from any other opening; all such windows shall be fireproofed and automatically self-closing.

11. Enclosures for elevators and stairways in tenement houses shall be as required in the Tenement House laws.

All elevators now in use must be equipped with an approved automatic safety device.

#### Fireproofing Regulations.

The requirements for brick arches, terra cotta arches, concrete arches and slabs, cinder concrete floor construction, reinforced concrete construction, tests of fireproof materials and construction, etc., are detailed in Sections 104 to 108, inclusive.

Hollow building blocks of hard burned terra cotta or concrete are al-

lowed for the construction of enclosures or walls when not exceeding fifty-two feet in height.

The fire limits are not changed, nor the theatre section. Any person violating any of the provisions of the code shall be fined for such offense in a sum not exceeding two hundred and fifty dollars or imprisoned for a term not ex-

ceeding three months, or both fined and imprisoned.

It is expressly stated in Section 136 that nothing in the Amended Building Code shall be deemed to repeal, amend or modify in any way the provisions of the Tenement House law. The new ordinance will take effect thirty days after enactment.

#### THE REGISTER'S OFFICE.

#### Grifenhagen's Semi-Annual Report Shows Rapid Recording, Economy and Saving of Taxpayers' Money.

Register Grifenhagen's semi-annual report reflects a steady advance in efficiency in the Register's office. Instruments entered for record by owners of property or their attorneys are being returned within five days—frequently in three days—from the date of entry. The examination and recording of similar documents previous to Mr. Grifenhagen's election required from 4 to 6 weeks.

The rapidity and accuracy of the present system is evidently appreciated by the public, for the Register says he has received scores of letters from lawyers and others doing business with his office thanking him for the expedition with which he is sending the papers through and returning them, complete of record. Many of these correspondents express the hope that the new system may be continued without interruption. In reference to this the Register says:

"It is gratifying to know that the public thoroughly appreciates the work we are doing here. In the beginning I was told it was not possible to complete the record and return an instrument inside of a week or ten days. Yet we have gone beyond that and on more than one occasion have returned papers in three days. This is quite an improvement on the four or five weeks plan of the past; and we expect still further to reduce the time as our plans develop.

"A real estate lawyer who has watched our work declares his conviction that we shall do better than this. I am aiming to do this and hope to succeed. There seems no plausible reason why the work in a great public office like this—created and maintained to give service to the people—cannot be done as quickly and as thoroughly as the work in a private commercial concern. Many people have assured me that the speedy return of instruments is of vast value to them, expediting business and the closing of transactions."

During the six months ending June 30 there were received, examined and recorded 99,144 documents. There were 59 official searches, 1,300 certified copies made, 92 new maps completed, 3,982 notarial certificates issued and 1,689 permits issued to Commissioners of Deeds under the new law, the fees for which amounted to \$78,404.30. Among the items of revenue the increase in the amount for the examination of chattel mortgages is noticeable. Register Grifenhagen insisted from the first day of his administration that the law governing this matter should be carried out. There were 12,872 of these examinations during the half year and the 5 cent fee was paid for each paper. Previously the law was regarded as obsolete and the revenue was lost to the city.

That economy in management has accompanied increased efficiency of service is shown by the statement that \$68,927.95 has been saved out of appropriations and turned back into the Sinking Fund. Most of this saving, the Register says, has resulted from a close attention to details of expenditures and the better service of the clerical force. The Register takes pride in the fact that office work is now rapidly and accurately performed by a minimum staff—at a less cost to the taxpayers than ever before. Owing to the business methods adopted, the Register was enabled to ask for a decrease in appropriations each year, so that, as a matter of fact, the amount saved to the county is larger than the specific sum herein mentioned, and should approximately be stated at about \$83,000.

## COFFERDAM FOR EQUITABLE BUILDING

A Solid Concrete Wall Six Feet Broad and Eighty Feet to Bedrock—Giant Caissons of Concrete and Steel.

GRAND structures have arisen so rapidly during the past quarter of a century in New York City that residents are not surprised to see wreckers tearing down old buildings to make way for new. To the true optimist the sounds of boring machinery and the blasting of foundations or bed rock, whether during the day or night are indicative of New York City's great progress, commercially and otherwise.

One of the busiest spots in the city to-day is the block bounded by Broadway, Nassau, Pine and Cedar streets, the site of the largest office structure in the world, the new Equitable Building, which will be reared from the ashes of the old Equitable Building, burned nearly two years ago.

#### A Mighty Structure.

A few weeks ago the O'Rourke Engineering and Construction Corporation, under orders from the Thompson-Starrett Company, the contractor for the new Equitable structure, began the serious work of boring and blasting the way to a rock base and removing old granite and concrete remains of former foundations to make room for the magnificent pile of carved and polished stones, marble and steel, which will constitute in area, 1,000,000 square feet of rentable floor space and towering aloft to the height of 36 stories.

Such a mighty structure must needs have a great rock foundation, and when it is comprehended that it will weigh more than 200,000 tons, as against 103,000 tons of the Woolworth Building, 82,500 tons of the Metropolitan Building, 188,500 tons of the Municipal Building, 82,580 tons of the Singer Building, it will be granted that the foundations must be absolutely perfect to carry the burden. The steel frame work is now being forged and rolled at the mills and will weigh approximately 45,000 tons when in position, as against 25,000 tons of the Woolworth Building, 23,000 tons of the Municipal Building, 6,100 tons of the Singer Building, 7,000 tons of the Metropolitan Building.

The engineers of the new Equitable Building fortunately found a rock bed 80 feet below the curb around the entire site for the more important base of the foundation. It is on this bedrock that the mighty cofferdam which will form the true middle of a foundation covering over 49,000 square feet, will be built.

#### Dimensions of the Cofferdam.

On the Nassau street side it will extend 150 feet; on the Broadway side, 167 feet; on the Cedar street side, 315 feet; on the Pine street side, 304 feet, or altogether about 935 feet of giant caissons of concrete and steel, 80 feet long, 6 feet deep and of various widths, in accordance with the requirements of construction. Each of these caissons

will be sunk from curb to bed rock 80 feet below.

The cofferdam itself, when complete, will be a solid concrete wall, 6 feet broad and 80 feet deep, strengthened or reinforced by heavy steel rods. The plan of the foundation calls for a retaining wall, extending from Cedar to Pine street. This wall will add greatly to the strength of the cofferdam, but it will be built principally for the purpose of creating two levels for vaults and cellars beneath the building.

#### Caissons of Concrete and Steel.

The concrete caissons that will form the great cofferdam wall are of interest. Formerly caissons were built of wood, but recently engineers have decided that reinforced concrete construction is preferable, as when the caisson is finally filled with concrete it becomes a monolithic mass, proof against all deterioration.

Where water cannot be kept out of a foundation excavation by ordinary means, and it is necessary that work be done on dry rock, the pneumatic caisson, or method of excavating by hand under compressed air, is generally adopted. An airtight diaphragm is constructed across the caisson and sunk into position, with its cutting edge embedded in the ground. Into the compartment formed beneath, the air is forced through a pipe, until the pressure is slightly greater than that of the greatest head of water. The water is thus drained out of the ground, leaving a comparatively dry bottom upon which to work.

#### The Air-Lock.

Access is obtained from the outer air by an air lock, a chamber at the level on the diaphragm, with two airtight iron doors, one opening into the lower compartment, and one into the upper valves, controlled from both inside the lock and from each compartment, admitting air into the lock or permitting its egress. Workmen (often called "sand-hogs") go down into the working chambers or bottom compartment and dig the soil, or whatever it is which is taken out through the air lock in buckets. As they dig the earth away from under the cutting edge of the caisson, the resistance to its sinking is reduced and the caisson settles down. It must be guided or kept vertical by digging uniformly, or by more extensive digging at the side which is to be sunk most rapidly.

Pneumatic caissons are usually sunk to bedrock. When the rock surface is level it is only necessary to clear it thoroughly, have the loose rock removed and the working chamber and air tight shaft filled with concrete, making the structure a solid, imperishable stone, "a monolithic mass," proof against time and decay.

## STATE ARCHITECTURE.

### The Frawley Bill Continues the Present State Architect in Office for Six Years.

Pending in the Finance Committee of the State Senate is a bill introduced by Mr. Frawley which amends the law in relation to the office of State Architect. It continues the present State Architect in office for six years, makes him the head of the new Department of Architecture and fixes his salary at \$10,000.

The Legislature is now convened in extraordinary session, and the measure is designated as Senate Bill No. 29. It amends sections 6 and 7 of chapter 48 of the laws of 1909 to read as follows:

"The State Architect now in office is continued in office for six years from July 1, 1913. The office of the State Architect shall hereafter be known as the Department of Architecture. The State Architect shall be the head of the Department of Architecture. He shall be appointed by the Governor, by and with the advice and consent of the Senate, for a term of six years. He shall receive an annual salary of \$10,000.

#### Office, Deputies and Assistants.

"The trustees of public buildings shall provide suitable offices, rooms and accommodations for said Department of Architecture at the State Capitol. The State Architect shall have the custody of all plans, specifications, apparatus, books and records heretofore in the custody of the State Architect, and also of all plans, specifications and architectural records in the custody of the officers or boards in charge of the several institutions of the State. He shall appoint and employ, to hold office during his pleasure, three deputies, to be known and designated respectively as Executive Deputy State Architect, Assistant State Architect, and Chief Engineer. He shall also appoint and employ in said department, to hold office during his pleasure, an auditor, a secretary, an assistant secretary and two confidential assistants, and shall fix their salaries or compensation at such reasonable sums as shall fairly compensate them for the services to be rendered. The State Architect shall also appoint and employ such architectural and engineering experts, draftsmen, clerks, stenographers and such other employees as may be necessary for the conduct of the business of said department, and upon such appointment or employment he shall fix their salaries or compensation at such reasonable sums as shall fairly compensate them for the services to be rendered."

Section 8 is hereby amended to read as follows:

#### Powers and Duties.

"The State Architect shall let all contracts and prepare the drawings and specifications for and supervise the construction of all new buildings erected at the expense of the State, except as provided in this article. He shall also let all contracts and prepare the drawings and specifications for all additions to existing buildings, and for the alteration or improvement thereof, and shall see that the materials furnished and the work performed in constructing, altering or improving any such building are in accordance with such drawings and specifications, and that the interests of the State are fully protected."

The sections in relation to the Art Commission are not changed by the Frawley bill. The Art Commission is a part of the Department of Architecture and is composed of the Governor and State Architect (ex-officio) and six other persons appointed by the Governor. The State Architect is the president of the commission. One of the members is a painter, one a sculptor, one a landscape architect and three are

architects. All works of art before becoming the property of the State must be submitted to the commission for its approval. No existing work of art can be removed, relocated or altered in any way without the approval of the commission.

## A STATE ASSOCIATION.

### Formed by Delegates from Chapters of the American Institute of Architects.

Delegates from the chapters of the American Institute of Architects located in New York City, Brooklyn, Buffalo and central New York met last week at the O-te-sa-ga Hotel, at Cooperstown, and formed the New York State Association of the American Institute of Architects. This organization will supplement the various chapters of the American Institute of Architects in these various locations and will serve as regards matters somewhat as the national body of the American Institute of Architects does to the interests of the architectural profession throughout the country.

The necessity for such an organization has been evident in connection with the efforts that have been made for several years toward the establishment of a State art commission, and particularly in connection with the recent investigation which Governor Sulzer instituted into the office of the State Architect. In the absence of any State organization, the Governor had to appeal to the individual chapters through the State for assistance in connection with the investigations of this bureau, and while the members of the committee that was appointed gave generously of their time and made a report which resulted in the resignation of Mr. Hoefler, it was felt that there should be one official body charged with the protection of the architectural interests of the public and of the profession in the State of New York.

The following officers were elected by the new organization: President, Albert

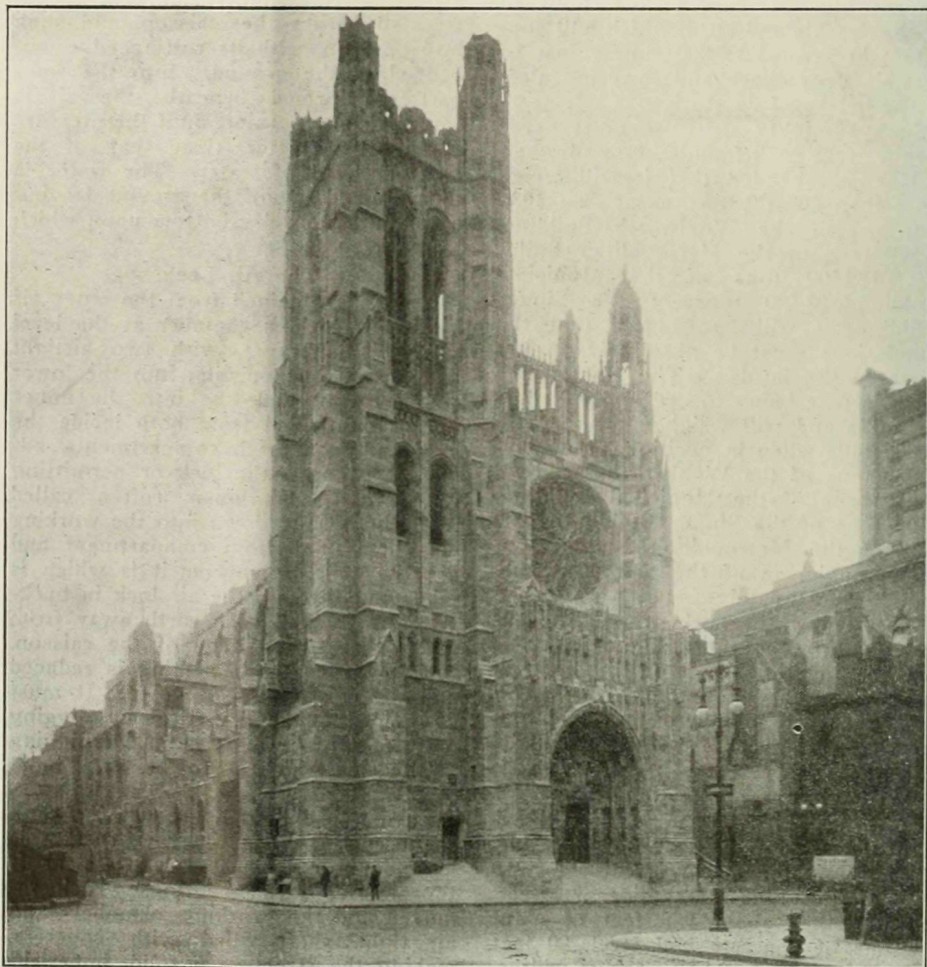
Brockway, of Syracuse, who is president of the Central New York Chapter of the American Institute of Architects; Vice-President, Electus D. Litchfield, of New York Chapter; Secretary and Treasurer, R. D. Collin, of Brooklyn, and Directors, Messrs. D. E. Waid, of New York; Mr. Wicks, of Greene, and Wicks, of Buffalo; Gordon of Rochester, and Quinby, of Brooklyn.

### St. Thomas's and Its New Neighbors.

The new St. Thomas's Church on Fifth avenue, though started late in 1910, is in the finishing stage. The walls have received the last stone from the builders' hands, and the main auditorium is almost ready for the pews. An amount of work has been done on this church in two years and a half which required centuries in the case of some of the cathedrals of the old world. Machinery and unlimited means have made the difference in time, and the architects have tried by various expedients to imitate some of the refinements and characteristics which time and hand work only can give. Compressed air electrically produced drove the tools which shaped the stones at the shops of the contractors, while at the building itself all the hoists were electrically operated.

The new feeling regarding building height limitation has several manifestations in the neighborhood of St. Thomas's. Three buildings are being erected, two on opposite corners and one on the lot next north, and not one is to exceed six stories in height. St. Thomas's will be spared from the fate of some city churches in not being dwarfed or put out of countenance by tall or incongruous neighbors.

—On Fulton street, Brooklyn, between Flatbush avenue and the entrance to the Brooklyn Bridge, there are but 12 vacant stores, 36 buildings with lofts and offices to rent, and two buildings vacant. A good percentage of occupancy even for this busy thoroughfare.



Fifth Avenue.

Cram, Goodhue & Ferguson, Architects.  
ST. THOMAS'S CHURCH.

## CITY ECONOMY LEAGUE.

### Protests Against Railroading of Matters Affecting Property Interests.

The City Economy League has renewed its protest to the Board of Estimate and Apportionment against the so-called "habit" of the board in passing important measures under the "unanimous consent" rule after the calendar of the day is completed. This habit of the board was the subject of much criticism by members of the league, it being contended that under the "unanimous consent" rule many important financial and public improvement matters affecting property owners have been railroaded through, and that the people whose interests are involved have not been able to receive adequate notice so that they may properly protect their interests.

It is the claim of the league that all financial and public improvement matters, such as street openings, changing lines and grades and fixing areas of assessments should be entered on the regular calendars of the Board of Estimate. Vice-President Edward P. Doyle has written to Mayor Gaynor.

### Will Enlist the Building Mechanics.

William H. Chesebrough, Dr. Abraham Korn, John J. Nutt, Henry Bloch and R. O. Chittick were appointed a committee to meet the officials of the Building Trades Council for the purpose of explaining the objects of the league and to obtain the co-operation of organized labor. Incidental to the appointment of the committee, the fact was brought out by the real estate men present that there had been a tremendous falling off in building operations in the greater city during the past year, and it was believed that a contributing cause to this falling off was the present depression in real estate due in a large measure to excessive taxation. As the one hundred thousand men engaged in building mechanics in the city are the natural allies of real estate interests, it was thought that their co-operation in the movement should be invited.

At the meeting it was reported that the 12th and 19th Wards' Association had authorized the erection of a City Economy League banner in front of its headquarters, and it was decided to ask the other real estate owners' and rent payers' associations in the city to erect similar banners. A committee was appointed with full power to erect a banner at the League's headquarters at 115 Broadway.

### The Campaign Committee.

At a meeting of the campaign committee of the City Economy League at 115 Broadway, it was voted, on the suggestion of President Chesebrough, with concurrent speeches by Judge Morgan J. O'Brien, William B. Ellison, Allan Robinson, Adolph Bloch, Alfred E. Marling, George T. Mortimer and E. A. Tredwell, that judgment on all conditions be held in abeyance by the committee and that no official acts for or against any candidates should be made until the committee has thoroughly canvassed the situation with the leaders of political parties and in other ways, and until its report shall be delivered to the 15,000 members of the league and acted upon in a general meeting or by private poll. In the meantime the league members will be requested to indicate their choice of men for nomination with the statistics thus gathered to be incorporated in the committee's reports. The committee will make its preliminary report to the Executive Committee on July 22.

The campaign committee with the ad-

dition of new members, is as follows: Wm. H. Chesebrough, chairman; Clarence H. Kelsey, Louis V. Bright, Adolph Bloch, Edward P. Doyle, Hon. Morgan J. O'Brien, Stuard Hirschman, Edw. B. Ellison, Clinton R. James, Alfred E. Marling, Frank H. Tyler, Geo. T. Mortimer, E. A. Tredwell, John C. Tomlinson, Abraham I. Elkus, S. Stanwood Menken, Richard M. Hurd, Wm. Wirt Mills and Allan Robinson.

### Title to Tunnel Street.

The Local Board of the Washington Heights District has adopted a resolution initiating proceedings for acquiring title to a tunnel street between Bennett avenue and Riverside drive, and a map has since been presented providing for modifying the lines of this tunnel and for laying out West 190th street, between Fort Washington avenue and Overlook terrace, and between Bennett avenue and a point about 116 feet westerly therefrom, with an alignment coinciding with that proposed for the tunnel, which map change has been made the subject of a favorable report.

The opening proceeding will be authorized with provision for acquiring fee title in the area that will be used for tunnel and surface purposes, and an easement title in the section where surface rights only will be needed.

### Seventh Avenue Extension

Application will be made on July 29 at the county court house, Manhattan, at 10.30 a. m., for the appointment of Commissioners of Estimate and one Commissioner of Assessment, in the proceedings of the city to acquire the land necessary for the extension of Seventh avenue. The map and plan adopted by the Board of Estimate on March 21, 1912, and approved by the Mayor a week later calls for the southerly extension of Seventh avenue from Greenwich avenue to Carmine street, for the widening of Varick street from Carmine street to Franklin street, and the extension of Varick street from Franklin street to West Broadway.

### State of Employment.

The past week has been characterized by more activity in the building trades than for several months past. Reports to Secretary Tompkins of the Building Trades Council of Greater New York, are to the effect that about seventy-five per cent. of the men are under employment at the present time. A larger part of the work than usual consists of alteration work and repairs. Work that was held up by the granite cutters' strike is going ahead, now that the strike has been ended by the men getting what they wanted.

### Little Farms Sale.

At the unique auction sale conducted by Joseph P. Day, at Terrace Garden, on Wednesday evening, eighty-eight "little farms" at Rosedale, L. I., were sold for a total of \$26,738, making an average of \$304 for each plot. The remainder of the lots, about 160 in all, will be disposed of at private sale. This was the second night sale conducted by Mr. Day.

—There are six hundred thousand rentpayers in the City of New York and ninety-five thousand property owners.

—An estimate from the Comptroller on the total cost and annual expense of maintaining the new Municipal Building would be interesting because of its accuracy, in view of some of the unofficial estimates that have been made of the deficit that the taxpayers will be required to make up each year.

## STIMULATES BUILDING.

### Restrictions on Building Height Have Had That Effect in Germany.

Chairman Arnold W. Brunner, of the Fifth Avenue Commission, in a letter to Chairman Edward M. Bassett of the Heights of Buildings Commission, says:

"The validity of legislation affecting the height of buildings has been questioned, but Boston has solved this problem and the highest court in the State of Massachusetts has confirmed the city's right to set a limit to height; in fact, different limits in different sections of the city.

"The increased congestion of our streets has reached a point when some action must be taken. It seems obvious that the heights of buildings should be proportioned to the width of the streets on which they are built. The roadways will accommodate a certain amount of traffic, and the sidewalks will take care of a certain number of pedestrians, but as the population of the abutting buildings becomes greater the streets are inadequate. Mr. McAneny has done whatever was possible to increase the capacity of the streets by removing the illegal projections, but there are no more projections to be removed and the streets cannot be widened, but the height of the buildings can be restrained.

### Ownership Rights.

"We are told that the owner of a piece of property should not have his rights abridged, but his neighbors have rights and the public has rights. We believe that the good of the entire city is more important than the desires of the individual. We believe that a reasonable limitation of the height of buildings would be in the interest of real estate investors. Some real estate speculators may object, but the investor is of more importance.

"After conferences with many owners of real estate, it is gratifying to find that they would welcome a law limiting the height of buildings. It would steady the value of real estate, make it a more permanent investment and less of a speculation.

"From an esthetic point of view the advantage is obvious. Bright, sunny streets are desirable and necessary. The Nassau street type is highly undesirable. Skyscrapers themselves may be beautiful and not work a hardship to their neighbors if they are sufficiently well distributed and far enough apart, but it seems difficult to formulate a law that will permit skyscrapers that will be equitable to all.

"When property is restricted in a sensible manner it becomes more valuable and the remarkable increase of population of certain German cities, where not only the height of buildings but their architectural character, quality and proportion of ground covered are absolutely regulated, prove that restrictions of the kind do not discourage building, but on the contrary, stimulate it.

"We believe that the city must preserve its principal thoroughfares from mistaken or selfish activities of individuals and I strongly urge your committee to recommend legislation limiting the height of buildings."

### To Test Protective Agreements.

A vigorous effort is to be made by the Property Owners' Protective Association of Harlem, of which Mr. John G. Taylor is president, to enforce agreements made by owners to exclude negro tenants. The attorneys for the Association are Messrs. Heydt Brothers and the Counsel is J. Bleecker Miller, 205 Broadway. The validity of these agreements has never been tested in court although recognized by title companies.

# BUILDING MANAGEMENT

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

## BEDBUGS OR TENANTS.

### A Legal Decision—Why New Apartments Are Preferred to Old Ones.

This question must be answered by the managers of improved real estate instanter. The Supreme Court—Appellate Term, has handed down a decision in favor of a tenant who refused to pay rent on account of vermin making his apartment uninhabitable. (See *Streep vs. Simpson*, New York Law Journal, June 2, 1913.)

Many apartment house managers fail to realize the importance of keeping their houses free from pests. Bugs supply the principal reason for tenants moving from old houses to new ones. Leopold Philipp, of the Disinfecting and Exterminating Corporation, when interviewed at his office said:

"Real estate managers and owners should understand that vermin infesting an apartment create sufficient cause for the breaking of a lease. To-day, when apartment house management is a science, realty owners have assumed the responsibility of exterminating vermin and rodents. To avoid legal entanglements, exterminating service has been installed in the better class houses. This service has gained the good will of tenants, and has eliminated a source of annoyance as well as danger.

"Various classes of tenants, and different kinds of buildings, require varied treatment, so each problem receives individual attention. The co-operation of agent, exterminator and tenant is doing much toward the amelioration of disease by eliminating the spread of contagion, which is often traced directly to vermin in the bedrooms.

"The Board of Health of San Francisco a number of years ago started an effective campaign against the rat in order to prevent the recurrence of the plague. The work was done very thoroughly and received the highest commendation by health boards throughout the country. It is an established fact that rats and mice are also carriers of disease, as proved by laboratory tests.

"The material damage directly attributed to these pests in England, Germany, France and the United States is estimated at over \$750,000,000 per annum. This can be insured against by a proper and carefully planned exterminating campaign.

### What Do You Know About Mr. Cockroach?

"That most detestable creature, the cockroach, is the constant dread of all housewives. He is no respecter of class and will be found in Riverside Drive apartments as well as in the East Side tenement. The grocer, butcher and other tradesmen who deliver their goods in boxes or baskets, may bring roaches into the house and the greatest care of the housewife can only decrease the risk—not entirely eliminate it.

"The roach is detestable because it feeds on garbage, toilet-room refuse, and then looks for water in kitchens where the food supplies are kept. It has been discovered that cancer germs have been carried by the cockroach, which should be sufficient reason for every effort being

exerted to exterminate cockroaches promptly.

### Our Enemy, the Bedbug.

"The unwelcome inhabitant of many a home is the bedbug, an insidious germ carrier. When covered with germs its actual contact with the human body makes it most formidable. Typhoid and scarlet fever germs have been secreted on bedbugs and carried to adjoining apartments and even into other buildings.

"Much has been said about fly extermination in the New York papers, which have advocated a rigorous campaign against this pest. Recently the New York Board of Health ordered a 'Clean-up Campaign,' which was intended to eliminate filth, junk and refuse that had been accumulated in houses, yards and cellars, making them breeding places for flies.

"This campaign accomplished much good and should be followed up by a close observance to these rules: First, keep premises clean. Second, exterminate the breeding animal. Third, eliminate the eggs and nests of vermin and rodents.

"In a short time New York, as well as every other city, will compel vermin and rodent extermination by ordinance or legislation, which will compel the housekeeper or owner to keep the premises free from these pests, as the loss of life is too great a sacrifice to incur when proper, safe, sanitary and efficient remedies can be readily installed on an economical basis."

### Economic Height of an Office Building.

*Editor of the RECORD AND GUIDE:*

Mr. Bolton's compliments and criticisms upon my "arrangement of the fundamental figures required to effect the determination of the economic height of an office building," as published in the *Record and Guide* of June 28, were read with considerable interest, in your issue of July 5, although I am obliged to take exception to some of his statements.

Mr. Bolton claims that should calculations show the economic height of an office building on a given lot to be ten stories, and should the owner of such a building invest sufficient additional capital in the structure alone to make the building twenty stories high, instead of the minimum economic height of ten stories, the additional capital, or money expended, would be "excessive or unnecessary," even though it could earn 10 per cent. or more upon the additional investment on the building structure.

On page 11 in the book which Mr. Bolton wrote and frequently advertises, the basis or the unit of calculation is the "square foot of gross building area"; while in my paper the unit used is the popular fundamental unit "square foot of rentable area." Hence I am obliged to believe that my method does not infringe upon any ideas or unit basis as formally developed and exploited by Mr. Bolton, his contention notwithstanding.

Mr. Bolton, upon reading my article did not appear to grasp the point that

the figures used were simply to illustrate the principle involved in the idea, and to show by example how any properly combined figures could be used which would fit a local problem to be considered.

Real estate men will recognize that Mr. Bolton would have considerable difficulty in obtaining an average rent of \$3.50 per square foot of rentable area in a sixteen-story building with appointments, quality of finish, and conveniences to be found in a structure costing only 35 cents per cubic foot to build.

I therefore believe that the sixteen-story building would be impracticable, and that this fact clearly illustrates the importance of using figures to be substituted in my method of solving the problem which must bear proper relation one to the other, as our experience with real estate and building construction teaches us.

C. T. COLEY.

14 Wall Street, July 16.

### Are There More Engines Like This?

The Lozier Company recently advertised that one of its automobiles had run 215,000 miles. The Ball & Wood engine installed fourteen years ago in the power plant supplying the Hall of Fame and New York University has run twenty-two hours a day, 365 days in a year, ever since it was installed under the direction of Pattison Bros, electrical engineers, and McKim, Mead & White, architects. Had this engine (fly wheel about 15 feet in circumference) been resting on the ground instead of on its bearings, it would have traveled 4,790,625 miles, or 199 circuits around the earth. This was figured by the simple process of twenty-two hours a day, 250 revolutions a minute, 15 feet per revolution.

This single engine (there being no other engine in the power plant) has for fourteen years supplied heat, light and power to eight buildings, and heat only to four buildings, scattered over 37 acres of ground at University Heights. Mr. Galezio, the chief engineer, states that the machine is still in good operating condition and probably will be in active service for another fourteen years.

### Sawdust Cement.

A novel cement for concealing the flaws in wood may be prepared as follows: Put any quantity of fine sawdust of the same wood your work is made with into an earthen pan, and pour boiling water on it; stir it well, and let it remain for a week or ten days, occasionally stirring it. Then boil it for some time, and it will be of the consistency of pulp or paste. Put it into a coarse cloth and squeeze all the moisture from it. Keep for use, and, when wanted, mix a sufficient quantity of thin glue to make a paste; rub it well into the cracks or fill up the holes in your work with it. When quite hard and dry, clean the work off, and, if carefully done, you will scarcely discern the imperfection.



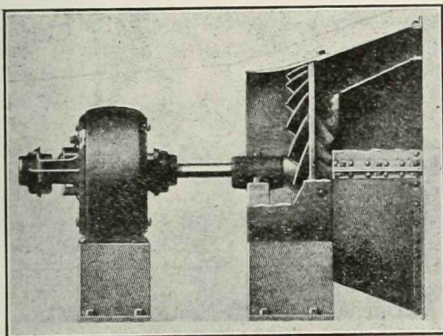
**USEFUL APPLIANCES**

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 New Idea in Fans.**

SOME ventilating installations will do their work only at great cost of fuel and maintenance. But in this day of scientific achievement there is practically no ventilating problem that competent engineers cannot solve, and one reason for this is that wonderful progress has lately been made in the design and operation of power fans. Old ideas have given place to new, and one of the latest of these is the perfection of a conical-flow fan now being introduced by the Green Fuel Economizer Company, of 90 West street.

In this device, which is illustrated, many years of research and experimenting are embodied in a fan which seats the entire air-moving equipment



into an infinitesimal space, compared with that formerly required, both as to floor and head room. The chief features about this improved type of fan are that it eliminates noisy belts and gears, has no cut-off, makes less air-noise and requires little or no attention after it has once been set in motion. It is equally adaptable for engine rooms, hot blast heating, drying outfits, especially in laundries, factory or-loft ventilation. It is direct connected, and when connected with turbines, the exhaust steam may be turned into the heating coils, which cannot become fouled with oil.

**An Improved Time Recorder.**

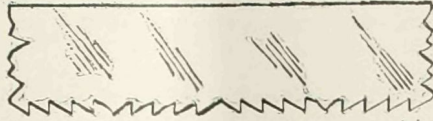
What check-off does the average building manager have upon his employee? Is he positive he is getting the full time he is paying for? Here is a system that assures him that there can be no "soldiering" on small things, the little tasks and errands that permit wide latitude



for time-killing. It is called the Calculagraph, is made by the Calculagraph Company, of 9 Maiden lane, and the simplicity with which it is operated and its general reliability as proved by managers who have employed it, accounts for its increasing use.

**A Double Acting Hacksaw.**

The building manager's engineering force will appreciate an improved hacksaw blade which A. Reitlinger, of 201 William street, is introducing. The sketch shows the construction fully; the teeth are set, as usual, alternating, but triangular teeth are set between oppo-



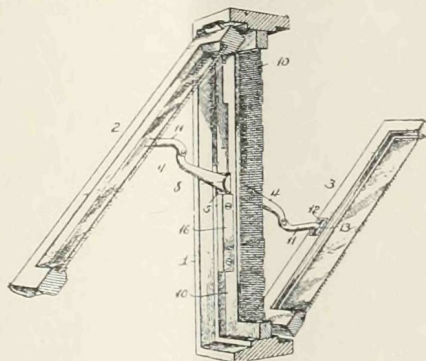
sitely facing groups so that a positive cutting action is obtained on the thrust and the draw-back and prevents back-burring of teeth, thus keeping the blade in use longer. It is said to cut longer and cleaner. It is particularly applicable for use on iron pipe.

**Colored Glass Lamp Hoods.**

Novel variety in lighting effects are possible by the use of a natural colored glass lamp hood that the Reynolds Electric Flasher Manufacturing Company, of 1123 Broadway, is introducing. These hoods are made from natural colored brown glass, in six rich hues, for all sizes of electric bulbs, and are guaranteed against fading or wearing out. The use of these hoods obviates dipping and artificial coloring. They permit the use of clear lamps and provide for air circulation around the bulb, so that the life of the filament is not shortened by their use. The hood slips over the lamp bulb easily, and is securely held in place by a weatherproof spring fastening, which permits the hood to be removed easily in case of a burn-out or bulb leakage. The colors are amber, blue, green, opal, purple, ruby and clear. By their use hotel, restaurant, apartment house or theatre managements can have a complete change of lighting effect as often as desired, by merely slipping on new hoods over their electric light bulbs.

**A New Type of Transom Control.**

Letters patent have been issued to Reinhold Schoell, of Stamford, Conn., which he has assigned to the Yale & Towne Manufacturing Co., of 9 East 40th street, for the new type of transom control illustrated. The patent covers a frame with two parallel transoms, hinged



at opposite edges, and operated by a lever carried on the frame, whereby, when one transom is moved, the other is moved in the opposite direction. The lever is controlled by friction devices. The transom affords ventilation for soundproof rooms or where double windows are required for keeping in or out hot or cold air.

**Theatre Appliances Approved.**

The Underwriters Laboratories have approved theatre appliance No. 1505, manufactured by Stanley & Patterson of 23 Murray street, and No. 13, manufactured by Russell & Stoll Company of 48 Cliff street, this city. The approval of stage receptacle No. 1505, carrying 50 amperes and 250 volts was made on May 14, 1913. Russell & Stoll's No. 13

is a stage pocket and plug carrying 50 amperes and 125 volts. It has a porcelain base mounted in suitable cast iron floor box. The plug is of red fiber provided with fiber clamp which has a replacing knot in the cord.

**QUESTIONS and ANSWERS**

**Height of the Woolworth Building.**

To settle a point raised by a friend of mine interested in restricting the height of New York buildings, can you authoritatively state just how tall the Woolworth building is? Why is there so much doubt about it?

Answer: When the great skyscraper was dedicated Cass Gilbert, the architect, said that the structure was 787 feet tall, or "thereabouts." This prompted the owner, F. W. Woolworth, to cause the measurement to be taken by triangulation and it was discovered that the height of the building at the corner of Park place and Broadway is 791 feet and one-half an inch. At the Barclay street corner it is 792 feet. At the Park place entrance it is 792 feet 3 1/2 inches and at the Barclay street entrance it is 793.5 feet. The average height is 792.1 feet.

When Mr. Gilbert's plans were completed, they called for a building which would be about 787 feet tall. So far as the thirty stories of office building proper were concerned the dimensions were figured down to the fraction of an inch and these dimensions were adhered to. The difference came in the tower. While plans might appear perfect on paper, in actual construction symmetry would require either a higher or a lower steeple, and this height was determined by observation. When the exact height at which every proportion was true was reached in construction, the building stopped and that was within four feet of the height calculated. It is said that this building is unique in that its style is an innovation in office building design. Hence there were no precedents or rules upon which to base preliminary calculations. The proportions have now been ascertained and will be available for the guidance of architects in the future.

**Electric Hoisting.**

I have just come on from Houston, Texas, to study new building appliances in New York. I am giving considerable attention to the subject of hoisting appliances and want a question or two answered by an unbiased authority. (1) Is electric hoisting on tall buildings, in your opinion, practical economically? (2) What was the equipment employed on some big building operation of recent date?

Answer: Electric hoisting in building construction has acquitted itself well within the last decade. Current supplied by street mains for motors has the stock advantage of costing the contractor only for what he uses. It is a system that has no smoke to smut walls or leave rust-producing oxides on iron and steel work and is quick and easy of operation besides being practically noiseless. (2) In the construction of the Municipal building the combined strength of the motor hoists in use was 1,500 horsepower. For the heavy girder lifting there were eight 80 H. P. and 40 H. P. hoists in use. Twelve 40 H. P. hoist hoists were also used. Electricity was also employed through two 15 H. P. motors for mixing concrete and two 7 1/2 H. P. pumps were employed to keep the sumps clear. Four 30 H. P. electric air compressors were also used.

# REAL ESTATE BUILDERS RECORD AND GUIDE.

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

Founded March 21, 1868, by CLINTON W. SWEET

Published Every Saturday

By THE RECORD AND GUIDE CO.

F. W. DODGE, President

F. T. MILLER, Secretary-Treasurer  
119 West 40th Street, New York  
(Telephone, 4800 Bryant.)

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

Copyright, 1913, by The Record and Guide Co.

## TABLE OF CONTENTS

(Section One.)

A Constructive Municipal Program; Henry Bruere .....	119
New Code for Building Construction .....	121
Big Cofferdam in Equitable Building .....	123
State Architecture .....	124
City Economy League .....	125
Bedbugs or Tenants? .....	126
Advertised Legal Sales .....	136
Advertisers Classified List .....	Third Cover
Attachments .....	141
Auction Sales of the Week .....	135
Building Loan Contracts .....	141
Building Management .....	126
Building Material Market .....	131
Chattel Mortgages .....	141
Current Building Operations .....	145
Departmental Rulings .....	141
Directory of Real Estate Brokers .....	144
Foreclosure Suits .....	137
Judgments in Foreclosure Suits .....	138
Leases .....	133
Lis Pendens .....	138
Mechanics' Liens .....	139
Orders .....	141
Personal and Trade Notes .....	145
Real Estate Sales of the Week .....	132
Real Estate Notes .....	134
Satisfied Mechanics' Liens .....	140
Statistical Table of the Week .....	130
Voluntary Auction Sales .....	136

A statement issued this week by the Bureau of Statistics gives the value of the exports of agricultural products from the United States during the fiscal year ended June 30 as \$1,026,662,729, the highest figure on record. The exports of which amounted to 91,000,000 bushels, round numbers, which has been exceeded only once in the last ten years. When the wheat exports fell to some 23,000,000 bushels in 1911 it was argued that the United States would presently cease to be a wheat exporting country.

The first of the 3,019 Morris Park lots sold at auction last month to be transferred were recorded on Tuesday of this week in the Register's office. Seventy-nine deeds were filed, the Morris Park Estates being the vendor. None of the deeds gave the purchase price, and the parcels were described by their lot numbers on the auction map, instead of by their street location. Evidently, for reference use, appraisers will have to rely upon the full descriptive reports of the auction sale that appeared in the Record and Guide.

G. M. Simon, a graduate of the University of Pennsylvania School of Architecture, 1911, has been awarded the prize offered by the Society of Beaux Arts Architects, which is one of the honors that young architects are most eager to win. James Otis Post, Ernest Flagg, Lloyd Warren and Frederick Hiron were the committee of award. The winner goes to the Ecole des Beaux Arts in Paris, and receives every quarter for two and a half years, \$250. Four other competitors were awarded honorable mention and \$100. They were B. Hoyt, Atelier Ware-Wagner, New York; T. J. Raguere, Carnegie Institute of Technology, Pittsburgh; J. Moscowitz, Atelier Bosworth, New York, and A. E. Frank, Atelier Licht, New York.

### A Municipal Program.

The annual meeting of the National Municipal League held in Louisville in 1897 appointed a committee to "report on the feasibility of a Municipal Program which shall embody the essential principles that underlie successful municipal government, and which shall also set forth a working plan or system, consistent with American industrial and political conditions, for putting such principles into practical operation; and the committee, if it finds such Municipal Program to be feasible, is instructed to report the same, with its reasons therefor." The committee consisted of Horace E. Deming, chairman; George W. Guthrie, Frank J. Goodnow, Charles Richardson, Leo S. Rowe, Albert Shaw, and Clinton Rogers Woodruff.

The membership was eminently qualified to perform the work demanded of it, embracing lawyers and men of political experience as well as university professors and authors of books on municipal government. The committee made a preliminary report at the meeting of the League held in Indianapolis in 1899, and submitted its final report the following year at Columbus.

The Municipal Program drawn up by this committee and adopted by the League has been a principal source of inspiration to the municipal reform movement that has since swept over the United States. The influence which it has exerted is traceable mainly to two fundamental ideas. One was that the chief cause of the misgovernment peculiar to American cities was the decentralization of authority characteristic of our traditional system of municipal administration. The other was that the modern science of accounting offered an effective means of exercising administrative control over the governmental machinery of urban communities, however large.

These ideas, it should be noted, were advanced in an authoritative quarter at a time when the majority of public-spirited citizens in the United States were convinced from their reading of existing literature on municipal government that the primary cause of city corruption in America was the mixture of races in our urban populations and that, consequently, there was no immediate remedy.

The ideas set forth in the Municipal Program had therefore all the stimulating force of a new discovery, and furnished a strong incentive everywhere to experimental action. The virtue of the ideas was promptly confirmed by the success of the Board of Commissioners of Galveston, appointed in 1901 to take charge of that city's affairs because the existing administration had broken down under the stress created through the prostration of the city by the great hurricane of the preceding year. The commissioners, at first appointed by the Governor, but afterwards made elective officers, exemplified the concentration of clearly defined authority in a few individually responsible men that had been advocated by the League as a general principle of city government.

The all-important result achieved by the Municipal Program was a change of attitude of public-spirited citizens toward the broad problem of good government in cities. The indifference of pessimism has given way to hopeful experimentation, and in every considerable community right thinking men have endeavored through such means as seemed locally expedient to eliminate the old division of administrative authority which made for waste and corruption. The "model charter" contained in the Municipal Program does not appear to have been closely followed in the many new organic city laws adopted in recent years,

particularly in the West, but the commission form of government, the direct primary, the referendum, the recall and other innovations in America are merely devices for putting into effect the idea of centering responsibility and compelling elected officials to respond to the will of the electorate.

The second idea to which reference has been made, namely, that a few elected officials may exercise full administrative control over the most extensive governmental machinery through proper systems of accounting has proved equally fruitful. Writing in 1909, Mr. Horace E. Deming was able to report in his book on The Government of American Cities that "since 1900 nearly a hundred different cities have demonstrated that better accounting leads to a more intelligent and more economical city administration"; and the Bureau of the Census, he added, had taken up the idea and was doing effective work in promoting better methods of accounting.

The idea received a novel application in New York. The Bureau of Municipal Research was founded in 1906 to make an intensive study of the administration of the city and of each of its numerous departments. One of the three directors of the Bureau was an expert accountant, occupying a university chair and acting as consultant to large business enterprises, and all of them were college-bred men, trained in methods of original research. The Bureau, in a remarkably short space of time, began to exercise an unheard of influence on the city government, exposing graft, suggesting administrative improvements in one city department after another, and even instructing members of the Board of Estimate in their official duties and privileges under the Charter. Mayor McClellan, accepting its advice, elevated the Commissioners of Accounts from a position of obscurity to one of commanding importance.

This influence was achieved solely through the power of publicity. The Bureau exercised the right of any taxpayer to examine official records. If the records showed premeditated graft, the Bureau brought them to the attention of the proper authorities; if they revealed mere ignorance, it gave the responsible official a chance to correct errors without publicity. The important results obtained by the Bureau from such confused and fragmentary official records as were at hand demonstrated in a notable manner the value of accounting as a means of administrative control, and Bureaus of Municipal Research are now to be found in many cities throughout the country.

The directors of the original Bureau have now been continuously occupied with matters pertaining to the administration of New York City for eight years, and they and their subordinates form the only group of men not in the civil service that have been so occupied for so long a period. Coupling extensive experience with ample theoretical knowledge, the directors of the Bureau of Municipal Research should be well qualified to construct a Municipal Program for New York City that might prove as suggestive and fruitful in the local endeavor to secure good government as the League's Municipal Program proved to be in the national municipal reform movement.

With this thought in mind, the Record and Guide some time ago asked Mr. Henry Bruere, the Bureau's director in charge of investigations, to prepare a series of articles explaining why taxes have increased out of proportion to the growth of population, and locating (1) the divisions of governmental activity in which the principal increases of expendi-

ture have occurred and (2) the causes of the increases. Mr. Bruere's descriptive survey of these subjects has now been finished in a series of articles, the first of which appeared on April 26. These articles having, as it were, cleared the ground, Mr. Bruere, in the present number, has set himself the task of constructing a comprehensive Municipal Program, to which we invite the special attention of our readers.

Later we hope to discuss Mr. Bruere's suggestions in detail. At present we shall content ourselves with a remark upon their undoubted value and importance. They are in a high degree both timely and competent. It is not to be supposed that they will be accepted without modification, any more than the League's "model charter" was accepted without reserve; but they should stimulate creative discussion. They represent the Bureau's deliberate judgment—its matured reasoning bearing on relief from governmental inefficiency and waste. Which of them can the real estate associations of this overtaxed town agree upon and accept as the nucleus of a joint platform?

**The Week in Real Estate.**

The formation of a new neighborhood association for the purpose of promoting the interests of the Chelsea district is an excellent idea. Chelsea is one of the few districts in Manhattan whose development has apparently fallen short of its capabilities. This statement does not, to be sure, apply to all the blocks in the interest of which the new association is organized. Its territory is supposed to cover the whole area between 14th and 42d streets west of Fifth avenue. Much of the territory within these boundaries has already been extensively developed for business purposes, and is so securely established in the favor of New York business men that it scarcely needs much encouragement. Such is the case, for instance, with the whole of that part of the district lying between Fifth avenue and Sixth avenue or Broadway. Furthermore, there is a region immediately to the west of that already defined, whose development, while it may need some acceleration, is tolerably definite and secure.

It can hardly be doubted that the streets on either side of Seventh avenue will be improved with mercantile buildings and that north of 30th street the area of business improvement may well extend all the way to the river. This is the region in which any warehouses built in connection with the New York Central improvement on the West Side will be erected, and it is a region in which a number of modern manufacturing buildings connected chiefly with the printing trade have already been situated. There remains, however, the district of old Chelsea, west of Eighth avenue, in the twenties, which has not yet been approached by the process of business improvement, and which may well escape for many years to come.

There seems to be no good reason why this particular district should not be improved with a better modern class of residential accommodation than any which it now possesses. The neighborhood is convenient to a section along Fifth avenue and Broadway, in which many thousands of men and women find profitable employment, and if suitable accommodations were provided for these people near their places of business, there is no reason to suppose that they would not soon take possession of them. We have never quite been able to understand why a district so cheap and comparatively so convenient as this part of Chelsea has not been built up as solidly as the newer parts of the West Side with modern flats.

When we remember the long journeys

and the amount of standing and discomfort which people undergo in order to reach homes that are, if anything, more expensive than they need to be in Chelsea, it does seem as if the neglect of Chelsea left something to be explained. What few desirable modern apartments there are in that neighborhood have always rented well, and there is every reason to believe that builders could add to their number with profit to themselves. The new Chelsea Association should try to demonstrate the truth of this contention. The immediate neighborhood of the General Theological Seminary is particularly attractive and particularly available for improvement, and an experimental building might well be started in that vicinity.

The past week will probably go down in the real estate history of Greater New York as the week when the brokerage business was at its lowest point. About the only notable deal was the purchase of the Old South Church property at Madison avenue and 38th street for improvement with a high class apartment house.

Washington Heights, which has been attracting some attention from investors, contributed only one transaction. Sales of a loft building in East 19th street, of another commercial building in Front street, and of a site in West 29th street for a new loft structure, practically comprised the transactions in business property.

The condition of the Manhattan market found a counterpart in the outlying district. An auction sale of desirable Long Island lots was discontinued with two-thirds of the properties unsold. The prices that were offered did not warrant their being accepted. In the suburbs, there was also a general relaxation of activities.

—Ten years ago, in 1903, a great labor war was being fought out. Nearly the whole year was given up to strife. Out of the conflict came the new Building Trades Association and the Arbitration Agreement. The agreement survived only five years, but the association is in a flourishing condition. Twenty-four years ago last April the parent society, the Building Trades Club, was organized, with Marc Eidlitz as President; John J. Tucker, First Vice-President; Andrew J. Campbell, Second Vice-President; Samuel T. Acken, Treasurer, and Henry W. Redfield, Secretary. The first board of managers comprised Charles A. Cowan, William H. Hurst, Henry A. Mauer, Alisha S. Dickson, James B. Mulry, Charles Andruss, John J. Roberts, Louis Weber and Nathan Peck.

—The West End Presbyterian Church, on Amsterdam avenue, has taken down the chapel which stood on the 105th street side of the property and is erecting a six-story addition that will provide for an enlargement of the main auditorium as well as for Sunday school and lecture rooms. Frank Freeman, who twenty years ago designed the two architecturally notable residences at the corner of 108th street and Riverside Drive, has prepared the plans for the church improvement. In view of the recent announcement that the Bloomingdale Reformed Church will be altered into a moving picture theatre, real estate interests in the neighborhood are pleased to note that other churches are holding their ground.

—An exceptionally large business is being done in chattel mortgage loans. An officer of a chattel loan company says the meaning of this is the contrary of hard times, as the money is being loaned in comparatively large sums and is being used in business development.

**GUESSWORK ESTIMATES.**

**A Source of Extravagance in Public Works.**

The Bureau of Municipal Research calls attention in a circular to the wide discrepancy which has frequently occurred between the estimated cost and the final cost of public works undertaken by the city. Contracts have been often enough a source of downright graft; but, of course, a low preliminary estimate does not necessarily argue an improper motive. It may be the result merely of incompetent guesswork. However, if public works generally are to cost more than the sums originally appropriated for them, the city is bound to find itself spending money extravagantly. Here are some interesting examples of what the circular calls guess estimates:

Structure.	Original estimate.	Finally paid.	Per cent. of excess.
Manhattan Bridge...	\$15,800,000	\$26,500,000	67.8
Queensboro Bridge...	12,500,000	18,100,000	44.4
Hall of Records....	2,500,000	5,970,000	113.8
N. Y. Public Library	8,446,600	9,059,700	7.2
<small>(original law limited expenditure to \$2,500,000)</small>			
Sea View Hospital..	2,000,000	3,627,000	81.3
		<small>(spent to date, approximate expenditure to reach \$4,000,000)</small>	
Bronx County Court House .....	800,000	1,086,086	35.1
		<small>(spent to date, estimate of furniture not yet prepared)</small>	

Average per cent. of excess 84.9

The present Board of Estimate, the circular says, has to a large extent eliminated guesswork estimates by adopting efficient business methods, but the next board should be expected to perfect a system of standardization and control of contracts.

**MOVES TO LEWISOHN BUILDING**

**Manning, Maxwell & Moore Take Two Floors in the Skyscraper.**

Manning, Maxwell & Moore, Inc., of 85 Liberty street, manufacturers and dealers in railroad and machinists' tools and supplies, electric cranes, machinery, etc., in order to meet the requirements of an increasing business have leased for a long term of years the 20th and 21st floors of the Lewisohn building, 113 to 119 West 40th street, and 114 to 118 West 41st street, for their general offices, and those of the subsidiary companies they now operate. This may prove to be the beginning of a general shifting of the machinery trade to the new commercial center of the city.

**Showing the Way at Elmhurst.**

Builders have been undecided what to do first at Corona and Elmhurst, in view of the building of the subway. Corona is without sewer improvements, and at Elmhurst there have been local problems which outside builders have not yet found the right solution for. The future of the newer section of Elmhurst, however—lying to the north and west of the present built-up portion, as an apartment house district—seems to be indicated by the plans for five-story houses going through the Queens Building bureau.

The elevated station on the Corona line will be at Roosevelt avenue and Twenty-fifth street, about five minutes' walk from Jackson avenue, and by local real estate specialists it is predicted that within a few years from the time the new rapid transit system is in operation much of this tract of high, level ground will begin to look like the East Bronx along the subway line to West Farms, where a new city has grown up within a few years.

Five houses that are going up at Elm-

hurst were designed by George Wells, an associate of Cass Gilbert, architect, who designed the Woolworth Building and the Custom House in Manhattan, as well as many other monumental structures. Mr. Wells, in conjunction with E. A. MacDougall, of the Queensboro Corporation, has studied the needs of the residents of Manhattan and the opportunities offered by the opening up of this new tract, and it is thought, that as the buildings will be high class in design and construction, they will be taken as a pattern by other builders. One building will cover two lots on Jackson avenue and contain two stores and nineteen four-room apartments to rent for \$19 to \$25 with steam heat. Three other buildings adjoining and facing on 25th street, will contain five-room apartments only, and rent at \$26 to \$29.

**A CONSTRUCTIVE MUNICIPAL PROGRAM.**

(Continued from page 121.)

to promote the city's social welfare. These great needs are after all the incentive to economical management, and not the pruning of tax bills. Unjust and wasteful taxation is an abomination, but tax-saving with neglect of public improvements and public welfare is stultifying and injurious. Taxpayers who are really interested in the welfare of the city, who understand the benefits of wholesome living conditions and proper public works development, do not wish economy without reference to its cost.

The next Board of Estimate will be called upon to find funds for more health work, better supervision of the food supply, for a food distribution system, for work to prevent the steadily growing number of public dependents representing a great social work, as well as millions of dollars spent on "charity," most of which should be forestalled. The board will be called upon to find more money for schools, more money for recreation, playgrounds and popular education. It is because funds are needed for these purposes that economy and the stoppage of waste is so imperative.

The next Board of Estimate and Apportionment will be called upon to consider a number of public improvement questions of great importance. New York City needs a statesmanlike attention to its terminal and port problems. This attention must be given by the Board of Estimate and its staff. Economy in the administration of the existing activities of the city is of great importance, but it will be of little consequence to the economic welfare of the city if trade facilities are not suitably developed.

The West Side and the South Brooklyn terminal developments are problems of greatest magnitude. They have received intelligent and expert attention by the present board of estimate. Their settlement, however, will probably be postponed until the next board takes office. Taxpayers who are concerned with the city's commercial welfare should be prepared to insist on prompt attention to these questions.

—The West End Board of Trade, in Brooklyn, is agitating for the completion of the projected Eighth Ward Market on the South Brooklyn shore. With the Fourth avenue subway under way, the development of the South Brooklyn waterfront promised, and contracts let for other improvements, the members say they need only the market to make their section one of the foremost in the city.

—The returns from 270,202 corporations reporting to the Federal Government for the purpose of taxation show

**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 July 11 to 17	1912 July 12 to 18
Total No.	166	149
Assessed value	\$8,193,600	\$9,024,500
No. with consideration	22	10
Consideration	\$531,663	\$492,496
Assessed value	\$962,300	\$441,000
Jan. 1 to July 17		Jan. 1 to July 18
Total No.	4,726	5,397
Assessed value	\$280,102,522	\$448,286,495
No. with consideration	684	557
Consideration	\$27,805,306	\$38,706,003
Assessed value	\$30,130,162	\$53,904,650

**Mortgages.**

	July 11 to 17	July 12 to 18
Total No.	109	119
Amount	\$3,123,696	\$3,236,833
To Banks & Ins. Cos.	26	19
Amount	\$851,000	\$655,000
No. at 6%	46	46
Amount	\$1,755,633	\$928,363
No. at 5½%	6	1
Amount	\$39,000	\$20,000
No. at 5%	19	33
Amount	\$380,500	\$1,099,500
No. at 4½%	6	11
Amount	\$205,000	\$372,500
No. at 4%	.....	.....
Amount	.....	.....
Unusual rates	1	.....
Amount	\$35,000	.....
Interest not given	31	28
Amount	\$708,563	\$816,970
Jan. 1 to July 17		Jan. 1 to July 18
Total No.	3,054	3,664
Amount	\$126,806,574	\$146,713,809
To Banks & Ins. Cos.	743	798
Amount	\$46,193,650	\$126,464,466

**Mortgage Extensions.**

	July 11 to 17	July 12 to 18
Total No.	24	30
Amount	\$503,500	\$1,206,350
To Banks & Ins. Cos.	3	14
Amount	\$75,000	\$922,500
Jan. 1 to July 17		Jan. 1 to July 18
Total No.	1,131	1,373
Amount	\$44,480,056	\$46,635,604
To Banks & Ins. Cos.	373	422
Amount	\$25,153,700	\$29,716,000

**Building Permits.**

	July 12 to 18	July 13 to 19
New buildings	7	23
Cost	\$1,398,000	\$1,416,575
Alterations	\$687,423	\$106,535
Jan. 1 to July 18		Jan. 1 to July 13
New buildings	376	503
Cost	\$36,715,535	\$68,771,225
Alterations	\$8,047,842	\$7,073,634

**BRONX.**

**Conveyances.**

	July 11 to 17	July 12 to 18
Total No.	251	122
No. with consideration	16	17
Consideration	\$226,146	\$92,705
Jan. 1 to July 17		Jan. 1 to July 18
Total No.	3,611	4,055
No. with consideration	464	398
Consideration	\$3,919,467	\$4,953,376

a capital stock value of nearly fifty-eight billion dollars with a net income of over three and one-third billion dollars. These corporations earn about 6 per cent. net on their share value. Most owners of improved real estate in Manhattan would probably be content with 6 per cent. net on the capital value of their holdings.

—On Tuesday, July 22, the Public Service Commission will open bids for the construction of another section of the Broadway subway in Manhattan, to be operated by the New York Municipal Railway Corporation under the new contracts. This section extends from Union Square north under Broadway to about 26th street. There will be an express station at Union Square and a local station at 23d street, Madison Square.

**Mortgages.**

	July 11 to 17	July 12 to 18
Total No.	153	90
Amount	\$644,193	\$606,848
To Banks & Ins. Cos.	8	5
Amount	\$95,362	\$39,950
No. at 6%	37	33
Amount	\$249,622	\$287,625
No. at 5½%	7	9
Amount	\$22,900	\$34,400
No. at 5%	77	21
Amount	\$211,050	\$173,932
Unusual rates	.....	4
Amount	.....	\$8,464
Interest not given	32	23
Amount	\$160,621	\$102,427
Jan. 1 to July 17		Jan. 1 to July 18
Total No.	8,562	3,014
Amount	\$25,808,230	\$28,658,473
To Banks & Ins. Cos.	252	327
Amount	\$4,549,641	\$5,804,119

**Mortgage Extensions.**

	July 11 to 17	July 12 to 18
Total No.	16	14
Amount	\$231,845	\$150,900
To Banks & Ins. Cos.	2	4
Amount	\$74,000	\$93,500
Jan. 1 to July 17		Jan. 1 to July 18
Total No.	338	400
Amount	\$6,504,780	\$6,551,246
To Banks & Ins. Cos.	74	76
Amount	\$2,039,750	\$2,052,390

**Building Permits.**

	July 11 to 17	July 13 to 19
New buildings	14	42
Cost	\$474,050	\$1,493,000
Alterations	\$11,650	\$5,600
Jan. 1 to July 17		Jan. 1 to July 19
New buildings	598	828
Cost	\$16,189,456	\$22,904,420
Alterations	\$633,120	\$682,105

**BROOKLYN.**

**Conveyances.**

	1913 July 10 to 16	1912 July 11 to 17
Total No.	474	488
No. with consideration	59	35
Consideration	\$250,162	\$413,635
Jan. 1 to July 16		Jan. 1 to July 17
Total No.	13,479	14,030
No. with consideration	1,162	891
Consideration	\$7,007,246	\$8,345,809

**Mortgages.**

	July 10 to 16	July 11 to 17
Total No.	326	436
Amount	\$982,904	\$1,856,030
To Banks & Ins. Cos.	59	124
Amount	\$308,950	\$660,200
No. at 6%	190	237
Amount	\$427,143	\$818,967
No. at 5½%	62	42
Amount	\$236,270	\$160,320
No. at 5%	51	133
Amount	\$246,755	\$643,310
Unusual rates	2	6
Amount	\$6,450	\$166,625
Interest not given	21	18
Amount	\$66,286	\$66,808
Jan. 1 to July 16		Jan. 1 to July 17
Total No.	9,692	11,078
Amount	\$38,754,088	\$44,458,254
To Banks & Ins. Cos.	2,263	2,756
Amount	\$14,694,558	\$18,704,798

**Building Permits.**

	July 11 to 17	July 11 to 17
New buildings	85	116
Cost	\$787,253	\$811,375
Alterations	\$113,068	\$120,350
Jan. 1 to July 17		Jan. 1 to July 17
New buildings	2,086	3,300
Cost	\$17,775,590	\$24,276,463
Alterations	\$2,627,480	\$2,633,822

**QUEENS.**

**Building Permits.**

	July 11 to 17	July 12 to 18
New buildings	117	100
Cost	\$682,538	\$378,040
Alterations	\$72,013	\$12,885
Jan. 1 to July 17		Jan. 1 to July 18
New buildings	2,747	2,711
Cost	\$10,008,984	\$10,039,818
Alterations	\$776,462	\$504,475

**RICHMOND.**

**Building Permits.**

	July 10 to 16	July 12 to 18
New buildings	11	26
Cost	\$40,900	\$37,385
Alterations	\$3,399	\$5,115
Jan. 1 to July 16		Jan. 1 to July 18
New buildings	567	547
Cost	\$1,134,596	\$1,904,043
Alterations	\$155,050	\$186,007

**BUILDING MATERIALS AND SUPPLIES**

**MANUFACTURERS AND DEALERS HOLDING BACK IN HOPE THAT THE NEW CODE WILL CREATE A SPECULATIVE STAMPEDE.**

Why There is a Brake on This Possibility.—Steel Company Takes San Francisco Contract, Showing Degree of Competition.

**I**NSTEAD of deploring the fact that June building reports for the country show the third successive decrease in expenditures since March, building material men have real cause for being thankful that the slump has been no worse. Basic conditions must be substantial when the eastern securities market can weather such a series of adverse conditions as it has been forced to meet within the last few weeks.

If the average business man did not have well-founded hopes for better things in the near future, the tying up of fifty millions of dollars in the Pittsburgh bank failure, the call of France for \$5,000,000 in gold, the renewal of the Balkan war, the disappointing Government crop report, the severe tension in the labor situation, not only in regard to the threatened action against a large local private lender by the plumbers, but in other branches of the building material industry, and lastly the temper of the tariff bill draft submitted to the Senate by the finance committee—all this would have made him panic-stricken.

If fundamental conditions were not sound, the stock market would have broken entirely instead of halting at an unusually low level, and instead of panicky conditions we find a fair volume of forced business moving everywhere, although collections are exceedingly slow. This accounts for the difficulties that material and architectural houses bearing old and familiar names find themselves in. It also accounts for the fact that one large Eastern steel fabricating plant was satisfied to go far out to San Francisco to take a tonnage that in ordinary times would have been only moderate, but which it was glad to take at \$75,000 below home bidders' prices. It also accounts for the fact that common brick prices are barely holding firm and that in a great many cases a buyer in the wholesale market can get almost any kind of a concession if he makes his purchases with the money to pay for it within easy range.

The whole building and material market, not only in New York, but throughout the metropolitan district, has been holding aloof awaiting the first glimpse of the new building code. Heretofore it has been the fashion to rush construction work in anticipation of heavier construction costs provided in new ordinances. But in the present case there has not been sufficient money available with which to speculate. Consequently builders have been content to rest upon the hope that the old feud between hollow tile and cinder concrete fireproofing would be stamped out in an equitable chapter that would fix standards and incidentally eliminate much of the unnecessary wall thicknesses and other theoretical hobbies that have in recent years added to the cost of construction.

Building interests are playing a waiting game, hence prices are fairly well held in both retail and jobbing trades and the mills, with few exceptions, apparently are well satisfied to hold their present stocks rather than sell at a sacrifice on long time terms. If builders have the ready money they can build cheaper now than at any time in the last decade or in the next three years.

**COMMON BRICK PRICES SHADED.**

**East Jersey and Queens the Leaders in Current Demand.**

**B**RICK buying is not active in Manhattan, Bronx or Brooklyn, but in Queens and East Jersey it is in rather brisk demand, which accounts in a measure, at least, for the semblance of rigidity that is found in current wholesale prices. Top prices are now \$7, with bottom range subject to shading. Manufacturers are not operating their machines at more than sixty per cent. of capacity, and many are running only on half press, not from choice, but because labor is scarce. Buying among dealers is restricted.

Official transactions covering the week ending Thursday evening, July 17, with comparisons for the corresponding period last year, follow.

1913.		
Left over, Friday A. M., July 11, 71.		
	Arrived.	Sold.
Friday, July 11.....	3	12
Saturday, July 12.....	9	2
Monday, July 14.....	20	11
Tuesday, July 15.....	5	8
Wednesday, July 16.....	5	10
Thursday, July 17.....	7	6
Total.....	49	49

Reported en route, Friday A. M., July 18, 10. Condition of market, dull. Prices, Hudsons, \$6.75 to \$7. Raritan, \$6.50 to \$6.75. (Wholesale, dock, N. Y. For dealers prices add profit and cartage.) Newark (yard), \$8.25. Left over, Friday A. M., July 18, 71.

1912.		
Left over, July 12, 4.		
	Arrived.	Sold.
Friday, July 12.....	12	8
Saturday, July 13.....	6	4
Monday, July 15.....	26	21
Tuesday, July 16.....	4	10
Wednesday, July 17.....	9	7
Thursday, July 18.....	9	11
Total.....	70	61

Condition of market, dull. Prices, Hudsons, \$6.75 to \$7. Raritan, \$6.75 to \$7. Left over, July 19, 1912, 9.

**OFFICIAL SUMMARY.**

Left over, Jan. 1, 1913.....	113
Total No. barge loads arrived, including left overs Jan. 1 to July 19, 1913.....	1,120
Total No. barge loads sold Jan. 1 to July 19.....	1,049
Total No. barge loads left over Friday A. M., July 19.....	71
Total No. barge loads left over Jan. 1, 1912.....	71
Total No. barge loads arrived, including left overs, Jan. 1 to July 19, 1912.....	1,060
Total No. barge loads sold, Jan. 1 to July 19, 1912.....	1,051
Total No. barge loads left over, July 19, 1912.....	9

**NEWARK SHOWS BUILDING GAIN.**

**Growing Importance of Western Suburb Proved by Semi-Annual Report.**

**I**F there is any building material man in the metropolitan district who doubts that East Jersey holds the comparatively center of the building construction stage, he need only have recourse to the last semi-annual report issued by the Bureau of Buildings of that city to have this doubt removed.

This report shows that for the first six months of 1913 building permits showed an increase of nearly \$3,000,000 in new work as compared with the corresponding period in 1912. From January 1 to June 30, 1,552 permits were issued for new work to cost \$8,223,991. In 1912 the total was \$5,374,589, involving 1,440 permits, an increase of 112 permits and \$2,849,402 in operations.

In New York the total number of new building plans filed for the first six months was 5,477, as against 7,331 for the first six months of 1912, or a decrease of 1,854, with an estimated value of \$76,190,510 for the first six months just closed, as against \$119,881,944 for the corresponding period last year, a difference of more than \$43,000,000 in favor of last year.

Newark issued fifty building permits last week for structures to cost \$221,300, an increase of \$83,300 over the previous week. The Board of Education is planning to spend a million dollars for new school buildings, additions and sites during the present year. Of that total \$826,000 is for new buildings and additions and \$150,000 is for school sites.

The New Jersey Tenement House Commission is also reporting unusual activity in that type of construction. Last week it granted permits for new work to cost \$139,800, an increase of \$25,300 over the previous week. Five of these were for Newark, three for Jersey City and the remaining scattering. A three million dollar hotel is in the planning stage for Newark at present, and reports were current that Donald McGregor, who paid \$200,000 for the

Hotel Broad, at the corner of Lafayette and Broad streets, plans to spend a large sum in altering the structure.

Even Jersey City showed an increase in the value of new building plans filed last week when the total of \$126,000 represented a gain of \$20,000 over the preceding week. In the same week 170 conveyances and 153 mortgages representing \$512,477.45 were recorded as against 128 conveyances, and 121 mortgages representing \$385,620.20 for the preceding week. In view of the fact that construction figures for June show a decline of 13.9 per cent. from the corresponding period last year and a decrease of 9.2 from May of this year, the activity reported in real estate and construction departments in these two large centers in the western part of the metropolitan district shows which way the building trend is going at the present time.

**TWO STEEL ORDERS FINALLY OUT. Hallenbeck and Hill Building Tonnages Go To Hay Company.**

**A**LITTLE more activity was noted in the structural steel market this week. Specifications for 9,400 tons for two publishing buildings went to the Hay Foundry & Iron Works, and approximately 6,000 tons went to smaller fabricators for moderate sized buildings in different parts of the city. The contract for the addition to the Hotel St. George in Brooklyn, calling for 325 tons, went to the Radley Steel Construction Company, successor to John J. Radley & Co. (Inc.), and the extension steel for the Clinton Wire Cloth Company's plant will be furnished by the Bethlehem Steel Company. Bids also went in this week for 1,400 tons for the Loyale building on Madison avenue, between 84th and 85th streets, and also on 500 tons of shapes for an apartment house in 85th street near West End avenue, for the Woolsey Realty Company.

It was intimated, although not officially stated, this week that the volume of business taken in steel products since the first of July was of such a character as to indicate a temporary downward revision of a few prices before long, inasmuch as only seventy-five per cent. of the capacity of the mills is now employed, while specifications have been received at the rate of scarcely fifty per cent. of total capacity. In some cases new orders have dropped as low as thirty per cent. of the capacity of the mills.

The holiday, of course, had something to do with this decrease in business, but so far as the local market is concerned, the reaction is directly chargeable, in the opinion of important steel men, to the desire among architects and owners to await the language of the new building code before going ahead with projected plans. In the meantime consumers are figuring that they will be able to get steel considerably cheaper if they wait a few weeks longer.

**FINISHING LIME ADVANCES.**

**Falling Off in Construction Has Not Yet Brought Looked-for Cuts.**

**C**ONSUMERS of lime who have been expecting a general shading in common lime prices as result of the sharp decline in the volume of new construction work in this city, have been doomed to disappointment. So far as can be learned no dealer is selling lime below the current list quotations except where no concessions are asked incidental to thirty-day cash. In such instances a fairly liberal discount is allowed, but this is not generally reflected in the wholesale market. Dealers complain as a rule of hand-to-mouth buying and wholesalers are ordering only for immediate requirements. The mills are well stocked, but there is no inclination, so far, at least, to unload. The inquiry for finishing lime is brisk at new levels.

State common is bringing 97 cents for 200 lb. barrels and "300 Star" is quoted at \$1.37. Finishing 300 lbs. is now quoted at \$1.55, an advance of fifteen cents, while the same grade in 200 lb. barrels is bringing \$1.10, an advance of 8 cents. The same grade in 350 lb. barrels is bringing \$1.72, an advance of ten cents.

**GRANITE WORKERS WIN STRIKE.**

**May Increase Cost of Work 10 Per Cent.—Plumbers Issue Unsettled.**

**M**EMBERS of the New York branch of the International Granite Cutters' Union won a complete victory over the Granite Manufacturers and Dealers of New York City and vicinity this week when even the arbitration clause was taken out of the new working agreement. The men will receive hereafter \$5 a day in yards and \$5.50 a day on outside jobs and \$3.25 in the quarries.

Three members of the employers' organization were made a minority settlement committee by the other eighteen members of the association and these fixed the terms of the settlement. Unless the manufacturers and dealers have the major part of their cutting done at the quarries hereafter, it is said the cost of granite work in New York and vicinity may be advanced approximately ten per cent. to take care of the increased wages.

It was announced by the plumbers, who have a misunderstanding with a large private building money lender, that the lack of a quorum at the meeting which was to have been held in Terrace Garden on Tuesday necessitated the continuance of the conference until Monday.

**RADLEY STEEL COMPANY EXPANDS. General Offices to be Removed to Long Island City.**

**T**HE Radley Steel Construction Company, which recently succeeded John J. Radley & Co., Inc., has taken over the works formerly occupied by Ravitch Brothers in Vernon avenue, Long Island City, and is now operating it to full capacity. The company also moved its general offices from this city to the main works last Saturday. The new telephone numbers run from 1800 to 1803 Astoria.

Cable Address Established 1794  
Cruikshank, New York Incorporated 1903

## Cruikshank Company

Successor to  
E. A. Cruikshank & Co.

No. 141 Broadway

## REAL ESTATE

Agents Appraisers Brokers

### OFFICERS:

Warren Cruikshank, President  
William L. DeBost, Vice-President  
William B. Harding, Sec'y & Treas.

### DIRECTORS:

E. A. Cruikshank Robert L. Gerry  
Warren Cruikshank R. Horace Gallatin  
William H. Porter William L. DeBost  
William B. Harding

## Cammann, Voorhees & Floyd

MANAGEMENT OF ESTATES

84 WILLIAM STREET NEW YORK

BROKERS, APPRAISERS, AGENTS

FIRM OF

## LEONARD J. CARPENTER

Agents Brokers Appraisers

25 LIBERTY STREET

Branch, corner Third Avenue and 68th Street

Entire Charge of Property

D. Y. Swainson A. H. Carpenter C. L. Carpenter

## JACOB APPELL

REAL ESTATE BROKER  
AND APPRAISER

271 WEST TWENTY-THIRD STREET

TELEPHONE CALL, 373 CHELSEA

## Wm. CRUIKSHANK'S SONS

BROKERS AND APPRAISERS

AND

The General Management  
OF

## Real Estate

31 LIBERTY STREET

## J. CLARENCE DAVIES

BRONX BOROUGH  
REAL ESTATE

149th STREET & THIRD AVENUE  
Tel. Con. Branch Office, 156 BROADWAY

Member of Board of Brokers

ESTABLISHED 1867

## RULAND & WHITING CO.

REAL ESTATE

5 BEEKMAN ST.

Telephone Cort. 1132

Irving Ruland, Pres. J. S. Anderson, Treas.

Specialists in Business Property

## EDGAR A. MANNING

REAL ESTATE

Tel. 6835 Murray Hill 489 FIFTH AVENUE

## THE WEEK'S REAL ESTATE NEWS

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

This Week's Business Holds the "Low" Record of the Year.

The low record of the year in point of numbers of sales, was established this week. There were a few big deals, the most notable being the purchase of the old South Church property, which will become the site of an apartment house. A loft building on East 19th street changed hands and a plot on West 29th street was acquired for loft construction. These deals with a purchase of a Washington Heights apartment house by an investor and a few Bronx trades, practically comprised the week's business.

The total number of sales in Manhattan this week was 9.

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

The sales north of 59th street aggregated 4, compared with 11 last week.

From the Bronx 10 sales at private contract were reported, against 8 last week and 10 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was \$651,711, compared with \$723,597 last week, making a total since January 1 of \$35,216,265. The figure for the corresponding week last year was \$778,872, making the total since January 1, 1912, \$31,594,743.

### PRIVATE REALTY SALES.

#### Manhattan—South of 59th Street.

FRONT ST, 206, 4-sty loft building on lot 20.5 x72.7, sold for the Hunter & Trimm Co. to an investor, by William M. Benjamin & Co. The structure which is between Beekman and Fulton sts, opposite Fulton st, was leased by the same brokers for the new owner to Hunter & Trimm for 15 years.

19TH ST, 106 East, 12-sty commercial structure, on plot 25x100, bet 4th av and Irving pl, sold for the 106 East 19th St. Co. to Charles E. Johnson, by A. B. Ashforth. The property, which was held at \$200,000, abuts the 18th st side of the American Woolen Co. Building.

29TH ST, 125-127 West, two 3-sty dwellings, on plot 35x100, sold for Charles Gachot to a client of the H. M. Weill Co. The buyer will erect a 12-sty loft building.

AV B, 63, 4-sty tenement, on lot 20x64, between 4th and 5th sts, sold by the estate of Abraham Ellinger to Jacob Janos.

MADISON AV, s e c 38th st, stone church with rectory adjoining, on plot 98.9x125, and known as the Old South Church property, sold by the Trustees to Harris & Maurice Mandelbaum, by Mooyer & Marston and Ashley M. Herron, for \$700,000. Dixon & Holmes acted as attorneys for the sellers and Stoddard & Mark represented the Mandelbaums. The buyers, who say that they will erect an apartment house, will run afoul of the old Murray Hill restrictions which bar other than private house construction in the district. The property lies squarely in the affected section in which real estate owners have fought trade invasion for many years. The attorneys declare that in the event of litigation, a high class apartment house could be constructed as meeting private house requirements.

#### Manhattan—North of 59th Street.

92D ST, 103 and 105 East, two 5-sty single flats, on plot 38x102, sold by Wm. Wolf's Son to L. N. Levy.

113TH ST, 169 East, 4-sty single flat on lot 20x100, sold by August Collett to the D. H. Jackson Co.

120TH ST, 341 East, 6-sty tenement, on plot 50x100, sold for A. H. Jackson by George Chenkin.

BROADWAY, s e c 162d st, 6-sty elevator apartment, "The Briarcliff," on plot 99.11x100, sold for S. Morrill Banner, representing Mrs. Minnie Banner, to an investor, by L. J. Phillips & Co. The property was acquired by the seller last January from C. M. Silverman, at price said to have been \$250,000.

#### Bronx.

EAST 199TH ST, 271 East, 2-family house on lot 25x100, sold for Mrs. C. Ostlund to William Melbrook, by O'Hara Bros.

GRAND AV, w s, 150 ft south of West 184th st, vacant plot, 34.18x75x53.22x77.38, resold for Ennis & Sinnott to a builder for improvement, by S. J. Taylor. The property was acquired last week by the sellers, through the same broker, from the estate of Edgar J. Levey.

PROSPECT AV, w s, entire block front bet 169th st and Freeman st, consisting of four 5-sty new-law houses, with a frontage of 245.8 ft on the av and 88 ft on each st, sold by Milton Mayer, representing a realty corporation to the St. Mary's Park Realty & Construction Co. (Mayer Stern and Willard Marcuse), who gave in part payment the plot 300x200 at the northeast corner of Eagle av and 149th st.

PROSPECT AV, 1315, 5-sty apartment, on plot 40x100; 1483-5 Hoe av, on plot 50x100; 2608-2616 Briggs av, on plot 120x85, and the southeast corner of Briggs av and 194th st, on lot 40x81, all these properties being 5-sty apartment houses, sold for the John J. Tully Construction Co. to a client, by Alexander Selkin and David Mintz. The buyer gave Staten Island property valued at \$100,000 in part payment.

STEBBINS AV, 960, 4-sty flat, on plot 37.6x80, sold for the Cogswell-Taylor Impt. Co. by Anthony F. Burger and Louis Schloss. The same brokers sold for Mrs. Matzke the 2-sty dwelling on lot 25x100, at 1152 Hoe av.

UNION AV, 1287, 3-sty frame building, on lot 25x122.9 sold by Maria Shafer to the McKinley Square Casino. A few months ago the interests controlling the Casino purchased 1283 and 1285, adjoining, and now control a plot 58.6 ft in Union av, abutting the main building, which fronts 109 ft in 169th st, just off McKinley sq. The Union av plot will be improved with a building similar in design to the Casino and the lower portion will be connected with the main ballroom.

VYSE AV, 1475, 2-family house on lot 25x100, sold for Mrs. C. Beattie to F. C. Huppert, by Martin O'Hara.

WASHINGTON AV, 1687, 4-sty flat, 25x100, sold by Jesse Burns to Edward R. Koch, who gave in exchange the vacant plot 50x100 on the east side of Prospect av, 125 ft. north of 183d st. The brokers were A. J. Madden and D. A. Trotta.

WENDOVER AV, n s, 180 ft west of Park av, 4-sty double flat, on plot 37x83, sold by the Benenson Realty Co. to the Gorham Realty Co., which gave in exchange the triangular block bounded by Hoe av, West Farms rd and 167th st, 271.1x148.1x228.1. The Hoe av property figured recently in another trade for the flat at 600 Prospect av.

WILLIS AV, 126, 5-sty flat, on lot 25x80, sold for the Cypress Realty Co. to Carmela Parente for investment, by Charles Kuntze.

#### Brooklyn.

KEAP ST, 217, 3-sty and basement dwelling bet Marcy av and Lee av, sold by William Eehre to a client of the B. F. Knowles Co.

SKILLMAN ST, 204, 3-family house on lot 20x80, sold for Daniel McIntyre to Mrs. Mary Dunn, by Henry Agar.

UNION ST, s s, bet Rogers av and Nostrand av, 25 lots sold by Charles Cooper to the Realty Associates.

EAST 7TH ST, w s, 380 ft from Ditmas av, one-family dwelling, 20x100, sold for John Carr to Minnie Cohen, for occupancy, by James B. Fisher.

65TH ST, 1357, 4-sty brick tenement, on lot 20x100, sold for Anna Palermo to a client, by B. J. Sforza.

BATTERY AV, 215, 2-family frame house, on plot 50x95, sold for Mrs. Wintermeyer to an investor, by Frank A. Seaver.

BEDFORD AV, 478, 4-sty dwelling, on lot 25x125, sold for the Port Jervis Land & Improvement Co. to E. Jackson, by Sugarman & Kahn.

BROADWAY, 1102, business building running through to 1117 DeKalb av, sold for Simon Schwartz to Abraham M. Stern, by Nathan Hearn.

MILLER AV, 125, dwelling, sold for William J. Dempsey to the Misses Frenger by Frank L. Magerle.

WASHINGTON AV, 96, 3-sty and basement private dwelling bet Park and Myrtle avs, sold for J. Hampden Dougherty to Francis T. Gibbons for investment, by the Bulkeley & Horton Co.

4TH AV, 214, 4-sty double brick flat, near the Union st subway station, sold for the Presbyterian Hospital to James Wotanno for investment, by the John Pullman Real Estate Co.

5TH AV, 5403, 3-sty and cellar brick store property, on lot 15x90, sold for H. J. Callister to clients for investment by Tutino & Cerny.

#### Queens.

FAR ROCKAWAY.—The D. H. Jackson Co. sold to a client of John F. Loscarn 2-sty stucco house at Sound View av and State rd, Inwood, size 40x100.

LONG ISLAND CITY.—The Cross & Brown Co. sold for Geo. W. Harrington, lot 25x100, on the south side of Beebe av, 125 ft. west of Crescent st.

**LONG ISLAND CITY.**—The Courtney Development Co. sold lots 27, 28, 29, 30 and 31 in Block D, at their property on Thompson av to Frank W. Goodrich.

**ROCKAWAY BEACH.**—G. Taus & Son sold for H. Rosenbloom his cottage at 20 Brandreth av to Mrs. P. Bernszweig; also for Herman F. Epple his summer residence at 36 and 38 South Pleasant av to Mrs. Maria Berliant.

**ROCKAWAY PARK.**—Charles E. Darmstadt of Manhattan has purchased from M. Schaffner a plot 80x100 on the west side of West End av, adjoining the property of Arthur J O'Keefe.

**Richmond.**

**LAMBERT'S LANE.**—J. Sterling Drake has sold for William S. Presley, of Arlington, N. J., to the Hanway Realty Co., of New York, a plot of 3 acres on the hill, Lambert's lane, Bail's head.

**PORT RICHMOND.**—Cornelius G. Kolff has sold for Julia Mitchell to Carl Grieshaber, the house with plot 144x179 on Cottage pl, near Bond st.

**Near-By Cities.**

**NEWARK, N. J.**—Louis Schlesinger has sold for Albert C. Courter, 110-112 Mulberry st, southeast corner of Clinton st, consisting of a plot about 51 ft. on Mulberry st and 35 ft. on Clinton st, and having thereon a 3 and 4-sty brick mercantile building. The buyers are the executors and trustees of M. F. Casebolt, who was one of the heirs of the late Charles N. Lockwood. The latter sold part of the plot in 1862 to the Mayor and Common Council, and after a lapse of 51 years the heirs have repurchased the same, which gives them the entire ownership of the block on Mulberry st, and running from Market st to Clinton st, having a frontage of 225 ft. on Mulberry st. The same brokers sold for W. Butler Duncan and others, executors, to F. and W. Waldschmitt, of Manhattan, 88 lots on Magazine, Dresden, Frankfort and Amsterdam sts, upon which they will immediately erect a large factory for the manufacture of dress suit cases.

**Rural and Suburban.**

**BRONXVILLE TERRACE, N. Y.**—Henry G. Lohman sold at Bronxville a plot fronting 100 ft. on the west side of Millard av to Henry Lemmermann, of Bronxville, and the adjoining plot of the same size to O. J. Gette, of Hasbrouck Heights, N. J. The latter will erect a residence to cost about \$12,000.

**CRESTWOOD, N. Y.**—Robert T. White of New York City bought from the plans a semi-bungalow to be erected by the D. & D. Construction Co.

**DEAL, N. J.**—Otis Harlin has purchased from Thomas Pullen the property at Neptune and Ocean avs. The property has been held at \$40,000.

**FLORAL PARK, L. I.**—The Windsor Land & Impt. Co. sold to M. Egan plot 40x100 Locust st; to E. J. Baxter plot 100x194 Floral parkway; to A. Lankenau plot 40x100 Oak st; to J. M. O'Connell plot 40x100 Iris av; to J. Buchman plot 50x100 Violet av; also at Lynbrook, plot 40x100 Oak st to C. M. Baumgart; and at Rockville Centre, plot 40x100 Yale av to F. Dandero.

**LLOYD'S NECK, L. I.**—A tract containing about 1,500 acres, with a frontage of about 3 miles at Huntington Bay and the Long Island Sound, and about one mile in Lloyd's Park at Lloyd's Neck, has been sold by Ward & Ward to the Incorporated Land Co. The property was owned for upward of a century by the Lloyd family, and formed part of its estate.

**MONSEY, N. Y.**—Edwin H. Chase, in conjunction with Holstein & Formhals, sold for George R. Rath a country house, together with 14 acres of land, with 2 dwellings and outbuildings, situated on the State rd, near Monsey, Rockland County, N. Y. The buyer, Jacob B. Cooley of Brooklyn, gave in part payment a two-family brick house on a lot 20x100, at 1687 East 48th st, Brooklyn; 3 lots, each 20x100, on Flatbush av, Brooklyn; 1 lot, 20x100, on Hendrickson st, and a parcel of 18 lots each 20x100, located at Eastport, Long Island, N. Y.

**MONTCLAIR, N. J.**—F. M. Crawley & Bros. sold for S. Hirsch, a tract of land with a 335-ft frontage on Underhill av, opposite the new Essex County Park.

**NEW ROCHELLE, N. Y.**—O'Connor & McCann sold the H. Q. French estate, a tract of 2 acres, with a large dwelling and outbuildings, for a price said to be \$40,000. The property adjoins the corner of Webster and Winyah avs.

**OCEANSIDE, L. I.**—The Windsor Land & Impt. Co. sold to H. C. MacVeety, L. D'Arcy, E. B. Nelson, C. O. Lyndstrom, F. MacVeety and J. and E. Behr each a plot 40x100 Windsor parkway; to R. Ploen plot 20x123 and to L. Fackle plot 20x140 Bayside av; to J. and P. Devan and G. J. Sherman each a plot 40x100 Oceanside parkway; to W. Oest plot 40x100 Oceanside av; to F. Meyer plot 40x100 Lawson av.

**VALLEY STREAM, L. I.**—The Windsor Land & Impt. Co. sold A. Boyle plot 40x100 Morris parkway; to M. Heggerty plot 40x100 Albermarle av and Argyle st; to A. A. Linden plot 60x100 Remsen st and Grove av; to W. Lohmeyer plot 60x105 Merrick rd and Montgomery st. The same company sold at Hempstead to F. Ostermeyer and R. Cusick plot 40x100 Lawson st; to B. Mulherne plot 40x100 Marshall st; to C. Giller plot 60x100 Rosedale av; to J. Stock plot 40x100 Stratford rd and Booth av.

**YONKERS, N. Y.**—Clarence Davies sold the Clara Morris property, consisting of 50 lots and a large private dwelling on Riverdale av, south of Valentine lane. The border lines of the city of New York and Yonkers run through the property. The Mt. St. Vincent Academy is on the south of the property and the Leake Watts Orphan Asylum on the west. The buyer is the Carlton Motion Picture Laboratories, who will erect several studios on the property. The property has been owned by Clara Morris for over 40 years.

**LEASES.**

**Manhattan.**

**THE CROSS & BROWN CO.** leased store No. 2, at 8 and 9 Columbus Circle, to Nathan Wortman; the 2d floor in 249 and 251 West 64th st to Sims Brothers & Davitz, and space in the United States Rubber Building to Irving, Spindle & Hammons.

**J. ARTHUR FISCHER** leased for S. May to the Bower Millinery Co., Inc., 20 West 38th st for a long period of years at a net rental aggregating over \$172,000 for the term. This building is directly opposite the main entrance of Lord & Taylor's new store.

**N. BRIGHAM HALL & WM. D. BLOOD-GOOD** leased to Joseph L. Herschman the 4-sty building at 625 and 627 6th av for a term of 10 years at an aggregate rental of about \$100,000. The lessee will occupy the entire building for his household goods and furniture building is directly opposite the main entrance owner.

**E. H. LUDLOW & CO.** leased the store in 46 Union Sq. East to the Atlas Silk Finishing Co.

**J. P. & E. J. MURRAY** leased the building at 114 East 112th st for M. Delavan to Charles Keuerleben.

**THE CHARLES F. NOYES CO.** leased the 2d loft in 18 Waverly pl for Judge J. T. Durham to Hirschberg Co., of 15 Waverley pl; space in 4 and 6 Cedar st for the Brevoort Construction Co. to Spero Rigas, and a suite of offices in the Golden Hill Building, at 59 John st, on the 2d floor, to the General Accident, Fire & Life Assurance Corp'n. of Edinburgh.

**THE DOUGLAS ROBINSON, CHARLES I. BROWN CO.** leased for the estate of Edward H. Perkins the 4-sty building at 5 East 40th st to John W. Brett for business purposes.

**THE LOUIS SCHLIEP FACTORY BUREAU** leased the 1st loft in 301 and 303 East 21st st to the Vincent Sidele & A. Carabillo Co.

**SCHINDLER & LIEBLER** leased for Marie Sulzer the 3-sty dwelling at 214 East 78th st; also for the Operating Realty Co. the 3-sty dwelling at 181 East 80th st; also for A. Finegan the dwelling at 1087 Lexington av, and for the same owner space at 1079 Lexington av.

**JAMES A. SHEERAN** rented the 3-sty dwelling at 131 East 8th st to Sigmund Mildorf, and the 3-sty dwelling at 114 East 8th st to William Von der Horst.

**SPEAR & CO.** rented lofts in 9 East 4th st to the Commercial Shirt Co., of 627 Broadway, and Joseph M. Bernstein Co.; a loft in 4-6 Washington pl to H. Polskin & Bro., of 39 Broome st; a loft in 16-18 West 22d st to Simon Ginsberg & Co.; the store 71 Washington sq to Rapid Paper Box Co., and a loft in 704-706 Broadway to J. & L. Saul, of 3 Waverley pl.

**WM. A. WHITE & SONS** leased for a term of years to A. Schulte, of 246 5th av, booth space in the arcade of the new 50 Broad st building, which runs through from Broad st to New, and the lessee will occupy it as another store in his extensive chain of cigar stores in prominent localities. Also leased the entire building at 53 Christopher st for a term of years to Anthony Barlet, who will occupy it as a wholesale French bakery. Extensive alterations will be made to adapt it to the business.

**G. CARLUCCI & CO.** leased to a client the new 6-sty tenement with stores at 2109 and 2111 1st av for E. M. Kruelewich for 3 years, at an aggregate rental of \$15,300.

**THE CROSS & BROWN CO.,** and M. & L. Hess, have leased the 8th floor in 38 to 42 East 32d st to Berman Bros., and with Frederick Fox & Co. the 16th floor in 18 and 20 East 41st st to the Cleveland Dental Manufacturing Co., of 1 Union sq, and office space in the Heidelberg Building, at 1465 Broadway, to Charles A. Goettler, Inc., of 1480 Broadway, and the Unexcelled Sales Corporation.

**HORACE S. ELY & CO.** leased for a term of years the Kip house, at 448 5th av, adjoining the Wendell property. The lot has a frontage in the avenue of 33 ft. and a depth of 110 ft. The building is a 4-sty dwelling, which will be altered for business purposes and occupied by the lessee.

**PEASE & ELLIMAN** leased 747 Madison av, a 4-sty dwelling, to Edwin Price for a term of years.

**AMES & CO., INC.,** leased the 5th loft in 298 5th av to Dofflein & Co., of 136 West 21st st; also the 3d loft in 23 West 32d st to Hugo Schneider; also the 2d floor in 528 6th av for Thomas & Eckerson to D. Landau, of 87 4th av; also the 4th floor in 23 West 31st st to L. Hiller.

**G. W. BARNEY** leased to the Central Machinery & Supplies Co., Inc., of 96 Warren st, the 5th loft in 148 Chambers st; also to Pincus Brothers the 4th loft in 369 Broadway, and to M. L. Brandt Manufacturing Co. the 2d loft in 148 Duane st.

**CORN & CO.** leased from the plans 7,500 sq. ft. in the building being erected at 145 to 149 West 30th st to Knobel & Bloom, of 45 East 8th st, and for Webster B. Mabie & Co. the store and basement in 23 West 24th st to Fineman Bros.

**THE CROSS & BROWN CO.** leased for George O'Beirne to the Postal Service Co. the entire building at 541 to 549 West 25th st, and for the American Locomotive Co. to the Oakland Motor Co., of 1600 Broadway, the 3d floor at the northeast corner of Broadway and 62d st.

**THE J. C. EINSTEIN CO., INC.,** leased the top floor, containing 11,500 sq. ft., in 16 and 18 West 22d st, through to 15 and 17 West 21st st, to the Mayfair Waist Co., of 134 West 29th st; also the 18th floor in 12 to 16 West 27th st to Klein & Flower, of 15 East 16th st.

**JOHN B. MANNING** leased to Jacob Medvin, of 160 West 34th st, the store floor in 134 West 34th st for 10 years from July 14, at an annual rental of \$6,000.

Established in 1853

**Horace S. Ely & Company**  
**Real Estate**

Entire management of Estates for owners and trustees is our specialty, as well as the purchase, sale and appraisal of properties in the Boroughs of Manhattan and Bronx.

**21 LIBERTY STREET and 27 WEST 30th STREET**

**DIRECTORS**

Alfred E. Marling, President  
Charles H. Clark, Vice-Pres.  
Clarence W. Eckardt, Vice-Pres. & Treas  
Homar Foot, Jr., Secretary  
Oliver H. Corsa, Assist. Treas.  
F. A. M. Schieffelin

**JOHN F. DOYLE & SONS**

REAL ESTATE AGENTS  
BROKERS and APPRAISERS

45 William Street New York City  
Management of Estates a Specialty  
Member of Board of Brokers

John F. Doyle John F. Doyle, Jr. Alfred L. Doyle

**E. DE FOREST SIMMONS**

REAL ESTATE

Tel., 837-838 Plaza 2 EAST 58th STREET

Established 1887

**CHAS. S. KOHLER**  
REAL ESTATE and INSURANCE

Broker and Manager of Estates  
901 COLUMBUS AVE., cor. 104th St.  
Highest References Tel., 5504 Riverside

**A. V. AMY & CO.**

REAL ESTATE  
AGENTS—BROKERS—APPRAISERS  
RENTING—SELLING—MANAGEMENT  
Member of Board of Brokers

Tel., 947 Morn. 7th AVENUE, Cor. 115th St.

**HAROLD W. BUCHANAN**

Mortgage Loans & Real Estate

49 WALL STREET

**J. ROMAINE BROWN CO.**

Established 1856

**REAL ESTATE**

J. Romaine Brown, Pres.  
Chas. Griffith Moses, V. Pres.  
Elliott L. Brown, Treas.  
Eugene S. L. Moses, Sec.

299 Madison Avenue New York City

**JOHN C. R. ECKERSON**

Successor to THOMAS &amp; ECKERSON

Manager of Estates, Broker, Appraiser

35 WEST 30th STREET, NEW YORK  
Wallack's Theatre Building

**PORTER & CO.****REAL ESTATE**

George W. Short 159 W. 125th STREET  
Charles F. Porter Telephone Connections

**J. Edgar Leaycraft & Co.**

Real Estate Agents, Brokers, Appraisers

FORTY-SECOND STREET BUILDING

30 EAST 42d ST., S. W. Cor. Madison Avenue

Renting and Collecting a Specialty

**JOHN P. KIRWAN**

REAL ESTATE and  
MORTGAGE LOANS  
MANAGER OF ESTATES

Telephone 341-342 Bryant  
138 WEST 42nd STREET

**FRED'K FOX & CO.****Business Building Brokers**

14 W. 40th STREET and 793 BROADWAY

**O. D. & H. V. DIKE**

Midtown Business  
Property

CANDLER BUILDING, 220 WEST 42D ST.

PEASE & ELLIMAN leased the residence at 109 East 80th st for a Dr. Becker to Dr. Charles H. Sanford; also the store in 799 Park av to Leopold Grossman, of 1365 Lexington av; also an office in 42 West 39th st to Miss M. L. Wickes.

N. BRIGHAM HALL & WM. D. BLOOD-GOOD rented for C. W. Cooley the top floor in 9 and 11 East 37th st to the firm of Armand Durante for a long term of years. The entire upper portion of this 12-story building with the exception of one floor has been rented by the above brokerage firm since the first of the year.

THE BERLIN RENTING AGENCY leased the store at the corner of 162d st and Broadway for a term of 10 years.

THE CROSS & BROWN CO. and Slawson & Hobbs leased for Maxine Elliott Goodwin the 4-story dwelling at 326 West End av to Miss Frances E. Hubbell.

O. D. & H. V. DIKE leased space in the Candler Building to the Dulles-Baldwin Electric Drill Co., of 220 5th av; Hawthorne Sales Corporation; the Magnaphone Co., of 110 West 34th st; Gustave Ausfresser and Granite Spring Water Co., of 331 Madison av.

HAVILAND, ALBERT & CO., importers of china, leased in the Emmet Building, at Madison av and 29th st, the 9th floor for a term of years. The lessees have been located for over 40 years at 29 Barclay st. A. von Ostermann and F. & G. Pflomm negotiated the lease.

HEIL & STERN leased in 33 to 43 East 33d st the 2d and 7th floors to Samuel Post, of 22 West 21st st, and The Only Skirt Co., of 22 West 21st st, for a term of years at a total rental of \$75,000.

MOORE & WYCKOFF leased the entire 10th floor in the Passavant Building at 440 4th av to Boessneck, Broesel & Co., dress goods importers, at present located at 464 Broome st, corner of Greene st. With the exception of a few small offices this completes the renting of this building.

F. R. WOOD, W. H. DOLSON CO. leased to William Crowley, the dwelling at 140 West 82d st for Spencer & Co.

M. & L. HESS (INC.) have leased offices in the Marbridge Building, 6th av and 34th st, to the Richmond Underwear Co.; also in the Woosted Building, 102-4 5th av, offices to the Tacoma Cloak and Suit Co.; and the 3d loft in 142 5th av to the Liberty Lace & Knitting Works.

M. MORGENTHAU, JR., CO., as agents for the Thirty-First Madison Co., has leased the store and basement of 29 East 31st st, Terry & Tench Building, northeast corner of Madison av and 31st st, for a term of years to S. Benedicks & Son, Inc., stationers and printers, now at 79 Mercer st. The lessees were represented by A. B. Ashforth & Co. This lease completes the renting of the Terry & Tench Building, which is now fully occupied.

DUROSS & CO. have leased for the Columbus Circle Realty store and basement in 972-974 8th av to B. Freeman & Cohen, who will conduct a restaurant business there.

H. C. SENIOR & CO. leased for Abraham Strauss the 3-story dwelling at 71 West 94th st to Dr. Bell Allen for a term of years; also for the estate of Charles Garenau the 4-story dwelling at 163 West 64th st to Eliz Mulcahy for a term of years.

DUFF & CONGER leased the store and basement in 1086 Madison av to Adolph Meyer and the private house at 13 West 123d st to Mrs. Robinson.

THE BARTLET REALTY CO. leased for Mrs. Lavina G. Cohen to Mrs. Hildrid Andren the 4-story dwelling at 42 West 92d st.

THE CROSS & BROWN CO. leased space in 8 and 9 Columbus Circle to Bernard Sloan, and the 4th floor in 225 and 227 West 58th st to Walter Jones of 1780 Broadway, and Alper, Gordon & Swartz.

THE HUNTER & TRIMM CO., which sold 206 Front st this week to an investor through the William M. Benjamin Co., leased back the property from the new owner for a term of years.

ISIDOR KEMPNER leased the store in 3630 Broadway to Morris Berkowitz of 115 Broadway.

PEASE & ELLIMAN leased offices in 42 and 44 West 39th st to Mrs. Clara Bickelhaupt.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased the ground floor store at 22 West 57th st to Miss M. G. Ogilvie; also for Bernard Zeller the ground floor store in 13 West 39th st.

F. R. WOOD, W. H. DOLSON CO. leased, in conjunction with L. J. Phillips & Co., the dwelling at 282 West 71st st to Mrs. Elizabeth S. O'Meara.

**Queens.**

THE LEWIS H. MAY CO. leased at Far Rockaway for A. C. Haynes cottage on Mills st to Irving Lewine; for Katria Edes cottage on Columbus av to M. Boas Landay; for E. F. Keating estate cottage corner Healy and Cornaga avs to Dr. Samuel Stern; at Arverne, for Wm. Scheer cottage 7 S. Cedar av to Max Kashowitz; for Max Gold bath houses on Amerman av to Bertha Hallahan; for S. R. Rosenberg cottage on Atlantic av to Mr. Gerstenzang.

**REAL ESTATE NOTES.**

SCHINDLER & LIEBLER were associated with M. Kite in the sale of 443 East 78th st for the Murray Estate.

THE M. MORGENTHAU JR. CO. announces that Mr. A. Brunswick has again associated himself with the company in their sales and management departments.

SAMUEL COWEN was the broker in the sale of the 6-story apartment house at the southeast corner of 165th st and Kelly st, for P. W. Clynes.

THE B. F. KEITH Theatres Co. is reported to be negotiating for a lease of the theatre to be erected by W. Vincent Astor at the southwest corner of 95th st and Broadway.

THE HANK REALTY CO., with a capital stock of \$10,000, has been incorporated with a directorate of Arthur W. Stebbins, Milton Blumberg and William J. Lippman.

IT WAS REPORTED that Florette, the milliner, is the lessee of the Kip house at No. 448 5th av. No verification of the report could be obtained.

SMITH & PHELPS have placed a first mortgage loan of \$18,000 on the vacant plot 200x100 on the west side of Webster av, 200 ft south of 181st st.

THE THOMPSON-STARRETT CO., which held liens against Rector's Hotel at Broadway and 44th st, has taken over control of the property by buying at auction the interest of Geo. Rector for \$70,750.

AT A MEETING held in the office of George McAneny, Borough President of Manhattan, Thursday, it was decided that the city should take title to the site for the new Court House on July 28.

JOSEPH P. DAY sells to-day at auction at Jamaica, L. I., 65 one and two-family houses, situated on South st, Globe and Highview avs, one block from the Union Hall station of the Long Island, and 18 minutes' ride from the Pennsylvania station at 33d st.

DOUGLAS L. ELLIMAN & CO. have been appointed agents for 635 Park av, southeast corner of 66th st, and 3 East 85th st, the two new apartment houses recently acquired by Mr. Robert S. Minturn, from the Fullerton Weaver Realty Co. in exchange for 73 5th av.

JOSEPH P. DAY sold 115 lots and 2 houses at Edgemere Crest last Saturday for a total of \$108,927, at an average of \$800 per lot. The sale was well attended when it opened at 2.45 p. m., and the crowd kept increasing in numbers. David Hyman paid \$11,400 for the house at the corner of Edgemere and Dickerson avs.

THE BUSINESS of Frank E. Smith, real estate and mortgage loan broker, for many years located in the Madison Square section and for the last six years at 3 Madison av, has been incorporated under the name of Frank E. Smith & Son. Mr. Smith, while doing a brokerage business, has made a specialty of placing large building and permanent loans.

SHAW & CO. have exchanged 276 and 278 Lenox av and 78 West 124th st, at the southeast corner of Lenox av and 124th st, plot 50x75, with 3 brick buildings used for business purposes. The owner of the above took in exchange 302, 304 and 312 West 138th st, three 3-story and basement brick dwellings, 17x50x100 each.

THE FIRST of the Morris Park lots sold at auction last month to be transferred were recorded Tuesday in the Register's office; 79 deeds were recorded. In none were the consideration any more than a dollar. The Morris Park Estates is the vendor. The lots to which titles were passed are those sold during the early session of the two weeks sales.

THE MORRIS PARK TAXPAYERS' ASSOCIATION has been incorporated at Albany and meetings will be held at the office of John C. Tomlinson, 15 Broad st. The object of the association is to demand speedy action from the city as regards streets improvements on the Morris Park race track property sold at auction recently by Joseph P. Day and J. Clarence Davies.

DR. C. E. MACCHESNEY, of Paterson, is the buyer of the Ashland House property at Montclair, N. J., recently sold by Frank Hughes, of Passaic, and Hughes & Whitby, of Montclair. The property fronts 223 ft. on Bloomfield av and is one block from the new Lackawanna terminal. It is located in the new business centre of Montclair and was held at \$300 per foot front.

BERT G. FAULHABER & CO. have been appointed agents of the following properties: "Donald Court," southwest corner Broadway and 179th st; "The Plymouth," 38 Ft. Washington av, corner 160th st; "The Monterey," 41 Pinehurst av, corner 179th st; "Palo Alto," 815 West 179th st, corner Pinehurst av; "Dunloe," 44-46 Pinehurst av; "San Leandro," 48-50 Pinehurst av, and the "Aitoria," 820 West 180th st.

THE M. MORGENTHAU JR. CO. has closed a first mortgage loan of \$10,000 for 3 years for the Crocheran Realty Co., Martin B. Cohn, treasurer, on property at Broadway, Flushing. The property consists of a plot fronting about 450 ft. in 27th st and 350 ft. in Crocheran av, being the southeast corner of these streets, and running back to the Long Island Railroad tracks, a plot of about 3.88 acres, improved with an old dwelling, barn, etc.

FREDERICK W. CARRUTHERS, a real estate broker of Brooklyn, died Tuesday at his home, 1545 East 19th st, Flatbush. He was a pioneer in the development of the Bedford section, where he was in business for more than 35 years. He was born in England in 1844. Mr. Carruthers was one of the organizers and the vice-president of the Brevoort Savings Bank and formerly a trustee of the Hamilton Trust Company.

THE HOTEL SEVILLE, at the southwest corner of Madison av and 29th st is understood to be the buyer of the O'Neill property, two dwellings, 4 stories each, adjoining the hotel on Madison av, and known as 86 and 88 Madison av, which were sold at auction in a foreclosure auction. The dwellings were struck down to Samuel Goldsticker by Joseph P. Day for \$13,850 over prior mortgages, which with interest amount to \$152,081. Mr. Goldsticker has acted for the Seville Hotel interest before.

THE CHARLES F. NOYES CO. had a recent meeting of its stockholders and re-elected the following officers and directors: Charles F. Noyes, president and treasurer; Frederick B. Lewis, vice-president; Fisher P. Weaver, secretary. The directors include the officers and Joseph D. Cronan, Wm. B. Falconer and Louis B. Dailey. The corporation, which is organized along co-operative lines, reports a very satisfactory year in profits and a larger volume of business for May and June than in previous years.



**REAL ESTATE MORTGAGES**

TRADE MARK

**27 YEARS EXPERIENCE**

When you wish to Borrow or Loan  
Call—Write—or Telephone

**INQUIRIES INVITED**

**Remsen Darling**  
Tel. 3500 Cortlandt 170 Broadway  
Member Real Estate Board of Brokers



**Discrimination Against Real Estate.**

In the Department of Taxes and Assessments Annual Report for 1912 on page 13, this statement appears: "96 per cent. of the total assessments of property upon the rolls for 1912 is real estate—4 per cent. is personality."

The enormous extent to which real estate owners contribute to the city's expenditure should at least entitle every owner to receive honest treatment and simple justice at the hands of those to whom the enforcement of law and powers of government has been entrusted.

Although the assessment rolls do not indicate all the city's sources of revenue, they serve to show the extreme need of efficiency and proper methods, especially in appraising real estate for the purpose of taxation.

The city charter very clearly states that, "Real Estate assessed valuations for purposes of taxation shall be for the sum which real estate would sell under ordinary circumstances."

This is the only legal basis which may be used for placing assessed valuations on ordinary real estate by the Department of Taxes and Assessments.

Equitable assessments of real estate are the only methods by which each taxpayer may be charged with a just portion of taxes, and such methods tend to inspire confidence in real estate as a safe and sound investment—equitable assessments are the best asset any city can possess.

Governor Sulzer, Mayor Gaynor, President Lawson Purdy of the Department of Taxes and Assessments and Tax Commissioner Judson Wall of the Borough of Brooklyn, have all publicly admitted the inequitable and over-assessment of real estate valuations for purposes of taxation in the City of New York.

Governor Sulzer's statement at the dinner of Allied Real Estate Interests, Friday, Feb. 28, 1913, was as follows: "Today most of the real estate (in this city) is not worth what it is assessed at."—From a pamphlet entitled "Unjust Taxation," by Sig Cedarstrom.

**Local Improvements in Brooklyn.**

The following improvements have been sanctioned by the local boards of Bay Ridge, Flatbush and New Lots: A sewer in Evergreen avenue and Pilling street; opening of Hinsdale street, from Riverdale avenue to its southerly terminus; constructing a sewer in Shore road, between Second avenue and 96th street; laying a permanent pavement in 78th street, between Third and Fourth avenues; constructing a sewer in 65th street, from the end of the existing sewer at Second avenue east fifty-eight feet; laying a permanent asphalt pavement in 45th street, between Thirteenth and Fourteenth avenues; laying a permanent asphalt pavement in 86th street, from Twenty-first to Twenty-second avenue; to regulate grade in West 39th street from Neptune avenue to Surf avenue.

**Real Estate Appraisals.**

The following valuations were fixed on real estate properties this week by the state appraisers in transfer tax proceedings:

Estate of John Turner Atterbury—leasehold on 13 West 49th street valued at \$20,000. Estate of Lucy Page Whitehead—premises at 221 Wooster street, valued at \$13,342. Estate of Thomas Bailey—1840-8 Amsterdam avenue and 503 West 151st street, \$96,000; northeast corner of Audubon avenue and Fort George avenue, \$54,000; 582, 586 and 590 East 140th street, \$102,000. Estate of Mary Fitzgerald—224 East 128th street, \$6,600. Estate of Sarah A. Hewitt—9 Lexington avenue, \$148,000; 13 Lexington avenue, \$46,000; 145 East 22d street, \$38,000. Estate of Henry N. Asiel—140 East 50th street, \$25,000. Estate of Mary P. Bosworth—41 Park avenue, \$100,000. Estate of Sarah N. Crane—325 acres on Shelter Island, \$20,000. Estate of Richard S. Hawkins—366 3d avenue, \$34,500; 400 3d avenue, \$31,000; 408-12 3d avenue, \$65,500. Estate of Maria O. Hubbell—1 East 130th street, \$15,000. Estate of Charles Lutz—835 2d avenue, \$28,000; 817 East 175th st, \$25,000; 155 1st avenue, \$22,000. Estate of Edward Mitchell—31 East 50th street, \$85,000; 2534 Broadway, \$57,500.

**South Shore Lots at Public Auction.**

At a sale on the premises, to be held by the Jere Johnson, Jr., Company, at 1.30 P. M., this Saturday, July 19, 284 of the choicest lots in Elle Harbor, on such well-known avenues as Southampton, Ostend, Dover, Brighton and Essex, will be offered.

On the south shore of Long Island, in Queens, the largest borough of Greater New York, and only seventeen miles from the heart of Manhattan, lies Belle Harbor, famous as a summer resort and an ideal spot for an all-the-year-round home.

**Widening Thomson Avenue.**

Owners of property along the northerly side of Thomson avenue, in Long Island City, where a strip about 100 feet wide is to be taken by the city for the widening of this thoroughfare, apparently have an idea that the construction of the new elevated railroad to Corona is going to add enormously to the value of their parcels.

The condemnation commissioners who are trying to get at the real value of the parcels to be taken find that the property has been enormously inflated as to price since they began to take testimony as to title and values.

In practically every case the prices asked are far above the prices of the same property in any recent market transaction in which the city did not figure as purchaser.

Assistant Corporation Counsel Walter C. Shepard is meeting with difficulties in his opposition to delays in the proceedings. The condemnation commission is composed of Leander B. Faber, John J. Connolly and Harry R. Gelwicks.

**AUCTION SALES OF WEEK.**

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertiser's 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 July 18, 1913, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3208-10 3 av.

JOSEPH P. DAY.

\*34TH st, 163 W, ns, 100 e 7 av, 25x98.9, 5-sty stn tnt & str, 1-sty ext; due, \$104,435.19; T&c, \$3,471; Martin Chapin, 109,600  
 \*75TH st, 190 E (\*), ss, 150 w 3 av, 18.9x 102.2, 4-sty stn tnt; due, \$12,165.96; T&c, \$1,960.54; Astor Trust Co, 13,000  
 \*131ST st, 13 W (\*), ns, 190 w 5 av, 15x 99.11, 3-sty & b bk dwg; due, \$9,569.97; T &c, \$260.68; Frederic de P Foster et al, 5,900  
 \*215TH st W, ns, — w Seaman av, 50.1x 100, vacant; due, \$2,146.32; T&c, \$784.35; Henry Degenhardt, party in interest, 2,880  
 \*215TH st W, nwc Seaman av, see Seaman av, nwc 215.  
 \*Lenox av (\*), nec 142d, runs n74.11xe85 xn124.11 to 143d, xe600xs199.10xw685 to beg, vacant; due, \$182,990.55; T&c, \$25,587.20; Emigrant Industrial Savings Bk, 150,000

\*Madison av, 86-S, ws, 74.1 n 28th, 49.4x 95, 2 4-sty & b stn dwgs; due, \$9,253.35; T&c, \$4,002.40; sub to prior mtg \$152,081; Saml Goldsticker, 165,931  
 \*Marion av, 2466 (\*), es, 50 n 188th, 50x 103.5x50.1x100.7, 6-sty bk tnt; due, \$11,296.25; T&c, \$425.35; sub to a mtg of \$31,000; Edel Realty Co, 42,000  
 \*Morris av, 1005 (\*), ws, 190.6 n 164th, 24.6x105, 1 & 2-sty bk garage; due, \$3,540.07; T&c, \$194.43; Esther H Eno, 7,400  
 \*Seaman av, nwc 215th, 50x100.1, vacant; due, \$3,880.37; T&c, \$784.35; Henry Degenhardt, party in interest, 4,750  
 \*7TH av, 228, ws, 49.4 n 23d, 19.8x80, 4-sty bk tnt & str; due, \$19,325.63; T&c, \$701.07; Chas D Fox, 28,100

HERBERT A. SHERMAN.

\*Main st, ns, Beach st, es, Minnieford av, ss, & Bowne st, ws, entire block, City Island; due, \$5,489.04; T&c, \$11,200; sub to 3 mtgs aggregating \$14,200; Richd N Arnow, 19,300  
 \*104TH st, 51 E (\*), ns, 255 w Park av, 25 x100.11, 3-sty & b stn dwg; due, \$14,956.82; T&c, \$695.34; Edwin Kaufman et al trste, 15,500  
 \*Albany rd (\*), es, 133.7 n 238th, 150x 152x150.6x164, vacant; due, \$1,569.20; T&c, \$3,861.68; Augustus Van Cortlandt Jr, 7,000  
 \*Sherman av, 131, ns, 180 w Academy, 40 x150, 5-sty bk tnt; due, \$34,118.88; T&c, \$1,544.35; Arthur A Miller, 35,500

HENRY BRADY.

\*St Marys st (\*), ss, whole front bet Cypress & Powers avs, 199.3x100, vacant; due, \$26,473.15; T&c, \$4,103.64; Eltona Realty Co, 20,000  
 \*49TH st, 534-40 W, ss, 225 e 11 av, runs s100.4xe40.11xe104.10xw80 to beg, 1, 2 & 5-sty bk garage; withdrawn.  
 \*Columbus av, 483, es, 25.8 n 83d, runs e 94.10xe15xn11.6xw100xs25.6, 5-sty stn tnt & str; withdrawn.  
 \*Cypress av, sec St Marys, see St Marys, ss, whole front bet Cypress & Powers avs.  
 \*Powers av, swe St Marys, see St Marys, ss, whole front bet Cypress & Powers avs.  
 \*Powers av (\*), ws, 100 s St Marys, 200.7 x99.3x200.3x99.3, vacant; due, \$16,762.50; T &c, \$2,235; Eltona Realty Co, 10,000

SAMUEL MARX.

\*128TH st, 129 E, ns, 320 e Park av, 20x 99.11, 3-sty & b stn club house; adj Aug 5.

L. J. PHILLIPS & CO.

\*42D st, 550 W (\*), ss, 227.6 e 11 av, 19.7x 98.9, 3-sty stn tnt & str; due, \$9,540.17; T &c, \$1,315; Henry C Kohlman, 10,500

JAMES L. WELLS

\*Tremont av (\*), ss, 255 w Eastern blvd, 116x—x100x24, Throggs Neck; due, \$3,406.57; T&c, \$425; Jno Welcker, 4,350

Total ..... \$651,711  
 Corresponding week 1912 .... 778,872  
 Jan. 1, 1913, to date..... 35,216,265  
 Corresponding period 1912... 31,594,743

**Brooklyn.**

The following are the sales that have taken place during the week ending July 16, 1913, at the Brooklyn Sales rooms, 189 Montague street:

WM. H. SMITH.

ESSEX st (\*), swc Blake av, —x—; Fredk J Heidenreich, 100  
 FULTON st (\*), ss, intersec ses Eastern pkway, runs e102.10xn33.5xn33.5 to Truxton xw 51.10xsw70.8 to beg; Orrie P Cummings, 6,000

GOLD st, es, 134.4 n Tillary, 22x85; Mary Carroll, 3,500  
 MADISON st (\*), ss, 190.3 w Ralph av, 20x 100; Johanna M Haesloop, 3,000  
 MONITOR st (\*), es, 100 s Herbert, 25x100; Oscar L Schwencke, 1,500  
 REEVE pl, swc Sherman, 24.5x75.6; Dickson E Griffith, 2,500  
 W 9TH st, es, 100 s Av S, 16x100; Jay Holding Corp., 2,250  
 W 9TH st, es, 132 s Av S, 16x100; Jay Holding Corp., 2,250  
 W 9TH st, es, 116 s Av S, 16x100; Jay Holding Corp., 2,250  
 E 10TH st (\*), es, 100 s Av K, 260x100; Long Island Investment & Impt Co, 19,350  
 AV I, ns, lots 43 & 44, block 6695; Ellen Malier, 9,000  
 AV N, sec E 18th, 40x100; withdrawn.  
 NOSTRAND av (\*), ws, 20 s Clarendon rd, 20x80; also NOSTRAND av, ws, 60 s Clarendon rd, 40x80; Lottie Loew, 36,100  
 6TH av, ws, 100 s 15th, 25x100; Herman Reis, 2,825

CHARLES SHONGOOD.

UNION st (\*), ns, 313.4 e Hoyt, 16.8x75; Terrence Brady, 1,000  
 E 10TH st (\*), es, 160 s Av M, 60x100; Second United Cities Realty Corp., 1,250  
 79TH st, nes, 171 se 17 av, 20x100; Jacob Melson, 5,807  
 PITKIN av, nec Watkins, 20x75; withdrawn.  
 BUSHWICK av (\*), ws, 50 s Palmetto, 16.8x 75; Conrad Schad et al, 5,000  
 CHURCH av (\*), nws, 24.10 sw E 3d, 20.6x 80.6; Kraslow Constn Co, 6,200  
 HARMAN av, ses, 100 ne Irving av, 25x103; Jos Winkler, 2,150  
 VIENNA av (\*), ss, 60 w Crescent, 20x100; Fredk J Heidenreich, 1,400  
 LOT 105 (\*), map of South Greenfield; Chas J Ryan, 2,000

WM. P. RAE.

ELTON st (\*), ws, 100 s Wortman av, 20x 100; Henry Seinfel, 100  
 PARK pl (\*), ss, 88.8 w Albany av, 16x80; Jno T Andrews, 4,100  
 VARET st (\*), ns, 200 e White, 75x90; Barney Zirinsky, 10,500  
 OCEAN Parkway, ws, 275.1 s Foster av, 23x 150; Herman Schlosser, 4,630  
 (Continued on page 136.)

**A. L. GUIDONE & CO.**

MASON BUILDERS

AND

GENERAL CONTRACTORS

131-133 East 23rd Street, New York

**Wants and Offers**

The rate for Advertising under this heading is 15 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M., Friday.

**WANTED.**

An outside man acquainted with Architects, Contractors and Owners of large buildings in Greater New York.

Liberal terms to energetic man of attractive personality.

Address, stating former employment and qualifications. Box 127, New York Record and Guide.

**ATTENTION!**

We can offer to men of judgment and real estate experience opportunities, financially satisfactory, in our LEASING, SELLING and MORTGAGE DEPARTMENTS. Apply by letter only to M. & L. HESS, 907 Broadway.

YOUNG man in real estate office. Must be experience in renting offices and stores below 59th Street. Apply stating experience, age and salary expected. Address HRH, Box 129, Record & Guide.

**SPECIAL OFFER 50% DISCOUNT.**

We have on hand a very few complete sets of the Annual Number of Record and Guide Quarterly, from 1900 to 1911 (inclusive)—12 volumes. These Annuals are indispensable to Real Estate firms and to any one interested in real estate in Manhattan or Bronx. We offer these 12 volumes at the very low price of \$64.00 for a complete set. Settlement may be made in quarterly payments. (Regular price, \$128.00, net.) You will have to act quickly, as they will not last long. If you need only part of these Annuals to fill out your office set, the special-offer price for volumes 1900 to 1907, inclusive, is \$5.00 each; 1908 to 1911, inclusive, \$10.00 each, while they last. Don't delay a minute. Write or telephone your order to-day. Our telephone is 4800 Bryant. Realty Records Co., 119 West 40th Street, New York.

We are entirely out of the New York Edition of the Record and Guide of June 14 and July 12, 1913. We will pay 20 cents for these numbers, if both sections are delivered to us in good condition. We also need Brooklyn Edition of March 8 and 2, 1913, for which we will pay for both sections 15 cents if in good condition. This offer will expire on July 22, 1913. Record and Guide Company, 119 West 40th Street, New York.

Auction Sales—Brooklyn—Continued.

JAMES L. BRUMLEY.

TRUXTON st (\*), ns, 122.6 e Sackman, 19.6x 100; Wm B Van Buren. 5,000
41ST st (\*), ns, 300 e 13 av, 20x100; Williamsburgh Savgs Bank. 3,200
41ST st (\*), ns, 320 e 13 av, 20x100; Williamsburgh Savgs Bank. 3,200
41ST st (\*), ns, 340 e 13 av, 20x100; Williamsburgh Savgs Bank. 3,200
41ST st (\*), ns, 360 e 13 av, 20x100; Williamsburgh Savgs Bank. 3,200
41ST st (\*), ns, 380 e 13 av, 20x100; Williamsburgh Savgs Bank. 3,200
AV C (\*), swc E 7th, 34x100; Gulian Ross. 5,800

THE CHAUNCEY REAL ESTATE CO.
63D st (\*), ns, 235 w 20 av, 45x100; Jas H McCool. 6,600

Total .....\$167,962
Corresponding week 1912..... 225,865

VOLUNTARY AUCTION SALES.

Brooklyn.

JULY 22.

WM. H. SMITH.

6TH av, 460-2, nws, 92.10 sw 10th, 95.9x17.8 x71.1xirreg, 2-2½-sty fr dwgs.

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:

JULY 19.

No Legal Sales filed for this day.

JULY 21.

14TH st, 500-2 E, sec Av A (No 224), runs s24 x69x27.6xe27x51.9xw96 to beg, 6-sty bk tnt & str; Paul Barus, exr—Nestor Holding Co et al; Cook & Benjamin (A), 189 Montague, Brooklyn; Walker L Otis (R); due, \$25,874.06; T&c, \$1,237.39; sub to 1st mtg of \$55,000; Joseph P Day.

JULY 22.

BARROW st, 53-7, sec Commerce, 19-23.

COMMERCE st, 19-23, ns, 100.2 e Bedford, runs e73.7xn40xw.08xn37.5 to Barrow (Nos 53-7) xw72.11x76.6 to beg, 6-sty bk tnt & str; Harry Bachrach et al exrs—Haase-Lippman Constn Co et al; Isaac Cohen (A), 141 Bway; Chas L Kingsley (R); due, \$18,565.32; T&c, \$859.75; sub to a first mtg of \$72,000; mtg recorded May7 '09; Joseph P Day.

HOME st, 927, see Simpson, nwc Home.

SEABURY pl, sec 172d (No 886 on map 880), 50x100, 5-sty bk tnt & str; Jane E Clark—V B Constn Co et al; Harold Swain (A), 176 Bway; Francis S McAvoy (R); due, \$2,971.90; T&c, \$3,050.83; Joseph P Day.

SIMPSON st, 1201-5, ws, 39.1 n Home, 38.1x 110.10x38.3x106.5, 5-sty bk tnt; Geo Mandel—Gingold Realty Co et al; Action 1; Harold Swain (A), 176 Bway; Wilbur Larremore (R); due, \$9,965.15; T&c, \$1,121.80; D Phoenix Ingraham.

SIMPSON st, nwc Home (No 927), 59.1x106.6 x50.11x101.3, 5-sty bk tnt & str; same—same; Action 2; same (A); same (R); due \$15,261.45; T&c, \$1,682.70; D Phoenix Ingraham.

WHITTIER st, 830, ws, 100 n Garrison av, runs w38.4xn13.2xw75xn21.10xel13.4xs35 to beg, 4-sty bk tnt; Allen H Remsen—Mary Walpole et al; Action 1; Einstein, Townsend & Guiterman (A), 32 Liberty; Geo W Clune (R); due, \$12,723.61; T&c, \$928.77; Joseph P Day.

WHITTIER st, 832, ws, 135 n Garrison av, 25x117.6x25.5x113.5, 4-sty by tnt; same—same; Action 2; same (A); same (R); due, \$12,463.91; T&c, \$928.77; mtg recorded Sept13 '11; Joseph P Day.

20TH st, 201 E, see 3 av, 245.

80TH st, 219-21 W, ns, 275 w Ams av, 50x 102.2, 7-sty bk tnt; Ormond Realty Co—Jno L Taylor et al; Adolph & Henry Bloch (A), 99 Nassau; Enos S Booth (R); due, \$112,983.93; T&c, \$5,190; mtg recorded May24'09; Joseph P Day.

128TH st, 117 E, ns, 216 e Park av, 16x99.11, 3-sty & b stn dwg; Paul E Lamarche gdn—Stephen McCormick et al; R & E J O'Gorman (A), 51 Chambers; Warren Leslie (R); due, \$7,729.83; T&c, \$617.96; Joseph P Day.

137TH st, 218 W, ss, 242 w 7 av, 16x99.11, 3-sty & b stn dwg; Rachel Lustig—Wm H Theobald et al; Jos J Baker (A), 34 Nassau; Bernard C McKenna (R); due, \$3,348.05; T&c, \$282.14; sub to mtg of \$11,000; J H Mayers.

172D st, 886, on map 880 E, see Seabury pl, sec 172.

RIVERSIDE dr, 490, es, 125 s 122d, 100x100, 12-sty bk tnt; Ormond Realty Co—Kinsella Constn Co; Adolph & Henry Bloch (A), 99 Nassau; Cambridge Livingston (R); due, \$43,681.63; T&c, \$—; sub to a first mtg of \$375,000; Joseph P Day.

S OAK dr, ns, 428.7 e N Chestnut dr, 40x100, Wakefield; Danl Mapes, Jr—Dietrich Wortmann et al; Lambert G Mapes (A), 1469 Williamsbridge rd, Westchester; Morris H Mensch (R); due, \$1,586.33; T&c, \$211.16; Jno S Mapes.

TINTON av, 1135, ws, 199.6 s Home, 18.6x110, 3-sty fr tnt; Merchants Co-operative Mtg Co—Henry Raab et al; Milton Hertz (A), 391 Fulton, Bklyn; Maxwell Davidson (R); due, \$2,918.89; T&c, \$151.32; sub to a first mtg of \$5,000; J H Mayers.

3D av, 245, nec 20th (No 201) 21x75, 5-sty bk tnt & str; Guaranty Trust Co of NY—Mary C O'Beirne et al; Alfred W Booraem (A), 44 Cedar; Guy Van Amringe (R); due, \$11,132.56; T&c, \$3,372.57; mtg recorded Oct3'02; Herbert A Sherman.

JULY 23.

79TH st W, nec Riverside dr, see Riverside dr, 70.

106TH st, 238 W, ss, 225 w Ams av, 150x100.11, 6-sty bk tnt; Pauline Shapiro—Raymore Realty Co et al; Louis A Jaffer (A), 51 Chambers; Alex Rosenthal (R); due, \$32,026.83; T&c \$—; sub to five mtgs aggregating \$297,040.88; Saml Marx.

114TH st, 217 E, ns, 260 e 3 av, 25x100.11, 5-sty stn tnt; J Thos Webb—Bertha Schonberger et al; Cannon & Cannon (A), 135 Bway; Max S Levine (R); due, \$18,997.95; T&c, \$838.09; mtg recorded Apr3'07; Henry Brady.

149TH st W, nec Riverside dr, see Riverside dr, 720.

178TH st E, nec Burnside or Valentine av, see Burnside or Valentine av, 1964.

BURNSIDE av or VALENTINE av, 1964, nec 178th, runs n128.9xe80.1xn4.3xe15xs138.6xw60.1 to beg; 6-sty bk tnt & str; Bronx Borough Bank—Irvine Realty Co et al; Jno Mulholland (A), 280 Bway; Jos H Fargis (R); due, \$149,676.85; T&c, \$9,148.52; Joseph P Day.

CRESTON av, 2374, see Creston av, 2374.

CRESTON av, 2374, nec 184th, 124.1x172.10 to Grand Boulevard & Concourse (No 2385) x130.5 x177.1, 2-sty fr dwg & 1-sty stn stable; also GRAND BOULEVARD & CONCOURSE, 2374-84 nec 184th (No 511), 136.11x67.3 to Ryer av (No 2375) x140.1x78.5, 2-sty fr dwg & vacant; also CRESTON av, 2372, sec 184th, 96x95, 2-sty fr-dwg; also 184TH st E, ss, 95 e Creston av, 25x96, vacant; Jas T P Ryan—Francis J Ryan et al; Bernard J Isecke (A), 203 Bway; M Spencer Bevins (R); partition; Joseph P Day.

RIVERSIDE dr, 70, nec 79th, 17.4x66.10x17.2 x69.8, 5-sty bk dwg; Robt F Hubbard—Geo W Lederer et al; Harold Swain (A), 176 Bway; Warren Leslie (R); due, \$28,629.85; T&c, \$2,000; Joseph P Day.

RIVERSIDE dr, 720, nec 149th, 102.1x193.8x 99.11x173.1, 6-sty bk tnt & str; Max Marx—A Feldman Constn Co et al; Action 1; Norman W Chandler (A), 128 Bway; Timothy A Leary (R); due, \$177,236.06; T&c, \$20,942.33; Joseph P Day.

VALENTINE av, 1964, see Burnside av, nec 178.

JULY 24.

75TH st, 241 E, ns, 105 w 2 av, 20x102.2, 4-sty bk tnt & str, 3-sty ext; Emil Frankel—Sol Klein et al; Goldsmith, Rosenthal, Mork & Baum (A), 35 Nassau; Chas C Peters (R); due, \$4,529.72; T&c, \$324.50; sub to a mtg of \$14,000; J H Mayers.

TIEBOUT av, 2235, ws, 37.1 n 182d, 18.2x62.4x 18.6x60.11, 2-sty bk dwg; Mary G Naylor—Cath Deady et al; Cary & Carroll (A), 59 Wall; Phoenix Ingraham (R); due, \$4,113.91; T&c, \$214.07; D Phoenix Ingraham.

WEBSTER av, 2039-43, ws, 225.4 n 179th, 75x 100, 2-5-sty bk tnts; Prospect Investing Co—Cawston Constn Co et al; Stephen W Collins (A), 63 Wall; Warren Leslie (R); due, \$39,093.24; T&c, \$607.56; sub to a prior mtg of \$8,000; Joseph P Day.

JULY 25.

122D st, 218-20, on map 216-18 E, ss, 205 e 3 av, 50x100, 6-sty bk tnt & str; Fidelity Trust Co trustee—Emil Reibstein et al; Gordon Gordon (A), 165 Bway; Edw D Dowling (R); 152D st, 600 W, see Bway, 3671-3.

179TH st, 815 W, see Pinehurst av, 40-54.

180TH st, 820 W, see Pinehurst av, 40-54.

228TH st, 957 E, ns, 571.8 e Bronxwood av, 33.4x114, Wakefield; Edw F Maloney—Jno R Johnson et al; Robt W Maloney (A), 309 Bway; Ellsworth J Healy (R); due, \$2,517.59; T&c, \$50; Joseph P Day.

BROADWAY, 3671-3, swc 152d (No 600), 99.11x150, 6-sty bk tnt & str; Mary J Kingsland—Sun Constn Co et al; W B & G F Chamberlin (A), 31 Nassau; Enos S Booth (R); due, \$253,083.94; T&c, \$3,100; Bryan L Kennelly.

PINEHURST av, 40-54, ws, nwc 179th (No 815), 200.5 to 180th (No820) x112.11x200x100, 4-5-sty bk tnts; Alonzo Co—Rountree Realty Constn Co et al; Weschler & Rothschild (A), 141 Bway; Warren Leslie (R); due, \$29,559.59; T&c, \$1,606.38; sub to three mtgs aggregating \$165,000; Joseph P Day.

JULY 26.

No Legal Sales advertised for these days.

JULY 28.

CLAREMONT av, 188, es, 220 n 125th, 40x100; 5-sty bk tnt; Emma C Linson et al—Anna M Bornhoeft et al; Stoddard & Mark (A), 128 Bway; Bernard Rabbino (R); due, \$6,886.83; T&c, \$108; mtg recorded Mar8'10; Herbert A Sherman.

Brooklyn.

The following advertised legal sales will be held at the Brooklyn Salesrooms, 180 Montague Street, unless otherwise stated:

JULY 19.

No Legal Sales advertised for this day.

JULY 21.

71ST st, nes, 199.7 se 18 av, 18.6x100; Medad E Stone et al—Jacob Kaiser Improvement Co et al; Chas L Clune (A), 2 Rector; Herman W Schmitz (R); Jas L Brumley.

BROOKLYN'S OLDEST Real Estate Office
FIRM ESTABLISHED 1843
The Chauncey Real Estate Co.
187 MONTAGUE ST.
BORO OF BROOKLYN, NEW YORK CITY
Telephones, 4300, 4301, 4302 Main
Appraisers Auctioneers
AGENTS AND GENERAL
Real Estate Brokers
Members
Brooklyn Board of Real Estate Brokers
New York Board of Real Estate Brokers

Telephone {44} Bedford {45} Established 1884
Member
Brooklyn Board of Real Estate Brokers
New York Board of Real Estate Brokers
Allied Real Estate Interests
FRANK H. TYLER
REAL ESTATE BROKER
Appraiser Manager
Expert Testimony Mortgage Loans
1183 FULTON ST. BROOKLYN

LEONARD N. VAUGHAN
General Real Estate Broker
Expert Appraiser
Specializing in HILL SECTION PROPERTIES
909 Fulton Street
Tel., 4171 Prospect Brooklyn

J. D. H. Bergen De Hart Bergen
J. D. H. BERGEN & SON
Real Estate Mortgages Loans
Hill Section
Heights and South Brooklyn
Our Specialty
63 Lafayette Avenue 314 Court Street
at Fulton Street Near Sackett Street
BROOKLYN
Pros. 4770-4771-TELEPHONE-Hamilton698-699

Firm Established 1874
CORWITH BROS.
Greenpoint Real Estate
FACTORY SITES A SPECIALTY
Mortgage Loans, Appraisals, Insurance
Entire Management of Property
851 Manhattan Avenue, Brooklyn

Established 1879
William G. Morrisey
REAL ESTATE BROKER APPRAISER
189 MONTAGUE STREET
Telephone 5856 5857 MAIN

71ST st, nes, 218.1 se 18 av, 18.6x100; Ward H Bones et al—Jacob Kaiser Improvement Co et al; Wm Langdon (A), 2 Rector; Herman W Schmitz (R); Jas L Brumley.

LOTS 166 to 175, block 6; 367 to 375, block 12; 391 to 394, block 12; 423 to 431, block 13; 507 to 526, 530 to 533, block 15, and 664 to 684, 689 to 695, block 21; Alex A Wemmell et al—Island Cities Real Estate Co et al; Kiendl, Smyth & Gross (A), 2590 Atlantic av; Benj T Hock (R); Chas Shongood.

**JULY 22.**

CHESTER st, es, 850 s Sackett, runs e100xs 25xw6.10xse29.5xw8.8xs— to Hunterfly rd xw —xn99.1 to beg; Nassau Trust Co of City Brooklyn—Jos D Cohen, Inc, et al; Edw T Horwill (A), 215 Montague; Robt B Bach (R); Wm H Smith.

78TH st, swc New Utrecht av, 95x111.4; Thos H Dusenbury—Grace E Bucher et al; Allen & Dean (A), 149 Bway; Louis R Bick (R); Wm H Smith.

ALBANY av, ws, 30 s Bergen, 26x100; Henry P Journeay—Jas O Schwann et al; Bonyng & Bonyng (A), 26 Exchange pl, Manhattan; Albt C Aubery (R); Wm H Smith.

BENSON av, sws, 80 se 16 av, 28.4x100; Mary A Young et al—Frank Malczynski et al; Furst & Furst (A), 315 Montague; Meier Steinbrink (R); Wm H Smith.

CLARENDON rd, ss, 25 w E 32, 25x100; Emma L Price—Gleason S Ellsworth et al; Henry M McKean (A), 191 Montague; G Storms Carpenter (R); James L Brumley.

**JULY 23.**

HAWTHORNE st, ss, bet Brooklyn & Kingston avs, lot 35; Nathan Himowich—Ella Timony et al; Murray M Himowich (A), 233 Bway, Manhattan; Frederic N McCoun (R); Chas Shongood.

PACIFIC st, ns, 326 w Hopkinson av, 73.6x 100; Antoinette B DeWitt—Monaton Realty Investing Corp et al; Chas A Clayton (A), 44 Court; Jos A Solovei (R); Wm H Smith.

PRESIDENT st, sec 4 av, 91.10x20; also 4TH av, es, 20 s President, 20x91.10; Leonard E Willis—Felix J H Kernan et al; Joyce & Kavanagh (A), 375 Fulton; Geo B Serenbetz (R); Chas Shongood.

BAY 26TH st, ws, bet Benson av & 86th, lot 69; Ida Zwetschenbaum—Ubalдина Guerra et al; Wm Rappel (A), 478 Rockaway av; Jesse W Johnson (R), Jas L Brumley.

NOSTRAND av, es, bet H & I avs, lot 14; Tax Lien Co of N Y—Jno M Keating et al; Wm Lustgarten (A), 68 William, Manhattan; Harris G Eames (R); Wm H Smith.

SCHENCK av, es, bet Hegeman & Vienna avs, lots 32 to 35; Tax Lien Co of N Y—Victor Fleischman et al; W Lustgarten (A), 68 William, Manhattan; Sarah Stephenson (R); L J Phillips & Co.

8TH av, ses, 120.2 nw 53d, 20x80; Wm V Eberhart—Thos Williams et al; Jas A Sheehan (A), 44 Court; Benj T Hock (R); Chas Shongood.

**JULY 24.**

HENDRIX st, es, 100 s Dumont av, 220x100; Max Wiener et al—Hene Cooper et al; Geo Boochever (A), 27 William, Manhattan; Barker D Letch (R); Wm P Rae.

62D st, ss, 160 w 11 av, 40x170.4; Lienz Purchase Co—Jane L Smith et al; Matthew W Wood (A), 233 Bway, Manhattan; Chas Masone (R); Wm P Rae.

PUTNAM av, ss, 83 e Lewis av, 19x100; Louis Rosenberg Realty Co—Roselle Kirschner et al; Walter L Durack (A), 215 Montague; Harry L Thompson (R); Wm H Smith.

5TH av, es, 61.9 n 72d, 20x105.2; Henry R L Rohlfis—Bridget Rice et al; W A Fischer (A), 350 Fulton; Arthur M Milligan (R); Wm P Rae.

6TH av, es, 40.6 n 1st, 19.10x87.10; Geo Draper—Thos Draper et al; Aug G Klages (A), 154 Nassau, Manhattan; Robt H Haskell (R); Wm H Smith.

LOTS 600 to 602, Sec 17 & 19; Fred C Robbins—Giuseppe Russo; Henry E Heistad (A), 190 Montague; Arthur L Hurley (R); Wm H Smith.

**JULY 25.**

PARK st, nws, 125 ne Bway, 25x100; Henry Vollweiler—Solar Amusement Co et al; Jno J Keane (A), 44 Court; Wm Drennan (R); Wm H Smith.

UNION st, swc New York av, 100x77.3; Albt P Hogle—Bedford Development Co et al; Robt Stewart (A), 375 Fulton; Mabel E Witte (R); Wm H Smith.

W 8TH st, nwc Av S, 20.2x82.6; Borough Bank of Brooklyn—Taft Constn Co et al; Jeremiah Mahoney (A), 51 Chambers, Manhattan; Jno C Judge (R); Wm H Smith.

W 15TH st, ws, 880 n Neptune av, 87.1x 128.9; Chas A Mitchell et al—Alfredo Santo et al; Jos G Giambalvo (A), 732 Flushing av; Asa F Smith (R); Chas Shongood.

74TH st, sws, 300 se 10 av, 20x100; Philip Volkmar—Werner Stumann Bldg & Constn Co et al; Henry Bonawitz (A), 375 Fulton; William Watson (R); Wm H Smith.

92D st, ns, 45 e Gatling pl, 20x95.6; Greater New York Savgs Bank—Louis Flaxman et al; action No 5; Jno E Ruston (A), 220 Bway, Manhattan; Cornelius Fergusson, Jr (R); Wm H Smith.

**JULY 26.**

No Legal Sales advertised for this day.

**JULY 28.**

STATE st, ss, 95 w Columbia, 20x70; also STATE st, ss, 105 e Furman, 20x70; Mary E Scully—Patk J Galligan et al; Joyce & Hoff (A), 258 Bway, Manhattan; Elner G Sammis (R); Wm P Rae.

E 40TH st, es, 200 n Snyder av, 20x114.3; Silas W Stein et al—Annie P Grissler et al; action No 1; Jonas, McKinney & Steinbrink (A), 215 Montague; Aug C Flamman (R); Wm P Rae.

E 40TH st, es, 220 n Snyder av, 20x114.6; same—same; action No. 2; same (A); Louis Karasik (R) Wm P Rae.

E 40TH st, es, 240 n Snyder av, 20x114.8; same—same; action No 3; same (A); Arnold S Furst (R) Wm P Rae.

**FORECLOSURE SUITS.**

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

**Manhattan and Bronx.**

**JULY 12.**

82D st, 536-40 E; Frances Schwab exrx—Sali Fried et al; Brussel & Beebe (A).

133D st, ss, 300 w Lenox av, 33.3x99.11; Mary J Kingsland—Simon Hecht et al; W B & G F Chamberlin (A).

BAINBRIDGE av, nws, 244.7 ne Travers, 52.5x149.1; Kate K Hyde—Margt McCrystal; R W Maloney (A).

SUMMIT av, es, 175 s 162d, 25x100; Alema Realty Exchange Co—Geo F Bache et al; Cohen Bros (A).

8TH av, 2840; also MacCOMBS pl, 21 & 33; N Y County National Bank—Chas H Peckworth et al; Kellogg & Rose (A).

**JULY 14.**

GREENE st, ws, 112.8 n 3d, 20.3x87.5; The Commonwealth Insurance Co of N Y—Annie Brown et al; G A Lewis (A).

112D st, 71 E; Equitable Life Assur Soc of U S—Regina L Reese et al; Alexander & Green (A).

ZEREGA av, es, 79.11 n Maclay av, 20.1x 75.3; Henry T Fowler—Zerega Av Impt Co et al; S H Brown (A).

WEBSTER av, es, 138.7 n Tremont av, 75x 158.11; Lincoln Mtg Co—Raydolph Realty Co et al; H A Blumenthal (A).

**JULY 15.**

DIVISION st, 123-23½; Esther Goldman—Rachel Friedman et al; H M Plateau (A).

122D st, 263 E; Metropolitan Savgs Bank—C N Shurman Investing Co et al; A S & W Hutchins (A).

139TH st, ss, 250 e Lenox av, 50x99.11; David Miller Co—Hunterdon Realty & Constn Co et al; Alexander & Ash (A).

161ST st, 558 W; Columbia-Knickerbocker Trust Co—Bertha H Heintz et al; Davies, Auerbach & Cornell (A).

LENOX av, ws, 81.3 s 118th, 20.1x57.10; Philip Rhineland—Fanny Scheiderberg; Miller & Hartcorn (A).

MARMION av, es, 61 s Fairmount pl, 35.2x 106.10xirreg; Chas R Bietsch—Inter-City Land & Securities Co et al; J D Rogers (A).

RAILROAD av W or PARK av, nwc 158th, 87.6x47; Clare H Gould—Laura S Manning et al; Gould & Wilkie (A).

**JULY 16.**

BROOME st, 299; Margt Jaeger—Sol Rosenfeld et al; Davis & Davis (A).

CHERRY st, 385-9; also SCAMMEL st, 54-6; also WATER st, 632-6; American Mtg Co—Wm Prager et al; M S Borland (A).

DYCKMAN st, swc E st, 100x174.7, to New st x irreg; Farmers' Loan & Trust Co—Loretto W Tannert et al; Geller, Rolston & Horan (A).

34TH st, ss, 132.10 w 3 av, 23.8x99.7; Ludin Realty Co—Jas Corkrey et al; Deyo & Bauerdorf (A).

118TH st, 26 W; Adolph B Ansbacher—Julius Litwak et al; Lachman & Goldsmith (A).

124TH st, ns, 330 e 2 av, 20x100.11; Harlem Savgs Bank—Annie M Kiglutseb et al; E S Clinch (A).

132D st, 277 W; N Y Physicians Mutual Aid Ass'n—Rachel Kantor et al; Geller, Rolston & Horan (A).

134TH st, ns, 60 w 7 av, 17.8x71.9; Rebecca H Wylie—Danl G Terry et al; C E Sutherland (A).

183D st, nc Cambreling av, 100x125; Aug Petrie—Chas A Meixel et al; H F Lippold (A).

6TH av, es, 43.5 s 29th, 20x75; Jane E Britton—Geo J Humphrys et al; Ferriss & Storck (A).

7TH av, ws, 49.11 n 135th, 50x100; Saranac Constn Co—Jos Davis et al; H B Davis (A).

LOT 332, map of Sec B of Vyse estate, Bronx; Jos F Stage, Jr—Emma Gudehuss; L J Langbein (A).

**JULY 17.**

CROSBY st, 35-7; D Brainerd Ray et al—Concetta D Paoli et al; Baylis & Sanborn (A).

GRAND st, 10-14; Dime Savgs Bank of Bklyn—Alex Levett et al; Dykman, Oeland & Kuhn (A).

GREENWICH st, 830; Laura Apfel—Wm D Kilpatrick et al; Lord, Day & Lord (A).

93D st, ss, 237.6 e 2 av, 37.6x100.8; Manhattan Savgs Institution—Hannah Solomon et al; Rapallo & Kennedy (A).

137TH st, 639 E; Progress Holding Co—Geo Bornheim et al; Goldsmith, Rosenthal, Mork & Baum (A).

154TH st, ss, 189.4 w St Nich av, 18.9x99.11; Wm H Jeffers—Josephine Muller et al; Rose & Paskus (A).

171ST st, ss, 140 w Fordham av, 16x100; Morris Cooper—A S Realty Co et al; A O Ernst (A).

WHITE PLAINS rd, es, 56.4 n Bronx pl, 28.1x 101.8; Ellen A Halstead—Wm W Penfield et al; D Burke (A).

5TH av, nwc 138th, 99.11x100; also 5TH av, ws, 99.11 s 139th, 99.11x100; Albt W Pross—Katharine A S Havemeyer; W A Brown (A).

ESTABLISHED 1879

**William P. Rae Co.**

Main Office  
180 MONTAGUE STREET

Uptown Branch  
400 Nostrand Av., adj. Gates Av.

**MANAGERS  
APPRAISERS  
AUCTIONEERS**

**BROOKLYN AND QUEENS**

WE REPRESENT

**JAMAICA HILLCREST  
SEA GATE N. Y. HARBOR**

OFFICE ON EACH PROPERTY

Members Brooklyn Board of R. E. Brokers

HOWARD C. PYLE GEO. H. GRAY

General  
Brooklyn Real Estate  
Brokers

**Howard C. Pyle Co.**

Real Estate Mortgage Loans Expert Appraising Insurance

199 Montague Street BROOKLYN

Telephone, 3385 Main

**WM. H. SMITH**

Real Estate Auctioneer  
Broker and Appraiser

Special attention given to Auction Sales of Real Estate, for Executors, Trustees, Receivers, Partition, Foreclosure or Voluntary Sales, with best possible results.

**REAL ESTATE BUILDING**

189 Montague St. Brooklyn

Telephone 1963 Main

**KETCHAM BROS.**

ESTABLISHED 1891

EVERY BRANCH OF THE  
Real Estate Business

Stuyvesant Section Properties  
Our Specialty

129 RALPH AVENUE

Telephone, 86 Bushwick BROOKLYN

Member Brooklyn Board of Real Estate Brokers

**BROOKLYN  
REAL ESTATE**

EXPERT APPRAISER

**S. WELSCH**

207 MONTAGUE STREET  
Brooklyn

Tel. 2738-9 Main Branch, 177 Seventh Avenue

**THE MAN WHO MAKES MONEY**

He is the one to get advice from. Ask him if he ever thought of Buying, Selling, Renting or Managing Real Estate without securing the services of an old established, reliable, progressive and efficient agent.

**BULKLEY & HORTON CO.**

Established 1870 414 MYRTLE AVENUE  
Phone, Bedford 5400 585 NOSTRAND AVENUE

## Brokers, Attention!

The Realty Associates desire to co-operate with brokers in every way possible. We sell property on easy terms, paying full commissions to brokers.

We have lots, flats, dwellings, and business property in all parts of Brooklyn, making a specialty of our well known **Easy Housekeeping Homes** in Prospect Park East, Fifty-Fourth Street and other sections of Brooklyn.

It will pay you to get in touch with us.

## Realty Associates

Capital and Surplus \$5,000,000  
162 REMSEN ST. BROOKLYN  
Telephone 6480 Main

### Firm Established 1853

John B. Fickling President      Albert A. Watts Vice-Pres. & Treas.

## DAVENPORT REAL ESTATE CO. HILL SECTION SPECIALISTS

Cor. Fulton and S. Oxford Sts.  
BROOKLYN NEW YORK  
TELEPHONE, PROSPECT 2978

Members  
Brooklyn Board of Real Estate Brokers

### BROOKLYN ESTATE MANAGERS

CHAS. L. GILBERT, President

## NOAH CLARK, Inc.

REAL ESTATE  
INSURANCE

Water Fronts, Factory Sites, Appraisals

Main Office

837 Manhattan Avenue

Branches

545 Morgan Avenue      753 Nostrand Avenue  
BROOKLYN, N. Y.

## THE RECORD AND GUIDE

is the oldest paper representing the interests of Real Estate and Building in New York City, and a standard authority on matters relating to these branches.

## Officers and Directors of the Brooklyn Board of Real Estate Brokers



DE HART BERGEN - - - President  
THOMAS HOVENDEN - - - Vice-President  
WILLIAM H. SMITH - - - Treasurer  
EUGENE J. GRANT - - - Secretary

### DIRECTORS

DeHart Bergen      Howard C. Fyle  
Isaac Cortelyou      Eugene J. Grant  
William P. Rue      John F. James  
Thomas Hovenden      David Porter  
Frank H. Tyler      A. J. Waldron  
Wm. G. Morrissey      F. B. Snow  
O. C. Mollenhauer      William H. Smith  
Fenwick B. Small

### DIRECTORS EX-OFFICIO

John Pullman      Arthur B. Gritman

## Foreclosure Suits—Manhattan & Bronx—Continued.

### JULY 18.

137TH st, ns, 84 e Edgcombe av, 16x92; Guaranty Trust Co of N Y—Jno J Egan et al; Stetson, Jennings & Russell (A).

10TH st, 31-3 E; Annie Blaine—Lizzie A Newcombe et al; amended; J O Foote (A).

21ST st, 107 W; Jos Buchler, Ins—Anna C Pell; J W Purdy, Jr (A).

47TH st, ns, 79 w 1 av, 21x50.3; Jno M Eowers et al—Union Holding Co et al; G A Lewis (A).

113TH st, 16 E; French Evangelical Church in the City of N Y—Julia F Treen; J L Boisse (A).

127TH st, 251 W; V Everit Lacy et al—Harriet K Smith et al; Davison & Underhill (A).

12TH st, 227 W; Frank J Davidson—Hannah Jacobs et al; Eppstein & Rosenberg (A).

133D st, 65 W; Augusta Schork—Georgena K Wilson et al; J J Pheelan (A).

136TH st, 134 W; Trstes of Robt College of Constantinople—Jno G Taylor et al; Geller, Rolston & Horan.

COLUMBUS av, es, 26.5 n 97th, 50x100; Stella Abrahamson et al—Jno Rollman et al; Wolf & Kohn (A).

KINGSBRIDGE av, ses, 146.2 sw Terrace View av, 46.2x103.2; Kath L Meuser—Augusta M Van Order et al; T J Farrell (A).

KINGSBRIDGE av, ses, 146.2 sw Terrace View av, 40x101.4; Kath L Meuser—Augusta M Van Order et al; T J Farrell (A).

LENOX av, 430-2; Julius Wolford—Ida Schulz et al; A L Davis (A).

MADISON av, 1824-30; two actions; Helene Fuld—Wm Lefkowitz et al; Kurzman & Frankenhaimer (A).

MANHATTAN av, 386; Cornelia G Chapin—Charlotte E Jones et al; J H Judge (A).

TROY st, ws, 240 s Sidney, —x70.5xirreg; Kate C Boyer—Maud E L Dodge et al; J P Latting (A).

## JUDGMENTS IN FORECLOSURE SUITS.

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

### Manhattan and Bronx.

#### JULY 10.

137TH st, s s, 172 w 7 av, 18x99.11; Germania Life Ins Co—Chas E Picken et al; Dulon & Roe (A); Walter L McCorkle (R); due, \$12,268.33.

#### JULY 11.

No Judgments in Foreclosure Suits filed this day.

#### JULY 12.

128TH st, s s, 223.9 w 2 av, 18.9x99.11; Herman Savgs Bank—Fannie Moses et al; Meyer Auerbach (A); Isidore D Morrison (R); due, \$5,182.09.

#### JULY 14.

ELSMERE pl, ns, 375 w Marmion av, 25x100; Lars Petterson—Mary E Morgan et al; J P Herren (A); Melvin G Palliser (R); due, \$4,615.

43D st, ss, 158 e 5 av, 41x100.5; Jas A Trowbridge—Lena K Hoag; Thos H Baskerville (A); Lyttleton Fox (R); due, \$193,684.98.

#### JULY 15.

117TH st, ns, 98 e Pleasant av, 30x100.11; Chauncey Anderson—Sun Construction Co et al; Anderson, Iselin & Van Lerson (A); Phoenix Ingraham (R); due, \$20,923.33.

145TH st, ns, 190.8 e 3 av, 19.11x100; Francis B Chesedy—Matthew Anderson; Jno B Tallmage (A); Richd E Walsh (R); due, \$1,050.83.

#### JULY 16.

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.

#### JULY 12.

No Lis Pendens filed this day.

#### JULY 14.

215TH st, ss, .800 e 10 av, 50x99.11; David W Brown et al—Chas W Beam et al; partition; H L Franklin (A).

#### JULY 15.

CENTER av, ns, 100 w William, 100x100; also SCOFIELD st, ss, 59 w William, 50x100; Wm J Spain—Lulu T Ash et al; counter claim; Heymann & Herman (A).

LAFONTAINE av, es, bet 179th & 180th, lot 6; Tax Lien Co of N Y—Chas A Ross et al; foreclosure of transfer of tax lien; A Weymann (A).

#### JULY 16.

50TH st, 150 E; Lewis Bergson—Mary Lyons et al; action to foreclose mechanics lien; L J Gold (A).

109TH st, 304 W; Consolidated Roofing Co, Inc—Andw F Murray; action to foreclose mechanics lien; P M Crandell (A).

#### JULY 17.

RENEWICK st, 38-42; H G Vogel Co—Albt Lucelmann; notice of attachment; D Bernstein (A).

178TH st, ns, bet 3 & Bathgate avs, Lot 46; Louis Friedman—Jas V Ganly et al; foreclosure of tax lien; H L Franklin (A).

181ST & 182D sts, bet Belmont & Crotona avs, Lot 80 interior; Louis Friedman—Frank O'Rourke et al; action to foreclose tax lien; H L Franklin (A).

SALT MEADOW land beg at a point marked by a stone monument with a cross thereon, runs se 2,550 to cl Givans Creek xsw—xw890xw 590.11xsw119.8xw73.1xw379.4xw310xn64.1 x ne 400 to beg, known as the Campbell Farm, Bronx; Jno H Campbell—Mary Esch et al; action to confirm title; G R Hawes (A).

### JULY 18.

42D st, nwc 7 av, 131x100.4; Gilbert C Davidson—Anna F Davidson et al; action to set aside conveyance; T More, (A).

139TH st, ss, bet Madison & 5 avs; —x—; also 5TH av, nec 140th, —x—; Emanuel S Heller et al—Meyer A Bernheimer et al; partition; W E Meyer (A).

GRAND blvd & concourse, ws, 125.1 n 192d, 50x109.5x50x108.10; Wm H Wright & Son, Inc—Louisa Cloughen; action to foreclose mechanics lien; J H Hildreth (A).

### Brooklyn.

#### JULY 10.

CONCORD st, nws, 652 sw Atlantic av, 100x100; Herman Richter—Martin Lionhardt et al; Reynolds & Geis (A).

NELSON st, nes, 90 nw Clinton, 20x100; So Bklyn Savgs Inst—Wm J Fitzgerald et al; Coombs & Whitney (A).

17TH st, ns, 133.4 w 7 av, 16.8x90; Hattie K Brown—Jno J Olsen et al; Wray & Pilsbury (A).

56TH st, sws, 540 nw 8 av, 20x100.2; Julius Behn—Acme Homes Co et al; J C Stemmermann (A).

E 93D st, bet Foster av & Farragut rd, —x—; Julius Biederman—Matthew Clarkson et al; A Levitt (A).

ATLANTIC av, nwc Howard av, runs n27.6x w89.7xsw10.7xsw25.6x100 to beg; State Bank—Jno A Mahnken Co et al; Weschler & Kohn (A).

BAY RIDGE pkway, nes, 100 se 11 av, 40x100; also BAY RIDGE pkway, sws, 100 se 11 av, 60x100; Maria P Jarvis—Fredk G Meyer et al; H L Thompson (A).

NEW LOTS rd, ns, 26.6 e Hinsdale, 25x100.7x 91.10x26.6; also NEW LOTS rd, ns, 52.11 e Hinsdale, 25x91.10x83.1x26.6; Empire City Lumber Co—Georgia Bldg Co et al; L Sacks (A).

14TH av, ec 79th, 25x57x20x56.6; Jno G Barchers—Sim Realty Co et al; Barches & Demarest (A).

#### JULY 11.

PACIFIC st, ss, 245 e Buffalo av, 25x107.2; So Bklyn Savgs Inst—Wm Jackson et al; Coombs & Whitney (A).

PACIFIC st, ss, 270 e Buffalo av, 25x107.2; same—same; same (A).

PROSPECT pl, ss, 187 e Carlton av, 44x131; Ward C Hawley—Margt A Beetson; Smith, Schenk & Mc (A).

38TH st, sws, 120.11 se New Utrecht rd, 20x95.2; Gustave Niederehe—Leopold Hausmann et al; G M Moscowitz (A).

54TH st, ss, 283 w 2 av, 17x100.2; Frank B Torrey—Fredk C Day et al; Miller, Kene & L (A).

86TH st, se Bay 25th, 96.8x100; also BAY 26TH st, nws, 100 sw 86th, 60x96.8; Jessie Beasley—Fredk N Fleming et al; partition; Parsons, Classon & M (A).

CONEY ISLAND av, es, 40 s Av O, 20x80; Fredk W Starr—Jno Mersaus Constan Co et al; Manning & Buechner (A).

HAMILTON av, es, 59.10 n Bush, runs e81.4 xw30.2xne10xw24.10xsw2.8xw48.1xsw44.4 to beg; Harry Cook—Victor W Korsak & ano; to set aside deed; N April (A).

NEPTUNE av, ss, 160 e 33d, 77.7x100; Danl London—Jno J Ryan et al; J Gans (A).

NEW YORK av, ws, 80 n Martense, runs 20x 101.2x20x100.11; Jas P Judge—Jos Saladino et al; J P Collins (A).

NEW YORK av, ws, 80 n Martense, runs 20x 100.11x20x100.8; same—same; same (A).

5TH av, es, 50.2 n 22d, 41.9x100x51.3x100; Mechanics Bank—Rosa Adinolfi & ano; to set aside deed; Cook & Benjamin (A).

5TH av, nec 38th, 94.1x100.2; Cosimo Ranalli—Mary Skelly et al; specific performance; H O Dobson (A).

LOTS 756-59, block 7344, map of prop of Harbor & Suburban Bldg Savgs Assn, sec 21-22 of 31st Ward; Minnie Dougherty—Sarah Dougherty; to set aside deed; H Stern (A).

#### JULY 12.

CHESTER st, es, 100.2 n Livonia av, 25x100; Harry Marcus—Pauline Constan Co et al; Herzfeld & Sweedler (A).

CHRISTOPHER st, es, 219.9 n Riverdale av, 20x100; Ida Zwitschenbaum—Rachel Glass et al; W Rappel (A).

HANCOCK st, ns, 630 e Bedford av, 20x100; Jno F Marshall & ano—Lloyd E Marshall et al; partition; S E Faron (A).

WEST st, es, 150 n Bway, 25x100x—x100; Nathan Malmud—Ike Lakowitz & ano; J L Bernstein (A).

9TH st, ns, 157.6 se 4 av, 19x90; Helena Steffens—Sara K Jones et al; C Kempner (A).

43D st, nes, 200 se 12 av, 30x100.2; Germania Savgs Bank—Ellen T Scully & ano; Wingate & Cullen (A).

43D st, ns, 80 w 13 av, 20x100.2; Rosie Levine—Isaac Jaffe & ano; S Bikoff (A).

51ST st, ss, 280 e 3 av, 20x100; Bushwick Savgs Bank—Yettie Gorlin et al; R L Scott (A).

51ST st, ss, 260 e 3 av, 20x100; same—same; same (A).

BATH av, sws, 121.6 nw 17 av, 18x100; Germania Savgs Bank—Laura Riis et al; Wingate—Cullen (A).

ROCKAWAY av, swc Dean, runs w175xs107.2 xe75xn57.2xe100xn50 to beg; Michl Razzano—Giuseppe Razzano et al; J G Grambalvo (A).

ST MARKS av, ns, 290.9 w Rochester av, 25.5x127.9; Louis Dauernheim—Jno J Coleman et al; J A Blanchfield (A).

**JULY 14.**

DEGRAW st, ss, 97.10 e 3 av, 60x100; Natl Savgs Bank of Albany—Richd Godfrey et al; T F Redmond, (A).

PRESIDENT st, nec N Y av, 21.6x120.7; Lucile Peck—Fannie Barasch et al; T F Redmond (A).

E 5TH st, ws, 198.11 n Ft Hamilton Pkway, 40x100; Louis P Mason—Evarine Paulsen et al; T F Redmond (A).

E 7TH st, ws, 346.8 n Cortelyou rd, 26.8x100; Olive S Critten—Alice Silverberg & ano; T F Redmond (A).

E 9TH st, es, 220.3 n Av T, 20x100; Alwin Von Auw—Chas Rosiello et al; Hirsch & Newman (A).

N 9TH st, ss, 100 e Roebing, 25x100; Lewis D Mason—Jos D McVey et al; H L Thompson (A).

20TH st, ss, 62 w 6 av, 19x100; South Bklyn Savgs & Loan Assn—Pasquale Brienza et al; W J Bolger (A).

46TH st, sws, 260 nw 12 av, 40x100.2; Marie F H Cook—Saml Simoff et al; T F Redmond (A).

64TH st, wc 24 av, runs nw409.4xs140.9xse 310.4xne100 to beg; also 64TH st, sc 24 av, runs sw100xe91.11xe98.5xn53.3xnw130.9 to beg; also 64TH st, nc 24 av, runs ne153.4xn65.7xnw 621.1xs—xse468.10 to beg; also 64TH st, ec 24 av, runs se17.5xn100.8xsw72.4 to beg; also 62D st, sc 24 av, runs se87xs56.5xw—xne122.6 to beg; also GRAVESEND av, ws, 339.4 n Av O, runs w205.7xn505.5xe212.9xs206.7xw150 xs 140 xe 50xs40xe100xs94 to beg; also 62D st, nc 24 av, runs ne97.9 xn 148.11xnw—xw15 xs 78.5 xw—xse 469.8 to beg; also 62D st, wc 24 av, runs sw 174.11xw45.8xnw661.9xne47.8xe74.8xn80.6 xe—xse 584.7 to beg; U S Life Ins Co—Manhattan-Gravesend Land Co et al; H L Thompson (A).

73D st, ss, 420 w 19 av, 20x100; Marie L Donohue—Jas M Horton et al; Gannon Seibert & R (A).

73D st, ss, 400 w 19 av, 20x100; same—same; same (A).

73D st, ss, 340 w 19 av, 20x100; same—same; same (A).

73D st, ss, 360 w 19 av, 20x100; same—same; same (A).

73D st, ss, 320 w 19 av, 20x100; same—same; same (A).

73D st, ss, 380 w 19 av, 20x100; Danl J O'Connor—same; same (A).

74TH st, ns, 366.10 e 4 av, 20x90x20x90.2; Jno Johnston—Wm H Fleming et al; Davison & Underhill (A).

ALBEMARLE rd, ss, 50 e E 21st, 50x100; Sherman Loomis—Rae Shindelmann et al; H J Davenport (A).

GREENWOOD av, nec Sherman, runs e20.3x n98.3xw13.10xs100.2 to beg; Henry Lutz—Geo Bauer et al; Bacher & Klein (A).

LIBERTY av, ns, 70.6 e Elton, 32x100; North American Brewing Co—Bernardo Blanda et al; Solinger & Solinger (A).

NEWKIRK av, sc Flatbush av, 45.10x73.8x 86.9; Lawyers Title Ins & Trust Co—Lehigh Land Co et al; Deen, Tracy & M (A).

WILLIAMS av, es, 140 s Blake av, 20x100; Title Guar & Trust Co—Isaac Ortman et al; T F Redmond (A).

**JULY 15**

CEDAR st, ns, 250 w Evergreen av, 40x97.6; Emilie Huber—Natl Athletic Club et al; F Obermier (A).

HANCOCK st, sec Spencer pl, 22x80; Fannie Johnston—Jeannie A P Whitney et al; H J Davenport (A).

PARKSIDE terrace, es, 144.7 n Parkside av, 20x85; Mary A Walsh—Jno C Austin et al; B R Duncan (A).

E 2D st, ws, 360 s Av J, 40x125; Isaac Meyerson—Realty Sales Co; B Berger (A).

4TH st, sws, 424.4 nw Prospect Park W, 17x 100; Catskill Savgs Bank—Virginus J Mayo et al; H L Thompson (A).

E 14TH st, es, 60 s DeKoven et, 50x100; Ernest J Kaltenbach—Ella H Renner et al; M H Latner (A).

55TH st, ns, 280 e 4 av, 20x100.2; Marie Buck—Hannah Bennett & ano; T Witte (A).

81ST st, ss, 185 w 17 av, 17x100; Reinhart H Pfierr—Roccela Realty Co et al; G B Serenbetz (A).

81ST st, ss, 202 w 17 av, 17x100; Peter A Becker—same; same (A).

86TH st, nwc 3 av, runs n85.2xw80xn40xw20 xs125.2xe100 to beg; Mtg Securities Co—Chas Molten et al; H J Davenport (A).

PATCHEN av, es, 60 s Decatur, 20x100; also GROVE ST, ns, 250 w Nicholas av, 20x100; Mary A Roberts—Margt Farrett et al; partition; V A O'Connor (A).

BAY av, swc Wyona, runs w125xs71.3xe19 xs19.6xe106xn90 to beg; Cora O'Connor—Rachel Melnick & ano; D O'Connor (A).

CLASSON av, ws, 169 n Putnam av, 22x100; Geo L Foote—Franklyn Kelly et al; C H Luscomb (A).

GLENMORE av, ss, 40 e Milford, 20x90; N Y Investors Corp—Prudent Realty Co et al; T F Redmond (A).

LAFAYETTE av, ss, 122 w Clermont av, 20.4x 100; Catskill Savgs Bank—Robt Van Iderstine et al; T F Redmond (A).

LIBERTY av, ss, 20.2 w Chestnut, 19.11x70; Henry W Chadeayne—Gustave Girard et al; H L Thompson (A).

STONE av, ws, 225 s Dumont av, 50x100; North River Savgs Bank—Yetta Leher et al; T F Redmond (A).

THROOP av, es, 50 n Park av, 25x100; Bertha Steinberg—Anna M Pföhle et al; M Wyckoff (A).

MEADOW located in 26 Ward bounded on n by the upland, e by meadow land formerly of Jno Leferts, s by bay and w by meadow formerly of Jno Wyckoff, in all 9.19 acres of land; Jno H Ireland—Chas A Van Iderstine et al; partition; J A Warren (A).

**JULY 16.**

CLAYER st, nwc Oakland, 25x75; Green Point Savgs Bank—Rose E Donnelly et al; C & T Perry (A).

DAHLGREN pl, nws, 250 s 88th, 25x125; Mary E Michel—Adolf Magnusson et al; D J McParland (A).

GROVE st, nws, 120 ne Central pl, 20x135; Jno Nolty—Jno L Kruger et al; H A Ingraham (A).

HERKIMER st, ns, 82 e Buffalo av, 18x75; Chas F W Deutsch & ano—Anna McMillan et al; partition; R M Johnston (A).

HOWARD av, es, 62.6 n Chauncey, 18.9x80; Thos H Ahlefeld—Harry Hampson et al; J F Alsgood (A).

NEWPORT av, ss, 20 w Alabama av, 80x100; Isaac Goncharick—Jacob Book et al; partition; J D Nussbaum (A).

PRESIDENT st, ss, 150 w Hicks, 20x100; Title Guar & Trust Co—Morris Scamardella et al; T F Redmond (A).

PROSPECT pl, ns, 159.6 e Utica av, 42x127.9; also BUTLER st, ns, 130 w 5 av, 80x200; also BUTLER st, ns, 330 w 5 av, 20x144.2; also BUTLER st, ns, 110 w 5 av, runs n144.8xw200x s64.3xe200xs80xe20 to beg; Jno V Furey—Jno M Gray; specific performance; O'Brien, Boardman & P (A).

UTICA av, es, 97.6 s Av N, 180x200; Wm S Pendleton—Kriener Realty Co et al; H J Davenport (A).

VERMONT st, ws, 150 n Blake av, 50x100; Ida Zinetschkenbaum—Rosie Sigil; W Rappel (A).

1ST st, ss, 91.9 E 5 av, 18.3x100; Fannie A Hamilton—Frank M Gorman; E A Carley (A).

43D st, ss, 180 e 7 av, 20x100.2; Title Guar & Trust Co—Jno A Harpert et al; T F Redmond (A).

46TH st, ss, bet 5 & 6 avs, —x—; Tax Lien Co of N Y—Eliz Stahl; foreclosure of tax lien; Eliz S Pape (A).

47TH st, ss, 160 w 3 av, 20x100.2; Dimes Savgs Bank—Saml J King & ano; Dykman, Oeland & K (A).

54TH st, nec 5 av, 25x100.2; Michl Hanrahan—Annie T Hanrahan et al; R H Elder (A).

70TH st, ss, 100 e 13 av, 20x100; Augusta N Meeker—Neils Johnson et al; R T Griggs (A).

85TH st, swc 2 av, 140x125; Mrs Frank Leslie—Edith E Saitta & ano; H J Davenport (A).

PENNSYLVANIA av, es, 100 n Virginia av, 210x100; Julia E Davis—Julia C Hancock et al; T J Ritch (A).

ROGERS av, ws, 260 n Clarendon rd, 20x 100; Williamsburgh Savgs Bank—J Henry Small Realty Co et al; S M & D E Meeker (A).

RUTLAND rd, ns, 285 w Bklyn av, 40x100; also E 4TH st, es, 340 s Beverly rd, 60x100; also E 4TH st, es, 310 s Beverly rd, 30x100; also 79TH st, ss, 340 w 5 av, 40x100; Richd K Fox—Geo A Oxx et al; House, Grossman & V (A).

RYDER av, ns, 84 w E 10th, 80.4x19.7x86.7x 20.11; Anna Dohrmann & ano—Creslinskie Construction Co et al; H L Thompson (A).

ST MARKS av, sec Ralph av, 25x89.6; Lydia D Dunning—Rosie Lefkowitz et al; T F Redmond (A).

8TH av, es, 40.2 n 42d, 20x95; Sarah Williamson—Jos G Kreider et al; R T Griggs (A).

LOTS 1318-1320, blk 7111, on map entitled Third Addition to Homecrest; also HOMECREST av, es, 300 s Av U, 40x100; Margt R Stewart—Isabelle W Barker & ano; notice of levy; Stewart & Kelley (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.**

**JULY 12.**

MONTGOMERY st, 35-7; Cooper & Pollock Structural Iron Works—Hebrew Kindergarten & Day Nursery & Spector Contracting Co, Inc (75). 171.75

40TH st, 110-2 W; Leonard Sheet Metal Works—Edw W Browning (73). 1,350.00

WHITE PLAINS av, 3677-81; Attoasio Carrella & Co—Antonio Brandi & Angelo Rezzano (74). 75.00

**JULY 14.**

ST PAUL'S pl, sec Brook av, 47x100; Goodman Constr Co—Kitchen Realty Co. 242.78

41ST st, 127 W; Morris Levin & Sons—Woodbury G Langdon & Aetna Bldg Co. 45.75

175TH st, ss, 96 w Crotona Park N, 48x94; Richd E Thibaut (Inc)—S N Constr Co. 69.48

**JULY 15**

FULTON st, 144; Saml Specter—Thos Hewbold & Isaac Barr, Inc (79). 38.00

LIBERTY st, 105-9; Jos Elias—Geo N Robinson & Jno Kennedy & Son; renewal (85). 1,991.86

LIBERTY st, nwc Church, —x—; D H McLaury Marble Co—Geo N Robinson, Church-Liberty Leasold Co & Jno Kennedy & Son, Inc; renewal (86). 1,093.00

PEARL st, 69; Saml Specter—Mary Bittner & Isaac Barr, Inc (80). 145.00

**Money to Loan on First Mortgages**  
**4½ and 5%**

**Joseph T. McMahon**

**REAL ESTATE and MORTGAGE LOANS**

**188 and 190 MONTAGUE STREET BROOKLYN**  
Telephone 834 Main

**SPECIAL ATTENTION GIVEN TO COLLECTING, RENTING AND MANAGEMENT OF ESTATES**



**HARRY M. LEWIS**  
**REAL ESTATE**

Mortgages Insurance

**189 Montague St., Brooklyn**  
Telephone, Main 808

**JAMES L. BRUMLEY**  
ESTABLISHED 1888

**EXPERT**  
**Real Estate Appraiser**  
**Broker and Auctioneer**

**189 MONTAGUE ST.**  
Telephone **BROOKLYN, N. Y.**

Member Brooklyn Board of R. E. Brokers

**DAVID PORTER**

**Real Estate Agent**  
**Broker, Appraiser**

APPRAISER FOR  
The State of New York  
The City of New York  
The Equitable Life Assurance Society  
The U. S. Title Guaranty Co.  
The Home Trust Company, etc., etc.

**189 MONTAGUE STREET**  
Telephone, 828 Main **BROOKLYN, N. Y.**

**WINDSOR LAND and IMPROVEMENT CO.**  
D. Maujer McLaughlin, President

**Modern Home Developments on Long Island at FLORAL PARK, OCEANSIDE, HEMPSTEAD, VALLEY STREAM, ROCKVILLE CENTRE, LYNBROOK, EAST ROCKAWAY, ROSEDALE and ST. ALBANS.**

**MAIN OFFICE, Times Building,**  
42d Street and Broadway, New York City  
**BROOKLYN OFFICE, Temple Bar Building**  
44 Court Street  
**PENNSYLVANIA TERMINAL OFFICE,**  
224-226 W. 34th Street, N. Y. City

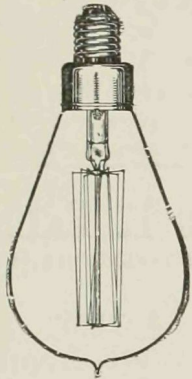
**Mechanics' Liens Manhattan and Bronx**  
(Continued).

24TH st, 17 W; Nathan Paris—Paul Shotland & Jno Kelly, Jr; renewal (84). 375.00  
49TH st, 547 W; Saml Specter—Michl Hallinan & Isaac Barr, Inc (81). 50.00  
178TH st, ss, whole front bet Mapes & Prospect avs, 295x47; Henry G. Silleck, Jr—Middle Bronx Realty & Constn Co (83). 182.80  
AMSTERDAM av, nes Cathedral pkway, 75x200; Jacob C Vreeland—Cathedral Church st John the Divine & W Shelton Swallow Co; renewal (87). 827.18  
BROADWAY, sec 145th, —x—; Conrad Bernard—Jno J Healy, Kramer Engineering Co & Triumph Ice Machine Co (88). 108.50  
ELTON av, S10; Wm Keauth—Mary A Walters (82). 103.00

**JULY 16.**

BARRETTO st, nec Simpson, 105x200; Williams & Spadaccini—Simbar Realty Corp; renewal; (96). 1,117.85  
BLEECKER, st, 21-3; Saml Blau—Max Teitelbaum & Abe Warm (100). 200.00  
ESSEX st, 100-2; Industrial Iron Works, Inc—Abr L Kass & Fleischmann Bros Co (101). 2,821.35  
4TH st, 167 E; Danl Samet—Thos Winzmulter & Jno Sullivan (98). 51.00

**Lower Cost for Electric Lighting in Brooklyn**



**Mazda (Tungsten) Lamps**  
on  
**FREE RENEWAL**

Beginning August 1st all customers under retail contract, upon presentation of lamp pass book and return of old lamps, bulbs unbroken, may obtain 100 watt, 150 watt, 350 watt and 500 watt Mazda lamps without charge and upon free renewal.

The prices of 10 watt, 15 watt, 25 watt, 40 watt and 60 watt Mazda lamps are reduced, beginning the same date, from 30 cents to 20 cents each, or 33 1/3%.

This is equivalent to a reduction in the rate for electric light.

Are you obtaining the advantages and conveniences of electricity? If not, why longer delay when Edison Service is available at a surprisingly low cost? If your building is not wired, maybe we can assist you to wire it.

**Edison Electric Illuminating Company of Brooklyn**  
360 Pearl Street  
884 Broadway 5114 5th Ave.  
Telephone 8000 Main  
(Connecting All Branches)

13TH st, 427-9 E; Cross, Austin & Ireland Lumber Co—Carishbrooke Realty Co; renewal (92). 473.90  
40TH st, 110-2 W; Chas H Darmstadt—Edw W Browning (102). 2,659.00  
97TH st, 147 E; Klenert & Rosenbluth, Inc—Jno Doe & J Rothenberg (94). 113.55  
124TH st, ss, 300 w Amsterdam av, 100x100.11; Wm R Conklin—Martha Bldg Corp (99). 2,437.41  
MADISON av, 1714; Carmine Doino—Paul Henko & Levine & Posner (90). 30.00  
SOUTHERN blvd, sec Aluds, 92x189xirreg; Williams & Spadaccini—Eberhardt & Podgur; renewal (91). 1,026.45  
SOUTHERN blvd, 951-9; Pittsburgh Meter Co—Henry Flohn & Wm A Haase (93). 100.00  
4TH av, swc 30th, 100x100; Francis J L Doel—430 4th Av Co & P C Stuart Co (89). 210.00  
8TH av, 754-6; Rahtz & Schnitzer—Henry Claman (97). 450.00

**JULY 17.**

GREENWICH st, 411-23; Jno Halpin—Hoffman Estate & Patk J West (110). 9.00  
SAME prop; Wm Blaney—same (111). 24.00  
SAME prop; Jos Flanagan—same (112). 10.00  
SAME prop; Patk Dougherty—same (113). 24.00  
SAME prop; Dennis Dillon—same (114). 10.00  
HESTER st, 91-3; Louis Borscher—Morris Goldstein (107). 75.00  
PEARL st, 69; Saml Harris—Mary Bittner Jno McAdam & Isaac Barr (119). 95.00  
40TH st, 110-12 W; Pittsburgh Plate Glass Co—Edw W Browning (105). 900.00  
48TH st, 168 W; Adolph Weisz—Fredk F Bruock, Saml H Wilson, Wm Hoegg, Richd Cole & Adolf Meyersburg (117). 25.00  
76TH st, 356-62 E; F W Seagrist Jr Co—Mary F McGuiness, Thos E McGuiness, East End Amusement Co & Julius M Schwartz (108). 72.45  
SAME prop; Kalt Lumber Co—Mary F & Thos E McGuiness, East End Amusement Co & E M Ehrlich & Sons (109). 151.27  
171ST st, 175TH st, FT WASHINGTON av & HAVEN av, —x—; Olin J Stephens Inc—Ft Washington Realty Co, Mary R Wright & Jas Garofano & Son (115). 198.30  
SAME prop; same—Ft Washington Realty Co & Jas Garofano & Son (116). 198.36  
BROADWAY, 1508-12; E B Latham & Co—Hotel Rector Co & "Rectors" (106). 355.22  
BROOK av, sec St Pauls pl, 47x100; Goodman Constn Co—Andw Kitchen Realty Co (118). 242.78  
WHITLOCK av, 832-4 & 864-72; Saml Aaronson—Lockwhit Co (103). 110.00

**JULY 18.**

GRANT st, 580; Philip Repatzky—Emma Geizler, Estate of Louis Rosenberg & Louis Rosenberg (124). 545.00  
HOUSTON st, E, ns, 42 e Elizabeth, 22x90; Hyman Galif—Baker & Kenny, Geo J Kenny, Wm J Kenny, Luigi Favata & Jno Baker (121). 75.25  
LORING pl, es, 170 s Fordham rd, 100x116x100x122; Tony F Carfagno—Jno Beckmann & Beckmann Realty & Constn Co & Brina & Tangredi (126). 116.67  
4TH st, 167 E; Shanker Metal Ceiling Co, Inc—Thos Windmuller & Jno Sullivan (129). 285.00  
48TH st, 168 W; Noah Fells—Margt C Magan & Henry C Smith (122). 27.67  
BROADWAY, sec 145th, 99.11x100; Conrad Bernhard—Jno J Healy, Triumph Ice Machine Co & Kramer Engineering Co (128). 108.50  
HUNTS POINT rd, 866-8; Chas Shapiro—Geo G Graham Constn Co & C Steinmetz (123). 255.65  
3D av, swc 183d, 94x58; Sam Rosen—Pocano Realty Co, Jas & Amelia Faning; renewal; (127). 588.00  
3D av, 1439; Bernard Krause—Max Greenberg & Rainbow Amusement Co (120). 250.23  
5TH av, es, whole front bet 104th & 105th, 201.10x200; Empire Fire Proofing Door Co—Amusement Enterprises, Inc, & Joel Bjork (125). 75.00

**Brooklyn.**

**JULY 10.**

PROSPECT pl, ns, 100 w Ralph av, 160x127.9; Manhattan Stair Bldg Co—Miller Bldg Co & Isaac Miller. 24.00  
BROADWAY, 678; Jos Kahan—Harry Slawy. 1,600.00  
SNEDIKER av, es, 210 n Hegeman av, 80x100; Simon Holland—Max Rosenberg & Harris Chesanowitz. 50.00

**JULY 11.**

WARWICK st, 590; David Wortzman—Isidore & Celie Singer. 45.00  
WILLOUGHBY st, ns, 146 e Raymond, runs n107.7xe50.3xe25.6xe25.6xe92.3xw75 to beg; Louis Tannenbaum—Annie Sterens & Jacob Kierlander. 170.00  
S 1ST st, 183; Harry Jaffe—Morris Ruderman & Michl Schlossberg. 80.62  
CATON av, sec E 21, runs s192.2xe150xn100 xw100xn109.6xw52.11 to beg; Albt & Danielson—Ginsberg & Moss Realty Co & Friedman & Cooper. 83.40  
SCHENECTADY av, es, 100 n Park pl; Robt Grafton—Johanna Grafton. 4,500.00  
5TH av, 5302; Lawrence C Minden—Glass & Lieberman. 1,497.18

**JULY 12.**

W 5TH st, nwc Av R, 100x340; Hercules Perfection Pressed Stone Co—Chas A Rippman & Rainesford K Chute. 2,730.25

66TH st, sws; also 67TH st, nes, 83x200; Levin Kronenberg & Co—West End Impt Co & Harry Lippman. 1,200.00  
SARATOGA av, 492; Aaron Kaufman—Jacob Moss & Saml Lester. 50.00  
SNEDIKER av, ws, 60 s Blake av, 100x100; Empire City Lumber Co—Snediker Constn Co, Louis Kesselman, Hyman Silver, Esther Klein & Rachmiel Sohnen. 809.73  
UTICA av, es, 100 s Union, 55x100; Terwilliger Floor Mfg Co—Van Brunt Bldg Co. 563.00  
UTICA av, es, 100 s Union, 55.7x100; Columbia Mantel Co—Van Brunt Bldg Co. 112.00

**JULY 14.**

35TH st, ws, 300 n Av K, 180x100; Star Woodturning Co—H K Realty Co. 210.00  
40TH st, ss, 80 w 8 av, 20x50.2; Benj Getzoff—Rosie Daniel. 1,895.00  
SNEDIKER av, ws, 60 s Blake av, 100x100; Jos Samlowitz—Snediker Constn Co. 140.00  
SUMNER av, nwc Hart, 17x100; Flushing IronWorks—Carrie Adler & Barwell-Blume Constn Co. 100.00  
WYCKOFF av, 273-5; Isaac Feldman—Chas Antony & Christian Bauer Jr. 208.44  
WYCKOFF av, nes, 100 nw Grove; Meserole Masons Material Co—Christian Bauer Jr & Frank M & Anna Muller. 223.56

**JULY 15**

GATLING pl, ws, 100 s 86th, 140x100; Christian Grovertron—Antonio Tadross. 70.00  
LORIMER st, 664-6; Vincent Marsilia—H B Scherman & Sons, Lion Brewery, Agostino Calvendo, Sam Ceper & Mini Rozzuto. 66.70  
STERLING pl, ss, 89.10 e Bedford av, 20x122; Terma Kramer—M & J Constn Co. 600.00  
49TH st, 1649; Chas P Cannella—Luisa Cravolino. 450.00  
BROADWAY, sws, 20.6 nw Whipple, 20x89.10x20.6x85.1; Herman Feiner—Harry Schlaw. 112.00  
WYCKOFF av, 273-5; Benj H Becker—Chas Antoni & Christian Bauer, Jr. 180.00

**JULY 16.**

BALTIC ST, 428; Benj Gold—Giuseppe Sioraniello & Vernon Mason Bldg Co. 750.00  
HOWARD av, swc Dean, 90x107.2; Harry Orikner—Jasum Realty Co. 307.50  
STERLING pl, 814; Sidney G Tanner—F E Spherier. 75.00  
STERLING pl, 814; F H Hellmund—Francis E Spherier & Bklyn Auto Repair Co. 431.25  
ST MARKS av, ns, 325 e Rockaway av, 25x127.9; Hyman Mendelowitz—Nathan Rolnick & Minnie Levine. 460.00  
SAME prop; Klein Material Co—same. 136.50  
ST MARKS av, ns, 325 e Rockaway av, 25x127; Treib & Brodsky Inc—Minnie Levin, Nathan Rolnick & Jno Zommick. 500.00  
WILLIAMS av, ws, 170 n Hegeman av, 200x100; Klein Material Co—Square Bldg Co. 289.43  
WILLIAMS av, ws, 170 n Hegeman av, 140x100; Hyman Goodson—Square Bldg Co. 2,040.00  
SAME prop; Hyman Mendelowitz—same. 830.00  
WILLIAMS av, ws, 170 s Hegeman av, 200x100; Metropolis Lumber Co—Square Bldg Co & Nathan Rolnick. 610.00  
WILLIAMS av, ws, 170 n Hegeman av, 200x100; Treib & Brodsky Inc—Square Bldg Co & Nathan Rolnick. 800.00

**SATISFIED MECHANICS' LIENS.**

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

**Manhattan and Bronx.**

**JULY 12.**

5TH av, 436; Jas T Bender—Jno Doe et al; May17'13. 222.95

**JULY 14.**

RIVERSIDE DRIVE, es, 193.10 s 129th, 50x92; Max Zudeck—London Constn Co et al; July 7'13. 120.00

4TH av, 377; American Circular Loom Co—Wm W Heroy et al; April4'13. 195.20

**JULY 15**

HOUSTON st, 78 E; Saml Popsik—Geo J Kenny et al; April6'13. 38.50

**JULY 16.**

20TH st, 521-7 W; Jno C Edmead—Paker & Williams et al; June23'13. 175.00

BROADWAY, nec 165th; Jno J Conway—Broadway & 165th St Realty Co et al; July10 '12. 1,100.00

**JULY 17.**

BROAD st, 41; Habirshaw Wire Co—Broad Exchange Co et al; July17'13. 915.42

30TH st, ns, 175 w 5 av; I W & C Horn Co—W 30th St Constn Co et al; July16'13. 190.00

46TH st, 616-20 W; White Fireproof Constn Co—Alex Brown Jr et al; July3'13. 1,087.37

INTERVALE av, sec 163d; Alex Thomson—Simbar Realty Co et al; June5'13. 550.00

**JULY 18.**

CENTRAL PARK W, 65; Frank W Astarita—Geo E Leonard et al; Mar3'13. 174.90

164TH st, 453 W; Saml Belkind—Julius M Cohen et al; Oct31'12. 1,368.00

WASHINGTON av, nec Fletcher; Rotberg & Rosenbliett—Nora Constn Co et al; June17'13. 250.00

Brooklyn.

JULY 10.

CARROLL st, ss, 140 e Nostrand av. —x—; R L Williams—Thos Brown; June27'13. 35.00
40TH st, ss, 300 e 5 av, 50x100.2; Spencer Heater Co—Ocean Breeze Co; Dec23'12. 350.00
LIVONIA av, sec Powell, 100x100; Julius Friedman—Powell Impt Co & Markowitz & Rothstein; July5'13. 128.95
18TH av, ws, 100 s 60th. —x—; R L Williams—Hilda Nelson; June27'13. 25.00

JULY 11.

E 35TH st, ws, 300 n Av K, 100x180; Krassner & Rifkin—H & K Realty Co; June30'13. 126.55
E 35TH st, ws, 300 n Av K, 100x180; Audley Clark Co—H & K Realty Co; June23'13. 215.44
PENNSYLVANIA av, es, 150 n Pitkin av, 25x100; E N Y Mason Material Co—Louis Hurowitz & Abr Rubin; Mar20'13. 166.92

JULY 12.

64TH st, ns, 490 w 19 av, 23.4x82.6; I Ciaccio & Son—Tectonic Corp; May15'13. 170.00

JULY 14.

HOWARD av, swc Dean, 107.2x90; Chas J Rosenblum—Jasum Realty Co; June30'13. 126.00
HOWARD av, swc Dean, 107.2x90; Louis Brook—Jasum Realty Co & J Sommer; June30'13. 439.90
LINCOLN av, ws, 100 s Sutter av, 20x100; Brislin Co—Antonio Falletta; June26'13. 175.00
SAME prop; same—same; June4'13. 700.00
PROSPECT pl, nwc Ralph av, 328x100; G De Stefano—Miller Bldg Co; May15'13. 3,200.00
THATFORD av, 336-S; Otis Elevator Co—Ida Klein; Aug31'10. 175.00
W 17TH st, Coney Island Creek. —x—; Cross, Austin & Ireland Lumber Co—N Cappiello & Constn Material & Coal Co; Apr22'10. 755.84

JULY 15

NEWPORT av, ns, 80 e Amboy, 20x100; L Lapidus Co—Isaac Garlick; June12'13. 3,050.00

JULY 16.

JEFFERSON av, ns, 138 w Tompkins av.—x—; Percy J Warsford—Anna L Stevenson; Oct 17'13. 298.00
WILLIAMS av, ws, 100 n Dumont av, 100x100; E New York Mason Material Co—Metropolis Lumber Co & Grant Bldg Co; May1'13. 436.29
SAME prop; same—same & Annie Steinfeld; May2'13. 436.29
81ST st, ns, 336.6 e 4 av. —x—; same—Jno Rubino & Jno Johnson; May14'13. 40.90
SAME prop—same—Jno Rubino; Mar10'13. 40.90
81ST st, ns, 376.6 e 4 av. —x—; Chas W Isaacson—H W Rubins & J Johnson; May14'13. 55.50
SAME prop; same—Henry W Rubino; Mar18'13. 50.90

1discharged by aeposit.
2Discharged by bond.
3Discharged by order of Court.

ATTACHMENTS.

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

Manhattan and Bronx.

JULY 10.

Mitchell, Wayne A; R H Rountree & Co; \$3.-220; J R Abney.

JULY 11.

No Attachments filed this day.

JULY 12.

Claremont Silk Mill, Inc; Nathan Hammer; \$5,705; D. L. Podell.
Horn, Adolph B; Arthur J Jackson; \$1,650; Rounds, Schurman & Dwight.

JULY 14, 15 & 16.

No Attachments filed these days.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan and Bronx.

JULY 11, 12, 14, 15, 16, 17.

Albion Constn Co. St Nicholas av, nwc 164th.—x—.Raisler Heating Co. Heating Apparatus. 7,000
Hall, Harry. 61 W 124th..Mary Z Raport. Lease, &c. 2,500
Jno Kennedy & Son. 8-10 Church..Otis Elevator Co. Elevator; renewal.
Rainbow Amusement Co., 1439 3 av..Rothberg & Rosenblatt. Fixtures. 150
Reece & Fortkane, 1714-18 Madison av..Rothberg & Rosenblatt. Fixtures. 120
Randall, Max, 673 E 176th..Isaac Shapfro. Grocery store. Bill of sale. nom
Zimmermann, Gotthelf, 11 Park Row..Rothberg & Rosenblatt. Fixtures. 65.00

Brooklyn.

JULY 10, 11, 12, 14, 15, 16.

Catluck Constn Co. Hopkinson av nr Lott av..Globe Mantel & Mirror Co. Consols. \$64
Same..Progress Gas Fix Co. Gas Fix. 65
Latest Constn Co. 18th av from 62d to 63d —x—.A Weinstock. Mantels. 460
H K Realty Co. E 35th bet Avs J & K..Colonial Mantel & Refrigerator Co. Mantels. 288

Borrowers

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

Lawyers Title Insurance & Trust Co.

CAPITAL \$4,000,000 - - SURPLUS \$5,500,000

160 Broadway, Manhattan
1425 St. Nicholas Avenue, Manhattan
381-383 East 149th Street

188 Montague St., Brooklyn
1354 Broadway, Brooklyn
367 Fulton St., Jamaica



Approved Fire Appliances

Safety Fire Bucket Tank
Safety Fire Extinguisher

LABELED HOSE
WATCHMAN'S CLOCKS
GASOLINE CANS
HOSE RACKS
WASTE CANS
FIRE AXES and HOOKS

Send for Catalogue and Prices

SAFETY FIRE EXTINGUISHER CO.

291-3 Seventh Ave. Tel. 3356 Mad. Sq. New York



DEPARTMENTAL RULINGS.

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

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

BUILDING LOAN CONTRACTS.

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

Manhattan and Bronx.

JULY 12.

187TH st, nec Crescent av, 45x88.11xirreg; Manhattan Mtg Co loans Nista Constn Co, Inc. to erect a —sty bldg; — payments. 14,000

JULY 14.

No Building Loan Contracts filed this day.

JULY 15

225TH st, ss, 182 e Bronxwood av, 25x100, to Corsa la; North Side Mtg Corpn loans Jos & Giovanni Raus to erect a 2-sty dwelling; 3 payments. 3,200

BROADWAY, sec 79th st, 102.2x101.8; City Mtg Co loans Paterno Bros to erect a 12-sty apartment; 13 payments. 600,000

BROADWAY, nec 78th, 102.2x103.10; same loans same to erect a 12-sty apartment; 13 payments. 600,000

JULY 16.

PRATT av, es, 840.3 s Kingsbridge rd, 25x100; Eastchester Savgs Bank loans Emma K Leihbasher to erect a —sty bldg; — payments. 3,500

JULY 17.

HOME st, s s, 100 w Southern blvd, 50x106.7 x irreg; Comity Mtg Co loans Keilbert Constn Co, Inc, to erect a 5-sty bldg; 9 payments. 30,000

JULY 18.

BAILEY av, es, 226.8 s Heath av, 60.3x52.2x 61.3x69.9; Central Mtg Co loans Fordham Realty Co to erect a — sty bldg; — payments. 12,000

ORDERS.

Brooklyn.

JULY 11.

E 13TH st, nwc Av P, —x—; Provident Associates on N Y Title Ins Co to pay Hay Walker Brick Co. 570.00

LOUISIANA av, ws, 200 s Hegeman av, 20x65, Max Fein on Henry Weiseman & K Kalomonowitz to pay Simon Gasiver & Co. 168.00

JULY 12.

WYCKOFF av, 273-5— Christian Bauer, Jr. on Chas Antony to pay I Feldman. 208.44

JULY 10, 14, 15 & 16,

No Orders filed these days,

BUREAU OF FIRE PREVENTION.

157 East 67th Street.

ORDERS SERVED.

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

Orders marked "H" are omitted from these records.

MANHATTAN ORDERS SERVED.

Named Streets.

- Attorney st, 80—David Korn.....C
Cathedral pkwy, 38—Marcellus Hartley Est..C
Catherine st, 14—Max J Shultz.....C
East Bway, 49—Louis J Robinson.....G-E-C-O
East Bway, 49—Chas F Fishman.....E-G-A
East Bway, 49—Jos Solomon.....B
East Bway, 59—Morris Levy et al.....G
East Bway, 103—Harris Rubin.....C-E-G-A
East Bway, 2-6—Morris & Louis Golde.....A-C
Elizabeth st, 49-51—Barnet Tepler.....D
Front st, 76—Est Cordelia S Jones.....G-C-B
Grand st, 313—Edw Ridley .....C
Monroe st, 290—Saml Strauss.....C
Monroe st, 286—Leon Tuchmann.....C
Spring st, 53—Georgianna G R Wendel.....C
Washington st, 60-2—Stephen Corkemay.....C
Washington st, 81-5—Dan J & Dominick J Faour .....C
Worth st, 155—Five Points House of Industry .....A

Numbered Streets.

- 3d st, 321-3 E—Fannie Osnowitz.....C
11th st, 337 E—Mrs B M Dipple.....G
11th st, 54 E—Wm Pilgrim & Sons.....A-D
11th st, 54 E—Carl Feinstein.....G-C-D
11th st, 54 E—Israel Rosenberg & Bro..D-G-C
11th st, 54 E—Define Raincoat Co.....D-G-C
11th st, 54 E—Morris Eosin .....G-C-D
11th st, 54 E—Isidor Rudes & Jacob Harris .....D-G-C
11th st, 54 E—Rubin Fine.....G-C-D
14th st, 150 E—Empire Film Co.....K-G-C

Departmental Rulings (Continued).

Table listing departmental rulings with columns for address (e.g., 16th st, 654 E), business name (e.g., Patk Skelly), and classification code (e.g., C, D, H).

Named Avenues.

Table listing named avenues with columns for address (e.g., Amsterdam av, 947), business name (e.g., Agnes B Smith), and classification code (e.g., C, A, B).

Numbered Avenues.

Table listing numbered avenues with columns for address (e.g., 1st av, 1995), business name (e.g., Jno Young), and classification code (e.g., C, G, A, E, D).

BROOKLYN ORDERS SERVED.

Named Streets.

Table listing named streets in Brooklyn with columns for address (e.g., Fulton st, 422-36), business name (e.g., Abraham & Straus), and classification code (e.g., B, F, G, C, H).

Numbered Streets.

Table listing numbered streets in Brooklyn with columns for address (e.g., 7th st, 265), business name (e.g., Paul Levy), and classification code (e.g., G).

Named Avenues.

Table listing named avenues with columns for address (e.g., Bedford av, 944), business name (e.g., Henry W Bischoff et al.), and classification code (e.g., G, B-C, A, C, G, G, G, C).

QUEENS ORDERS SERVED.

Numbered Streets.

Table listing numbered streets in Queens with columns for address (e.g., 67th st & Boulevard), business name (e.g., Arverne-Jacob Ruben), and classification code (e.g., E-F-A).

CONSERVING PUBLIC FUNDS.

List of Construction Jobs That Have Been Held Up By City Authorities.

The Corporate Stock Budget Committee of the Board of Estimate found that authorizations to the extent of \$8,040,417.56 could be rescinded without injury to the departments or the city, and the Board of Aldermen concurred. In the City Record of June 12 will be found printed the full schedule of rescindments, some of the large items from which have been heretofore printed.

Of course a large proportion of the items represented construction work in wide variety, which would have been very helpful to the building trades and the loss of which will be felt. The largest item eliminated was \$3,000,000, for the extension of Seventh avenue and the widening of Varick street, but this does not signify that the improvement will not be made, only that it will be paid for in another way. Some of the principle items stricken out are the following:

Construction and equipment of public comfort stations, Borough of Brooklyn, \$28,287. Dredging, in the 8th Ward, Borough of Brooklyn, \$24,135. Bridges and approaches over the N. Y. & H. R. R. and the Bronx River at Gunhill road, \$170,000. Construction of public comfort station at 138th street and Third avenue, Borough of The Bronx, \$25,000. Grand Boulevard and Concourse construction of transverse road at 161st street, \$225,000. Acquisition of land and construction of building, interior public bath at Ridgewood, Queens, \$25,000. Refuse destructor at Tottenville, Borough of Richmond—acquisition of land and construction of building, \$26,000. Construction of a wall or fence around county jail at Richmond, \$9,500. Erection of music stand, refreshment pavilion and comfort station, Mt. St. Vincent, Central Park, \$47,500. Hester Street Park Fund, \$79,027.31. Improvement of plots on Broadway from 110th to 122d streets, \$4,500. Improvement of Transverse road at 65th street, Central Park, \$24,500. Improvement of Transverse road at 96th street, Central Park, \$24,500. Improvement of playgrounds, throughout the city, \$33,000. Public parks in 12th Ward, bounded by 145th and 155th streets, Bradhurst and Edgecombe avenues, \$75,468.68. Rebuilding of Bow Bridge in Central Park, \$24,500. Repaving 79th street, Transverse road, across Central Park, \$24,500. New Aquarium Building in Battery Park, construction of foundation and walls of wings, \$170,900. General improvement of Silver Lake Park, Borough of Richmond, \$35,000. General improvement of Triangle at Washington Park, Stapleton, \$15,000. Construction of manue pits adjacent to park stations in the Borough of The Bronx, \$15,000. Construction of shelter and locker house, McLaughlin Park, \$39,500.

Completion of Shore road, between 1st and Fort Hamilton avenues, \$1,130,000. Amend resolutions of Board of Estimate and Apportionment, and Board of Aldermen, adopted, respectively, July 2 and July 13, 1909, to provide means for the erection of new Bellevue Hospital, to read \$400,000 instead of \$500,000, thereby rescinding an amount of \$100,000. Construction and equipment of buildings for bridge purposes, Brooklyn side of the Brooklyn Bridge, \$158,000. Construction and installation of elevators in the Municipal Building, \$100,000. Improvement upon and to property below Manhattan Bridge, \$150,000. Amend resolution by the Board of Estimate and Apportionment February 25, 1910, which provided \$925,000 additional to be used for the erection, construction and furnishing of a new building for the New York Public Library, Astor, Lenox and Tilden Foundations, Fifth avenue, between 40th and 42d streets, to read \$82,776.70, thereby rescinding \$92,223.30. New police headquarters building, \$26,300. Furnishing and equipping new police headquarters building, \$25,000.

6,000 WORKING ON SUBWAY.

27 Miles of Rapid Transit Road Now Under Construction by 14 Contracting Firms.

Counting in the Steinway Tunnel, title for which will soon be transferred to the city for a consideration of \$3,000,000, and the contract for Section No. 4 of the Broadway subway, which will probably be awarded at a figure between \$2,500,000 and \$3,000,000, the City of New York will soon have under construction new subway and elevated lines for the Dual System of rapid transit to cost upwards of \$81,000,000. The latest report of the Division Engineers of the Public Service Commission for the First District, shows that this work covers about 27 miles of new rapid transit railroad with probably nearly 100 miles of single track, as almost all of the work now under way is four-track construction.

Of the total mileage under construction about 21 miles are underground and 6 miles elevated railroad. About 9 miles of subway and all of the elevated railroad is for operation by the Interborough Rapid Transit Company, and about 12 miles, all subway, for operation by the New York Municipal Railway Corporation (Brooklyn Rapid Transit). The Interborough work in-

cludes nearly 6 miles of subway on the Lexington avenue line between 53d street and 157th street, four tracks from 53d to 135th street, just north of the Harlem River, and three tracks from that point to 157th street; about 1 1/2 miles of 3-track subway in 138th street and Southern Boulevard on the Pelham Bay Park branch of the Lexington avenue line between Alexander avenue and 147th street; about 6 miles of elevated railroad on the Queens rapid transit lines, of which the line to Astoria takes about 2 miles and the line to Corona about 4 miles; and about 1 1/2 miles of subway in the Steinway Tunnel between Park avenue and 42d street, Manhattan, and Jackson avenue and Van Alst avenue, in Long Island City, all two-track construction. While the Queens lines are being built for operation by the Interborough Rapid Transit Company, the Brooklyn company also will have trackage rights over them.

The 12 miles under construction for operation by the New York Municipal Railway Corporation include 4 miles of 4 and 6-track subway on the Fourth avenue line, running from the Brooklyn end of the Manhattan Bridge through Flatbush avenue extension, Fulton street, Ashland place and Fourth avenue to 43d street; 2 1/2 miles of subway on extensions of the Fourth avenue line between 43d and 89th streets, which will be 4-tracked from 43d to 65th street and 2-tracked from 65th to 89th street. The first part of the work, namely: from the Manhattan Bridge to 43d street, is about completed, and the extension from 43d to 89th street should be completed by a year from next January.

The Brooklyn work also includes about 1 1/2 miles of 4-track subway in the Centre street loop line, running from the Brooklyn Bridge to the Williamsburgh Bridge, with a two-track spur to the Manhattan Bridge, now completed and about ready for temporary operation; also a little more than two miles of subway on the Broadway line in Manhattan, running from Trinity place and Morris street north through Trinity place and Church street and thence through Vesey street and Broadway as far as Fourteenth street, four tracks north of Park place and two tracks south of there.

The work is being done by fourteen different contracting firms, who employed during the month a daily average of about 6,400 men.

Civic News of East Tremont.

The East Tremont Taxpayers' Association has passed a resolution approving the administration of Borough President Miller and commending him for the salutary changes he has brought about in the conduct of the business of the office of Borough President as compared with the method of doing business under former administrations, and heartily appreciating the substantial reductions made in the expenditure of public moneys during his term, saving thereby over \$1,600,000 compared with the amounts expended in an equal number of years prior to his induction into office as Borough President.

A request has been sent to the Public Service Commission for information relative to arrangements between the Interborough (Bronx) system and the new Lexington avenue subway line for a physical connection of those routes at or near 149th street and Mott avenue. The association is in favor of such connection, if feasible, so that trains can be switched from the Interborough to the Lexington avenue system, and in that way passengers saved the discomfort and loss of time occasioned by having to transfer from one road to the other.

The attention of the president of the Board of Education has again been called to the deplorable lack of school accommodations existing in the section bounded by Third avenue on the west, 177th street on the south, Southern Boulevard on the east, and Pelham Parkway on the north. In this district the children are attending school on half time and as yet no provision for the future has been made to meet the needs of this fast and steadily growing community. Unless some action is taken before long to make accommodations for the school children, a large percentage of the children in this section will be denied for an indefinite number of years the privilege of attending public school, unless some arrangement for them can be made elsewhere. Every thinking person realizes what that state of affairs will mean to the State and society without the need of having to point the results to that person.

Complaint has been made by the association to the Board of Health about the condition of the "Indian Pond" in Crotona Park. The association has recommended that the pond be drained and cleaned as the waters of said pond become more or less stagnant, an offensive odor comes from it, and through some unknown cause dead fish can sometimes be seen floating on the surface.

A resolution was adopted condemning the inefficient or inadequate policing of the parks in The Bronx and appealing to the Police Commissioner for better police protection, to protect park property from destruction, and especially to make safe for women citizens the use of such parks. Under present conditions rowdiness and other annoyances make it unsafe and undesirable for women to go to the parks.

The association put itself on record in favor of naming the proposed new high school on Rainbridge avenue after the late Evander Childs.

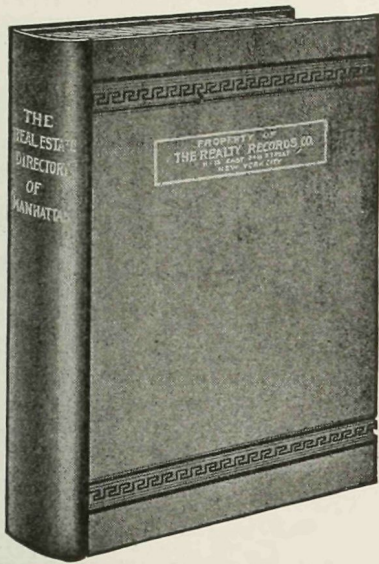
A New Building Estimator.

Every architect, engineer and builder who has to do with figuring building construction should find "The New Building Estimator," just issued by the David Williams Company, of particular value. The work covers every class of construction in detail, with material and labor given in quantity and hours, so that it may be used anywhere. Wage tables on hourly, daily and weekly bases are given. The book contains 744 pages, is 5 1/2 by 8 inches, and is bound in flexible leather covers with gilt edges, and sells for \$3 net.



Exclusive Feature

OF THE



Real Estate Directory

OUR INFORMATION BUREAU

is unexcelled for promptness and efficiency.

If you are not a subscriber, and so do not know, try us and see.

There are several other exclusive features, any one of which is worth the full subscription price.

The Real Estate Directory is more complete than ever. You should examine a copy at once.

The Realty Records Co.  
115-119 W. 40th St. New York

Members of the  
**Real Estate Board of Brokers**  
City of New York (Incorporated)

E. A. TREDWELL, *President*  
CHARLES E. DUROSS, *Vice-President*  
ELISHA SNIFFIN, *Secretary*  
ALFRED V. AMY, *Treasurer*



BOARD OF GOVERNORS

E. A. TREDWELL  
CHARLES E. DUROSS  
ELISHA SNIFFIN  
ALFRED V. AMY  
GERALD R. BROWN  
WARREN CRUIKSHANK  
W. J. VAN PELT  
ALBERT B. ASHFORTH  
L. M. D. McGUIRE

FRANK D. AMES      BURTON J. BERRY  
Pres.                      Sec'y-Treas.  
**AMES & COMPANY**  
Real Estate Agents and Brokers  
Telephone 3570 Madison Sq.    26 WEST 31st ST.

**SIG. CEDERSTROM**  
Expert Appraiser  
Complete Card Index Record of Deeds, Mortgages,  
Auction Sales, Projected Buildings, Lis Pendens, etc.  
Phone, 5732 Main    201 Montague St., Brooklyn

A. M. CUDNER  
**REAL ESTATE CO.**  
Real Estate Brokers and Managers  
254 WEST 23D STREET

REMSEN DARLING  
Mortgage Loans  
Phone 3500 Cortlandt      170 BROADWAY

*Joseph Day*  
Auctioneer  
31 NASSAU STREET

**DE SELDING BROTHERS**  
Real Estate, Loans, Appraisals  
Telephone Connection      128 BROADWAY

AUSTIN FINEGAN  
Real Estate—Insurance—Appraisals  
35 NASSAU STREET      Tel., 1730 Cortlandt

**GEORGE M. GILLIES**  
REAL ESTATE  
Building and Permanent Loans  
128 BROADWAY      Tel. 3100 Cort.

D. A. Clarkson                      C. L. Clarkson  
**OGDEN & CLARKSON**  
Real Estate      Estates Managed  
17 WEST 30TH STREET

EDWARD D. PALMER  
Real Estate—Mortgage Loans  
Insurance    179 COLUMBUS AVE., cor. 68th St.

LOUIS **S**CHRAG  
Agent, Broker and Appraiser  
Real Estate      Established 1890  
Tel. 1700-1 Chelsea  
142 W. 23d St.

FRANK E. SMITH & SON  
Inc.  
Real Estate Investments  
Telephone 6443 Gramercy    3 MADISON AVE.

TUCKER, SPEYERS & CO.  
Real Estate  
435 FIFTH AVENUE, NEAR 39th STREET  
Telephone, 2750 Murray Hill

JAMES N. WELLS' SONS  
Real Estate and Insurance  
Since 1835 at No. 191 NINTH AVENUE  
William J. Wells      Established 1819  
James P. Eadie      Phone, 5266 Chelsea

Frederick Zittel & Sons  
Real Estate and Insurance  
Main Office: BROADWAY, S. W. COR. 79th ST.  
Uptown Office: 3453 BROADWAY, NE. 140th St.  
Downtown Office: 114 NASSAU STREET

**Over \$481,000,000**  
are paid out every year for the maintenance of Buildings in the Metropolitan District, and the RECORD AND GUIDE is the only class paper devoted to the interests of Building Managers in this territory.

# Directory of Real Estate Brokers

## Real Estate Operators

### ELIAS A. COHEN

Real Estate Operator  
198 BROADWAY  
Telephone, 5005-5006 Cortlandt

### FISHER LEWINE IRVING I. LEWINE

Real Estate Operators  
Telephone 980 Cort. 135 BROADWAY

### HARRIS & MAURICE MANDELBAUM

Real Estate Operators  
Telephone 8155 Cort. 135 BROADWAY

### RUDOLPH WALLACH CO.

(Incorporated)  
Real Estate Operators  
68 WILLIAM ST. Phone John 6120

### LOWENFELD & PRAGER

Real Estate Operators  
149 BROADWAY Tel. 7803 Cortlandt

## Mount Vernon

### Anderson Realty Company

William S. Anderson, President  
Mount Vernon and Southern Westchester  
REAL ESTATE  
TWENTY-TWO EAST FIRST STREET  
MOUNT VERNON, N. Y.  
"The Busy Corner" Tel. 585 Mt. Vernon

The real cost to you, of an ownership service, lies in its errors.

Each error costs you anywhere from \$1.00 to \$1000, in lost time and opportunity. We can furnish you with an almost perfect system. A really good service is very expensive to prepare and we cater only to those who want the BEST.

Write for seven exclusive features in the Real Estate Directory, any one of which is worth the full subscription price—more complete than ever. You should examine a copy at once.

## Realty Records Company

119 W. 40th St., New York

## MANHATTAN

### S. DEWALLTEARSS & HULL

Auctioneers, Appraisers, Brokers, Agents  
REAL ESTATE—LOANS  
135 BROADWAY, Telephone 355 Cortland  
18-20 WEST 34th ST., Telephone 379 Greeley

### CHAS. BUERMANN & CO.

Agents, Brokers, Appraisers, Loans  
Established 1886 507 GRAND STREET  
Phone 218 Orchard

### GOODWIN & GOODWIN

Real Estate and Insurance  
Management of Estates a Specialty  
Lenox Ave., N. E. cor. 123d St., Tel. 6500 H'l'm

### FROST, PALMER & CO.

INVESTMENTS IN LOFT BUILDINGS  
PENN DISTRICT  
1133 BROADWAY, St. James Bldg. at 26th St.  
Phone 6735 Madison Square

### BRYAN L. KENNELLY

Auctioneer, Real Estate and Loan Broker  
156 BROADWAY Business Established 1847

### BENJAMIN R. LUMMIS

Real Estate  
25 WEST 33d STREET

### GEORGE V. McNALLY

Real Estate, Insurance, Mortgages  
47 WEST 34TH STREET  
Telephone, 426-427 Greeley

### THOS. F. McLAUGHLIN

Real Estate and Insurance  
1238 THIRD AVE., NEAR 72d STREET

### ALLEN J. C. SCHMUCK

Real Estate Investments  
Mortgage Loans Rentals  
47 WEST 34TH STREET  
Telephone, 2711 Greeley

### LOUIS V. O'DONOHUE

Real Estate and Insurance  
Tel. 3555 Bryant 25 WEST 42d STREET

### Philip A. Payton, Jr., Company

Real Estate Agents and Brokers  
New York's Pioneer Negro Real Estate Agents  
Main Office: 67 WEST 134th STREET

### JOHN ARMSTRONG

Real Estate Agent and Broker  
Tel., 211 Harlem. 1984 Third Ave., Cor. 109th St.

### POLIZZI & CO.

Real Estate, Loans and Insurance  
Ernest M. Vickers 192-194 Bowery

### FRANKLIN S. BAILEY

Real Estate and Insurance  
Management of Estates Est. 1832 162 E. 23d St.

### JNO. M. ROYALL

REAL ESTATE AGENT and BROKER  
21 West 134th Street. Phone 3565 Harlem

### JOHN J. BOYLAN

Real Estate Agent, Broker and Appraiser  
402 W. 51st St. Tel. 1970 Columbus. 165 Bway.

### SCHINDLER & LIEBLER

Real Estate and Insurance  
Tel. 3436 Lenox. 1361 THIRD AVE., nr. 78th St.  
Branch, 3929 Bway.—Tel. Audubon 7232.

### BRAUDE-PAPAE COMPANY

REAL ESTATE LOANS INSURANCE  
Management of Estates  
BWAY. & 142d ST. Phone Audubon 6137

### SPECIALISTS IN PENN. TERM. SECTION

### H. M. WEILL CO.

Real Estate Agents, Brokers and Appraisers  
Tel. 3571-3572 Greeley. 264 WEST 34th ST.

## THE BRONX

### A. G. BECHMANN

Real Estate and Insurance  
Tel. 3975 Melrose. 1053 SO. BOULEVARD  
One block from Simpson Street Subway Station

### GEO. PRICE

Real Estate Auctioneer, Broker and Appraiser  
138th St., Cor. Third Ave. Phone Melrose 572

### W. E. & W. I. BROWN, Inc.

Real Estate Brokers and Appraisers  
3428 THIRD AVE., bet. 166th and 167th Sts. Est. 1867

### JOHN A. STEINMETZ

Real Estate Wanted, Sold and Exchanged  
1007 E. 180th St. BRONX PROPERTY  
Phone 942 Tremont LOANS NEGOTIATED

### WILLIAM A. COKELEY

APPRAISER EXPERT TESTIMONY  
1325 Fort Schuyler Road  
180th Street and Morris Park Avenue, Bronx

### ULLMAN

Real Estate in All Branches  
3221 WHITE PLAINS AVE., above 207th St.  
Telephone 36 Wmsbridge

### O'HARA BROTHERS

Real Estate and Appraisers  
BRONX PROPERTY  
Tel. 615 Tremont. WEBSTER AVE. & 200th St.

### WILBUR L. VARIAN

Real Estate  
2777 Webster Ave., Opp. Bronx Park L Sta.

### EDWARD POLAK

Real Estate, Broker, Appraiser  
A-RE-CO BLDG., 149th ST., Cor. 3d AVE. Phone, 7124 Melrose

Advertise in the RECORD and GUIDE to reach Brokers, Operators, Contractors and Owners.

# CURRENT BUILDING OPERATIONS

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

## Plans for Pan-American Building.

Francis H. Kimball, 71 Broadway, was selected as architect this week for the new Pan-American States Building, which the Pan-American States Association of 102 West 32d street, of which Hudson Maxin, is president, is to erect on a block front of about 200x200 feet, the site for which has not yet been selected. Henry Birrell, treasurer of the society, states that several plots in the Grand Central station and Pennsylvania station zones are under consideration. The height of the building will probably be twenty-five stories. Manuel Gonzales is first vice-president; Max Jagerhuber, second vice-president; Francis H. Kimball, third vice-president, and O. H. L. Wernicke, fourth vice-president of the association.

## Rogers Peet Co. Decide on Site.

The Rogers Peet Company, 842 Broadway, of which Frank R. Chambers is president, and Charles H. Halsey treasurer, lessee of the property 481 to 485 5th avenue, 3 to 7 East 41st street, and 4 to 6 East 42d street, contemplates the erection of a mercantile building, probably twelve stories in height, about 12,000 square feet, fronting 49 feet on Fifth avenue, 166 feet in 41st street and 44 feet in 42d street. The owners of the land are John Hoge, of Zanesville, Ohio, and I. S. & M. S. Korn, 31 Nassau street, Manhattan. The selection of an architect will probably be announced within a few days. No building contract has been awarded.

## Hopper Co. to Build Astor Memorial.

Thomas T. Hopper Company, of Manhattan, has received a contract from M. Vincent Astor, for the erection of the \$100,000 Astor memorial building at Rhinebeck, New York, as a memorial to his father, the late Col. John Jacob Astor. The place is to be known as Holiday Farm for poor children from the city. It will have three stories, in the Elizabethan style of architecture, with tapestry brick, stone trimmed and slate roof. The dimensions are 150x42 feet and the designs are by Albro & Lindberg, 2 West 47th street, Manhattan.

## Cass Gilbert to Plan Waterbury Building

Cass Gilbert, 11 East 24th street, Manhattan, has been selected architect to design the City Hall, Fire Department, City Prison and Police Department building for the City of Waterbury, Conn. So far only sketch plans have been made, the style being very simple, of Colonial type, two and three stories in height. The selection of materials and the cost of construction has not yet been decided. It is not likely that bids will be taken before September.

## PERSONAL AND TRADE NOTES.

HENRY MORGENTHAU is spending the summer in Europe.

ERNEST FLAGG, architect, has resigned from the advisory committee of experts called to assist the Building Committee of the Board of Aldermen in revising the Building Code.

FISCHER, BRYCE & SCHRIEBER have incorporated to deal in paints, oils, etc., in Manhattan, with a capitalization of \$15,000 sub-

scribed by Hans Fischer, Ernest Schrieber and J. Phillip Stueck, all of 359 Pearl st. The attorneys were Graner & Rathkoff, of 140 Nassau st.

MAXWELL A. CANTOR, 39 West 38th st, New York, announces that the firm of Cantor & Levingston has dissolved, and that he will continue the general practice of architecture at the above address.

THE BRYANT ELECTRIC CO. and THE PERKINS ELECTRIC SWITCH MANUFACTURING CO. announce the opening of New York sales offices in the Vanderbilt Avenue Building, 51 East 42d st, Vanderbilt av corner, adjoining Grand Central Terminal. Telephone, Murray Hill 4507.

THE W. F. IRISH ELECTRIC COMPANY of 35 and 37 East 10th street has installed a main telephone switchboard which connects all the telephones in its branch stores at 60 Cortlandt street, 161 West 34th street and 24 East 125th street. The general telephone number is "Stuyvesant 2226."

THE ANDREWS BUILDING COMPANY has been incorporated for \$1,000 to do a general building and contracting business in Manhattan, with Leopold Herrman, 1815 7th av; Marcus Geiger, 36 Av C, and Matthew Sussman, 590 Eagle avenue, as incorporators. The attorney is L. Herrman, of 1875 7th avenue.

THE FERBER-DOYLE TILE CO. has been incorporated for \$10,000 in Manhattan to do a general tile and marble business, with these incorporators: L. A. Doyle, 890 Eagle av; John S. Corso, of 241 Waverly pl, and Emil Ferber, of 1842 67th st, Brooklyn. The attorney was W. H. Murnstine, of 115 Broadway.

DARWIN-MILNER (Inc.) has filed papers in Manhattan. Incorporators were George Keasbey, 295 Lenox rd, Brooklyn; William A. Holch, of 250 East 51st st, Manhattan, and Edward J. Trow, of 167-9 48th st, Brooklyn. The attorneys were Churchill & Mark, 63 Wall st.

SULLIVAN FURNACE EQUIPMENT CO. is a new \$50,000 incorporation chartered to do a general business in heating furnaces and their equipment, in Manhattan, with these subscribing stockholders: Benjamin Bag, Arthur, Frank and Harry Schwed, all of 2 Rector st. The attorneys are Nesburg & Callar, 2 Rector st.

THE GUIDE FIRE ALARM AND CONTRACTING CO. has been incorporated for \$5,000 to do a general fire alarm and contracting business in Brooklyn. Papers were filed by J. D. Armstrong, attorney, 180 Montague st, for Sam. Shapiro, 692 Washington av, Brooklyn; Mahlon Leary, of the same address, and John D. Armstrong, of 180 Montague st.

THE RADLEY STEEL CONSTRUCTION COMPANY, which succeeded John J. Radley, Inc., has taken over the old plant of Ravitch Brothers in Long Island City, and last Saturday moved its general offices across the river. The company's new phone and street addresses are: Astoria, 1800 to 1803, and Vernon and Pierce avenues, Long Island City.

THE BENHAM COLUMN COMPANY has been incorporated for \$6,000 to do a general steel, iron and concrete business in Manhattan, with George O. Benham, of 96 Bayard st, Brooklyn; Brooks J. Milliken, of 99 Nassau st., and James Newman, of 208 West 111th st, Manhattan, as incorporators. The company's attorneys are Silverman & Silverman, of 59 Nassau st.

THE J. M. SEIDENBERG CO. has been incorporated to do a general plumbing and tin-smithing business under a \$10,000 capitalization in Manhattan. The incorporators are Samuel A. Zucker, of 1852 Madison av; Solomon J. Cohen, of 58 West 120th st, and Lina Seidenberg, of 63 West 121st st. Attorney for the company is Job Robenzweig, 99 Nassau st.

THE NAUGHTON CONSTRUCTION CO. (Inc.) is a \$20,000 corporation chartered to do a general contracting business in Manhattan. Stockholders of record are Joseph Naughton, corner Grant and Cleveland avs, Richmond Hill; M. W. Lewis, 446 Welling st, Richmond Hill, and John T. Naughton, of 300 5th st, Jersey City Heights. The attorney of the company is M. L. Sippe, of 60 Wall st.

BUILDING TRADES BASEBALL LEAGUE.—Standing of the clubs: U. S. Metal Products Co., 750; Radley Steel Con. Co., 667; Post & McCord, 667; Caudwell-Wingate Co., 667; Levering & Garrigues, 333; C. T. Wills, 333; Geo A. Just, 333; Turner Constr. Co., 000.

ERNEST HANSON, an architect, who drew the plans for many Brooklyn churches, is dead at his home, 230 95th st, Brooklyn.

THE WILKES-CASEY ENGINEERING AND CONTRACTING CO. is the name of a \$25,000 incorporation of New Rochelle which will carry on a general engineering and contracting business. These stockholders effected the incorporation: James Knapp Wilkes, Capitola Wilkes and George A. Casey, all of New Rochelle, through Swan & Moore, attorneys, of 29 Liberty st, which is the office of the company at present.

THE MECHANICS BANK of Brooklyn opened its new branch office at 9th street and Fifth avenue for the first time on July 14. The building is of light-colored brick with white stone trimmings and is three stories high, with

the banking space on the main floor. The flooring in the banking space is of concrete and is more than a foot thick, which makes it almost impenetrable. On this is a layer of cork to prevent unnecessary noise. Under the banking space there are huge vaults for safety deposit and for the storing of valuables.

A BOMB made of dynamite and high grade gelatine was found early Monday morning in the doorway of the house at No. 109 Lexington avenue, where Louis F. Pilcher, State Architect, has offices. Threatening letters received by Mr. Pilcher from some one whose interests he believes may have been injured as a result of the activities as State Architect led Mr. Pilcher to declare that he thought the bomb was intended to do him injury. Mr. Pilcher and his partner, W. G. Tachau, occupy the house at No. 109 Lexington avenue. They have their offices on the first and second floors, while Mr. Tachau and his family live on the third floor.

## NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

WHITE PLAINS, N. Y.—J. L. Van Sant, 4 Valley Road, contemplates the erection of a \$7,000 residence on Woodcrest av. No architect has yet been selected.

GLEN COVE, L. I.—Arthur C. Williams, care N. Y. Edison Co., 55 Duane st, N. Y. C., is contemplating the erection of a 2½-story brick and reinforced concrete residence on Duck Pond Road, opposite Nassau County Club. No architect has been selected.

WARSAW, N. Y.—The city of Warsaw, Robert Hume President Board of Education, has received competitive sketches for a high school. No architect has been retained. Warsaw is in Wyoming County.

MECHANICSVILLE, N. Y.—The Board of Education, Wm. F. Tierney, president, contemplates the erection of a high school to cost \$75,000. An architect will be selected at once.

PLATTSBURG, N. Y.—The Lozier Motor Car Co., 1751 Broadway, N. Y. C., and Detroit, Mich., will erect a factory next spring. No architect has yet been retained.

BUFFALO, N. Y.—The Unique Brass & Foundry Co., W. T. Stewart, manager, 25 Illinois st, contemplates the erection of a foundry at Grand st and the N. Y. C. & H. R. R. to cost \$15,000, 2 stories, fireproof, 50x150 ft. No architect has been selected.

ALBION, N. Y.—The village of Albion, W. G. Carmon, superintendent, contemplates the erection of a gymnasium in Bank st, to cost \$20,000. The project will probably not go ahead for a year. No architect has been retained.

SYRACUSE, N. Y.—George L. Earnard, manager of the Levenworth Apartments, 101 Oakwood av, will erect an apartment house at 1348 South Salina st. No architect has been selected and details are undecided.

COHOES, N. Y.—The Italian Catholics of Cohoes, N. Y., Joseph Marra, chairman, 211 Rensen st, contemplates the erection of a church costing between \$50,000 and \$60,000, at Main and Newark sts. It is expected that an architect will be selected by Aug. 12.

CORTLAND, N. Y.—The Y. M. C. A., Edward Alley, president, 66 Tompkins st, contemplates the erection of a Y. M. C. A. building, site and architect for which have not been selected.

ROCHESTER, N. Y.—Henry C. Jacobs, 163 Franklin st, Buffalo, contemplates the erection of a \$10,000 residence on Bay st, near Culver Road. In all probability an architect will be selected without competition.

ONEIDA, N. Y.—Mrs. E. Burden, of this city, contemplates the erection of a brick bakery building. No architect has yet been selected.

CANASTOTA, N. Y.—The Lehigh Valley Pickling Co., C. W. House, manager, contemplates the rebuilding of their factory and office on Vallage Line, to cost \$10,000. The building was recently burned. No architect has yet been selected.

## PLANS FIGURING.

### APARTMENTS, FLATS AND TENEMENTS.

BROOKLYN, N. Y.—Van Buskirk & Leslie, architects, 180 Montague st, Brooklyn, have completed plans and are taking bids for a brick apartment to be erected on Lenox rd, near Flatbush av, for Dr. Long, care architects.

GREAT NECK, L. I.—John Lowry, Jr., 235 5th av, N. Y. C., is figuring the general contract and desires bids on all subs at once for the 4-story brick stores and apartments, 130x70x irregular, to be erected here for Lillins Grace, Great Neck, L. I. J. W. O'Connor, 3 West 29th st, architect.

# Geo. A. Fuller Company

## Fireproof Building Construction

### OFFICES:

New York	Baltimore
Boston	Washington
Philadelphia	Chicago
Chattanooga	Detroit
Kansas City	Milwaukee
Montreal, Can.	Atlanta
Winnipeg, Can.	Toronto, Can.

# Ritch Hughes Company

SPECIALISTS TO CONTRACTORS

## Liability Insurance Surety Bonds

1123 Broadway  
New York

Telephone 1721 Madison Square

## THE WHITNEY COMPANY

(Incorporated 1902)

### BUILDERS

Architectural and Engineering  
Construction

1 LIBERTY STREET, NEW YORK

New York Seattle Denver Boston

## METAL CEILINGS

Some Exceptional Patterns Es-  
pecially Adapted for Residences

## STEEL TILING

For Bathrooms, Kitchens, Shafts, Etc.

Northrop, Coburn & Dodge Co.

Tel. 1481 Beekman 40 CHERRY ST.

## CHARLES E. KNOX

Consulting Engineer

101 Park Avenue New York

### Plans Figuring—Continued.

#### CHURCHES.

YONKERS, N. Y.—McDermott & Hanigan, 103 Park av, are figuring the contract for the church and school of Our Lady of the Rosary from plans by J. V. Van Pelt, architect.

#### DWELLINGS.

IRVINGTON-ON-HUDSON, N. Y.—H. C. Pelton, architect, 12 West 38th st, N. Y. C., is taking bids for interior alterations to the 2½-sty brick residence of A. H. Burroughs, lawyer, 50 Union square North, N. Y. C., owner, to cost about \$15,000.

BRONX.—Robert Johnson, 204 East 58th st, general contractor, desires bids on all subs at once for two stores and residences to be erected on the west side of Washington av, 50 ft. north of 186th st, Bronx, for Mrs. Henrietta Bagg, 26 West 46th st. Wm. H. Meyer, 1861 Carter av, architect.

#### FACTORIES AND WAREHOUSES.

ENGLEWOOD, N. J.—Barretts, Palmer & Heal, H. B. Palmer, in charge, is taking bids for a 1-sty brick dye house, 80x125, to be erected on Brookside av at a cost of about \$10,000.

#### HALLS AND CLUBS.

FOREST HILLS, L. I.—Manhattan builders are figuring the general contract for the 3½-sty brick and stucco club house, locker house and enclosed tennis court building, 120x37, to be erected for the West Side Tennis Club, 238th st and Broadway, N. Y. C., from plans by John A. Tompkins and Grosvenor Atterbury, of 20 West 43d st, N. Y. C. The cost is estimated at about \$50,000.

#### HOSPITALS AND ASYLUMS.

NEWARK, N. Y.—Bids will be received until 12 noon August 7 for the construction of a cold storage building, heating, electric work and plumbing work for the Board of Trustees of New York State, Custodial Asylum, Rev. Henry H. Stebbins, president, in charge of bids, Dr. Bevin, superintendent, and Dunn Steward, Newark, N. Y.

### CONTEMPLATED CONSTRUCTION.

#### Manhattan.

##### APARTMENTS, FLATS AND TENEMENTS.

10TH ST.—Work has been started on alterations to the residence 20-27 West 10th st for bachelor apartments for R. Foster Walton, 280 Broadway, to cost about \$10,000. S. Fox, 882 Longwood av, is general contractor, and James S. Maher, 1328 Broadway, architect.

2D AV.—Nast & Springsteen, 21 West 45th st, have completed plans for a 6-sty apartment to be erected at 671-673 2d av, for Dennis A. McAuliffe, 312 East 57th st, to cost \$35,000.

13TH ST.—Charles E. Meyers, 1 Union sq, has completed plans for a 6-sty flat, 46x93.3 ft, for The Composite Real Estate Co., 316 West 112th st, to be erected at 319-321 East 13th st, to cost \$45,000.

##### CHURCHES.

103D ST.—Shapiro & Stolman, masons, 302 West 117th st, have started alterations to the 3-sty brick synagogue 105 and 107 East 103d st for Geshevar Toras Chain of Harlem, Solomon Menkin, president, 65 East 97th st. A. Sonken, 172 East 103d st, is general contractor, and Frank Straub, 25 West 42d st, architect, Estimated cost, \$12,000.

##### HALLS AND CLUBS.

48TH ST.—Alterations have been started, including a ball room and bowling alleys, to the two residences at 117 and 119 West 48th st, which will be occupied by a club house by the Italian National Club Building Corporation, P. Grassi, president, 1170 Broadway, lessee, Ogden, Pryor & Day, 1170 Broadway, are the architects; Russo & Stola, 1123 Broadway, mason contractor; Kirk & Simpson, 136 Lawrence st, heating contractor; Pasquale Lauria, 244 Mott st, plumbing. Estimated cost about \$50,000.

40TH ST.—General alterations have been started on the 3-sty brownstone residence 137 East 40th st for the Bryn Mawr Club. The Fulton Albert Corporation, 303 5th av, is the general contractor, and G. S. Parker, 303 5th av, the architect.

##### HOTELS.

BROADWAY.—Work has started on alterations to the entrance and bar room of the Hotel Breslin, 1192 to 1198 Broadway, for the Hotel Operating Associates, Frank M. Raynor, president, 285 Decatur st, Brooklyn. The George A. Fuller Co., 111 Broadway, is general contractor and Clinton & Russell, 32 Nassau st, architects. Estimated cost about \$10,000.

##### STORES, OFFICES AND LOFTS.

FULTON ST.—Work has not been started yet on the 12-sty store and office building southeast corner Fulton and Church sts for Louis Goldstick, 182 Fulton st, to cost about \$60,000. Plans have been prepared by C. F. Rose, 1 Madison av. The Lustbader Construction Co., 163 East 82d st, has the general contract and Kaplan, Kandra & Co., of 438 East 76th st, the iron work. A. Schulte, World Bldg., will lease the store.

#### Bronx.

##### APARTMENTS, FLATS AND TENEMENTS.

MAPES AV.—L. Pisciotto, architect, 391 East 149th st, is preparing plans for a 5-sty brick tenement, 66x80, to be erected in the east side of Mapes av, 25 ft south of 181st st, for Cornelius O'Keefe, at site. The owner will build. Estimated cost, about \$50,000.

WILLIS AV.—Work has started on alterations, consisting of new store fronts and interior alterations, to the two 5-sty tenements northeast corner of Willis av and 137th st for Milton Silberman, 222 Willis av. Schlessinger & Co., 1269 Broadway are the general contractors and Charles Schaefer, Jr., 401 Tremont av, architect. Estimated cost about \$25,000.

#### FACTORIES AND WAREHOUSES.

LONGFELLOW AV.—I. Wallen has sold to an embroidery firm a vacant plot 100x100 ft. on the west side of Longfellow av, 250 ft. south of Garrison av. The site will be improved with a factory building for the buyer's use.

#### Brooklyn.

##### APARTMENTS, FLATS AND TENEMENTS.

PACIFIC ST.—Shampan & Shampan, 772 Broadway, Brooklyn, have completed plans for an apartment house to be erected in the north side of Pacific st, 155 ft. west of 3d av, Brooklyn, for the Brooklyn Union Building Corporation, of 44 Court st, owners.

#### Queens.

##### SCHOOLS AND COLLEGES.

QUEENS.—The Board of Education opened bids July 14 for Item 1, construction of sanitariums; Item 2, plumbing and drainage, and Item 3, heating work, at Public Schools 60 and 61. Queens. P. S. 60, Item 1, William Youngs, \$2,523; Item 2, Samuel Gallucci, \$1,034; Item 3, Samuel Gallucci, \$197. P. S. 61, Item 1, Finnann & Lee, \$2,129; Item 2, Samuel Gallucci, \$984; Item 3, Samuel Gallucci, \$197.

#### Nassau.

##### DWELLINGS.

WESTBURY, L. I.—Victor Morowitz has purchased through S. A. W. Boltazzi, of Westbury, a tract consisting of the Decker farm of forty acres. Mr. Morowitz will erect a costly brick mansion.

##### PUBLIC BUILDINGS.

MINEOLA, L. I.—The Nassau County Supervisors contemplates the erection of an addition to the Nassau County Court House. Architect Tubby, has prepared plans.

##### SCHOOLS AND COLLEGES.

PORT JEFFERSON, L. I.—The Port Jefferson High School was destroyed by fire, loss \$30,000.

#### Suffolk.

##### SCHOOLS AND COLLEGES.

BLUE POINT, L. I.—I. H. Green, Sayville, L. I., has completed plans, which have been approved by the Board of Education of Blue Point, for an addition to the school here.

#### Westchester.

##### CHURCHES.

YONKERS, N. Y.—J. V. Van Pelt, architect, 381 4th av, N. Y. C., has completed revised plans and will soon be ready for bids on the general contract from a selected list of contractors for the 2-sty brick church, 107x60, to be erected in the north side of Lamartine av, 150 ft. east of Warburton av, for the congregation of Our Lady of the Rosary, Rev. John S. Kelahan, rector, 236 Warburton av, Yonkers, to cost about \$75,000.

##### DWELLINGS.

LARCHMONT PARK, N. Y.—Philip Resnyk, architect, 40 West 32d st, N. Y. C., has completed plans, and foundation work has been started for the 2½-sty frame residence, 32x48, for W. E. Tooker. The Larchmont Building Co., Mamaroneck, N. Y., is general contractor. Estimated cost about \$8,000.

BRONXVILLE, N. Y.—O. J. Gette, of Hasbrouck Heights, N. J., has purchased a plot fronting 100 ft. on the west side of Millard av for improvement with a residence to cost about \$12,000.

### CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

##### APARTMENTS, FLATS AND TENEMENTS.

WEST END AV.—J. F. Egan, 162 West 20th st, has received the general contract for alterations and a pent house to the Umbria apartments, West End av and 82d st for Helena L. G. Asinari, 326 West 80th st. William W. Knowles, 1133 Broadway., architect. Estimated cost about \$6,000.

##### DWELLINGS.

RHINEBECK, N. Y.—Thomas T. Hopper Co., N. Y. C., has received the contract to erect the Astor memorial. It will cost \$100,000, and will be erected by M. Vincent Astor as a memorial to his father, the late Col. John Jacob Astor. It will be known as Holiday Farm for poor children, 3-stys, tapestry brick, stone trimmed, slate roof, 150x42 ft. Albro & Lindenberg, of N. Y. C., architects.

RIVERDALE, N. Y.—Van Name & Co., 82 Wall st, N. Y. C., have received the general contract to erect a 3-sty frame fieldstone and stucco residence, 57x31, on the Fieldstone Development, west side of Waldo av, 307 ft. east of 246th st, for Ashley H. Thorndiek, professor Columbia University, West 116th st, from plans by Davis McGrath and Kiessling, Fuller Bldg., N. Y. C. Cost about \$16,000.

##### FACTORIES AND WAREHOUSES.

TOMPKINSVILLE, S. I.—The Turner Construction Co., 11 Broadway, N. Y. C., has received the general contract to erect a 7-sty

warehouse, 138x170 ft. for the American Dock Co., at Tompkinsville, S. I. This building will be reinforced concrete throughout.

#### POWER HOUSES.

**PATERSON, N. J.**—Foundations are about completed for the 1-sty and basement brick, steel and terra cotta power plant in Spruce st for the Society for Establishing Useful Manufactures, 158 Ellison st, Richard Ross, secretary. The Gunn Van Dale Co., Essex Building, Newark, is the general contractor for superstructure, and John H. Cook, care the owner, hydraulic engineer.

#### PUBLIC BUILDINGS.

**3D AV.**—James Curran Mfg. Co., 512 West 36th st, has received the heating contract and the Altman Plumbing Co., 324 East 6th st, the plumbing contract for the 1-sty brick limestone and terra cotta comfort station 129th st and 3d av for the city. William H. Egan, Lexington av and 125th st, is general contractor, and Hazzard, Erskine & Blagden, 437 5th av, architects. Estimated cost about \$20,000.

**PEEKSKILL, N. Y.**—The contract for the construction of the Peekskill Court House and jail has been awarded to the Drum Construction Co., of Peekskill. Kirby & Petit, of 103 Park av, N. Y. C., are the architects. Estimated cost, \$70,000.

#### STORES, OFFICES AND LOFTS.

**RIDGEWOOD, L. I.**—Louis Dornbach, 505 Cooper av, Glendale, L. I., has received the general contract for alterations to the 1-sty brick bologna kitchen southwest corner of Ralph and Woodward sts for Charles Dinkle, 576 Woodward st, Ridgewood. Cost about \$6,000. L. Berger & Co., 1652 Myrtle av, Ridgewood, is the architect.

**WASHINGTON AV.**—Robert Johnson, 204 East 58th st, has received the general contract and desires bids on all subs for the erection of two 1-sty frame stores and residences, 25x72, on the west side of Washington av, 50 ft. north of 186th st, Bronx, from plans by William H. Meyer, 1861 Carter av, for Mrs. Henrietta Bagg, 26 West 46th st, owner. Estimated cost, about \$7,000.

**PINE ST.**—J. F. Egan, 162 West 20th st, has received the general contract to reset the building front of the 13-sty office building, 57x71, at 28 to 32 Pine st for Kean Van Cortland Realty Co., Hamilton F. Kean, president, 30 Pine st, at a cost of about \$5,000. Warren & Wetmore, 16 East 47th st, are the architects.

#### THEATRE.

**BROADWAY.**—Cramp & Co., 25 East 26th st, have received the general contract for the construction of the Strand Theatre, on the site of the old Brewster carriage factory, northeast corner of Broadway and 47th st. Thomas W. Lamb has prepared plans for a building fronting 150 ft. on Broadway with a depth of

300 ft., making it one of the largest in the city. The land is owned by John H. Sutphin, who leased it last December to the Mitchell H. Mark Corporation for a long term of years.

### PLANS FILED FOR NEW CONSTRUCTION WORK.

#### Manhattan.

##### APARTMENTS, FLATS AND TENEMENTS.

**142D ST & RIVERSIDE DRIVE,** s e cor, 12-sty brick tenement, 102x131; cost, \$500,000; owners, Newmark & Davis, Inc., 435 West 119th st; architects, Schwartz & Gross, 347 5th av. Plan No. 346.

**161ST ST AND FT. WASHINGTON AV,** s w c, 6-sty brick tenement, 102x115; cost, \$350,000; owners, Friedman Constn. Co., 71 Broadway; architect, Harold L. Young, 1204 Broadway. Plan No. 347.

**180TH ST, n s, 120 e Audubon av,** two 5-sty brick tenements, 50x88; cost, \$90,000; owners, Hennion Constn. Co., John A. Hennion, Pres., 256 West 46th st; architect, John Hauser, 300 West 125th st. Plan No. 348.

##### STABLES AND GARAGES.

**79TH ST, 406 to 408 East,** 3-sty brick garage, 50x100; cost, \$30,000; owner, James Foy, 169 East 90th st; architects, Griffin & Wyncoop, 30 Church st. Plan No. 350.

##### STORES, OFFICES AND LOFTS.

**37TH ST, 107-119 West,** 12-sty brick store and loft; cost, \$400,000; owner, The Times Square Improvement Co., Harry Fischel, Pres., World Bldg.; architect, Geo. Keister, 12 West 31st st. Plan No. 343.

**167TH ST & ST. NICHOLAS AV,** s e cor, 1-sty brick stores and bakery, 83x154; cost, \$50,000; owner, Larimer A. Cushman, 49 Claremont av, Manhattan; architects, Stafford & Wright, 114 Liberty st. Plan No. 345.

**57TH ST AND 5TH AV,** s w cor, 3-sty brick offices and stores, 100x125; cost, \$65,000; owner, August Heckscher, 576 5th av; architect, H. Edwards Ficken, 10 West 22d st. Plan No. 349.

##### THEATRES.

**9TH AV, 771,** 2-sty brick moving picture theatre, 25x100; cost, \$8,000; owner, Grand Picture Operating Co., Lippman Schumacher, Pres., 1128 1st av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 344.

#### Bronx.

##### APARTMENTS, FLATS AND TENEMENTS.

**PROSPECT AV,** w s, 125 n 167th, three 5-sty brick tenements, plastic slate roof, 123x94.10 & 95.0; cost, \$375,000; owners, 114th St & 7th

Av Constn Co, Max Weinstein, 1884 7th av. Pres; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 462.

#### CHURCHES.

**156TH ST, n s, 94.4 w Prospect av,** 3-sty brick synagogue, slag roof, 40x117; cost, \$50,000; owner, Austrian Hungarian Schorme Hava, Jonas Weirberger, 851 Cauldwell av, Pres.; architects, Horenberger & Bardes, 122 Bowery. Plan No. 454.

#### DWELLINGS.

**HERMANY AV, s s, 175 e Olmstead av,** 2-sty frame dwelling, tin roof, 20x30; cost, \$3,500; owner, Frida Elsendahl, 2235 Powell av; architect, John Schwalenberg, 2060 Westchester av. Plan No. 456.

**TYNDALL av, ws, 225 s 260th st,** 2-sty brick dwelling, tin roof, 21.6x51; cost, \$5,800; owner, Anna Ryan, 15 Jumel pl; architect, Wm. Heapy, 288 Hawthorne av, Yonkers. Plan No. 455.

**BASSETT AV, w s, 98.51 s MacDonald st,** 2-sty frame dwelling, tin roof, 18x28; cost, \$700; owner, Morris Miller, 232 MacDonald st; architect, Henry Nordheim, 1087 Tremont av. Plan No. 460.

#### FACTORIES AND WAREHOUSES.

**ANTHONY AV, e s, 25 s Prospect pl,** 1-sty brick storage and office, slag roof, 20x22; cost, \$300; owner, C. H. Delmar, 1691 Clay av; architect, R. F. Knochenhauer, 1901 Bathgate av. Plan No. 463.

**TAYLOR AV, e s, 100 s Morris Park av,** 1-sty frame storage, 20x30; cost, \$250; owner, Chas. Nissier, 576 Morris Park av; architect, T. J. Kelly, 643 Morris Park av. Plan No. 465.

#### PUBLIC BUILDINGS.

**BOSTON ROAD, s w cor 181st st,** 3-sty brick court house, slag roof, 45.4x68; cost, \$10,000; owner, Land Realty Co., John H. Steinmetz, 1009 East 180th st, Pres.; architect, H. G. Steinmetz, 1007 East 180th st. Plan No. 459.

#### STORES, OFFICES AND LOFTS.

**AQUEDUCT AV, n e cor Featherbed lane,** 1-sty brick store, asbestos roof, 19.6x43.6; cost, \$1,000; owner, John F. Kaiser, Villa st, Mt. Vernon; architect, A. K. Stewart, 340 Hawthorne av, Yonkers. Plan No. 461.

#### STABLES AND GARAGES.

**TRINITY AV, w s, 350 n 161st st,** 1-sty brick garage, gravel roof, 27.6x58; cost, \$2,000; owner, Bridget Farrell, on premises; architect, Robt. Glenn, 1793 Guion pl. Plan No. 457.

#### THEATRES.

**CHARLOTTE ST, s w cor 170th st,** 1-sty brick stores and nicollette, tar and gravel roof, 95x101.7; cost, \$25,000; owner, John J. Tully

# New Twenty Story Office Building To Use Edison Service

Big development at 50 Broad Street will patronize the Central Station. Latest structural principles to combine with modern light and power supply

## Join the 97%

of big building managements on our lines. They know and you know it is the only satisfactory arrangement

## The New York Edison Company



At Your Service



55 Duane Street

Phone Worth 3000

## The Clinton Fireproofing System

INSTALLED IN THE  
**ARCHITECTS BUILDING**

LA FARGE & MORRIS and  
EWING & CHAPPELL  
Associate Architects

SEABOARD REALTY CO.  
Builders

Fireproofing  
ROEBLING CONSTRUCTION CO.

**ALBERT OLIVER**

101 PARK AVENUE

H. G. OLIVER, Manager

**Gnybco**  
COPYRIGHT APPLIED FOR

☛ Gibraltar is symbolical of Strength.

☛ Gnybco brands of common brick have the fortitude of the Mediterranean Fortress. Their quality makes them impregnable against Time, Frost and Flood.

**GREATER NEW YORK  
BRICK CO.**

Sellers of Gnybco Brands

Phone, Murray Hill, 761 103 Park Ave.

IN USE SINCE 1889  
**Dragon**  
PORTLAND CEMENT

**The Lawrence Cement Co.**

Makers and Shippers 30 Million Bbls. Cement  
1 BROADWAY NEW YORK

Waterproof Dragon—Dragon White

**HENERY MAURER & SON** Manufacturers  
Fireproof Building Materials. OF EVERY DESCRIPTION

Hollow Brick made of Clay for Flat Arches, Partitions, Furring, Etc., Porous Terra Cotta, Fire Brick, Etc.

Office and Depot, 420 E. 23d STREET  
Works, Maurer, N. J. NEW YORK

**CARTER, BLACK & AYERS**

FRONT BRICKS, ENAMELED BRICKS

Architectural Terra Cotta Fireproofing, Roofing Tiles

Telephone 7613-7614 Madison Sq. 1182 Broadway, N. Y.

**THE NEW JERSEY  
TERRA COTTA CO.**

K. MATHIASSEN, President

ARCHITECTURAL TERRA-COTTA

Tel. 3903-4 Cort. Singer Bldg., 149 Broadway

### Plans Filed—Manhattan (Continued).

Co., John J. Tully, 194th st and Charlotte st, Pres.; architects, Kreyenborg Archtl. Co., 163d st & So. Boulevard. Plan No. 458.

#### MISCELLANEOUS.

PURDY ST, e s, 50 s Starling av, 1-sty frame shed, 12x45; cost, \$500; owner, Mrs. H. Baumann, on premises; architect, Anton Pirner, 2069 Westchester av. Plan No. 464.

#### Brooklyn.

##### APARTMENTS, FLATS AND TENEMENTS.

ST. JOHN'S PL, n s, 250 w Howard av, three 4-sty brick tenements, 41.8x100, tin roof, 15 families each; total cost, \$75,000; owner, Abraham Koeppl, 608 Stone av; architects, Cohn Bros., 361 Stone av. Plan No. 3922.

EASTERN PARKWAY & ROGERS AV, 4-sty brick tenement, 41x93, gravel roof, 16 families; cost, \$30,000; owners, Wilson & Breman Co., 1914 Av J; architect, F. L. Hine, 189 Montague st. Plan No. 3918.

OCEAN AV, w s, 76.5 s Cortelyou rd, two 4-sty brick tenements, 50x89.5, gravel roof, 12 families each; total cost, \$150,000; owner, Cortelyou Investing Co, 20 Av A, N. Y.; architects, Shampam & Shampam, 772 Broadway. Plan No. 3935.

CONY ISLAND AV, e s, 401.1 s Slocum pl, 4-sty brick tenement, 41.7x94.4, gravel roof, 16 families; cost, \$40,000; owners, Baker Bros., 196 Westminster rd; architects, Shampam & Shampam, 772 Broadway. Plan No. 3938.

##### CHURCHES.

NOSTRAND AV, s e cor Lincoln rd, 1-sty brick church, 80.4x130.4, slate roof; cost, \$90,000; owner, Rev. F. H. Ludeke, 319 Maple st; architect, Wm. J. Ryan, 162 Ryerson st. Plan No. 3907.

##### DWELLINGS.

BARBEY ST, e s, 40 n Livonia av, 2-sty brick dwelling, 18x42, gravel roof, 1 family; cost, \$2,800; owner, Ethel Sparago, 929 Blake av; architect, Morris Rothstein, 627 Sutter av. Plan No. 3842.

NICHOLAS AV, n w cor Atlantic av, six 2-sty frame dwellings, 18x36, tin roof, 1 family each; total cost, \$18,000; owner, Wilson Realty Co., Freeport, L. I.; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 3861.

VANDERBILT AV, e s, 104 s Lafayette av, 2-sty brick dwelling, 14x42.6, slag roof, 1 family; cost, \$3,500; owner, Lenora Klinger, 319 4th st; architect, Wm. Debus, 86 Cedar st. Plan No. 3863.

2D AV, n e cor 43d st, 2-sty brick dwelling, 25x45, slag roof, 1 family; cost, \$6,000; owner, Hugh P. Skelly, 660 1st av, N. Y.; architect, John B. Snooks' Sons, 261 Broadway, N. Y. Plan No. 3853.

CONKLIN AV, s e cor East 100th st, 1-sty frame dwelling, 16x30, tin roof, 1 family; cost, \$500; owner, John Ferguson, Skidmore lane and Rockaway av; architects, Farber & Markowitz, 189 Montague st. Plan No. 3909.

ROCKAWAY AV, e s, 214.4 n Farragut rd, three 2-sty brick dwellings, 20x32, tin roof, 2 families each; total cost, \$9,000; owner, E. M. Lewis, 9502 Farragut rd; architect, Louis F. Schilling, 167 Van Siclen av. Plan No. 3901.

STANLEY ST, n e cor Shepherd av, 1-sty brick store and dwelling, 20x40, slag roof, 1 family; cost, \$2,000; owner, Sarah Egel, on premises; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 3882.

VANDERBILT ST, n e cor East 18th st, 2-sty brick dwelling, 20x47, gravel roof, 2 families; cost, \$4,000; owner, Jas. Cunningham, 26 Court st; architects, Leslie & White, 180 Montague st. Plan No. 3877.

VANDERBILT ST, n s, 20 w Prospect av, six 2-sty brick dwellings, 20x47, gravel roof, 2 families; cost, \$24,000; owner, Jas. Cunningham, 26 Court st; architects, Leslie & White, 180 Montague st. Plan No. 3880.

VANDERBILT ST, n w cor Prospect av, 2-sty brick dwelling, 20x47, gravel roof, 2 families; cost, \$4,000; owner, Jas. Cunningham, 26 Court st; architects, Leslie & White, 180 Montague st. Plan No. 3877.

VARET ST, s e cor White st, 3-sty brick store and dwelling, 90x97.4, gravel roof, 1 family; cost, \$9,500; owner, Barney Zrinsky, 67 Morrell st; architect, Tobias Goldstone, 49 Graham av. Plan No. 3883.

46TH ST, n s, 320 e 13th av, and 360 e 13th av, two 2-sty frame dwellings, 24x54, shingle roof, 2 families each; total cost, \$12,000; owner, Morris Kornblum, 1325 47th st; architects, Eisenla & Carlson, 16 Court st. Plan No. 3890.

FORCE TUBE AV, e s, 175.6 s Etna st, two 2-sty brick dwellings, 17.6x58.4, gravel roof, 2 families each; total cost, \$8,400; owner, Hy. Wilhelm, 23 Hall av; architect, C. W. Fletcher, 386 Lincoln av, Richmond Hill. Plan No. 3866.

FORCE TUBE AV, e s, 286 s Etna st, 2-sty brick dwelling, 22.6x47, gravel roof, 2 families; cost, \$4,200; owner, Hy. Wilhelm, 23 Hall av; architect, C. W. Fletcher, 386 Lincoln av, Richmond Hill. Plan No. 3869.

FORCE TUBE AV, e s, 261 s Etna st, 2-sty brick dwelling, 22.6x52.6, gravel roof, 2 families; cost, \$4,200; owner, Hy. Wilhelm, 23 Hall av; architect, C. W. Fletcher, 386 Lincoln av, Richmond Hill. Plan No. 3870.

FORCE TUBE AV, e s, 235.6 s Etna st, 2-sty brick dwelling, 29.6x40, gravel roof, 2 families; cost, \$4,200; owner, Hy. Wilhelm, 23 Hall av; architect, C. W. Fletcher, 386 Lincoln av, Richmond Hill. Plan No. 3868.

FORCE TUBE AV, e s, 215 s Etna st, 2-sty brick dwelling, 17.6x47, gravel roof, 2 families; cost, \$4,200; owner, Hy. Wilhelm, 23 Hall av; architect, C. W. Fletcher, 386 Lincoln av, Richmond Hill. Plan No. 3867.

PROSPECT AV, w s, 100 s Selby st, five 2-sty brick dwellings, 20x47, gravel roof, 2 families each; total cost, \$20,000; owner, Jas. Cunningham, 26 Court st; architects, Leslie & White, 180 Montague st. Plan No. 3879.

TROY AV, e s, 107.1 s Church av, two 2-sty frame dwellings, 17x41.6, gravel roof, 1 family each; total cost, \$6,000; owner, Wm. Herod, Jr., 1209 Sterling pl; architect, C. P. Cannella, 60 Graham av. Plan No. 3875.

POWELL ST, e s, 181.5 s New Lots av, three 2-sty brick dwellings, 20.10x55, gravel roof, 2 families each; total cost, \$9,000; owners, Taborisky Bros., 453 Stone av; architect, Morris Rothstein, 627 Sutter av. Plan No. 3927.

LOUISIANA AV, e s, 215 n Vienna av, 1-sty frame dwelling, 18x32, gravel roof, 1 family; cost, \$1,000; owner, Sol Gernowsky, 287 Stone av; architect, Morris Rothstein, 627 Sutter av. Plan No. 3926.

RIDGE CT, e s, 182.10 n 72d st, 2-sty brick dwelling, 16.10x42, gravel roof, 1 family; cost, \$3,000; owner, Grant Gregory, 7106 Bennett et; architect, Harry Rocker, 9004 5th av. Plan No. 3937.

RIDGE CT, e s, 100 n 72d st, five 2-sty brick dwellings, 16.6x42, gravel roof, 1 family each; total cost, \$15,000; owner, Grant Gregory, 7106 Bennett et; architect, Harry Rocker, 9004 5th av. Plan No. 3936.

##### FACTORIES AND WAREHOUSES.

FULTON ST, s s, 200 e Sackman st, 1-sty brick storage, 19x20; roof; cost, \$900; owner, Angela Lattig, 2272 Fulton st; architects, S. Millman & Son, 1718 Pitkin av. Plan No. 3963.

EAST 7TH ST, e s, 95 n Av Q, 1-sty frame storage, 11x18, roof; cost, \$250; owner, Frank C. Arnow, 1757 East 7th st; architect, Richard Doggett, 801 Av A. Plan No. 3955.

##### STABLES AND GARAGES.

13TH ST, n s, 375 e 3d av, 1-sty brick stable, 25x68, gravel roof; cost, \$5,000; owner, Henry Haywood, 214 11th st; architects, Voss & Lauritzen, 65 DeKalb av. Plan No. 3828.

82D ST, s s, 160 e Ridge boulevard, 1½-sty frame garage, 17x21, shingle roof; cost, \$250; owner, Patk. H. Cogan, 224 82d st; architect, Jos. J. Sley, 251 86th st. Plan No. 3829.

UNION ST, s s, 57 e Brooklyn av, 1-sty brick garage, 12.6x18, gravel roof; cost, \$400; owner, H. B. Bishop, 1372 Union st; architects, Laspia & Salvati, 525 Grand st. Plan No. 3896.

THATFORD AV, n e cor Lott av, 1-sty frame stable, 20x20, felt roof; cost, \$300; owner, Abraham Makransky, 16 Newport av; architect, E. Dennis, 241 Schenck av. Plan No. 3908.

AV W, sw cor East 5th av, 1-sty brick garage, 20x30, gravel roof; cost, \$600; owner, F. L. Willard, 464 Av W; architect, B. F. Hudson, 319 9th st. Plan No. 3924.

HALE AV, s w cor Etna st, 1-sty brick garage, 16x14.6, gravel roof; cost, \$500; owner and architect, Levyne Const. Co., Bay Side, L. I. Plan No. 3932.

BEDFORD AV, w s, 200 n Clarendon rd, 1-sty brick garage, 20x84.7, gravel roof; cost, \$2,000; owner, Richard Martin, 2458 Bedford av; architect, R. S. Goodell, 235 East 54th st. Plan No. 5934.

##### SCHOOLS AND COLLEGES.

PRESIDENT ST, n s, 279.6 e 6th av, 4-sty brick school, 129.8x95, roof; cost, \$150,000; owner, Rev. David J. Hickey, 225 6th av; architect, Frank J. Helmle, 190 Montague st. Plan No. 3923.

##### STORES AND DWELLINGS.

20TH AV, s e cor 63d st, 3-sty brick store and dwelling, 18.6x60, slag roof, 2 families; cost, \$5,500; owners, S. & G. Realty Co., 26 Court st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3961.

20TH AV, e s, 18.6 s 63d st, three 3-sty store and dwellings, 18x53, slag roof, 2 families each; total cost, \$15,000; owner, S. & G. Realty Co., 26 Court st; architects, S. Millman & Son, 1718 Pitkin av. Plan No. 3962.

##### STORES, OFFICES AND LOFTS.

63D ST, s w cor 20th av, 1-sty brick store, 20x30, gravel roof; cost, \$500; owner, Nathan Efinger, on premises; architect, C. A. Olsen, 1221 66th st. Plan No. 3911.

BROADWAY, n s, 83.11 e Grove st, 2-sty brick store, 71.1x50, slag roof; cost, \$20,000; owner, I. Von Glahn, 66 Washington av; architect, Benj. Driesler, 153 Montague st. Plan No. 3893.

##### THEATRES.

64TH ST, n w cor 20th av, 2-sty frame moving picture show, 25x90, gravel roof; cost, \$2,500; owner, M. Jantzer, 242 Kings Highway; architect, B. F. Hudson, 319 9th st. Plan No. 3925.

##### MISCELLANEOUS.

61ST ST, n w cor 20th av, 1-sty brick toilet, 7.10x4.6, gravel roof; cost, \$200; owner, R. Montgomery & ano, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 3840.

BELMONT AV, n s, 50 e Van Sinderen av, 1-sty frame shed, 18x40, tar roof; cost, \$150; owner, Jos. Levin, on premises; architects, Farber & Markowitz, 189 Montague st. Plan No. 3850.

MILFORD ST, e s, 270 s Blake av, 1-sty frame shed, 30x12, gravel roof; cost, \$150; owner, Emil Brown, 377 Milford st; architects, Eisenla & Carlson, 16 Court st. Plan No. 3894.

MESEROLE AV, n s, 1.2 e Kingston av, 1-sty brick boilers and pumps, 53x69.1, felt and gravel roof; cost, \$8,500; owner, Standard Oil Co of N. Y., 26 Broadway, N. Y.; architect, F. L. R. Sweet, 1074 Prospect pl. Plan No. 3912.

THATFORD AV, n e cor Lott av, 1-sty frame milk house, 14x16, felt roof; cost, \$203; owner, Abraham Wakransky, Newport av; architect, E. Dennis, 241 Schenck av. Plan No. 3886.

THATFORD AV, n e cor Lott av, 1-sty frame workman's house, 25x15, tin roof; cost, \$350; owner, Abraham Wakransky, Newport av; architect, E. Dennis, 241 Schenck av. Plan No. 3885.

GREENE ST, n s, 150 e Oakland st, 2-sty brick Russian bath, 25x50, — roof; cost, \$5,000; owner, Wm. Schoslak, 95 North 9th st; architect, Louis Danancher, 7 Glenmore av. Plan No. 3960.

NORTH HENRY ST, e s & n s Huron st (entire block), new concrete foundation; cost, \$6,000; owner and architect, Standard Oil Co., 26 Broadway, N. Y. Plan No. 3940.

NORTH HENRY ST, e s & s s, India st (entire block), new concrete foundation; cost, \$6,000; owner and architect, Standard Oil Co., 26 Broadway. Plan No. 3941.

NORTH HENRY ST, e s and extending to India st, new concrete foundations; cost, \$6,000; owner and architect, Standard Oil Co., 26 Broadway. Plan No. 3942.

WEST 8TH ST, w s, 20 s 86th st, 2-sty brick bakery, 40x30, gravel roof; cost, \$1,500; owner, Lewis Fisher, on premises; architect, Richard Marzari, 2818 West 6th st. Plan No. 3960.

**Queens.**

**APARTMENTS, FLATS AND TENEMENTS.**

LONG ISLAND CITY.—Freeman av, s s, 30 e Academy st, 4-sty brick tenement, 50x83, slag roof, 20 families; cost, \$28,000; owner, W. E. Payntar, 171 Hunter av, Long Island City; architect, John Boese, 1 Bridge Plaza, L. I. City. Plan No. 2116.

RIDGEWOOD.—Madison st, s s, 133 e Fresh Pond road, eighteen 4-sty brick tenements, 36x55, tar and gravel roof, 8 families; cost, \$216,000; owner Ring-Gibson Co., 766 Fresh Pond road, Ridgewood; architect, Carl L. Otto, 130 Fulton st, N. Y. C. Plan No. 2124.

RIDGEWOOD.—Madison st, s s, 97 e Fresh Pond road, 4-sty brick tenement, 36x70, tar and gravel roof, 8 families; cost, \$12,000; owner, Ring-Gibson Co., 766 Fresh Pond road, Ridgewood. Plan No. 2125.

LONG ISLAND CITY.—12th av, n s, 249 e Newtown av, 3-sty brick tenement, 21x60, gravel roof; cost, \$6,000; owner, Mathews Building Co., 560 Grand av, L. I. City; architect, R. Geo. Smart, 702 Forest av, Ridgewood. Plan No. 2166.

RIDGEWOOD.—Madison st, w s, 96 e Fresh Pond road, 4-sty brick tenement, 20x66, tar and gravel roof, 4 families; cost, \$7,000; owner, Ring-Gibson Co., 766 Fresh Pond road, Ridgewood; architect, Carl L. Otto, 130 Fulton st, N. Y. C. Plan No. 2127.

RIDGEWOOD.—Madison st, n s, 116 e Fresh Pond road, ten 4-sty brick tenements, 36x64, tar and gravel roof, 8 families; cost, \$120,000; owner, Ring-Gibson Co., 766 Fresh Pond road, Ridgewood; architect, Carl L. Otto, 130 Fulton st, N. Y. C. Plan No. 2129.

RIDGEWOOD.—Doubleday st, n w cor Madison st, 4-sty brick tenement, 24x84, tar and gravel roof, 4 families; cost, \$13,000; owner, Ring-Gibson Co., 766 Fresh Pond road, Ridgewood; architect, Carl L. Otto, 130 Fulton st, N. Y. C. Plan No. 2128.

**DWELLINGS.**

SPRINGFIELD.—Decker av, w s, 416 n Cherry av, four 2½-sty frame dwellings, 23x32, shingle roof, 1 family; cost, \$9,000; owner, Joseph C. Burton, 1160 86th st, Brooklyn; architect, C. W. Mullin, 189 Montague st Brooklyn. Plan Nos. 2111-12-13-14.

ELMHURST.—Chicago av, e s, 50 s Horton st, 2½-sty frame dwelling, 21x43, shingle roof, 1 family; cost, \$3,500; owner, Nelson Creighton, 134 Perry av, Maspeth; architects, E. W. Rose & Son, Grand st, Elmhurst. Plan No. 2108.

ELMHURST.—Evergreen av, s s, 140 w Hanover av, 2½-sty frame dwelling, 17x39, shingle roof, 1 family; cost, \$2,800; owner, Endicott Building Co., 2 2d st, Elmhurst; architect, Crescent L. Varrone, Corona av, Corona. Plan No. 2115.

CORONA.—Cambridge st, s w s, 340 n w Shopoleer av, seven 1-sty frame dwellings, 16x25, rubberoid roof, 1 family; cost, \$3,430; owner, Antonia DeSantis, 40 Lake st, Corona; architect, Wm. McIntyre, 27 Grand av, Elmhurst. Plan Nos. 2117 to 2123.

MASPETH.—Fisk av, e s, 26 n Main st, 2-sty frame store and dwelling, 22x50, tin roof, 1 family; cost, \$3,500; owner, Anna Emgelke, Fisk av, Maspeth; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 2107.

CORONA.—Smith av, s s, 60 w 40th st, 2-sty brick dwelling, 18x36, tin roof, 1 family; cost, \$2,800; owners, Scillipa & Damico, 161 41st st, Corona; architect, Chas. Hendry, Baxter av, Elmhurst. Plan No. 2158.

CORONA.—50th st, w s, 140 s Smith av, two 2-sty frame dwellings, 18x48, tin roof, 2 families; cost, \$7,000; owner, Alphonus Napolia, 124 43d st, Corona; architect, Alfred DeBlasi, E. Jackson av, Corona. Plan Nos. 2139-40.

CORONA.—Orchard st, n s, 342 e Corona av, 2-sty frame dwelling, 22x47, tin roof, 2 families; cost, \$3,800; owner, Henry Greib, 132 Orchard st, Corona; architect, A. Schoeller, Mulberry av, Corona. Plan No. 2136.

EDGEEMERE.—Ocean av, w s, 420 n Mermaid av, 2½-sty frame dwelling, 30x38, shingle roof, 1 family; cost, \$3,500; owner, Lancaster Sea Beach Co., 1170 Broadway, N. Y. C.; architect, Wm. W. Smith, 82 Wall st, N. Y. C. Plan No. 2154.

HOLLIS.—Ulster av, w s, 180 s Beaufort st, two 2-sty frame dwellings, 20x30, shingle roof, 1 family; cost, \$5,000; owner, John Rusch, Woodhaven; architect, Ole Harrison, 324 Fulton st, Jamaica. Plan Nos. 2143-44.

EDGEEMERE.—Ocean av, w s, 300 n Mermaid av, two 2½-sty frame dwellings, 30x77, shingle roof, 1 family; cost, \$7,000; owner, Lancaster

**CAULDWELL-WINGATE COMPANY**  
**BUILDING CONSTRUCTION**

S. MILBANK CAULDWELL, President  
WALTER S. FADDIS, Vice-President  
ROY W. WINGATE, Sec'y and Treas.  
FRANK C. POUCHER, Chairman  
Board of Directors

**381 FOURTH AVENUE NEW YORK**  
Tel., 4380 Madison Square and Atlanta, Ga.

**THOMAS J. STEEN CO.**  
**BUILDERS**

Hudson Terminal Building 30 Church Street New York

**Otis Elevator Company**

**ELEVENTH AVENUE AND TWENTY-SIXTH STREET, NEW YORK**  
And Offices in All Principal Cities of the World

Manufacturers of All Types of Passenger and Freight Elevators—For All Kinds of Power Including Hand Power Elevators Suitable for Stores, Warehouses, Stables, Garages and Small Factories

**INQUIRIES INVITED** on any question involving the conveyance of Passengers and Freight from level to level or horizontally to widely separated points.

**SUPERIOR AUTOMATIC THEATRE VENTILATORS**

Manufactured by

**SUPERIOR CORNICE AND SKYLIGHT WORKS**

214-216 East 127th Street, New York City

Descriptive Literature Sent Upon Request

**The Kreisler Brick Manufacturing Co.**

MANUFACTURERS OF THE FINEST QUALITY OF

**Front Brick, Art Rug Brick, Fire Brick and Paving Brick**

Tel., 5360-5361 Gramercy 131 EAST 23d ST., Cor. Lexington Ave., N. Y. Established 1845

**SAYRE & FISHER COMPANY** WORKS: Sayreville, on Raritan River Near South Amboy, N. J.

MANUFACTURERS OF **Fine Face Brick** (White) (Light and Dark) Buff, Ochre, Red, Gray, Old Gold and

EMAMELED AND PORCELAIN BRICK, several colors Pompeian (or Mottled), both Plain or Moulded, HARD BUILDING BRICK Office, 261 BROADWAY, Cor. Warren Street, NEW YORK  
HOLLOW AND FIRE BRICK Telephone, 6750 Barclay

**PFOTENHAUER—NESBIT COMPANY**  
**IMPERVIOUS FRONT BRICK**

Sole Agents for GENUINE KITTANNING BRICK, GENUINE HARVARD BRICK, TEXTURE BRICK, PAVING BRICK, ETC. St. James Building, 1133 Broadway, cor. 26th St. Tel. 1152 and 1153 Madison Sq., NEW YORK

**Hay Walker Brick Company**

Successors to Harbison-Walker Refractories Co., Building Brick Dept.

Manufacturers **HIGH GRADE FRONT BRICK** ALL SHADES PITTSBURGH, PA. NEW YORK OFFICE, 1133 BROADWAY Telephone, 5687-5688 Madison

**MANHATTAN FIREPROOF DOOR CO.** Tel., 911-912 Newtown

Maurice and Lexington Aves., Winfield, L. I.

Manufacturers of Best Classes of **KALAMEINED and METAL COVERED WORK**

# The Advantage of an Expert

In devising and installing **ELECTRIC** work is offered to our clients. Hotels, Apartment Houses and Loft Buildings specialized. Our representative will call upon request.

**Dennis G. Brussel**  
ELECTRICAL  
Engineering and Construction  
39-41 WEST 38th STREET, N. Y.  
Telephone, 189-190 Greeley

**Rapp Construction Co.**  
PATENT FIREPROOF  
FLOOR ARCHES  
OFFICES, 30 EAST 42d STREET  
Warehouse 301 E. 94th St. Tel. Murray Hill 1831

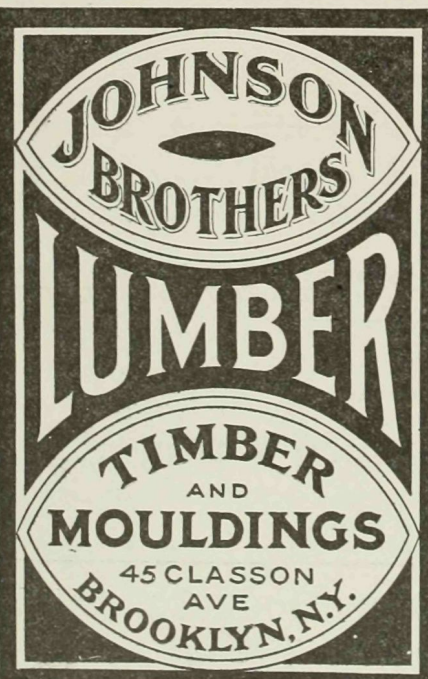
I. Fader Tel. 3583 Williamsburgh D. Fader  
**Eastern Fire-Proof Sash & Door Co.**  
Manufacturers of  
All kinds of Fire-Proof Doors, Window Frames and Sash covered with Kalamein Iron, Brass or Copper. Board of Fire Underwriters Doors A Specialty.  
109-111 COOK STREET  
Cor. Morrell Street BROOKLYN, N. Y.

**RONALD TAYLOR**  
Granolithic and Asphalt Pavements  
"TAYLORITE" FLOORING  
Office and Factory, 520 EAST 20th STREET  
Telephone, 4 Gramercy NEW YORK

**Wm. H. Oliver** Late Hobbs & Oliver  
Established 1846  
PLAIN and DECORATIVE Painting  
Paper Hangings and Interior Decorations  
57 Fifth Avenue New York  
Telephone, 833 Stuyvesant

**A. KLABER & SON**  
**MARBLE WORKS**  
211 VERNON AVENUE, Foot of 11th Street  
LONG ISLAND CITY, N. Y.  
Telephone, 1895 Hunters Point

**Burwak Elevator Company**  
Elevators and Dumbwaiters of every description  
Elevators  
Phone, 8463 Cort. 216 FULTON STREET



*Plans Filed, New Buildings, Queens (Cont.)*

Sea Beach Co., 1170 Broadway, N. Y. C.; architect, Wm. W. Smith, 82 Wall st, N. Y. C. Plan Nos. 2152-53.

JAMAICA.—Victoria st, w s, 655 n DeGraw av, two 2½-sty frame dwellings, 22x38, shingle roof, 1 family; cost, \$9,200; owner, Jamaica Hub Realty Co., 2 Lewis st, Jamaica; architect, Wm. A. Finn, 358 Fulton st, Jamaica. Plan Nos. 2147-48.

JAMAICA.—Lloyd st, s s, 141 w Max Weber av, two 2½-sty frame dwellings, 16x36, shingle roof, 1 family; cost, \$4,400; owner, J. Olson, 756 43d st, Brooklyn; architect, Robert Armstrong, Park av, Jamaica. Plan Nos. 2132-33.

JAMAICA.—Max Weber av, s s, 279 n Fulton st, 2½-sty frame dwelling, 16x36, shingle roof, 1 family; cost, \$2,200; owner, J. L. Ferguson, 149 Broadway, N. Y. C.; architect, Robert Armstrong, Park av, Jamaica. Plan No. 2134.

LITTLE NECK.—Brownvale av, e s, 100 s Highland av, 2½-sty frame dwelling, 28x28, shingle roof, 1 family; cost, \$4,500; owner, Lewis Beman, Little Neck; architect, D. J. Baum, 800 Riverside Drive, N. Y. C. Plan No. 2160.

MIDDLE VILLAGE.—Lafayette st, n s, 125 e Main av, 2-sty frame dwelling, 20x48, tin roof, 2 families; cost, \$3,000; owner, Glendale Homes Co., 9 Lafayette st, Middle Village; architect, Edw. Rose & Con, Grand st, Elmhurst. Plan No. 2157.

MORRIS PARK.—Chichester av, n s, 100 e Morris av, two 2-sty frame dwellings, 16x32, shingle roof, 1-family; cost, \$4,000; owner, Thomas A. Thompson, Atfield st, Dunton; architect, Ole Harrison, 324 Fulton st, Jamaica. Plan Nos. 2141-42.

RICHMOND HILL.—Walker av, w s, 418 s Jamaica av, 2½-sty frame dwelling, 20x41, shingle roof, 1 family; cost, \$3,500; owner, Chas. Sohl, 25 2d st, Union Course; architect, Ernest H. Totje, 166 Van Siclen av, Brooklyn. Plan No. 2130.

RIDGEWOOD.—Sedgwick av, e s, 100 n Hancock st, 2-sty brick dwelling, 22x55, tin roof, 2 families; cost, \$4,000; owner, Nicholas Struber, 700 Palmetto st, Ridgewood; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No' 2163.

RIDGEWOOD.—Glasser st, n s, 100 e Harmon av, 2-sty frame dwelling, 25x41, tin roof, 2 families; cost, \$2,000; owner, E. J. Hayden, 108 Broadway, Brooklyn; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 2161.

ROCKAWAY PARK.—6th av, s w cor Newport av, 2-sty brick dwelling, 34x41, tile roof, 1 family; cost, \$12,000; owner, Frank Busta, 42 Beaver st, N. Y. C.; architects, Barlicinni & Vendrosi, 496 West Broadway, N. Y. C. Plan No. 2149.

EDGEWARE.—Frank av, w s, 300 n Hantz pl, 1½-sty frame dwelling, 24x28, shingle roof, 1 family; cost, \$1,000; owner, Rockaway Coast Realty Co., Boulevard, Rockaway Beach; architect, A. D. Hough, Rockaway Beach. Plan No. 2169.

ELMHURST.—Hanover st, w s, 80 s Summit av, 2½-sty frame dwelling, 18x30, shingle roof, 1 family; cost, \$2,500; owner and architect, John Simkin, 512 Grand av, Corona. Plan No. 2170.

ELMHURST.—2d st, n s, 100 e Petit av, 2½-sty frame dwelling, 21x46, shingle roof, 1 family; cost, \$4,500; owner, John P. Foley, Hanover av, Elmhurst; architect, owner. Plan No. 2168.

FAR ROCKAWAY.—Franklin av, n e cor Clinton av, 2½-sty frame dwelling, 50x51, shingle roof, 1 family; cost, \$7,000; owner, Franklin C. Norton, Mott av and Franklin av, Rockaway Beach; architect, C. Dehle, 106 Fulton st, N. Y. C. Plan No. 2172.

ROCKAWAY BEACH.—Franklin st, n s, 65 e Clinton av, two 2½-sty frame dwellings, 27x60, shingle roof, 1 family; cost, \$10,000; owner, Franklin C. Norton, Norton, Mott and Franklin av, Rockaway Beach; architect, C. Dehle, 106 Fulton st, N. Y. C. Plan Nos. 2173-74.

ROSEDALE.—Hampton rd, n s, 60 w Concord av, 2-sty frame dwelling, 20x27, shingle roof, 1 family; cost, \$1,800; owner and architect, Niels C. Mortinson, Rosedale. Plan No. 2175.

ROSEDALE.—Rosedale av, e s, cor President av, 2-sty frame dwelling, 24x26, shingle roof, 1 family; cost, \$2,000; owner and architect, Niels C. Mortinson, 116 Summer av, Rosedale. Plan No. 2171.

COLLEGE POINT.—3d av, n s, 80 w 10th st, 2-sty brick dwelling, 20x46, tin roof, 2 families; cost, \$4,100; owner, John Ley, 465 10th st, College Point; architect, Peter Schreiner, 3-4 Causeway, College Point. Plan No. 2178.

CORONA.—Washington st, w s, 220 n Park av, 2-sty frame dwelling, 17x30, shingle roof, 1 family; cost, \$2,000; owner and architect, E. M. Faint, 61 Henry st, Corona. Plan No. 2180.

DOUGLAS MANOR.—Bayview av, w s, 120 n Cutter av, 2½-sty frame dwelling, 22x35, shingle roof, 1 family; cost, \$4,500; owner and architect, Wm. Parkinson, Bayside. Plan No. 2177.

EDGEWARE.—Beach av, w s, 140 n Mermaid av, 2½-sty frame dwelling, 30x38, shingle roof, 1 family; cost, \$3,500; owner, Lancaster Sea Beach Co., 1170 Broadway, N. Y. C.; architect, Wm. W. Smith, 82 Wall st, N. Y. C. Plan No. 2176.

FLUSHING.—19th st, e s, 140 s Cypress av, 2½-sty frame dwelling, 20x44, shingle roof, 1 family; cost, \$3,000; owner and architect, Wm. E. Martin, 86 Vandeventer av, L. I. City. Plan No. 2179.

JAMAICA.—West st, w s, 325 s Swale rd, three 2-sty frame dwellings, 16x36, shingle roof, 1 family; cost, \$7,500; owner Max Gross, West st, Jamaica; architect, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan Nos. 2184-85-86.

KEW.—Greenfell av, w s, 180 s Quentin st, 2½-sty brick dwelling, 25x32, shingle roof, 1 family; cost, \$7,500; owner, John F. Kendall, 1023 Beverly rd, Jamaica; architects, Slee & Bryson, 154 Montague st, Brooklyn. Plan No. 2182.

ROCKAWAY PARK.—10th av, n e cor Washington av, 2½-sty frame dwelling, 42x48, shingle roof, 1 family; cost, \$5,000; owner, Wm. E. Colton, 138 Washington av, Rockaway Park; architects, Colton Eros., same address. Plan No. 2183.

WOODHAVEN.—Benedict av, w s, 290 s Sterling st, four 2-sty brick dwellings, 18x31, tin roof, 1 family; cost, \$12,000; owner, B. I. Construction Co., 340 St Marks pl, Brooklyn; architects, Laspia & Salvata, 525 Grand st, Brooklyn. Plan No. 2192.

CORONA.—Park st, n s, 70 e Evergreen av, 2-sty frame dwelling, 20x30, shingle roof, 1 family; cost, \$2,500; owner, Thomas Daly, 39th st, Corona; architect, Robert W. Johnson, 60 Grove st, Corona. Plan No. 2193.

SOUTH OZONE PARK.—Brinkmeyer av, e s, 280 n Alquist av, 2½-sty frame dwelling, 22x39, shingle roof, 1 family; cost, \$5,000; owner, Carl Shonwald, 305 East 31st st, N. Y. C.; architect, C. P. Johnson, 30 East 42d st, N. Y. C. Plan No. 2196.

**STABLES AND GARAGES.**

RIDGEWOOD.—Foxhall st, n s, 187 w Forest av, 1-sty frame garage, 8x15, gravel roof; cost, \$100; owner, Daniel Stauch, 185 Harmon st, Brooklyn. Plan No. 2110.

BAYSIDE.—Bismark av, w s, 160 s Lamartine av, 1-sty frame garage, 10x13, paper roof; cost, \$100; owner, Carl A. Besch, on premises. Plan No. 2159.

FAR ROCKAWAY.—Seaview av, w s, 350 s Mott av, 1-sty frame garage, 15x20, shingle roof; cost, \$400; owner, Minka Wolf, on premises. Plan No. 2165.

HOLLIS.—Hollis and Fishkill avs, 1-sty frame garage, 16x20, paper roof; cost, \$178; owner, Wm. Cline, on premises. Plan No. 2167.

LONG ISLAND CITY.—Flushing av, n s, 125 e Hallett st, 1-sty frame garage, 12x18, galvanized roof; cost, \$200; owner, Frank Motl, Jr., 45 Flushing av, L. I. City. Plan No. 2131.

OZONE PARK.—Herald av, 1253, 1-sty concrete garage, 12x18, tin roof; cost, \$175; owner, Chas. Deloca, on premises. Plan No. 2151.

WHITESTONE.—11th av, n e s, 55 s 14th st, 2-sty brick garage, 48x53, tar and gravel roof; cost, \$3,500; owner, Tom Brown, 67 11th st, Whitestone; architect, Sidney M. Fehn, 212 13th st, College Point. Plan No. 2138.

WOODSIDE.—Grant av, e s, 40 n Thompson av, 1-sty brick garage, 11x14, slag roof; cost, \$200; owner, Herbert P. Siebert, 10 Fern st, Woodside. Plan No. 2146.

## PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

SEALED BIDS will be received by the Board of Water Supply, at its offices, seventh floor, 165 Broadway, New York, until 11 A. M. on Tuesday, August 5, 1913, for Contract 117 for the construction of SEVEN SUPERSTRUCTURES along the line of Catskill aqueduct. The buildings are to be of brick with concrete-stone trimmings. The largest is 56 feet by 42 feet by 39 feet and the smallest 31 feet by 19 feet by 18 feet. The substructures or foundations of these buildings have been built and the City will furnish and erect the tile roof for all the buildings. The work is located in the towns of Marbletown and Gardiner, Ulster county, and New Windsor, Orange county, New York. At the above place and time the bids will be publicly opened and read. Pamphlets containing information for bidders, and pamphlets of contract drawings can be obtained at the above address by depositing the sum of five dollars (\$5.00) for each pamphlet. For further particulars see Information for Bidders.

CHARLES STRAUSS, President,  
CHARLES N. CHADWICK,  
JOHN F. GALVIN,  
Commissioners of the Board of Water Supply.  
JOSEPH P. MORRISSEY, Secretary.

**NOTICE TO CONTRACTORS.**

Sealed proposals for Improvements to Heating System at St. Lawrence State Hospital, Ogdensburg, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 3 o'clock P. M. on Monday, August 4, 1913, when they will be opened and read publicly.

Proposals shall be accompanied by certified check in the sum of five per cent. of amount of bid, and the contractor to whom the award is made will be required to furnish surety company bond in the sum of fifty per cent. of amount of contract within thirty days after official notice of award of contract and in accordance with the terms of Specification No. 1694. The right is reserved to reject any or all bids.

Drawings and specifications may be consulted and blank forms of proposal obtained at the St. Lawrence State Hospital, Ogdensburg, N. Y., and at the office of the State Architect. Complete sets of plans and specifications will be furnished to prospective bidders upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

Dated Albany, N. Y., July 10, 1913.

JOHN H. B. HANIFY,  
Secretary, State Hospital Commission.



JAMAICA.—Ackroyd av, e s, 140 n Briarwood rd, 1sty frame garage, 17x20, shingle roof; cost, \$150; owner, W. Alexander, 18 Sterling pl, Brooklyn. Plan No. 2188.

SPRINGFIELD.—Higbie av, n s, 200 w Farmers av, 1-sty frame garage, 11x15, shingle roof; cost, \$100; owner, J. Look, Springfield. Plan No. 2190.

ROCKAWAY PARK.—10th av, n e cor Washington av, 1-sty frame garage, 12x15, shingle roof; cost, \$100; owner, W. A. Colton, 138 Washington av, Rockaway Park. Plan No. 2197.

STORES AND DWELLINGS.

JAMAICA.—Campion av, n e cor Hanson pl, 2-sty brick store and dwelling, 25x60, tin roof, 2 families; cost, \$5,000; owner, Wm. A. Barnett, College Point; architect, F. J. Berlenbach, 260 Graham av, Brooklyn. Plan No. 2155.

RIDGEWOOD.—Myrtle av, n s, 143 e Covert av, four 3-sty brick stores and dwellings, 20x55, tin roof, 2 families; cost, \$20,000; owner, Lancastershire Realty Co., 44 Court st, Brooklyn; architects, L. Berger & Co., Myrtle & Cypress avs, Ridgewood. Plan No. 2162.

STORES AND TENEMENTS.

RIDGEWOOD.—Fresh Pond road, n e cor Madison st, 4-sty brick store and tenement, 24x84, tar and gravel roof, 6 families; cost, \$14,000; owner, Ring-Gibson Co., 766 Fresh Pond road, Ridgewood; architect, Carl L. Otto, 130 Fulton st, N. Y. C. Plan No. 2126.

STORES, OFFICES AND LOFTS.

JAMAICA.—Rockaway rd, s w cor Sylvester av, 4-sty brick store and tenement, 25x72, tin roof, 7 families; cost, \$9,000; owner, L. W. Schwenk, Bedford av and Grand st, Brooklyn; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 2189.

JAMAICA.—Rockaway rd, w s, 29 s Sylvester av, 3-sty brick store and tenement, 25x66, tin roof, 5 families; cost, \$7,000; owner, L. W. Schwenk, Bedford av and Grand st, Brooklyn; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 2187.

LONG ISLAND CITY.—Graham av, n w cor 13th av, 1-sty frame office, 20x20, tin roof; cost, \$350; owner, Michael Peico, premises. Plan No. 2191.

MISCELLANEOUS.

JAMAICA.—Hillside av, n w cor Maple av, erect wooden fence, 10x60; cost, \$60; owner, J. K. Tinton, Richmond Hill. Plan No. 2109.

DUNTON.—Maure av, w s, 175 s Chichester av, erect frame coop, 10x8, paper roof; cost, \$20; owner, E. Elkhart, premises. Plan No. 2145.

LONG ISLAND CITY.—4th av, w s, 315 s Flushing av, 1-sty frame shed, 22x32, gravel roof; cost, \$200; owner, Frank Palanti, 678 2d av, Long Island City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 2150.

LONG ISLAND CITY.—Starr av, e s, 196 s Borden av, 1-sty brick power house, 50x100, concrete roof; cost, \$30,000; owner, General Vehicle Co., L. I. City; architects, Eaton & Richards, Drexel Building, Philadelphia, Pa. Plan No. 2135.

MASPETH.—Broad st, e s, 40 s 1st st, erect new stone foundation under dwelling; cost, \$300; owner, Mary Haley, 44 Broad st, Maspeth. Plan No. 2156.

ROSEDALE.—Gildersleeve av, n s, 30 w Rosedale av, 1-sty frame tool house, 12x16, paper roof; cost, \$75; owner, A. J. Rapson, Rosedale av, Rosedale. Plan No. 2164.

WOODSIDE.—3d st, n e cor Roker av, erect brick retaining wall, 100x3; cost, \$250; owner, H. Borges, premises. Plan No. 2137.

RICHMOND HILL CIRCLE.—Remington av, w s, 1300 s Stover pl, 1½-sty, frame boat house, 11x20, tin roof; cost, \$400; owner L. Levglin, 1453 DeKalb av, Brooklyn. Plan No. 2181.

JAMAICA.—Orchard st, w s, 110 n Hillside av, erect concrete retaining wall and repair garage; cost, \$50; owner, Emma L. Murray, premises. Plan No. 2195.

LONG ISLAND CITY.—3d st, n s, 226 e Van Alst av, 1-sty frame storage shed, 100x75, gravel roof; cost, \$2,500; owner, Columbia Paper Bag Co., 9 Jackson av, L. I. City; architect, John M. Baker, 9 Jackson av, L. I. City. Plan No. 2194.

Richmond.

DWELLINGS.

EDDY ST, n w cor Howard av, Tompkinsville, 3-sty brick dwelling, 64x44; cost, \$14,000; owner, Geo. H. Cisco, Tompkinsville; architects, Delano & Aldrich, N. Y. C.; builders, P. H. Wolf & Sons, Stapleton. Plan No. 520.

MARGARET ST, s s, 60 w Gilbert st, Richmond, 1-sty frame dwelling, 22x24; cost, \$700; owner, Stephen Stachlik, Richmond; architect and builder, John Schroll, Richmond. Plan No. 525.

ST. MARY'S AV, n s, 50 w Smith st, Rosebank, 1-sty frame dwelling, 18x20; cost, \$500; owner, G. Caugro, Rosebank; builder, I. Rispoli, Rosebank. Plan No. 517.

PELTON AV, e s, 100 n Henderson av, West New Brighton, 2½-sty frame dwelling, 20x26; cost, \$2,800; owner, Wm. Wheeler, West New Brighton; architect, John Haabsted, Port Richmond; builder, Patrick Brennan, West New Brighton. Plan No. 521.

RICHMOND ROAD, n s, 200 e Central av, Richmond, 2-sty frame dwelling, 24x32; cost, \$3,600; owner, Chris Hoverkamp, Richmond; architect and builder, George Hoverkamp, Jr., Richmond. Plan No. 522.

ST. PAUL'S AV, e s, 102 s Unnamed st, Stapleton, two 2½-sty frame dwellings, 22x50; total cost, \$11,000; owner, Ida Dibble, Stapleton; architect, C. B. Heweker, Tompkinsville; builder, John Karlsson, Tompkinsville. Plan No. 519.



Buying "Atlas Portland Cement" is like buying Sterling silver,— because of the supreme effort of twenty years to keep "Atlas" the leader.

"The standard by which all other makes are measured"

# ALMSEEN

Permanent WATERPROOF Concrete. Low in Magnesia and Sulphur. Water or rail direct shipment. Quicker delivery. Better packages. Oldest manufacturers of high grade Portland in the world. ALSEN bag credits good as legal tender. Facts are better than assertions.

45 BROADWAY, NEW YORK See pages 178-179 Sweet's Catalogue for particulars



## ECONOMY and SAFETY Brooklyn Bridge Brand Rosendale Cement

is acceptable to the Building Departments  
Guaranteed to meet Standard Specifications  
When Rosendale will do good work, why pay double for Portland Cement?  
Put up in Barrels or Duck Bags.



## Vulcanite Portland Cement

"THE BRAND WITH A REPUTATION"

Delivered at job any point in Manhattan or Bronx, by our prompt and reliable trucking service.

Vulcanite Portland Cement Co. 5th Ave. Bldg., N.Y. Phone, Gramercy 1000

## DYCKERHOFF PORTLAND CEMENT

is made in Germany. The superior quality amply compensates the consumer for its higher price. It is perfect

E. THIELE, Sole Agent, 99 John St., New York

## JOHN C. ORR COMPANY

Telephone 948 Greenpoint

Sash, Doors, Blinds and House Trim

### LUMBER OF ALL KINDS FOR BUILDERS

India, Java and Huron Sts., and East River, City of New York, Borough of Brooklyn

## EMPIRE CITY-GERARD CO.

FINE INTERIOR HOUSE TRIM

WINDOW FRAMES, SASH, DOORS, MOULDINGS, ETC.

Office: 40-42 East 22d Street, N. Y.

Factory: Brooklyn, N. Y.

TELEPHONE, 2301-2302 FLATBUSH

# RETAIL LUMBER

CHARLES H. FINCH & CO.

"THE ACCOMMODATING HOUSE"

Everything for Wooden Construction Coney Island Ave. and Ave. H, Brooklyn, N. Y.

## Plans Filed, Richmond (Continued.)

3D AV, s s, 225 e Jersey st, New Brighton, 2 1/2-sty frame dwelling, 22x48; cost, \$3,500; owner and architect, L. Levy, New Brighton; builders, Desgum & Cohen, New Brighton. Plan No. 524.

5TH AV, s s, 200 w Bismarck av, New Brighton, 2 1/2-sty frame dwelling, 21x45; cost, \$3,500; owner, Herman Kasharsky, New Brighton; architect, John Davies, Tompkinsville; builder, E. Kasharsky, New Brighton. Plan No. 518.

## STORES AND DWELLINGS.

HOLLAND AV, w s, 1,400 s Richmond terrace, Mariners Harbor, 2-sty frame store and dwelling, 25x32; cost, \$800; owner and builder, Thos. Samardzio, Mariners Harbor; architect, H. W. Belcher, Port Richmond. Plan No. 523.

## STORES, OFFICES AND LOFTS.

ST. PAUL'S AV, w s, 17 s Turnpike, Tompkinsville, 1-sty frame store, 24x20; cost, \$500; owners, Moffatt & Schwab, Tompkinsville; architects, Delano & Aldrich, N. Y. C.; builders, Hesse & Offenjust, Stapleton. Plan No. 526.

## PLANS FILED FOR ALTERATIONS.

## Manhattan.

ANN ST, 11, alterations to 1-sty brick store; cost, \$1,200; owner, Fred Frisch, 5 Ann st; architect, Lewis Leining, Jr., 160 5th av. Plan No. 2250.

BROAD ST, 35-37, metal partition to 5-sty brick stores and offices; cost, \$125; owner, Cammann Vorhees, 84 William st; architect, Leonidas E. Denslow, 44 West 18th st. Plan No. 2182.

CENTRE ST, 208, extension to two 3 and 5-sty brick store, office and factory; cost, \$15,000; owners, Radway & Gardiner, 121 Leonard st; architect, Fred P. Platt, 1123 Broadway. Plan No. 2158.

CHERRY ST, 106, alterations to 6-sty brick stores and tenement; cost, \$1,000; owner, Michael A. Rofrano, 28 Oliver st; architect, John A. Rafrano, 28 Oliver st. Plan No. 2198.

CHRYSTIE ST, 134, new show window to 1-sty brick store and storage; cost, \$150; owner, Est. of John H. Meyers, 436 1st st, Westfield, N. J.; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2204.

CHRYSTIE ST, 130, reset building front to 2-sty brick stable; cost, \$300; owner, Est. John H. Meyers, 436 1st st, Westfield, N. J.; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2203.

CROSBY ST, 64-66, extend boiler flue to 6-sty brick stores and loft; cost, \$450; owners, New York Life Insurance & Trust Co., 52 Wall st; architect, William M. Leonard, 162 West 20th st. Plan No. 2193.

ELDRIDGE ST, 133, new partitions, stairs and show windows to 5-sty brick store and meeting rooms; cost, \$1,000; owner, Fred Storm, Bayside, L. I.; architects, Pohrles & Berman, 106 Forsythe st. Plan No. 2191.

EXCHANGE PL, 43-49, alterations to 25-sty brick store and offices; cost, \$3,000; owner, Wall St. Exchange Bldg. Assn., 43 Exchange pl; architect, Clement W. Fairweather, Room 701 Penn. Sta. Plan No. 2264.

FULTON ST, 64-68, 6,000-gal. tank to 9-sty brick stores and lofts; cost, \$200; owner, Fairfield Realty Co., 5-7 East 42d st; architect, Chas. Sheres, 882 Kelly st. Plan No. 2233.

GRAMERCY PARK, 10, new skylight to 4-sty brick studio; cost, \$150; owner, Katherine C. Budd, 10 Gramercy Park; architect, K. C. Budd, 500 5th av. Plan No. 2174.

GREENWICH ST, 619, masonry and steel to 3-sty brick store and dwelling; cost, \$900; owner, Daniel F. Meyers, 1228 Tinton av; architect, Ezra S. Bloodgood, 8 York st. Plan No. 2154.

GREENWICH ST, 63, new partitions to 4-sty brick dwelling; cost, \$500; owner, John N. Spauss, 61 Greenwich st; architect, Henry Regelmann, 133 7th st. Plan No. 2170.

GREENWICH ST, 812-814, steel enclosure to 7-sty brick loft; cost, \$200; owner, John W. Ferguson, Paterson, N. J.; architect, Charles J. Graff, 229 West 36th st. Plan No. 2260.

HESTER ST, 111, masonry to 5-sty brick store and tenement; cost, \$150; owner, Gussie Spector, 116 East 74th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2267.

HOUSTON ST, 55 East, rear extension to 5-sty brick stores and tenement; cost, \$500; owner, Pietro Alvino, 278 Mott st; architect, Adolph Balschun, 483 Willis av. Plan No. 2180.

HOUSTON ST, 166 East, masonry and steel to 4-sty brick stores and tenement; cost, \$500; owner, Solomon H. Jackson, 339 Houston st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 2247.

HOUSTON ST, 362, reset store front to 4-sty brick store and tenement; cost, \$400; owner, Michael Erlanger, 109 West 26th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2205.

MAIDEN LANE, 103, remove encroachments to 4-sty brick store and lofts; cost, \$375; owner, Woodbury G. Langdon, 59 East 59th st; architect, Horace G. Knapp, 111 Broadway. Plan No. 2169.

MAIDEN LANE, 105, remove encroachments to 5-sty brick store and lofts; cost, \$350; owner, Woodbury G. Langdon, 59 East 59th st; architect, Horace G. Knapp, 111 Broadway. Plan No. 2168.

NASSAU ST, 68-70, storage shelves to 10-sty brick store and lofts; cost, \$100; owner, David K. Scheldon, 68-70 Nassau st; architect, Jules Levy, 1540 Broadway. Plan No. 2230.

NASSAU ST, 166-170, bulletin sign to 5-sty brick lofts and offices; cost, \$58; owners, Sun Printing & Pub. Assn., 166-170 Nassau st; architect, John H. Adamson, 59 Ann st. Plan No. 2212.

NEW ST, 81, new store front to 7-sty brick stores and offices; cost, \$350; owner, John W. McClymonds, 81 New st; architect, M. A. Cantor, 39 West 38th st. Plan No. 2216.

NORFOLK ST, 121, new partitions to 4-sty brick store and tenement; cost, \$260; owner, Rosa Sabersky, 121 Norfolk st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2206.

PINE ST, 7, remove encroachments to 10-sty brick store and offices; cost, \$700; owner, New York Real Estate & Security Co., 42 Broadway; architect, Fred W. Burnham, 30 East 42d st. Plan No. 2166.

RIVINGTON ST, 140, masonry to 3-sty brick dwelling and bath; cost, \$500; owner, Fischel Weintraub, 140 Rivington st; architect, Jacob Fischer, 25 Av A. Plan No. 2237.

SULLIVAN ST, 24, masonry and new store fronts to 3-sty brick store and office; cost, \$2,000; owner, Henry S. Tinker, 299 Broadway; architect, Jean Jaume, 37 Sullivan st. Plan No. 2261.

UNION SQ. East, 14-18, marquis to 6-sty brick hotel; cost, \$120; owner, Est. of Cortland Palmer, Mary A. Draper, executrix, 271 Madison av; architect, Wm. J. Russell, 1476 Broadway. Plan No. 2232.

UNIVERSITY PL, 28, masonry to 7-sty brick lofts; cost, \$600; owner, Mrs. Elizabeth Goodnow, care Moore & Wyckoff, 546 5th av; architects, Peter McCormick & Son, 83 East 52d st. Plan No. 2258.

WALL ST, 15-19, remove encroachments to 9-sty brick offices; cost, \$5,000; owners, Estate of Matthew Wilks, New York Life Insurance & Trust Co., trustees, 52 Wall st; architects, Clinton & Russell, 32 Nassau st. Plan No. 2176.

WALL ST, 35, reset building front to 10-sty brick offices; cost, \$1,000; owner, Estate of D. O. Mills, 15 Broad st; architect, T. J. Bartley, 15 Broad st. Plan No. 2188.

8TH ST, 22 East, removal of encroachments to 3-sty brick store and dwelling; cost, \$350; owner, Wm. Grollian, London, England; architect, Henry N. Paradies, 231 West 18th st. Plan No. 2156.

8TH ST, 10 East, reset show windows to 4-sty brick store and lofts; cost, \$700; owner, Archibald, J. C. Anderson, 90 Wall st; architect, Samuel Cohen, 500 West 176th st. Plan No. 2167.

8TH ST, 27 West, reset stoop to 5-sty brick stores; cost, \$300; owner, Emile James, 22 East 8th st; architects, Hughes & Hughes, 404 West 34th st. Plan No. 2256.

8TH ST, 60-62 East, removal of encroachments to 5-sty brick stores and lofts; cost, \$7,000; owners, Trustees of Sailor's Snug Harbor, 31 Nassau st; architects, Maynicke & Franke, 25 Madison sq. Plan No. 2275.

11TH ST, 149 West, two bathrooms to 6-sty brick hospital; cost, \$1,000; owner, St. Vincent's Hospital, 11th st and 7th av; architect, Isaac E. Ditmars, 111 5th av. Plan No. 2163.

14TH ST, 2 W, reset show windows to 16-sty brick stores and offices; cost, \$500; owners, 80 5th Av. Inc., Samuel E. Jacobs, Pres., 30 E 42d st; architects, Buchman & Fox, 30 East 42d st. Plan No. 2208.

15TH ST, 38-40 West, 10,000 gallon and 7,500 gallon pressure tanks to 6-sty brick factory; cost, \$2,500; owner, Van Beuren Estate, Fred T. Van Beuren executor, 65 5th av; builders, Earl C. Maxwell & Co., 30 Church st. Plan No. 2195.

23D ST, 269 W, new door to 4-sty brick stores and tenement; cost, \$26; owner, Agelina M. De Luesada, Spain; architect, James Gilmartin, 213 7th av. Plan No. 2215.

25TH ST, 53-59 West, sign to 16-sty brick lofts; cost, \$268; owners, S. Underberg & Co., 86-94 Franklin st; architects, Sidney R. Lash, 306 West 44th st. Plan No. 2238.

26TH ST, 15-19 E, fireproof door to 20-sty brick stores and lofts; cost, \$200; owner, Jacob Ruppert, 1603 3d av; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 2183.

29TH ST, 128 West, remove partition to 3-sty brick store and lofts; cost, \$40; owner, Mrs. Geraldine M. Brosseau, 413 Lenox av; architect, Phillip Resnyk, 40 West 32d st. Plan No. 2263.

29TH ST, 202 West, new stairs, elevator and plumbing to 6-sty brick loft and office; cost, \$5,000; owner, Est. of Isaac C. Delapline, New York Life Ins. & Trust Co., Trustees, 52 Wall st; architect, John S. Branne, 1 Madison av. Plan No. 2266.

31ST ST, 23 West, new skylight to 5-sty brick stores and studios; cost, \$95; owner, Life Publishing Co., 17 West 31st st; architects, Blight-Overfield Co., 217 West 29th st. Plan No. 2234.

34TH ST, 314 East, studio skylight to 6-sty brick loft; cost, \$100; owner, William Kahn, 123 Broadway; architects, Jno. B. Snooks' Sons, 261 Broadway. Plan No. 2254.

36TH ST, 52-56 West, alterations to 4-sty brick store and dwelling; cost, \$200; owner, Michael Tahman, 56 West 36th st; architect, Chas. E. Reid, 132 East 23d st. Plan No. 2197.

37TH ST, 47 West, new show windows to 4-sty brick stores and dwelling; cost, \$75; owner, Thos. H. P. Farr, 49 Wall st; architect, Harry J. Hawken, 35 West 38th st. Plan No. 2225.

38TH ST, 8-14 West, fireproof bridge to 12-sty brick store and lofts; cost, \$2,500; owner, Joseph J. Stindler, 285 Central Park West; architect, Edward Necarsulmer, 507 5th av. Plan No. 2162.

40TH ST, 115-119 West, fireproof partition to 22-sty brick loft and offices; cost, \$450; owner, Philip Lewisohn, 115 West 40th st; architect, Walter T. Murphy, 1003 6th av. Plan No. 2185.

# BERGER'S METAL D & CEILINGS

S. E. COR. 11th AVENUE AND 22d STREET

Telephone, 1409 Chelsea

152d Street East of Third Avenue

Telephone, 2853 Melrose

# BERGER'S METAL LATH

## ARTISTIC HIGH GRADE METAL CEILINGS and Wall Decorations

IMMENSE STOCK CARRIED

We Sell Material to the Trade or Contract to Erect the Work, as desired.

We Consider it a Privilege to Estimate

Also Carry Large Varieties of

### METAL LATH

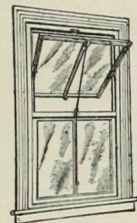
IN STOCK

Immediate Deliveries Guaranteed

The Garry Iron and Steel Co. of N. Y.

521-523 West 23d Street, New York

Telephone 8020 Chelsea



## VOIGTMANN FIREPROOF WINDOWS

Manufactured by

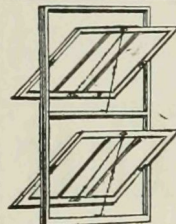
S. H. Pomeroy Co., Inc.

Sales Office: 30 East 42nd St.

Factory: 282 East 134th St.

Tel. Melrose 6104

Successors to Voigtman & Co., N. Y.



## FIREPROOF WINDOWS

M. F. Westergren  
Incorporated

213-231 East 144th St.

NEW YORK

Telephone (3291)  
(3292) Melrose  
(3293)

## A. BATAILLE & CO.

MANUFACTURERS OF

### Elevator Enclosures

Patent Folding Gates, Wire  
and Grill Work, in Brass,  
Bronze and Iron.

Bank and Office Railings

587 Hudson St., New York

Rose Bldg., Cor. Bank St.

WINE BOTTLE RACKS

Tel. 891 Chelsea

IRON FOUNDRY PATTERN SHOP

## Brooklyn Vault Light Co.

Manufacturers of

### VAULT LIGHTS, SKYLIGHTS

and Patent Light Work of Every Description

270 MONITOR STREET

Telephone Connection

BROOKLYN

## Atlanta Contracting Co.

EXCAVATING, DIRT and RUBBISH REMOVED

Sand, Gravel and Broken Stone, Filling Material  
All Kinds of Trucking Done  
General Contractors and House Wreckers  
Telephone 846 Murray Hill

230 E. 42nd St.

New York

ESTABLISHED 1858

# SKYLIGHTS, LATHING & S

HAYES METAL

71 8TH AVE NEW YORK

FIREPROOF WIRE-GLASS WINDOWS

42D ST, 215 West, masonry and new partitions to 4-sty brick stores and dwelling; cost, \$600; owners, Sperry & Hutchinson, 2 West 45th st.; architects, S. Millman & Son, 189 Montague st., Brooklyn. Plan No. 2194.

42D ST, 136 West, new store front to 5-sty brick cafe and offices; cost, \$60; owner, Robert M. Fuller, Schenectady, N. Y.; architect, Harry J. Hawken, 35 West 38th st. Plan No. 2227.

43D ST, 28 West, alterations to 2-sty brick stores; cost, \$850; owner, Walter J. Solomon, 17 West 42d st.; architect, John C. Sims, 35 West 38th st. Plan No. 2172.

43D ST, 28 West, masonry and steel to 1-sty brick store; cost, \$200; owner, Walter J. Solomon, 17 West 42d st.; architect, Chas. H. Dietrich, 609 East 138th st. Plan No. 2192.

44TH ST, 2 East, alterations to 11-sty brick offices and lofts; cost, \$2,500; owner, American Real Estate Co., 527 5th av.; architect, Geo. A. Sumner, 989 S. Boulevard. Plan No. 2223.

45TH ST, 150 West, fireproofing to 4-sty store and dwelling; cost, \$150; owner, Benven Realty Co., Leander S. Sire, Pres., 99 Nassau st.; architect, Harry J. Hawken, 35 West 38th st. Plan No. 2172.

45TH ST, 15 West, new plumbing to 5-sty brick lofts; cost, \$150; owner, Isaac J. Mayer, 821 Riverside Drive; architect, Eli Benedict, 1947 Broadway. Plan No. 2229.

46TH ST, 67-69 West, masonry, new stairs and elevator to 5-sty brick offices and studios; cost, \$5,000; owner, Heleinta Realty Co., John J. Hearn, pres., 505 5th av.; architects, Geo. A. and Edward Elum, 505 5th av. Plan No. 2221.

47TH ST 21 East, masonry and new store fronts to 5-sty brick dwelling; cost, \$1,500; owner, Mrs. Mary E. McCormick, 21 East 47th st.; architect, Theodore C. Visscher, 425 5th av. Plan No. 2269.

47TH ST, 80 West alterations to 4-sty brick store and dwelling; cost, \$200; owner, Thos. Goodwin, 629 West 23d st.; architect, John J. Lawlor, 360 West 23d st. Plan No. 2224.

48TH ST, 20 East, new store front to 4-sty brick store and tenement; cost, \$75; owner, Walter Meyer, 27 William st.; architect, Harry J. Hawken, 35 West 38th st. Plan No. 2226.

54TH ST, 218-224 East, general alterations to two 2 and 3-sty brick garages; cost, \$22,000; owner, Jacob Hoffman Brewing Co., 211 East 55th st.; architect, Alex. Baylies, 33 Bible House. Plan No. 2246.

55TH ST, 1-7 West, new organ to stone church; cost, \$1,000; owner, Fifth Av. Presbyterian Church, 121 East 69th st.; architect, Robert H. Robertson, 117 East 38th st. Plan No. 2342.

59TH ST, 2-20 West, partitions, decorations and toilet fixtures to 18-sty brick hotel; cost, \$9,000; owner, Plaza Operating Co., B. Beinecke, Pres., 111 Broadway; architect, H. J. Hardenbergh, 47 West 34th st. Plan No. 2236.

59TH ST, 304 East, alterations to 5-sty brick tenement; cost, \$500; owner, John Drucker, 13 Sutton pl.; architect, Henry Regelmann, 133 7th st. Plan No. 2249.

59TH ST, 141-153 East, mezzanine floor and new show windows to 6-sty brick department store; cost, \$250; owner, Messrs. Bloomingdale Bros., 141-153 East 59th st.; architects, Euchman & Fox, 30 East 42d st. Plan No. 2209.

59TH ST, 344-346 West, new doors to brick stores and tenement; cost, \$450; owner, Cooper Realty Co., 25 Exchange pl.; architect, Oscar Lowinson, 5 West 31st st. Plan No. 2217.

63D ST, 16 East, new partitions and skylight to 4-sty brick dwelling; cost, \$350; owner, Michael F. Burns, 50 Church st.; architect, George H. Griebel, 14-16 East 42d st. Plan No. 2186.

65TH ST, 53 East, new store to 4-sty brick dwelling; cost, \$5,000; owner, Edward B. Marks, 53 East 65th st.; architect, Donald Mitchell, 302 West 53d st. Plan No. 2259.

67TH ST, 31-33 East, masonry and plumbing to 5-sty brick dwelling; cost, \$200; owner, Emma B Auchincloss, 31-33 East 67th st.; architect, Thos. M. Robertson, 117 East 38th st. Plan No. 2243.

68TH ST, 56 E, extension to 4-sty brick dwelling; cost, \$6,000; owners, Dominican Sisters, 56 East 68th st.; architect, William Johnstone, 991 Lexington av. Plan No. 2201.

72D ST, 107 East, masonry, new partitions and plumbing to 4-sty brick residence; cost, \$5,000; owner, Haliburton Fales, 105 East 72d st.; architect, Robert E. Bowler, 101 Park av. Plan No. 2340.

73D ST, 58 East, remove partitions to 4-sty brick dwelling; cost, \$50; owner, Mabel S. Tolden, 431 Madison av.; architects, Herts Bros. Co., 34 West 38th st. Plan No. 2196.

78TH ST, 400 East, 1-sty extension to 5-sty brick stores and tenement; cost, \$500; owner, Lena Davis, 1504 1st av.; architect, Sidney F. Oppenheim, 1511 3d av. Plan No. 2211.

81ST ST, 501 East, new windows and lintels to 5-sty brick school; cost, \$1,400; owner, Department of Education, 500 Park av.; architects, C. B. J. Snyder, 100 Park av. Plan No. 2179.

84TH ST, 409-13 East, masonry to 6-sty brick tenement; cost, \$150; owner, Adolph Engle, 409 East 84th st.; architect, Adolph Balschun, 483 Willis av. Plan No. 2181.

85TH ST, 16 West, new closets to 4-sty brick dwelling; cost, \$200; owner, Geo. H. Lemken, M. D., 144 West 87th st.; architect, Joseph C. Schaffler, 28 West 32d st. Plan No. 2255.

88TH ST, 2 West, new partitions and plumbing to brick apartments; cost, \$2,500; owner, Louis Stern, 993 5th av.; architect, Max Zipkes, 220 5th av. Plan No. 2153.

110TH ST, 138 East, reset show windows to 2-sty brick hotel; cost, \$500; owner, John Allen & Edwin S. Townsend, 1984 3d av.; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 2272.

115TH ST, 280 West, new partitions, windows and fire-escape to 5-sty brick tenement; cost, \$1,500; owner, R. L. Cohan, 308 West 113th st.; architect, Max Muller, 115 Nassau st. Plan No. 2207.

116TH ST, 101 West, new stairs to 2-sty brick store and offices; cost, \$200; owner, Milton Bernheimer, 128 st and Amsterdam av.; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 2157.

116TH ST, 149 East, masonry to 3-sty brick dwelling; cost, \$300; owner, Joseph Fallon, 51 East 122d st.; architect, Henry A. Koelble, 114 East 28th st. Plan No. 2187.

118TH ST, 536-538 East, fireproof door to 1-sty brick factory; cost, \$100; owner, Washburn Wire Co., 542 East 118th; architects, Bart & John P. Walther, 147 East 125th st. Plan No. 2220.

125TH ST, 602 West, new dumbwaiter, fireproofing and plumbing to 5-sty brick tenement; cost, \$800; owner, Patrick Kiernan, 14 East 83d st.; architect, John L. Caven, 103 East 125th st. Plan No. 2200.

181ST ST, 600 West, remove partitions to 2-sty brick store and office; cost, \$50; owner, Gustave L. Laurance, 2228 Broadway; architect, Max Zipkes, 220 5th av. Plan No. 2270.

AV A, 104, new show windows to 4-sty brick store and tenement; cost, \$150; owner, Est. of Caroline Drayton Philip, care Robinson & Brown, 14 Wall st.; architect, Morris Schwartz, 194 Bowersy. Plan No. 2341.

AMSTERDAM AV, 536, masonry to 7-sty brick stores and apartments; cost, \$50; owners, Est. of De Willis James, Douglas Robinson Co., agents, 14 Wall st.; architect, John T. Nugent, 200 West 86th st. Plan No. 2251.

AMSTERDAM AV, 1721-27, sky-sign to 2-sty brick stores and offices; cost, \$450; owner, Fred Walker, 1 West 81st st.; architects and builders, O. J. Gude Co., 220 West 42d st. Plan No. 2184.

AMSTERDAM AV & 60TH ST, s e c, masonry, and new plumbing to 5-sty brick hospital; cost, \$2,000; owner, Columbia University, 116th st and Amsterdam av.; architect, E. L. Angell, 959 Madison av. Plan No. 2159.

AMSTERDAM AV, 2042-2048, new show window to 2-sty brick stores and office; cost, \$250; owner, Fred. W. Woolworth, care of John P. Leo, Jr., 162d st and St. Nicholas av.; architect, Matthew W. Del Gaudio, 401 East Tremont av. Plan No. 2219.

BROADWAY, 1564-1566, terra cotta partitions to 11-sty brick offices; cost, \$2,500; owners, Palace Theatre Realty Co., Frank Thompson, 55 Liberty; architect, James J. F. Gavigan, 1123 Broadway. Plan No. 2214.

BROADWAY, 502-504, new sash to 5-sty brick store and loft; cost, \$50; owner, William H. Browning, 16 Cooper sq.; architect, Harry N. Paradies, 231 West 18th st. Plan No. 2155.

BROADWAY, 1448-50, alterations to 9-sty brick stores and hotel; cost, \$500; owner, 41st St. Realty Co., 5 Beekman st.; architect, Sidney R. Lash, 306 West 44th st. Plan No. 2161.

BROADWAY, 3675, new stores to 6-sty brick tenement and stores; cost, \$250; owner, Herbert R. Lineburg, 160 Broadway; architect, Geo. A. Fitting, 2432 Broadway. Plan No. 2171.

BROADWAY, 1282, masonry to 25-sty brick hotel; cost, \$1,500; owners, Greely Sq. Hotel Co., C. H. Reinbold, Pres., Cincinnati, Ohio; architect, Wm. H. Fenn, Hotel McAlpin. Plan No. 2265.



# KING'S

# DIAMOND PLASTER

## The *Standard*

# FINISHING PLASTER

### WELLS ARCHITECTURAL IRON CO.

MANUFACTURERS OF ORNAMENTAL IRON AND BRONZE WORK

Phone 8290-8291 Melrose River Ave. and East 151st St., NEW YORK

### A. PERLMAN IRON WORKS, Inc.

Ornamental Iron Contractors

Telephone, Tremont { 5361  
5362 1735 WEST FARMS ROAD  
4 Blocks East of 174th Street Subway Station

### WILLIAM SCHWENN

Telephone 1700 Bushwick

Ornamental and Structural **IRON WORK**

822 to 832 LEXINGTON AVENUE, near Broadway, BROOKLYN

### WEISBERG-BAER COMPANY

MANUFACTURERS OF HIGH-GRADE INTERIOR WOODWORK

WINDOW FRAMES, SASH AND DOORS

BOULEVARD AND ORCHARD STREET, ASTORIA Phone Astoria 433

## Plans Filed—Alterations, Manhattan (Cont.).

BROADWAY, 334, masonry and new stairs to 1-sty brick restaurant; cost, \$1,500; owner, Henry W. Hayden, 16 Exchange pl; architect, Chas. I. Berg, 331 Madison av. Plan No. 2248.

BROADWAY, 444, masonry and iron to 12-sty brick storage; cost, \$1,000; owner, Elizabeth Hesebrough, 33 Howard st; architect, J. A. Hays, 2010 Broadway. Plan No. 2274.

BROADWAY, 10, reset store front to 15-sty brick stores, bank and offices; cost, \$1,000; owner, New York Produce Exchange Bank, 10 Broadway; architect, H. J. Pingel, 306 East 59th st. Plan No. 2244.

CENTRAL PARK, 81st st, ws, of 5th av, 2-sty brick and store extension to 2-sty museum; cost, \$500,000; owner, Metropolitan Museum of Art, J. Pierpont Morgan, Pres., 82d st and 5th av; architects, McKim, Mead & White, 101 Park av. Plan No. 2252.

LENOX AV, 67, new vault to 5-sty brick store and tenement; cost, \$1,500; owner, Anna M. Giesin, 67 Lenox av; architect, Frank Hausie, 81 East 125th st. Plan No. 2228.

LEXINGTON AV, 1873, new store front to 3-sty brick stores and dwelling; cost, \$2,500; owner, Joseph Fallon, 51 East 122d st; architect, Henry A. Koelble, 114 East 28th st. Plan No. 2152.

LEXINGTON AV, 570, new store fronts, stairs and fireproofing to 5-sty brick tenement; cost, \$1,000; owners, Estate of Robert S. Brown, 20 Nassau st; architect, Henry Reglemann, 133 7th st. Plan No. 2178.

LEXINGTON AV, 747, rear extension to 4-sty brick stores and dwelling; cost, \$1,000; owner, Josephine Graham, 833 West End av; architect, Matthew W. Del Gaudio, 401 East Tremont av. Plan No. 2218.

1ST AV, 205, new partitions and plumbing to 4-sty brick store and tenement; cost, \$500; owner, George W. Felson, Lenox, Mass; architect, Max Zipkes, 220 5th av. Plan No. 2262.

1ST AV, 125, reset store front to 5-sty brick store and dwelling; cost, \$250; owner, William Kampel, 347 East 10th st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 2189.

1ST AV, 1556, roof scuttles to 4-sty brick moving picture theatre; cost, \$100; owner, Samuel D. Wahlfeld, 441 East 87th st; architect, Otto L. Spannake, 233 East 78th st. Plan No. 2268.

2D AV, 559, new store front to 4-sty brick store and tenement; cost, \$1,050; owners, M. H. & Wm. Kahn, 966 2d av; architect, Otto A. Staudt, 966 2d av. Plan No. 2239.

2D AV, 186, masonry to 4-sty brick tenement and store; cost, \$200; owner, Caesar Millis, 186 2d av; architect, Morris Schwartz, 194 Bowery. Plan No. 2213.

3D AV, 1707, sign to 2-sty brick stores and club; cost, \$100; owners, Meerg Realty Co., Joseph W. Sanderford, Vice-Pres., 160 Broadway; architect, William C. Cartwright, 1933 Broadway. Plan No. 2273.

5TH AV, 436-438, extension and interior alterations to 7-sty brick stores and warehouse; cost, \$30,000; owners, Jacob & Michael Dreiser, 560 5th av; architect, Henry Otis Chapman, 334 5th av. Plan No. 2262.

5TH AV, 570, masonry and new skylight to 7-sty brick offices and lofts; cost, \$3,000; owner, Byam K. Stevens, 570 5th av; architects, Sawyers & Murphy, 112 West 42d st. Plan No. 2235.

5TH AV, 637, small extension to 3-sty brick clubhouse; cost, \$800; owner, John L. Cadwalader, 40 Wall st; architect, Horace G. Knapp, 111 Broadway. Plan No. 2253.

5TH AV, 67, reset building front to 5-sty brick store and lofts; cost, \$500; owner, William Bryce, Jr., 20 West 54th st; architect, A. Wallace McCrea, 23 East 15th st. Plan No. 2164.

6TH AV, 796, reset show windows to 5-sty brick stores, offices and dwelling; cost, \$750; owner, Cyrille Carreau, 796 6th av; architect, Max Muller, 115 Nassau st. Plan No. 2257.

6TH AV, 632, new show window to 4-sty brick stores and dwelling; cost, \$300; owner, John Fein, 632 6th av; architect, John H. Friend, 148 Alexander av. Plan No. 2190.

6TH AV, 885, 600-gallon tank to 5-sty brick store and tenement; cost, \$1,711; owners, Melissa A. Pell et al, 77 East 55th st; architect, F. Livingston Pell, 158 East 63d st. Plan No. 2177.

6TH AV, 447, reset store front to 5-sty brick stores; cost, \$300; owner, Henry Blyn, 447 6th av; architect, Edward J. Clark, 340 Madison av. Plan No. 2210.

6TH AV, 1021-23, reset building front to 5-sty brick stores and tenement; cost, \$1,200; owner, Geo. W. Clausen, Sharon Springs, N. Y.; architect, Robert H. Maynicke, 25 West 42d st. Plan No. 2271.

8TH AV and 14TH ST, n w c, masonry to 1 and 3-sty brick and stone bank; cost, \$3,000; owners, Trustees of New York Savings Bank, 8th av and 14th st; architect, Alexander M. Welch, 11 East 42d st. Plan No. 2199.

8TH AV, 619, alterations to 4-sty brick store and tenement; cost, \$175; owner, Lee Kamoiner, 301 West 40th st; architect, H. R. Moore, 735 St. Mark's pl, Brooklyn. Plan No. 2173.

8TH AV, 2125, reset store front to 5-sty brick store and hotel; cost, \$200; owner, Aaron Alexander, 143 West 120th st; architect, Raffael J. Walkenstein, 1876 Belmont av. Plan No. 2165.

8TH AV, 2210, new store front and partitions to 5-sty brick tenement; cost, \$1,500; owner, Geo. Ehret, 235 East 92d st; architect, Lena Kern, 424 East 92d st. Plan No. 2231.

9TH AV, 154, reset store front to 4-sty brick store and dwelling; cost, \$600; owner, Margrette H. Edgar, 640 Cooper st, Camden, N. J.; architects, R. D. Talmage, 215 7th av. Plan No. 2175.

11TH ST, 246-260, extension to 7-sty brick offices; cost, \$5,000; owner, Otis Bldg. Co., Wm. D. Baldwin, Pres., 250 11th av; architects, Clinton & Russell, 32 Nassau st. Plan No. 2241.

## Bronx.

DORSEY ST, n s, 99.38 w Hubbel st, new show window to 3-sty frame dwelling; cost, \$100; owner, Giuseppe Parrillo, on premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 333.

161ST ST, n s, 21 e Jackson av, 1-sty brick extension, 21x10, to 2-sty brick store and dwelling; cost, \$800; owner, Samuel Kuentler, 45 East 2d st; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 332.

165TH ST, n e cor Prospect av, new dumb waiter shaft to 4-sty brick tenement; cost, \$150; owner, John Perthikis on premises; architect, Gustave Schwarz, 302 East 158th st. Plan No. 336.

165TH ST, 942, new store front, new partitions to 2-sty frame store and dwelling; cost, \$1,200; owner, Morris Flasterstein, 1078 Southern Blvd; architect, Max Cohn, 1017 Intervale av. Plan No. 331.

191ST ST, 580, 1-sty frame extension, 20x90, to 2-sty frame dwelling; cost, \$400; owner, Rosino Gelline on premises; architect, Gustav Schwarz, 302 East 158th st. Plan No. 330.

PARKER AV, es, 100 n Lyon av, move 2-sty frame dwelling; cost, \$1,000; owner, Conrad Dignus, on premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 329.

TREMONT AV, n w cor Zerega av, raise to grade, 2-sty frame hotel; cost, \$1,500; owner, Emma Teulner, on premises; architect, Wm. Kurtzer, 192 Bowery. Plan No. 323.

VAN NEST AV, 539, move 2-sty frame dwelling; cost, \$500; owner, Helen Wegner, 887 Jackson av; architect, Anton Pirner, 2069 Westchester av. Plan No. 327.

VAN NEST AV, s e cor Van Buren st, move two 2 & 3-sty frame stores and dwellings; cost, \$1,000; owner, Louis Mazza, on premises; architect, Anton Pirner, 2069 Westchester av. Plan No. 328.

VAN NEST AV, s s, 422 w Bronxdale rd, move 2-sty frame dwelling; cost, \$800; owner, Annie Noack, on premises; architect, T. J. Kelly, 643 Morris Park av. Plan No. 335.

VAN NEST AV, s s, 52 w Van Buren st, move 2-sty frame store and dwelling; cost, \$1,200; owner, Angelo Marrone, 512 Van Nest av; architect, T. J. Kelly, 643 Morris Park av. Plan No. 334.

WASHINGTON AV, 1815, new front and sidewalk to 1-sty stone synagogue; cost, \$2,500; owners, Congregation Zerah Jacob, on premises; architect, Nathan Langer, 81 East 125th st. Plan No. 325.

3D AV, e s, 92 s 172d st, new show window to 5-sty brick store and tenement; cost, \$250; owner, Marie Weindorf, 1133 Clay av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 324.

3D AV, es, 119 s 172d st, new show windows to 5-sty brick tenement; cost, \$250; owners, Kahn & Ernst, 2540 Grand av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 326.

## Brooklyn.

ADAMS ST, s e cor Concord st, interior alterations to school; cost, \$900; owner, City of New York; architect, H. M. Devoe, 131 Livingston st. Plan No. 3829.

BERGEN ST, n s, 335 w Vanderbilt av, exterior and interior alterations to shop; cost, \$150; owner, Peter F. Riely, 614 Dean st; architect, D. A. Lucas, 98 3d st. Plan No. 3943.

CARROLL ST, n s, 90 e Franklin av, plumbing to 3-sty dwelling; cost, \$200; owner, Jos. Leonard, 959 Carroll st; architect, Jas. F. Bly, 422 St Marks av. Plan 3862.

COLUMBIA ST, s e cor Amity st, interior alterations to school; cost, \$1,200; owner, City of New York; architect, H. M. Devoe, 131 Livingston st. Plan No. 3831.

COLUMBIA ST, s e cor Carroll st, exterior alterations to 2-sty store and dwelling; cost, \$600; owner, Florence L. Leeds, 2249 Church av; architect, M. A. Cantor, 39 West 38th st, N. Y. Plan No. 3915.

CRESCENT ST, e s, 50 s Glen st, exterior and interior alterations to 3-sty dwelling; cost, \$500; owner, Robert Armet, 493 Chestnut st; architect, A. Talje, 106 Van Sieten av. Plan No. 3852.

DEAN ST, s s, 122 w Smith st, interior alterations to tenement; cost, \$150; owner, Jas. Conlon, 62 Dean st; architect, W. J. Conway, 400 Union st. Plan No. 3888.

ELLERY ST, n s, 75 w Beaver st, exterior and interior alterations to tenement; cost, \$150; owner, Muir Kanler, 268 Ellery st; architect, Hy. M. Entlich, 29 Montrose av. Plan No. 3895.

FRONT ST, s w cor Garrison st, exterior and interior alterations to 4-sty store and tenement; cost, \$300; owner, Nicola Molinari, 49 Main st; architect, W. J. Conway, 400 Union st. Plan No. 3838.

FULTON ST, w s, 78 s Flatbush av, new electric sign; cost, \$300; owner, Desmond Dunne, 176 Montague st; architect, Natl. Elec. Sign Co., 61 Hudson st, Jersey City. Plan No. 3898.

FULTON ST, n s, 80.7 w Dresden st, exterior and interior alterations to 3-sty store and dwelling; cost, \$350; owner, Robt. Stollmack, 2631 Atlantic av; architect, Louis F. Schillinger, 167 Van Sieten av. Plan No. 3902.

GREEN ST, s s, 175 w Provost st, 1-sty brick extension, 18.2x11.6 to factory; cost, \$600; owner, Manhattan Steam Dyeing Co., 254 Dean st; architect, Gustave Erda, 826 Manhattan av. Plan No. 3860.

HARRISON ST, s s, 103.8 w Court st, interior alterations to school; cost, \$500; owner, Congregation Beth Israel, 87 1st pl; architect, W. J. Conway, 400 Union st. Plan No. 3889.

HULL ST, s s, 140 w Eastern Parkway, exterior and interior alterations to tenement; cost, \$600; owner, Maria Gronfeld, 1064 Hancock st; architect, Walter B. Wills, 1181 Myrtle av. Plan No. 3849.

HUNTINGTON ST, s s, 100 e Hicks st, new toilet, etc., to 3-sty dwelling; cost, \$100; owner, Realty Associates, 162 Remsen st; architect, Benj. Driesler, 153 Montague st. Plan No. 3931.

LEONARD ST, e s, 88 n Grand st, exterior and interior alterations to shop; cost, \$500; owner, Max Labrin, 114 1/2 Sumner av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 3887.

LEONARD ST, w s, 25 n Skillman av, extension to 3-sty tenement; cost, \$150; owner, Salvatore Palazzo, 335 Leonard st; architect, C. P. Cannella, 60 Graham av. Plan No. 3845.

MILTON ST, s s, 418.6 e Franklin av, 2-sty brick extension, 10.6x16.6, to dwelling; cost, \$2,000; owner, American Mfg. Co., West and Noble st; architect, Wm. Higginson, 21 Park Row, N. Y. Plan No. 3913.

PACIFIC ST, s s, 375 w Carlton av, exterior and interior alterations to stable; cost, \$150; owner, Abraham Tuehtel, 296 15th st; architect, Chas. Gallo, 60 Graham av. Plan No. 3948.

SACKETT ST, s s, 115.6 e Hicks st, interior alterations to 4-sty store and tenement; cost, \$250; owner, Salvatore Moseley, 184 Sackett st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 3846.

ST. JOHN'S PL, s s, 100 w 8th av, exterior alterations to dwelling; cost, \$1,200; owner, Jas. Rowland, 240 St. John's pl; architect, A. G. Bausiner, 240 St. John's pl. Plan No. 3919.

SMITH ST, w s, 72.1 s Bergen st, extension to store; cost, \$1,000; owner, Sam'l Rabinowitz, 154 Smith st; architect, W. J. Conway, 400 Union st. Plan No. 3949.

TEN EYCK ST, s s, 100 e Graham av, exterior and interior alterations to 4-sty store and tenement; cost, \$700; owner, Michl. Glasser, 170 Ten Eyck st; architect, E. J. Messinger, 394 Graham av. Plan No. 3930.

UNION ST, n s, 98 w Henry st, interior alterations to school; cost, \$850; owner, City of New York; architect, H. M. Devoe, 131 Livingston st. Plan No. 3832.

WARWICK ST, n w cor Livonia av, exterior and interior alterations to stable; cost, \$200; owner, Harris Wachtel, 674 Warwick st; architect, E. Dennis, 241 Schenck av. Plan No. 3910.

NORTH 1ST ST, ns, 413 w Bedford av, new elevator; cost, \$300; owner, Wright Cake Co., 147 North 1st st; architect, Otis Elevator Co., 250 11th st. Plan No. 3940.

42D ST, n s, 100 e 16 av, 2-sty brick extension, 17x10 to dwelling; cost, \$350; owner and architect, Walter C. Burton, 1611 42d st. Plan 3864.

60TH ST, n s, 300 e 11th av, 1-sty frame extension, 20x8, to store and dwelling; cost, \$350; owner, Jos. Peterson, 6th st & 11th av; architect, C. M. Detlefsen, 6 Sullivan st. Plan No. 3837.

EAST 94TH ST, e s, 120.7 n Skidmore lane, exterior and interior alterations to 3-sty dwelling; cost, \$300; owner, Solomon Schufeith, on premises; architect, Frank P. Smith, 992 East 95th st. Plan No. 3834.

ATLANTIC AV, s s, 193.6 w Smith st, interior alterations to tenement; cost, \$350; owner, Barnet Levy, 258 Atlantic av; architect, W. J. Conway, 400 Union st. Plan No. 3897.

ATLANTIC AV, n e cor Nevins st, exterior alterations to 3-sty store and dwelling; cost, \$1,000; owner, Welz & Zerweck, Myrtle and Wyckoff avs; architects, Shampman & Shampman, 772 Eway. Plan No. 3958.

ATLANTIC AV, s s, 134 e Henry st, plumbing to factory; cost, \$3,500; owner, Gasan Thompson Co., 124 Atlantic av; architect, Hy Entlich, 29 Montrose av. Plan No. 3956.

BEDFORD AV, e s, 62.11 n Prospect pl, new electric sign; cost, \$200; owner, I. Clark, 351 Franklin av; architect, Jas. B. Crowley, 302 West 122d st, N. Y. Plan No. 3871.

CHESTER AV, es, 100 n Sutter av, exterior and interior alterations to 3-sty dwelling; cost, \$800; owner, Abe Silkberg, 179 Chester st; architect, Max Hirsch, 391 Fulton st. Plan No. 3933.

CHRISTOPHER AV, e s, 100 s Pitkin av, plumbing and interior alterations to synagogue; cost, \$1,100; owner, Jacob Loffen, 141 Christopher av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 3914.

CHURCH AV, n s, 214 w Bedford av, interior alterations to fire house; cost, \$500; owner, City of New York; architect, Jas. P. Ruhill, 157 East 67th st, N. Y. Plan No. 3827.

CLASSON AV, w s, 85 n Bergen st, exterior and interior alterations to tenement; cost, \$250; owner, Vito Competiello, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 3847.

DE KALB AV, s s, 216.4 e Myrtle av, extension to 3-sty dwelling; cost, \$1,350; owner, C. H. Arne, 1352 DeKalb av; architect, E. J. Messinger, 394 Graham av. Plan No. 3928.

DE KALB AV, —, 205 e Nostrand av, plumbing to 3-sty dwelling; cost, \$150; owner, J. E. Henry, Bedford av and Fulton st; architect, Wm. Thunda, 412 Tompkins av. Plan No. 3954.

FLATBUSH AV, e s, 86 s Fulton st, new electric sign; cost, \$300; owner, Desmond Dunne, 176 Montague st; architect, Natl. Elec. Sign Co., 61 Hudson st, Jersey City. Plan No. 3899.

GRAHAM AV, e s, 50 s Devoe st, extension to 3-sty store and dwelling; cost, \$1,000; owner, Cath. Schmidt, 320 Graham av; architect, Louis Allmendinger, 926 Broadway. Plan No. 3920.

GRAVESEND AV, w s, 81.10 s Av S, plumbing to 2-sty dwelling; cost, \$125; owner, Mary E. Dooley, 2086 Gravesend av; architect, S. H. O'Connor, 2472 Gravesend av. Plan No. 3892.

HARRISON AV, w s, 50 s Wallabout st, new stairway to 4-sty tenement; cost, \$100; owner, Anna Snow, on premises; architect, Morris Peterson, Middle Village, L. I. Plan No. 3844.

LOUISIANA AV, e s, 155 n Vienna av, exterior and interior alterations to 3-sty store and dwelling; cost, \$300; owner, David Jusco-witz, 137 Malta st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3836.

MANHATTAN AV, w s, 175 s Meserole st, extension to 4-sty store and tenement; cost, \$5,000; owner, Sarah Wilk, 738 Manhattan av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 3859.

MANHATTAN AV, w s, 300 s Meserole st, new store front to store and dwelling; cost, \$250; owner, Hy Meyer, 527 54th st; architect, Chas. Wuttki, 15 Hull st. Plan No. 3944.

MANHATTAN AV, e s, 75 s Boerum st, exterior and interior alterations to 3-sty store and dwelling; cost, \$350; owner, Lea Grosfeld, 92 Manhattan av; architect, Tobias Goldstone, 49 Graham av. Plan No. 3946.

METROPOLITAN AV, n w cor Driggs av, exterior and interior alterations to warehouse; cost, \$20,000; owner, Rich'd Schnible, 757 Metropolitan av; architects, Hopkins & McEntee, 37 East 28th st, N. Y. Plan No. 3952.

METROPOLITAN AV, n w cor Manhattan av, exterior and interior alterations to storage; cost, \$200; owner, Morris Raymore, 685 Metropolitan av; architect, Tobias Goldstone, 49 Graham av. Plan No. 3947.

MYRTLE AV, n s, 117 e Himrod st, interior and exterior alterations to store and tenement; cost, \$100; owner, Anna Schmeman, 1395 Myrtle av; architect, Louis Berger, Myrtle and Cypress avs. Plan No. 3865.

NASSAU AV, s s, 44 e Kingsland av, extension to 3-sty store and dwelling; cost, \$500; owner, Henry Liebowitz, 231 Russell st; architect, E. J. Messinger, 394 Graham av. Plan No. 3929.

NOSTRAND AV, e s, 75 n DeKalb av, exterior and interior alterations to 2-sty store and dwelling; cost, \$500; owner, E. B. Hittleman, 268 Stockton st; architect, Tobias Goldstone, 49 Graham av. Plan No. 3945.

PENNSYLVANIA AV, w s, 100 n Glenmore av, extension to 2-sty store and dwelling; cost, \$500; owner, Abraham Glickman, 180 Pennsylvania av; architect, Edw. M. Adelson, 1776 Pitkin av. Plan No. 3843.

PLYMOUTH ST, n s, 150 e Jay st, exterior alterations to stable; cost, \$1,500; owner, Ar-buckle Bros., Old slip, N. Y.; architect, E. C. Maxwell, 30 Church st, N. Y. Plan No. 3905.

SARATOGA AV, n w cor Chauncey st, new store front to 5-sty store and tenement; cost, \$200; owner, Geo. Metzger, 140 Saratoga av; architect, E. O. Holmgren, 371 Fulton st. Plan No. 3891.

ST. MARKS AV, n s, 312 e Rogers av, 2-sty brick extension, 13x19, to dwelling cost, \$3,500; owner, Jos. P. Murphy, 620 St. Marks av; architect, W. H. Harrington, 5906 5th av. Plan No. 3839.

ST. MARKS AV, s s, 275 e Underhill av, 1-sty extension, 15.6x9.6 to dwelling; cost, \$1,200; owner, Susie T. Tirone, 336 St. Marks av; architect, Jas. F. Bly, 422 St. Marks av. Plan No. 3872.

SUTTER AV, s s, 90 w Hinsdale st, extension to store and dwelling; cost, \$2,000; owner, Chas. Giell, 504 Sutter av; architects, Cohn Bros., 361 Stone av. Plan No. 3921.

TOMPKINS AV, e s, 80 s Park av, plumbing to 3-sty dwelling; cost, \$125; owner, Dr. Saml. Shaagerson, 54 Tompkins av; architect, Lew Keon, 9 Debevoise st. Plan No. 3903.

THROOP AV, e s, from McDonough to Decatur st, exterior alterations to telephone exchange; cost, \$44,918; owner, N. Y. Telephone Co., 15 Dey st, N. Y.; architects, McKenzie & Voorhees, 1123 Broadway, N. Y. Plan No. 3957.

WASHINGTON AV, s e cor St. Mark's av, exterior and interior alterations to 3-sty store and dwelling; cost, \$400; owner, Samuel Beck, 36 Clark st; architect, Pasquale Gagliardi, 239 Navy st. Plan No. 3857.

3D AV, e s, 20 s 27th st, exterior and interior alterations to two 3-sty stores and dwellings; cost, \$3,500; owner, Salvatore Barcelona, 801 3d av; architect, C. Braun, 459 41st st. Plan No. 3917.

5TH AV, e s, 25 s 14th st, exterior and interior alterations to store and tenement; cost, \$400; owner, Rose Kentowitz, 1018 East 163d st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 3874.

8TH AV, w s, bet 14th and 15th sts, interior alterations to armory; cost, \$2,000; owner, City of New York; architect, F. L. Robinson, 331 Madison av, N. Y. Plan No. 3835.

### Queens.

ARVERNE.—Carlton av, e s, 100 s Amstel boulevard, erect new foundation under dwelling; cost, \$50; owner, D. Spinnelli, on premises. Plan No. 1277.

BAYSIDE.—Bismark av, e s, 125 n Ashbur-ton av, 1-sty frame extension, 12x12, on rear 2-sty frame dwelling, tin roof; cost, \$80; owner, Chas. R. Burns, on premises. Plan No. 1288.

BAYSIDE.—Rocky Hill road, 1-sty frame extension, 12x6, on real club house, tin roof; cost, \$200; owner, Oakland Golf Club, on premises. Plan No. 1276.

BEECHURST.—32d st, 26, erect new porch over extension and interior alterations; cost, \$1,100; owner, Wm. Hance, on premises. Plan No. 1282.

CORONA.—Jackson av, n w cor Grant st, erect new foundation under dwelling; cost, \$600; owners, Thompson Bros., Jackson av, Corona. Plan No. 1264.

CORONA.—Oak st, s s, 200 e Alburtus av, 2-sty frame extension, 13x10, on rear 2-sty frame dwelling, tin roof; cost, \$450; owner, Gustave Heven, 64 Oak st, Corona; architect, A. Schoeller, Mulberry av, Corona. Plan No. 1261.

COLLEGE POINT.—11th st, w s, 174 n 5th av, install new plumbing in dwelling; cost, \$75; owner, E. Meyer, 215 11th st, College Point. Plan No. 1283.

CORONA.—Hayes st, n s, bet 42d and 43d sts, interior alterations to P. S. 92; cost, \$800; owner, Board of Education, N. Y. C. Plan No. 1273.

CORONA.—40th st, e s, 150 n Fillmore av, erect new store front; cost, \$75; owner, Harry Daurell, 250 40th st, Corona. Plan No. 1256.

CORONA.—Roosevelt av, n s, 350 w 46th st, erect new cesspool; cost, \$40; owner, Louis Goldfarb, 52 Prospect st, Corona. Plan No. 1254.

CORONA.—Roosevelt av, n s, 75 w Vesper av, erect new cesspool; cost, \$50; owner, Sarah Fitzgerald, on premises. Plan No. 1255.

CORONA.—Jackson av, n s, 80 w National av, install new plumbing in factory; cost, \$50; owner, Paul Roth, Jackson av, Corona. Plan No. 1244.

CORONA.—Sycamore av, e s, 100 s Grant av, install new piping for gas in dwelling; cost, \$10; owner, Morris Kelly, on premises. Plan No. 1245.

FOREST HILLS.—Station sq, s w s, 20 s Continental av, 1½-sty brick extension on rear of hotel and store, interior alterations; cost, \$10,000; owner, Sage Foundation Homes Co., 47 West 34th st, N. Y. C.; architect, G. Atter-bury, 20 West 43d st, N. Y. C. Plan No. 1292.

JAMAICA.—1st st, s s, 100 e Grand av, erect new brick chimney on laundry; cost, \$500; owner, L. H. Wilkenking, on premises. Plan No. 1284.

JAMAICA.—Washington st, 18, erect new electric sign; cost, \$75; owner, Peter Horn, 331 Central av, Far Rockaway. Plan No. 1268.

JAMAICA.—Humboldt boulevard, w s, 750 n Wyckoff av, erect new foundation under dwelling; cost, \$250; owner, Louis Witkowsky, on premises. Plan No. 1275.

JAMAICA.—Union Hall st, s w cor Pacific st, interior alterations to P. S. 40; cost, \$700; owner, Board of Education, N. Y. C. Plan No. 1272.

JAMAICA SOUTH.—Hanson av and 9th st, erect new concrete foundation under dwelling; cost, \$500; owner, Johanna Van Dorp, on premises. Plan No. 1246.

LONG ISLAND CITY.—10th st, n s, 50 w Jackson av, repair fence; cost, \$50; owner, John A. Schroll, on premises. Plan No. 1247.

LONG ISLAND CITY.—Jackson av, e s, from Crane to Arch st, repair fence; cost, \$250; owner, Tubes Realty Co., 5th av and 43d st, N. Y. C. Plan No. 1248.

LONG ISLAND CITY.—Willow st, e s, 50 s Trowbridge st, raise roof of dwelling, interior repairs; cost, \$150; owner, Peter J. Funk, on premises. Plan No. 1295.

LONG ISLAND CITY.—Broadway, 591, install new plumbing in dwelling; cost, \$200; owner, Geo. Ringler, 92d st, N. Y. C. Plan No. 1280.

LONG ISLAND CITY.—Hancock st, n s, 200 w Bodine st, alter shed to provide for stable; cost, \$500; owner, Ermken Chemical Co., 175 South st, N. Y. C. Plan No. 1260.

LONG ISLAND CITY.—Broadway, 525, cut new doors and windows in dwelling; cost, \$50; owner, J. Anneswald, on premises. Plan No. 1278.

LONG ISLAND CITY.—Albert st, s s, 300 w Ditmars av, interior alterations to P. S. 84; cost, \$7,000; owner, Board of Education, N. Y. C. Plan No. 1274.

LONG ISLAND CITY.—Skillman av, s e cor Jackson av, 4-sty brick extension on side 4-sty office building, slag roof, interior alterations; cost, \$25,000; owner, W. E. Paynter, 171 Hunter av, L. I. City; architect, John Boese, 1 Bridge Plaza, L. I. City. Plan No. 1294.

LONG ISLAND CITY.—Marion st, 34 (rear), install new gas piping in dwelling; cost, \$15; owner, N. Totoro, on premises. Plan No. 1287.

LONG ISLAND CITY.—Hancock st, 311, install new gas piping in dwelling; cost, \$15; owner, John Pince, on premises. Plan No. 1285.

LONG ISLAND CITY.—Marion st, 34, install new piping for gas in dwelling; cost, \$15; owner, N. Torota, on premises. Plan No. 1286.

LONG ISLAND CITY.—Crescent st, e s, 25 n Beebe av, 1-sty frame extension, 15x45, on side 1-sty frame dwelling, gravel roof; cost, \$200; owner, Jas. Murname, 37 Beebe av, L. I. City. Plan No. 1269.

LONG ISLAND CITY.—Ely av, e s, 75 s Jane st, 1-sty frame extension, 24x14, on front 1-sty dwelling, interior alterations; cost, \$1,200; owner, M. Skelkenka, 159 13th av, L. I. City; architect, Frank Braun, 585 9th av, L. I. City. Plan No. 1296.

LONG ISLAND CITY.—Vernon av, e s, 200 s Graham av, interior alterations to Public School No. 83; cost, \$5,000; owner, Board of Education, N. Y. C. Plan No. 1270.

LONG ISLAND CITY.—Hancock st, e s, 125 n Webster av, new plumbing in dwelling; cost, \$75; owner, Mary Cassidy, 344 Hancock st, L. I. City. Plan No. 1252.

LONG ISLAND CITY.—Hancock st, w s, 135 n Washington av, install new plumbing in dwelling; cost, \$75; owner, A. Morriola, 359 Hancock st, L. I. City. Plan No. 1253.

LONG ISLAND CITY.—Orchard st, n s, 175 e Jackson av, 1-sty frame shed, on rear of building, 22x84, gravel roof; cost, \$200; owner, West Disinfecting Co., on premises. Plan No. 1257.

LONG ISLAND CITY.—William st, 156, install new gas piping in dwelling; cost, \$10; owner, P. Machato, on premises. Plan No. 1259.

MASPETH.—Maspeth av, n s, 65 w Melvina pl, erect new foundation under store; cost, \$200; owner, Mary Kneip, Maspeth av, Maspeth. Plan No. 1291.

MASPETH.—High st, n e cor Hill av, erect new foundation; cost, \$300; owner, Mary Kneip, Maspeth av, Maspeth. Plan No. 1290.

MASPETH.—Melvina pl, e s, 200 n Maspeth av, install new plumbing in dwelling; cost, \$600; owner, Mary Kneip, on premises. Plan No. 1289.

MASPETH.—Woodward av, s w cor Starr st, interior alterations to P. S. No. 74; cost, \$900; owner, Board of Education, N. Y. C. Plan No. 1271.

QUEENS.—Franklin av, w s, 600 s Hempstead and Jamaica turnpike, install new plumbing in dwelling; cost, \$60; owner, Thos. Slyton, Flushing av, Jamaica. Plan No. 1265.

RIDGEWOOD.—Seneca av, n e cor Grove st, interior alterations to factory; cost, \$2,500; owner, Frederick Sprower, on premises; architect, Otto Thomas, 354 Fulton st, Jamaica. Plan No. 1258.

ROCKAWAY BEACH.—Grove av, e s, 425 s Boulevard, 1-sty frame extension, 12x12, rear 2-sty frame dwelling, tar and gravel roof; cost, \$200; owner, H. Washeim, on premises; architect, A. H. Knoll, 10 No. Thompson av, Rockaway Park. Plan No. 1251.

ROCKAWAY BEACH.—South Eldert av, e s, 276 s Boulevard, 2½-sty frame dwelling, 21x14, rear 2½-sty frame dwelling, felt roof; cost, \$2,000; owner, J. Barry, on premises; architect, H. P. Hoffstatter, 401 Clarence av, Rockaway Beach. Plan No. 1263.

WHITESTONE.—7th av, n e cor 16th st, erect new brick retaining wall; cost, \$100; owner, H. B. Everson, 255 Sandford av, Flushing. Plan No. 1293.

WHITESTONE.—18th st, s s, 137 e 7th av, 2-sty frame extension, 34x25, on side and rear 2-sty frame lodge room, tin roof; cost, \$1,000; owner, Whitestone Lodge, No. 475, I. O. O. F., on premises; architect, James C. Dick, 24 South 8th av, Whitestone. Plan No. 1250.

WYCKOFF HEIGHTS.—Woodward av, 539, interior alterations to tenement; cost, \$1,000; owner, Jacob Rubinson, 492 Kosciusko st, Brooklyn; architects, Glucroft & Glucroft, 34 Graham av, Brooklyn. Plan No. 1249.

WOODHAVEN.—Jamaica av, 1199, erect new electric sign; cost, \$88; owner, Parkway Const. Co., on premises. Plan No. 1267.

CEDAR MANOR.—Forman av, w s, 100 n Fisk av, repair dwelling after fire damage; cost, \$500; owner, F. Morano, 540 West 8th st, N. Y. C. Plan No. 1316.

COLLEGE POINT.—10th st, e s, 150 n 6th av, install new plumbing in dwelling; cost, \$100; owner, Jas. Quigley, 112 10th st, College Point. Plan No. 1306.

COLLEGE POINT.—10th st, 110, install new plumbing in dwelling; cost, \$90; owner, G. Boehn, 198 8th av, College Point. Plan No. 1305.

EVERGREEN.—Cypress av, 402, 2-sty frame extension, 20x14, rear 2-sty frame dwelling, tin roof, interior alterations; cost, \$500; owner, Otto E. Franz, premises; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1304.

EVERGREEN.—Dill place, s w cor Milwood av, erect new storm shed, 7x8; cost, \$150; owner, S. Lieberman's Brewing Co, 36 Forest st, Evergreen. Plan No. 1303.

GLENDALE.—Myrtle av, s e cor Fostic av, 2-sty frame extension, 16x35, side 2-sty frame dwelling and store, gravel roof, interior alterations; cost, \$1,200; owner, Louis Ulloth, premises; architect, Herman E. Funk, 1084 Jamaica av, Union Course. Plan No. 1308.

JAMAICA.—Madison st, w s, 75 n Shelton av, install new plumbing in dwelling; cost, \$75; owner, W. Hull, Jamaica. Plan No. 1302.

LONG ISLAND CITY.—Anabel st, s s, 100 e Jackson av, install new gas-piping in store; cost, \$10; owner, Tony Pete, 67 4th st, L. I. City. Plan No. 1314.

LONG ISLAND CITY.—Taylor st, n w cor Van Alst av, 1 sty added to top 1½-sty frame store and dwelling, tin roof; cost, \$500; owner, S. Maggio, 1087 Van Alst av, L. I. City; architect, E. Motl, 806 2d av, L. I. City. Plan No. 1315.

LONG ISLAND CITY.—Hancock st, w s, 25 n Webster av, 1-sty frame extension, 25x15, front, 1-sty frame dwelling, interior alterations; cost, \$1,200; owner, M. Skelkenka, 159 13th av, L. I. City; architect, Frank Braun, 585 9th av, L. I. City. Plan No. 1300.

QUEENS.—North Wertland av, w s, opposite Jericho st, install new plumbing in dwelling; cost, \$75; owner, Mrs. Peter Hendrickson, Creed av, Queens. Plan No. 1301.

RICHMOND HILL.—Jamaica av, s s, 125 e Jefferson av, install new plumbing in dwelling; cost, \$80; owner, Chas. Marschausen, premises. Plan No. 1310.

RICHMOND HILL.—Jamaica av, n s, 125 e Chestnut st, install new plumbing in dwelling; cost, \$80; owner, H. Hartsted, Spruce st, Richmond Hill. Plan No. 1311.

RICHMOND HILL.—Jamaica av, n s, 100 e Lefferts av, install new plumbing in dwelling; cost, \$80; owner, A. Pascoma, premises. Plan No. 1312.

RICHMOND HILL.—Jamaica av, n s, 425 e Stothoff av, install new plumbing in dwelling; cost, \$80; owner, C. Richard, premises. Plan No. 1313.

WOODHAVEN.—Rockaway rd, s w cor Ferry st, install new gas-piping in dwelling; cost, \$10. Owner, K. Keller, premises. Plan No. 1309.

COLLEGE POINT.—10th st, e s, 100 n 6th av, install new plumbing in dwelling; cost, \$100; owner, Mrs. Lean Kountz, on premises. Plan No. 1321.

COLLEGE POINT.—22d st, e s, 200 n railroad power house, install new gas piping in dwelling; cost, \$40; owner, Herman Stagmuller, 80 23d st, Flushing. Plan No. 1299.

FLUSHING.—Amity st, 418, erect new brick piers under dwelling; cost, \$25; owner, M. Townsend, on premises. Plan No. 1323.

**Plans Filed—Alterations, Queens (Continued).**

**FLUSHING.**—No. Prince st, e s, 135 n Broadway, raise roof of 2-sty barn and interior alterations to provide for dwelling; cost, \$1,500; owner, Jas. F. B. Norris, 74 Broadway, Flushing; architect, A. E. Richardson, Flushing. Plan No. 1325.

**FLUSHING.**—Farrington st, 78, install gas piping in dwelling; cost, \$10; owner, Mrs. Rachel Nelson, on premises. Plan No. 1297.

**DOUGLSTON.**—Pine st, near Main av, repair dwelling after fire damage; cost, \$500; owner, Denis O'Leary, on premises. Plan No. 1322.

**JAMAICA.**—Laux av, s s, 150 w Allen st, install new plumbing in dwelling; cost, \$100; owner, Wm. Scott, on premises. Plan No. 1328.

**LONG ISLAND CITY.**—17th av, e s, 650 n Newtown road, install new gas piping in dwelling; cost, \$15; owner, J. Flupka, 149 17th av, L. I. City. Plan No. 1329.

**LONG ISLAND CITY.**—Wilson av, n w cor 18th av, install new gas piping in dwelling; cost, \$25; owner, Mrs. Ateurner, 305 17th av, L. I. City. Plan No. 1326.

**LONG ISLAND CITY.**—Wilson av, w s, 25 n 18th av, install new gas piping in dwelling; cost, \$25; owner, Mrs. Steurner, 308 17th av, L. I. City. Plan No. 1327.

**MIDDLE VILLAGE.**—Evelin av, n s, 100 w Hillside av, install new plumbing in dwelling; cost, \$100; owner, John Ross, on premises. Plan No. 1324.

**RICHMOND HILL.**—Jamaica av, n w s, 25 e Beech st, install new plumbing in dwelling; cost, \$80; owner, F. Krunzinger, 424 Gold st, Brooklyn. Plan No. 1318.

**RICHMOND HILL.**—Jamaica av, n e cor Beech st, install new plumbing in dwelling; cost, \$80; owner, F. Krunzinger, 424 Gold st, Brooklyn. Plan No. 1317.

**WINFIELD.**—Thompson av, s s, 500 e Madison av, 1-sty frame extension, 5x11, on side 2-sty dwelling, tin roof; cost, \$125; owner, Jos. Klein, on premises; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 1330.

**Richmond.**

**MAIN ST, 65, Tottenville,** alterations to brick restaurant; cost, \$10; owner and builder, Gerhard Otten, Tottenville. Plan No. 265.

**EGBERT AV, s s, 150 w Marion road, Richmond,** alterations to frame dwelling; cost, \$200; owner, A. H. Ludwig, West New Brighton; builder, John Karlsson, Tompkinsville. Plan No. 262.

**GRASMERE AV, 32, Grasmere,** alterations to frame store; cost, \$14; owner and builder, John Auer, Grasmere. Plan No. 259.

**MORNING STAR ROAD, cor Cedar st, Elm Park,** alterations to frame stores and dwelling; cost, \$175; owner, Chas. Greenwald, Elm Park; builder, John Karlsson, Tompkinsville. Plan No. 263.

**MORNING STAR ROAD, 283, cor Prospect st, Elm Park,** alterations to frame store and dwelling; cost, \$350; owner and builder, Alexander Gloyoizski, Elm Park; architect, M. J. Lawler, Elm Park. Plan No. 260.

**OLD STONE ROAD, w s, 600 s Lambert's lane, Bull's Head,** alterations to frame greenhouse; cost, \$2,500; owner, Chas. Hunt, Bull's Head; builder, Chas. H. Dodd, Bull's Head. Plan No. 264.

**RICHMOND ROAD, n s, 25 e Central av, Richmond,** alterations to frame dwelling; cost, \$150; owner, Mrs. C. Hoverkamp, Richmond; builder, Geo. Hoverkamp, Jr., Richmond. Plan No. 261.

**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 July 12. The location is given, but not the owner's address.*

**ELIZABETH.**—Bernard Glasser, 215 William-st, one 3-sty frame, \$7,000.

**NEWARK.**—Joseph Fenias, n w cor North 6th st and Bloomfield av, one 3-sty brick, \$20,000; Edward S. Roethlisberger, 426 South 9th st, one 3-sty frame alteration, \$800; Henry Bossett, 49-51 New York av, one 3-sty frame alteration, \$400; Nathan and Abram Arvintz, 184-186 Columbia av, two 3-sty frame, \$11,000; Fanny Greifinger, n e cor Ferry and Madison sts, one 4-sty brick, \$14,000.

**JERSEY CITY.**—Samuel Kaplan, 388 Jackson av, one 3-sty brick alteration, \$1,500; Tobias Crassmann, 71 Carlton av, one 3-sty frame, \$7,000; Wm. Meta Broderick, west side Oakland av, 268 ft. north of Newark av, two 4-sty brick, \$20,000.

**MONTCLAIR.**—Geremia Onorato, 88 Pine st, one 3-sty brick, \$8,000.

**BAYONNE.**—Julius Perlman, 650 Boulevard, one 2-sty brick, \$6,000.

**EAST ORANGE.**—Frederick New, west side North 18th st, 125 ft. north of 4th av, one 3-sty frame, \$5,000.

**IRVINGTON.**—Henry Reibolt, east side Grove st, 100 ft. north of Rodwell av, one 3-sty frame, \$6,000; Nathias Hiltgen, west side South 22d st, 200 ft. south of 19th av, one 3-sty frame, \$5,000.

**NEW BRUNSWICK.**—Joseph Lukacs, east side City alley, 79 ft. north of Washington st, one 2-sty brick, \$4,000.

**WEST NEW YORK.**—Eugene Brunner, s e cor Boulevard West and 22d st, two 3-sty brick, \$22,000.

**EAST NEWARK.**—Frank Mocklwicz, 406 North 3d st, one 3-sty frame alteration, \$100.

**HOBOKEN.**—August Jurgensen, 216 10th st, one 4-sty brick alteration, \$500.

**WEST HOBOKEN.**—Julius Belts, 210 Summit av, one 3-sty brick alteration, \$1,500.

**NEWARK.**—Max Savend, n e cor Edmonds pl and Demarest st, 3-sty frame, \$8,000; Zucker & Yanowitz, 5 Ridgewood av, 3-sty frame, \$7,000; Abraham Levy, s w cor Nye av and Demarest st, 3-sty frame, \$9,000; Alfred Schmidt, 74 Garrison st, 3-sty frame alteration, \$2,000; Joseph Maestro & Co., 160 Warren st, 3-sty frame alteration, \$1,000; Hyman Suckno, 529 South 19th st, 3-sty frame, \$7,000; Theodore Neumann, n w cor 16th av and South 16th st, 3-sty frame, \$7,000; Joseph Defes, 817-819 Summer av, 2-sty frame alteration, \$500; Nathan Mason & Saml. Feldman, 858 Hunterdon st, 3-sty frame, \$8,000.

**HACKENSACK.**—Samuel Walker, 264 Railroad av, 2-sty frame alteration, \$1,500.

**JERSEY CITY.**—Cullen Contracting Co., 43-49 Van Wagenen av, four 4-sty brick, \$74,000; James P. A. Waldron, 480 West Side av, 3-sty frame alteration, \$1,000; John Monfre, 329 Railroad av, 3-sty frame alteration, \$300.

**WEHAWKEN.**—West New York Developing Co., 32-34 4th st, 4-sty brick, \$28,000.

**ELIZABETH.**—Mrs. George Vigh, 542 Wall st, 2-sty brick, \$9,000.

**WEST HOBOKEN.**—Joseph Monons, 401 Walnut st, 3-sty brick alteration, \$600.

**BELLEVILLE.**—Lorenzo Cuzzo, e side Belmont av, near Lawrence st, 2-sty brick, \$5,000.

**CLIFTON.**—Max Glass, Louis and Jacob Zamost, n e cor Main and Prescott avs, 3-sty brick, \$10,000.

**BAYONNE.**—Thomas Hussar & Son, 573 Broadway, 3-sty brick, \$5,000.

**IRVINGTON.**—Gustave Schretzman, s e cor Union and Lyon avs, 3-sty frame, \$12,000.

**PATERSON.**—Andrew J. Rogers, 65 Marshall st, 3-sty brick, \$6,000.

**DWELLINGS.**

**CALDWELL, N. J.**—Caldwell Presbyterian Church has purchased a plot 100x200 ft. at Hatfield st and Forrest av, Caldwell, as a site for a parsonage to cost \$10,000.

**RAHWAY, N. J.**—The Rahway Realty Co. will erect a 2½-sty double residence, 32x36 ft., at Elizabeth and Scott avs, to cost \$5,000. Paul Mertens, of this city, is architect.

**NUTLEY, N. J.**—John E. Accella and Louis Scisorek, architects, 801 Union Building, Newark, N. J., have completed plans for the 3-sty frame flat, 22x45, on Washington av, near Centre st, for Jos. Emanio, of Nutley, N. J., at an estimated cost of about \$5,000.

**Factories and Warehouses.**

**SPOTSWOOD, N. J.**—Alexander Merchant, architect, has prepared plans for a storage warehouse to be erected by S. Feldbaum at Spotswood, near New Brunswick; 2-stys, 30x40 ft., frame.

**Halls and Clubs.**

**PATERSON, N. J.**—The Moose headquarters building on Broadway is to be renovated. John Folks, of Paterson, is the architect. Bids will be taken at once.

**NEWARK, N. J.**—Work has been started on the brick addition to the 4-sty club house 9 and 11 West Park st for the Progress Club, Amzi Berla, president, and Henry Gluck, secretary, on premises, to cost about \$20,000. Wakefield & Co., 174 South st, Newark, are general contractors, Russell G. Cory, 39 Cortlandt st, N. Y. C., engineer, William E. Lehman, of 738 Broad st, Newark, architect.

**PLAINFIELD, N. J.**—The Young Men's Christian Association has purchased a site for a modern building. The plot measures 140x152 ft.

**Public Buildings.**

**NEW BRUNSWICK, N. J.**—The Board of Freeholders has selected Wm. H. Boylan, of this city, architect for the new county jail to be erected on the site of the present building in Bayard st; also for remodeling the interior of the Court House.

**NUTLEY, N. J.**—The plans of William T. L. Armstrong, Bloomfield av, Nutley, have been accepted for the new Carnegie Library. Work will be begun in a few weeks.

**Schools and Colleges.**

**NEPTUNE TOWNSHIP.**—The proposition to erect an eight-room addition to Bradley Park school is being discussed by the Neptune township board of education. The State Architect has been asked to pass upon a plan.

**ORANGE, N. J.**—The Board of Education has rejected all bids recently received for the erection of the Central School. The matter of estimates will be delayed for three months when new bids will be called for.

**SCOTCH PLAINS, N. J.**—W. F. Bower, 44 Harrison st, East Orange, N. J., has been chosen architect for the addition to the 2-sty brick school consisting of six class rooms, for the Board of Education of Fanwood Township, Alfred D. Beeken, 94 Chambers st, N. Y. C., president. No appropriation has been made as yet.

**MANASQUAN, N. J.**—The Manasquan Board of Education has named a committee to pass upon plans for a new high school building. It is proposed to erect a \$25,000 building and a bond election will be held within a short time.

**Stores, Offices and Lofts.**

**NEWARK, N. J.**—E. M. Waldron & Co., 84 South 6th st, Newark, N. J., has received the general contract to erect the 3-sty brick non-fireproof store and loft building and 1-sty extension for Dr. G. Blackburne, 111 Park av, Newark, at 489 Broad st, to cost about \$14,000. The mason and carpenter work will be done by the general contractor.

**JERSEY CITY, N. J.**—William R. Whyte, 36 Oakland av, Jersey City, has received the mason contract for the 1-sty brick professional building, 25x72, to be erected at the northwest corner of Palisade and Laidlow avs, for Dr. Louis Franklin, 193 Palisade av, Jersey City, N. J., from plans by H. & V. Neumann, 202 Ogden av, Jersey City. Cost, about \$9,000.

**Theatre.**

**HOBOKEN, N. J.**—Foundations have just been completed for the moving picture theatre at 617-621 Washington st which the United States Theatre Co. is to erect from plans by P. Vivartas, 110 4th st, Town of Union. R. J. Rath, 259 6th st, Hoboken, is general contractor. J. Whalen, 1024 Garden st, carpenter. Estimated cost, \$50,000.

**A Pioneer in Poster Art Study.**

"In my business I am obliged to keep abreast of progress in artistic advertising design. One of the most potent factors in the highest type of modern advertising copy is the tendency to use poster design in preference to photographic engraving, because in the poster there is the advantageous absence of confusion detail. As all advertising men know, concentration of thought and singleness of idea is the prime consideration in attracting and holding the eye of even a casual reader. I, therefore, made application recently in the New York Public Library for a copy of the latest works on poster design and to my surprise was unable to find any American work at all, and only one or two works by foreign authors, but these bore printing dates of almost a decade since. You can imagine my joy when I was informed that a new American work on posters, covering the most notable designs up to the present year, was about to be published."

Thus spoke one of the country's most prominent advertising men recently, in making application to George W. Bricka, the New York publisher, for a copy of "Posters" by Charles Matlack Price, which has just appeared in a handsome volume abundantly illustrated with full page copies of the best work of American and foreign poster artists. The book represents years of work during which the subject of poster design was carefully studied from many angles, as shown in the contents, which includes in Chapter One a consideration of the subject of posters in general, points regarding poster design, the use of color, psychological impressions, scale, and some general rules illustrated by reproductions in color of posters by Theophile Alexandre Steinlen, Jules Chéret, Robert J. Wildhack, Tom Hall and Earl Horted.

Chapter Two goes into the detail of the French poster as exemplified by the work of Jules Chéret, and is accompanied by typical examples of his work. Chapter Three considers the poster from a continental and English viewpoint, bringing out the national characteristics of Theophile Alexandre Steinlen, Alphonse Mucha, Eugène Grassat, Henri de Toulouse-Lautrec, Pierre Bonnard, George Menunier, Lucien Metivet, A. Cossard, Jean Paléologue, and others, representing France; the development of poster design as exemplified by the work of Frederick Walker, Aubrey Beardsley, Walter Crane, R. Anning Bell, "The Beggars' Staff Brothers," J. W. Simpson, Gordon Craig, Dudley Hardy, Maurice Grieffenhagen, J. Hassall, and Will Owen, representing England; Ludwig Hohlwein, George Tipler, Otto Obermeier, "P. K. S.," Hans Flato, and others in Germany. The steamship posters of H. Cassiers, of Belgium, are given as typical examples and Italian posters and posters of the "Societe Suisse d'Affiches Artistiques" are reproduced. The development of poster art in Spain and the modern work of "Marco" and others are also noticed in this chapter, and there is a note on the work of four Hungarian designers, the genius of the Russian Leon Bakst, and the poster values in Japanese art, giving an example by Toyokuni and the recent work of Yoshio Markino.

Chapter Four is a careful study of the growth of poster design in America and the dominance of the mechanical over the artistic, citing particularly the work of Will H. Bradley, Edward Penfield, Frank Hazenplug, W. Carqueville, J. J. Gould, Ernest Haskell, Louis Rheaue, Maxfield Parrish, Robert J. Wildhack, Leyendecker Brothers, Louis Fancher, George Brehm, Adolph Treidler, M. C. Perley, Adrian Gil Spear and Walter Fawcett. Chapter five gives a critical analysis of the work of Edward Penfield, paying particular attention to the development of the style. The next chapter deals with "Theatrical Posters," giving representative examples by Henry Mayer, F. G. Cooper, Hamilton King, Blendon Campbell, Ernest Haskell, Jean Paléologue, Clarence Tilt, and others.

One of the most interesting chapters in the work to the layman, and especially to the advertising man, refers to the wonderful development of poster art in magazine covers, in which examples of the work of many of the leading poster artists of the day are given. The last chapter, number eight, gives some concluding theories with regard to the finer points involved in the conception and analysis of the poster design. The author, as editor of the Architectural Record, of 119 West 40th street, is in a position to speak with authority on this application of poster art, because of his familiarity with art in its larger exemplification, architecture, and he approaches his subject from an angle refreshing, not only because original, but because he gives to his analysis of the various poster designs that element of suggestion, which fully satisfies the student seeking the trend as well as the history of art in Posters.

# RECORDS SECTION

of the

# REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.  
 "Entered at the Post Office at New York, N. Y., as second class matter."

Vol. XCII

No. 2366

New York, July 19, 1913

(3)

PRICE 20 CENTS

## STREET INDEX OF RECORDED CONVEYANCES AND WILLS

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

Attorney st, 100.	26th st, 133 W.	83d st, 117 E.	128th st, 224 E.	Madison av, 1211.
Baxter st, 64.	26th st, 127 W.	85th st, 171 W.	131st st, 272 W.	Manhattan av, 505.
Bedford st, 45.	27th st, 312-4 W.	86th st, 76 E.	131st st, 274 W.	Pinehurst av, 2179-pt lt
Beekman pl, 33.	27th st, 337-47 W.	87th st, 39 E.	132d st, 270 W.	125.
Bethune st, 36.	33d st, 340-2 E.	92d st, 103-5 E.	134th st, 4 E.	Riverside dr (es), 1184-
Broome st, 16-8.	36th st, 400 W.	94th st E (n w c Mad	134th st, 126 W.	102.
Cooper st (e s), 2242-40.	37th st, 114 E.	av), blk 1506-16.	136th st, 257 W.	Riverside dr, 550.
Division st, 187.	38th st, 301-3 E.	95th st, 233-5 E.	137th st, 105 W.	St Nicholas av, ws, 2166-
East Broadway, 200.	38th st, 269 W.	95th st, 307 E.	138th st, 302-4 W.	76.
Elizabeth st, 267-9.	43d st, 202 E.	95th st, 312 W.	138th st, 312 W.	West Broadway, 378-80.
Frankfort st, 13.	44th st, 551 W.	96th st, 210-2 E.	139th st, 44-50 W.	West End av, 775-7.
Front st, 166.	48th st, 300-4 E.	97th st, 29 W.	141st st, 570 W.	1st av, 1712.
Goerck st, 106.	49th st, 244 E.	98th st, 300 W.	142d st, 160 W.	1st av, 281-5.
Hamilton pl (e s), 1988-	49th st, 249 E.	99th st, 205 E.	142d st, 131 W.	1st av, 1889.
148.	52d st, 518 W.	100th st, 183-5 E.	144th st, 453 W.	2d av, 710-6.
Houston st, 145-7 W.	52d st, 548 W.	101st st, 427 E.	144th st, 509 W.	2d av, 898-900.
Houston st, 451-3 E.	53d st, 550 W.	104th st, 244 E.	147th st, 450 W.	2d av, 949.
Houston st, 327 E.	54th st, 243 W.	107th st, 84 E.	148th st, 514-20 W.	2d av, 1315.
Macdougall st, 68-70.	55th st, 49 W.	109th st, 425-35 E.	160th st, 531-7 W.	3d av, 310-4.
Mangin st, 20.	59th st, 335-41 W.	109th st, 73 E.	Av A, 266.	3d av, 1762.
Mangin st, 73-5.	61st st, 19-25 E.	110th st, 228 E.	Av A, 1413.	5th av, 2150.
Mulberry st, 280-2.	61st st, 145 W.	111th st, 57-61 E.	Av A, 1625.	6th av, 21.
Orchard st, 193.	62d st, 28 E.	113th st, 167 E.	Av D, 123.	7th av, 2431-3.
Prospect pl, 65.	68th st, 49 W.	113th st, 106 W.	Amsterdam av, 650.	8th av, 2444.
Rivington st, 136-8.	70th st, 117 W.	119th st, 148 W.	Bowery, 10.	8th av, 2496.
Rivington st, 308-12.	71st st, 265 W.	121st st, 75 E.	Bennett av (e s), 2180-	9th av, 467.
Rivington st, 337.	73d st, 157 W.	121st st, 129 W.	91.	9th av, 669.
Stanton st, 329.	74th st, 15-7 E.	121st st W (s w c Man-	Broadway, 2200-18.	11th av, 840.
White st, 83-5.	74th st, 129-31 W.	hattan av), blk 1947-	Columbus av, 483.	
Wooster st, 62.	75th st, 322 W.	53.	Convent av (swc 147th),	
Wooster st, 201-3.	77th st, 319 E.	122d st, 424-6 E.	2061-51.	<b>WILLS.</b>
3d st, 279-83 E.	79th st, 230 W.	123d st, 61 E.	Lenox av, 276-8.	Barrow st, 38.
6th st, 609 E.	80th st, 228 E.	124th st, 150 E.	Lenox av, 429-31.	Church st, 311.
7th st, 72 E.	80th st, 242-4 E.	124th st, 78-80 W.	Lexington av, 2027-31.	33d st, 323 W.
11th st, 152 W.	80th st, 119 W.	127th st, 258-60 W.	Lexington av, 1892.	44th st, 347-9 W.
16th st, 345 E.	81st st, 350 E.	127th st W (n e c Riv	Madison av, 86-8.	74th st, 158 E.
20th st, 36-8 W.	81st st, 531 E.	dr), blk 1995-1.	Madison av, 674-82.	106th st, 107 W.
26th st, 129-31 W.			Madison av, 1340.	128th st, 1 E.
				147th st, 553-5 W.
				West End av, 704.

### EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000-\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1913.

T. S. preceding the consideration in a conveyance means that the deed or con-

veyance 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 instance 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—ali title.  
 ano—another.  
 av—avenue.  
 admr—administrator.  
 admtrx—administratrix.  
 agmt—agreement.  
 A—assessed value.  
 abt—about.  
 adj—adjoining.  
 apt—apartment.  
 assign—assignment.  
 asn—assign.  
 atty—attorney.  
 bk—brick.  
 B & S—Bargain and Sale.  
 bldg—building.  
 b—basement.  
 blk—block.  
 Co—County.  
 C a G—covenant against grantor.  
 Co—Company.  
 constn—construction.  
 con omitted—consideration omitted.  
 corpn—corporation.  
 cor—corner.  
 c l—centre line.  
 ct—court.  
 certf—certificate.

dwg—dwelling.  
 decd—deceased.  
 e—East.  
 exr—executor.  
 extrx—executrix.  
 et al—used instead of several names.  
 foreclos—foreclosure.  
 fr—from.  
 fr—front.  
 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 mtg.  
 ref—referee.  
 sal—saloon.  
 sobrn—subordination.  
 sl—slip.  
 sq—square.  
 s—south.  
 s—side.  
 sty—story.  
 sub—subject.  
 str—stores.  
 stn—stone.  
 st—street.  
 TS—Torrens System.  
 T & c—taxes, etc.  
 tnts—tenements.  
 w—west.  
 y—years.  
 O C & 100—other consideration and \$100.

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an \* are being investigated and if found incorrect will be shown in a later issue.

JULY 11, 12, 14, 15, 16 & 17.

**Attorney st, 100** (2:343-11), es, 100 s Rivington, 25x75, 5-sty bk tnt & str; Jennie F Keil to Wm Wiener, 943 Whitlock av; mtg \$29,500; July5; July11'13; A\$15,500-25,000.  
nom

**Baxter st, 64** (1:167-13), swc Franklin st (No 1), 25x56.10x25x54.9, 5-sty bk tnt & str; Julius M Mayer to Daisy B Rothschild, 542 W 112th; QC; AT; July1; July11'13; A\$30,000-36,000.  
S,513.33

**Baxter st, 64**; Julius M Mayer to Daisy B Rothschild, 542 W 112; QC; AT; July9; July11'13.  
nom

**Baxter st, 64**; Jno C Van Cleef TRSTE Morris Golland to Daisy B Rothschild, 542 W 112; July9; July11'13.  
30,500

**Bedford st, 45** (2:582-31), swc Leroy (No 40), 50x18.9, 3 & 4-sty stn tnt & str; Abr Benedict ref to Melbie E Williams, 264 Riverside dr; FORECLOS May27; July10; July11'13; A\$7,000-8,000.  
9,050

**Beekman pl, 33** (5:1362-31), es, 60.5 s 51st, 20x100, 4-sty & b stn dwg; Hana Lachman to Benj Gruber 206 E 40; mtg \$15,000; July11; July12'13; A\$6,000-9,500.  
O C & 100

**Bethune st, 36** (2:640-72), ns, 149.4 e Washington, 24x80, 3-sty bk stable & 1-sty fr rear stable; Albt C Bogert, Yonkers, NY to Wm S Bogert [Grand av], Leonia, NJ; July8; July11'13; A\$8,500-9,500.  
O C & 100

**Broome st, 16-8** (2:322-60), nec Mangin (No 20), 50x75, 6-sty bk tnt & str; Chas Wendt to Progress Holding Co, a corpn, 35 Nassau; mtg \$37,000; July10; July16'13; A\$23,000-55,000.  
O C & 100

**Cooper st** (8:2242-40), es, 175 n 207th, 25x100; vacant; Warren Leslie, ref, to Edw J McGuire, 36 E 81; FORECLOS of transfer tax lien June19; July16; July17'13; A\$2,800-2,800.  
4,550

**Division st, 187** (1:285-55), ss, 78.8 e Jefferson, 26.1x54.5x26.1x54.11, 5-sty bk tnt & str; A\$15,000-21,000; also EAST BROADWAY, 200 (1:285-35) ns, 104.6 e Jefferson, 26.1x— to Division, 189, 4-sty bk school; Saul Newmark to Esther Newmark, 110 St Nich av; AT; B&S; AL; June 23; July12'13; A\$20,500-25,500.  
nom

**Division st, 189**, see Division, 187.

**East Broadway, 200**, see Division, 187.

**Eldridge st, 13**, on map 11, see Houston, 327 E.

**Elizabeth st, 267-9** (2:508-28), ws, 83.5 s Houston, runs w 48.4 & 38.3 xn0.6xw5.3xs 24.7xe5.7xs24.9xe87.1 to st xn50.3 to beg, 1-5 & 1-6-sty bk tnts & str & 5-sty bk rear tnt; Angelsea Weeks & ano to Savoy Holding Co [icare Dominick Abbate], 226 Lafayette; July8; July11'13; A\$31,000-46,500.  
nom

**Franklin st, 1**, see Baxter 64.

**Frankfort st, 13** (1:102-7), ss, 51.2 w William, 38.8x104.3x32.8x103.2, 4-sty bk loft & str bldg, 5-sty ext; Wm T De Nyse et al to Morton De Nyse, [So Main], New Canaan, Conn; 1-3 pt; Jas R De Nyse, 67 Macon, Bklyn; 1-3 pt; Rulif V N De Nyse, 767 Eastern pkwy, Bklyn, 1-6 pt, & Percy L De Nyse, 681 Hancock, Bklyn, 1-6 pt; 2-5 pt; AT; CaG; July1; July15'13; A\$60,000-65,000.  
nom

**Front st, 166** (1:71-35), nws abt 35 e Fletcher, 16.6x75.4x16.6x73.10 5-sty bk loft & str bldg; Frederic K Dohrman to Mary W wife said Frederic K Dohrman, 308 W 97; CaG; July11; July12'13; A\$15,000-23,000.  
O C & 100

**Goerck st, 106** (2:324-9), es, 106.4 s Stanton, 25x99, 5-sty bk tnt & str; Frank I Miller to Beatrice Sanders, 1947 Benson av Bath Beach, LI [212 E 151; mtg \$16,000; July2; July12'13; A\$12,000-27,000.  
O C & 100

**Hamilton pl** (7:188-148), es, 434.9 s 138th, runs n54 3xe60 to ws old Bloomingdale rd xe— to cl old Bloomingdale rd xs—xw95.8 to beg, 2-sty bk bldg; Morris Levy to Dakota Realty Co, 2228 Bway [42d st & Mad av, 42d st Bldg]; B&S & AL; May29'12; July11'13; A\$28,000-45,000.  
nom

**Houston st, 327 E** (2:345-15), ss, 75 w Ridge, 25x100, 5-sty bk tnt & str; A\$22,000-38,000; also ELDRIDGE ST, 13 (1:292-25), ws, 175 s Canal, 25x100, 6-sty bk tnt & str; A\$21,000-36,000; also 37TH st, 332 W (3:760-61), ss, 350 e 9 av, 25x98.9 5-sty bk tnt; A\$13,000-28,000; Harold L Colten to Maurice H Cohen, East Bourne County of Sussex, Eng; mtg \$—; Dec30 '11; July12'13.  
nom

**Houston st, 451 E** (2:330-17), ss, 50 e Cannon, 25x100, 5-sty bk tnt & str; A \$18,000-36,000; also HOUSTON ST, 453 E (2:330-18), ss, 75 e Cannon, 25x100, 5-sty bk tnt & str; Isidor Birnbaum et al to Chas Birnbaum, 607 Water [Bridgeport, Conn]; ½ pt; mtg \$50,000; July14; July 17'13; A\$18,000-37,000.  
O C & 100

**Houston st, 453 E**, see Houston st, 451 E.

**Houston st, 145-7 W** (2:518-17) sec Macdougall (Nos 68-70), 36.11x74.11, 6-sty bk tnt & str; Savoy Holding Co to Angelsea Weeks, Rockville Centre, LI & Anita Clark, 118 W 57; mtg \$33,500; July10; July 11'13; A\$36,000-68,000.  
O C & 100

**Leroy st, 40**, see Bedford, 45.

**Macdougall st, 68-70**, see Houston, 145-7 W.

**Mangin st, 73-5**, see Rivington, 337.

**Mulberry st, 280-2** (2:509-14), es, 131.6 s Houston, 40x90.7, 6-sty bk tnt & str; Harold H Herts, ref, to Two Eighty Co (Inc), a corpn, 74 Bway; FORECLOS May16; July 1; July17'13; A\$24,000-52,000.  
9,500

**Orchard st, 193** (2:417-58), ws, 97 s Houston, 25x87.6, 5-sty bk tnt & str; Barnet Liberman to Abr M Levy, 19 St Nicholas av; AL; July10; July17'13; A\$20,500-29,000.  
O C & 100

**Prospect pl, 65** (5:1335-30½), es, 167.1 n 42d, 16.8x58, 3-sty & b stn dwg; Mary Smith to Jas Smith, 65 Prospect pl; mtg \$3,000 & AL; Apr8; July14'13; A\$4,000-6,500.  
nom

**Rivington st, 136-8** (2:354-77), ns, 56 e Norfolk, runs n78xe22.1xn22e22.1xs100 to st xw44.2 to beg, 6-sty bk tnt & str; Sarah A Brevoort to Emma Britz, 126 W 129; mtg \$62,000; July9; July11'13; A\$40,000-75,000.  
O C & 100

**Rivington st, 308-12** (2:329-75-77), ns, 25.1 e Lewis, 55.10x100x55.9x100, 2-6-sty bk tnts & str; Chas Casazza to Lorenzo Blakeley, 516 Macon, Bklyn; B&S & CaG; AL; June30; July15'13; A\$36,000-76,000.  
O C & 100

**Rivington st, 308-12**; Lorenzo Blakeley to Broadway Trust Co, a corpn, 233 Bway; B&S & CaG; AL; July11; July15'13.  
O C & 100

**Rivington st, 337** (2:323-18), swc Mangin (Nos 73-5), 24.1x75, 7-sty loft & str bldg; Isaac Rothstein to Rothstein, Inc, a corpn, 38 Broome; mtg \$28,640; June28; July15'13; A\$16,500-33,500.  
O C & 100

**Stanton st, 329** (2:324-15), ss, 59.10 e Goerck, 21x81.3x20.1x81.3, 5-sty bk tnt & str; Selara Holding Co to Ellen Roche, 831 2 av; mtg \$14,000; July14; July16'13; A\$9,000-14,000.  
O C & 100

**White st, 83-5** (1:172-13), ss, 250 e Bway, 50.4x100x50x100, 2 5-sty bk loft & str bldgs; Colonial Real Estate Asscn to U T Hungerford Brass & Copper Co, a corpn, 497 Pearl; July14; July16'13; A\$63,000-88,000.  
O C & 100

**Wooster st, 62** (2:486-1), es, 100 ne Broome, 24.1x100, 6-sty bk loft & str bldg; Wm M Garden to Edw M McInnes, 2104 Vyse av; July8; July11'13; A\$20,000-30,000.  
O C & 100

**Wooster st, 62**; Edw M McInnes to Chas Martin, MonticeHo, NY [627 9 av]; July6; July11'13.  
O C & 100

**Wooster st, 201-3** (2:536-34), ws, 149.1 n Bleeker, 36.9x100, 6-sty bk loft & str bldg; Chas Buek Conin Co to Convent Av Conin Co, 405 W 147 [Convent av & 147]; mtg \$57,500; July10; July11'13; A\$31,000-68,000.  
O C & 100

**4TH st, 37 W** (2:546-12), ns, 25 w Greene runs n94wx3n2.5xw22xs96.5 to 4th xe25 to beg, 4-sty bk loft & str bldg; A\$25,000-33,000; also 4TH ST, 39 W (2:546-13), ns, 50 w Greene, 25x96.5, 4-sty stn loft & str bldg; A\$25,000-33,000; Wm C Arnold ref to Carland Realty Co, Inc [icare Maxwell Davidson], 170 Bway; FORECLOS; Apr24; July10; July11'13.  
50,250

**4TH st, 39 W**, see 4th, 37 W.

**6TH st, 609 E** (2:389-56), ns, 168 e Av B, 25x70.10, 5-sty bk tnt & str; Bernard Barth to Saml Rauch, 677 Beck; mtg \$20,000; Apr22; July17'13; A\$15,500-23,000.  
nom

**7TH st, 72 E** (2:448-20), ss, 225 w 1 av, 25x90.10, 6-sty bk tnt & str; Saml Goldenberg to Rosie Goldenberg, his wife, 214 E 15; AT; mtg \$32,000; Nov25'12; July16 '13; A\$19,000-38,000.  
O C & 100

**11TH st, 152 W** (2:606-35), ss, 151 e Greenwich av, 18.9x43 3x19.9x37.1, 2-sty & b bk dwg; Marv H Remmev to Jno Z Lowe, Jr, 39¼ Washington sq S; June7; July11'13; A\$4,500-5,500.  
nom

**16TH st, 345 E**, see 1 av, 281-5.

**20TH st, 36-8 W** (3:821-64), ss, 300 e 6 av, 50x92, 11-sty bk loft & str bldg; Julius Heimann et al to Salisbury Realty Co, a corpn, 505 5 av; mtg \$190,000 & AL; June 13; July16'13; A\$115,000-240,000.  
O C & 100

**26TH st, 127-51 W**, see 26th, 133 W.

**26TH st, 133 W** (3:802-22), ns, 353.1 w 6 av, 21.10x98.9; also 26TH ST, 127 W (3:802) ns, 287.6 w 6 av, 21.10x98.9; also 26TH ST, 129-31 W (3:802), ns, 309.4 w 6 av, 43.9x98.9, 12-sty bk loft & str bldg; Louise M Stevens to Marguerite D Hellman, 471 West End av; AL; July11'13; A \$154,000-397,000.  
O C & 100

**27TH st, 312-14 W** (3:750-49), ss, 137.6 w 8 av, 37.6x98.9, 5-sty stn tnt; Ida Markus to Sadie Grossman, 200 W 40; ½ pt; mtg \$50,250; July12'13; A\$22,000-55,000.  
nom

**27TH st, 337-47 W** (3:751-15), ns, 291.3 e 9 av, 127.6x98.9, 8-sty bk loft & str bldg; St Johns Park Realty Co to Colonial Real Estate Association, a corpn, 309 Bway; mtg \$210,000; July15; July16'13; A \$67,000-\$.  
O C & 100

**33D st, 340-2 E** (3:938-44), ss, 160 w 1 av, 50x98.9, 6-sty bk tnt & str; Louis A Marckwald to Hulda B Abrahams, 610 W 139; AL; July11'13; A\$22,000-62,000.  
O C & 100

**36TH st, 400 W**, see 9 av, 467.

**37TH st, 114 E** (3:892-76), ss, 160 w Lex av, 20x98.9, 4-sty & b stn dwg; Norman Johnson to Louise D Johnson, 179 E 64; mtg \$20,000; July1; July12'13; A\$40,000-50,500.  
nom

**37TH st, 332 W**, see Houston, 327 E.

**38TH st, 269 W** (3:788.12), ns, 120.6 e 8 av, 20.6x98.9, 4-sty bk tnt & str; Henry S Hooker, ref, to David M Levy, at Mad av & 59th, EXR & C Dorothea Levy; mtg \$10,000; FORECLOS July10; July16; July17'13; A\$32,500-34,000.

**16,000 over and above said mtg**  
**43D st, 202 E** (5:1316-46½), ss, 80 e 3 av, 25x100.5, 5-sty bk tnt & str; Jno Murphy to Jno J A Murphy, 249 E 49; July 10; July11'13; A\$10,000-22,000.  
O C & 100

**44TH st, 551 W** (4:1073-8), ns, 175 e 11 av, 25x100.5, 4-sty bk tnt; Jno G Clugston to Alex & Geo B Clugston, 551 W 44; AL; July10; July11'13; A\$9,000-13,500.  
O C & 100

**48TH st, 300-4 E**, see 2 av, 898-900.

**49TH st, 244 E** (5:1322-32), ss, 135 w 2 av, 19x100.5, 3-sty & b stn dwg; Harriet Michel et al heirs & C Henry Lehman to Laura Lehman, 244 E 49; 4-12 pt & CaG; June27; July14'13; A\$7,700-10,500.  
nom

**49TH st, 249 E** (5:1323-21), ns, 98 w 2 av, 18x100.5, 3-sty & b stn dwg; Jno Murphy to Jno J A Murphy, 249 E 49; July 10; July11'13; A\$7,000-10,500.  
O C & 100

**52D st, 518 W** (4:1080-42), ss, 550 e 11 av, 25x100.5, 3-sty bk shop; Francis L Fitzpatrick to Bernard F Egan, 357 W 44; mtg \$7,500; July15; July16'13; A\$8,000-15,000.  
O C & 100

**52D st, 548 W** (4:1080-54), ss, 250 e 11 av, 25x100.5, 4-sty bk tnt; David Schiff to Frances Schiff, 1829 7 av; June8; July11'13; A\$9,000-14,000.  
O C & 100

**53D st, 550 W** (4:1081-60), ss, 100 e 11 av, 25x100.5, 5-sty bk tnt; Alva Realty Co to Maria Lenz, 134 E 94; B&S; mtg \$16,000 & AL; July9; July15'13; A\$9,000-18,000.  
nom

**54TH st, 243 W** (4:1026-10), ns, 231.3 e 8 av, 18.9x100.5, 3-sty & b stn dwg; Philip L Sommer et al heirs & C Theresa Sommer, to Wm Sommer, 243 W 54; B&S & C A G; mtg \$8,000; June20; July17'13; A\$26,000-27,000.  
nom

**55TH st, 49 W** (5:1271-14), ns, 320 e 6 av, 18.9x100.5, 4-sty & b stn dwg; Jno E Stevens, EXR, & C, Jno B Stevens, decd, to Wm T Cully, 63 W 46; July16'13; A\$40,000-47,000.  
48,000

**59TH st, 335-41 W** (4:1112-8-11), ns, 175 e Col av, 100x100.5, 4 5-sty bk tnts with str in 335 & 341; Millie Schwarz to Maurice Cohen, on Pennsylvania av, Crestwood, Yonkers, NY; Sol Freidus, 1044 Findlay av, & Morris Steinberg, 531 W 151; mtg \$124,000; June11; July17'13; A \$96,000-136,000.  
O C & 100

**61ST st, 19 E**, see Madison av, 672.

**61ST st, 21 E**, see Madison av, 672.

**61ST st, 23 E**, see Madison av, 672.

**61ST st, 25 E**, see Madison av, 672.

**61ST st, 145 W** (4:1133-14), ns, 458.4 w Col av, 13.10x100.4, 4-sty & b stn dwg; Frances A Parry to Lillian B Koepke, 1522 Pacific, Bklyn; mtg \$10,000 & AL; July12; July17'13; A\$6,000-9,000.  
nom

**62D st, 28 E**, see Madison av, 674.

**68TH st, 49 W** (4:1121-12), ns, 281 e Col av, 19x100.5, 4-sty & b stn dwg; Eliz D Greene to Ernst Meyer, 933 6 av; AL; June 30; July14'13; A\$16,000-25,000.  
nom

**70TH st, 117 W** (4:1142-26), ns, 156.6 w Col av, 18.6x100.5, 4-sty & b stn dwg; Paul Fenn, EXR, & C Emma G Knevals, to Emily Knevals, at Amagansett, LI [201 E 68]; mtg \$14,000 & AL; June30; July17'13; A\$14,500-25,000.  
nom

**71ST st, 265 W** (4:1163-7), ns, 156 e West End av, 16x92.2, 3-sty & b bk dwg; Robt H Marquart to Cabot Real Estate Co, 65 Liberty; mtg \$17,000; July9; July11'13; A\$12,500-18,500.  
nom

**73D st, 157 W** (4:1145-10½), ns, 541 w Col av, 20x102.2, 4-sty & b stn dwg; Jno McCoy to Alicia Realty Co, a corpn, 160 Bway; July10; July16'13; A\$16,500-26,000.  
O C & 100

**74TH st, 157 E** (5:1409-25½), ns, 136.5 e Lex av, 17.1x102.2, 3-sty & b stn dwg; Wm J Browning et al heirs Wm H Browning to Russell Estate, Inc, 76 Wm; QC; Aug 7'12; July11'13; A\$12,000-17,000.  
O C & 100

**74TH st, 129 W** (4:1146-17½), ns, 360 w Col av, 20x102.2, 4-sty & b bk dwg; Elliott Marshall to Guy B Radford, [221 W 64], 610 W 111; AL; June9; July15'13; A\$16,000-28,000.  
O C & 100

**74TH st, 131 W** (4:1146-17), ns, 380 w Col av, 20x102.2, 4-sty & b bk dwg; Chas N Dowd to Guy B Radford, 221 W 64; AL; July15'13; A\$16,000-28,000.  
O C & 100

**74TH st W** (4:1146), ns, 400 w Col av, a strip runs w 0.2¼xn102.2xe0.2¼xs102.2; Chas N Dowd to Guy B Radford, 221 W 64; QC; AL; July14; July15'13.  
nom

**77TH st 319 E** (5:1452-9), ns, 200 e 2 av, 25x102.2, 4-sty bk tnt; Adolph Hersh & ano, heirs & C Hannah Hersh, to Henry Hersh, 134 W 117; 1-6 & 2-6 pts; B&S; July1; July17'13; A\$9,000-14,000.  
O C & 100

**78TH st, 231 W**, see Bway, 2200-18.

**79TH st, 230 W**, see Bway, 2200-18.

**80TH st, 228 E** (5:1525-35), ss, 239.9 w 2 av, 26.3x102.2, 6-sty bk tnt & str; Geo Ricard to Realty Realization Corpn, 1400 5 av; AL; June9; July14'13; A\$11,500-33,500.  
O C & 100

**80TH st, 242-4 E** (5:1525-28½-29), ss, 86.10 w 2 av, 40.3x102.2, 2 4-sty bk tnts & str; Arthur J Orange & ano by Equitable Trust Co of N Y, GDN, & ano to Harry Freudenburg, 1248 Mad av; mtg \$21,000; July15; July16'13; A\$17,000-26,000.  
24,500

**80TH st, 242-4 E**; Magdalena Orange to same; QC; mtg \$21,000; July15; July16 '13.  
nom



**80TH st, 119 W** (4:1211-27), ns, 656 e Ams av, 18.2x102.2x15x102.2, 4-sty & b bk dwg; Chas Putzel ref to Edw E Tull, 2119 Bway; AL; FORECLOS July7; July11; July12'13; A\$11,000-26,000. **20,000**

**81ST st, 350 E** (5:1543-32), ss, 125 w 1 av, 24.4x102.2, 3-sty bk loft bldg; Elias Rosenbaum to Ernest N Adler, 1506 1 av; mtg \$14,000; July8; July14'13; A\$9,000-16,500. **nom**

**81ST st, 531 E** (5:1578-13), ns, 423 e Av A, 25x102.2, 5-sty bk tnt; Estates Mtg Securities Co to One Sixty Broadway Holding Corp, 160 Bway; B&S; AL; July7; July15'13; A\$8,000-17,500. **nom**

**83D st, 117 E** (5:1512-9), ns, 185.6 e Park av, 25x102.2, 2 & 3-sty bk stable; Geo F Johnson to Jas Speyer, 257 Mad av; B&S & C a G; July13; July17'13; A\$16,000-32,000. **O C & 100**

**85TH st, 171 W** (4:1216-3), ns, 48.9 e Ams av, 18.9x102.2, 4-sty & b bk dwg; Eliz Helmstetter to Hunter Bros Co, a corp, 2 Rector; July15; July16'13; A\$12,500-23,000. **O C & 100**

**86TH st, 76 E** (5:1497-42), ss, 70 w Park av, 17.9x102.2, 4-sty & b bk dwg; Lorenz Weiher to Weiher Constn Co, 76 E 86; mtg \$22,200; July8; July11'13; A\$21,000-24,500. **nom**

**92D st, 103-5 E** (5:1521-5-6), ns, 88.6 e Park av, 38x100.8, 2-5-sty stn tnts; Wm A Kaufman et al to Louis Levy, 231 E 72; mtg \$36,000 & AL; July14; July16'13; A\$22,000-42,000. **O C & 100**

**95TH st, 235 E** (5:1541-20), ns, 100 w 2 av, 25x100.8, 5-sty bk tnt & str; mtg \$14,500; A\$9,000-18,000; also 95TH ST, 233 E (5:1541-19), ns, 125 w 2 av, 25x100.8, 5-sty bk tnt & str; mtg \$13,700; Selara Holding Co to Anna Oppermann, 425 E 77; July15; July16'13; A\$9,000-18,000. **O C & 100**

**95TH st, 307 E** (5:1558-7), ns, 137.6 e 2 av, 37.6x100.8, 6-sty bk tnt & str; Aaron Goodman Realty Co to Jacob Mandel, 414 S 5, Bklyn; mtg \$22,000; July16; July17'13; A\$13,000-36,000. **O C & 100**

**95TH st, 11 W** (4:1209-26), ns, 163 w Central Park W, 18x100.8, 4-sty & b stn dwg; Annie C R Watts & ano children Wm L Radford to Mary A Christie, 307 W 98 & Burlock E Rabell, 60 Hamilton ter, EXRS Wm L Radford; QC; June9; July12'13; A\$12,000-24,000. **nom**

**96TH st, 210-2 E** (5:1541-39), ss, 208.6 e 3 av, 48.3x100.8, 6-sty bk tnt & str; Phelan Beale, ref, to Oscar Vezin, 174 Walnut, Montclair, NJ; FORECLOS June10; June 30; July17'13; A\$19,000-55,000. **5,000**

**97TH st, 29 W** (7:1833-19), ns, 325 w Central Park W, 25x100.11, 5-sty bk tnt; Harry Simon to Wm M Moore, 132 Quincy, Bklyn; mtg \$29,500; June4; July11'13; A\$16,000-30,000. **nom**

**99TH st, 205 E** (6:1649-5), ns, 105 e 3 av, 37.6x100.11, 6-sty bk tnt & str; Moritz Adler to Sam Yudlewitz, 269 Madison; July10; July12'13; A\$13,500-39,000. **O C & 100**

**100TH st, 183-5 E** (6:1628-26), ns, 145 e Lex av, 50x100.11, 6-sty bk tnt; Minnie Bruckner to Aaron J Friedman, 129 Pitt; mtg \$46,000; July14'13; A\$18,000-55,000. **O C & 100**

**101ST st, 427 E** (6:1695-pt 17), ns, 335 e 1 av, 25x100.11, 2 & 3-sty bk shop; Jno H Scully to Reliable Cleaning & Dyeing Works, Inc, 427 E 101; mtg \$15,000; June 18; July16'13; A\$—\$. **nom**

**104TH st, 244 E** (6:1653-30), ss, 125 w 2 av, 25x100.11, 5-sty bk tnt & str; Herman Weissberger et al to Union Realty Selling Corp [care Herman Weissberger] 189 2d; AL; correction deed; June28; July 11'13; A\$8,000-20,000. **nom**

**107TH st, 84 E** (6:1612-39), ss, 25 w Park av, 25x75.11, 5-sty stn tnt & str; Robt Jarrett et al individ & Harry Jarrett by Sophie Jarrett GDN to Abr Weiss, 54 E 103; AT; B&S & Correction deed; mtg \$12,500 & AL; July11; July15'13; A\$9,500-15,500. **14,250**

**107TH st, 84 E**; Abr Weiss to Sadie Froelichstein, 413 E 56; Correction deed; mtg \$12,500; July14; July15'13. **nom**

**107TH st, 84 E**; Sadie Froelichstein to Fanny Dublin, 1456 Seabury pt; mtg \$15,500; July14; July15'13. **nom**

**109TH st, 73 E** (6:1615-32), ns, 109.4 w Park av, 28.10x100.11, 5-sty bk tnt; Jno M Nolan ref to Chas Schram, 52 E 82; FORECLOSURE July3; July11'13; A\$12,500-21,000. **22,000**

**109TH st, 73 E**; Chas Schram to Louis B Schram, 27 W 75; July8; July11'13. **nom**

**109TH st, 73 E**; Dennis McEvoy to Louis B Schram, 27 W 75; May27; July12'13; A\$12,500-21,000. **nom**

**109TH st, 425-35 E** (6:1703-12), ns, 270 e 1 av, 150x100.11, 2-sty bk & fr bldgs of coal yard; Jno H Rogan ref to Henry D Strack, 143 Montague, Bklyn; FORECLOS; July3; mtg \$30,000; July10; July11'13; A\$36,000-46,000. **7,200**

**110TH st, 228 E** (6:1659-36), ss, 310 e 3 av, 25x100.11, 4-sty bk tnt; Salvatore Martorana to Providenza S Martorana, 228 E 110; mtg \$12,000; July11; July12'13; A\$8,000-13,500. **O C & 100**

**111TH st, 57-61 E** (6:1617-23), ns, 70 e Mad av, 50x100.11, 6-sty bk tnt & str; Nathan Hochron to Rothstein, Inc, a corporation, 38 Broome; mtg \$64,200 & AL; June28; July15'13; A\$22,000-59,000. **O C & 100**

**113TH st, 167 E** (6:1641-30½), ns, 160 w 3 av, 20x100.11, 4-sty bk tnt; Jno Hoyne to Katy M Hoynae, 1137 Lincoln pl, Bklyn; July11; July12'13; A\$8,000-11,500. **O C & 100**

**113TH st, 106 W** (7:1822-38), ss, 100 w Lenox av, 26.8x100.11, 5-sty bk tnt; Wm W Davidsohn et al EXRS Nannchen Davidsohn to Max Brill, 108 W 113 & David Morgenstern, 1131 Vyse av; mtg \$22,000; June30; July15'13; A\$17,000-28,000. **28,000**

**119TH st, 148 W** (7:1903-55½), ss, 189 e 7 av, 18x100.11, 3-sty & b stn dwg; Steinmetz Constn Co to Stephen H Jackson, 134 W 131; mtg \$13,000; July15; July16'13; A\$10,000-15,000. **nom**

**121ST st, 75 E** (6:1747-54), ns, 40 w Park av, 20x100.11, 4-sty stn tnt; Jno Hoyne to Katy M Hoyne, 1137 Lincoln pl, Bklyn; July11; July12'13; A\$9,000-12,500. **O C & 100**

**121ST st, 129 W** (7:1906-18), ns, 340 w Lenox av, 20x100.11, 3-sty & b stn dwg; Patk H Maley ref to Frances J Gottschalk 349 Central Park W [521 W 112]; FORECLOS & drawn July9; July11'13; A\$11,200-18,000. **17,000**

**121ST st W, swc Manhattan av**, see Manhattan av, 505.

**122D st, 424-6 E** (6:1809-38-38½), ss, 275 w Pleasant av, 33.4x100.11, 2-3-sty & b stn dwgs; South Jersey Land Co to Raphael Picarelli, 312 E 119 & Antonio Petrucci, 310 E 119; mtg \$8,000; July14; July15'13; A\$7,600-12,000. **nom**

**123D st, 61 E** (6:1748-50), ns, 118.10 w Park av, 19.5x100.11, 3-sty & b stn dwg; Eliza T Wray to Chas S Wray at Highland Mills, NY; AL; July10; July14'13; A\$8,500-10,500. **nom**

**124TH st, 150 E** (6:1772-52), ss, 382.4 w 3 av, 37.8 to Lex av (Nos 2027-31) x100.11, 5-sty bk hotel; Annie Hochstim to Gussie Decklade, 129 E 123; QC; correction deed; AL; June26; July12'13; A\$40,000-80,000. **nom**

**124TH st, 78-80 W**, see Lenox av, 276-8.

**127TH st, 258-60 W** (7:1932-52-53), ss, 283.4 e 8 av, 33.4x99.11, 2-3-sty & b stn dwgs; Eliza T Wray to Chas S Wray at Highland Mills, NY; AL; July10; July14'13; A\$14,600-22,000. **nom**

**128TH st, 224 E** (6:1792-37½), ss, 273.9 e 3 av, 18.9x99.11, 3-sty & b stn dwg; Andw T McKeegney to Annie Aaron, 223 W 115; mtg \$6,500; June27; July17'13; A\$5,000-7,500. **nom**

**131ST st, 272 W** (7:1936-60½), ss, 76.5 e 8 av, 23.6x49.11, 4-sty bk tnt & str; Josephine Sullivan to Carolina Heinlein, 310 W 128; July10; July12'13; A\$7,500-13,000. **nom**

**131ST st, 272 W**; Carolina Heinlein to Gramercy Bakery, Inc, 5 Beekman; B&S & AL; July10; July12'13. **nom**

**131ST st, 274 W**, see 8 av, 2444.

**132D st, 270 W** (7:1937-58), ss, 150 e 8 av, 16.8x99.11, 3-sty & b stn dwg; Arthur Frankenstein to Harvard Realty Constn Co, 128 Bway; mtg \$8,000; Mar31; July11'13; A\$6,000-9,000. **nom**

**134TH st, 4 E** (6:1758-68½), ss, 75 e 5 av, 25x99.11, 5-sty bk tnt; New Holland Land & Mtg Co to Van Schaick Estates, Inc, 30 E 42; July11'13; A\$6,000-13,500. **nom**

**134TH st, 126 W** (7:1918-51), ss, 295 e 7 av, 30x99.11, 5-sty bk tnt; Sarah Rubenstein to Henry Miller, 347 W 121; AL; July15; July16'13; A\$12,000-25,000. **nom**

**136TH st, 257 W** (7:1942-9), ns, 552 w 7 av, 17x99.11, 3-sty & b bk dwg; Francisco E Fonseca to Louise H Vidal, 257 W 136; B&S; Oct31'12; July11'13; A\$6,800-11,000. **O C & 100**

**137TH st, 105 W** (7:2006-27), ns, 100 w Lenox av, 37.6x99.11, 6-sty bk tnt; Sam Michelson to Annie Michelson, both at 105 W 137; AL; July12; July14'13; A\$18,000-48,000. **gift**

**138TH st, 302 W** (7:2041-23½), ss, 100 w 8 av, 17x99.11, 3-sty & b bk dwg; Jno J Spowers to Thos A Roe, 562 W 173; AL; July16; July17'13; A\$6,800-11,800. **O C & 100**

**138TH st, 304 W** (7:2041-24), ss, 117 w 8 av, 17x99.11, 3-sty & b bk dwg; Jno J Spowers to Thos A Roe, 562 W 173; AL; July16; July17'13; A\$6,800-11,500. **O C & 100**

**138TH st, 312 W** (7:2041-26), ss, 183 w 8 av, 16x99.11, 3-sty & b bk dwg; Jno J Spowers to Thos A Roe, 562 W 173; AL; July16; July17'13; A\$6,400-11,000. **O C & 100**

**139TH st, 44-6 W** (6:1736-57), ss, 341.8 e Lenox av, 41.8x99.11, 6-sty bk tnt; Harry B Raffel to Henry C Parker, 57 W 98; mtg \$35,000; July15; July16'13; A\$13,500-44,500. **O C & 100**

**139TH st, 48-50 W** (6:1736-59), ss, 300 e Lenox av, 41.8x99.11, 6-sty bk tnt; Clare H Raffel to Henry C Parker, 57 W 98; mtg \$34,500; July15; July16'13; A\$13,500-44,500. **O C & 100**

**141ST st, 570 W** (7:2072-57), ss, 120 e Bway, 50x99.11, 2-sty fr dwg; Hannah Purcell to Jane Purcell of South Norwalk, [West st], Conn; AT; mtg \$5,000; July15 '08; July16'13; A\$25,000-26,000. **O C & 3,400**

**142D st, 131 W** (6:2011-20), ns, 270 w Lenox av, 40x99.11, 6-sty bk tnt; Margt E Weill to Edw Fisher at Trenton, NJ, [1339 Clay av]; mtg \$40,000; July9; July16'13; A\$17,000-42,000. **O C & 100**

**144TH st, 453 W** (7:2059-43), ns, 94.5 w Convent av, 21.5x99.11, 3-sty & b bk dwg; Frank Curtiss, EXR & TRSTE Sophia C Hoffman to Allen C Hoffman, [Engle], Englewood, NJ; 1-6 pt; AL; Dec20'12; July 15'13; A\$9,400-16,500. **nom**

**144TH st, 453 W**; same to Albt E Hoffman, McDougal & Larned, Detroit, Mich, 1-6 pt; AL; Dec20'12; July15'13. **nom**

**144TH st, 453 W**; same to Florence E Hoffman at [Engle], Englewood, NJ; 1-6 pt; AL; Dec20'12; July15'13. **nom**

**144TH st, 509 W** (7:2076-27), ns, 133.9 w Ams av, 16.6x99.11, 3-sty & b bk dwg; Henry B Kirkland to Mary C Stewart, 28 St Johns pl, Bklyn; mtg \$7,500; June26; July12'13; A\$9,500-11,000. **nom**

**147TH st, 450 W**, see Convent av, swc 147th.

**148TH st, 514-16 W** (7:2079-42), ss, 225 w Ams av, 41.8x99.11, 5-sty bk tnt; A\$22,000-50,000; also 148TH ST, 518-20 W (7:2079-44), ss, 266.8 w Ams av, 41.8x99.11, 5-sty bk tnt; Jessie M Jones to One Sixty Bway Holding Corp, 160 Bway; B&S; AL; June 27; July15'13; A\$22,000-50,000. **nom**

**148TH st, 518-20 W**, see 148th, 514-16 W.

**160TH st, 531-7 W** (8:2119-58-60), ns, 276.8 e Bway, 88.4x99.11, 2-5-sty bk tnts; Pincus Lowenfeld et al to Bernard Curry, 847 St Nich av; mtg \$76,000; July15'13; A\$40,000-96,000. **O C & 100**

**Av A, 266** (3:974-4), ses, 65.6 ne 16th, 24x95.6, 5-sty bk tnt & str; Wilhelmina K Gronholz to Arthur Abrams, 604 W 112; mtg \$18,000; July15; July16'13; A\$12,000-19,500. **O C & 100**

**Av A, 1413** (5:1470-24), ws, 51.1 n 75th, 25.6x100x25.4x100, 6-sty bk tnt & str; Elias Rosenbaum to Ernest N Adler, 1506 1 av; mtg \$28,000; July8; July14'13; A\$9,000-27,000. **nom**

**Av A, 1625** (5:1565-26), ws, 76.8 s 86th, 25.6x75.9, 4-sty stn tnt & str; Mimi Marx EXTRX Charlotte Schreiber to Hannah Wallach, 1361 Mad av; AL; July14; July 16'13; A\$9,500-18,500. **O C & 300**

**Av D, 123** (2:378-34), ws, 70.5 s 9th, 23.6 x93, vacant; Emil Frankel ref to S Sidney Smith, 105 E 38 EXR Anne S Toffey; FORECLOS May29; July7; July15'13; A\$12,500-12,500. **6,000**

**Amsterdam av, 650** (4:1239-34), ws, 50.8 s 92d, 25x100, 5-sty bk tnt & str; Philip L Sommer et al, heirs & C Theresa Sommer, to Wm Sommer, 243 W 54; B&S & C a G; mtg \$22,500; June20; July17'13; A\$21,000-36,000. **nom**

**Bennett av** (8:2180-91), es, 178.9 n 181st, runs e14 to cl 12 av as on Randels map x n33 to cl 182d xw18.7 to av xs33.7 to beg, vacant; Jas G Bennett to Robt Gordon Realty Co, a corp, 657 W 46; June19; July 14'13; A\$500-500. **O C & 100**

**Bowery, 10** (1:162-57), ws, 80.4 n Doyer, runs w34.10xw45xnl7.1xe79.10 to Bowery xs17 to beg, 2-sty fr bk ft tnt & str; Wm Lustgarten to Rudolph Wallach, Co, 68 Wm; July10; July12'13; A\$11,500-13,000. **O C & 100**

**Broadway, 2200-18** (4:1170-12), sec 79th (No 230), 204.4 to ns 78th (No 231), x 103.10x204.4 to 79th x101.8, 10-2-sty bk tnts & str; Alfred V Barnes & ano to Paterno Bros, a corp, 601 W 115; B&S; mtg \$500,000 & AL; June6; July15'13; A\$540,000-560,000. **O C & 100**

**Columbus av, 483** (4:1197-2), es, 25.4 n 83d, runs n25.4xe100xsl1xsw—xw94.10 to beg, 5-sty stn tnt & str; Alfred A Herrmann to Jno Bremer, 485 Col av; mtg \$34,000 & AL; July14; July15'13; A\$26,000-41,000. **O C & 100**

**Convent av** (7:2061-51), swc 147th (No 450), 99.11x75, 6-sty bk tnt; Convent Av Constn Co to Chas Buek Constn Co, 7 E 42; mtg \$135,000; July8; July11'13; A\$58,000-146,000. **O C & 100**

**Lenox av, 276-8** (6:1721-69-71), sec 124th (Nos 78-80), 50.5x75, 2-3-sty stn bldgs, str on cor; Thos A Roe to Jno J Spowers, 101 Pierpont, Bklyn; mtg \$50,000 & AL; July 7; July17'13; A\$58,500-71,000. **O C & 100**

**Lenox av, 429-31** (7:1916-31), ws, 49.11 n 131st, 49.11x75, 6-sty bk tnt & str; Anton Oppermann to Selara Holding Co, a corp, 5 Beekman; mtg \$60,500; July15; July16'13; A\$37,000-65,000. **O C & 100**

**Lexington av, 1892** (6:1645-58), ws, 34.3 s 118th, 16.8x55, 3-sty & b stn dwg; Eliz wife of & Alex Schmidt to Fredk E Miller, 400 Ferry, Newark, NJ; mtg \$8,500; Nov18'10; July12'13; A\$5,500-8,000. **nom**

**Lexington av, 2027-31**, see 124th, 150 E.

**Madison av, 86-8** (3:858-17 & 62), ws, 74.1 n 28th, 49.4x95, 2-4-sty & b stn dwgs; Jas A Foley, ref, to Louis C Raegener, 22 E 29; mtg \$150,000; FORECLOS July14; July16; July17'13; A\$162,000-172,000. **13,850**

**Madison av, 672** (5:1376-14¾), nwc 61st (No 25), 25.5x30x25.5x30, 4-sty stn tnt & str; A\$50,000-60,000; also 61ST ST, 23 E (5:1376-14¾), ns, 30 w Mad av, 21.8x25.5, 4-sty & b stn dwg; A\$22,000-25,000; also 61ST ST, 21 E (5:1376-14¾), ns, 51.8 w Mad av, 21.8x25.5, 5-sty & b stn dwg; A Mad av, 21.8x25.5, 5-sty & b stn dwg; A\$20,000-27,000; also 61ST ST, 19 E (5:1376-14), ns, 73.4 w Mad av, 21.8x50.5, 3 & 4-sty & b stn dwg; A\$33,000-41,000; Georgia Development Co to Massachusetts Madison Co (Inc), at Mass; June13; July11'13. **nom**

**Madison av, 674** (5:1376-15), ws, 25.5 n 61st, 25x73.4, 5-sty stn tnt & str; also MADISON AV, 676 (5:1376, assessed with above), ws, 50.5 n 61st, 25x95, 5-sty stn tnt & str; A\$130,000-160,000; also MADISON AV, 680-2 (5:1376-56), swc 62d (No 28), 100.5x22, 1-5- & 1-8-sty bk tnts & str; A\$110,000-155,000; also MADISON AV, 678 (5:1376-17), ws, 75.5 n 61st, 25x95, 5-sty bk tnt & str; A\$70,000-85,000; also LAND in Mamaroneck, NY; Investment Securities Co to Southern Apartments (Inc), a corp, of Massachusetts [17 Court, Boston, Mass]; June13; July11'13. **O C & 100**

**Madison av, 676**, see Madison av, 674.

**Madison av, 678**, see Madison av, 674.

**Madison av, 680-2**, see Madison av, 674.

**Madison av, 1211** (5:1499-20), nec 87th (No 39), 50x113.4, 6-sty bk tnt; Julius Heimann et al to Salisbury Realty Co, a corp, 505 5 av; mtg \$130,000 & AL; June 13; July16'13; A\$100,000-165,000. **O C & 100**

Madison av, 1340 (5:1506-16), nwc 94th, 100.8x42.9, 5-sty bk tnt; Francis A O'Neill ref to Ralnd H Macdonald, 137 Riverside dr; FORECLOS June18; July15; July16'13; A\$75,000-100,000. 73,500

Manhattan av, 505 (7:1947-53), swc 121st 18.5x80, 3-sty & b stn dwg; Wm L Hayward to Clara Lindemann, 35 Carlton av, Jersey City, NJ; [care Butts & Vining, 51 Chambers]; B&S; Jan17; July12'13; A\$13,500-17,000. nom

Pinehurst av (8:2179-pt lot 125), ws, 330.4 n 181st, runs n103.9 to ns of a new st xw20.3xsl05.9 to beg; gore; Jas G Bennett to Robt B Dula, on So Bway, Tarrytown, NY [71 E 82]; June19; July17'13. O C & 100

Riverside dr (4:1184-102), sec 75th (No 322), 81.7x20.1lx80x37, 5-sty & b bk dwg; Henry H Vail to Eben E Olcott & Kate Van S, his wife, as tenants by entirety, 2/3 pts; & Anna T Van Santvoord, 1/3 pt, all at 38 W 39; AL; July7; July16'13; A\$47,000-92,000. O C & 100

Riverside dr, 550 (7:1995-1), nec 127th, 86.6x146.3x146.1lx100, 6-sty bk tnt; Harry B Davis to N Y Real Estate Security Co, a corpn, 42 Bway; mtg \$226,000; July3; July16'13; A\$105,000-250,000. O C & 100

St Nicholas av (8:2166-76), ws, 55.6 s 187th, 44.6x103, 5-sty bk tnt; Bogam Realty Co to Emma Baumann, 552 W 163; mtg \$45,000; July15'13; A\$21,500-P33,000. O C & 100

West Broadway, 378-80 (2:488-32-33), w s, 100 n Broome, 50x69, 5-sty bk loft & str bldg; Colonial Real Estate Assoc to St Johns Park Realty Co, a corpn, 55 Liberty; AL; July14; July16'13; A\$30,000-39,000. O C & 100

West End av, 775-7 (7:1887-58), swc 98th (No 300), 75.8x100, 12-sty bk tnt; Salisbury Realty Co to Strafford Realty Co, Inc, a corpn, 588 Bway [care Mark Rafalsky, 527 5 av]; mtg \$350,000 & AL; July15; July16'13; A\$90,000-415,000. O C & 100

1ST av, 281-5 (3:922-63-65), ws, 69 n 16th, runs w65x46xw0.6x52.3 to ns 16th (No 345), xc65.6 to 1 av xn69 to beg, 2 4 & 1 5-sty bk tnts & str; Anna E Cunningham to Kate L Douglass, 314 W 137; 1/2 pt; B&S; mtg \$13,500; July12; July17'13; A\$38,500-53,000. O C & 100

1ST av, 281-5; J Henry Deeves, EXR & c of Jane or Jennie Taylor, to same; 1/2 pt; mtg \$13,500 & AL; July16; July17'13. 25,000

1ST av, 1712 (5:1568-47), es, 50.7 s 89th, 24.1lx81, 5-sty bk tnt & str; Pincus Lowenfeld et al to Jno H Bodine, 1427-9 Mad av; mtg \$12,000; July14; July15'13; A\$11,000-19,000. nom

1ST av, 1712 (5:1568-47), es, 50.7 s 89th, 24.1lx81, 5-sty bk tnt & str; Jno H Bodine to Pincus Lowenfeld, 106 E 64, & Wm Prager, 129 E 74; mtg \$15,000; July17'13; A\$11,000-19,000. nom

1ST av, 1889 (6:1669-27), ws, 76 s 98th, runs w100xs24.1lx20xs0.8xe80 to av xn25.7 to beg, 5-sty bk tnt & str; Edmund J Tinsdale, ref, to Edw L Coster at Irvington-on-Hudson, NY; FORECLOS July8; July11; July14'13; A\$10,000-13,500. 14,000

2D av, 710-6 (3:944-1-4), nec 38th, (Nos 301-3), 98.9x100, 4 4-sty bk tnts & str; D H Jackson Co to Progress Holding Co, a corpn, 35 Nassau; mtg \$65,000 & AL; July15; July16'13; A\$67,500-86,500. nom

2D av, 710-6; Progress Holding Co to Chas Wendt, 233 Rich av, Mt Vernon, NY; Anna W Hepp, 112 Edgecomb av; Herman Wendt, 245 Mt Hope pl; Henry Wendt at Pearl River, NY, & Jno Wendt, 404 W 116 [care Hy Wendt, 93 Nassau]; mtg \$65,000 & AL; July15; July16'13. nom

2D av, 898-900 (5:1340-49), sec 48th (Nos 300-4), 50.3x100, 6-sty bk tnt & str; Phoenix Ingraham ref to Margarete E Griffith, 21 W 56; FORECLOS June26; July11; July12'13; A\$42,000-94,000. 75,000

2D av, 949 (5:1324-24 1/2), ws, 60.5 n 50th, 20x70, 3-sty stn tnt & str; Bernhard Kolb to Jerome Rice, 973 2 av; mtg \$8,500 & AL; July15; July16'13; A\$9,500-13,500. O C & 100

2D av, 1315 (5:1424-22), ws, 25.5 n 69th, 25x80, 5-sty stn tnt & str; Morris H Stern to Henrietta Stern, both at 110 W 136; mtg \$15,000; July10; July15'13; A\$13,000-23,000. O C & 100

3D av, 310-4 (3:879-40-42), ws, 98.9 n 23d, 49.4x84, 3-sty bk tnt & str & 3-sty bk rear bldg; Danl Birdsall, EXR Clemence L Hasell, to Amelia W, Annette B & Clemence L Boardman & Margt W Hamill (Boardman), all at 128 E 134; 1-8 pt to each, & Edith M Smith & Margt R Willett, each at Brook Green, SC, 2-8 pts to each; July8; July17'13; A\$48,000-57,000. nom

3D av, 1762 (6:1625-37), ws, 75.1 s 98th, 25x100, 5-sty bk tnt & str; Frank Block & Zetta, his wife, to Zetta Block, 722 3 av; B&S; 1/2 pt; AT; mtg \$20,450; July15; July16'13; A\$14,000-26,500. nom

5TH av, 2150 (6:1729-37), ws, 71 s 132d, 19x75, 4-sty stn tnt; Stephen H Jackson to Steinmetz Constn Co, a corpn, 1416 Glover; mtg \$8,000; July14; July16'13; A \$9,000-12,000. O C & 100

6TH av, 21 (2:589-33), ws, abt 200 n Carmine, 17.6x100, 4-sty bk tnt & str; Wm Lustgarten to Rudolph Wallach Co, 68 Wm; July10; July12'13; A\$11,000-13,500. O C & 100

7TH av, 2431-3 (7:2010-61), sec 142d No 160), 39.1lx100, 6-sty bk tnt & str; Bernhard Kolb to Pincus Lowenfeld, 106 E 64, & Wm Prager, 129 E 74; mtg \$55,000; July15; July16'13; A\$38,000-77,000. O C & 100

8TH av, 2444 (7:1936-61), sec 131st (No 274), 24.1lx76.5, 5-sty bk tnt & str; Josephine Sussmann to Carolina Heinlein, 310 W 128; B&S & all liens; July16; July12'13; A\$27,000-42,000. nom

8TH av, 2444; Carolina Heinlein to Gramercy Bakery, Inc, 5 Beekman; B&S & AL; July10; July12'13. nom

8TH av, 2496 (7:1939-4), es, 75 n 133d, 24.1lx100, 5-sty bk tnt & str; Josephine Sussmann to Carolina Heinlein, 310 W 128; B&S & AL; July10; July12'13; A\$17,000-28,000. nom

8TH av, 2496; Carolina Heinlein to Gramercy Bakery, Inc, 5 Beekman; B&S & AL; July10; July12'13. nom

9TH av, 467 (3:733-39), swc 36th (No 400), 20.1lx65, 4-sty stn tnt & str; Philip L Sommer et al, heirs & c Theresa Sommer, to Wm Sommer, 243 W 54; B&S & C a G; mtg \$5,000; June20; July17'13; A \$18,000-25,000. nom

9TH av, 669 (4:1056-31), ws, 37.9 n 46th, 18.9x62.6, 4-sty bk tnt & str; Peter C Eckhardt et al to Hugh Reilly, 358 W 51; mtg \$11,000; July12; July14'13; A\$11,000-14,000. O C & 100

11TH av, 840 (4:1086-2), es, 25.5 n 57th, 25x50, 5-sty bk tnt & str; Caroline Reis to David Melchner [770 10 av]; B&S; Nov1 '09; July11'13; A\$5,500-11,500. nom

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Greenwich st, 300 (1:139), ws, 65.2 s Reade, 22.2x75.1x22.2x74.9; also GREENWICH ST, 302 (1:139), ws, 43.1 s Reade, 22.1x74.9; consent to 3d track; Rhineland Real Estate Co to Manhattan Railway Co, a corpn, 165 Bway; June18; July15'13. 973.50

Greenwich st, 302, see Greenwich, 300.

Greenwich st, 304-6 (1:139), swc Reade, runs w40.9xs36.9xw33.2xs—xe74.9 to Greenwich xn43.1 to beg; consent to 3d track; Serena Rhineland to Manhattan Railway Co, a corpn, 165 Bway; June18; July15'13. 948.75

Reade st, swc Greenwich, see Greenwich, 304-6.

3D st, 279-83 E (2:373), ns, 80 e Av C, 66x96.2x irreg x96; asn rents to secure \$905; Helen A Rupp (Greene) to Chas L Borck, 1324 Mad av; July15; July17'13. nom

86TH st E, nwc 2 av, see 2 av, 1649-57.

86TH st E, swc 2 av, see 2 av, 1649-57.

86TH st E, nec 2 av, see 2 av, 1660-8.

87TH st E, swc 2 av, see 2 av, 1649-57.

87TH st E, nec 2 av, see 2 av, 1682-90.

87TH st E, sec 2 av, see 2 av, 1678-80.

89TH st E, swc 2 av, see 2 av, 1715.

94TH st, 330 E (5:1556), ss, 425 e 2 av, 25x100.8; asn rents to secure \$430; Rosemary & Margt McGranahan to Estates Mtg Securities Co, 160 Bway; July14; July15'13. nom

134TH st, 126 W (misc); power of atty; Sarah Rubenstein to Max Marx, 251 W 89; June2; July16'13.

Bennett av (8:2180-91), es, 178.9 n 181st, runs e14 to cl 12 av as on Randels map xn33 to cl 182d xw18.7 to av xs33.7 to beg, vacant; re mtg; Jas G Bennett TRSTE will Jas G Bennett decd to Robt Gordon Realty Co, a corpn, 657 W 46; QC; June19; July14'13; A\$500-500. 250

Madison av, 2083-7 (6:1756-21-23), es, 25 n 131st, 74.1lx98, 3-5-sty bk tnts & str; re mtg; Edw M Scudder to Chas Stumpf, 25x100.6; asn rents to secure \$430; Rose-552 W 39 [care Harrison, Elliott & Bryd, 59 Wall]; Jan16; July15'13; A\$36,000-69,000. nom

Pinehurst av (8:2179-pt lot 125), ws, 330.4 n 181st, runs n103.9 to ns of a new st xw20.3xsl05.9 to beg; gore; re mtg; Jas G Bennett, TRSTE will Jas G Bennett (decd), to Robt B Dula, on So Bway, Tarrytown, NY; QC; June19; July17'13; A \$—\$. 500

2D av, 1649-57 (5:1531), swc 86th, 102.2 x100; also 2D AV, 1659-79 (5:1532), nwc, 86th, 201.5 to ss 87th x100; consent to 3d track; Rhineland Real Estate Co to Manhattan Railway Co, a corpn; June18; July15'13. 3,643

2D av, 1659-79, see 2 av, 1649-57.

2D av, 1660-8 (5:1549), nec 86th, 100.8x100; consent to 3d track; Rhineland Real Estate Co to Manhattan Railway Co, a corpn; June18; July15'13. 1,208.50

2D av, 1670-6 (5:1549), es, 40 s 87th, 60.8 x90; consent to 3d track; Serena Rhineland to Manhattan Railway Co, a corpn; June18; July15'13. 728.50

2D av, 1678-80 (5:1549), sec 87th, 40x90; consent to 3d track; Wm R Stewart et al heirs & c Mary R Stewart to Manhattan Railway Co, a corpn, 165 Bway; June18; July15'13. 480

2D av, 1682-90 (5:1550), nec 87th, 100.8x100; consent to 3d track; Serena Rhineland to Manhattan Railway Co, a corpn; June18; July15'13. 1,208.50

2D av, 1715 (5:1534), swc 89th, 25.8x75; consent to 3d track; Matilda O Rhineland to Manhattan Railway Co, a corpn, 165 Bway; mtg \$23,000; July2; July15'13. 308.50

2D av, 1715; consent by mortgagee to 3d track; Bowers Savgs Bank to same; July7; July15'13. nom

3D av, 440 (3:886), ws, 79.1 n 30th, runs n19.8xw100xs31xe40xn11xe60 to beg; asn rents to secure \$500; Louisa H Clausnitzer to Estates Mtg Security Co, 160 Bway; July15'13. nom

All RT&I (3:788) in estate of Dorothea Levy (decd) & legacy; Rachel Celler to Henriette Levy, 61 W 94; Dec21'11; July17'13. 4,104.04

All RT&I (3:788), same prop, in estate as above; Geo W Levy to same; Dec29'10; July17'13. 2,500

Exemplified copy (Wills) last will & testament of Mary E Kerr; Dec8'10; July11'13.

Bill of sale (Misc) of all rights, franchises, licenses &c; Ward Campbell to Fifth Av Coach Co; Nov3'97; July11'13. 4,000

General release (Misc); Emilie L Braun to Aug Braun, 1664 2 av; July10; July11'13; 1,000

General release (Misc); Mary wife Wm Sheehan to Aug Braun, 1664 2 av; July10; July11'13. 100

Power of atty (Misc); Wm Parfrey now at London, Eng, to Wm J Parfrey of Union Hill, NJ; Mar4; July14'13.

Power of atty (misc); Henry P Sakolsky to Harris Sakolsky; June27; July16'13.

Power of atty (misc); Edith M de Moltke-Huitfeldt to Albt G Milbank at Seabright, NJ, & Walter E Hope, 53 E 73; June23; July16'13.

WILLS

Borough of Manhattan.

Barrow st, 38 (2:588-32), ns, 125 w Bleecker, 22.6x96.6, 3-sty bk tnt; Sarah McConnell Est, Chas McConnell ADMR, 38 Barrow; atty, Jas A Donnelly, 26 Liberty; A\$9,500-11,500. Letters of admn filed July14'13.

Church st, 311 (1:194-18), es, 75 n Walker, 25x75, 5-sty bk str & loft bldg; Marie Louise Van Deventer Est, David P Van Deventer, EXR, Keyport, NJ; atty, Herman W Booth, 299 Bway; A\$20,000-29,000. Will filed Jan23'13.

33D st, 323 W (3:757-20), ns, 308.4 w 8 av, 16.8x78.9, 4-sty bk dwg; Amy B Curry Est, Jas S Curry, EXR, 323 W 33; attys, Butts & Vining, 51 Chambers; A\$15,000-19,000. Will filed July15'13.

44TH st, 347-9 W (4:1035-7 & 8), ns, 145.6 e 9 av, 2 5-sty br stn fr tnts, 54.6x100.5; A\$34,000-70,000; also 147TH ST, 553-5 W (7:2079-7), ns, 125 e Bway, 100x99.11, 6-sty bk tnt; A\$55,000-155,000; Bertha Heidelberg Est, Hattie Heidelberg, EX-TRX, 272 W 90; attys, Moos, Prince & Nathan, 19 Cedar. Will filed Apr26'13.

74TH st, 158 E (5:1408-48), ss, 131.3 e Lex av, 18.9x102.2, 3-sty stn fr dwg; Herman Kahn Est, Isabella Kahn, EXTRX, 158 E 74; atty, Morton Stein, 37 Liberty; A\$12,500-17,000. Will filed July17'13.

106TH st, 107 W (7:1861-28), ns, 100 w Col av, 25x100.11, 5-sty bk tnt; A\$17,000-27,000; also WEST END AV, 704 (4:1242-3), es, 62.6 n 94th, 20x100, 5-sty bk tnt; A \$20,000-30,000; Saml Greason Est, Robt R Greason, EXR, 155 Audubon av; attys, Brown & Falkenburg, 10 Wall. Will filed Apr9'13.

128TH st, 1 E (6:1753-4 1/2), ns, 80 e 5 av, 20x84.11, 3-sty bk & stn fr dwg; Jennie H R Heath Est, Eliz A Reid, EXTRX, 1 E 128; atty, Andw M Clute, 156 Bway; A \$8,500-13,000. Will filed Feb10'13. Corrects error when property was given as Jennie R H Smith Est; Feb10'16.

147TH st, 553-5 W, see 44th st, 347-9 W. West End av, 704, see 106th, 107 W.

CONVEYANCES.

Borough of the Bronx.

Adams pl, 2206-24 (11:3071), nec 182d (No 611), runs n 165.10xe100xs66.8xw20xs 125.11 to 182d xw84.4 to beg, 4 5-sty bk tnts, str on cor; Lorenz Weiher to Weiher Constn Co, 76 E 86; July8; July11'13. nom

Amethyst st (\*), es, 545 n Morris Park av, 25x100; Albt Weiser to Geo Gottschalk & Katie, his wife, 1856 Amethyst, as tenants by entirety; AL; July7; July16'13. O C & 100

Barretto st (10:2767, 2768, 2774 & 2775), ws, 257 s Oak Pt av, 50x100, vacant; East Bay Land & Impt Co to Frieda Riedmuller, 850 Home; July15'13. O C & 100

Birch st (\*), es, 25 n Cornell av, 25x100; Jno Boyle to Peter McConville, 649 E 220; June30; July16'13. O C & 100

Catherine st, es, 100 s 237th, see Matilda av, ws, 100 s 237th.

Charlotte st, swc Crotona Park E, see Crotona Park E, swc Charlotte.

Crotona Park E (11:2939), swc Charlotte 127.9x104.1lx107.7x104.11; vacant; Ray Barnett to Bronx Hospital, 1385 Fulton av; July10; July11'13. O C & 100

Crotona Pk N, nwc Crotona av, see Crotona av, nwc Crotona Pk N.

Disbrow pl (\*), es, 54.11 sw of boundary line of City Mt Vernon, 50x145, to 14 av x61.8x108.11, with all title to land in bed of sts, also AT to lands in bed of Disbrow pl, Sound View pl & Warren pl & also AT to strip 5 ft wide now used as sewer, which is the s 5 ft of n 1/2 of lot 80, on map Penfield prop at So Mt Vernon; Jas T Penfield to Ralph Wilson, 4820 Barnes av; mtg \$3,000; Jun23; July15'13. O C & 100

**Fairmount pl, 786** (11:2954), ss, 322.9 w Marmion av, 25x69.1x25x70.8, 2-sty fr dwg & str; Bertha J Steinmetz to Mary Adelmann, 786-Fairmount pl; mtg \$4,000; Mar 3; July 11'13. O C & 100

**Fetherbed la** (11:2874), ss, 48.8 w Nel-av, 24.4x110x24.1x113.6, 5-sty bk tnt; Thos J Flanagan to Flannagan & Sweeney Constn Co, a corpn, 2593 Bainbridge av; mtg \$15,000; July 16; July 17'13. O C & 100

**Fetherbed la**; same prop; Flannagan & Sweeney Constn Co to A L Guidone Co, a corpn, 131 E 23; mtg \$15,000; July 16; July 17'13. exch & 100

**German pl, 616** (9:2358), es, 94 n Westchester av, 25x65, 1 & 2-sty fr bldg; Ottilia Vogel to Fredk Schnauffer, 2702 Mar-riam av; July 14; July 16'13. O C & 100

**Gouverneur pl** (9:2388), ns, 92.8 w Wash-av, runs n19.11xe2.3xn9.1xw27.3xsl19 to pl xe25 to beg, land in bed of st; deed of cession; Sebastian Weiss to City NY; Mar 18; July 12'13. nom

**Halsey pl (\*)**, nws, 150 ne Green av, 25 x100; Frank Padula & Son, Inc to Edgar H Napolis, 371 E 165; AL; July 15'13. O C & 100

**Kelly st, sec 165th**, see 165th, 940 E.

**Kelly st, 1063-73** (10:2705), ws, 165 s 167th, 100x100, 6 2-sty fr dwgs; Maze Realty Co of NY to Selma Burmester, 1 Arden; mtg \$21,600; July 10; July 11'13. O C & 100

**Kelly st, nwc Av St John**, see Prospect av, 638-58.

**Kelly st, nec Prospect av**, see Prospect av, 638-58.

**Kinnear pl (\*)**, nes, 100 se Halsey pl, 28x87; Frank Padula & Son, Inc to Edgar H Napolis, 371 E 165; AL; July 15'13. O C & 100

**Lorillard pl, 2406** (11:3056), nec 187th, 90.3x48x91.2x48, 5-sty bk tnt; Tuoti, Hatch & Co (Inc) to Arthur Av Realty & Constn Co, a corpn, 550 E 187; AL; July 10; July 17'13. nom

**Lorillard pl, 2448** (11:3058), es, 155 n 188th, 25x97.5, 2-sty fr dwg; Annie Heil-pern to Julia DePalma & Maria DeP V Virgilio, 348 E 15th; mtg \$5,700; July 10; July 11'13. O C & 100

**Main st (\*)**, ws, 175 s Westchester av, 75x100; also LAWRENCE AV, es, 100 s Westchester av, 100x100, except pt for Briggs & Baychester avs; also ST MARYS AV (\*), ws, 50 n Central av, 50x100; also ST MARYS AV (\*), swc Westchester av, 50x100; also ST AGNES av (\*), ws, 75 n Central av, 50x100; also ST AGNES AV (\*), ws, 175 n Central av, 50x100; also ST AGNES AV (\*), ws, 200 s Westchester av, 25x100; also ST MARYS AV (\*), es, 175 s Westchester av, 50x100; also ST MARYS AV (\*), es, 25 s Central av, 50x100; also ST MARYS AV (\*), es, 25 n Westchester av, 50x100; also ST MARYS AV (\*), ws, 75 n Westchester av, 200x90; also ST MARYS AV (\*), ws, 25 s Ferris av, 175x90; also LAWRENCE AV (\*), sec Ferris av, 400x90; also LAW-RENCE AV (\*), es, 50 n Westchester av, 50x90; also PELHAM RIVER, ws, 150 s Ferris av, 25x230, except pt for Bayches-ter av; also BAYCHESTER AV (\*), es, 275 n Central av, 25x90; also ST MARYS AV, nwc Westchester av, 75x90; May Wallas to Wm G Mulligan, 1911 Arthur av; 1-3 pt; AL; Oct20'10; July 17'13. nom

**Manida st, 872** (10:2740), es, 48.2 s Gar-ri-son av, 42x100, 5-sty bk tnt; Burnett-Weil Constn Co to Fredk W Ernst, 839 Hunts Point av; B&S; July 15'13. nom

**Montgomery pl (\*)**, ws, 75.1 s West Farms rd, 150x100; Eliz C wife of & Oscar Schliz to Alfred Krahrer, 813 Union av; mtg \$9,000; June 30; July 12'13. O C & 100

**Rochelle or Point st (\*)**, ns, 344.5 e City Island av, 50.6x135.5x53.4x136.2; Robt W Freestone to Mary E Melville, 106 Horton, City Island; July 11; July 12'13. O C & 100

**Seabury pl, 1464-8** (11:2977-2966), es, 185 s 172d, 90x100, 2 4-sty bk tnts; Angel Constn Co (Inc) to Henry Simonoff, 1299 Franklin av; mtg \$71,500; July 11; July 12'13. O C & 100

**Tacoma st, sec Commonwealth av**, see Commonwealth av, sec Tacoma.

**Van Buren st (\*)**, es, 100 s Van Nest av, 25x100; Timothy Connors to Louis Mazza, 324 Van Nest av; July 10; July 11'13. nom

**Woodmansten pl, swc Paulding av**, see Van Nest av, swc Bogart av.

**134TH st, 412 E** (9:2278), ss, 166.8 e Wil-lis av, old line, 16.8x100, 3-sty & b bk dwg; Margt Moloney & ano to Caroline Steinbach, 412 E 134; July 16; July 17'13. 8,600

**136TH st, 724 (4010) E** (10:2564), ss, 225 w Willow av, 25x100, 4-sty bk tnt; Wm Foley to Robt Foley, 2051 Valentine av; ½ pt; AT; mtg \$8,500; July 15'13. O C & 100

**137TH st E, ss, 950 w Home av**, see Washington av, 1152-4.

**137TH st, 457 E** (9:2282), ns, 587.6 e Wil-lis av, 16.8x100, 3-sty & b bk dwg; Bern-hard Ruhe to Brightwaters Bldg Co, at Brightwaters, LI; mtg \$5,500; July 11; July 12'13. nom

**138TH st, 456 E** (9:2282), ss, 516.8 e Wil-lis av, 16.8x100, 3-sty & b bk dwg; Jno W Hofmann to Eliz Klein, 481 E 140; mtg \$11,000 & AL; June 12; July 17'13. O C & 100

**140TH st, 607 E** (10:2552), ns, 460 e St Anns av, 40x95, 5-sty bk tnt; Fleischmann Realty Co Inc to Louis J K Heil, 1404 3 av; mtg \$28,000 & AL; Jun30; July 15'13. O C & 100

**141ST st** (9:2315), ss, 100.8 w Alex av, strip 25x0.9 to ss 141st, old line; Wm Stursberg et al to Jno Franklin, 313 E 140; QC; July 1; July 12'13. O C & 100

**147TH st, 540 E** (9:2273), ss, 149.6 w St Anns av, 25x100, except pt for st, 2-sty & b fr dwg; Lillian Stimelsky to Lena Green, 41 E 114th; mtg \$5,000; July 15'13. O C & 100

**154TH st, 261 E**, see Morris av, 691-3.

**161ST st, 723 E** (10:2648), ns, 133 w For-est av, 21x75, 2-sty & b bk dwg; Margt Hardy to Saml Kuenstler, 49 2d; mtg \$5,-000; July 11; July 12'13. O C & 100

**163D st, 723 E** (10:2649), ns, 19 e Jack-son av, 25x86.4, 4-sty bk tnt; Chas Gaydoul to Margarete Pohl, 271 5 av, Astoria, B of Q; mtg \$14,200; July 14; July 16'13. 17,500

**165TH st, 480 E**, see Wash av, sec 165th.

**165TH st, 940 E** (10:2715), sec Kelly, runs s85xe50xn18.9 & 69.7 to st xw45.3 to beg, 6-sty bk tnt & str; Patk W Clynes to Lawrence Davis, 370 Hudson av, Bklyn; mtg \$47,000; July 15; July 16'13. O C & 100

**165TH st, 490-2 (750-2) E** (9:2369), ss, 84.9 e Washington av, 47.10x95, 2-sty fr dwg & str & 2-sty fr dwg; Belwood Realty Co to Jos Lehman, 140 W 69; AL; June 27; July 11'13. nom

**166TH st, 435 E** (9:2388), ns, 127.1 e Park av, runs e95.11xn90xe64.7xn5xe7xn121.11x w35x549.11xw212 to es Park av (Nos 3402-6), xs78.2xe99.6xs92 to beg, 1, 2 & 3-sty bk mill; Walter S Dryfoos ref to Jno G Dolson, 556 Scotland, Orange, NJ, TRSTE & C; mtg \$37,800; FORECLOSED & drawn; Apr25; July 16'13. 10,000

**166TH st, 541-5 E**, see Fulton av, 1117.

**171ST st E, swc Westchester av**, see Westchester av, swc 171.

**178TH st E (\*)**, being land in bed of st in front of lots 14, 15, 101, 102, 91, 92, 93 & 94, map Neill Est; deed of cession; NY, Westchester & Boston Railway Co to City NY; May 3; July 14'13. nom

**180TH st, 738 E** (11:3094), ss, 80.6 e Clin-ton av, 40.6x107, 5-sty bk tnt & str; Geo Beckenstein to Florence A Gallagher, 951 Woodycrest av; July 9; July 11'13. O C & 100

**182D st, 611 E**, see Adams pl, 2206-24.

**182D st E, nwc Webster av**, see Web-ster av, 2237.

**187TH st E, nec Lorillard pl**, see Loril-lard pl, 2406.

**206TH st, 180-2 E**, see 206th, 184 E.

**206TH st E, ns, 112.10 e Grand blvd & Concourse**, see 206th, 184 E.

**206TH st, 184 E** (12:3312), ss, 240 w Mosholu pkwy S, 16.8x120, 3-sty fr dwg; also 206TH ST, 182 E (12:3312), ss, 256.8 w Mosholu pkway S, 16.8x120, 3-sty fr dwg; also 206TH ST, 180 E (12:3312), ss, 273.4 w Mosholu pkway S, 16.8x120, 3-sty fr dwg; also 206TH ST E (12:3313), ns, 112.10 e Grand blvd & Concourse, runs n 100xe25xs92.9 to st xw26 to beg, 3-sty fr dwg; Mandel Constn Co to M Davis & Son, Inc, a corpn, 1048 Morris av; mtg \$14,000 & AL; July 14'13. O C & 100

**222D st E (\*)**, ss, 295 w Laconia av, 50x 114.10; Frank A Grant to Builders of Mod-ern Homes, Inc, nec 233d & White Plains rd; July 1; July 15'13. O C & 100

**232D st E (\*)**, ss, 167.6 w Laconia av, 57.6x89.10; Builders of Modern Homes to Frank A Grant, 136 W 109; mtg \$5,500; July 1; July 15'13. O C & 100

**236TH st E, sec Carpenter av**, see Car-penter av, sec 236.

**242D st E** (12:3390), ss, 85 e Katonah av, 75x100, vacant; Sarah L Jones widow to Lucy D Dahlgren, 103 Mad av; July 14; July 15'13. O C & 100

**Av St John, nwc Kelly**, see Prospect av, 638-58.

**Av St John, swc Prospect av**, see Pros-pect av, 638-58.

**Allerton av (\*)**, being land in bed of said av; deed of cession; NY, Westches-ter & Boston Railway Co to City of NY; May 2; July 14'13. nom

**Arnold av (\*)**, ws, 100 s Alice, 25x100; Filumena wife Nich Falcone to Nich Fal-cone, on Arnold av, Westchester; mtg \$2,000; July 12'13; July 15'13. nom

**Arthur av, 1971** (11:3068), ws, 24.10 s 178th, 25.4x90, 2-sty fr dwg; Caroline Schaefer to Wm F Carroll, 419 E 160; mtg \$4,500 & AL; July 14; July 16'13. O C & 100

**Bailey av, 2678** (11:3239), es, 734.5 s on curve from Kingsbridge rd, 25x100, 2-sty bk dwg; Jos L Connor, ref, to Francis G Lloyd, 157 E 71, & Newell Bent, at South-boro, Mass, TRSTE David Stevenson (decd), for Florence L Le Bottillier; FORECLOS July 11; July 15; July 17'13. 7,500

**Bailey av, 2680** (11:3239), es, 709.5 s on curve from Kingsbridge rd 25x100, 2-sty bk dwg; Michl A Rofrano, ref, to Wm W Johnson, 612 N Bway, Yonkers, NY, & Jno Jardine, at Chatham, NJ, TRSTES Alvin J Johnson (decd) for Virginia H Montague; FORECLOS July 11; July 16; July 17'13. 7,500

**Barnes av (\*)**, es, 89.5 n 230th, 25.5x 105; Hugo C Cook to Jas F McMahon, 3780 Willett av; mtg \$4,500; July 16; July 17'13. O C & 100

**Barnes av (\*)**, cl, 220 n Morris Park av, runs e25xn25xw25xs25 to beg, being land in bed of av; Regent Realty Co to Carrie Levy, 1822 Barnes av; QC; Mar3; July 17'13. nom

**Barnes av (\*)**, es, 220 n Morris Park av, runs n25xw30 to cl of av xs25xe30 to beg, being land in bed of av; deed of cession; Carrie Levy to City NY; Mar17; July 17'13. nom

**Bathgate av, 1654** (11:2920), es, 150.2 s 173d, 50x100.11x50x105.11, 3-sty fr dwg; Mary E Lawson to Beatrice Scheinberg, 689 E 170; July 11; July 12'13. O C & 100

**Baychester av (\*)**, ws, at ns land N Y, W & B R R Co, runs nw423.3xsw100xw 136.5 to see Boston rd xsw50.1xsl108.8xsw 80xse603.5xne277.5 to beg; also BAYCHES-TER AV (\*), ws, at ss land N Y, W & B R R, runs sel098.9xsw19.4xse23.2 to av xse 242.8xsw191.11xw139.7xw306.2xw770.6 x s277.5 to beg, except pt for 222d; also BAYCHESTER AV (\*), nec 222d, 87.7x 191.1x93.9x63.2; Brady Realty Co to Henry J Crawford, 252 W 73; mtg \$39,000; July 7; July 11'13. O C & 100

**Baychester av (\*)**, ws, 75 n West-chester av, 75x90; also BAYCHESTER AV (\*), es, 175 n Westchester av, 50x90; also BAYCHESTER AV (\*), sec Ferris av, 175 x90; also BAYCHESTER AV (\*), ws, 125 s Ferris av, 75x90; also BAYCHESTER AV (\*), ws, 25 s Ferris av, 50x90; also ST MARYS AV (\*), es, 175 s Westchester av, 50x90; also BAYCHESTER AV (\*), ws, 300 n Westchester av, 25x90; May Wallas to Wm G Mulligan, 1911 Arthur av; 1-3 pt; AL; Oct20'10; July 17'13. nom

**Baychester av, es, 175 n Westchester av**, see Baychester av, ws, 75 n West-chester av.

**Belmont av, 2165** (11:3082), ws, 329.7 n 181st, 20.1x81.2x20.1x80.7, 2-sty fr dwg; Edw L Peters to Frieda D Peters, his wife, 2165 Belmont av; AL; Jun7; July 15'13. nom

**Blackrock av, swc Havemeyer av**, see Havemeyer av, ws from ns Chatterton av to ss Blackrock av.

**Blackrock av (8th st) (\*)**, ss, 352.7 e Vir-ginia av, 25x103, Unionport; Jos M Mc-Gregor to Carl M Watson, 1373 White Plains rd, ½ pt; Jul1; July 15'13. O C & 100

**Blackrock av (8th) (\*)**, ss, 302.7 e Vir-ginia av, 50x103, Unionport; Carl M Wat-son to Jos M McGregor, 1917 Walton av; ½ pt; Jul1; July 15'13. O C & 100

**Bogart av (\*)**, ws, 300 n Brady av, runs n148.2xe— to pt 515.2n Brady av xs90.2xw 30 to cl Bogart av xs25xe30xs50xw30 to cl Bogart av xs25xe30 to es Bogart av xs25x w60 to beg; also BOGART AV (\*), ws, at ws N Y, W & B R R, runs n— to cl Lydig av xe30 to cl Bogart av xn— to ss Bronx & Pelham Pkway xe— to es Bogart av xs — to es Colden av xs— to land NY, W & B R R Co xn— to beg, land in bed of sts; deed of cession; Morris Park Estates, a corpn, to City NY; July 1; July 12'13. nom

**Bogart av, es, 475 n Brady av**, see Van Nest av, swc Bogart av.

**Bogart av (\*)**, es, 140 n Bogart av, runs n to cl Pierce av xw30 to cl Bogart av xs — to pt 140 n Sacket av xe— to beg; also BOGART AV (\*), nec Pierce av, runs n 8.2xw— to ws Bogart av xs— to ns Pierce av xe60 to beg; also BOGART AV (\*), ws, 601.3 n Van Nest av, runs n to ss Morris Park av xe to es Bogart av xs— to pt 612.6 s Van Nest av xw— to beg; also BOGART AV (\*), nwc Morris Park av, runs n— to pt 100 s Rhineland av xe30 to cl Bogart av x100 to ss Rhineland av xe30 to es Bogart av xs— to ns Morris Park av xw — to beg, being land in bed of sts; deed of cession; Morris Park Estates, a corpn, to City NY; July 1; July 12'13. nom

**Bogart av (\*)**, es, 525 n Morris Pk av, 50x100; also HONE AV (\*), ws, 250 s Lydig av, 25x100; Morris Park Estates to Jas F Insch, 2262 Ams av; Jul11; July 15'13. nom

**Bogart av (\*)**, ws, 100 s Neill av, runs n140 to cl Neill av xe30 to cl Bogart av xs 140xw30; also BOGART AV (\*), nwc Neill av, runs n103.3xe30 to cl Bogart av xs— to ns Neill av xw— to beg; also BOGART AV (\*), ws, 153.3 n Neill av, runs n100xe 30 to cl Bogart av xs100xw30 to beg; also BOGART AV (\*), ws, 100 n Brady av, runs n50xe30 to cl Bogart av xs50xw30 to beg; also BOGART AV (\*), ws, 175 n Brady av, runs n75xe30 to cl Bogart av xs75xw30 to beg, land in bed of sts; deed of cession; Morris Park Estates, a corpn, to City NY; July 1; July 12'13. nom

**Bogart av (\*)**, nwc Rhineland av, runs n100xe30xn25xe30 to es of av xs— to ns Rhineland av xw— to beg; also BO-GART AV (\*), ws, 200 n Rhineland av, runs n50xe30xs50xw30 to beg; also BO-GART AV (\*), ws, 275 n Rhineland av, runs n25xe30xs25xw30 to beg; also BO-GART AV (\*), ws, 150 s Neill av, runs e30 xs50xe30 to es of av xs50xw30xs25xw30 to ws of av xn125 to beg, being lands in bed of Bogart av; Morris Park Estates to City NY; July 11; July 14'13. nom

**Bogart av, swc Van Nest av**, see Van Nest av, swc Bogart av.

**Boston rd, 1051** (10:2607), ws, abt 290 n 165th, 71.8x117.9x67.10x116.6, except pt for rd, 6-sty bk tnt; Arthur D Truax, ref to Chelsea Realty Co, a corpn, 135 Bway; mtg \$70,000; FORECLOS Jun25; Jul11; Jul 15'13. 12,000

**Boyd av (\*)**, ws, 275 s Barnes av, 25x 97.6; Edw Cahill to Viola M O'Hare, 1531 Vyse av; mtg \$400; July 12; July 14'13. O C & 100

**Brady av (\*)**, ns, 75 e Bogart av, runs e50xs30 to cl Brady av xw50xn30 to beg; also BRADY AV (\*), ss, 50 w Radcliffe av, runs w25xn30 to cl Brady av xe25xs30 to beg, land in bed of sts; deed of cession; Morris Park Estates, a corpn, to City NY; July 1'13. nom

**Brady av, sec Matthews av**, see Lurting av, ws, 325 s Van Nest av.

**Brady av, ss, 50 e Muliner av**, see Rad-cliff av, es, 150 s Rhineland av.

**Brady av** (\*), cl at line bet lot 1 & land Jno J Astor, runs e— to 100 e Barnes av xn30 to ns Brady av xe100 to ws Matthews av xs to ss Brady av xw—stboundaryline xn— to beg; also BRADY AV (\*), ns, at cl Muliner av, runs s30 to cl Brady av xs30 xw125 to es Matthews av xn60 to ns Brady av xe— to beg; also BRADY AV (\*), ns, 50 e Muliner av, runs e100xs30 to cl Brady av xe25xs30 to s— Brady av xw205 to cl Muliner av xn30 to cl Brady av xe80xn30 to beg; also BRADY AV (\*), nwc Radcliff av, runs s— to ss Brady av xw50xw30 to cl Brady av xw25xn30 to Brady av xe 75 to beg, being land in bed of sts; deed of cession; Morris Park Estates, a corp, to City NY; May27'13; July12'13. nom

**Briggs av** (12:3295), es, abt 120.5 s 198th, 25x100, except pt for av, vacant; Peter S O'Hara to Stuart Armstrong, 2303 Bathgate av; July12; July15'13. O C & 100

**Bronxwood av** (\*), es, 100 s 236th, 50x 102.6; Edw C L Doerffel et al to Louis L G Benedict, 42 E 28; July15; July16'13. O C & 100

**Bronx Blvd, es, 350 s Westchester av**, see Richardson av, 4728.

**Bronx & Pelham pkway, ss, 26.4 w Williamsbridge rd**, see Rhineland av, nec Munroe av.

**Brook av, 1002** (9:2386), es, 176.3 s 165th, 26.6x138x25x146.11, 5-sty bk tnt & str; Phoenix Ingraham ref to Empire City Savgs Bank, a corp, 231 W 125; FORECLOS July9; July16'13. 15,000

**Brook av, 1000** (9:2386), es, 202.9 s 165th, 26.3x129.3x24.9x138, 5-sty bk tnt; Phoenix Ingraham ref to Empire City Savgs Bank, a corp, 231 W 125; FORECLOS July9; July16'13. 15,000

**Bryant av, 904** (10:2761), es, 290 s Garrison av, 20x100, 2-sty bk dwg; Caroline Forster to Martin Pletscher Constn Co (Inc), 918 Bryant av; July1; July11'13. nom

**Byron av** (\*), es, 25.8 n 235th, 25.8x100, being land in bed of street in front of above; deed of cession; Grace J Thompson to City NY; July31; July12'13. nom

**Cambreleg av, 2453** (11:3075), ws, 125 s 189th, 25x100, 2-sty fr dwg; Jno Diehl to Emile Ragaglia, 2453 Cambreleg av; mtg \$4,500; July10; July11'13. O C & 100

**Carpenter av** (\*), sec 236th, 114x105; Anna Egenberger to Emily T Henning, 2019 Grand av; mtg \$7,500; July14; July16'13. nom

**Castle Hill av** (\*), ws, 450 s Green la, 25x105.2, Natala Rizzo to Santo Rizzo, 1679 Castle Hill av; AL; July14; July15'13. nom

**Castle Hill av (Av C)** (\*), es, 58 n Gleason av (12th), 50x105, except pt for Castle Hill av, Unionport; Wm B McNiece ref, to Sidney B Hickox, 2246 Gleason av; mtg \$2,000; FORECLOS June11; July11; July12'13. 100

**Cauldwell av** (10:2622), ws, 100 n 165th, 70x51.6, 6-sty bk tnt; Lorenz Weiher to Weiher Constn Co, 76 E 86; mtg \$35,000; July8; July11'13. nom

**Chatterton av, nwc Havemeyer av**, see Havemeyer av, ws, from ns Chatterton av to ss Blackrock av.

**Colden av, swc Neil av**, see Lurting av, es, 300 n Morris Pk av.

**Colden av** (\*), es, 200 n Morris Park av, 25x100; Morris Park Estates to Ellen Van Tassel, 133 Church, New Rochelle, NY; July14; July17'13. nom

**Colden av, sec Neil av**, see Neil av, sec Colden av.

**Colden av, nec Neil av**, see Van Nest av, swc Bogart av.

**Colden av** (\*), ws, 150 s Rhineland av, 25x100; Morris Park Estates to Wm A Laurie, 257 W 114; July14; July17'13. nom

**Colden av** (\*), es, 200 n Rhineland av 25x100; Morris Park Estates to Rudolph Gross, 35 W 111; Jull1; July15'13. nom

**Colden av** (\*), nwc Sacket av, runs n— to ss Morris Park av xe— to es Colden av xs— to ns Sacket av xw— to beg; also COLDEN AV (\*), nwc Morris Park av, runs n— to ss land N Y Westchester & Boston Railway Co xe— to es Colden av xs— to ns Morris Park av xw— to beg, being all lands in bed of sts; deed of cession; Morris Park Estates, a corp, to City NY; July12'13. nom

**Colden av** (\*), ws, 200 s Van Nest av, 25x100; Morris Park Estates to Wm Schleifer, 77-9 Essex; July15; July17'13. nom

**Colden av** (\*), ws, 125 s Van Nest av, 25x100; Morris Park Estates to Chas Balser, 182 Halsey, Bklyn; July15; July17'13. nom

**Colden av** (\*), ws, 100 n Van Nest av, 50x100; Morris Park Estates to Vito S Fasanella, 415 10 av; Jull1; July15'13. nom

**Colden av** (\*), es, 100 n Van Nest av, 25x100; Morris Park Estates to Marguerite Dwyer, 270 W 144; Jull1; July15'13. nom

**College av, 1275** (9:2439), ws, 320 s 169th 20x85, 2-sty fr dwg; Francis J Guinon to Kate Guinon his wife, 1275 College av; mtg \$5,000 & AL; July11; July14'13; O C & 100

**Commonwealth av** (\*), sec Tacoma, 75x 100, except pt for Tremont & Commonwealth avs; Peter J Everett ref to American Savgs Bank, 115 W 42; FORECLOS May22; July11; 13; 6,000

**Crescent av, 660** (11:3088), ses, 77.1 e Belmont av, 51.5x128.4x40x96, 4-sty bk tnt; Jno Lyons to Daily Realty Co, a corp, 407 E 153; mtg \$26,000; July3; July15'13. O C & 100

**Creston av** (11:3170), es, 255 n 181st, 52.5x43.5 to ws Av B x50x59.4, with all title to land in bed of Av B; vacant; Edw F Ross et al to Wm Lohmann, 2182 Creston av; July7; July17'13. O C & 100

**Crotona av** (11:2944), nwc Crotona Pk N, runs n101.1xw49.9 & 24.11x95.11 to st x e75 to beg, vacant; Benj Benenson to Benenson Realty Co, a corp, 407 E 153; mtg \$10,000; July10; July15'13. O C & 100

**Eastburn av** (11:2796-15), es, abt 340 n 174th, 50x100, vacant; Henry M Goldfogle ref to Henry Elias Bwg Co, a corp, 403 E 54; FORECLOS of transfer tax lien, July 1; July15; July16'13. 3,721

**Esplanade** (\*), ss, 84 w Lurting av, 27.11 x90.3x25x102.9; Morris Park Estates to Isabella F Patterson, 1836 3 av; Jull1; Jul 15'13. nom

**Fieldston rd** (13:3421), being land in bed of st in front of lots 24 & 29 to 33 map 58 lots Griswold Est; also FIELDSTON RD (13:3421), land lying in bed of st in front of lot 58 same map; also LAND bet ns Fieldston rd & cl thereof & bet es 252d & cl thereof; also LAND lying bet ns Fieldston rd & cl thereof & bet es 252d & cl thereof; also LAND lying in Fieldston rd in front of lot 34 map Griswold Estate, land lying in bed of sts; deed of cession; Newton Holding Co to City NY; Feb14; July12'13. nom

**Fordham rd, 615-7 (Pelham av)** (12:3273), ns, 50.11 w Hughes av, 38.2x100, 5-sty bk tnt & str; Phoenix Ingraham ref to Empire City Savgs Bank, a corp, 231 W 125; FORECLOS July9; July16'13. 26,000

**Forest av, 905-7**, see Jackson av, ws, 250.10 s 163.

**Fowler av** (\*), es, 250 s Neill av, runs w30 to cl Fowler av xs75xe30xn75 to beg; also FOWLER AV (\*), es, 175 s Neill av, runs w30 to cl Fowler av xs25xe30 to es Fowler av xn25 to beg; also FOWLER AV (\*), es, 125 s Neill av, runs w30 to cl Fowler av xs25xe30 to es Fowler av xn25 to beg, being land in bed of sts; deed of cession; Morris Park Estates, a corp, to City NY; July1; July12'13. nom

**Fowler av** (\*), nec Pierce av, runs n 88.3xw across av to ws of av xs87.5 to ns Pierce av xe— to beg; also FOWLER AV (\*), swc Van Nest av, runs s552.4xe across av to es of av xn563.8 to ss Van Nest av xw— to beg; also FOWLER AV (\*), nwc Van Nest av, runs n— to ss Morris Park av xe— to es of av xs— to ns Van Nest av xw— to beg; also FOWLER AV, nwc Morris Park av, runs n— to ss Rhineland av xe— to es Fowler av xs— to ns Morris av; mtg \$400; July12; July14'13. O C & 100

**Fowler av** (\*), nwc Rhineland av, runs n125xe— to es Fowler av xs125 to Rhineland av xnw— to beg; also FOWLER AV (\*), es, 225 n Rhineland av, runs n 50xw30 to cl Fowler av xs50xe30 to beg; also FOWLER AV (\*), es, 350 n Rhineland av, runs n25xw30 to cl Fowler av xs25xe30 to beg; also FOWLER AV (\*), w s, 375 n Rhineland av, runs n25xe30 to cl Fowler av xs25xw30 to beg; Morris Park Estates, a corp, to City NY; July1; July 12'13. nom

**Fulton av, 1117** (10:2608), nwc 166th (Nos 541-5), 59.7x72.5x66.6x47.1, 6-sty bk tnt & str; Sere Fried to Bessie Freed, 506 E 188; B&S; mtg \$46,000; July16 July17'13. O C & 100

**Haight av** (\*), es, 125 n Pierce av, 75x 100; Morris Park Estates to Ludwig Schmidt, 303 E 124; July14; July17'13. nom

**Haight av** (\*), es, 200 s Pierce av, 40x 100; Morris Park Estates to Edw Mangisch, 505 W 135; July14; July17'13. nom

**Haight av** (\*), es, 475 n Pierce av, 50x 100; Morris Park Estates to Jas H Clark, 705 Communipaw av, Jersey City, NJ; July 14; July17'13. nom

**Haight av** (\*), es, 575 n Pierce av, 56x 100; Morris Park Estates to Horace G Clark, 13 Boland, Jersey City, NJ; July 14; July17'13. nom

**Haight av** (\*), es, 525 n Pierce av, 50x 100; Morris Park Estates to Horace W Reynolds, 135 Palisade av, Jersey City, NJ; July14; July17'13. nom

**Haight av** (\*), ws, 325 s Pierce av, 25x 100; Morris Park Estates to Jos Zaratzky, 1521 Charlotte av; July15; July17'13. nom

**Haight av** (\*), ws, 300 s Pierce av, 25x 100; Morris Park Estates to Morris Zaratzky, 1503 Charlotte; July15; July17'13. nom

**Haight av** (\*), es, 200 n Pierce av, 25x 100; Morris Park Estates to Austin G Clark, 110 E 71; July14; July17'13. nom

**Haight av, es, 425.3 n Pierce av**, see Van Nest av, swc Bogart av.

**Haight av** (\*), es, 175 s Rhineland av, 25x100; Morris Park Estates to Gerardo A Murena, 740 E 149; July15; July17'13. nom

**Haight av** (\*), ws, 159.1 n Sacket av, 50x100; Morris Park Estates to Wm C Collins, 225 E 83; July15; July17'13. nom

**Havemeyer av (Av B)** (\*), ws, from ns 7th, now Chatterton av to ss 8th, now Blackrock av, 216x100, except pts for Tremont, Blackrock, Havemeyer & Chatterton avs, Unionport; Lawrence Davis to Patk W Clynes, 1347 Clay av; mtg \$10 000; July15'13. O C & 100

**Havemeyer av, swc Blackrock av**, see Havemeyer av, ws, from ns Chatterton to ss Blackrock av.

**Heath av, 3042** (12:3257), es, 107 ne Boston av, 50x99.4x50x100, except pt for av, 2-sty fr dwg; Santa Trapani to Frank Trapani, 2153 Ams av; Nov15'12; July11'13. O C & 100

**Hone av** (\*), ws, abt 120.11 s Bronx & Pelham pkway, 50x100; Morris Park Estates to Edmund E Stack, 211 Hancock av, Jersey City, NJ; Jull1; July15'13. nom

**Hone av** (\*), ws, 270.5 n Esplanade, 25x 100; Morris Park Estates to Edgar H Farr 321 W 46; Jull1; July15'13. nom

**Hone av, ws, 250 s Lydig av**, see Bogart av, es, 525 n Morris Pk av.

**Hone av** (\*), ws, 200.3 n Pierce av, 50x 100; Morris Park Estates to Philip Sullivan, 234 E 123; July14; July17'13. nom

**Hone av** (\*), ws, 100.3 n Pierce av, 50x 100; Morris Park Estates to Frank McShane, 1312 Balcom av; July14; July17'13. nom

**Hone av** (\*), ws, 150 s Pierce av, 50x 100; also NEIL AV (\*), ns, 25 e Haight av, 25x100; Morris Park Estates to Patk Duffy, 6 Jones; July14; July17'13. nom

**Hone av** (\*), ws, 275.3 n Pierce av, 25x 100; Morris Park Estates to Fredk Fuchs, 536 E 84; July14; July17'13. nom

**Hone av, nec Pierce av**, see Pierce av, nec Hone av.

**Hone av** (\*), es, 100.2 n Pierce av, 75x 100; Morris Park Estates to Michele Volini, 20 Prince; Jull1; July15'13. nom

**Hone av** (\*), es, 300.3 n Pierce av, 50x 100; Morris Park Estates to Jas Vint, 866 So Blvd; Jull1; July15'13. nom

**Hone av** (\*), es, 225 s Pierce av, 25x100; Morris Park Estates to Sulim Smilowitz, 239 E 121; Jull1; July15'13. nom

**Hone av** (\*), es, 225.3 n Pierce av, 50x 100; Morris Park Estates to Geo J O'Connor, 582 Driggs av, Bklyn; Jull1; July15'13. nom

**Hone av** (\*), es, 250 s Rhineland av, 50x100; Morris Park Estates to Jno F Duffy, 241 Baltic, Bklyn; Jull1; July15'13. nom

**Hone av** (\*), es, 200 s Rhineland av, 50x100; Morris Park Estates to Saml Rosen, 706 Fairmount pl & Philip Mittleman, 747 E 181; Jull1; July15'13. nom

**Hone av** (\*), nwc Sacket av, runs n— to ss Morris Park av xe— to es Hone av xs— to ns Sacket av xw— to beg; also HONE AV (\*), nwc Morris Park av, runs n— to ss the Esplanade xe— to es Hone av xs— to ns Morris Park av xw— to beg; also HONE AV (\*), nwc the Esplanade, runs n— to ss Bronx & Pelham Pkway xe— to es Hone av xs— to ns the Esplanade xw— to beg, being land in bed of sts; deed of cession; Morris Park Estates, a corp, to City NY; July1; July12'13. nom

**Hone av** (\*), es, 159.10 n Sacket av, 100x 100; Morris Park Estates to Andreas Rauch, 333 Bway, Union Hill, NJ; July11; July15'13. nom

**Hone av** (\*), ws, 175 s Van Nest av, 25x 100; Morris Park Estates to Wm id Long, 673 2 av; July14; July17'13. nom

**Hone av** (\*), ws, 200 s Van Nest av, 25x 100; Morris Park Estates to Jas Wade, 1864 Unionport rd; July14; July17'13. nom

**Hone av, es, 100 s Van Nest av**, see Hone av, es, 175 s Van Nest av.

**Hone av** (\*), es, 175 s Van Nest av, 25x 100; also HONE AV, es, 100 s Van Nest av, 25x100; Morris Park Estates to Fred W Simons, 444 W 34; Jull1; July15'13. nom

**Hone av** (\*), es, 250 s Van Nest av, 25x 100; Morris Park Estates to Margt C Curtis, 346 E 204; Jull1; July15'13. nom

**Hone av** (\*), es, 200 s Van Nest av, 50 x100; Morris Park Estates to Barnett Brotnitsky, 905 Freeman; Jull1; July15'13. nom

**Hone av** (\*), es, 275 s Van Nest av, 25x100; Morris Park Estates to Jno Weiss, 402 Ralph, Ridgewood, B of Q; Jull1; Jul 15'13. nom

**Houghton, 2144** (\*), ss, 329.10 w Av C, now Castle Hill av, 24.10x108, except pt for av; Jno & Mary Schnitzler to Wellman Finance & Realty Co, 120 Westchester sq; mtg \$4,400; July11; July15'13. nom

**Houghton av (5th)** (\*), ss, 105 e Av D, now Olmstead av, 100x216 to ns 4th now Quimby av, Unionport; Kath F Ballard to Eileen D Hofmann at Montclair, NJ; QC & confirmation deed; June23; July15 '13. nom

**Hughes av, 2530** (12:3273), es, 229.4 n Fordham av (Pelham av), 14.5x87.6, 2-sty bk dwg; Mirabeau L Towns, ref, to Adelaide B Stilwell, 26 W 97; FORECLOS July 8; July15; July17'13. 3,525

**Intervale av** (10:2700), ws, 266.11 s 167th, 75x88x75.9x77.4; vacant; Gifford Bldg Co (Inc) to Jno Sellitto & Jno Scognamiglio, 1815 West Farms rd; mtg \$8,250; July9; July11'13. O C & 100

**Jackson av** (10:2638-42), ws, 250.10 s 163d, 36.3x75, vacant; also JACKSON AV, (10:2648-10), es, 250.10 s 163d, 36.3x175 to ws Forest av (Nos 905-7), vacant; Wm A McQuaid ref to Chas E Gleason, 353 W 58 & Frankie E Parker, 438 W 116; PARTITION, Apr7; July16'13.

**1st parcel \$4,000 & 2d parcel 10,000**  
**Jackson av, es, 250.10 s 163d**, see Jackson av, ws, 250.10 s 163.

**Jerome av** (9:2503), es, 408.5 n 165th, 113.4x90, vacant; Walbridge S Taft, ref, to Chas P Fox, 193 1/2 Sherman av, Jersey City, NJ; FORECLOS Jun13; Jull14; Jull15 '13. 15,300

**Jerome av, 3166** (12:3322), es, 186.7 s Van Cortlandt av, 25x100, 3-sty fr tnt & str; Anne, wife Wm Gully, to Andw J Connell, 8th st & Av D, College Pt, LI; July1; July11'13. O C & 100

**Lawrence av, sec Ferris**, see Main st, ws, 175 s Westchester av.

**Leland av, 1310** (\*), nec Old rd, 75.1x79 x109; gore; Willis B Dowd, ref, to Louis M Ebling, 760 St Ann's av; FORECLOS Jan28; Jan31; July17'13. 7,000

**Leland av, 1310;** Louis M Ebling to Rosalie Rosenbaum, 114 W 47; July 15; July 17'13. O C & 100

**Lind av, 1060** (9:2526), es, 85.9 n Devoe st, old line now 165th, 25x112.6, 2-sty & b fr dwg; Virginia wife & Edmund A Davis to Saml A Thompson, 644 1 av; Jul 11; Jul 15'13. O C & 100

**Longfellow av, 881** (10:2761), ws, 100 n Seneca av, 25x100, 2-sty bk dwg; Chas Spillner to Wm Greenberger, 164 E 80; July 14; July 15'13. O C & 100

**Ludlow av** (\*), nec Olmstead av, 105x 108, except pt for avs; Mary T Rennard to Henry Sommers, 2210 Blackrock av; Apr 15; July 12'13. O C & 100

**Lurting av** (\*), ws, 200 n Morris Park av, 50x100; Morris Park Estates to Eugenie Clery, 256 W 133; July 14; July 17'13. nom

**Lurting av, nec Morris Pk av,** see Morris Pk av, nec Lurting av.

**Lurting av** (\*), es, 300 n Morris Pk av, 100x100; also NEIL AV (\*), swc Colden av, 25x100; Morris Park Estates to Geo F OI, 2794 Morris av; Jul 11; Jul 15'13. nom

**Lurting av** (\*), es, 150 s Pierce av, 50x 100; Morris Park Estates to Louise M Blanchard, 105 E 15; July 15; July 17'13. nom

**Lurting av** (\*), es, 250 s Pierce av, 50x 100; also PIERCE AV (\*), ns, 50 w Radcliff av, 50x100; Morris Park Estates to Max Kypke, at Perth Amboy, NJ; July 15; July 17'13. nom

**Lurting av** (\*), ws, 100 n Pierce av, 25x 100; Morris Park Estates to Wm Allan, 318 73d, Bklyn; July 11; July 17'13. nom

**Lurting av, swc Van Nest av,** see Van Nest av, swc Lurting av.

**Lurting av** (\*), ws, 125.2 n Pierce av, 75x100; Morris Park Estates to Matthew Pfadenhauer, 815 Elton av; Jul 11; Jul 15'13. nom

**Lurting av** (\*), nwc Sacket av, runs n to ss Morris Park av x— to es Lurting av x— to ns Sacket av xw— to beg; also LURTING AV (\*), nwc Morris Park av, runs n— to ss of the Esplanade x— to es Lurting av x— to ns Morris Park av xw— to beg; also LURTING AV (\*), nwc the Esplanade, runs n— to ss Bronx & Pelham Pkway x— to es Lurting av x— to ns Esplanade xw— to beg, land in bed of sts; deed of cession; Morris Park Estates, a corpn, to City NY; July 1; July 12'13. nom

**Lurting av** (\*), ws, 140.7 n Sacket av, 25x100; Morris Park Estates to Thos Ford at Gaylord Farm, Wallingford, Conn; Jul 11; Jul 15'13. nom

**Lurting av** (\*), ws, 100 s Van Nest av, 25x100; Morris Park Estates to Frank H Breling, 739 11 av, LI City; July 11; July 15'13. nom

**Lurting av** (\*), ws, 125 s Van Nest av, 25x100; Morris Park Estates to Saml Fuchsman, 1236 Webster av; Jul 11; Jul 15'13. nom

**Lurting av** (\*), ws, 325 s Van Nest av, 50x100; also BRADY AV, sec Matthews av, runs n94.2xne7.9xe19.10xsl00xw25 to beg; Morris Park Estates to Richd J Cotter at Wards Island, NY; Jul 11; Jul 15'13. nom

**Lurting av** (\*), ws, 475 s Van Nest av, 25x100; Morris Park Estates to Sebastian Ritz, 245 Bowers, Jersey City, NJ; Jul 11; Jul 15'13. nom

**Lurting av** (\*), ws, 375 s Van Nest av, 50x100; Morris Park Estates to Benj & Jacob Hochberg, 143 Prince; Jul 11; Jul 15'13. nom

**Lydig av** (\*), ns, 100 w Matthews av, runs s30 to cl Lydig av xw25xn30 to ns Lydig av x25 to beg; also LYDIG AV (\*), ss, 100 e Barnes av, runs e50xn30 to cl Lydig av xw50xs30 to beg; also LYDIG AV (\*), ns, 100 e Matthews av, runs e50xs 30 to cl Lydig av xw50xn30 to beg; also LYDIG AV (\*), ss, 50 e Muliner av, runs e150 to ws Bogart av x— to cl Lydig av xw150xs30; also LYDIG AV (\*), nec Colden av, runs e— to ws Williamsbridge rd x— to ss Lydig av xw— to es Colden av x— to beg, being land in bed of sts; deed of cession; Morris Park Estates, a corpn, to City NY; July 1; July 12'13. nom

**Lydig av** (\*), nec Matthews av, 25x 100; Morris Park Estates to Abr M Van Praag, 1040 Trinity av; July 15; July 17'13. nom

**Mapes av** (\*), ws, 50 n Zulette av, 50x 100; Caroline Sommerer to Jno Sommerer, 532 Southern Blvd, her husband; ½ pt; mtg \$1,000; July 14; July 16'13. O C & 100

**Marion av, 2776** (12:3283), es, abt 100 n 197th, 25x94, 2-sty fr dwg; Jas E Milligan & Isabella V his wife, to Jas E Milligan & Isabella V his wife, 2776 Marion av; mtg \$2,100; May 3; Jul 15'13. O C & 100

**Marion av** (12:3286), ws, 149.5 n Kingsbridge, late Fordham rd, 50x63.4x50x62.5, 2-sty fr dwg; Inland Holding Co to Francis Haff, 2599 Bainbridge av; mtg \$5,000; Jul 15'13. O C & 100

**Matilda av** (\*), ws, 100 s 237th, runs w 200 to es Catharine xs450xe100xn25xe100xn 425 to beg; Jos L O'Brien to Dainty Realty Co, 27 E 130; mtg \$23,500; July 11'13. nom

**Matthews av** (\*), es, 143.5 n Neill av, runs n25xw30 to cl Matthews av xs25xe 30 to beg; also MATTHEWS AV (\*), ws, 236.3 n Neill av, runs n25xe30 to cl Matthews av xs25xw30 to beg, being land in bed of Matthews av; deed of cession; Morris Park Estates, a corpn, to City NY; July 11; July 14'13. nom

**Matthews av** (\*), es, 328.3 s Neill av runs s25xw30 to cl Matthews av xn25xe30 to beg; also MATTHEWS AV (\*), ws, 207 s Neill av, runs s25.4xe30 to cl Matthews av xn25.4xw30 to beg; also MATTHEWS AV (\*), es, 103.4 s Neill av, runs s75xw 30 to cl Matthews av x— to pt 156.4 s

Neill av xw— to ws Matthews av xn25.4 xe30 to cl Matthews av, x— to pt 103.4 s Matthews av x— to beg; also MATTHEWS AV (\*), ws, 86.3 n Neill av, runs n50xe30 to cl Matthews av xs50xw30 to beg; being land in bed of Matthews av; deed of cession; Morris Park Estates, a corpn, to City NY; July 1; July 14'13. nom

**Matthews av** (\*), ws, at nl lands NY, W & B Railway Co, runs n— to pt 275 s Lydig av xe30xn25xw30 to ws of av xn25xe 30xn100xw30 to ws of av xn25xe60 to es of av x— to Railway Co's land xw— to beg; also MATTHEWS AV (\*), ws, 100 n Lydig av, runs n— to ss of Bronx & Pelham Parkway x— to es of av xsl45.8xw 30xs400xe30 to es of av xs200xw60 to beg; being lands in bed of Matthews av; deed of cession; Morris Park Estates to City NY; July 1; July 14'13. nom

**Matthews av, sec Brady av,** see Lurting av, ws, 325 s Van Nest av.

**Matthews av, nec Lydig av,** see Lydig av, nec Matthews.

**Morris av, 691-3** (9:2442), ws, 125 s 155th, 50x127.6 to Park av (Nos 2998-3000) x57.4 x99.6, 2 4-sty bk tnts & str; also 154TH ST, 261 E (9:2442), ns, 70 w Morris av, 68 to Park av, 2996 x28x54x25, 4-sty bk tnt & str; Clementina Fusco to Modestina Fusco, 691 Morris av; AT; mgt \$37,000; July 8; July 12'13. O C & 100

**Morris av, 918-26** (9:2422), es, 39 s 163d, 126x86, 3-5-sty bk tnts; Pincus Lowenfeld et al to Bernhard Kolb, 994 2 av; mte \$91,000 & AL; July 15; July 16'13. O C & 100

**Morris Park av** (\*), nec Bear Swamp rd, runs e— across Fowler, Bogart, Radcliff, Colden, Paulding, Hone, Lurting, Haight & Monroe avs to ws Williamsbridge rd x— to ss Morris Park av xw across same avs to es Bear Swamp rd x— to beg, being lands in bed of Morris Park av; deed of cession; Morris Park Estates to City NY; May 13; July 14'13. nom

**Morris Pk av** (\*), nec Lurting av, 100x 100; Morris Park Estates to Alfred H Morris, 925 Park av; Jul 14; Jul 15'13. nom

**Morris Pk av** (\*), nec Munroe av, 50x 100; Morris Park Estates to Abr Graber, 142 Jansen av, Newark, NJ; Jul 11; Jul 15'13. nom

**Morris Pk av** (\*), ns, 25 w Radcliff av, 50x100; Morris Park Estates to Gustave W Ruf, 1965 Clinton av; Jul 11; Jul 15'13. nom

**Muliner av** (\*), nwc Brady av, runs n 157.8 xe to es Muliner av x— to pt 100 n from ns Brady av xw30 to cl Muliner av xs160 to ns Brady av xw30 to beg, being land in bed of sts; deed of cession; also MULINER AV (\*), ws, at ws land N Y, Westchester & Boston Railway Co, runs n— to pt 225 s of ss Lydig av xe30 to cl Muliner av xn100xw30 to ws Muliner av xn 25xe60 to es Muliner av x— to land N Y, Westchester & Boston Ry Co xw— to beg; also MULINER AV (\*), ws, 100 n Lydig av, runs n125xe30 to cl Muliner av xs125 xw30 to beg; also MULINER AV (\*), ws, 350 n Lydig av, runs n25xe30 to cl Muliner av xs25xw30 to beg, being land in bed of sts; deed of cession; Morris Park Estates, a corpn, to City NY; July 1; July 12'13. nom

**Muliner av** (\*), es, 504.2 s Neill av, runs w30 to cl Muliner av xs26.8xe30 to es Muliner av xn26.8 to beg; also MULINER AV (\*), ws, 154.6 s Neill av, runs s75xe30 to cl Muliner av xn75xw30 to beg; also MULINER AV (\*), ws, 150 s Brady av, runs e 60 to es Muliner av xs50xw60 to ws Muliner av xn50 to beg; also MULINER AV (\*), sec Brady av, runs s100xw30 to cl Muliner av xn100 to extension of ss Brady av xe30 to beg, being land in bed of Muliner av; deed of cession; Morris Park Estates, a corpn, to City NY; July 11; July 14'13. nom

**Munroe av, nec Morris Pk av,** see Morris Pk av, nec Munroe av.

**Munroe av** (\*), ws, 352.5 s Pierce av, runs n— to Woodmansten Inn prop at pt 685 n Pierce av x— to es Munroe av x— to pt 307.6 s Pierce av xsw— to beg; also MUNROE AV (\*), nwc Morris Park av, runs n— to ss of the Esplanade & ss Bronx & Pelham Pkway x— to Morris Park av xw— to beg; deed of cession; Morris Park Estates, a corpn, to City NY; July 2; July 12'13. O C & 100

**Munroe av** (\*), ws, 325.3 n Pierce av 25x 100; Morris Park Estates to Nellie Winckless, 232½ Franklin av, Bklyn; July 14; July 17'13. nom

**Munroe av** (\*), ws, 175 n Pierce av, 50x 100; Morris Park Estates to Rose Donohue, 246 W 17; July 14; July 17'13. nom

**Munroe av** (\*), ws, 525 n Pierce av, 25x 100; Morris Park Estates to Sewell Craig, 45 N Terrace av, Mt Vernon, NY; July 14; July 17'13. nom

**Munroe av** (\*), es, 175 s Rhineland av, 50x100; Morris Park Estates to Joachim Timm, 581 Teasdale pl; Jul 11; Jul 15'13. nom

**Munroe av, nec Rhineland av,** see Rhineland av, nec Munroe av.

**Neill av** (\*), swc Bogart av, runs n40 to cl av xw— to cl Bogart av x— to ns Neill av xw to pt 26.1 e Muliner av x— to cl Neill av xe to pt 50 e Fowler av xs 40 to ss Neill av xe150 to beg, being land in bed of Neill av; Morris Park Estates to City NY; July 2; July 17'13. nom

**Neill av, swc Colden av,** see Lurting av, es, 300 n Morris Pk av.

**Neill av** (\*), ss, 25 e Colden av, 50x100; Morris Park Estates to Chas Hasselback, 404 E 88; Jul 11; Jul 15'13. nom

**Neill av** (\*), sec Colden av, 25x100; Morris Park Estates to Raymond E Hollis, 400 Kent av, Bklyn; Jul 11; Jul 15'13. nom

**Neill av, nec Colden av,** see Van Nest av, swc Bogart av.

**Neill av, ns, 25 e Hight av,** see Hone av, ws, 150 s Pierce av.

**Neill av, ss, 50 e Hight av,** see Rhineland av, nec Munroe av.

**Neill av** (\*), ss, 25 e Lurting av, 25x100; Morris Park Estates to J Wesley Bennitt, 555 Main, Hackensack, NJ; July 15; July 17'13. nom

**Neill av** (\*), ss, 41.7 w Matthews av, 52.2 x92.5x50x77.5; Morris Park Estates to Walter Tonne, 23 Myrtle av, Bklyn; July 14; July 17'13. nom

**Neill av, ns, 50 w Paulding av,** see Van Nest av, swc Bogart av.

**Neill av** (\*), nec Radcliff av, runs e across Colden, Paulding, Hone, Lurting, Haight & Munroe avs to ws Williamsbridge rd x— to ss Neill av xw across same avs as above xn along es Radcliff av — to beg; also NEILL AV (\*), nwc Radcliff av, runs w18xs40 to cl of Neill av xe to pt 100 w Radcliff av x— to ss Neill av xe100 to ws Radcliff av xn across Neill av — to beg; also NEILL AV (\*), ss, 41.7 w Matthews av, runs w52.2xn40 to cl of av xe52.2 xs40 to beg, being lands in bed of Neill av; Morris Park Estates to City NY; July 1; July 17'13. nom

**Newton av** (13:3421), being land in bed of st in front of lots 39 & 40 blk 1 map Sheridan & Segrave; deed of cession; Wm L Thompson to City NY; Feb 14; July 12'13. nom

**Newton av** (13:3421), being land in bed of st in front of lots 2067-2068 blk 3421; deed of cession; Geo E Brown to City NY; Apr 26; July 12'13. nom

**Newton av** (13:3421), being land in bed of st in front lots 180 & 181 map Samler Est; deed of cession; Wilhelmine K Becher to City NY; Jan 6; July 12'13. nom

**Old rd, nec Leland av,** see Leland av, 1310.

**Olmstead av, nec Ludlow av,** see Ludlow av, nec Olmstead av.

**Park av, 2996,** see Morris av, 691-3.

**Park av, 2998-3000,** see Morris av, 691-3.

**Park av, 3402-6,** see 166th, 435 E.

**Paulding av** (\*), es, abt 420.9 n Esplanade, 100x100; Morris Park Estates to Frank Hellmerich, 577 E 137; July 15; July 17'13. nom

**Paulding av** (\*), es, 159.10 s Esplanade, 25x100; Morris Park Estates to Tillie Lombardi, 1304 Intervale av; July 15; July 17'13. nom

**Paulding av** (\*), swc Woodmansten pl, runs w— to es Bogart av, x— to ns Woodmansten pl x— to ws Paulding av x— to beg, being lands in bed of sts; deed of cession; Morris Park Estates, a corpn, to City NY; July 1; July 12'13. nom

**Paulding av, swc Woodmansten pl,** see Van Nest av, swc Bogart av.

**Paulding av** (\*), ws, 175 n Rhineland av, 25x100; Morris Park Estates to Wm E Drake, 19 W 81; July 11; July 17'13. nom

**Paulding av** (\*), ws, 200 n Rhineland av, 50x100; Morris Park Estates to Louisa Drake, 19 W 81; July 11; July 17'13. nom

**Paulding av** (\*), ws, 125 n Rhineland av, 50x100; Morris Park Estates to Vincenzo Caruso, 2480 Belmont av; July 15; July 17'13. nom

**Paulding av** (\*), nwc Sacket av, runs n— to ss Morris Park av x— to es Paulding av x— to pt 350 s of ss Pierce av xw — to beg; also PAULDING AV (\*), nwc Morris Park av, runs n— to ss Esplanade x— to es Paulding av x— to ns Morris Park av xw— to beg; also PAULDING AV (\*), nwc Esplanade, runs n— to pt 200 n Woodmansten pl xw— to es Bogart av x— to es Paulding av x— to ns Esplanade xw— to beg, being all lands in bed of sts; deed of cession; Morris Park Estates, a corpn, to City NY; July 1; July 12'13. nom

**Paulding av** (\*), es, 150 s Van Nest av, 50x100; Morris Park Estates to Isaac Epstein, 858 Fox; July 14; July 17'13. nom

**Paulding av** (\*), being land in bed of av; deed of cession; NY, Westchester & Boston Railway Co to City NY; May 2; July 14'13. nom

**Philip av** (\*), ns, 75 w Wilcox av, 25x 100, Throggs Neck; Walter H Reynolds to Mary A Reynolds, — Baisley av, Throggs Neck; July 16'13. nom

**Pierce av** (\*), ns, 118.5 w Fowler av, runs e— to ws Bogart av x— to westerly extension of ns Pierce av x— to ws Williamsbridge rd x— to ss Pierce av xw— to es Bogart av x— to cl Pierce av xw— to es Bear Swamp rd x— to pt 118.5 w Fowler av xw— to beg, being land in bed of sts; deed of cession; Morris Pk Estates, a corpn, to City NY; July 1; July 12'13. nom

**Pierce av** (\*), nec Hone av, 50x100; Morris Park Estates to Jno H Scannell, 160 Atlantic, Stamford Conn; Jul 11; Jul 15'13. nom

**Pierce av, ns, 50 w Radcliff av,** see Lurting av, es, 250 s Pierce av.

**Pierce av** (\*), nec Radcliff av, 50x100.3; Morris Park Estates to Robt Steedman, 622 Walton av; July 15; July 17'13. nom

**Pratt av** (\*), es, 840.3 s Kingsbridge rd, 25x100, Edenwald; Karoline Stichtenoth, formerly Karoline Mengler, wid of Gustav Mengler, to Emma K Leihbacher, 465 E 145; AL; Feb 4; July 16'13; re recorded from Feb 6'13. 800

**Prospect av** (11:3114), es, 125 n 183d, 50 x104x50x107.6, vacant; Wm T Koch to Jessie Burns, 449 St Anns av; mtg \$4,000; July 11; July 15'13. O C & 100

**Prospect av, swc Av St John**, see Prospect av, 638-58.

**Prospect av, 1320** (10:2694), es, 143.6 n Home, runs n37.6xe100xs16.3xw45.11 & 59.3, 5-sty bk tnt; Jos V Mitchell ref to Lawyers Mtg Co, a corp, 59 Liberty; FORECLOS, July 11; July 16 '13. 29,500

**Prospect av, 638-58** (10:2686), nec Kelly, runs e132.7 to Av St John n185.5 to es Prospect av xs228 to beg, 6-sty bk tnt & str; St John Court Co to North American Wall Paper Co, 736 E 152; AL; July 9; July 12 '13. O C & 100

**Quimby av (4th)** ( ), ss, 305 e Olmstead av (Av D), 100x216 to ns 3d, now Story av, Unionport; Peter Handbode, Jr to Benenson Realty Co, a corp, 407 E 153; mtg \$4,000; July 15; July 17 '13. O C & 100

**Quimby av, ns, 105 e Olmstead av**, see Houghton av, ss, 105 e Olmstead av.

**Radcliff av (\*)**, es, 250 n Morris Pk av, 50x100; Morris Park Estates to August Schnur, 4286 Park av; July 11; July 15 '13. nom

**Radcliff av (\*)**, ws, 425 n Morris Pk av, 25x100; Morris Park Estates to Sol Horowitz, 1264 Lex av; July 11; July 15 '13. nom

**Radcliff av (\*)**, es, 350 s Neill av, 25x100; Morris Park Estates to Eliz L Trexler, 114 Huron, Bklyn; July 15; July 17 '13. nom

**Radcliff av (\*)**, ws, 174.11 s Pierce av, runs n— to ss Morris Park av x— to es Radcliff av xs— to pt 185.9 s Pierce av xw — to beg; also RADCLIFF AV (\*), nwc Morris Park av, runs n— to ws Colden av, xs— to pt 285.1 n Neill av xw15 to es Radcliff av xs— to ns Morris Park av xw— to beg, being all lands in bed of sts; deed of cession; Morris Park Estates, a corp, to City NY; July 1; July 12 '13. nom

**Radcliff av (\*)**, es, 200 n Pierce av, 50x100; Morris Park Estates to Estelle H Shongut, 353 E 193; July 15; July 17 '13. nom

**Radcliff av (\*)**, es, 275.3 n Pierce av, 75x100; Morris Park Estates to Morris Greenstein, 532 E 172; July 15; July 17 '13. nom

**Radcliff av, nec Pierce av**, see Pierce av, nec Radcliff av.

**Radcliff av (\*)**, es, 150 s Rhineland av, 25x100; also BRADY AV (\*), ss, 50 e Muliner av, 25x100; Morris Park Estates to Jas McCartin, 112 Pioneer, Bklyn; Jul 11; July 15 '13. nom

**Radcliff av (\*)**, ws, 225 n Rhineland av, 25x100; Morris Park Estates to Jno A Kearney, 197 W 10; July 15; July 17 '13. nom

**Radcliff av (\*)**, ws, 200 n Rhineland av, 25x100; Morris Park Estates to Thos H Kearney, 197 W 10; July 15; July 17 '13. nom

**Radcliff av, ws, 275 n Rhineland av**, see Van Nest av, swc Bogart av.

**Radcliff av (\*)**, es, 175 n Van Nest av, 50x100; Morris Park Estates to Chas J Oesterle, 4905 6th av, Bklyn; Jul 11; Jul 15 '13. nom

**Radcliff av, es, 100 n Van Nest av**, see Van Nest av, nec Radcliff av.

**Radcliff av, nec Van Nest av**, see Van Nest av, nec Radcliff av.

**Radcliff av (\*)**, es, 100 s Van Nest av, 50x100; Morris Park Estates to Otto Spengler, 352 3 av; July 15; July 17 '13. nom

**Radcliff av (\*)**, es, 200 s Van Nest av, 50x100; Morris Park Estates to Josephine Reilly, 422 Clinton, Bklyn; July 15; July 17 '13. nom

**Radcliff av (\*)**, es, 150 s Van Nest av, 50x100; Morris Park Estates to Louis Geller, 795 E 151; July 15; July 17 '13. nom

**Radcliff av (\*)**, es, 300 s Van Nest av, 75x100; Morris Park Estates to Wm Clarke, 30 Boyd av, Jersey City, NJ; July 15; July 17 '13. nom

**Randall av (\*)**, ns, 100 w Maple av, 50x100; Vincenza wife Ignazio Milone to Domenico Di Pasquo, 236 E 148; mtg \$975; July 9; July 12 '13. O C & 100

**Richardson av, es, 457.6 s 239th**, see Richardson av, 4728.

**Richardson av, 4728 (\*)**, es, 286 n 243d, 28x125; also RICHARDSON AV, es, 457.6 s 239th, 27x125.1x11x125; also BRONX BLVD, es, 350 s Westchester av, 50x100, Wakefield; Edw D Dowling ref to Antonie Benda, 1467 Rosedale av, gdn of Ferd-Edw & Helen Benda; FORECLOS June 30; July 17 '13. 4,000

**Rhineland av (\*)**, ns, 50 e Bogart av, 25x100; Morris Park Estates to Jesse Ghear, 106 Bainbridge, Bklyn; July 15; July 17 '13. nom

**Rhineland av (\*)**, ns, 25 e Bogart av, 25x100; Morris Park Estates to Julia A Sherman, 106 Bainbridge, Bklyn; July 15; July 17 '13. nom

**Rhineland av (\*)**, ns, 129.10 w Fowler av, runs e— to ws Williamsbridge rd xs— to ss Rhineland av xw— to cl Bogart av xn30xw80xs30 to ss Rhineland av xw— to pt 129.10 w Fowler av xn— to beg, being lands in bed of sts; deed of cession; Morris Park Estates, a corp, to City NY; July 1; July 12 '13. nom

**Rhineland av (\*)**, ss, 50 e Hone av, 50x100; Morris Park Estates to Fredk Yung, 226 W 41; Jul 11; July 15 '13. nom

**Rhineland av (\*)**, ss, 25 w Lurting av, 50x100; Morris Park Estates to Max Sherman, 55 W 16; July 15; July 17 '13. nom

**Rhineland av (\*)**, ss, 50 e Lurting av, 25x100; Morris Park Estates to Wm J Carroll, 110 E 71; Jul 11; Jul 15 '13. nom

**Rhineland av (\*)**, nec Munroe av, 100 x100; also NEIL AV (\*), ss, 50 e Haight av, 25x100; also BRONX & PELHAM PK-WAY (\*), ss, 26.4 w Williamsbridge rd, 26.4x108.2x25x116.5; Morris Park Estates to Arthur B Jekyll, 969 Park av; July 14; July 17 '13. nom

**St Agnes av, ws, 75-175 n Central av**, see Main st, ws, 175 s Westchester av.

**St Marys av, ws, 50 n Central av**, see Main st, ws, 175 s Westchester av.

**St Marys av, es, 175 s Westchester av**, see Baychester av, ws, 75 n Westchester av.

**St Raymond av (4th st) (\*)**, ss, 172 w St Peters av (Union), 25x—x26x87; Johanna wife Maurice Shanahan to Wellman Finance & Realty Co, a corp, 120 Westchester sq; mtg \$1,500; Jul 11; July 15 '13. nom

**Sacket av (\*)**, ns, 131.10 w Colden av, runs s— to ns Sacket av x— to ws Haight av xs— to ws Haight av xw— to ws Paulding av xn— to ss Sacket av xw— to es Sacket av xs13.1xw99.4xs17.11 to ss Sacket av xw, n & w— to Sacket av x— to beg, being lands in bed of sts; deed of cession; Morris Park Estates, a corp, to City NY; May 27; July 12 '13. nom

**Sacket av (\*)**, swc Haight av, runs n to ss Van Nest av x— to es Haight av xs— to pt 484.11 s Pierce av xsw 29.4xs120 to ss Sacket av xw— to beg; also HAIGHT AV (\*), nwc Morris Park av, runs n to ss of the Esplanade x— to es Haight av xs— to ns Morris Park av xw— to beg, being land in bed of sts; deed of cession; Morris Park Estates, a corp, to City NY; July 1; July 12 '13. nom

**Sacket av (\*)**, ns, 51 e Paulding av, 25.6 x98.2x25x93.2; Morris Park Estates to Hedwig Nowack, 63 Hamilton ter; July 14; July 17 '13. nom

**Story av, ns, 305 e Olmstead av**, see Quimby av, ss, 305 e Olmstead av.

**Sycamore av (\*)**, es, 250 n Watson av, 50x—; Theo Roth to Jos P Fitzgerald, 348 W 29; July 10; July 11 '13. O C & 100

**Tinton av, 919** (10:2658), ws, 116.5 s 163d, 18.4x95, 3-sty & b fr dwg; Robt F Weiss & ano to Walter B Hellen, 587 Concord av; July 14; July 17 '13. O C & 100

**Topping av, 1686** (11:2790), es, 59.9 n 173d, 39.8x21, 1-sty fr str; Mary S Todd to Robt W Todd of NY; B&S; Apr 14 '08; Jul 15 '13. O C & 100

**Union av, 1287** (11:2961), ws, 286 s Boston rd, runs w122.9xw114.4xse22.7xe118.6 to rd xn25 to beg, except pt for av, 3-sty fr tnt; Maria Schafer to McKinley Square Casino Co, a corp, 775 E 169; mtg \$8,000; July 15; July 16 '13. O C & 100

**Valentine av, 2804** (12:3302), es, 430.9 n 198th, 25x97.11x25x98, 2-sty bk dwg; Kate V Brady to Peter Carter, 2848 Decatur av; mtg \$7,000 & AL; July 14; July 16 '13. O C & 100

**Van Nest av (\*)**, nec Bear Swamp rd, runs e— to Woodmansten Inn prop xs36.1 xe21.4 to es Haight av xs— to ss Van Nest av xw— to es Bear Swamp rd xn— to beg, being land in bed of sts; deed of cession; Morris Park Estates Co, a corp, to City NY; July 1; July 12 '13. nom

**Van Nest av (\*)**, swc Bogart av, 50x100; also HAIGHT AV (\*), es, 425.3 n Pierce av, 25x100; also RADCLIFF AV (\*), ws, 275 n Rhineland av, 25x100; also BOGART AV (\*), es, 475 n Brady av, runs n 40.2xne28.7 to Colden av xse72.7xw57.7 to beg; also NEIL AV (\*), ns, 50 w Paulding av, 25x100; also WOODMANSTEN PL (\*), swc Paulding av, runs e50.6xse36.3xs w89xw29.7xn100 to beg; Morris Park Estates to Ernest X Faisant, 598 Sunny-side av, Weehawken Heights, NJ, & Geo Miller, 2 Hudson av, Union Hill, NJ; July 14; July 17 '13. nom

**Van Nest av (\*)**, ss, 75 w Hone av, 50x100; Morris Park Estates to David Berliner 162 W 13; July 14; July 17 '13. nom

**Van Nest av (\*)**, swc Lurting av, 25x100; Morris Park Estates to Margt McCarthy, 225 W 14; Jul 11; July 15 '13. nom

**Van Nest av (\*)**, ss, 25 w Lurting av, 50x100; Morris Park Estates to Rose Napoli, 41 Catherine; Jul 11; July 15 '13. nom

**Van Nest av (\*)**, ss, 50 e Paulding av, 25x100; Morris Park Estates to Michl J P Klouda, 131 Av B; July 14; July 17 '13. nom

**Van Nest av (\*)**, ss, 25 e Paulding av, 25x100; Morris Park Estates to Max Colender, 234 W 11; July 14; July 17 '13. nom

**Van Nest av (\*)**, nec Radcliff av, 75x100; also RADCLIFF AV, es, 100 n Van Nest av, 25x100; Morris Park Estates to Jos Pantaleo, 207 Willis av; Jul 11; Jul 15 '13. nom

**Van Nest av (\*)**, ss, 25 e Radcliff av, 25x100; Morris Park Estates to Saml Markowitz, 224 Av B; July 15; July 17 '13. nom

**Virginia av (\*)**, ws, 342.3 s Westchester av, 25.3x101.3; Henry Osterholt to Annie Demmerle, 1554 Bryant av; mtg \$1,175; July 15; July 16 '13. O C & 100

**Vyse av, 1887** (11:2992), ws, 72.3 n Boston rd, 58.8x145.7x49x144.7, 2-sty fr dwg; Peter Handbode Jr to Benenson Realty Co, a corp, 407 E 153; mtg \$6,500 & AL; July 15; July 17 '13. O C & 100

**Walker av, ss, at sws Overing**, see Walker av, ss, 92.2 e St Peters av.

**Walker av (\*)**, ss, 92.2 e St Peters av, runs se2.5xne21xse75xne25xw132.4 to av xw57.10 to beg; also WALKER AV (\*), ss, at sws Overing, runs w along av 94.4xse 113.9xne25xse50xne50 to st xnw106.6 to beg; Maclay Av Realty Co to Cecilia F Brennan, 1519 Roselle; AL; July 15; July 16 '13. O C & 100

**Wallace av (\*)**, es, 370 n Morris Park av, runs n25xw30 to cl Wallace av xs25xe30 to beg, being land in bed of st; deed of cession; Philip Bardes to City NY; Mar 17; July 12 '13. nom

**Wallace av (\*)**, same prop; Regent Realty Co to Philip Bardes, 1838 Wallace av; Mar 3; July 12 '13. nom

**Wallace av (\*)**, es, 245 n Morris Park av, runs n25xw25 to cl Wallace av xs25xe25 to beg, being land in bed of st; Regent Realty Co to Franz Breuer, 1822 Wallace av; QC; Jan 31; July 12 '13. nom

**Wallace av (\*)**; same prop; deed of cession; Franz Breuer to City NY; QC; Jan 31; July 12 '13. nom

**Walton av, 2263** (11:3186), ws, 168 s 183d, 20x95, 2-sty bk dwg; Francis S McAvoy ref to Eliz V Irwin, 1070 Lex av; FORECLOS July 2; July 4; July 16 '13. 5,000

**Washington av** (9:2369), sec 165th (No 480), 100x100.10, except pt for st & av; vacant; Pincus Lowenfeld et al to Jno H Bodine, 1427 Mad av; July 16; July 17 '13. nom

**Washington av** (9:2369), sec 165th (No 480), 100x100.10, except pt for st & av; vacant; Jno H Bodine to Pincus Lowenfeld, 106 E 64th, & Wm Prager, 129 E 74; mtg \$13,000; July 16; July 17 '13. nom

**Washington av, 1152-4** (9:2372), nec 167th (Nos 481-91), 65x127x65x126.11, 2 6-sty bk tnts & str; also 137TH ST E (10:2549), ss, 950 w Home av, 50x110, except pt for st; Estates Mtg Securities Co to One Sixty Broadway Holding Corp, 160 Bway; B&S; AL; Jul 7; July 15 '13. nom

**Washington av, 1687** (11:2906), ws, 75 n 173d, 25x90, 4-sty bk tnt; Jessie Burns to Wm T Koch, 311 E 204; mtg \$12,000; Jul 11; July 15 '13. O C & 100

**Webster av, 2237** (11:3143), nwc 181st, now called 182d, 31x100, bk tnt abandoned at 2d sty; Francis S Williams ref to Tiebout Realty Co, Inc, 29 Bway; FORECLOS Mar 25; Jul 11; July 15 '13. 100

**Webster av** (12:3278), ws, 78.8 s 198th, 25 x123.2x25.1x121.10; vacant; Chas F Deshler to Duo Co, 391 E 149; June 20; July 11 '13. nom

**Westchester av (\*)**, swc 171st, 99x163.1 x108.11x181.6; Regina Keller wid to Jno Anderson, 1207 Boynton av & Bernard Treplow, 370 E 138; AT; mtg \$15,000 & AL; Feb 11; July 14 '13. O C & 100

**Westchester av (\*)**, swc 171st, same prop; Mary Keller et al by Monroe Goldwater, special gdn to same; AT & B&S; mtg \$15,000 & AL; July 10; July 14 '13. 22,000

**Williamsbridge rd (\*)**, ws, abt 126.9 s Pierce av, 50.8x101.3x50x92.10; Morris Park Estates to Bridget M Torpey, 270 W 144; July 14; July 17 '13. nom

**Williamsbridge rd (\*)**, ws, 177.5 s Pierce av, 51.8x109.8x50x101.3; Morris Park Estates to Theresia Eiersheim, 223 E 62; July 14; July 17 '13. nom

**Willis av, 126** (9:2278), es, 50 n Southern bld or 133d, 25x80, 5-sty bk tnt & str; Cypress Realty Co to Carmela Parente, 352 College av; mtg \$13,500; July 15; July 16 '13. O C & 100

**Wilson av (\*)**, land in bed of av on section 42 of final map B of B, forming a pt of two pieces of land conveyed to party 1st pt by Edw H Landon & ano by deeds recorded June 30 '05 & Mar 9 '06; deed of cession; NY, Westchester & Boston Railway Co to City NY; May 2; July 14 '13. nom

**Plot begins 100 w Honeywell av** (11:3123) & 54 n 179th, runs w 40.3x26xe40.3 xn26 to beg; Mary Thornton to J G Michaels Co, a corp, 881 E 179; July 15 '13. O C & 100

**Reids Mill (\*)**, contains 64 acres, as shown on map of Reid farm at Eastchester; also EASTCHESTER CREEK (\*), salt meadow & hammock owned by Gilbert Shute in his lifetime; also other salt meadow called Horton meadow, of which Thos Valentine died seized, contains 9.6-10 acres; also Salt meadow south of Reids Mill, contains 430-100 acres; also other salt meadow in Town of Eastchester, contains 5 acres, 1 rood & 22 perches; also TRACT of land, contains 19.4739 acres of land with all rights to creeks and basins forming its boundary lines as shown on map of salt meadow land of Edgar Schieffelin at Eastchester Creek, Town of Eastchester; also other salt meadow in Town of Eastchester, including a small island, contains 10 acres, 1 rood & 18 perches; also Salt Meadow land, lying near Reids Mill, contains 6 to 7 acres; also other salt meadow, contains 1 acre; also Salt Meadow, contains 3.3-10 acres; also Salt Meadow land described in two QC deeds to party 1st pt, dated Apr 27 '893 & recorded in Westchester Co in L 1333 pages 184 & 187; also REEDS or REIDS LA, es, 400 n land of Schieffelin & described in deed to party 1st pt, dated Nov 24 '894 & recorded in Westchester Co in L 1375, page 410. The lands above described are laid out & shown on map No 1757 of Eastchester prop of Henneberger & Hartley tract; Herman Henneberger & Edw Hartley of Mt Vernon to Henneberger-Hartley Realty Corp, 509 Willis av; July 14; July 16 '13. O C & 690

**Salt meadow & land under water (\*)**, known as Campbell farm at Eastchester, begins at stone monument, runs se 255.0 to cl Givans creek near Hutchinsons river xsw215 to cl NY, NH & H RR, on s of premises xnw890 & 590.11xsw119.8xw73 & 379.4xw310 to cl of a ditch xn64 to nwc of premises xne400 to beg; notice to register & confirm title of plff; NY Supreme Court & Jno H Campbell plff vs Mary Esch, Jno C Rodgers, city of NY, State of NY, Harlem River & Portchester RR Co., NY, NH & H RR Co, Jas R Steers, Herman Henneberger, Edw Hartley & Wm Laughlin & any others having an interest therein; July 15; July 17 '13. Torrens system

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

**Aldus st, see Faile, see Faile, see Aldus.**  
**Faile st** (10:2747), sec Aldus, runs s 210xe—xn—to st xw21.6 to beg; vacant; re mtg; Title Guar & Trust Co to Wm Simpson, New Hudson, NY; July9; July12 '13. 17,000  
**Gouverneur pl, 13** (9:2388), land in bed of st in front of above; re mtg; Helen Kudlich to City NY; Mar4; July12'13. nom  
**Home st, 921-5** (11:2974), ns, 25 e Fox, 75x91.8x64.2x97.1; re asn rents; Royal Co of NY to Carmine Constn Co, a corp, 1228 Hoe av; July15; July17'13. nom  
**Manida st, 872** (10:2740), es, 48.2 s Garrison av, 42x100, 5-sty bk tnt; re-mtg; Robt E Simon to Burnett-Well Constn Co, 30 E 42; Jul15'13. nom  
**Montgomery pl (\*)**, ws, 75.1 s West Farms rd, 150x100; certf as to sale of above; Zerega Realty Co to Lillian E Zellner; July11; July12'13. O C & 100  
**Rochelle or Point st (\*)**, ns, 344.5 e City Island av, 50.6x135.6x53.4x136.2; re mtg; Virgil Thurkauf to Robt W Freestone, 62 Pierrepont, Bklyn; July11; July12'13. 1,250  
**140TH st, 607 E** (10:2552), ns, 460 e St Anns av, 40x95, 5-sty bk tnt; re-mtg; Fredk W Marks to Fleischman Realty Co, Inc, 30 E 42; Jun28; July15'13. nom  
**141ST st, 316 E** (9:2315), ss, 98.1 e 3 av, 25x100, 4-sty fr tnt & 1-sty fr rear bldg; re mtg; Mary M Benedict to Jno Franklin, 313 E 140; July11; July12'13. nom  
**156TH st, 304-S E** (9:2415), ss, 399.7 w Cortlandt av, 50x98.8x50x98.9, 5-sty bk tnt; re mtg; Rockland Realty Co to Benenson Realty Co, a corp, 407 E 153; July11; July 17'13. nom  
**187TH st E, nwc Cambreleng av, see Cambreleng av, 2401.**  
**Brady av (\*)**, cl at line bet lot 1 & land Jno J Astor, rune e—to 100 e Barnes av xn30 to ns Brady av xe100 to ws Matthews av xs to ss Brady av xw—st bdry line xw—to beg; also BRADY AV (\*), ns, at cl Muliner av, runs s30 to cl Brady av xs 30xw125 to es Matthews av xn60 to ns Brady av xe—to beg; also BRADY AV (\*), ns, 50 e Muliner av, runs e100xs30 to cl Brady av xe25xs30 to ss Brady av xw205 to cl Muliner av xn30 to cl Brady av xe80 xn30 to beg; also BRADY AV (\*), nwc Radcliff av, runs s—to ss Brady av xw50 xw30 to cl Brady av xw25xn30 to Brady av xe75 to beg, being land in bed of sts; re-mtg; Van Nest Land & Impt Co to Morris Park Estates, a corp, 25 Broad; May21; Jul12'13. nom  
**Brady av (\*)**, same map; N Y Trust Co to Morris Park Estates, a corp, 25 Broad; re mtg; May26; Jul12'13. nom  
**Cambreleng av, 2401** (11:3075), nwc 187th, 34x100; vacant; re mtg; Jas G Wentz to Russo-Barba Realty Co, 2400 Cambreleng av; July9; July12'13. 31,000  
**Clay av** (9:2430), ws, 74 s 168th, 222x90, 5 5-sty bk tnts; re mtg; Ella Morris Shoemaker to A J Schwarzier Co, 1150 Clay av; May30; July12'13. 12,000  
**Longwood av, 1178-80** (10:2736), s s, 370.10 e Barry, runs e 50.1 x s 151.8xw52.6xn138.8 to beg, 1 & 2-sty bk shop; CONTRACT; Ursula Muff with Kwes- tel & Berman Co, 1833 Washington av; mtg \$14,000; May12; July12'13. 18,000  
**Ludlow av (\*)**, nec Olmstead av, 105x 108; re dower; Emma G Townsend to Henry Sommers, 2210 Blackrock av; Apr 10; July12'13. 777.33  
**Lydig av (\*)**, nec Matthews av, 25x 100; re mtg; NY Trust Co to Morris Park Estates, a corp, 2 5Broad; QC; July15; July17'13. 400  
**Lydig av (\*)**, nec Matthews av, 25x100; re mtg; Van Nest Land & Impt Co to same; QC; July15; July17'13. nom  
**Matthews av, nec Lydig av, see Lydig av, nec Matthews av.**  
**Morris Park av (\*)**, nec Bear Swamp rd, runs e across Fowler, Bogar, Radcliff, Col- den, Paulding, Hone, Lurting, Haight & Monroe avs to ws Williamsbridge rd xs—to ss Morris Park av xn across same avs to es Bear Swamp rd xw—to beg, being lands in bed of Morris Park av; re mtg; Van Nest Land & Impt Co to Morris Park Estates, a corp, 25 Broad; QC; May12; July14'13. nom  
**Morris Park av (\*)**, nec Bear Swamp rd, same prop; re judgmt; Jno J Tierney to same; QC; May8; July14'13. nom  
**Morris Park av (\*)**, nec Bear Swamp rd, same prop; re mtg; N Y Trust Co to same; May9; July14'13. nom  
**Morris Park av (\*)**, nec Bear Swamp rd, same prop; re mtg; Columbia-Knicker- bocker Trust Co to same; QC; May9; July 14'13. nom  
**Neill av (\*)**, land in bed of av in front of premises described in mtg recorded Dec7'06; re mtg; Van Nest Land & Impt Co to Morris Park Estates, a corp, 25 Broad; QC; July14'13. nom  
**Neill av (\*)**, ss, 50 e Haight av, 25x100; re-mtg; Van Nest Land & Impt Co to Morris Park Estates, a corp, 25 Broad; QC; Jul14; Jul15'13. nom  
**Newton av** (13:3421), being land in bed of st in front of lots 39 & 41 blk 1 map Sheridan & Segrave; re mtg; Park Mort Co to City NY; Feb21; July12'13. nom  
**Newton av** (13:3421), being land in bed of st in front of lots 2067-2068 blk 3421; re mtg; Park Mort Co to City NY; Apr26; July12'13. nom  
**Olmstead av, nec Ludlow av, see Ludlow av, nec Olmstead av.**

**Paulding av (\*)**, es, 150 n Neil av, 50x 100; re-mtg; Van Nest Land & Impt Co to Morris Park Estates, a corp, 25 Broad; QC; July14; July15'13. nom  
**Sacket av (\*)**, ns, 132 w Couden av, runs along Sacket av to es Paulding av xs—to ns Sacket av xe—to ws Haight av—to Sacket av xw—to ws Paulding av xw—to es Sacket av xs13xw99.4xs18xw, w & w to pt opp beg x across Sacket av to beg; re mtg; Van Nest Land & Impt Co to Mor- ris Park Estates, 25 Broad; May26; July12 '13. nom  
**Sacket av (\*)**, same prop; re mtg; Colu- mbia-Knickerbocker Trust Co to Morris Park Estates, a corp, 25 Broad; May23; July12'13. nom  
**Sacket av (\*)**, same prop; re mtg; N Y Trust Co to Morris Park Estates, a corp, 25 Broad; May26; July12'13. nom  
**Wallace av (\*)**, es, 370 n Morris Park av, runs n25xw5x25xe5 to beg; re mtg; Mor- ris H Dillenbeck, TRSTE Anne E St John, to City NY; Mar24; July12'13. nom  
**Westchester av (\*)**, swc Commonwealth av, 99.5x163.1x108.1x181.6; re judgmt; Max Weddige to Regina Keller, 970 Pros- pect av; QC; July1; July14'13. nom  
**3D av, 2952-4** (9:2362), general release of all claims under said will; Jno A Wilhelm; Barbara Zehder to Chas Wilhelm EXR Jno A Wilhelm; July10'03; July12'13. 5,480.00  
**3D av, 2952-4**; general release of all claims under said will; Katie Joost et al to same; July10'03; July12'13. 4,830.00  
**3D av, 2952-4**; general release of all claims under said will; Eliz Freutel to same July7; July12'13. 2,893.60  
**3D av, 2952-4**; general release of all claims under said will; Emma Maul to same; July10'03; July12'13. 3,510.00  
**Lots 18 & 19 (\*)**, blk 1; also 1 to 5, 8 to 12 & 37, blk 4; also 22 & 23, blk 5; also 55 to 58, blk 12; also 1, 2, 5 to 14, 18 to 29, 31 to 35, 40, 43 to 49, 51to 54, blk 15; also 5, blk 22; also 1, 2, 3, 5, 8, 33 & 34, blk 23; also 22, 23, 43 58 to 60, blk 92; also 11, 12, 24, blk 30; also 7 & 8, blk 31; also 18 to 23, 25 to 30, blk 33; also 1 to 4, 7, 13 to 16, 29, blk 34; also 1, 2, 9, 10, blk 22; also 23 & 33, blk 36; also 1 to 4 & 40, 41, blk 37; also 29, blk 38; also 57 to 59, blk 39; also 9, 21 to 30 & 50 to 53, blk 42; also 34, blk 43; also 18, blk 50; also 16, blk 51; also 17 to 22, blk 55; also 7, blk 58; also 7, 8 & 29, blk 60; also 34, blk 63; also 28, blk 65; also 10, blk 66; also 19, blk 68; also 31 to 36, blk 69A; also 5 to 9, 51, blk 16; re-mtg; N Y Trust Co to Morris Park Es- tates, a corp, 25 Broad; QC; Jul14; Jul15 '13. 57,700  
**Lots 18 & 19 (\*)**, blk 1; also 22 & 23, blk 5; also 5 to 9, & 51, blk 16; also 45 to 49 & 51 to 54, blk 15; also 5, blk 22; also 18 to 23 & 25 to 30, blk 33; also 57 to 59, blk 39; also 9, 23 to 30, 50 to 53, blk 42; also 1 to 5 & 8 to 12 & 37, blk 4; also 55 to 58, blk 12; also 1, 2, 5 to 14, 18 to 29, 31 to 35, 40, 43 & 44, blk 15; also 1, 2, 3, 5, 8, 9, 33 & 34, blk 23; also 22, 23, 43, 58 to 60, blk 29; also 11, 12, 24 blk 30; also 7 & 8, blk 31; also 1 to 4, 7, 13 to 16, 29, blk 34; also 1, 2, 9, 10, 22, 23, 33, blk 36; also 1 to 4, 40 & 41, blk 37; also 21 & 22, blk 42; also 34, blk 43; also 18, blk 50; also 16, blk 51; also 17 to 22, blk 55; also 7, blk 58; also 29, blk 60 also 34, blk 63; also 28, blk 65; also 10, blk 66; also 19, blk 68; also 31 to 36, blk 69A; re-mtg; Van Nest Land & Impt Co to Morris Park Estates, a corp, 25 Broad; QC; Jul14; Jul15'13. nom  
**Plot** (11:3123), begins 100 w Honewell av & 54 n 179th, runs w 40.3xs26xe40.2xn26 to beg, vacant; re-mtg, given to correct description; Juliana Gallwitz to Mary Thornton, 2033 Honeywell av; Jul14; Jul15 '13. nom  
**Eastchester Creek, see Reids Mill.**

LEASES

Borough of Manhattan

JULY 11, 12, 14, 15, 16 & 17.

**1Clinton st, 18** (2:350); n str; Wm Katz to Louis Feller, 420 E 9; from Aug1'13 to Apr29'15; July11'13. 1,575  
**1Clinton st, 146** (2:346-42); str; Geo Greenbaum & ano to Isidor Kramer, 146 Clinton; 2yf May1; July17'13. 600  
**1Delaney st, 73** (2:414), str; Morris Weinstein to Raphael Yandoli, 61-3 De- laney; 4 9-12yf Aug1; July16'13. 780  
**1Delaney st, 130** (2:353); str & pt b; Bertha Levy to Saml Goldberg, 130 Delan- cey, & ano; 7yf May1'14; July17'13. 2,550 & 2,700  
**1Delaney st, 130**; asn Ls; Saml Goldberg & ano to India Wharf Brewery Co, 60 Ham- ilton av, Bklyn; July10; July17'13. nom  
**1Elizabeth st, 118** (2:470); str fl & pt c; Calogera Guardino et al to Giuseppe Cusu- mano, 118 Elizabeth, & ano; 6yf July1; July17'13. 1,880  
**1Goerck st, 108** (2:324); all; Abr J Gott- lieb EXR Leopold Gottlieb to Ella Katz, 215 E 7; 3yf July1'13; July15'13. 2,150  
**1Liberty st, 69**, see Bway, 156-8.  
**1Ludlow st, 58** (1:310), str & b; Peter J Minaldi & ano to Hy P Sakolsky, 78 Allen; 5yf May1'14; July15'13. 840  
**1Ludlow st, 115** (2:410), str & b; Pauline & Harry Goldstein to Louis Aronson, 115 Ludlow; 3yf May1'13; 2yren; July14'13. 840  
**1Madison st, 162** (1:272), b; Jacob Karp to Nathan L Hirshfeld, 162 Mad; 5yf July 1; July14'13. 1,750

**1Madison st, 353** (1:267), all; Geo B Hayes to Abr Silberberg, 353 Madison; 3yf Aug 1; July16'13. 1,725  
**1Pitt st, 123** (2:345); sur Ls; Robt W Smith & ano to Eliz A Appleby, 2053 7 av, individ, EXTRX, &c, of Eliz A Appleby, decd; AT; May27; July16'13. nom  
**1Reade st, 112** (1:146); Emil Deckemann & ano to Frank Vogric, 112 Reade; June9; July11'13; nom  
**1Rivington st, 136-8** (2:354); sur Ls; Jacob Lehrer to Sarah A Brevoort, 7 W 87; July10; July11'13. nom  
**1West st, 425** (2:637); all; Jno Moonan to Cornelius G Dwyer, 58 N 9 av, Rockaway Park, LI; 9 9-12yf Aug1; July17'13. 3,000  
**1White st, 2** (1:191), nec West Bway, (Nos 235-7), all; Christian F Miller to Max Nass, 643 Willoughby av, Bklyn; 5yf Aug1'13; July15'13. 1,500  
**1William st, 179** (1:101); asn Ls; Jacob Gensler, auctioneer, to Frank E Gallagh- er, 424 E 157; July11; July15'13. 200  
**1ST st, 120 E**, see Av A, 5.  
**12D st, 255 E** (2:384), stoop & 2d fls; Fischel Goldberg to Henry Goldberg, 255 2d; 1 10-12yf May1'15; 5yren; July16'13. 600  
**13D st W, swc West Bway, see West Bway, swc 3d.**  
**12TH st, 617 E** (2:395), ns, 218 e Av B, 25x103.3; asn Ls; Chas Schumacher to Na- than Boorstein, 528 E 11 & ano; July11; July15'13. nom  
**13TH st, 206 E** (2:468), all; Richd B Miller ADMR Mary Hommel to Hugo Dittbrenner, 206 E 13; 3yf Oct1; July16 '13. 1,400  
**18TH st, 406 E** (3:949), all; Lizzie Chest ADMRX Robt Chest to Wm Picker, 42 Cath 3yf Aug1'13; July15'13. 1,500  
**120TH st, 308 W** (3:743), sws, 25x91.11; asn Ls with consent of Francis L Ogden; Wm Law to Albt E Straker, 313 W 127; Apr29; July17'13. O C & 100  
**122D st E, swc 1 av, see 1 av, 375.**  
**122D st E, swc 1 av, see 1 av, 375.**  
**122D st, 51 W** (3:824), ns, 188 e 6 av, 24x 98.9, all; Geo Lowther et al indiv & as EXRS Cath L Lowther to Frank G Shat- tuck Co, 160 Washington North, Boston, Mass; 11yf May1; July14'13. taxes, &c, \$ 4,000  
**123D st, 62 W** (3:824), ss, 184 e 6 av, 25x 98.9, all; Geo Lowther et al indiv & as EXRS Cath L Lowther to Frank G Shat- tuck Co, 160 Washington North, Boston, Mass; 11yf May1; July14'13. 11,000  
**127TH st, 337-47 W** (3:751); asn Ls; St Johns Park Realty Co to Colonial Real Estate Assoc, a corp, 309 Bway; AT; July 15; July16'13. nom  
**129TH st, 27-31 E** (3:859), ns, 100 e Mad av, 75x197.6 to ss 30th (No 30), all, the Martha Washington Hotel with furniture, &c; also 30TH ST, 32 E (3:859), ss, 175 e Mad av, 21x98.9, all; also 29TH ST, 33 E (3:859), ns, 175 e Mad av, 21.9x98.9, all; Womans Hotel Co to Northern Hotel Co, a corp, 29 E 29; 1st parcel 10yf Feb15'17 at net annual rental \$53,000 for 1st 5 yrs & thereafter \$54,000; 2d parcel from June16 '13 to Feb15'27 at \$3,125 net, & 3d parcel from May1'14 to Feb15'27 at \$3,125 net; July14'13.  
**129TH st, 33 E**, see 29th st, 27-31 E.  
**130TH st, 30 E**, see 29th, 27-31 E.  
**130TH st, 32 E**, see 29th, 27-31 E.  
**130TH st W, swc 7 av, see 7 av, 360.**  
**134TH st, 134 W** (3:809); str fl; Jno B Manning to Jacob Medvin & ano, 229 W 35; 10y July14; July15'13. 5,750 & 6,000  
**136TH st, 331-5 W** (3:760); all; Washing- ton Sq Methodist Episcopal Church to Ackley C Schuyler, 54 W 40; 5yf May15'14; July11'13. 2,400  
**139TH st E, swc 1 av, see 1 av, swc 39.**  
**142D st E, nwc Vanderbilt av, see Van- derbilt av, nwc 42.**  
**142D st, 455 W** (4:1052), str fl; Henrietta Weil to Louis E Prager, 470 Convent av & Clarence H Heyman, 575 W 172; 1 2-12yf July1; July12'13. 1,380  
**142D st E, nwc 1 av, see 1 av, nwc 42.**  
**142D st W, nec 6 av, see 6 av, nec 42.**  
**143D st E, swc 1 av, see 1 av, nwc 42.**  
**143D st E, swc Vanderbilt av, see Van- derbilt av, nwc 42.**  
**146TH st, 64 W** (5:1261), all; Warren Leslie to Sidney P Henshaw, 4 W 53; 20½ yf July1; July14'13. taxes, &c, & 2,750 & 3,000  
**157TH st, 19 E** (5:1293), str; 19 E 57th St Co to Rose, Anna & Mary Hagan, 372 W 55; 5 1-12yf Sept1'12; July14'13. 2,000 to 3,000  
**158TH st, 256 W**, see Bway, 1787.  
**159TH st E, nec Madison av, see Madiso- n av, nec 59th.**  
**160TH st E, swc Lex av, see Lex av, swc 60th.**  
**181ST st, 219 W** (4:1229), n str & b; Bro- gan Bldg Co Inc to Louis Pinkus, 22 W 113; 5yf Oct1'13; July15'13. 2,000-2,200  
**190TH st, 2 W** (4:1203), basement & of- fice space on 1st fl; Mary A Heydecker to Crane Oxygen Works, 2 W 90; 5yf May 1; July11'13. 1,200  
**190TH st, 4 W** (4:1203), all; Mary A Hey- decker to Francis J Welton, 4 W 90; 5yf June1; July11'13. 1,200 to 1,400  
**196TH st E, nec 3 av, see 3 av, 1711.**  
**1106TH st E, nec 1 av, see 1 av, 2052.**  
**1113TH st, 507-17 W** (1885); asn Ls; Max Raymond to Leon S Moisseiff, 3 E 106; ½ pt; Aug22'11; July17'13. nom

**117TH st, 445 E** (6:1711), w str, &c; Sofia Romano to Pietro Madonna, 445 E 117; 5yf May1; July12'13. 600

**121ST st, 417 E** (6:1809), front part of bldg; Henry G Heim to Antonio Laterza, 324 E 121; 4yf Aug1; July14'13. 300

**124TH st, 150 E** (6:1772), ss, 382.4 w 3 av, 37.8 to Lex av (Nos 2027-31) x100; sobrn of ls to mtg; Baltic Hotel Co et al with Mary E Sipp, 56 W 130; July11; July 12'13. nom

**124TH st E, sec Lex av, see Lex av, sec c 124.**

**125TH st, 16 W** (6:1722), ss, 185 w 5 av, —; all; Inter City Land & Securities Co to Meyer Jarmulowsky, 27 E 95; term & rent as per agmt dated July9; July12'13. —

**145TH st, 276 W** (7:2030); asn Ls; Louis Gersten to Edw Freund, 212 E 15; AT; June19; July17'13. nom

**145TH st W, sec 8 av, see 8 av, sec 145th.**

**1Av A, 5;** also 1ST ST, 120 E (2:429); asn Ls; Jos Goldberg to Jos Bosko, 120 1st; mtg \$3,792.50; July11; July16'13. nom

**1Av B, 222** (2:407), str & b; Louis Joseph to Abr Freund, 601 E 13 & ano; 3yf July1 '13; 2y ren; July15'13. 900

**1Bowery, 239** (2:426), all, except court yard & extension bldgs in rear; Mary D Braun & ano to William Peter Brewing Co, a corpn, at Hudson av & Weehawken st, at Union, NJ; 3 10-12y & 15 days f June16; July16'13. 2,200

**1Broadway, 156-S** (1:64); also LIBERTY ST, 69; str; Jno A Beall & ano TRSTES of Est D H Haight to Emil J Meissner, Hoboken, NJ & ano; 5yf May1'11; July11'13. 6,250 to 7,500

**1Broadway, 156-S** (1:64); n b str; Jno A Beall & ano, TRSTES David H Haight, to Ida M Carey, 204 W 110; 5yf Apr1'12; July17'13. 8,000 to 8,500

**1Broadway, 1787** (4:1029), swc 58th (No 256); three str; Columbus Circle Arcade Co to Edw J Kelly at Croton Lake, NY; 5 8-12yf July1; July11'13. 6,800 & 7,800

**1Lexington av** (5:1394), swc 60th, 100.5x 22.6; leasehold; asn of agmt providing for an entrance to station at 59th & Lex av; City N Y (by Public Service Comm for the First District to Interborough Rapid Transit Co, 165 Bway; July1; July17'13. nom

**1Lexington av, 1043** (5:1409), str; Henry Meyers to Max Harris, 412 E 79; 4 2-12yf Aug1; July12'13. 600-900

**1Lexington av, 1254** (5:1513); 1st fl; Fredk J Feuerbach to Howard M Bullard, 1254 Lex av; 2yf Mar1; July15'13. 384

**1Lexington av, 2027-31,** see 124th st, 150 E.

**1Lexington av** (6:1772), sec 124th, 100.11 x37.4; sur Ls; Robt T Davison to Gussie Decklade, 129 E 123; July8; July12'13. nom

**1Madison av** (5:1374), nec 59th; fl above str fl, b, pt 3d fl & attic; Leo Schlesinger to Louise & Saml W Lewis, 58 E 94; 5yf Oct1; July17'13. 6,500

**1Madison av, 1824-6** (6:1745), all; Convent Park Constn Co to Abr Rabinowitz, 80 Essex; 3 2-12yf Feb15; July11'13. 8,700

**1Park av, 1694** (6:1745); 5 rooms on 1st fl; Henne Metzger to Fredk Reinert, 1694 Park av; 5yf Sept1'13; July11'13. 1,500

**1Vanderbilt av** (5:1277), nwc 42d, runs w 68.5xne203.8 to ss 43d, xez33.8 to ws Vanderbilt av, xs200.10 to beg; asn Ls; American Real Estate Co to Vanderbilt Av Bldg Co, 527 5 av; July3; July11'13. nom

**1Vanderbilt av, swc 43d,** see Vanderbilt av, nwc 42d.

**1West Broadway, 552** (2:537), swc 3d, str & b; Carrie Moglia to Walter Bortenburg, 119 Washington pl; 9 11-12yf June1; July 17'13. 2,220 & 2,400

**1West Bway, nec White,** see White, nec West Bway.

**1ST av, 375** (3:927), swc 22d, all; Annie Sheridan to Andw Sheridan, 43 E 47; 13 9-12yf Aug1'13; option 2lyren; July16'13. taxes, ground rent & 1,200

**1ST av, 375** (3:927), swc 22d, 24.9x100; leasehold; Margt Reilly, widow, to Annie Sheridan, 143 E 47; QC & C a G; July12; July16'13. 12,000

**1ST av, 375** (3:927), swc 22d, 24.9x100; leasehold; Phoenix Ingraham, ref, to Margt Reilly, 352 E 139; FORECLOS July10; July11; July12'13. 10,000

**1ST av** (3:944), swc 39th, —; asn Ls; Fredericka Teepe to Geo A Teepe, 195 E 31, et al; June24; July11'13. nom

**1ST av** (3:944), swc 39th, —; asn Ls; Geo A Teepe & ano to J Chas Teepe, Inc, 675 1 av; July1; July11'13. nom

**1ST av** (5:1335), nwc 42d, 200 to 43d, x 50, all; Chas Shongood to Postal Transfer Service Inc, 51 Chambers; 5yf Sept1; July 14'13. 20,000

**1ST av, swc 43d,** see 1 av, nwc 42.

**1ST av, 2052** (6:1700), nec 106th; str; Antonio Caggiano to Frank Carullo, 205 E 115; 5yf July1; July12'13. 780

**1ST st, 2106** (6:1702), double str & c; Theresa Spero to Jno Antico, 232 E 106; from July7 to Feb1'16; July14'13. 960

**1ST av, 2112** (6:1702), asn Ls; Raffaele G Bastone to Esther Fellman, 101 W 112; July5; July15'13. nom

**12D av, 2035** (6:1654); asn Ls; Isaac Gordon & ano to Giuseppe Greco, 323 E 106; July16; July17'13. 300

**12D av, 2035** (6:1654); privilege to sell confectionery, candies, soda, &c, inside & outside of moving picture theatre; Isaac Gordon & ano to Giuseppe Greco, 323 E 106; 3yf May15; July17'13. 300

**12D av, 2035** (6:1654); all; Ignatius N Schwartz & ano to Isaac Gordon, 69 W 118; & Abr Stein, 125 W 142; 5yf Sept15'12; July17'13. 2,250 & 2,700

**13D av, 253** (3:901); str & b; Eliz Kennelly to Jno I Alexander, 253 3 av; 1 11-12y & 15 days f May15, 3y ren at \$1,100; July 17'13. 1,000

**13D av, 253;** asn all title in Ls; Eliz Kennelly to Chas E Colthup; June7; July17'13. nom

**13D av, 1711** (6:1646), nec 96th; asn two leases; Mary A Fitzpatrick, ADMRX Patk Fitzpatrick to Jno T Morgan, 1 Col av; mtg \$6,000; July11; July16'13. 500

**13D av, 1711** (6:1646), nec 96th; bill of sale of chattels, leases, &c; Jno Griffen GDN of Jno A Fitzpatrick to same; AT; July3; July16'13. 1,000

**15TH av, 1452** (6:1601), str fl & b; Peter McGinn to Philip Davis, 102 E 121; 5yf Feb1; July14'13. 1,200 & 1,500

**16TH av** (5:1258), nec 42d, cor str & arcade space in rear & part b; Apex Leasing Co, Inc, to Wm B Riker & Son Co, a corpn, 162 W 34; 12 8-12yf Sept1; July16 '13. 9% of gross sales, but not less than 27,500

**16TH av, nec 42d,** agmt as to covenants, etc, in lease; Walter J Salomon with same. June30; July16'13. nom

**17TH av, 360** (3:779), swc 30th; asn Ls; Edw Levinsohn to Terminal Wine & Liquor Co, Inc, 360 7 av; mtg \$6,600; July 15; July16'13. nom

**18TH av, 507** (3:759), str fl; Saml A Teets to Philip & Harry Bonis, 507 8 av; 5yf May1'12; July16'13. 2,000 to 2,400

**18TH av** (7:2030), sec 145th; asn Ls; Louis Gersten to Edw Freund, 212 E 15; AT; June19; July17'13. nom

**19TH av, 688** (4:1038), all; Margaretha Gennerich et al EXRS Jno N Gennerich to Christian Gennerich, 688 9 av; 10yf May1; July14'13. 2,400

LEASES.

Borough of the Bronx.

**1Davson st, 824-44** (10:2702), asn Ls to secure payment of \$2,000; Ittner Realty Co to Saml J Bloomingdale, 771 Madison av et al; July7; July11'13. nom

**1Elsmere pl** (11:2960), nwc Southern Blvd, —; all; Narcorth Realty Co to Morris Goldstein, 1744 Wash av; 3yf Sept 1; July14'13. 9,900

**1Fox st, 1063-7** (10:2717), two bldgs, all; Reliable Constn Co Inc to Louis Tendler, 1270 Stebbins av & ano; 5yf June1; July 16'13. 7,187.04

**140TH st, 607 E** (10:2552), asn Ls; Fleischmann Realty Co Inc to Louis J K Heil, 1404 3 av; June30; July15'13. nom

**168TH st E, nwc Boston rd,** see Boston rd, nwc 168.

**191ST st, 558 E** (12:3273), all; Alert Constn Co Inc to Louis Tendler, 1270 Stebbins av & ano; 5yf June1; July16'13. 3,038

**1Boston rd** (10:2615), nwc 168th, —; 6th str &c; Milton M Silverman individ & as surviving partner C M Silverman & Son to Otto F Hoppe, 771 E 168; 5yf Aug 1'11; July12'13. 900

**1Prospect av** (10:2681), —, 14.6 n Home, 40.6x54, all; Ittner Realty Co to Benj Hirschberg, 450 Riverside dr; 5 3-12yf June15; July14'13. 1,200 & 1,500

**1Southern Blvd, nwc Elsmere pl,** see Elsmere pl, nwc So Blvd.

**1Tremont av, 407-9** (11:3027), ns, 183.9 w Park av, 50.7x95; also WEBSTER AV (11:3027), es, 100 n Tremont av, runs e57.3xs5x e60.7xn27.3xw108.7xs38.6 to beg, all; Lucy W Jordan et al, EXRS & Richd Webber, to Meyer Wolfson & Henry B Kinberg, 2197 3 av; 10yf May1; July17'13. taxes &c & 3,656.80

**1Union av, 982** (10:2678), n str; Anna Wagner to Boris Lubman, 982 Union av; 3 yf Aug1; July16'13. 540

**1Webster av, es, 100 n Tremont av,** see Tremont av, 407-9.

**1Willis av, 460** (9:2290), str; Louise S Friess to Joachim Detjen, 460 Willis av; 5yf May1; July12'13. 1,152

**13D av, 3875** (11:2919), two upper fls; Zarland Realty Co to Harry Greenberg, 653 Flatbush av, Bklyn; 10yf Oct1; 10y ren at \$10,000 & 12,000; July16'13. 6,000 to 8,500

MORTGAGES.

Borough of Manhattan.

JULY 11, 12, 14, 15, 16 & 17.

**1Attorney st, 162** (2:345); ext of \$21,000 mtg to June30'16 at 5 1/2%; June20; July 16'13; Robt B Hirsch et al trstes Adolph Openhym with Julius Miller. nom

**1Beekman pl, 33** (5:1362), es, 60.5 s 51st, 20x100; pr mtg \$10,000; July11; July12'13; due Dec20'17, 6%; Benj Gruber to Hana Lachman, 215 W 98. 5,000

**1Broome st, 260-4,** see Mad, 256.

**1Canal st, 497** (2:594), nes, 67.4 se Renwick, runs ne 32xn38.9xw6.11xs24.9x sw36.10 to Canal xsel7 to beg; July15; July 17'13; 5y5%; Bernard & Wm Levy, Dora Morrison, Marie Levy & Rosalie Abrams, heirs Esther & Pauline Levy, to Cenia Lord, 310 W 122. 4,500

**1Charles st, 2,** see Greenwich av, 37.

**1Division st, 113** (1:283), ss, abt 60 e Pike, 26x63.6, with rights to 8 ft gangway in rear to East Bway; pr mtg \$1,12; July15; July16'13; 3y 6%; Rachel Platt, widow & devisee Isidor Platt, to Pauline Goldstein, 61 E 92. 3,000

**1Elizabeth st, 196** (2:492); leasehold; July 9; July11'13; demand, 6%; Giuseppe Rubino & Rosario Ferisi to Jos Doelger's Sons et al. 1,754.50

**1Elizabeth st, 267-9** (2:508), ws, 83.5 s Houston, runs w48.4 & 38.3 xn0.6xw5.3xs 24.7xse5.7xs24.9xe87.1 to Elizabeth xn50.3 to beg; PM; pr mtg \$ —; July10; July11'13; 3y4 1/2%; Savoy Holding Co, 226 Lafayette, to Jacob A Geissenhainer, Freehold, NJ, & ano, trstes Henry Elsworth. 37,000

**1Elizabeth st, 267-9;** certf as to above mtg; July10; July11'13; same to same. —

**1Elm st, 25** (1:156), ws, 49.9 s Pearl, 25.4 x69.3x25x69.3; ext of \$20,000 mtg to July 3'17 at 4 1/2%; July8; July17'13; Bernhard Droege with Andrew Fiske, Weston, Mass. nom

**1Essex st, 27,** see Mad, 256.

**1Essex st, 48,** see Mad, 256.

**1Frankfort st, 13** (1:102), ss, 51.2 w Wm, 28.8x104.3x32.8x103.2; July14; July15'13; 1y5%; Jas R, Rulif V N, Percy L DeNyse of Bklyn & Morton DeNyse of New Canaan, Conn, to Emigrant Indust Savgs Bank. 35,000

**1Greene st, 102** (2:499); ext of \$25,000 mtg to Apr7'16 at 5%; June12; July17'13; Lawyers Mtg Co with Amelia Naselli. nom

**1Hamilton pl** (7:1988), es, 434.9 s 138th, runs n54.3xe60 to ws Old Bloomingdale rd xe — to cl Old Bloomingdale rd xs—xw 95.8 to beg; pr mtg \$50,000; July10; July 11'13; 3y6%; Dakota Realty Co to Shewa Silverstein, 320 Convent av. 12,000

**1Hamilton pl** (7:1988); same prop; certf as to above mtg; July10; July11'13; same to same.

**1Henry st, 322** (1:267); ext of \$23,000 mtg to July1'18 at 4 1/2%; June30; July15'13; Bettie Rothfeld to Aaron Hirsch, 4 W 105 & Simon Hirsch, 137 Cathedral pkwy. nom

**1Houston st, 145-7 W** (2:518), sec McDougal (Nos 68-70); agmt modifying terms of mtg; July3; July11'13; Jacob A Geissenhainer & ano, trstes Henry Elsworth, with Savoy Holding Co & Dominick Abbate. nom

**1Houston st, 145-7 W** (2:518); ext of \$48,000 mtg to July27'17 at 4 1/2%; Sept9'12; July11'13; Jacob A Geissenhainer & ano trstes Henry Elsworth, with Savoy Holding Co & Dominico Abbate. nom

**1Lewis st, 76** (2:329), es, 100 w Rivington, 25x100; June11; July15'13; due Dec 25'13; 6%; Adolph & Peter Sandrowitz to Bronx Security & Brokerage Co, 258 E 138. 475

**1Ludlow st, 40** (1:310), es, 125.6 n Hester, 25.3x87.6x25.2x87.6; July9; July11'13; 5y6%; David Hershkovitz, 40 Ludlow, to Abr Menaker, 671 E 158. 2,000

**1Ludlow st, 160** (2:411), sec Stanton (Nos 105-11), 25x87.6; pr mtg \$64,000; July 8; July14'13; 3y6%; Klara Josephsohn to Michl Josephsohn, 105 Stanton. 7,000

**1Maddougal st, 68-70,** see Houston, 145-7 W.

**1Madison st, 256** (1:270), ss, 26.6 w Clinton, 26x80; also ESSEX ST, 27 (1:310), w s, 50 n Hester, 25x43.9x25x43.6; also ESSEX ST, 29 (1:310), ws, 75 n Hester, 25x 44; also ESSEX ST, 48 (1:311), es, 71.3 s Grand, 30x66.8; also BROOME ST, 260-4 (2:414), nwc Orchard, 65x55.10x65.2x56.6; June13; July14'13; due, &c, as per bond; Mary & Jno S O'Neill trstes to Julius M Lowenstein, 11 W 90. 6,500

**1Mulberry st, 280-2** (2:509), es, 131.6 s Houston, 40x90.7x40x89.7; PM; pr mtg \$44,000; July1; July17'13; 3y6%; Two Eighty Co (Inc), a corpn, to Abram Morris, 545 W 111, & ano. 9,500

**1Orchard st, nwc Broome,** see Mad, 256.

**1Orchard st, 176** (2:412), es, 50 n Stanton, 25.6x87.9; pr mtg \$25,000; July15'13; 3y6%; Moses & Rebecca Ryshpan & Rachel Goldstein to Monroe M Goldstein, 200 W 112. 3,000

**1Pitt st, 72-4,** see Rivington, 217-9.

**1Reade st, 112** (1:146); leasehold; June 25; July11'13; demand, 6%; Frank Vogrich to Obermeyer & Liebmann, 59 Bremen, Bklyn. 3,000

**1Rivington st, 217-9;** also PITT ST, 72-4 (2:338); ext of \$7,500 mtg to Jan7'16 at 6%; July9; July11'13; Max Goldberg et al with Mayer Schreter, 72 Pitt. nom

**1Spring st, 113-17** (2:499), ns, 75 w Mercer, 75x100; pr mtg \$128,000; July14; July 15'13; due &c as per bond; Wm C Runyon, Newark, NJ to Jane B Bernard, 777 West End av. 4,500

**1Spring st, 213** (2:504), ns, abt 110 w Sullivan, 22x70.6x22x72; June23; July17'13; 5y5 1/2%; Angela Franchi to Lawyers Mtg Co, 59 Liberty. 7,000

**1Stanton st, 105-11,** see Ludlow, 160.

**1Stanton st, 329** (2:324), ss, 59.10 e Goerck, 21x81.3x20.1x81.3; PM; pr mtg \$12,500; July14; July16'13; 3y6%; Ellen Roche, 831 2 av, to Selara Holding Co, 5 Beekman. 1,500

**1West st, 425** (2:637), sec 11th, —; leasehold; July10; July17'13; demand, 6%; Cornelius G Dwyer to P Ballantine & Son, a corpn, 58 Freeman, Newark, NJ. 7,277.74

**1Wooster st, 62** (2:486), es, 100 ne Broome 24.11x100; July8; July11'13; 3y4 1/2%; Chas Martin, Monticello, NY, to Bank for Savgs in City NY. 72,000



**7TH st, 74 E** (2:448), ss, 200 w 1 av, 25 x90.10; July5; July16'13; 5y5%; Dora Weisberg to Aug Ruff, 52 W 120. 26,000

**7TH st, 74 E**; sobrn agmt; July15; July16 '13; same & Jacob & Meyer Rosenberg with same. nom

**7TH st, 74 E**; sobrn agmt; July14; July16 '13; Abr Block with same. nom

**8TH st, 303-5 E** (2:391), nes, 141 se Av B, runs n93.1lxse27xsw9.1lxse21.6xsw84.10 to nes 8th xnw48.6 to beg; July1; July17 '13; 5y5%; Julius A Ellis, Hackensack, NJ, to Wm Jay, trste Mary E B Field, at Bedford, NY. 45,000

**11TH st W, see West**, see West, 425.

**13TH st, 614-6 E** (2:395), sws, 193 se Av B, 50x206.6 to 12th (Nos 615-7); also 10TH Av, 159 (3:691), nws, 69 ne 19th, 22.1lx100; also 55TH ST, 605-9 on map 607-19 W (4:1103), ns, 100 w 11 av, runs n 65.1lxnw151.2xsw84.6 to st xel50 to beg; also 104TH ST, 422-8 E (6:1697), ss, 200 w Av A, 100x100.11; also 102D ST, 418-20 E (6:1695), ss, 295 e 1 av, 50x100.11; also 101ST ST, 403 E (6:1695), ns, 95 e 1 av, 150x100.11; also 110TH ST, 426-32 E (6:1703), ss, 345 e 1 av, 100x100.11; also 107TH ST, 419-25 E (6:1701), ns, 343 e 1 av, 145x100.11; also 109TH ST, 428 E (6:1702), ss, 395 e 1 av, 125x100.11; July10; July11'13; 1y6%; Richd H Handley, at Hauppauge, LI, to N Y Title Ins Co, 135 Bway. 85,000

**16TH st, 345 E**, see 1 av, 281-3.

**16TH st, 518-20 E** (3:973), ss, 270.6 e Av A, 37.5x103.3; ext of \$35,000 mtg to May25'16 at 5%; June9; July6'13; Mtg Bond Co of NY with Abr, Jacob & Sol Zadek. nom

**18TH st, 648-50 E** (3:985), ss, 88 w Av C, 50x92; estoppel certf; July15'13; Thos M Blake to whom it may concern.

**19TH st E, nec Av A**, see Av A, 310.

**21ST st, 29 W** (3:823), ns, 439.8 w 5 av, 25.6x98.9; July8; July11'13; due & c as per bond; Agnes H Poirier to Title Guar & Trust Co. 35,000

**23D st, 331-5 W** (3:747); ext of \$60,000 mtg to Oct 13'14 at 4½%; May14; July12 '13; Alonzo Hornby with Peter P Cappel. nom

**24TH st, 25 W** (3:826), ns, 425 e 6 av, 25x98.9; ext of \$20,000 mtg to Oct15 at 6%; May10; July16'13; Rufus G Angell with Anna Lacord, 90 Morningside Park West. nom

**25TH st, 227-9 W** (3:775), ns, 312 w 7 av, 42x98.9; June25; July14'13; due, &c, as per bond; Sarah Friedlander to Title Guar & Trust Co. 18,000

**27TH st, 337-47 W** (3:751), ns, 291.3 e 9 av, 127.6x98.9; certf as to mtg for \$210,000; July15; July16'13; St Johns Park Realty Co to New Rochelle Trust Co et al gdns Dorothy Bostwick et al.

**27TH st, 337-47 W** (3:751), ns, 291.3 e 9 av, 127.6x98.9; July15; July16'13; due, &c, as per bond; St Johns Park Realty Co to New Rochelle Trust Co, 264 Main, New Rochelle, NY, & ano gdns Dorothy Bostwick et al. 210,000

**31ST st, 9 W** (3:833), ns, 175 w 5 av, 25x98.9; July10; July11'13; due & c as per bond; Alfred Nelson to Title Guar & Trust Co. 15,000

**33D st, 311 W** (3:757), ns, 182 w 8 av, 22.8x98.9; pr mtg \$16,000; July16'13; due, &c, as per bond; Robt E Walsh, 311 W 33, to City Real Estate Co, 176 Bway. 2,000

**38TH st, 269 W** (3:788), ns, 120.6 e 8 av, 20.6x98.9; July16; July17'13; 3y5%; David M Levy, exr &c Dorothea Levy, & Heneriette Levy, to Union Trust Co, 80 Bway. 12,000

**45TH st E, nec Lex av**, see Lex av, 459.

**46TH st, 64 W** (5:1261); sobrn of 2d mtg for \$5,000 to Ls; July9; July14'13; Warren Leslie, 110 W 69, owner of fee, & Theo Greentree, 201 W 78, owner of 2d mtg, with Sidney P Henshaw, 4 W 53. nom

**52D st E, nwe Mad av**, see Mad av, 500-6.

**52D st, 48 W** (5:1267), ss, 320 e 6 av, 20x100.5; July9; July17'13; due & c as per bond; Louis A Ripley to Edith E H, wife Henry P Kinkead, Poughkeepsie, NY. 30,000

**52D st, 518 W** (4:1080), ss, 550 e 11 av, 25.1x100.5; pr mtg \$7,500; July15; July16'13; due, &c, as per bond; Bernard F Egan to Francis L Fitzpatrick, 518 W 52. 5,500

**54TH st, 245 W** (4:1026); ext of \$13,000 mtg to May20'18 at 5½%; June26; July17'13; Lawyers Mtg Co with Wm Sommer. nom

**54TH st, 263 W** (4:1026), ns, 43.9 e 8 av, 18.9x62.11; July11; July12'13; demand, 6%; Frank B McLean to Benj Woolley, Elberon, NJ. 500

**55TH st, 49 W** (5:1271), ns, 320 e 6 av, 18.9x100.5; PM; July16'13; due, &c, as per bond; Wm T Cully to Jno B Stevens, exr Jno B Stevens, Westhampton, LI. 36,000

**55TH st, 49 W**; pr mtg \$36,000; July16 '13; installs, 6%; same to same. 6,000

**55TH st, 605-19 on map 607-19 W**, see 13th, 614-6 E.

**56TH st, 365 W** (4:1047); ext of \$10,000 mtg to July11'18 at 5%; July11; July12'13; Martha E Coman with Ida Lee Eisle & Edw Keller. nom

**56TH st, 455 W** (4:1066); ext of \$6,000 mtg to July16 at 5%; July1; July14'13; Wm H P Oliver with Jeremiah M Cronin, 6 E 85. nom

**57TH st, 27 E** (5:1293), ns, 150 e Mad av, 18x100.5; participation agmt; May21; July12'13; Title Ins Co of NY with Selina A C Kerr.

**58TH st W, swe Bway**, see Bway, 1787.

**61ST st, 248-50 W** (4:1152), ss, 100 e West End av, 50x100.5; July16; July17'13; 3y5%; Hickey Contracting Co to Caroline C Kendall, 19 W 55. 10,000

**61ST st, 248-50 W**; certf as to above mtg; July14; July17'13; same to same. —

**63D st, 301 E**, see 2 av, 1202.

**63D st, 303 E** (5:1438), ns, 80 e 2 av, 29x100.5; July11; July12'13; 5y5%; Richd Price to Henry P A Clausen, Sharon Springs, NY. 17,000

**67TH st, 436 E**, see Av A, swe 67th.

**68TH st, 26 E** (5:1382), ss, 41 w Mad av, 18x100.5; July16; July17'13; due & c as per bond; Mary K Brown to Title Guar & Trust Co. 25,000

**68TH st, 49 W** (4:1121), ns, 281 e Col av, 19x100.5; PM; July10; July14'13; due, &c, as per bond; Ernst Meyer to Title Guar & Trust Co. 10,000

**70TH st, 127 W** (4:1142), ns, 255 w Col av, 20x100.5; July16'13; due, &c, as per bond; Sarah A Punderford of Freneau, N J, to Title Guar & Trust Co. 12,000

**71ST st, 22 E**, see Mad av, 870.

**72D st, 151 E** (5:1407), ns, 300 w 3 av, 18.9x102.2; July12; July16'13; due July15 '16, interest as per bond; Henry C Beadleston to Farmers' Loan & Trust Co, 22 Wm. 18,000

**74TH st, 129 W** (4:1146), ns, 360 w Col av, 20x102.2; PM; July14; July15'13; 3y4½%; Guy B Radford to Elliott Marshall, 74 Porter pl, Montclair, NJ. 15,000

**75TH st, 309 E** (5:1450); ext of \$33,000 mtg to June14'18 at 5%; June20; July14'13; Lawyers Mort Co to Neerg Realty Co. nom

**75TH st, 322 W**, see Riverside dr, sec 75.

**76TH st, 161 W** (4:1148), ext of \$16,000 mtg to July1'18 at 4½%; July1; July15'13; Hebrew Orphan Asylum with Sophie & Adolph Hirsch, 161 W 76. nom

**78TH st, 24 E** (5:1392), ss, 89.8 w Madison av, runs 87.6xw5.4xw25.6xw9.10xw102.2 to ss 78th xel52 to beg; pr mtg \$7,000; July16'13; 1y5½%; Wm A Boyd to Equitable Life Assur Soc of U S. 8,000

**78TH st, 216 E** (5:1432), ss, 171.8 e 3 av, 13.4x102.2; July15; July17'13; demand, 6%; Helen Sweeney, 216 E 78, to Geo Dunigan, 429 E 123. 1,500

**78TH st, 231 W**, see Bway, 2200-8.

**78TH st, 231 W**, see Bway, 2200-18.

**79TH st, 230 W**, see Bway, 2200-18.

**79TH st, 230 W**, see Bway, 2210-18.

**81ST st, 311 E** (5:1544); ext of \$17,000 mtg to May25'18 at 5%; Jan23; July16'13; Corp for the Relief of Widows & Children of Clergymen of the Protestant Episcopal Church with Saml Einhorn. nom

**81ST st, 418 E** (5:1560); agmt changing interest days; July11'13; Mary Pecker with Edwin Walther, 320 E 30. nom

**82D st, 2 E** (5:1493), ss, 100 e 5 av, 25x102.2; July11; July12'13; 3y4½%; Roxana Realty Co (Inc) to Carleton Curtis, Yokohama, Japan, & ano, committee Jeremiah W Curtis. 50,000

**82D st, 2 E**; certf as to above mtg; July11; July12'13; same to same.

**83D st, 323 E** (5:1546), ns, 275 w 1 av, 25x102.2; July11'13; 3y5%; Annie Sick, 2166 Crotona av, to Jno Bopp, 129 E 91. 14,000

**85TH st, 171 W** (4:1216), ns, 48.9 e Ams av, 18.9x102.2; PM; July15; July16'13; due, &c, as per bond; Hunter Bros Co, 2 Rec-tor, to Eliz Helmstetter, 311 W 97. 15,000

**85TH st, 171 W**; certf as to above mtg; July15; July16'13; same to same.

**86TH st, 76 E** (5:1497), ss, 70 w Park av, 17.9x102.2; also 136TH ST E (10:2548), ss, 381 e St Ann's av, 34x100; also ADAMS PL (11:3071), nec 182d (No 611), runs n 165.10xel00x56.8xw20xsl25.11 to st xw 84.4 to beg; also CAULDWELL AV (No 1033) (10:2622) ws, 100.4 n 165th, 51.6x70; also land at Bklyn, NY; Harrison, NY, & Brookhaven Township, LI; July8; July11 '13; due & c as per bond; Weiher Constn Co to Lorenz Weiher, 76 E 86. 20,000

**86TH st, 76 E**; also 136TH ST E (10:2548); also ADAMS PL (11:3071); also CAULDWELL AV, 1033; same prop; certf as to above mtg; July8; July11'13; same to same.

**94TH st, 330 E** (5:1556), ss, 425 e 2 av, 25x100.8; pr mtg \$11,000; July14; July15'13; due Jan16'14; 6%; Rosemary & Margt McGranahan, 330 E 94 to Estates Mortgage Securities Co, 160 Bway. 430

**95TH st, 307 E** (5:1558), ns, 137.6 e 2 av, 37.6x100.8; PM; pr mtg \$—; July16; July17'13; due Nov16'13, 6%; Jacob Mandel, 414 S 5, Bklyn, to Aaron Goodman, 117 W 119. 1,000

**95TH st, 8 W** (4:1208), ss, 133.4 w Central Park W, 16.8x100.8; pr mtg \$4,000; July10; July11'13; due, &c, as per bond; Eleanor M Williams, 8 W 95, to Francis J Cox, 10 S Lake av, Albany, NY. 3,500

**98TH st, 23 W** (7:1834), ns, 300 w Central Park W, 25x100.11; pr mtg \$21,500; July9; July11'13; 4y6%; Fanny Frank to Frances Monahan, 560 W 180. 2,500

**98TH st, 300 W**, see West End av, 775-7.

**99TH st, 205 E** (6:1649) release from any liability under mtg; July11; July14'13; Bella Hillman to Moritz Adler, 778 Union av. nom

**100TH st, 183-5 E** (6:1628), ns, 145 e Lex av, 50x100.11; PM; pr mtg \$—; July14'13; 3y6%; Aaron J Friedman, 129 Pitt, to Minnie Bruckner, 307 W 79. 5,000

**101ST st, 403 E**, see 13th, 614-6 E.

**101ST st, 427 E** (6:1695), ns, 395 e 1 av, 25x100.11; pr mtg \$10,000; July15; July16 '13; installs, 6%; Reliable Cleaning & Dyeing Works, Inc, to Jno H Scully, 109 W 126. 5,000

**102D st, 122 E** (6:1629), ss, 280 e Park av, 25x100.11; July11'13; 3y6%; Rosa Goldberger, 210 E 79, to Hy Krauss, 333 W 18. 1,000

**102D st, 418-20 E**, see 13th, 614-6 E.

**103D st, 149 W** (7:1858), ns, 399.6 w Col av, 12.8x100.11; July16; July17'13; 3y5%; Jno Dreyer, Jno Dreyer Jr, Gertrude D Blackmore & Isma Dreyer Lytle, 149 W 103, heirs Louise Dreyer, to Emigrant Indust Savgs Bank. 5,000

**104TH st, 422-8 E**, see 13th, 614-6 E.

**105TH st, 17 E** (6:1611), ns, 200 e 5 av, 25x100.11; pr mtg \$—; July1; July16'13; due Nov1'18 at 6%; Annie Berkinson, Mt Freedom, NJ, to Stephen H Jackson, 134 W 131. 3,750

**107TH st, 84 E** (6:1612), ss, 25 w Park av, 25x75.11; June30; July14'13; 2y6%; Sadies Froelichstein, 413 W 56, to Abr Weiss, 54 E 103 (re-recorded from July '12). 3,000

**107TH st, 419-25 E**, see 13th, 614-6 E.

**108TH st E, nec 1 av**, see 1 av, 2106.

**109TH st, 428 E**, see 13th, 614-6 E.

**110TH st, 426-32 E**, see 13th, 614-6 E.

**113TH st, 221 E** (6:1663); ext of \$16,000 mtg to June2'18 at 5½%; June9; July11'13; Lawyers Mtg Co with Albt Stokes & ano. nom

**117TH st, 408 E** (6:1710); ext of \$4,500 mtg to July10'18 at 5½%; July8; July16 '13; Geo H Corey & ano trstes with Pasquale Colio, 408 E 117. nom

**117TH st, 445 E** (6:1711); sal Ls; July2; July12'13; demand, 6%; Pietro Madonna to Lion Brewery of N Y City, 104 W 108. 1,050

**122D st, 424-6 E** (6:1809), ss, 275 w Pleasant av, 33.4x100.11; pr mtg \$5,000; July14; July15'13; due & c as per bond; Raphael & Antonio Petrucci to South Jersey Land Co, 229 Bway. 3,000

**123D st, 67 E** (6:1748), ns, 60 w Park av, 20x100.11; June23; July17'13; due May15'14, 5%; Patk E Lynch, of Moyalty, County Meath, Ireland, to Citizens Savgs Bank, 56 Bowery. 1,000

**124TH st, 150 E** (6:1772), ss, 382.4 w 3 av, 37.8 to Lex av (Nos 2027-31) x 100.11; pr mtg \$47,000; July11; July12'13; due & c as per bond; Gussie Decklade to Geo A Sipp, 56 W 130. 42,668

**124TH st, 150 E, & Lex av, 2027-31**; pr mtg \$36,000; July11; July12'13; due & c as per bond; Gussie Decklade to Amy AC Montague, 152 E 37. 11,000

**124TH st, 150 E, & Lex av, 2027-31**; pr mtg \$89,668; July11; July12'13; due & c as per bond; Gussie Decklade to Mary E Sipp, 56 E 130. 1,895

**124TH st, 150 E**, see Lex av, 2027-31.

**126TH st, 118 W** (7:1910), ss, 212.6 w Lenox av, 18.9x99.11; Apr14; July11'13; due & c as per bond; Cora H, Susan T, Lucy B & Jeannette H Hollingsworth, Cora Mackenzie & Eliz S Donaldson to Wm T P Hollingsworth, 115 Rue de la Ponte, Paris, France. 6,000

**127TH st W, nec Riverside dr**, see Riverside dr, 550.

**132D st, 270 W** (7:1937), ext of \$6,000 mtg to May1'18 at 5½%; June26; July15'13; Albany City Savgs Instn with Harvard Realty Con Co. nom

**133D st, 119 W** (7:1918); asn rents; July10; July14'13; due Oct25'13, 6%; Lottie L Laing to Right Realty & Security Co, 35 Nassau. notes, 360

**138TH st, 302-4 W** (7:2041), ss, 100 w 8 av, 2 lots, ea 17x99.11; 2 mtgs, ea \$6,500; July16; July17'13; 5y5½%; Thos A Roe to Annie V Carr, gdn Raymond & Kathryn Carr, 305 W 36. 13,000

**138TH st, 312 W** (7:2041), ss, 183 w 8 av, 16x99.11; July16; July17'13; 5y5½%; Thos A Roe to Annie V Carr, gdn Raymond & Kathryn Carr, 305 W 36. 6,500

**139TH st, 44-6 W** (6:1736), ss, 341.8 e Lenox av, 41.8x99.11; PM; pr mtg \$35,000; July15; July16'13; 10y6%; Henry C Parker to Wilhelmina K Gronholz, 266 Av A. 20,250

**139TH st, 48-50 W** (6:1736), ss, 300 e Lenox av, 41.8x99.11; PM; pr mtg \$34,500; July15; July16'13; 10y6%; Henry C Parker to Wilhelmina K Gronholz, 266 Av A. 20,250

**140TH st, 463 W** (7:2057), ns, 148 e Ams av, 17x99.11; pr mtg \$—; July9; July15 '13; 2y6%; Ida C Fausner to Jas D McGann, 821 Sterling pl, Bklyn. 1,250

**142D st, 131 W** (7:2011), ns, 270 w Lenox av, 40x99.11; PM; pr mtg \$—; July15; July16'13; installs, 6%; Edw Fisher, Trenton, NJ, to Margt E Weill, 634 W 138. 2,750

**147TH st, 450 W**, see Convent av, swe 147th.

**163D st W** (8:2126), swe Ft Washington av, 120x99.11x141.6x102.3; pr mtg \$—; July11'13; 4y6%; Riverside Viaduct Realty Co to Bennet Sanberg, 1047 Morris av. 20,000

**163D st W** (8:2136); same prop; certf as to above mtg; July11'13; same to same.

**169TH st, 559-61 W** (8:2126), ns, 125 e St Nicholas av, 50x81.7; pr mtg \$12,000; July10; July11'12; 3y6%; Jas Rahill to Minnie Hummel, 3688 Bway. 2,000

**Av A, 266** (3:974), ss, 65.6 ne 16th, 24x95.6; PM; July15; July16'13; 5y5%; Arthur Abrams to Wilhelmina K Gronholz, 266 Av A. 18,000

**Av A, 310** (3:977), nec 19th; sal Ls; June 17; July 11'13; demand, 6%; Jas J Smith to Clausen-Planagan Brewery. 2,250

**Av A** (5:1461), swc 67th (No 436), 40.5x 100; agmt as to share ownership in mtg; Jan 17; July 16'13; Lawyers Mtg Co with Emily S Herrick, 31 W 47. nom

**Av A, 1602** (5:1581), es, 101.2 n 84th, 26x98; pr mtg \$10,000; July 10; July 11'13; 4y6%; Jennie F Levy to Frances Monahan, 560 W 180. 5,000

**Av A, 1636** (5:1583), es, 20 n 86th, 20x 75; July 11'13; 5y5%; Israel Hoffman to Wm Stern, 52 Lenox av. 9,000

**Audubon av, 63** (8:2125), es, 75 n 168th, 25x95; pr mtg \$3,500; July 11'13; 3y5%; Margaret Branch to Emigrant Indust Savings Bank. 1,000

**Broadway, 1787** (4:1029), swc 58th; June 23; July 11'13; demand, 6%; Edw J Kelly to Geo Ehret, 1197 Park av. 5,000

**Broadway, 2200-S** (4:1170), sec 79th (No 230), 204.4 to 78th (No 231) x103.10x204.4x 101.8; PM; pr mtg \$1,700,000; July 14; July 15'13; due Sept 1'16; 6%; Paterno Bros, a corpn, 601 W 115 to Alfred V Barnes, 475 Park av & ano. 200,000

**Broadway, 2200-S** (4:1170), nec 78th (No 231), 102.2x102.9x102.2x103.10; bldg loan; July 14; July 15'13; demand; 6%; Paterno Bros, a corpn, to City Mtg Co, 15 Wall. 600,000

**Broadway, 2200-S**; same prop; certf as to above mtg; July 14; July 15'13; same to same.

**Broadway, 2210-18** (4:1170), sec 79th (No 230), 102.2x102.9x102.2x101.8; bldg loan; July 14; July 15'13; demand; 6%; Paterno Bros, a corpn, to City Mtg Co, 15 Wall. 600,000

**Broadway, 2210-18**; certf as to above mtg; July 14; July 15'13; same to same.

**Broadway, 2465-7**, see Bway, 2469-71.

**Broadway, 2469-71** (4:1239), ws, 50.2 s 92d, 50.6x100; also BROADWAY, 2465-7 (4:1239), ws, 100.8 s 92d, 50.5x150.4x40.2x 150; pr mtg \$230,000; July 7; July 11'13; due & as per bond; Philip Livingston, Bar Harbor, Me, to Frederick-Ruth Realty Co, 2734 Bway. 30,000

**Convent av, 344** (7:2059), ws, 49.11 n 144th, 25x94.5; ext of \$14,000 mtg to July 1'16 at 5%; June 30; July 15'13; Sydney A Guggenheimer trste for Sarah Guggenheimer with Mary B Hughes & Annie J Bouillon, 344 Convent av. nom

**Convent av** (7:2061), swc 147th (No 450), 99.11x75; PM; pr mtg \$135,000; July 10; July 11'13; installs, 6%; Chas Buek Constr Co to Convent Av Constr Co, 450 W 147. 20,000

**East End av, 46** (5:1578), ws, 102.2 s 82d, 25.6x98; ext of \$12,000 mtg to July 3'16 at 5 1/2%; July 3; July 15'13; Wolf Realty Co with Jno V Irwin, 130 E 67. nom

**Fort Washington av, swc 163d**, see 163d W, swc Ft Wash av.

**Greenwich av, 37** (2:611), swc Charles (No 2), runs w50.5x30x6.5xsl.6xe9.2xse 0.5xne40.2 to av xn24.2 to beg; July 16; July 17'13; due & as per bond; Chas Bockelman, Peter W Helfst & Dora Steffens, extr Christian H D Steffens, to Title Guar & Trust Co. 12,000

**Lenox av, 334** (6:1724), es, 50.6 s 127th, 16.6x85; pr mtg \$16,000; July 11; July 14'13; 3y6%; Henry Meyer to Henry Schwannede, 501 W 122. 3,000

**Lexington av, 47** (3:880), es, 59.6 n 24th, 19.6x50; July 10; July 11'13; 3y4 1/2%; Magdalena Haas to Cornelia W Slade, Lakewood, NJ. 16,000

**Lexington av, 71** (3:881), es, 74 s 26th, 24.8x100.8; pr mtg \$28,000; July 3; July 11'13; due & as per bond; Expert Mtg Co, 198 Bway, to Max Eisman, 1 W 70. 4,000

**Lexington av, 71**; certf as to above mtg; July 1; July 11'13; same to same.

**Lexington av, 459** (5:1300), nec 45th, 20 x65; July 10; July 11'13; 3y5%; Mary, wife Wm J Ahern, to Bowery Savgs Bank, 128 Bowery. 7,000

**Lexington av, 2027-31**, see 124th, 150 E.

**Lexington av, 2027-31** (6:1772), sec 124th (No 150), 37.8x100.11; July 11; July 12'13; 5y 5%; Gussie Declade to Margt Lawrence, at Pallasades, Rockland Co, NY. 36,000

**Madison av, 500-6** (5:1288), nwc 52d, runs n100.10xw45xs0.5xw50xs100.5 to st xe 95 to beg; July 15; July 17'13; 3y4 1/2%; Berkshire Apartment Assn to Seamen's Bank for Savgs in City NY, 76 Wall. 35,000

**Madison av, 500-6**; consent to above mtg; June 23; July 17'13; same to same.

**Madison av, 500-6**; certf as to above mtg; June 27; July 17'13; same to same.

**Madison av, 870** (5:1385), swc 71st (No 22), 25x100.5; July 11; July 15'13; 5y5%; Robt A Chesebrough to U S Trust Co, 40 Wall. 100,000

**Madison av, 1998** (6:1752), ws, 40.2 n 127th, 20x35; July 11; July 12'13; 3y5 1/2%; Thekla Livingston, wife of Wm Livingston, to Mary J Hammond, Rye, NY. 4,500

**Madison av, 2083** (6:1756), es, 25 n 131st, 24.11x98; July 15'13; 5y interest as per bond; Edw M Scudder, 107 E 34 to Rector & of Church of Zion & St Timothy in City NY, 334 W 57. 13,500

**Madison av, 2085** (6:1756), es, 49.11 n 131st, 25x98.9; July 15'13; 5y interest as per bond; Edw M Scudder, 107 E 34 to Rector & Church of Zion & St Timothy in City NY, 334 W 57. 13,500

**Nagle av** (8:2219), ns, 200 e 204th (Hawthorne), runs n160xe100xsl20.2 to ws 10

av xs69.5 to Nagle av xw43.1 to beg; June 11; July 12'13; due & as per bond; Nagle Av Realty Co to Title Guar & Trust Co, 176 Bway. 10,000

**Nagle av** (8:2219); same prop; certf as to above mtg; June 11; July 12'13; same to same.

**Nagle av** (8:2219); same prop; sobr n agmt; June 11; July 12'13; Jno H Jewett to Title Guar & Trust Co, 176 Bway. nom

**Riverside dr** (4:1184), sec 75th (No 322), 81.7x20.11x80x37; PM; July 7; July 16'13; 3y interest as per bond; Eben E Olcott & Anna T Van Santvoord to Farmers L & T Co, 22 Wm. 60,000

**Riverside dr, 550** (7:1995), sec 127th, 86.6 x146.4x146.11x100; ext of \$16,000 mtg to May 7'15 at 6%; April 11; July 16'13; Harry E Davis with Hulda Stein, 345 Convent av. nom

**Riverside dr, 550** (7:1995), nec 127th, 86.6x146.3x146.11x100; supplemental to mtgs dated & recorded Dec 17'08; pr mtg \$226,000; July 15; July 16'13; due, & as per mtg; dated & recorded Dec 17'08; N Y Real Estate Security Co, 42 Bway, to N Y Trust Co, 26 Broad. nom

**St Nicholas av** (8:2166), ws, 55.6 s 187th, 44.6x103; PM; pr mtg \$45,000; July 15'13; due July 15'16; 6%; Emma Baumann to Bogam Realty Co, 99 Nassau. 8,000

**West End av, 75-7** (7:1887), swc 98th (No 300), 75.8x100; PM; July 15; July 16'13; 5y6%; Strafford Realty Co Inc to Salisbury Realty Co, 505 5 av. 65,000

**West End av, 764** (7:1869); ext of \$17,000 mtg to Sept 1'16 at 5%; July 15; July 16'13; Jno Dwyer with Flow Realty Co, 764 West End av. nom

**IST av, 281-3** (3:922), nwc 16th (No 345), runs n46xw65xs23xw0.6xs23 to st xe65.6 to beg; PM; July 16; July 17'13; due & as per bond; Kate L Douglass to Title Guar & Trust Co. 25,000

**IST av, 285** (3:922), ws, 46 n 16th, 23x 65; PM; July 16; July 17'13; due & as per bond; Kate L Douglass to Title Guar & Trust Co. 8,000

**IST av, 1712** (5:1568), es, 50.7 s 89th, 24.11 x81; July 14; July 15'13; 5y5%; Jno H Boline to Maria Geyer, 891 Lafayette av, Bklyn. 15,000

**IST av, 2106** (6:1702), nec 108th; asn Ls by way of mtg to secure \$1,800; July 12; July 14'13; Jno Antico to Jacob Hoffman Brewing Co, 211-13 E 55. nom

**2D av, 949** (5:1324), ws, 60.5 n 50th, 20x 70; PM; pr mtg \$8,500; July 15; July 16'13; 1y6%; Jerome Rice, 973 2 av, to Pincus Lowenfeld, 106 E 64 & ano. 1,500

**2D av, 1202** (5:1438), nec 63d (No 301), 20.5x80; July 10; July 12'13; 5y5%; Richd Price to Emigrant Indust Savgs Bank, 51 Chambers. 17,000

**3D av, 310-4** (3:879), ws, 98.9 n 23d, 49.4x 84; July 8; July 17'13; 5y5 1/2% for first yr & 5% thereafter; Amelia W, Annette B & Clemence L Boardman, & Margt W Hamill, 128 E 34, & Margt R Willett & Edith M Smith, of Brook Green, SC, to Union Sq Savgs Bank, 20 Union sq. 8,000

**3D av, 310-4**; sobr n agmt; July 8; July 17'13; same with same. nom

**3D av, 310-4**; sobr n agmt; July 8; July 17'13; same & Danl Birdsall with same, nom

**3D av, 310-4**; ext of \$25,000 mtg to July 8'18 at 5%; July 8; July 17'13; Union Sq Savgs Bank with Amelia W, Annette B & Clemence L Boardman, & Margt W Hamill, 128 E 34, & Edith M Smith & Margt R Willett, of Brook Green, SC. nom

**3D av, 440** (3:886), ws, 79.1 n 30th, runs n19.8xw100xs31xe40xn11.4xe60 to beg; pr mtg \$15,000; July 15'13; due Jan 15'14; 6%; Louisa H Clausnitzer, 272 3 av to Estates Mtg Securities Co, 160 Bway. 500

**3D av, 1702** (5:1524), ws, 73.8 s 96th, 27 x100; pr mtg \$—; July 9; July 15'13; 3y 6%; Charlotte A Ziegler, Narrowsburg, Sullivan Co, NY to Henrietta Brown, 1176 Forest av. 2,000

**3D av, 1718** (6:1624); ext of \$14,000 mtg to July 8'17 at 5%; May 8; July 11'13; Heinrich Michaelis with Frederic deP Foster, Tuxedo Park, NY, & ano, trstes Ambrose C Kingsland. nom

**5TH av, 2064** (6:1725), ws, 49.11 n 127th, 24.11x100; July 17'13; due & as per bond; Fredk B Sewall to Title Guar & Trust Co. 2,000

**5TH av, 2150** (6:1729), ws, 71 s 132d, 19 x75; PM; July 15; July 16'13; 3y6%; Steinmetz Constr Co to Stephen H Jackson, 134 W 131. 5,000

**6TH av, 637** (3:813); sal Ls; July 9; July 12'13; demand, 6%; Jno J Costello & Jno F Boles to Lion Brewery of N Y City. 647

**7TH av, 449-53** (3:810), es, 74.1 n 34th, runs e100xn24.8xe25xn46.4xw72xw56.2 to av xs49.5 to beg; pr mtg \$75,000; July 14; July 16'13; 3y4 1/2%; Fredk & Wm H Hussey, East Orange, NJ, to Bowery Savings Bank, 128 Bowery. 15,000

**8TH av, 2722-4** (7:2030); ext of \$44,000 mtg to Apr 20'16 at 5 1/2%; Jan 30; July 11'13; Lawyers Title Ins & Trust Co with Anita Clark. nom

**10TH av, 159**, see 13th, 614-6 E.

**10TH av, nws**, at ns Nagle av, see Nagle av, ns, 200 e 204th.

## MISCELLANEOUS MORTGAGES.

## Borough of Manhattan.

**Certif** (misc) as to chattel mtg for \$610; July 11; July 16'13; King Embroidery Co, Inc, to Max Silverstein.

**Consent** (misc) to chattel mtg for \$2,802.66; July 2; July 11'13; Harlem's Fifth Av Amusement Co (Inc) to Edw Friedman.

**Land in Queens Co, N Y** (misc); certf as to mtg for \$10,000; June 12; July 16'13; Crocheron Av Realty Co to Title Guar & Trust Co.

**Land in Kings Co** (misc); certf as to mtg for \$15,000; July 10; July 11'13; 210 W 56th St Co to Jacob K Levy & ano.

**Jamaica av** (B of Q), ss, 200.4 e Hopkins av, 50x88.10x50x90.7; certf as to mtg for \$2,000; July 10; July 17'13; Blackwell Constr Co, 115 Bway, to Lena M Hutchins, 133 St Johns pl, Bklyn.

## MORTGAGES.

## Borough of the Bronx.

**Adams pl, nec 182d**, see 86th, 76 E, Manhattan.

**Amethyst st** (\*) es, 545 n Morris Park av, 25x100; PM; July 15; July 16'13; 5y5%; Geo Gottschalk to Albt Weiser, 2943 3 av, 1,900

**Barretto st** (10:2767, 2768, 2774, 2775), w s, 257 s Oak Point av, 50x100; PM; July 15'13; due, & as per bond; Frieda Riedmuller to East Bay Land Impt Co, 25 Pine. 1,700

**Barretto st, 1085-7** (10:2717); ext of \$2,800 mtg to June 29'16 at 5%; June 18; July 15'13; Lawyers Mort Co with Cornelia Hartwig. nom

**Belmont st** (11:2792), nwc Mt Hope av (Monroe av), 45x100; ext of \$39,500 mtg to May 1'16 at 6%; June 23; July 17'13; Hannah S Dewey with Metropolitan Life Ins Co, 1 Mad av. nom

**Cedar st** (\*), ws, 101 n Old Boston Post rd, 50x100; July 10; July 11'13; 3y5 1/2%; Wm Fehhaber to Mary A Ferris, 159 W 87. 2,500

**Crotona pl** (11:2927), ws, 284.10 s 171st, 25x100; July 16; July 17'13; 5y5 1/2%; Chas N Mazza to Dorothea T S Pope, 101 E 92, trste Jno W Pope. 8,500

**Crotona pl** (11:2927), ws, 284.10 s 171st, 25x100; pr mtg \$8,500; July 16; July 17'13; 3y6%; Chas N Mazza to Jacob Rosenbloom, 1839 Park pl, Bklyn, et al. 6,310

**Crotona pl, 1451** (11:2927); ext of \$46,000 mtg to Jan 1'16 at 5%; May 26; July 11'13; Fredk G Mead & ano trstes Robt G Mead with Frank Tucek & Josephine Klar, 1451 Crotona pl. nom

**Crotona Park N, nwc Crotona av**, see Crotona av, nwc Crotona Park N.

**Dawson st, 824-44** (10:2706); leasehold; July 7; July 11'13; demand, 6%; Ittner Realty Co to Saml J Bloomingdale, 771 Mad av et al. 2,000

**Fox st** (10:2711), ws, 173.5 n Intervale av, 72.6x100; June 30; July 17'13; 5y5%; Adavine Constr Co to Virginia Danziger, 11 E 79, & ano, exrs Max Danziger. 52,000

**Fox st** (10:2711); same prop; certf as to above mtg; July 16; July 17'13; same to same.

**Fox st** (10:2711); same prop; sobr n agmt; July 2; July 17'13; Rockland Realty Co with same. nom

**Hobart st** (\*), nwc 236th, 50x100; pr mtg \$—; July 15; July 16'13; due Apr 14'14, 6%; Ella Kaysser to Chas Wynne, 321 S 4 av, Mt Vernon, NY. 800

**Home st, 921-925** (11:2974), ns, 25 e Fox, 75x91.8x64.2x97.1; pr mtg \$52,000; July 11'13; 3y6%; Carmine Constr Co to Chas Lopard, 822 Jennings. 8,000

**Home st, 921-5**; certf as to above mtg; July 11'13; same to same.

**Home st** (10:2728), ss, 100 w So Blvd, runs s82xs30xw50xn27.1xn79.2 to Home xe 50 to beg; July 17'13; 1y6%; Keilbert Constr Co (Inc), 535 E 166, to Comity Mtg Co, 40 Wall. 30,000

**Home st** (10:2728), same prop; certf as to above mtg; July 17'13; same to same. nom

**Kelly st, ss, 80 w Av St John**, see Prospect av, 622-4.

**Kelly st, sec Prospect av**, see Prospect av, 622-4.

**Loring pl, 2261** (11:3225); ext of \$1,500 to Dec 1'15 at interest as per bond; June 19; July 17'13; Jno C Hume with Theresa Dunne, 2731 Webster av. nom

**Lorillard pl, 2406**, see 187th st E, nec Lorillard pl.

**Lorillard pl, 2448** (11:3058), es, 155 n 188th, 25x97.5; PM; July 10; July 11'13; due, & as per bond; Julia De Palma, 348 E 15, to Annie Heilpern, 2448 Lorillard pl, 1,200

**Louise st** (\*), ws, 100 n Van Nest av, 25x95; July 16; July 17'13; 2y5%; Maria Domnisch, 1711 Cruger av to Frank H G Helfst, 1743 Wallace av & ano, committee Anna C Vehlsage, 1743 Wallace av. 2,000

**Manida st, 872** (10:2740), es, 48.2 s Garrison av, 42x100; PM; pr mtg \$29,000; July 15'13; 1y6%; Fredk W Ernst to Henry Morgenthau Co, 30 E 42. 2,000

**Rosell st** (\*), ws, 81.8 s Poplar, 50x147.1 x55.10x122.3; July 15; July 16'13; due & as per bond; Cecelia or Cecelia F Brennan, 1519 Roselle to Michl Ganly, 1445 Doris av. 6,000

**Rogers pl** (10:2699), es, 612.4 n Westchester av, 60x78.11x45.11x82.4; pr mtg \$31,000; July 16'13; due & as per bond; Vallhalla Corpn to Manhattan Mtg Co, 200 Bway. 2,000

**Rogers pl** (10:2699); same prop; certf as to above mtg; July16'13; same to same. —

**Rogers pl** (10:2699), es, 612.4 n Westchester av, 60x78.11x45.11x82.4; ext of \$31,000 mtg to Decl'16 at 5%; July16'13; Dollar Savings Bank with Valhalla Corpn, 829 Freeman. nom

**Seabury pl, 1520** (11:2967-2977), nec 172d, 50x100; agmt modifying terms of mtg; June18; July17'13; Seabury Realty Co to Fanny Greenebaum, 152 W 118. nom

**Tiffany st** (10:2712), es, 375 s 163d, 50x110; ext of \$5,000 mtg to July16'14 at 6%; July16; July17'13; due & c as per bond; Herman Forman to Steinmetz Constn Co, 1416 Glover. nom

**Van Buren st (\*)**, es, 100 s Van Nest av, 25x100; PM; July10; July11'13; due & c as per bond; Louis Mazza to Mathias Haffen, 2979 Marion av. 1,000

**Victor st (\*)**, es, 100 n Van Nest av, 25x95; pr mtg \$2,500; June21; July12'13; due May1'15; 6%; Jno English, 1710 Victor to Dominic A Trotta, 2159 Mapes av. 550

**Woodmansten pl, sive Paulding av**, see Van Nest av, sive Bogart av.

**2ND st (\*)**, ns, 99 w Av C, 50x103; July 7; July12'13; 3y6%; Marietta Elting to Jos Rywolt, 757 E 228. 1,000

**134TH st E** (9:2278), ss, 166.8 e Willis av, old line, 16.8x100; PM; July16; July17'13; 4y5%; Caroline Steinback, 412 E 134, to Margt & Katherine Moloney, 431 E 155. 5,500

**136TH st E** (10:2548), ss, 225 e St Ann's av, 25x100, given as collateral security for payment of mtg for \$1,250; May2; July17'13; demand, 6%; Richd H Herrmann to Rubsam & Horrman Brewing Co, 191-5 Canal, Stapleton, SI. 1,250

**136TH st, 618-20 E** (10:2548), ss, 481.6 e St Ann's av, 48.8x100; pr mtg \$35,000; July 8; July11'13; due, & c, as per bond; Weiher Constn Co to Chas L Weiher, 112 E 76. 3,750

**136TH st, 618-20 E**; certf as to above mtg; July8; July11'13; same to same. —

**136TH st E, ss, 381 e St Ann's av**, see 86th, 76 E, Manhattan.

**140TH st, 607 E** (10:2552), ns, 460 e St Ann's av, 40x95; pr mtg \$28,000; July15'13; 5y6%; Louis J K Heil, 1402 3 av, to Alois Dill, 428 E 75. 5,600

**140TH st, 607 E** (10:2552); ext of \$28,000 mtg to Jun26'18 at 5½%; July15; Jul 16'13; Lawyers Mtg Co with Louis J K Heil. nom

**140TH st E** (9:2285), ns, 157.6 e Willis av, 17x100; pr mtg \$9,500; July15; July16'13; due Nov1'13, 6%; Florence V Gibson to Isaac T Flatto, 170 E 95. 1,000

**141ST st E, ns, 100 e Brook av**, see St Ann's av, nwc 141.

**141ST st E, nwc St Ann's av**, see St Ann's av, nwc 141.

**141ST st E, ns, 101.8 & 136.8 w St Ann's av**, see St Ann's av, nwc 141.

**141ST st, 316 E** (9:2315), ss, 100.7 w Alex av, 25x100.9; July10; July12'13; due, & c, as per bond; Jno Franklin to Title Guar & T Co, 176 Bway. 4,500

**141ST st** (10:2555), ns, 200.6 w Beekman av, 25x104.3x25x106.10; pr mtg \$35,000; July10; July11'13; due Aug1'16, 6%; Beekman Constn Co to Shewa Silverstein, 320 Convent av. 6,000

**141ST st** (10:2555), same prop; certf as to above mtg; July10; July11'13; same to same. —

**143D st, 377 E** (9:2306), ns, 406.6 e Alex av, 25x100; pr mtg \$8,000; July10; July11'13; 3y6%; Jacob Hertz, Rahway, NJ, to Christian Koch, 417 Willis av. 2,000

**143D st, 377 E**; July10; July11'13; due, & c, as per bond; same to Anna H Moldenke, Watchung, NJ, et al trstes Jno D Heins. 8,000

**150TH st, 339 E** (9:2410), ns, 100 w Courtlandt av, 25x118.5; July15; July16'13; due Aug1'14, 5%; Louis Peroni, Freeport, LI, Giuseppe Rezzoagli, Middletown, NY, & Pietro Rezzoagli, 339 E 150, to German Savings Bank, 157 4 av. 13,000

**150TH st, 339 E**; sobrn agmt; July15; Jul 16'13; Same & Arthur Smith with same. nom

**150TH st, 339 E**; sobrn agmt; July15; Jul 16'13; same & Annunziata Mulassi with same. nom

**151ST st E** (10:2643), nwc Wales av, 105 x125; July11'13; 1y6%; Polatschek-Spencer Realty Co to Comity Mortgage Co, 40 Wall. 70,000

**151ST st E** (10:2643), same prop; certf as to above mtg; July11'13; same to same. —

**156TH st E** (9:2415), ss, 399.7 w Courtlandt av, 50x98.8x50x98.9; July16; July17'13; 5y5%; Benenson Realty Co to Workmen's Sick & Death Benefit Fund of the U S of A, 1 & 3 3 av. 31,000

**156TH st E** (9:2415); same prop; certf as to above mtg; July16; July17'13; same to same. —

**161ST st E, nwc Park av**, see 161st E, ns, 400.6 e Morris av or pl.

**161ST st, 723 E** (10:2648), ns, 133 w Forest av, 21x75; PM; pr mtg \$5,000; July11; July12'13; installs, 5%; Saml Kuenstler to Margt Hardy, 883 Trinity av. 1,350

**161ST st E** (9:2421), ns, 400.6 e Morris pl or av, runs n67xw100.4 to w Park av xsw197.9 to 161st xw100.11; July17'13; due & c as per bond; Marie Semelis & Kath G Vallender to Title Guar & Trust Co. 31,000

**163D st E, see Intervale av**, see Intervale av, sec 163d.

**165TH st E, see Washington av**, see Washington av, sec 165th.

**167TH st W** (9:2530), es, abt 125 n 168th, 25x115; July15'13; 3y6%; Frank S Ketcham to Kath Roth, 2321 Prospect av. 1,000

**167TH st E, see Webster av**, see Webster av, sec 167.

**169TH st, 911 E** (10:2719); ext of \$4,500 mtg to July24'18 at 5½%; June27; July17'13; Lawyers Mtg Co with Anastasia Vogel. nom

**169TH st, 911 E**; ext of \$4,500 mtg to July24'18 at 5½%; June27; July17'13; Lawyers Mtg Co with Anastasia Vogel. nom

**169TH st E** (10:2719), nes, 152.4 nw Fox, runs n65.7xn6.4xsw83.6 to 169th xse20.7 to beg; pr mtg \$4,500; July17'13; 2y6%; Anastasia Vogel to Louis Roth, 900 E 169. 1,000

**174TH st E (\*)**, ws, 251.4 s Westchester av, 25x100; July16; July17'13; 3y5%; Alb W Huck to Augusta W Meyer, 434 E 165. 3,500

**177TH st E, nwc Honeywell av**, see St Ann's av, nwc 141.

**178TH st E, nec Anthony av**, see Anthony av, nec 178.

**182D st E, nec Adams pl**, see 86th, 76 E, Manhattan.

**187TH st E** (11:3090), ns, 115 w Beaumont av, 45x115; also INTERIOR LOT, 50 n 187th & 111.9 w Beaumont av, runs n25 to ses Crescent av xsw-xe16.1 to beg; July11; July12'13; due, & c, as per bond; Nista Constn Co Inc to Manhattan Mtg Co, 200 Bway. 14,000

**187TH st E** (11:3090); same prop; certf as to above mtg; July11; July12'13; same to same. —

**187TH st E** (11:3056), nec Lorillard pl (No 2406), 48x91.2x48x90.2; pr mtg \$38,000; July10; July16'13; 3y6%; Arthur Ave Realty & Constn Co to Hanne Latner, 585 Marcy av, Bklyn, NY. 2,500

**187TH st E** (11:3056), same prop; certf as to above mtg; July10; July15'13; same to same. —

**188TH st E, see Washington av**, see Av St John, nwc Southern Blvd.

**201ST st E** (12:3292), ws, 177.6 s Bainbridge av, runs w92.4xse66.9 to Perry avxe 70 to 201st xn72 to beg; July10; July11'13; 3y5%; Bridget Berry to Mary C Burke, 309 Av G, Bklyn. 2,500

**201ST st E, nwc Perry av**, see 201st E, ws, 177.6 s Bainbridge av.

**215TH st E (1st) (\*)**, ss, 275 e Bronxwood av, 25x100; July10; July11'13; 3y5½%; Michele Colonna to Wm L Schaaf, 1913 Bogart av. 3,500

**226TH st E (\*)**, ss, 161.3 w Paulding av, 50x109; July11'13; due & c as per bond; Bessie McG Casey to Ellen F Monahan, 2330 Andrews av. 1,200

**226TH st E (\*)**, ns, 188 e Paulding av, 75x109.6; ext of \$800 mtg to July14'16 at interest as per bond; July14; July 16'13; Andrea Russo with Generoso Petecca, 1493 Blondell av. nom

**227TH st E (\*)**, ss, 355 e White Plains rd 25x114; July11; July12'13; 3y6%; Antonio Zanghi, 346-8 E 105, to Frank Klein, 2026 Ryer av. 500

**232D st E (\*)**, ss, 295 w Laconia av, 50x114.10; Jul; July15'13; 2y6%; The Builders of Modern Homes, Inc, to Nathaniel Niles, Madison, NJ. 1,050

**236TH st E, nwc Hobart av**, see Hobart av, nwc 236th.

**239TH st E** (12:3379), ss, 105 w Katonah av, 40x100; July15; July17'13; due & c as per bond; Hubert A & Mary A Conneally to Thos A McGrath, 63 E 128. 700

**Av St John** (10:2683), nwc Southern Blvd, 100x50; mtg \$55,000; also WASHINGTON AV (11:3057), sec 188th, runs e96.8xss100xe 95x573xw191.8 to av xn173 to beg; mtg \$21,000; July11; July12'13; due Aug11'13; 6%; McKeon Realty Co to Francis B Robert, 17 E 45. 7,500

**Av St John** (10:2683 & 11:3057), same prop; certf as to above mtg; July11; July 12'13; same to same. —

**Amsterdam av (\*)**, ws, 219.3 s Liberty, 125x100; July11; July17'13; 3y6%; Jacob H Greenbaum to Jennie Y Hallock, 2070 Honeywell av. 2,500

**Anthony av** (11:2802), ws, 100 s Mt Hope pl, runs w98.6xn5xw49.2xse92.8 to st xe 148.8 to av xn70.4 to beg; ext of \$43,000 mtg to Decl'16, at 5%; July10; July11'13; Dollar Savgs Bank with Cleland Realty Co. nom

**Anthony av** (11:2814), nec 178th, 21.2x 90; July9; July15'13; due, & c, as per bond; Wm Schmitz to Therese Milleg, 311 E 196. 9,500

**Aqueduct av** (11:2878), ws, 141 n 175th, 75x100; ext of three mtgs for \$2,415 ea to July2'14 at 5%; July2; July14'13; J Clar- ence Davies with Weibert Realty Co, 45 Cedar. nom

**Barnes av (4th) (\*)**, es, 54 n 218th (4th av), 54x100; July10; July11'13; due & c as per bond; Alphonso J Doncourt, 3756 Barnes av to Eliz Wright, White Plains, NY. 500

**Bathgate av, 1654** (11:2920), es, 150.2 s 173d, 50x100.11x40x105.11; PM; July10; July 12'13; due, & c, as per bond; Beatrice Scheinberg, 689 E 170, to Mary E Lawson, 136 W 11. 7,500

**Beaumont av** (11:3089), ws, 400 s 187th, 50x100; July15; July16'13; 3y6%; Margt S Adams to Wm J Adams, 155 E 34. 1,500

**Bergen av, 643**, see 3 av, 2952.

**Blackrock av (8th st) (\*)**, ss, 327.7 e Virginia av, 25x103, Unionport; July1; July15'13; 3y5½%; Jos M McGregor to Annie C Ruhl, 650 E 164 & ano. 700

**Blackrock av (8th st) (\*)**, ss, 352.7 e Virginia av, 25x103, Unionport; July1; July15'13; 3y5½%; Carl M Watson to Annie C Ruhl, 606 E 164. 700

**Bogart av, es, 475 n BradY av**, see Van Nest av, sive Bogart av.

**Bogart av, sive Van Nest av**, see Van Nest av, sive Bogart av.

**Brook av, 545** (9:2294), ws, 99.11 n 149th 24.11x121.11; ext of \$3,000 mtg to July 6'16 at 6%; July6; July11'13; Frank J Dreher to Otto Heck, 786 E 149. nom

**Brook av, sive 167th**, see Webster av, s ec 167.

**Bryant av** (10:2761), es, 270 s Garrison av, 20x100; certf as to mtg for \$6,900; Mar15; July16'13; Martin Pletscher Constn Co, Inc, to Cornelius C Link. —

**Bryant av, 904** (10:2761), es, 290 s Gar- rison av, 20x100; July1; July12'13; 3y5½%; Martin Pletscher Constn Co, Inc, to J Homer Hildreth, 362 E 136. 6,000

**Bryant av, 904**; certf as to above mtg; July1; July12'13; same to same. —

**Bryant av, 904**; pr mtg \$—; July1; July12'13; 2y6%; same to Caroline Forster, 418 E 148. 1,000

**Bryant av, 904**; certf as to above mtg; July1; July12'13; same to same. —

**Bryant av** (10:2764), es, 225 n Lafayette av, 50x100; pr mtg \$2,500; Jun18; Jul16'13; 1y6%; Andrew Kitchen Realty Co, Inc, to Kate Page, 148 Willis av. 500

**Bryant av** (10:2764); same prop; certf as to above mtg; Jun18; Jul16'13; same to same. —

**Caldwell av, 1033**, see 86th, 76 E, Man- hattan.

**Clay av** (9:2430), ws, 251 s 168th, 44x90; July10; July12'13; due May1'18, 5%; A J Schwarzler Co to Luke Kouwenhoven, Shore rd, Steinway, LI. 22,000

**Colden av (\*)**, ws, 150 s Rhineland av, 25x100; PM; July15; July17'13; 3y5%; Wm A Laurie to Morris Park Estates. 560

**Colden av, see Neil av**, see Neil av, see Colden av.

**Colden av, nec Neil av**, see Van Nest av, sive Bogart av.

**Courtlandt av** (13:3421), es, 321.8 n Hawthorne av, 25x100; pr mtg \$3,000; July 14; July15'13; due Decl9'14, 5½%; Mary F Tierney to Blanche O Nafey, 310 Hague, West Hoboken, NJ. 1,000

**Creston av** (11:3170), es, 255 n 181st, 52.6 x43.5x50x59.4; PM; July16; July17'13; due & c as per bond; Wm Lohmann to Theo Sattler, 2189 Creston av. 2,000

**Creston av** (11:3165), es, 190.1 s 188th, 15x86.3; July2; July11'13; 3y6%; Elyod Realty & Constn Co to Mary L Whiting, 515 W 110. 1,000

**Creston av** (11:3165), same prop; certf as to above mtg; July2; July11'13; same to same. —

**Crotona av** (11:2944), nwc Crotona Park N, runs n101.1xw49.9xw24.11xse95.11 to Crotona Park N xe75 to beg; July12; July 15'13; due Jan1'14, 6%; Benenson Realty Co to Rockland Realty Co, 509 Willis av. 20,000

**Crotona av** (11:2944), same prop; certf as to above mtg; July12; July15'13; same to same. —

**Eastchester rd, ns, 42.8 e Walker av**, see Walker av, ss, 92.2 e St Peters av.

**Et Schuyler rd (\*)**, ws, abt 126 s Lat- ting, 25x136.2x25x134.5; July15'13; due & c as per bond; Jos Newman, 1543 Benson av to Oscar Baker, 2078 Vyse av. 4,000

**Gillespie av (\*)**, es, 40 s Dudley av, 25x 100; July8; July11'13; due, & c, as per bond; Chas G Schlette to Rudolph Brojer, 1237 Wash av. 2,000

**Gillespie av (\*)**, es, 40 s Dudley av, 25x 100; pr mtg \$2,000; July11; July15'13; 3y 5%; Chas G Schlette to Gastav Schlette, 1390 Bristow. 1,500

**Green av (\*)**, nec Mapes av, 50x100; July 16; July17'13; 3y5%; Jno Moylan, 1574 May- flower av, to Fredk W Ehrsam, 525 Wales av. 1,000

**Haight av (\*)**, es, 475 n Pierce av, 50x 100; PM; July14; July17'13; 3y5%; Jas H Clark, Jersey City, NJ, to Morris Park Estates. 1,085

**Haight av (\*)**, es, 575 n Pierce av, 50x 100; PM; July14; July17'13; 3y5%; Horace G Clark, Jersey City, NJ, to Morris Park Estates. 1,085

**Haight av (\*)**, es, 525 n Pierce av, 50x 100; PM; July14; July17'13; 3y5%; Horace W Reynolds, Jersey City, NJ, to Morris Park Estates. 1,085

**Haight av (\*)**, ws, 325 s Pierce av, 25x 100; PM; July15; July17'13; 3y5%; Jos Za- retzky to Morris Park Estates. 490

**Haight av (\*)**, ws, 300 s Pierce av, 25x 100; PM; July15; July17'13; 3y5%; Morris Zaretzky to Morris Park Estates. 490

**Haight av (\*)**, es, 200 s Pierce av, 50x 100; PM; July14; July17'13; 3y5%; Edw Mangisch to Morris Park Estates. 1,050

**Haight av, es, 425.3 n Pierce av**, see Van Nest av, sive Bogart av.

**Haight av (\*)**, es, 175 s Rhineland av, 25x100; PM; July15; July17'13, 2y5%; Ger- ardo A Murena to Morris Park Estates. 575

**Hill av (\*)**, es, 200 n Randall av, 50x100; July15'13; 3y6%; Matthew Josefson to Tom L Bushnell, 46 North av, New Ro- chelle, NY. 2,000

**Hone av (\*)**, ws, 250 s Lydig av, 25x 100; PM; July11; July15'13; 3y5%; Jas E Insch, 2262 Ams av, to Morris Park Es- tates. 500

- Hone av (\*)**, ws, 200.3 n Pierce av, 50x 100; PM; July 14; July 17'13; 3y5%; Philip Sullivan to Morris Park Estates. 1,470
- Hone av (\*)**, ws, 100.3 n Pierce av, 50x 100; PM; July 15; July 17'13; 3y5%; Frank McShane to Morris Park Estates. 1,680
- Hone (\*)**, ws, 275.3 n Pierce av, 25x100; PM; July 15; July 17'13; 3y5%; Fred Fuchs to Morris Park Estates. 200
- Hone av (\*)**, ws, 150 s Pierce av, 50x 100; PM; July 15; July 17'13; 3y5%; Patk Duffy to Morris Park Estates. 1,120
- Hone av, nec Pierce av**, see Pierce av, n ec Hone av.
- Hone av (\*)**, es, 100.3 n Pierce av, 75x 100; PM; July 11; July 15'13; 3y5%; Michele Volini, 20 Prince, to Morris Park Estates. 1,940
- Hone av (\*)**, es, 300.3 n Pierce av, 50x 100; PM; July 11; July 15'13; 3y5%; Jas Vint, 866 So Blvd, to Morris Park Estates. 700
- Hone av (\*)**, es, 225 s Pierce av, 25x 100; PM; July 11; July 15'13; 3y5%; Sulim Smilowitz, 239 E 121, to Morris Park Es-tates. 560
- Hone av (\*)**, es, 225.3 n Pierce av, 50x 100; PM; July 11; July 15'13; 3y5%; Geo J O'Connor, 582 Driggs av, Bklyn, to Mor-ris Park Estates. 500
- Hone av (\*)**, es, 200 s Rhineland av, 50x100; PM; July 11; July 15'13; 3y5%; Saml Rosen & Philip Mittleman to Morris Park Estates. 1,000
- Hone av (\*)**, es, 159.10 n Sackett av, 100 x100; PM; July 11; July 15'13; 3y5%; An-dreas Rauch, 333 Bway, Union Hill, NJ, to Morris Park Estates. 2,415
- Hone av (\*)**, ws, 175 s Van Nest av, 25x 100; PM; July 14; July 17'13; 3y5%; Wm H Long to Morris Park Estates. 595
- Hone av (\*)**, es, 200 s Van Nest av, 50x 100; PM; July 11; July 15'13; 3y5%; Barnett Brohntsky, 905 Freeman, to Morris Park Estates, 25 Broad. 1,190
- Hone av (\*)**, es, 275 s Van Nest av, 25x 100; PM; July 11; July 15'13; 3y5%; Jno Weiss, 402 Ralph, Ridgewood, NY, to Mor-ris Park Estates. 595
- Honeywell av, nwc 177th**, see St Ann's av, nwc 141.
- Intervale av (10:2703)**, sec 163d, runs s 111.11xw40.3xw86.2 to av xn 100 to beg; pr mtg \$180,000; July 16; July 17'13; demand, 6%; Simbar Realty Corpn to City Mtg Co, 15 Wall. 15,000
- Intervale av (10:2703)**; same prop; certf as to above mtg; July 16; July 17'13; same to same.
- Intervale av (10:2703)**; same prop; sobrn agmt; July 16; July 17'13; same & Henry Morgenthau Co with same. nom
- Intervale av (10:2700)**, ws, 266.11 s 167th, 75x88x75.9x77.4; PM; pr mtg \$44,000; July 9; July 11'13; due, &c, as per bond; Jno Sel-litto & Jno Scognamiglio to Gifford Bldg Co, Inc, 2742 Gifford av. 2,800
- Jackson av (10:2651)**, es, 19.6 n 166th, 20x87.6; pr mtg \$—; July 1; July 17'13; 2y 6%; Amy Moskowitz to Anna Silver, 2013 5 av. 1,000
- Jefferson av (\*)**, ns, 75 e Monaghan av, 50x100; July 15'13; due, Oct 1'13, —; Sig-mund Frankel to Morris Snitow, 282 Bleeker. 871
- Jerome av (9:2503)**, es, 408.10 n 165th, 113.4x90; PM; July 14; July 15'13; due, &c, as per bond; Chas P Fox, 193 1/2, Sherman av, Jersey City, NJ, to Edgar S Appleby, Glen Cove, LI, & ano. 10,000
- Jerome av, 3166 (12:3322)**, es, 186.7 s Van Cortlandt av, 25x100; July 1; July 11'13; due, &c, as per bond; Andw J Connell to Margt Madden, 104 Wynyah av, New Rochelle, NY. 2,500
- Leland av (\*)**, nec Old road, runs n75.1x e79 to Old road xsw109 to beg; July 16; July 17'13; due, &c, as per bond; Rosalie Rosen-baum to Louise M Ebling, 159 Corlies av, Pelham, NY. 7,750
- Longfellow av, 881 (10:2761)**, ws, 100 n Seneca av, 25x100; PM; July 14; July 15'13; 3y5%; Wm Greenberger to Chas Spillner, 1624 Aqueduct av. 4,500
- Ludlow av (\*)**, nec Olmstead av, 105x108, Unionport; PM; July 1; July 12'13; 3y6%; Henry Sommers to Phibbs White, 34 E 22. 3,000
- Lurting av (\*)**, es, 250 s Pierce av, 50x 100; PM; July 15; July 17'13; 3y5%; Max Kypke, Perth Amboy, NJ, to Morris Park Estates. 980
- Lurting av (\*)**, ws, 100 n Pierce av, 25x 100; PM; July 11; July 17'13; 3y5%; Wm Al-lan, Bklyn, to Morris Park Estates. 575
- Lurting av (\*)**, ws, 125 n Pierce av, 75 x100; PM; July 11; July 15'13; 3y5%; Mat-thew Pfodenhauer to Morris Park Estates. 1,730
- Lurting av (\*)**, ws, 375 s Van Nest av, 50x100; PM; July 11; July 15'13; 3y5%; Benj & Jacob Hochberg to Morris Park Estates. 1,000
- Lurting av (\*)**, ws, 125 s Van Nest av, 25x100; PM; July 11; July 15'13; 3y5%; Saml Fuchsman to Morris Park Estates. 400
- Lurting av (\*)**, ws, 100 s Van Nest av, 25x100; PM; July 11; July 15'13; 3y5%; Frank H Breling of Long Island City, to Morris Park Estates, 25 Broad. 500
- Mapes av, nec Green av**, see Green av, n ec Mapes av.
- Marion av (12:3286)**, ws, 149.5 n Kings-bridge, late Fordham rd, 50x63.4x50x62.5; PM; pr mtg \$5,000; July 15'13; due, &c, as per bond; Francis Hoff, 2599 Bainbridge av, to Inland Holding Co, 507 E Tremont av. 1,400
- Mt Hope av, nwc Belmont**, see Belmont, nwc Mt Hope av.
- Munroe av (\*)**, ws, 525 n Pierce av, 25x 100; PM; July 14; July 17'13; 3y5%; Sewell Craig to Morris Park Estates. 490
- Munroe av (\*)**, ws, 325.3 n Pierce av, 25x 100; PM; July 14; July 17'13; 3y5%; Nellie Winckless, Bklyn, to Morris Park Estates. 540
- Munroe av (\*)**, ws, 175 n Pierce av, 50x 100; PM; July 14; July 17'13; 3y5%; Rose Donohue to Morris Park Estates. 910
- Neil av (\*)**, sec Colden av, 25x100; PM; July 11; July 15'13; 3y5%; Raymond E Hollis, Bklyn, to Morris Park Estates. 1,130
- Neil av, nec Colden av**, see Van Nest av, swc Bogart av.
- Neil av (\*)**, ns, 25 e Haight av, 25x100; PM; July 15; July 17'13; 3y5%; Patk Duffy to Morris Park Estates. 980
- Neil av (\*)**, ss, 25 e Lurting av, 25x100; PM; July 15; July 17'13; 3y5%; J Wesley Bennitt, Hackensack, NJ, to Morris Park Estates. 820
- Neil av (\*)**, ss, 41.7 w Mathews av, 52.2 x92.5x50x77.5; PM; July 14; July 17'13; 3y5%; Walter Tonne, Bklyn to Morris Park Es-tates. 1,190
- Neil av, ns, 50 w Paulding av**, see Van Nest av, swc Bogart av.
- Old rd, nec Leland av**, see Leland av, n ec Old rd.
- Olmstead av, nec Ludlow av**, see Ludlow av, nec Olmstead av.
- Park av, nwc 161st**, see 161st E, ses, 400.6 e Morris pl or av.
- Parker av, nwc St Raymond av**, see St Raymond av, nwc Parker av.
- Paulding av (\*)**, es, 34.7 n 224th, 50x 101.3x50x103.10; July 11'13; due &c as per bond; Bessie McG Casey to Conservatie Realty Corpn, 99 Nassau. 1,250
- Paulding av (\*)**, ws, 125 n Rhineland av, 50x100; PM; July 15; July 17'13; 3y5%; Vincenzo Caruso to Morris Park Estates. 1,470
- Paulding av (\*)**, es, 150 s Van Nest av, 50x100; PM; July 15; July 17'13; 3y5%; Isaac Epstein to Morris Park Estates. 1,435
- Paulding av, swc Woodmansten pl**, see Van Nest av, swc Bogart av.
- Perry av, nwc 201st**, see 201st E, ws, 177.6 s Bainbridge av.
- Pierce av (\*)**, nec Hone av, 50x100; P M; July 11; July 15'13; 3y5%; Jno H Scann-elli, 160 Atlantic, Stamford, Conn, to Morris Park Estates. 1,575
- Pierce av (\*)**, ns, 50 w Radcliff av, 50x 100; PM; July 15; July 17'13; 3y5%; Max Kypke, Perth Amboy, NY, to Morris Park Estates. 1,050
- Pierce av (\*)**, nec Radcliff av, 50x100.3; PM; July 15; July 17'13; 3y5%; Robt Steed-man to Morris Park Estates. 1,200
- Prospect av, 622-4 (10:2685)**, es, 137.6 s Kelly, 37.6x100; also PROSPECT AV, 626 (10:2685); es, 100 s Kelly, 37.6x100; also KELLY ST (10:2685), ss, 80 w Av St John, runs s78.6xw28.9xw100 to ses Prospect av xne25 to Kelly xne95.6 to beg; pr mtg \$—; July 16; July 17'13; demand, 6%; Julius A Bernstein, 125 W 115 & Bernard Bernstein, 974 Prospect av, to Benj Levy, 1219 Mad av. 7,500
- Prospect av, see Kelly**, see Prospect av, 622-4.
- Prospect av, 626**, see Prospect av, 622-4.
- Prospect av, 1350 (11:2970)**, es, 175 n 169th, 25x100; pr mtg \$—; May 15; July 15'13; 1y6%; Chas Engels to Oscar En-gels, Jr, Bayside, LI. 800
- Radcliff av (\*)**, es, 350 s Neil av, 25x 100; PM; July 15; July 17'13; 3y5%; Eliz L Trexler, Bklyn, to Morris Park Estates. 500
- Radcliff av (\*)**, es, 200 n Pierce av, 50x 100; PM; July 15; July 17'13; 3y5%; Es-telle H Shongut, 353 E 193, to Morris Park Estates. 1,225
- Radcliff av (\*)**, es, 275.3 n Pierce av, 75 x100; PM; July 15; July 17'13; 3y5%; Mor-ris Greenstein, 532 E 172, to Morris Park Estates. 1,870
- Radcliff av (\*)**, ws, 225 n Rhineland av, 25x100; PM; July 15; July 17'13; 3y5%; Jno A Kearney to Morris Park Estates. 250
- Radcliff av (\*)**, ws, 200 n Rhineland av, 25x100; PM; July 15; July 17'13; 3y5%; Thos H Kearney to Morris Park Estates. 250
- Radcliff av, ws, 275 n Rhineland av**, see Van Nest av, swc Bogart av.
- Radcliff av (\*)**, es, 200 s Van Nest av, 50 x100; PM; July 15; July 17'13; 3y5%; Jo-sephine Reilly, Bklyn, to Morris Park Es-tates. 400
- Radcliff av (\*)**, es, 100 s Van Nest av, 50 x100; PM; July 15; July 17'13; 3y5%; Otto Spengler to Morris Park Estates. 1,520
- Radcliff av (\*)**, es, 300 s Van Nest av, 75 x100; PM; July 15; July 17'13; 3y5%; Wm Clarke, 30 Boyd av, Jersey City, N J, to Morris Park Estates. 1,890
- Radcliff av (\*)**, es, 150 s Van Nest av, 50 x100; PM; July 15; July 17'13; 3y5%; Louis Geller to Morris Park Estates. 1,295
- Radcliff av (\*)**, es, 175 n Van Nest av, 50x100; PM; July 11; July 15'13; 3y5%; Chas J Oesterle, 4905 6 av, Bklyn, to Morris Park Estates. 1,225
- Rhineland av (\*)**, ns, 25 e Bogart av, 25x100; PM; July 15; July 17'13; 3y5%; Julia A Sherman, Bklyn, to Morris Park Estates. 300
- Rhineland av (\*)**, ns, 50 e Bogart av, 25x100; PM; July 15; July 17'13; 3y5%; Jesse Ghear, Bklyn, to Morris Park Es-tates. 500
- Rhineland av (\*)**, ss, 25 w Lurting av, 50x100; PM; July 15; July 17'13; 3y5%; Max Sherman to Morris Park Estates. 2,275
- Rosedale av (\*)**, es, 125 s Merrill, 25x 100; PM; pr mtg \$3,000; Nov 28'10; July 11'13; due Nov 28'13; 6%; Marie Sabini to Barbara Nadeji, 1440 Rosedale av. 1,500
- Ryer av (11:3149-3156)**, ws, 245.1 n Burnside av, runs w267.8xw57.10xse84.6xw 25.5xe163.11 to av xs50 to beg; pr mtg \$2,-800; May 10; July 14'13; due Oct 10'13; 6%; Wm L Phelan to Wentworth Mtg Co, 1204 Tinton av. 5,000
- St Ann's av (9:2268)**, nwc 141st, runs n 41.2 to 141st xw434.5 to st xse435.5 to beg; also 141ST ST E, ns, 101.8 w St Ann's av, 35x100; also 141ST ST E, ns, 136.8 w St Ann's av, 175x100; also 141ST ST E, ns, 100 e Brook av, 50x100; also 177TH ST E (11:-3121), nwc Honeywell av, 124x209.11x210.5x 191.5; also LAND in Somers, Westchester Co; also LAND in Sonoma, Cal; all title; July 8; July 12'13; due as per bond, 6%; Jno J McQuade, 308 E 67 & Edw A McQuade, 108 E 91, to Central Trust Co of N Y, 54 Wall, trste Jno McQuade. 11,931.59
- St Ann's av (9:2268 & 11:3121)**, same prop; all title; July 8; July 12'13; due as per bond, 6%; Frank A McQuade, 205 E 85, to same. 11,931.59
- St Raymond av (\*)**, nwc Parker av, 25x 100; July 8; July 12'13; due &c as per bond; Katie M Trotta, 1601 Parker av to Frank Mangone, 1601 Parker av. 2,000
- Sackett av (\*)**, ns, 51 e Paulding av, 25.6x98.2x25x93.2; PM; July 14; July 17'13; 3 y5%; Hedwig Nowack to Morris Park Es-tates. 600
- Southern Blvd, nwc Av St John**, see Av St John, nwc So Blvd.
- Tinton av, 892 (10:2668)**, es, 185.3 n 161st, 26.4x170; pr mtg \$3,000; July 10; July 11'13; 2y5% Wm H Kruse at Harrison, NY, to Geo Ehret, 1197 Park av. 1,000
- Tinton av, 892 (10:2668)**, es, 185.3 n 161st, 26.4x170; July 2; July 11'13; due, &c, as per bond; Wm H Kruse to Title G & T Co, 176 Bway. 3,000
- Union av (11:2961)**, ws, 286 s Boston rd, 25x118.6x22.7x122.9, except part for av; PM; July 15; July 16'13; 3y5%; McKinley Sq Casino Co to Maria Schafer, 1287 Union av. 8,000
- Van Nest av (\*)**, swc Bogart av, 50x 100; also HAIGHT AV, es, 425.3 n Pierce av, 25x100; also RADCLIFF AV, ws, 275 n Rhineland av, 25x100; also BOGART AV, es, 475 n Brady av, runs n40.2xne28.7 to Colden av xse72.7xw57.7 to beg; also NEIL AV, nec Colden av, 50x100; also NEIL AV, ns, 50 w Paulding av, 25x100; also WOODMANSTEN PL (\*), swc Paulding av, runs e50.6xse36.3xsw88.12xw29.7xn 100 to beg; PM; July 14; July 17'13; 3y5%; Ernest X Faisant & Geo Miller, Hudson Co, NJ, to Morris Park Estates. 9,870
- Van Nest av (\*)**, ss, 25 w Lurting av, 50x 100; PM; July 11; July 15'13; 3y5%; Rose Napoli, 41 Cath, to Morris Park Estates. 1,295
- Van Nest av (\*)**, ss, 25 e Paulding av, 25 x100; PM; July 14; July 17'13; 3y5%; Max Collender to Morris Park Estates. 700
- Van Nest av (\*)**, ss, 50 e Paulding av, —; PM; July 14; July 17'13; 3y5%; Michl J P Klouda to Morris Park Estates. 560
- Van Nest av (\*)**, ss, 25 e Radcliff av, 25 x100; PM; July 15; July 17'13; 3y5%; Saml Markowitz to Morris Park Estates. 750
- Villa av (12:3311)**, es, 82.6 n 204th, 50x 130; July 9; July 11'13; due as per bond, 6%; Luigi Palatucci to Giuseppina Lan-zello, 3158 Villa av. 3,000
- Wales av, nwc 151st**, see 151st E, nwc Wales av.
- Walker av (West Farms rd) (\*)**, ss, 92.2 e St Peters av, runs s92.5xe21x57.5xe 25xw132.4 to rd xw57.10 to beg; also WEST FARMS RD, swc Overing, runs w 124.4xsl13.9xe25x50xe50 to st xn106.6; also EASTCHESTER RD (\*), ns, 42.8 e Walker av, 25x156.2x9.6x161.7; July 15; July 16'13; due, &c, as per bond; Cecilia F or Cecelia F Brennan, 1519 Roselle, to Michl Ganly, 1445 Doris av. 11,500
- Washington av (\*)**, ss, 300 w Main, 75x 100; June 30; July 12'13; due, &c, as per bond; Mary E Melville to H Schieffelin Sayers trste H Cruger Oakley, 1 Rochelle, City Island, NY. 2,000
- Washington av (9:2369)**, sec 165th, 95x 84.5x95x84.9; July 16; July 17'13; 3y6%; Jno H Bodine, 1427 Mad av, to Edw L Coster, Irvington, NY. 13,000
- Washington av, 1108 (9:2371)**, abt 191.4 n 166th, 25x134; July 10; July 12'13; due, &c, as per bond; Aug H Daum to Geo Albt Reuhl, 1916 Pacific, Bklyn. 5,000
- Washington av (9:2388)**, ws, 284.10 n 166th, 27.2x141.2x27.2x141.4; also PLOT be-gins 93 w Wash av & 218.10 n 166th, runs w48.9xn66xe48.1xse66 to beg; ext of \$7,000 mtg to June 16 at 5%; June 27; July 11'13; Rachel L Bartley et al trste Mary A Ferguson with Barnet Schapiro & Saml Lipschitz. nom
- Washington av, see 188th**, see Av St John, nwc Southern Blvd.
- Webster av (9:2392)**, sec 167th, runs e 149.9 to Brook av, xs449.6 to cl Mill Brook xsw60.6 to av xn459.11; Mar 10'10; July 12'13; due Mar 10'11, 5%; W F Havemeyer, 10 E 57, to Wm F Havemeyer, trste, 10 E 57. 32,000
- Webster av (9:2392)**, same prop; Feb 20 '11; July 12'13; due Aug 20'11, 5%; same to same. 7,500
- Westchester av (\*)**, ss, 25.6 e 174th, 25.6x124.2x25x119; pr mtg \$5,000; July 15; July 17'13; 3y6%; Eliz T & Geo A Devine to Eliz K Dooling, 179 E 80. 1,900

**Westchester av (\*)**, ss, 184.10 w Castle Hill av, runs s40.10xe35xs149.9xw51.5xn 176.10 to av xe34.5 to beg; July14; July15 '13; 3y5%; Mary A McCormick, 834 E 152, to Barbara E Schaefer, 1560 Zerega av. 550

**Willis av** (9:2290), es, 25 n 145th, 25x 100; July10; July11'13; 5y5%; Eva B Weber to Emigrant Indus Savgs Bank. 13,000

**Willis av** (9:2278), es, 50 n So Blvd, 25x 80; pr mtg \$13,500; Jul15; Jul16'13; 2y5%;

Carmela Parente, 352 College av to Cypress Realty Co, 261 Bway. 1,500

**Willis av** (9:2278); same prop; pr mtg \$15,000; Jul15; Jul16'13; due &c as per bond; same to Marie A Palumbo, 352 College av. 3,000

**Williamsbridge rd (\*)**, ws, 177.5 s Pierce av, 51.8x109.8x50x101.3; PM; July14; July 17'13; 3y5%; Theresia Eiersheim to Morris Park Estates. 1,785

**3D av, 2583** (9:2321); ext of \$10,000 mtg to July22'18, at 5 1/2%; May21; July11'13;

Congregational Home Missionary Soc with Geo A Reeber.

**3D av, 2952** (9:2362), es, 199.4 n 152d, 25 x186 to Bergen av (No 643), x25x186.1; July9; July11'13; due, &c, as per bond; Chas Wilhelm & Hy Maul to Title G & T Co, 176 Bway. 7,000

**3D av, 4001-3** (11:2921); ext of \$42,500 mtg to May18'16 at 5%; June12; July15'13; Lawyers Mort Co with Elsie Nathan. nom

**Interior lot**, see 187th E, ns, 115 w Beaumont av.

Notice is hereby given that infringement will lead to prosecution. Notice is hereby given that infringement will lead to prosecution.

# Architectural Record

The National Magazine for Architects, Owners and Builders  
This magazine contains the latest news and information  
concerning the building industry, including  
plans, specifications, and contracts.



## Our Special Offer

Save 50% on your subscription to the Architectural Record. This is a limited time offer. Don't miss out on this great deal. Contact us today to learn more.

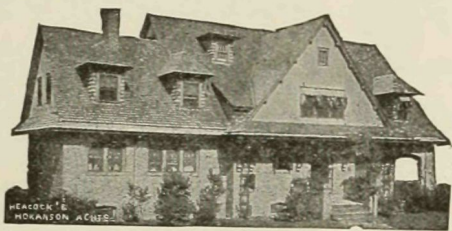
THE ARCHITECTURAL RECORD

1234 Broadway, New York, N.Y.  
Subscription rates: \$5.00 per annum in advance.  
Single copies: 15 cents.

Send for your free trial copy today. No obligation. Just name the magazine and we will send you a copy immediately.

# IMPORTANT TO THOSE WHO EXPECT TO BUILD

WHEN PLANNING TO BUILD, you will find it of **great value** to first make a careful **personal** study of the illustrations of houses, etc., that have been designed and built by a **number** of leading architects, and to also



learn **their** ideas regarding the best interior arrangement and the most appropriate furnishings. This important information, which would greatly aid you in deciding about **your own** building plans, when you take them up with your own architect and builder, can easily be obtained from

the **several hundred** exterior and interior designs that are beautifully illustrated in the last six numbers of the

## Architectural Record

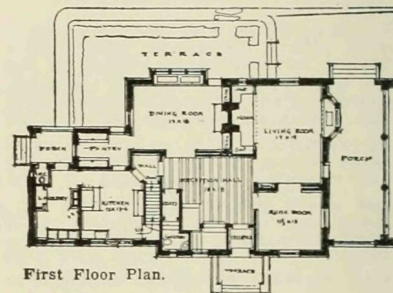
The National Magazine for Architects, Owners and Builders

A Powerful Business Producer for those firms whose products are used in Building Construction, Equipment or Furnishing  
GUARANTEED CIRCULATION EXCEEDS 11,000 MONTHLY.

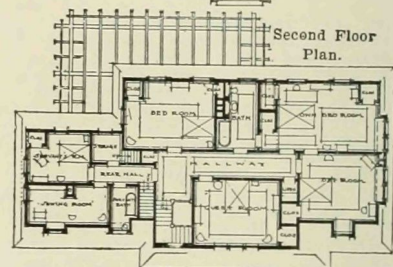
In these six numbers are **also** illustrated and described the numerous building-specialties that add very much to the comfort, convenience and value of the modern home, without materially increasing the initial cost; and **this** information **may** mean the **saving** of many dollars to **you**.

### Our Special Offer

We have a limited supply of these sets of six (including the October COUNTRY HOUSE NUMBER), which are invaluable to those who expect to build or make alterations. Although the **regular** price is \$1.50, we make **you** a **special** offer of \$1.00 for the six, while the sets last, if you will mention *Record and Guide*. They will soon be sold. Send us your order today, tomorrow may be too late.



First Floor Plan.



FIRST AND SECOND FLOOR PLANS GREATLY REDUCED

**THIS \$1.00 SHOULD SAVE YOU HUNDREDS**

THE ARCHITECTURAL RECORD

224 Metropolitan Annex, New York City

Enclosed is \$1.00, for which please mail your last six numbers (including the October COUNTRY HOUSE NUMBER), according to special offer in *Record and Guide*.

Name \_\_\_\_\_

Address \_\_\_\_\_