

# REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, AUGUST 23, 1913

## THE JOINT COMMITTEE'S CODE AMENDMENTS

Opposed to Restricting Wood Trim to Buildings Under 100 Feet High—Would Limit Hollow Block Walls to Forty-Two Feet of Height—A Chance For All Good Materials.

THE Joint Committee on City Departments has transmitted to Chairman A. W. Herbst of the Committee on Buildings of the Board of Aldermen its recommendations for changes in the proposed building code. This committee consists of delegates representing New York Chapter of the American Institute of Architects, the Building Trades Employers' Association, the American Institute of Consulting Engineers, Brooklyn Chapter of the American Institute of Architects and the New York Society of Architects, New York Board of Fire Underwriters and the National Board of Fire Underwriters, with twenty-four members in all, who have been making a study of the code. George B. Ford is the chairman.

As the result of the series of meetings which the Joint Committee has just completed, it expresses appreciation of the work done by the Aldermanic committee and states that in a general way it favors the Amended Code, subject to certain modifications.

One of the most important recommendations made in the report is that the code should contain a statement at the outset that the provisions are to apply to buildings hereafter erected and not to existing buildings unless specifically mentioned. In at least one instance in the existing code a doubt as to whether the provision referred to existing buildings, or to those which may hereafter be erected, has been the cause of prolonged litigation. In the proposed code there is a similar doubtful provision.

The Joint Committee also recommends the insertion of a statement to the effect that where there is a change of occupancy, alterations to existing buildings need conform to the Amended Code for the altered or added parts only.

In reference to the proposed further restriction of the use of wood trim in the construction of buildings, the Joint Committee takes a stand with the associations which have already entered objections thereto. It agrees with the representatives of the Allied Real Estate Interests that self-closing doors on elevator enclosures are dangerous, and it reaffirms its former opinion that more liberal concessions should be made in favor of gypsum blocks.

### Definition of a Fireproof Door.

The amended code defines a fireproof door as one constructed of incombustible material. This would in effect destroy the kalamein industry in this city. The Joint Committee recommends a substitute definition, as follows: "A fireproof door is a door which when completed is non-combustible and fire-resisting as approved by the official or officials whose approval is required by any law or ordinance."

From a number of tests that have been made the Joint Committee is convinced that even in the greatest crowds it is impossible to get more than one hundred pounds per square foot on stairs or landings. Hence it is recommended that the requirement in section 18, paragraph 3, be reduced from one hundred and fifty to one hundred pounds per square foot as the measure of the strength of stairs, platforms and landings in buildings less than thirty-six feet six inches high.

Paragraph 4 of this same section virtually prohibits the construction of unenclosed stairs in any building other than dwellings unless constructed of incombustible material. As a substitute the Joint Committee proposes the following paragraph: "Not more than two stories in any building shall be connected by an open well or stairway enclosed by approved fireproof partitions, other than those provided for in the other paragraphs of this section." For the reason that in hotels, public buildings, department stores, etc., it is often desirable from the standpoint of effect and usefulness to have a monumental stairway between two floors, the danger from such a stair is not considered great enough to compensate for its absence, from a practical or architectural standpoint.

### Fireproof Doors and Windows.

The Joint Committee has recommended the addition of two entirely new paragraphs to section 25, as follows:

"All windows and doors in public corridors in buildings more than one hundred feet in height shall be of approved fireproof material—or doors, sashes, jams and bucks shall be protected with metal—and openings glazed with wire-glass, with panes not more than sixteen inches wide.

"All exterior windows more than one hundred feet above the curb, except as otherwise required in section 25, shall have frames and sashes of incombustible material, or wood protected with metal, and the upper half of each window shall be glazed with wire glass in panes not exceeding sixteen inches in width."

These requirements the committee believes to be essential for the reason that the Fire Department cannot fight fires from the outside more than ninety or one hundred feet above the curb. A mushrooming out of fires on upper floors is a common occurrence. This provision will largely prevent the difficulty. It is absolutely essential that corridors above one hundred feet from the ground be completely non-combustible, in the opinion of the committee.

The difficulty of constructing bay, oriel and show windows without a backing of wood, except at prohibitive cost in most cases, prompts the Joint Commit-

tee to object to section 31 in the Amended Code, which requires bay, oriel and show windows to be constructed entirely of incombustible material.

The committee would prohibit shingle roofs outside as well as inside the fire limits.

Particularly urged is a new provision that any floor beam in a Building of Class E be capable of sustaining a live load, at its center, of at least four thousand pounds, because of the difficulty of preventing tenants from placing exceptional loads, such as safes, or heavy files in the middle of a floor area.

### Hollow Building Blocks.

Under the Amended Code hollow building blocks of hard-burned terracotta or of concrete may be used for enclosure, curtain, bearing or non-bearing walls of buildings when not exceeding fifty-two feet in height or four stories. The Joint Committee favors reducing the height to forty-two feet and advises that no make of hollow building block should be used in fireproof buildings until they have successfully withstood a two-hour fire test as specified for partitions by the American Society for Testing Materials. It has been predicted by no less an authority than the Superintendent of Buildings in the Bronx, Mr. Henderson, that permission to use hollow blocks for bearing walls would give rise to a higher rate of private house construction in the suburbs. Hollow blocks may also be used for the foundation walls of buildings of a certain height under the Amended Code.

### Fire Walls.

The Herbst code provides in section 96 that fire walls shall be built of concrete at least twelve inches thick laid in Portland cement. The Joint Committee advises that such walls be laid in brick or any equivalent material and thickness as may be approved by the Superintendent of Buildings. The Herbst code provides that fire division partitions may be constructed of only brick terra cotta blocks, or concrete; the Joint Committee advises instead that partitions may be built of brick eight inches thick, terra cotta blocks, concrete blocks or solid gypsum, or metal lath and plaster if solid and three inches thick. There should not be more than forty per cent. of openings in any such partition, in any one story, says the Joint Committee, and all such openings should be protected by approved self-closing fire doors normally kept closed, or fixed fireproof shades with wire glass.

In a note the committee expresses the view that solid gypsum blocks four inches thick stand the test in case of fire as well, for the purpose of the fire division, as terra cotta or concrete blocks. The members of the committee are also convinced that fixed fire-



proof sashes with wire glass will stand up in a fire as long as other parts of the partition, and in many cases that these are necessary for the proper conduct of business.

The Herbst code stipulates that no woodwork or other combustible material shall be used in the construction of any fireproof building, except that when the height does not exceed one hundred feet wood floors, with their sleepers, grounds, bucks and nailing blocks, and doors and sashes with their jambs, trim and casings may be permitted.

The Joint Committee advises that paragraphs 4 and 5 of section 103 be stricken out and that two new paragraphs be included, as follows:

"4. No woodwork or other combustible material except wood floors shall be used in buildings more than one hundred and fifty feet in height. Floors in stairhalls and public corridors shall be incombustible."

"5. No woodwork or other combustible material shall be used in the construction of any building required to be fireproof except that wood floors not exceeding one and three-quarter inches in thickness, and their sleepers, and wood grounds, bucks, nailing blocks, doors, windows and their jambs and casings may be used where not otherwise provided in this section. Floors in stairhalls and public corridors of such buildings shall be incombustible."

Finally, the Joint Committee recommends to the Building Committee that paragraph 1 of section 120, the theatre section, be stricken out and a new paragraph substituted to read: "Every theatre, opera house or other building or part of building, hereafter erected or intended to be used for theatrical or operatic purposes for the accommodation of more than three hundred persons on all tiers, or for a motion picture gallery for the accommodation of more than six hundred persons, shall be built to comply with the requirements of the section. This wording is considered safer, particularly for those banquet dance halls and theatres that can accommodate less than three hundred persons.

## HOW NEW STREETS ARE LEGALLY OPENED

The Expense and Difficulty of Getting the Streets Recognized by the City—The Abutting Owners Pay the Whole Cost, Except for the Title Search in Voluntary Cession.

By FRANK B. TUCKER.

*At this season of the year when great numbers of lots in new sections are being purchased, both at public auction and private sale, the information contained in this article is of timely value to owners. Mr. Tucker, the author, is an expert in street opening proceedings, being an attache of the Topographical Bureau of the Borough of Queens.*

**O**WNERS in the newer sections of the city must learn how new streets can legally be opened when they ask the municipal government to improve their street; and great is the surprise of many when they learn that neither they nor the city has title to the street on which their property abuts.

With few exceptions, streets originate with the subdivision of a tract of land into lots. A map is made and filed with the clerk of the county in which the property is situated, showing the tract traversed by streets and divided into lots that front upon the streets. On the ground the streets may or may not be in evidence; the amount of physical work done depends altogether upon the character of the development.

If the tract is developed into high-class home sites, the streets will have all the improvements demanded by modern standards of living; if, on the other hand, the tract is subdivided merely for the purpose of obtaining a higher price, the chances are that the streets will be only plowed through, though, possibly, a ribbon sidewalk may be laid and a narrow and thin strip of macadam roadway constructed.

Needless to say, the latter class of developments is the most frequent. For the most part, the developer gives only the most superficial attention to the streets—just enough to enable him to sell off the lots, leaving to his purchasers and the city the cost of improving and caring for the streets.

### When the Trouble Begins.

It is when the time comes that a street needs the recognition of the city that the troubles of the property owners begin. It is then that the question of title to a street arises, for the city will not improve a street to which it has not a good title. The first thing the city does on receipt of a petition from property owners praying for city improvements, or, for that matter, when it initiates an improvement itself, is to investigate the

title, or, as it is termed, the "legal status" of the street.

Before the legal status of a street is called into question, however, the chances are that the original owner who made the development will have sold all his lots to thrifty people, many of whom will have built themselves homes upon their purchase. It is to these deserving citizens, to whom the improvement of a street by the city is an absolute necessity, that the question of title is so important.

It is the policy of the city of New York to own its streets in fee simple. This title to a street it acquires either through a commission of three disinterested persons appointed by the Supreme Court to condemn the fee or through voluntary cessions from the persons who own the fee.

### Legal Opening Proceedings.

The proceeding whereby the city acquires fee to a street by means of a condemnation commission is termed a "legal opening proceeding." Of all the bugbears that the property owner has to face, there is none that he dreads more than condemnation commissioners. Where buildings are taken, the commissioners cannot be avoided; but where a street is already laid out and no buildings are damaged, a legal opening proceeding is unnecessary. All that is necessary is for the property owners on a block to get together and voluntarily cede their fee in the street to the city.

But property owners will not get together. The impression prevails among some that the city will, when it legally opens their street, pay them a handsome award; whereas, as a fact, it pays only the proverbial one dollar.

The result is that the knowing property owners voluntarily cede their fee in a street to the city, while the others allow the acquisition of title to their street by the city to go to a commission, with the result that, when the costs of the proceeding are assessed, they have to pay not only their own share, but also the share of those who voluntarily ceded.

### Voluntary Cession.

Section 992 of the Charter of the City of New York relieves from the cost of a legal opening proceeding, except where buildings are taken, property owners who voluntarily cede the fee in a street to the city. The property owner must,

however, cede to the center line of the street; and, if he would obtain the full benefit of his cession, he must have his deed in the hands of the Corporation Counsel before the commissioners are appointed. If he does not own to the center line, he cannot cede; and, if he cannot acquire title thereto, he will be assessed when the street is legally opened. If his deed is not in the hands of the Corporation Counsel before commissioners are appointed, he will be charged with his proportionate share of the expenses incurred prior to the receipt of his deed.

### Who Can Cede?

Any property owner on a street shown upon a final map of the city can cede to the city the fee in the street on which his property abuts, providing it stands in his name and he has no buildings that encroach thereon. Where buildings encroach upon the street, the property owner has, by his own act, vitiated his power to cede; consequently he has no one to blame but himself. But where the fee title to the street is not in his name he is often the unfortunate victim of a practice that obtains in the exploitation of realty developments.

As before mentioned, streets usually originate with the subdivision of a tract of land into building lots. In conveying these lots to his various purchasers the developer does not, as a rule, part with his fee to the streets. A notable exception to this statement was the Morris Park auction sale. In the prospectus of this sale it was stated that the streets would be ceded to the city. Such was not the case, however, in a large auction sale held only a short time ago. At this latter sale, purchasers did not receive the fee to the street on which their purchase abutted; and, so far as the writer knows, the developers have not definitely committed themselves in the matter.

### Do You Own to the Middle of the Street?

Where a purchaser receives a deed that conveys to him his purchase by lot and block number, according to a map on file with the County Clerk, the courts have held that this description gives the purchaser title to the center line of the street on which his purchase abuts. But where he receives a deed that describes his purchase by metes and



bounds he does not acquire the fee to the center line of the street, unless the measurements extend thereto or it is so covenanted.

To cede his fee in a street a property owner whose deed describes his property by reference to a map filed with the County Clerk, providing such description has been followed consistently since the first sale, has only to make out a deed conveying to the city all his rights, title and interests to the street in front of his lot as it is described by number in his own deed.

Where a property owner has purchased by a metes and bounds description, it is very likely that he does not own the fee in the street on which his property abuts. If between the present owner of a lot and the developers of the subdivision there were intermediary owners, the fee to the street may be in one of them; but it is more likely to be in the developer of the subdivision.

In cases of this kind it behooves the property owner, if he would escape the costs of a legal opening proceeding, to obtain from the fee owner a quit claim deed. While there are incidents where a fee owner of a street has refused to surrender his title thereto without a substantial payment, such incidents are rare. For the most part, the fee owner of a street recognizes that he has only a "paper" title, and willingly signs a quit claim deed. Supported by the quit claim deed, the property owner can then give his own deed to the city and thereby escape assessment.

In either case, if there is a mortgage on the property, a release of mortgage is necessary to complete a cession. As the cession of a street in no way lessens the value of a mortgage, mortgagees should always be willing to release whatever rights they may have in a street.

For the purpose of ceding to the city, property owners can obtain blank deed forms from the Corporation Counsel and from some Borough Presidents. In Queens, the Borough President furnishes blank forms for release of mortgage as well as of deeds.

Having filled out the necessary papers, the property owner forwards them to the Corporation Counsel, who examines the property owner's title to the land he would cede; and, if found good, the property owner is so notified, which means he has escaped all assessment for street opening, unless, through his own negligence, he delayed ceding until after commissioners were appointed.

#### Time Saved by Ceding.

When the city takes title to a street through a condemnation commission, there is always dissatisfaction. It is a common saying that commissioners prolong proceedings for the ten dollars they are paid for each meeting. While this statement may be true of a very few proceedings, the real cause of delay is usually due to technical details.

Before commissioners can even be appointed, a proceeding has to have the approval of the Board of Estimate and Apportionment, and usually of the Local Board. Then surveys and maps have to be prepared and certain preliminaries attended to by the Corporation Counsel.

With voluntary cessions, on the other hand, the question of time lies solely with the property owners. Title to a whole street can be given to the city in a short time, if the property owners get

together and each attends to the ceding of that portion of the street in front of his own property. They can help each other with drawing the necessary papers and may occasionally find it necessary to prod some delinquent.

#### Money Saved by Ceding.

An idea of the pecuniary advantage that goes with a voluntary cession can be obtained from some cost data on legal opening proceedings collected by Mr. A. E. Thomas, Assistant Engineer, Topographical Bureau, Borough of Queens. From the analysis of a number of recent opening proceedings, Mr. Thomas has found their average cost to be 98 cents a running foot, which equals \$24.50 for a 25-foot lot. The extreme cases that Mr. Thomas found were 23 cents minimum and \$2.61 maximum per running foot. For a 25-foot lot these figures equal, respectively, \$5.75 and \$65.25.

The figures above represent adminis-



THE "PATERNO" SOLD THIS WEEK TO BENJ. N. DUKE.

trative expenses only. When buildings are damaged, or land is taken that has never been used for street purposes, the awards made therefore are an additional expense that is assessed upon the abutting property owners. The property owners who voluntarily cede, however, are assessable only for buildings damaged, for section 992 relieves from assessment for all land damages the property owners who voluntarily cede their fee in a street to the city.

At the present time, if a property owner can draw the necessary papers himself, there is no expense whatever to a voluntary cession; and, if he cannot draw them, it will pay him to employ a lawyer, for only once has Mr. Thomas record of a street opening proceeding costing as little as \$5.75.

I say that at the present time there is no cost to a voluntary cession other than that for the possible drawing of the papers; but, if the Budget Committee of the Board of Estimate and Apportionment had its way, the cost of examining title to street cessions would be placed upon the grantors. The Cuvillier bill with this end in view was sent to Albany; but, thanks to the timely action of Borough President Miller of The Bronx, it was not advanced.

## INCOME REALTY.

### Millionaires Investing in High Class Apartments on the West Side.

Evidence of continued interest in high class West Side apartment houses by millionaire investors can be found in the sale this week to the Durham Realty Company (Benjamin N. Duke), of the "Paterno," a fourteen-story apartment house at the north corner of Riverside Drive and 116th street, and extending along 116th street to Claremont avenue. The brokers in the deal were A. C. & L. A. Marks.

The building, a model of up-to-date apartment construction, erected three years ago, and occupying seven lots, has been held at \$1,250,000 and, with several hundred lots lying between Orange and Ampere, New Jersey, which were given in part payment, constitutes a deal involving about \$1,500,000.

The location and construction of the "Paterno" make it one of the most unique and costly houses in the city. Tall and imposing, with its fourteen stories, facing the Drive and the campus of Barnard College, and easily accessible to all parts of the city, no difficulty has been experienced in renting. There are at present one hundred families in the building, with a total rental of about \$120,000.

#### The Broker's Comment.

Alfred C. Marks in discussing the sale said: "This deal, along with other involving similar properties, is significant, inasmuch as they show that many millionaire real estate owners are seeking safe investments by turning to high class fireproof modern apartment houses.

"It is significant also that with general business conditions not too promising there have been a great number of apartment houses sold at good prices, not to newcomers in the market, but to people who have had experience in local real estate matters.

"High class income realty in Manhattan in the form of up-to-date multi-family structures is bound to become one of the most substantial investments. Steady demand for apartments in that section of the city makes renting conditions exceedingly good, and as long as the supply does not increase any more rapidly than the present rate of building the landlord of the modern well-managed apartment house is in an independent position and reasonably assured of good returns on his investment."

#### A Big Game.

The running of the city of New York is a pretty big game, and no man, no matter how honest, without practical experience in big business enterprises, should be permitted to vote away the great annual budget necessary for operating this business; nor should he be permitted to heap further burdens on already overtaxed realty for costly, but unnecessary, improvements—no matter how desirable—until such time as the aforesaid realty has had a chance to catch its breath.

He who economizes, whether as an individual or as an executive of a corporation, is seldom popular, except with the stockholders. But why do not the citizens of New York realize that they are the stockholders; that it is their money.—George T. Mortimer.



## FIRE HAZARD IN LOW BUILDINGS

The President of the Real Estate Board Advises Against Ordering Fireproof Stairways in Old Buildings.

THE Industrial Board of the New York State Labor Department held its first hearing in this city last Wednesday at its local offices, 381 Fourth avenue. The board is a new body, authorized by the Labor Law enacted last spring. It consists of the State Commissioner of Labor, who is chairman ex-officio, and four associate members, who are appointed by the Governor with the consent of the Senate.

The associate members are Richard Cullen, Charles Flaesch, Pauline Goldmark and Maurice Wertheim. The secretary is John R. Shilladay, and William C. Rogers is chairman by virtue of his position as acting Commissioner of Labor. The board has been in existence since June, when the nominations of the associate members were confirmed by the Senate. However, some of the real estate men and others present at the hearing said that their first intimation of the appointment of the members of the board was obtained through the newspaper announcement stating that a hearing was to be held.

The Labor Law vests a great deal of discretionary power in the board, authorizing it, among other things, to adopt rules and regulations and to establish requirements and standards for construction, alteration, equipment and maintenance of factory buildings and the means and adequacy of exit therefrom. The hearing on Wednesday was preliminary to the adoption of rules for the enclosure and construction of stairways, partitions, doors, openings and exits and other requirements or exemptions to ensure safety and adequacy of exit from factories.

The board had applications from the New York Committee on Safety, the Consumers' League, the National Child Labor Committee and other organizations urging that all factories two stories and over be equipped with enclosed fireproof stairways, where neither horizontal exits nor exterior enclosed fireproof stairways exist.

The question being raised whether the board had authority to order the construction of enclosed fireproof stairways in buildings under four stories, it was answered by Bernard L. Schientag, assistant counsel, to the State Factory investigating Commission, who assured the board that it had full power to promulgate such an order. The law makes it mandatory to provide enclosed fireproof stairways in factory buildings over four stories high, but the provision of such stairways in buildings of four stories or less rests with the discretion of the board.

Among those who spoke in favor of a rule requiring fireproof enclosed stairways in the lower buildings were Miss Frances Perkins, secretary of the Committee on Safety, George W. Alger, and others.

Chief William H. Guerin, of the Bureau of Fire Prevention, said that in a great many cases factory owners had bought old buildings adjoining factories and had taken out the staircases in these buildings on adding them to their factories. He said the Industrial Board should go as far as the courts would let it, instead of merely doing as little

as the law required of it. He advocated the enforced installation of sprinkling systems, as well as the enforced building of enclosed staircases of fire-resisting material.

F. J. T. Stewart, of the Board of Fire Underwriters, said that his experience suggested that a building honeycombed with floor-openings for freight elevators, as was the case in many factories, became a fire risk too great even to make a stairway enclosed in fireproof material safe as an exit. He advocated the enforced inclosing of all elevator shafts to prevent them from becoming flues for the transmission of fire from floor to floor, and recommended the installation of automatic sprinklers.

E. A. Tredwell, President of the Real Estate Board, said: "We see a side of this problem perhaps others do not. We know that a great number of buildings—many blocks of buildings on Broadway, even, might say—have what we call a 'carrying value' and not an 'investing value.' If we should be compelled to build fireproof staircases in these old buildings we should have to pay often more than the buildings are now worth. And that would end in only one way. Tenants, rather than pay the higher cost would move away. You would merely paralyze trade in a great section of the city and doom many buildings to a tenantless estate."

The board gave no intimation as what course it would adopt with respect to safeguarding buildings of four stories or less. A second hearing, held on Friday, was devoted to fire alarm signal systems.

### HOTEL FOR WORKING GIRLS.

The New Junior League House a Paying Investment.

The statement which has recently been made that model tenements are sociological or financial failures where they have been built and managed along proper lines, is absolutely untrue, says E. R. L. Gould, president of the City and Suburban Homes Co., which has a larger investment in model tenements than all other agencies in this city put together, and has paid annual dividends for fifteen years at 4 per cent. per annum. It earns 5½ per cent., approximately, upon its equities.

"If these model tenements had been 'failures,' and if their rates of rentals put them beyond the reach of the worthy poor, is it rational to suppose that they would be patronized?" asks Mr. Gould.

"During the last six years, out of total rents collected from the company's model tenements, amounting to \$2,399,382.71, the loss in bad debts has been just \$5,296.65, or a little over one-fifth of one per cent. Are buildings which will produce a net income of 5½ per cent. and where the loss from bad debts is so insignificant, to be called 'failures?'"

The Junior League House, the company's hotel for working girls, at 78th street and the East river, showed only 3 1/3 per cent. of vacancies at the close of the fiscal year. Subscriptions to the capital stock of the company to con-

struct this unique and admirable building were made by Mrs. Willard D. Straight and 117 other members and friends of the Junior League, in the same way as money from time to time is subscribed to build the company's model tenements. There was no gift from anybody.

Hotel Comforts at Boarding House Rates.

The Junior League House is in no sense a "home" or an "institution." It is simply a hotel run without any other restrictions upon its occupants than those which would characterize an ordinary hotel, and with the object of realizing a similar financial return to that which comes from the company's model tenements. Everything that could be done has been done to make the hotel a healthy and comfortable residence for guests, and it claimed that no similar place in this city, or elsewhere, offers as much for the money. Moreover, it responds to a real need for working girls, and should find many counterparts in this and other American and Canadian cities.

At a recent date the guests numbered 317, of whom 30 were school teachers, 87 business women, 32 dressmakers, 40 stenographers, 18 librarians, 14 milliners, 10 nurses, 10 social workers, 5 designers, 5 telegraphers, 15 governesses and household workers, 15 bookkeepers and 15 garment workers.

The building is a six-story fireproof structure, with elevator, electric lights, steam heat and telephone exchange, and contains a large entertainment hall, public and private reception rooms, library and reading-rooms, laundry, sewing-room and typewriting room for guests, roof-garden and porches overlooking the East river. The prices range from \$4 to \$6 per week, including two excellent meals on week days and three on Sundays. It has already become very popular, and there is usually a waiting list for single rooms.

A new building having a frontage of 106 feet 3 inches (Nos. 532 to 536 East Seventy-ninth street) was completed in the latter part of November, 1912, and was fully occupied within three weeks from the opening date. The building contains 102 apartments—five of four rooms and bath, sixty-five of three rooms and bath, and thirty-two of two rooms and bath. It has proven very popular and is fully rented almost all the time.

The whole block between Avenue A and the East River and Seventy-eighth and Seventy-ninth streets, which is owned by the company, will shortly be fully developed. The last building, now nearing completion, has been erected as a memorial to the late William Bayard Cutting, one of the founders and, until his death, a director of this company. The capital stock necessary to construct the building has been, in the main, subscribed by Mr. Cutting's friends with the idea of erecting a fitting memorial to a worthy and useful life. The building will contain 113 apartments of two, three and four rooms, all with baths.

### A New Purchase.

The purchase of the frontage on Avenue A, between East Sixty-fourth and Sixty-fifth streets, a plot 200 feet on the avenue by 100 feet on each street, from the heirs of the late William C. Schermerhorn, has just been consummated, and its improvement will shortly be commenced. When these buildings have been constructed the company will have another completed block of model tenements. This development will undoubtedly prove advantageous and will enable the First Avenue Estate to produce even better financial returns.

An inquiry conducted by the City and Suburban Homes' Company disclosed a

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## JEROME AVENUE READY FOR SUBWAY

Rapid Transit the One Thing Needed to Make It an Active Building Field—The Transit Program.

**R**UNNING from Central Bridge to White Plains, Jerome avenue is the most direct route between these two points. An inspection of the avenue itself and of the section it traverses will reveal an unusual situation—acre after acre and mile after mile of unimproved property, soon to be, with the proposed transit facilities constructed, within thirty minutes of City Hall.

### Effect of a Double Fare.

Jerome avenue lies almost ignored by builders, though with miles of frontage years ago ready to be developed. The lands are principally in the hands of a number of old estates, which are apparently unwilling to sell. At any rate, to this fact the public attributes the stunted growth of Jerome avenue while the East Bronx has been flourishing.

avenue a few modern apartment houses are in evidence.

### The Rapid Transit Outlook.

The construction of rapid transit facilities in this section is expected to awaken the keen interest of real estate investors and operators. At 135th street the Lexington avenue subway will divide into two branches, one running easterly through 138th street to Southern Boulevard and thence northerly through Southern Boulevard, Whitlock avenue and Westchester avenue to Pelham Bay Park, the other running northerly through Mott, River, Gerard and Jerome avenues to Woodlawn road. The Jerome avenue branch will be a subway from 138th street to 157th street and River avenue, from which point to its terminus will be an elevated road. The

## COMMITTEE OF NINETY-NINE.

Working for Brooklyn Citizens' Welfare—A Specific Program.

After slow and careful work since the beginning of June, after conferences and personal exchanges of opinion the Brooklyn Committee of Ninety-nine has assumed its permanent shape and is ready for immediate and vigorous action.

The Committee of Ninety-nine, composed of taxpayers, rentpayers, business men and manufacturers of Brooklyn, are of the opinion that the time now is over-ripe when immediate, concerted and energetic action must be taken to safeguard the interests of the community. They have agreed upon the following practical and necessary program to accomplish the purpose:

To counteract the fast growing evil of overtaxation.

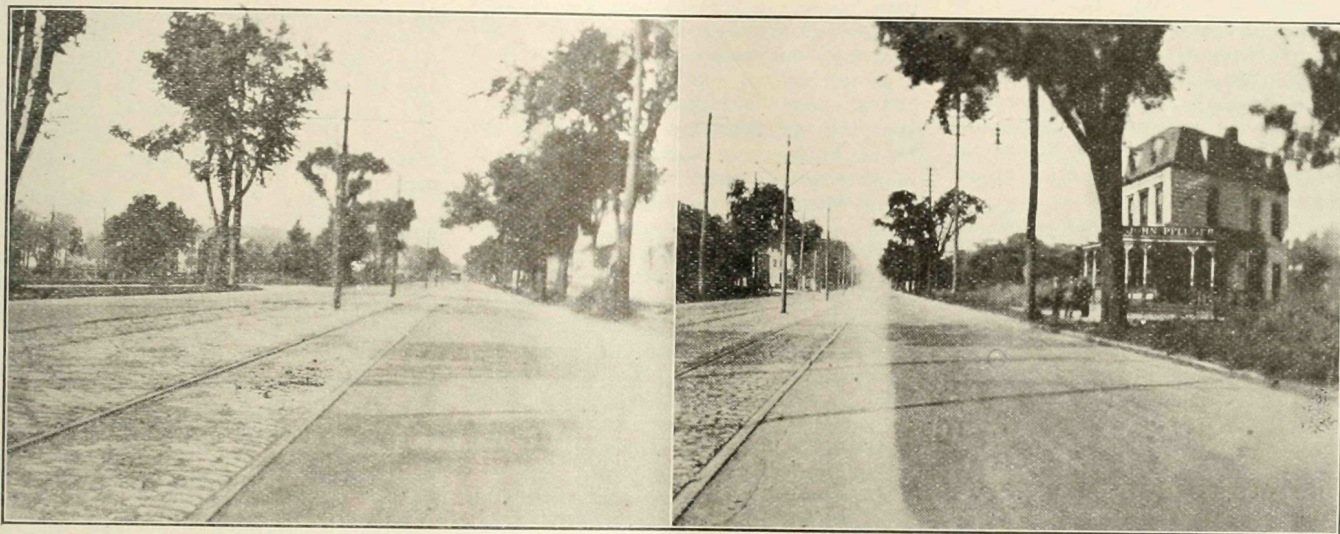
To expedite the work on the Flatbush Avenue Extension.

To secure honest municipal ferry service for South Brooklyn.

To have the center of Atlantic avenue, east of Flatbush avenue, paved and a union line established there.

To remove the red light district, or effect a stricter regulation of the same. To stop any uncalled-for over-officiousness of inspectors from city departments.

To attract large retail stores from



Jerome avenue at 170th street, with Public Park to left.

Jerome avenue, looking north of 172d street.

THE FUTURE PRINCIPAL BUSINESS THOROUGHFARE OF THE WEST BRONX HAS FEW BUILDINGS AS YET.

Coupled with the policy of the landlords not to retail their lands there has been a lack of modern rapid transit facilities. Jerome avenue has surface cars only, connecting with the West Side elevated roads, and a double fare is required to get downtown. The double fare constitutes an economical hindrance to development of no small importance to the public.

Illustrating the confidence of the local owners in the ultimate demand for their property was the recently reported refusal of an offer of \$35,000 for a Jerome avenue corner, measuring 52 by 100 feet, and occupied by an old two-story hotel.

Few building operations have been observed of late, the most notable being the erection of an elevator apartment house at the corner of Morris avenue and 179th street. The first elevator apartment was erected about three years ago by the Valentine Construction Company on Fordham road near Jerome avenue.

Although Jerome avenue is curbed and flagged all along its route and has trunk sewers and water mains, the lack of speedy communication with other sections of the city has retarded both apartment house construction and private residence building. Along the avenue are some old dwellings, and here and there old-law flats; north of Tremont

right to operate elevated trains over the Jerome avenue extension has been given to the Interborough, so that when the extension is built elevated trains starting at the Battery may run through to Jerome avenue to Woodlawn road.

In the light of the development of other sections of the city along the line of proposed subway construction, the Jerome avenue section should be conspicuous in real estate dealing in the near future. John Pfluger, a local real estate agent and a member of various committees of the Highbridge Taxpayers' Association, says it is as certain as anything that with Jerome avenue suddenly granted the one thing it needs, namely, transit improvements, the West Bronx will quickly develop into a high-class residential and apartment house district with Jerome avenue as the principal business thoroughfare and the Boulevard and Concourse as the Riverside Drive of The Bronx.

—Nearly every week now brings a report of one or more apartment houses of the first class being purchased for investment. And it is noticed that some builders are not adverse to taking suburban lots in part payment.

—Marble cutters and tilayers are among the best employed trades at present.

other parts of the city to Flatbush and Atlantic avenues at or near their intersection.

To make every effort to have modern buildings replace dilapidated structures on Atlantic avenue in order to attract a better class of residents.

To take steps that will hasten the time when the intersection of Flatbush, Fourth and Atlantic avenue shall be the down town shopping center, and parts of these avenues be turned into business, manufacturing or desirable residential sections.

Dr. E. J. Megarr, of 586 Washington avenue, chairman of the Committee of Ninety-nine, in an interview said:

"Aggressive and progressive members of more than a dozen well-known organizations constitute our membership and this membership we are going to increase very largely. In fact, every one endorsing our program is welcome and expected to join us.

"We shall tell our Central Cooperative Exchange what we want done, what we want to have done first, give it the means to do the work with and see to it that the work is done as we want it done. Our secretary will be responsible for the work done, and our executive committee will be held responsible for the work done by the Exchange, for its supervision and control.



## NEW REGULATIONS FOR PLUMBERS

**Master Plumbers Must Register Once a Year at the Building Bureaus and Will Be Held to Stricter Accountability by the Superintendents of Building.**

A NEW law for the guidance and registration of plumbers is Chapter 754 of the Laws of 1913, amending the New York City Charter. Once in each year every employing or master plumber carrying on his trade, business or calling in the city of New York must register his name and address at the office of the Bureau of Buildings, in the borough in which he performs his work, under such rules and regulations as the bureau prescribes; and thereupon he will be entitled to receive a certificate of such registration from said bureau, if at the time of applying for such registration he holds a certificate from the examining board of plumbers of said city and is a citizen of the United States.

Such registration may be cancelled by the Superintendents of Buildings for violation of the rules and regulations of plumbing and drainage, or whenever the person so registered ceases to hold a certificate from the examining board of plumbers, or to be actually engaged in the business of master or employing plumber, after a hearing had before the Superintendent upon prior notice of not less than ten days.

The plumbing and drainage of all buildings, both public and private in the City of New York, shall conform to the rules and regulations lawfully adopted by the Superintendent of Buildings of the various boroughs. Said rules and regulations hereafter adopted, and any changes thereof must be published in the City Record on eight successive Mondays before they can become operative.

Suitable drawings and descriptions of plumbing and drainage shall in all cases be submitted and placed on file in the bureau of buildings of the borough in which the work is to be performed, and the same shall not be commenced or proceeded with until the said drawings and descriptions shall have been so filed and approved by the Superintendent of Buildings.

### Repairs and Alterations.

Repairs and alterations of plumbing and drainage may be made without the filing and approval of drawings and descriptions in the Bureau of Buildings where such repairs and alterations do not include the use of new vertical and horizontal lines of soil, waste, vent or leader pipes. Notice of such repairs or alterations, however, shall be given to the bureau before they are commenced, in accordance with the rules and regulations of the bureau. The Superintendent of Buildings shall have power to require sworn statements from persons registering under the provisions of this act before granting any permit to proceed with the work.

### Inspectors to Be Appointed.

The Bureau of Buildings in each borough is charged with the enforcement of these provisions of law, and in addition to such officers and employees as are now provided by law, the Superintendent of Buildings may appoint inspectors of plumbing when an appropriation for salaries has been duly made.

It will not be lawful for any person or copartnership to engage in the busi-

ness of plumbing unless each member of said copartnership shall have been registered. No registered plumber shall for the benefit of any other person make use of any certificate granted to him by reason of being registered.

The penalty for violation is a fine not exceeding \$250 or imprisonment for a term not exceeding three months.

### The Examining Board of Plumbers.

Chapter 755 of the Laws of 1913 amends the Greater New York Charter in relation to the Examining Board of Plumbers so as to provide that the board shall consist of two master plumbers, one journeyman plumber and two city officials having supervision over plumbing, drainage or sewage. All the members will be appointed or designated by the Mayor. The master and journeyman plumbers will receive five dollars a day for their services, but the total sum may not exceed twenty-five dollars a month.

This board will examine all persons applying for certificates to engage in the trade, business or calling of master or employing plumber in the city as to their fitness and qualifications for the same, including their business responsibility and repute. Other duties are:

2. To issue certificates to such persons as the board deems qualified to engage in business as a master or employing plumber, upon such terms and conditions as may be prescribed by the rules of the board, which rules shall be published in the City Record, once a week for three successive weeks before becoming operative.

3. To examine in conjunction with the Municipal Civil Service Commission applicants for positions as inspectors of plumbing, and no person shall be appointed an inspector of plumbing who shall not have obtained a certificate of competency as such inspector from the examining board of plumbers.

4. To revoke any certificate issued by the board after not less than five days' notice upon proof to the satisfaction of the board of fraud, deceit or collusion in obtaining the license, violation of or failure to observe the lawful rules and regulations or ordinances relating to plumbing and drainage in the city of New York, or of the rules of the said board.

§ 1574. All persons now holding certificates of competency heretofore issued by the examining board of plumbers in the city of New York shall after the passage of this act submit such certificates to the examining board of plumbers at such time and in such manner as the board may require, and the board shall endorse on the face of such certificates that the same are renewed in accordance with the provisions of this act, except that the board may refuse to make such endorsement upon proof to its satisfaction that a certificate of competency heretofore issued has been obtained through fraud, deceit or collusion, or that the person holding the same is no longer actually engaged in the business or calling of employing or master plumber, or has been convicted of a violation of the rules, regulations or

ordinances relating to plumbing or drainage of the city of New York. No certificate of competency heretofore issued by the examining board of plumbers shall be effective for registration in the bureaus of building in the city of New York, unless it shall have been endorsed as provided for in this section.

### WILL SEE IT THROUGH.

#### City Economy League Completing Plans for Permanent Organization.

President William H. Chesebrough, of the City Economy League, said yesterday that the league was completing its plans for permanent organization. Having successfully impressed its demands upon all political parties for the adoption in the party platforms of a plank of "Economy and Efficiency vs. Extravagance and Waste," the league proposed to stand by and see to the pledge to the people fulfilled.

The program for the next meeting of the executive body of the league includes the formation of the following committees: On permanent organization, to prepare a constitution and by-laws; on investigation, to investigate and report municipal waste, misuse of public funds and all proposals for new appropriations of the Board of Estimate; on league extension, to enlist the active co-operation of great organizations such as the Chamber of Commerce, Merchants' Association, Manufacturers' Association and all local boards of trade, taxpayers' and rentpayers' associations and civic bodies; on speakers and meetings, to create a bureau of speakers for public meetings.

The league being non-political and non-partisan will not take any definite stand on political issues except to secure the right sort of policy for municipal administration and the right sort of men in office to carry out this policy.

The membership of the City Economy League is now approximately 30,000, with increases being reported of about 1,200 a day. During the past month quiet work has been done in organizing this membership throughout the five boroughs. Each borough has its headquarters, its borough leader and organizer. The membership is divided into geographic districts corresponding to the Assembly districts in the political division. A captain in charge of each district has his lieutenants in the smaller divisions corresponding to the election districts.

It is the purpose of the organizers to hold district meetings and borough meetings, and, at proper intervals, general meetings of the City Economy League, comprising delegates from every community.

President Chesebrough believes that when the league is so organized and in working order, with a vigilance committee in each small section of the city making note and reporting things, there will not be much put over on the taxpayers in the form of waste or misuse of public funds. If we could have had such a league going during the past ten years, he says, the city would have been saved very many millions of dollars.

—Many calls for mechanics are coming from other cities where building operations are brisk.

—Chief Guerin of the New York City Fire Prevention Bureau unqualifiedly approves the contention of the real estate interests which hold that the largest city of the land should have a separate code of fire-prevention laws from those more especially applicable to small towns.



**HOW REALTY VALUES CHANGE.**

**Sections Where They Have Receded—Assessed Valuations Too High.**

In his testimony before the State Transfer Tax Appraiser in the case of the estate of John Jacob Astor, Robert E. Dowling, one of the expert appraisers for the real estate, gave utterance to some opinions of unusual interest in reference to values. Mr. Dowling had affixed his valuations to a list of properties and was being examined as to the method by which he had arrived at those figures, and why his appraisals differed from the assessed valuations in certain selected instances. In answer to questions regarding the Hotel Kickerbocker he said:

"In the case of the Knickerbocker Hotel, I was familiar with the property and had been for over twenty years. I am speaking of the land. I had been familiar with the valuations from the time it was sold in 1893 to this date. I was and am especially familiar with valuations of that district and I visited this property in the neighborhood of probably fifteen to twenty times, day and night, and viewed it in its different aspects and conditions. It is a property a great part of the value of which would come from the use of it at night.

"I took into consideration the general factors that we do in appraising a piece of land, including its transit facilities and the use to which it could be put.

"There had been no similar sales of a corner of that street, because there was nothing like it. There is a difference between the south and the north side in many of those crosstown streets, and I think that at 42nd street the southeast corner is the best corner of the four. There is no fixed rule for appraising a piece of property like that. It is a matter of opinion and the best judgment of the market. I didn't ask any one else's opinion; my appraisal is wholly and solely my opinion.

"I took into consideration the fair market value at that date, as I know the market and from an experience of twenty-five years, of operating in real estate, and I think that during that time I have personally, or for the corporation of which I am the active head, purchased and sold more real estate in value than any other man in New York City. I know all the principal large pieces of property—the most valuable pieces—that I was called upon to appraise in this case. I had studied them for years.

**In the Pennsylvania Section.**

"Taking the property from 225 to 241 West 34th street as a group, it is situated on the north side of the street between Seventh and Eighth avenues. I have appraised the land at a lower figure than the assessed valuation for 1912, as shown above. In my judgment the district in which these properties are situated, particularly surrounding the Pennsylvania Railroad station, has gone back in value in the past two or three years. There was a great speculation in this immediate neighborhood, beginning about the time of the announcement of the Pennsylvania Railroad's intention to build a station, and, as had happened in many other sections of the country and of the city, expectations were not realized and values are much lower than the estimated values of five years ago. My recollection is that the assessed valuations in this neighborhood were raised very materially within the past six or seven years because of the temporary speculation that there was in that neighborhood, but the properties have not borne out that speculative hope."

"Did you consider each building as a separate valuation?" Mr. Dowling was asked.

"Yes. That is the way it was listed to me."

"Would it have made any difference in your valuation if you had considered them as a whole?"

"Well, I am frank to say that I did consider that the plot could be gotten together in making the appraisal. While I did not consider the appraisal as a single piece, I did consider the fact that the ownership was in one and that they could be gotten together.

"I also considered the potential value of the ground for bigger buildings than those now on them, and also the income or probable income from the present buildings, but I regarded the buildings as merely a temporary way of getting some income out of the property."

Mr. Dowling thought the best use that could be made of the 34th street lots was for a loft building. He said property in that section was over assessed.

**Values Near the Waldorf-Astoria.**

In the case of the property at 22, 24 and 26 West 34th street, south side, a little to the west of the middle of the block, about forty feet west of the Astor Court, Mr. Dowling's appraisal was \$787,500 for the land and \$837,500 with the improvements, whereas the assessed valuation is \$1,100,000, of which \$120,000 is for the buildings. Mr. Dowling stated in this connection that he had studied the property many times and was satisfied that the assessed valuation of the land was excessive. The same thing that affected the property to the west of Broadway in relation to the Pennsylvania Railroad had affected it in this section. There had been a boom in 34th street and a rush to get in there to pay excessive rentals. The properties had not been successful.

"Is this about as choice a location for business of comparative size as you could get in New York?"

"I think not," answered Mr. Dowling.

"Do you think that the erection of the Hotel McAlpin at 34th street and Broadway, a little to the west of the property, affected its value?"

"I have seen no beneficial results from it yet. There may be, but the general condition of 34th street is going back instead of forward. For high grade business it is not as attractive as it was five years ago, and the same conditions that prevail on Fifth avenue below 34th to 26th streets, and that prevail on 23rd street between Fifth and Sixth avenues, are now affecting property in 34th street, between Fifth and Sixth avenues."

**FOR BROOKLYN ELKS.**

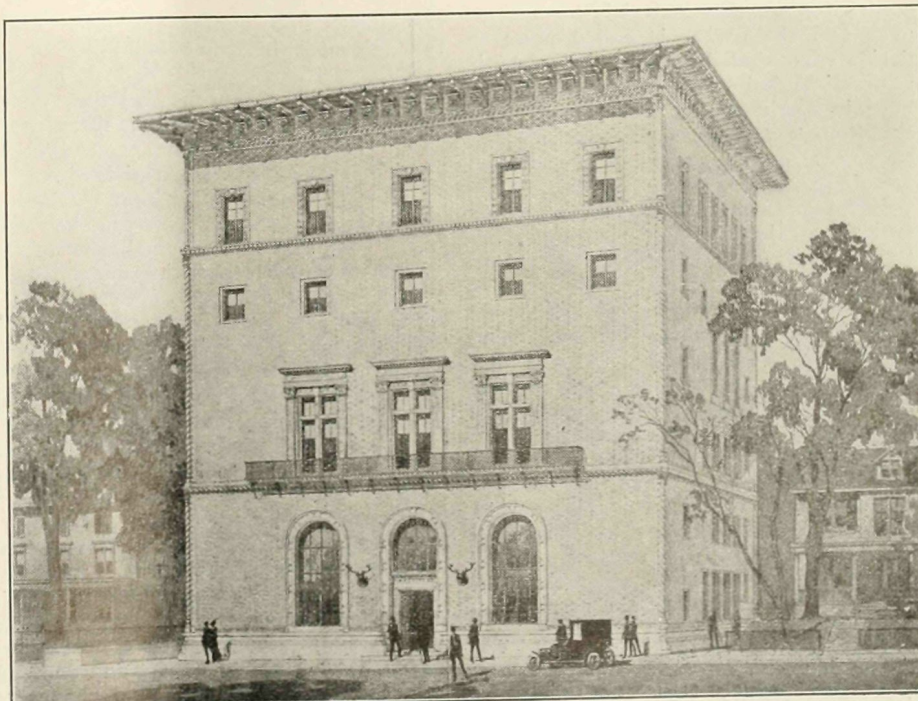
**Contract Awarded for the Erection of a Club House.**

The Tower Construction Company, 1 Madison avenue, received the general contract this week to erect the new club house for Lodge 22, B. P. O. Elks, at 144-146 South Oxford street, Brooklyn. The size of the lot is 100 feet in the street by 115 feet in depth; the building will stand free on all sides, ensuring permanent light and air fronting 808 feet by 97.8 feet. There will be a boiler-room, cellar, basement, first floor, first floor mezzanine, a second floor, with two mezzanines, and a third floor. The entrance lobby is to be 49.4 feet long by 35 feet wide and 23 feet high, with a vaulted ceiling painted and decorated, supported on ornamental columns. The walls will be decorated up to and including the cornice, and the floor will be of marble terrazzo. The lobby is to be lighted with three large arched openings on the street front, the lower part of the central one being utilized for the entrance doors. Corresponding to these openings, on the opposite side, are three doorways of generous width opening into the main dining room. It is important in entering any building of this nature that the lobby should be spacious, imposing and dignified; this lobby fulfills all these requirements.

The main dining-room is as seen in the architect's plans, 23.6 feet high, with a balcony running entirely across the west end, giving extra seating capacity and communication for service to the private dining rooms. The private dining-rooms on the balcony level are so arranged that they can be thrown together and used for larger and smaller parties. On the level of this balcony is the ladies' dressing-room, situated midway between the lodge room and the main dining-room floor. This is done partly for convenience and partly for economy of service. It is large enough to be used jointly from and by either floor.

The lodge room is 66x73x35 feet high, with three large balconies, with a total seating capacity of about 1,200. The lines of sight from the balconies have been so planned that the work can be seen from any point. An adequate space has been provided for an organ, which will be installed in the future. This room is lighted by nine large windows, with its proportions and decorations it

(Continued on page 350.)



H. Van Buren Magonigle and A. W. Ross, Architects.  
THE NEW HOME FOR ELKS IN BROOKLYN.



# BUILDING MANAGEMENT

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

## OFFICE BUILDING CONSTRUCTION.

Details with Which Owners and Architects Should Be Familiar in Order to Achieve the Greatest Success.\*

By JAMES E. RANDELL.

A BUILDING manager's duties during the construction of a building cover a wide field, and call for adaptability, patience and diplomacy, together with aggressiveness. Where the investor realizes how little he has been thrown in contact with office building construction and operation he is sometimes of the opinion that a man who has operated buildings may be of real assistance, but rather than incur the expense of his services he relies on the architect to see that proper things are embodied in the plans and specifications and that a profitable floor plan arrangement is decided upon to produce the rental revenue.

He reasons that he has employed the best architect he could get who could produce a building for the smallest investment, and that it is the duty of such architect to employ proper experts in his office to see that the details are properly worked out. The architect, in turn, having the office expenses of draughtsmen, engineers and inspectors in view, and wishing to place as much as possible of his commission on the profit side of the ledger, has his different specialists draw such specifications as may suit the building about to be constructed, from a form used in their office for some former building, and adjust it to the peculiar needs of the building in hand, being careful to avoid specifying any particular company's material and merely specifying the grades and qualities of material.

### Important Decisions Necessary.

When the specifications have been presented to the contractors, the bids taken and the general contract let, the contractor presents materials for acceptance and the owner is called upon to decide what shall be used. Unless he is a practical builder, or has had experience in work of this kind, he is about as competent to discuss such matters as a coal miner would be to discuss astrology.

In most cases the owner does not rely entirely on the architect, who endeavors to lead him into using what he feels to be the proper things, both from an artistic and serviceable standpoint, but calls in his immediate business associates and listens to their pros and cons (to the exasperations of the long-suffering architect) and makes his decisions after hearing their criticisms.

If there were ever a time in a man's business experience when he needs a guardian it is at this particular period. If he is wise he will say to himself, "I am ignorant on these matters. I will call in a practical man, other than the architect, who has done the actual con-

struction work and who knows better than the architect or draughtsman what these materials do under given conditions, because of his years of contact as a superintendent of construction work." This man, who must be of wide experience, will know what happened to this and that material in other buildings. He will know that certain grades of electric wiring would not do for this job. The plumbing specifications as drawn might allow of a grade of goods being used which had proved a source of trouble on some other building, and so on. A building superintendent employed by the owner is truly a money saver.

### Inspecting Materials.

After the building is under way this man can have each consignment of material inspected by his assistants and himself, along his own lines, to see that it comes up to the standard called for by the specifications and selected by the owner, so that when the building is completed the owner can safely say, "I got what I paid for."

Throughout all this preparation and completion, however, it may have never occurred to the owner that there are men who make a specialty of managing buildings, and who come in daily contact with the people occupying offices in such buildings, and that these managers who, through their years of economical operation, may be in a position to say what kind of a floor plan would be the largest revenue producer, and may have a wide experience in building matters other than the mere renting of space.

### For Instance, the Elevators.

It may not occur to the owner that the building manager is perhaps the most competent man to decide as to the location of elevators, both for the greatest convenience of tenants and the most convenient operation of the system. The number of elevators is decided by the architect, who quotes the floor areas per elevator in other buildings as an argument to warrant his deductions, and often decides that the building under consideration will stand a little more floor area per elevator than another which seems to give satisfaction.

Now, the man who knows whether satisfaction can be given under certain conditions is very liable to be the man who has been in constant daily touch with the users of the elevators and who has been responsible to them for service. Some years ago it was thought that one elevator to every 15,000 square feet of rentable space was the correct thing, but as ground values have advanced we find the rentable area per car enlarged to 20,000, and then to 22,000, 25,000, and even 27,000 square feet per elevator.

I do not wish to be understood as saying the last figure is too much or too little, but if any kind of service is to be maintained, such as a tenant (who is paying a substantial rate per square foot) has a right to expect and demand, there would, at least, be no chance to shut down an elevator during the day for any purpose. All cleaning and re-

pairing must necessarily be done at night.

Window spacing may result in a loss or gain of revenue according to the way the floor space will divide in relation to it. There is no rule by which to be governed, but moderately narrow windows, in spans of three, give good opportunity for office divisions.

### Avoid These Mistakes.

There are many things that the building manager has found to be important and which are often passed over by architects because they have not been closely in touch with methods of operation. I could point out buildings where the pockets for the window weights are too small, thereby causing the weights to catch and the supporting chains to break frequently. This means needless expense.

Wide cornices are a menace and must be discouraged at all times. When the mortar wears away between joints, the water gets in and freezes. This breaks the masonry by expansion and becomes a menace to the pedestrians on the sidewalk. Keeping a wide cornice properly inspected and tuckpointed is a heavy annual expense.

Elevator cabs should always have flat tops, without holes of any kind. A flat top serves as a platform for the shaft cleaners, and is an effective grease catcher. Where the tops are gridded, the grease from cables and overhead sheaves can fall through and ruin the clothing of the passengers at the expense of the building.

The floor numbers in an elevator shaft can best be seen if made of white enamel ware, so that one wipe with a damp cloth will always keep them bright, new and conspicuous.

There are few architects as competent as an experienced building manager to decide regarding the hardware to be used. The manager, if his experience has extended over any number of years, has seen faults in locks, door checks, window catches, gate latches, toilet locks, hinges, transom catches and the hundred other small items, even to the finishing nails, and he is better able to detect the shortcomings of a factory output. In this matter I have found that the manufacturers always welcome an honest criticism and are most alert to correct any source of trouble. The manufacturer gets his ideas from the expressed needs of his consumers.

### Points About Plumbing.

In matters of plumbing, who can possibly be in a better position to judge what lavatories, closets, urinals and faucets should be used? Who, in this enlightened age, would install a wall urinal with an inch and a half waste, when he can get either a wall or floor urinal with a two and a half or a three-inch waste? Those of you who have been compelled to spend your buildings' real money which might have increased a dividend will realize the sense of the three-inch waste. Who would recommend the installation of a water closet which has to be taken down and reset each time some one drops a lead pencil into it? But the initial cost of the build-

\*Paper prepared and read by J. E. Randell at the annual convention of the National Association of Building Owners and Managers at Cincinnati. Mr. Randell is president of the National Association of Building Owners and Managers and is manager of the Continental and Commercial National Bank Building, Chicago.



ing must be kept down and a fixture often goes into the construction because of its lower price.

Plumbing supply, vent and waste pipes should always be galvanized.

In deciding the number of toilets, the building manager is best able to arrive at the proper number to be installed. I would recommend for your consideration, for men's toilets, one for every 3,000 square feet, and for women, one for every 18,000 square feet of rentable space in the building, distributed as you deem best.

The supply pipes for thermostat heat regulation have generally been run in the floors about eight feet from the outer walls. I think this is a mistake. I would like these pipes to be as near the outer walls as possible, with an outlet under each window mullion, and on each outer column behind and above the baseboard so that no matter where a partition is built or how often it is changed the floor need not be disturbed to find the thermostat supply pipe. It will always be at the window end of the partition.

The location of an ammonia refrigerating plant is very important. Many accidents have resulted through this not being properly isolated. I had an experience of this kind in one building that might easily have resulted fatally to the day engineer and fireman, and to the chief janitor and myself in our endeavors to reach them.

I have seen the door thresholds between offices  $\frac{3}{8}$ -inch thick instead of  $\frac{5}{8}$ -inch. The expense to the building was considerable in having these changed and the doors cut off so that they would clear the floor coverings laid down by tenants.

**About Walls.**

I have seen corridor walls built of tile 5 inches thick, so that with the thickness of the marble and the plaster on the inner side of the wall it was necessary to use 7-inch door casings.

Most of this tile had to be cut down because of unevenness, in order to set the marble, which was 7 feet high. It would have been far wiser to use 3-inch tile below the transom line and 4-inch tile above, both faced from the office side of the partition. This would have left a space of 1 inch behind the marble and so allowed for all unevenness, and prevented the first expense of installing thick tile, and the subsequent delay and expense caused by the necessary chipping to make proper surfaces to receive the marble. It would also have supplied a solid, unbroken wall behind the marble instead of a broken one, which at many points was simply a plaster shell on account of the tile having gone to pieces entirely under the cutting down process.

**Summer Care of Heating Plant.**

With a steam or water heating boiler when closing down for the season, shut off the water supply, and after cleaning out the ashes, soot, etc., as with the furnace, and attending to any necessary repairs of grate and firebox, open the blow-off cock and let out all the water in the plant, being careful to admit air above the water by opening valves, water gauges, etc. Otherwise a vacuum will be created in the heating system which might cause damage unknown and unsuspected until the system was started up in the fall. After the water is all out, remove the plug in the upper part of the boiler if there is one, or if not, disconnect one of the outlet connections to the main, insert a hose and wash out all the sediment possible. This not only tends to preserve the boiler but adds to its ef-

iciency, as the sediment and scale are poor conductors of heat. After this job is completed, restore the plug or connection, using a little red or white lead on the screw threads.

If it is a steam boiler, remove the gauge glass and clean it out nicely, using a wire for the inside with a small piece of cotton cloth wet with kerosene oil or warm soda water; be sure that the diaphragm of the damper regulator is in good condition; these often harden and break while in use leaving the regulator inoperative. Repack any valves that gave any evidence of leaking while the plant was in operation, using lamp wick soaked in heavy machine oil, or asbestos wicking. If there is any indirect or semi-indirect radiation it should be thoroughly cleaned, and all air boxes or passages treated as with the furnace; it is also well to clean off all the radiators in the house with a thin, stiff, long handled brush.

The foregoing hints are given by C. F. Smith in the National Builder. He further says that if it is a water-heating system the expansion tank should also

ter, although its resident population is only moderate.

In other words a business district having a resident population of only 11,000 has a daily consumption per person of 860 gallons, while a dense East side tenement house district consumes only 60 gallons per day per person, or 5,400,000 gallons. In The Bronx the average daily consumption is only 54 gallons per person while in Brooklyn the average daily consumption in the poor class of tenements is 52 gallons a head.

The Water Department finds that a large part of this excessive consumption in business buildings is directly traceable to the negligence on the part of building managers failing to install spring stop-cock faucets so as to check the waste arising from indifference of employees in laboratories and toilets, to the cost of the water they use.

The daily consumption in Brooklyn ranges from 140,000,000 to 175,000,000 gallons a day, according to the season of the year. The biggest demand for water is in the summer. The growth of that borough calls for an addition every year

Consumption of Water By Districts.			
Location.	Description.	Resident population.	Daily consumption per person gallons.
Fulton st, E. River, Battery, North River.....	Typical business section, shipping piers .....	11,000	860
96th st, Bway, 86th st, Riverside dr.....	High class apartments.....	10,200	74
86th st, Bway, 72d st, Riverside dr.....	High class apartments, apartment hotels .....	8,900	153
42d st, Lexington av, 34th st, 6th av.....	Hotel district and brownstone fronts .....	8,400	200
125th st, Lenox av, 110th st, Morningside av.....	Moderate cost apartments....	44,000	111
42d st, 2d av, 59th st, 4th av.....	Private houses and some tenements .....	58,000	60
14th st, 9th av, 29th st, 6th av.....	Stores and tenements.....	38,000	90
89th st, 2d av, 86th st, East River.....	Medium dense east side tenements .....	39,000	36
Grand, Division and Market sts, East River.....	Dense east side tenements....	90,000	60
86th st, 3d av, 103d st, East River.....	Tenements and water front district .....	40,000	56
			Total daily consumption gallons.
			9,450,000
			760,000
			1,366,000
			1,680,000
			4,888,000
			3,478,000
			3,478,000
			1,391,000
			5,400,000
			2,222,000

be cleaned of any sediment or slime and the gauge glass cleaned as with the boiler.

After all the cleaning and repairing has been completed, the boiler trim, smoke pipe, etc., should be painted and treated as with the furnace; after which the boiler, whether steam or water heater, should be filled to the safety valve with water and left so until ready to start up in the fall, when some of the water may be drawn off to clean out what little sediment there may be.

This will keep the boiler in perfect condition, and prevent corrosion by the oxygen of the atmosphere, which occurs when the boiler is left empty or only partially filled. Of course, if the boiler is to be left without a fire during the winter, all the water should be carefully drained off to prevent freezing.

Do not attempt to fill or empty the boiler without having one or more openings above the water for free passage of air.

It is one of the duties of life to take proper care of the various things provided for our health and comfort, and there is certainly no one thing more necessary for that purpose than the heating plant, and it is therefore surely deserving of careful attention. Get at it.

**Consumption of Water.**

The relative consumption of water in buildings of all kinds in Manhattan by districts is shown in the accompanying table prepared by the Board of Water Supply. It gives a comprehensive picture of just how the water is used in Manhattan and the relative proportion of types of buildings in their respective districts. It will be seen that business buildings consume by far the most wa-

of approximately 7,000,000 gallons to the daily supply. In the last eighteen months, on this basis, the Brooklyn requirements has risen 10,000,000 gallons a day.

**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 Foot Operating Closet.**

A novelty in water closet control is being introduced by the I-X-L Pump and Manufacturing Company, of Philadelphia in the form of a foot release for the flush tank. The idea is as simple as



its operation, the ordinary form of closet being used with the exception of the pull or push device on the tank. It is particularly applicable in public or semi-public toilets, because of its hygienic features in that the hand is not required to come in contact with any part of the closet in flushing the bowl.



# REAL ESTATE BUILDERS RECORD AND GUIDE.

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Building Construction and Building Management  
in the Metropolitan District

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The United Real Estate Owners' Association, of which Dr. Abraham Korn is president, has passed a resolution recommending Robert E. Dowling for the mayoralty.

The statement issued this week by President William H. Chesebrough concerning the plans for a permanent organization of the City Economy League will be a welcome assurance to property owners. Many of them, possibly the majority, feel that the best results from such an organization will be obtainable after, instead of before, election time.

The carriage and automobile entrance on the 43d street side of the new Stern's is a unique feature in department store construction. It is a real entrance, extending within the building line on the ground floor. Another big department store now under construction will have an even larger entrance into the basement. In this case valuable ground floor space will be saved for merchandising.

The New York State Department of Labor has issued a convenient booklet containing the Labor Law enacted by the Legislature last spring. The law defines a factory building as any structure which, or part of which, is used for a factory; and a factory is construed to include any mill, workshop, or other manufacturing establishment where one or more persons are employed at labor, except certain structures used in connection with railroad purposes and subject to the jurisdiction of the Public Service Commission. Better get the booklet at 381 Fourth avenue and study it. Otherwise you may be guilty of running a factory without knowing it.

### Municipal Trading.

The recent regrettable defeat of the plan of Borough President McAneny to start an experimental municipal ice plant makes it worth while to call attention to the freedom with which similar experiments in municipal trading are now being made all over the world. Over a year ago the municipal administration of Berlin began the sale of fish at the public market halls. The innovation proved to be such a success that seven different municipal fish stands have been established in that city. The fish is sold twice a week at official prices advertised in the municipal advertising columns the day before the sale, and the saving to consumers has averaged over a cent a pound for each pound bought. The city of Montevideo has just established a municipal slaughterhouse, while Buda-Pesth sells meats, poultry and dairy products in its municipal shops, conducts a municipal slaughterhouse and a bakery which produces thirteen per cent. of the city's daily consumption of bread.

In our own country the city of Janesville in Wisconsin operates a municipal quarry, and as a result thereof is saving to the city twenty-six cents per cubic yard of crushed stone. Northampton in Massachusetts, which had a municipal theatre presented to it sometime ago, has now its own stock company of players, and provides regular evening performances at moderate prices. So far the theatre has paid its expenses and has proved to be very popular. In Rhode Island, Pawtucket has opened a municipal theatre for the exhibition of patriotic motion pictures. Work has been begun on an opera house for Los Angeles, for which \$750,000 has been subscribed. Both St. Louis and Denver have municipal lodging houses, the former of which accommodates three hundred persons. Portland, Maine, has a municipal fuel yard. Boston has some ten municipal gymnasiums which are used by over 200,000 people in the course of the year.

Illustrations of this kind might be multiplied, but enough has been given to indicate that extension of municipal activity is not confined to any one part of the country or to any one class of activity. There can be no doubt that if the fusion ticket is elected similar experiments will be tried in New York. Neither the Mayor nor the two other members of the Board of Estimate to be elected at large would be opposed to a considerable extension of this kind of municipal housekeeping. But it is to be hoped that the first steps will be cautiously taken and will not commit the city to large capital expenditures on behalf of such interesting and promising but dubious innovations.

### Port Development the World Over.

Considering the attention which the very important matter of port development is receiving in New York, it is interesting to note that all over the world cities are spending large sums of money for the purpose of adapting their machinery of handling freight to the requirements of modern commerce. In the United States practically the important cities on the Pacific Coast are making extensive improvements. Seattle has plans involving the expenditure of \$20,000,000 during the next five years. Los Angeles will devote \$10,000,000 to the same purpose. The port development plan of San Francisco will cost some \$9,000,000. In the South, New Orleans is building a cotton warehouse which will cost \$9,000,000; Mobile is making extensive improvements to its dock system; and Congress has appro-

priated \$2,000,000 for the expansion of the harbor limits at Port Arthur, Texas. In fact, practically all the ports on the Gulf of Mexico are making elaborate and expensive preparations for the increased commerce which is expected to result from the opening of the Panama Canal; and, of course, the same prospective event accounts for activity along the same lines on the Pacific Coast. It should be added that the Canadian cities are not behind their American competitors in going into these preparations. Montreal, Toronto and Halifax are all spending large sums of money improving their shipping facilities, and so are Vancouver and Victoria in the Northwest. In Europe, Havre, Boulogne, Calais, Hamburg and London have extensive and costly changes in process of construction; and the most important ports in Chile, Peru, Brazil and the Argentine are similarly active.

It is estimated that, taking the world over, about a billion dollars will be spent during the next five years in reorganizing and modernizing the methods of handling freight in the great seaports. While the prospective opening of the Panama Canal is the most important single factor in making such an enormous expenditure desirable, the ever-increasing size of steamships and the improvements recently made in the technique of freight handling have also had much to do with the expenditure.

It is somewhat disheartening to remember that New York as yet has not done anywhere near as much as its competitors and commercial partners to introduce economical and thoroughly modern methods into its port equipment. Of course, arrangements are being made to accommodate the largest vessels which now cross the Atlantic; but that is only one aspect of the matter. It is in the methods of transshipping freight from boat to car the greatest economies have been introduced; and in this important respect New York is still a generation behind the times. Public opinion is, however, more alive than formerly to the importance of this matter. It will receive some little attention and discussion during the coming municipal campaign, and there are good prospects that before another year has elapsed plans will be adopted for the modernization of the freight handling machinery in New Jersey, South Brooklyn and Manhattan.

### Economy in Excess Condemnation.

One matter in which the City Economy League should take an active interest is the passage next fall of the proposed constitutional amendment authorizing the principle of "excess condemnation." This amendment will permit a city, when it condemns real estate for the opening of a new street, to purchase more than it needs for the actual improvement, so that it can subsequently sell off in plots adapted for improvement the frontage on the new street. The need of this power is obvious. The present system is expensive alike for the property owner and the city. In the case of the Seventh avenue improvement, for instance, the city will condemn parts of several hundred lots and will cause the owners of the lots disproportionately large damages because the residue left to the property-owner is not of much value for re-improvement.

On the other hand, the property owner, in spite of the increased damages he obtains, is left with a mutilated piece of property which has to be combined with many neighboring lots in order to be of any use. The consequence is that street improvements of this kind, while they may be of great value in providing new arteries of vehicular travel, often



fail to be of much local benefit. Such was the case with the Elm street widening and extension. Business is not attracted to the new street, because of the delay which always attends the construction of modern buildings as a consequence of the difficulty and expense of piecing together plots of sufficient size.

The City Economy League should take an interest in this amendment and work for its adoption, partly because the existing method is wasteful and partly because the proposed new method is necessary in case street improvements are hereafter to be financially possible in Manhattan. As to the waste of the existing method, there can be no question. The city is obliged to pay more proportionately for the fraction of the lots condemned by it than it would for the whole lot, and the cost of the improvement is unnecessarily increased by this amount, yet the property owner is left with a piece of property which derives its economic value only from combination with neighboring parcels—the consequence being that the economic value to the city of the frontage on the new street is frequently lost. The increased damages are assessed in arbitrary percentages on arbitrarily determined areas, the result being, in spite of the best intentions in the world on the part of the assessing officials, many cases of individual injustice.

The method of assessment is usually contested in the courts, and the whole expense is frequently fastened on the city treasury. Under the proposed new method these causes of waste and delay would be avoided. The city would condemn a frontage on both sides of the new avenue deep enough for improvement with modern buildings. As a consequence of the improvement, the frontage could be re-sold at a price sufficiently large to compensate the city for a certain part of its expense.

The profit made by the city would vary in different instances; but it would always be sufficient to make unnecessary any local assessment. The experience of foreign cities proves such to be the case. The opportunity to exercise the power of excess condemnation makes possible many street improvements which otherwise would be impossible. This is particularly the case in New York, because of the fact that the city has approached the limit of its borrowing power. Until the city securities, issued to build the new subways, become self-supporting, which will not be for many years, the city will not be able to pay for street improvements by the issue of municipal stock; and a certain class of such improvements are likely to come to a standstill unless they can be paid for in large measure by the purchase and re-sale of the property most benefited. Thus the matter is one in which the City Economy League ought to take a lively and an energetic interest.

The amendment is not likely to be passed unless every interest and every organization which favors it, works vigorously on its behalf. Several years ago a similar proposal was defeated. The vote cast by New York City was largely in its favor, but the local majority was converted into a minority by the still larger adverse vote up the State. The same result may easily happen again. The ordinary rural voter is not interested in the principle of excess condemnation and does not understand what it means. When he is confronted by a constitutional amendment which he does not understand he usually votes "No." A large adverse vote of this kind is unavoidable and it can be overcome only by an energetic agitation on behalf of the amendment. It is to be hoped, above all, that the several political organiza-

tions can be induced to recommend to their voters an affirmative vote.

### The Borough Presidents' Departments Both Economical and Efficient.

Editor of the RECORD AND GUIDE:

In your issue of August 2 you publish a letter by Albert E. Davis, entitled "The Board of Estimate at Fault." In it he says:

"The weakest point, in my judgment, of our present city government is the Board of Estimate as at present constituted, with the Borough Presidents voting to appropriate the money which they themselves are to expend, and no check upon their extravagances. Each tries to get as much of the city's money as possible for his own borough and each helps the others in return for similar help for himself. It will be difficult to keep down the ever-mounting budget while this power continues to be vested in the Borough Presidents."

There is no excuse for statements like the above because the public prints have stated repeatedly that the total expenditures of the Borough Presidents do not exceed five per cent. of the appropriations. The Budget Committee is composed of the Comptroller, the President of the Board of Aldermen and the President of the Borough of Manhattan. The last named does not sit on the committee when his appropriations are considered.

All the Borough Presidents together have but seven votes in the Board, while the Mayor, the President of the Board of Aldermen and the Comptroller have nine. It is to be seen, therefore, that it is impossible for the Borough Presidents to vote themselves extravagant appropriations.

It will be interesting in this connection also to compare the expenditures of the Borough Presidents with those of other departments, as shown on page 4 of a bulletin published by the Bureau of Municipal Research on July 26, 1913, as follows:

POPULATION VS. PAYROLL INCREASE		
1912 OVER 1909.		
	Per cent.	Per cent.
Bronx .....	grew 52.6 —	decreased payroll 21.4
Manhattan ..	7.5 —	" " 8.6
Richmond ....	18.5 —	" " 2.2
Brooklyn .....	15.4 —	increased " .28
Queens .....	36.4 —	" " 18.8
City as a whole	11.68 —	" " 15.2

It may be seen from the above that the Borough Presidents' departments have been among the most economical departments in the city, and other statistics show that they are as efficient as they are economical.

CYRUS C. MILLER,

President of the Borough of The Bronx.  
August 19.

### No Spite Walls in England.

High buildings often derive the advantage they possess by stealing the light and air of lower buildings. In England an owner is guaranteed the amount of light necessary for the ordinary enjoyment of his property by the law of ancient lights. This law supplements the statutory provisions found in every city restricting the height of buildings and laying down the minimum requirements for open space about buildings.

The Height of Buildings Commission has just held a conference with representatives of the American Institute of Architects and the Municipal Art Society who described the law of ancient lights.

The right to ancient lights may be acquired either by grant or by prescription. Prescription signifies twenty years of uninterrupted enjoyment. Unless the right has been acquired in either of these ways, there is nothing to prevent adjoining owners from building close to each other and darkening each other's dwell-

ings. Any interference with the right to ancient lights is actionable.

Notices containing the words "ancient lights" are frequently hung up on the walls of buildings to signify the location of former windows that had gained a prescriptive right to ancient lights. Neighboring real estate owners may not erect any building that will interfere with the amount of light once enjoyed by the blocked up windows in the spaces designated by these notices. This protects the owner in case he wishes to rebuild. The amount of light that may thus be assured the new window is, however, limited to that enjoyed by the old window. An owner cannot gain prescriptive title to a greater amount of light by replacing a small window with a big one.

The easement of light may be lost by the bricking up of a window for a period of twenty years. It may also be lost by a closing up for a shorter period if it is clear that there is an intention to abandon the claim to the right. The right, of course, may always be lost by express agreement.

The remedy of an aggrieved person is an action for an injunction. In certain cases the court will grant a mandatory injunction requiring a person who is erecting a building obstructing ancient lights to pull down the offending portions.

### WAGES IN SUBWAY WORK.

#### Are Certain Workmen Carpenters or Handy Men?—Decision Wanted.

The Acting Commissioner of Labor, William C. Rogers, expects to render his decision in the case of the United Brotherhood of Carpenters and Joiners against the Bradley Contracting Company in about a week. At a hearing recently held the Brotherhood charged that the Bradley Contracting Company is violating the prevailing rate of wages on the excavation and construction of the subway.

The principal witness for the Bradleys was Bailey Hipkins, their chief engineer. He declared that no carpenters were employed on the subway work. He described them as "handy men." The union charged that carpenters employed to construct the forms in which concrete is poured were being paid only \$2.50 per day, whereas the prevailing rate of wages is \$5.

Oscar A. Waller, section superintendent of construction and excavation, corroborated Hipkins, and declared that the men did not need a knowledge of carpentry in order to erect the forms. The only tools needed by a man for this work was an axe, saw and hammer.

When questioned by Commissioner Rogers as to whether he knew that men employed in erecting the forms required rules, plumbs, squares, braces, levels, and other carpentry tools, Waller denied that they were needed. The Commissioner then read the report of an investigation made by a state inspector of men employed on subway work in which the men interviewed declared that they were required to bring carpentry tools.

C. A. Crane, secretary of the General Contractors' Association, declared he had inquired of all the 118 members whether they employed carpenters on subway work and all of them replied in the negative. He was questioned by Charles H. Bauscher, representing the Joint District Council, in regard to the skill required in erecting forms, and declared that more skill was required in men erecting forms for reinforced concrete than for the concrete used in subways.

John Cadavire, a carpenter, who stated



that he had been employed until July 1 by the Bradley company declared he needed a full set of tools to do the subway work, and that an ordinary laborer could not do it. He said he received only \$2.50 per day for the work.

Ross F. Tucker, engineering contractor, declared he was acquainted with subway construction work, having done a good share of it on the first subway, and had employed carpenters on his work and paid them the prevailing rate of wages. He said that as far as he knew, the work which was now the subject of investigation, was within the jurisdiction of carpenter work.

**FOR BROOKLYN ELKS.**

(Continued from page 345.)

will be one of the handsomest, if not the handsomest, lodge room in the country. In the first mezzanine on the balcony level are two committee rooms, which communicate not only with the main floor of the lodge room but also with the offices on the mezzanine above.

A large board room 18x39 feet, is provided on the second mezzanine, and commodious offices for the Secretary and Exalted Ruler, with vaults, coat and supply closets, and with proper toilet facilities. These offices are one story down from the third or clubroom floor and are sufficiently retired to carry on the work connected with the business of the lodge without undue interference, and yet perfectly convenient of access by means of the elevators.

The third floor may properly be considered as the club room floor. The billiard room and grill are combined in one room 48x94 feet deep and 15 feet high, the billiard and pool tables being placed at the front of the building, and the southerly half of the room, commanding a view over the bay, is used as the grill room. The reading and writing rooms open out of this room, and the reading rooms open into each other. It is expected that most of the social life of the club will be centered on this floor.

The exterior will be of light brick and polychrome terra cotta. The general architectural style is to be Italian of the transitional period between Gothic and Renaissance. The base course will be of pink Milford granite. The general color effect of the building will be yellow and yellowish white, accented with blue and green in small masses in the band courses. The building and site committee of the lodge includes Edward Anderson, Philip Brennan, Thomas J. Buttlng, Joseph A. Guider, William A. Merrick, Joseph Michaels, William B. Van Buren and Edward S. McGrath chairman. H. Van Buren Magonigle and A. W. Ross are the architects.

**HOTEL FOR WORKING GIRLS.**

(Continued from page 342.)

somewhat unexpected social economic situation. In this country it has been assumed that the husband and father supports the whole family, but the statistics of the inquiry referred to show that among the dwellers in four model tenement buildings only 38 per cent. of the families were supported by the husband alone. In 21 per cent. of the cases the wife also had a business calling. Seven per cent. of the families were supported by the mother, a widow. Four per cent. were supported by the children alone, and 8 per cent. by the mother and children.

The City and Suburban Homes Company has total assets of \$6,874,000. Dividends at the rate of 4 per cent. per annum were paid during the past fiscal year.

**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 Aug. 15 to 21	1912 Aug. 16 to 22
Total No.	109	120
Assessed value	\$6,694,400	\$7,820,500
No. with consideration	16	9
Consideration	\$239,700	\$515,437
Assessed value	\$662,000	\$611,000
Jan. 1 to Aug. 21 Jan. 1 to Aug. 22		
Total No.	5,364	6,108
Assessed value	\$322,543,472	\$492,881,845
No. with consideration	781	644
Consideration	\$31,877,735	\$42,116,490
Assessed value	\$36,435,162	\$57,504,450

**Mortgages.**

	Aug. 15 to 21	Aug. 16 to 22
Total No.	72	94
Amount	\$1,282,504	\$1,491,847
To Banks & Ins. Cos.	10	18
Amount	\$477,000	\$674,943
No. at 6%	37	36
Amount	\$222,711	\$352,697
No. at 5½%	1	2
Amount	\$10,000	\$280,000
No. at 5%	15	22
Amount	\$557,000	\$277,350
No. at 4½%	3	6
Amount	\$267,000	\$258,000
No. at 4%	1	1
Amount	.....	.....
Unusual rates	1	.....
Amount	\$8,500	.....
Interest not given	15	28
Amount	\$217,293	\$323,800
Jan. 1 to Aug. 21 Jan. 1 to Aug. 22		
Total No.	3,433	4,190
Amount	\$136,366,471	\$181,445,557
To Banks & Ins. Cos.	803	910
Amount	\$50,296,250	\$146,037,409

**Mortgage Extensions.**

	Aug. 15 to 21	Aug. 16 to 22
Total No.	35	26
Amount	\$1,962,500	\$1,134,700
To Banks & Ins. Cos.	14	7
Amount	\$1,308,000	\$823,000
Jan. 1 to Aug. 21 Jan. 1 to Aug. 22		
Total No.	1,288	1,516
Amount	\$51,315,556	\$51,985,704
To Banks & Ins. Cos.	432	461
Amount	\$29,336,700	\$32,342,500

**Building Permits.**

	Aug. 16 to 22	Aug. 17 to 23
New buildings	6	5
Cost	\$1,487,700	\$1,195,000
Alterations	\$198,165	\$201,680
Jan. 1 to Aug. 22 Jan. 1 to Aug. 23		
New buildings	428	569
Cost	\$43,276,935	\$81,378,485
Alterations	\$8,997,410	\$8,152,228

**BRONX. Conveyances.**

	Aug. 15 to 21	Aug. 16 to 22
Total No.	138	98
No. with consideration	14	11
Consideration	\$58,765	\$72,750

**Assessed Valuations in Dyckman Tract.**

Sometimes it appears that there is little doing in the real estate market of a particular section, but when the records of all the conveyances of a year are gathered in one place, as in the Cumulative Bulletin, which is issued as a supplement to the Real Estate Directory, they may make a considerable list. For example, the transactions in the Dyckman tract from the first of July of last year to the first of June of this year fill two columns. Only in a few instances was the true consideration stated. It is noted, however, that a parcel of vacant land in 212th street, 300 feet west of Amsterdam avenue, 99.11x133.10x118.7x197.9, was conveyed by the executors of William B. Isham estate to the Hazel Real Estate Company of 530 West 207th street for the sum of \$70,000. The last previous estimate of the valuation of the property for taxation purposes by the Tax Department was \$41,000. It is noticed that a plot in 202d street, 100x99.11, vacant, west of Ninth avenue, sold last spring, was valued by the Tax Department in the last previous report at \$16,000. A plot in 209th street east of Ninth avenue, 75x99.11, was valued at \$11,000 by the same authorities.

	Jan. 1 to Aug. 21	Jan. 1 to Aug. 22
Total No.	5,244	5,016
No. with consideration	523	827
Consideration	\$4,366,490	\$6,997,594

**Mortgages.**

	Aug. 15 to 21	Aug. 16 to 22
Total No.	113	78
Amount	\$640,965	\$864,750
To Banks & Ins. Cos.	2	9
Amount	\$39,500	\$120,500
No. at 6%	32	46
Amount	\$152,470	\$619,390
No. at 5½%	8	6
Amount	\$60,250	\$16,660
No. at 5%	54	7
Amount	\$175,295	\$53,600
Unusual rates	.....	1
Amount	.....	\$1,000
Interest not given	19	18
Amount	\$252,950	\$174,100

	Jan. 1 to Aug. 21	Jan. 1 to Aug. 22
Total No.	4,019	3,980
Amount	\$29,580,924	\$35,898,506
To Banks & Ins. Cos.	266	370
Amount	\$4,740,641	\$7,544,819

**Mortgage Extensions.**

	Aug. 15 to 21	Aug. 16 to 22
Total No.	7	6
Amount	\$87,500	\$42,100
To Banks & Ins. Cos.	3	.....
Amount	\$33,800	.....
Jan. 1 to Aug. 21 Jan. 1 to Aug. 22		
Total No.	394	454
Amount	\$9,347,910	\$7,318,796
To Banks & Ins. Cos.	82	85
Amount	\$2,182,900	\$2,350,390

**Building Permits.**

	Aug. 15 to 21	Aug. 17 to 23
New buildings	5	24
Cost	\$150,100	\$366,915
Alterations	\$115,500	\$24,850
Jan. 1 to Aug. 21 Jan. 1 to Aug. 23		
New buildings	638	930
Cost	\$17,408,566	\$25,239,385
Alterations	\$855,743	\$779,840

**BROOKLYN. Conveyances.**

	1913 Aug. 14 to 20	1912 Aug. 15 to 21
Total No.	367	434
No. with consideration	37	15
Consideration	\$190,373	\$71,943
Jan. 1 to Aug. 20 Jan. 1 to Aug. 21		
Total No.	15,521	16,258
No. with consideration	1,425	1,047
Consideration	\$8,121,961	\$9,323,310

**Mortgages.**

	Aug. 14 to 20	Aug. 15 to 21
Total No.	302	331
Amount	\$950,900	\$1,301,419
To Banks & Ins. Cos.	47	101
Amount	\$293,000	\$566,800
No. at 6%	169	173
Amount	\$384,060	\$547,369
No. at 5½%	52	45
Amount	\$248,317	\$149,150
No. at 5%	65	93
Amount	\$257,500	\$518,350
Unusual rates	2	4
Amount	\$9,550	\$36,150
Interest not given	14	16
Amount	\$51,473	\$50,400

	Jan. 1 to Aug. 20	Jan. 1 to Aug. 21
Total No.	11,259	12,980
Amount	\$44,166,028	\$52,582,155
To Banks & Ins. Cos.	2,542	3,306
Amount	\$16,672,515	\$32,322,348

**Building Permits.**

	Aug. 15 to 21	Aug. 16 to 22
New buildings	94	101
Cost	\$388,525	\$478,790
Alterations	\$78,422	\$104,821
Jan. 1 to Aug. 21 Jan. 1 to Aug. 22		
New buildings	2,409	3,761
Cost	\$20,672,716	\$27,219,553
Alterations	\$3,048,414	\$3,053,023

**QUEENS. Building Permits.**

	Aug. 15 to 21	Aug. 16 to 22
New buildings	66	109
Cost	\$219,482	\$487,925
Alterations	\$6,442	\$12,415
Jan. 1 to Aug. 21 Jan. 1 to Aug. 22		
New buildings	3,040	3,119
Cost	\$11,322,021	\$11,740,713
Alterations	\$852,887	\$585,550

**RICHMOND. Building Permits.**

	Aug. 14 to 20	Aug. 16 to 22
New buildings	14	19
Cost	\$51,975	\$23,798
Alterations	\$6,860	\$1,655
Jan. 1 to Aug. 20 Jan. 1 to Aug. 22		
New buildings	659	625
Cost	\$1,393,067	\$2,377,906
Alterations	\$201,809	\$204,818



# BUILDING MATERIALS AND SUPPLIES

**BRICK MARKET CONTINUES ACUTE—CEMENT STEADY  
—FALL CONSUMPTION OF MOST MATERIALS LIGHT.**

What a Prominent Banker Said About  
Future Building in New York and Vicinity

WITH Portland cement still holding steady and lumber inquiry increasing, there was a continuation of the more optimistic sentiment apparent in the trade this week. The prediction made two weeks ago to the effect that the fall buying movement would not be abnormal seems to be established as correct by the reports from the leading wholesale building material houses, which say that there is a splendid inquiry for supplies from estimators figuring operations to go ahead late in the fall or after the first of the year, but that there is little improvement in the volume of material moving out to jobs for early construction work.

The recent shading of prices has not had the full effect expected. Even steel has shown few signs of stimulation, and certainly brick has not. There were 89 bargeloads left over at the wholesale docks on Thursday night, and more of the brick manufacturers up the river have closed their molding season. Lumber purchases have been freer, but the dealers are evidently buying with an eye to the future and are not stacking any heavier than they think their immediate future market warrants. They have found that some wholesalers are willing to take accommodation orders against unforeseen difficulties in the light of the car shortage during crop moving time, and so they are paying card prices and making their supplementals contingent upon requirements later on. Other dealers who desire to take a chance and have the yard room are able to buy lumber considerably below list and are making inducements to customers to go ahead with building plans. This policy is not infrequently followed in the suburbs at present.

A prominent building loan man made this significant statement, in speaking of the outlook for 1914:

"I believe it will take both the fall and spring renting seasons to create a demand for new building construction here sufficient to interest money lenders very much. But this much is certain: New York requires better buildings. By that I mean buildings that are better constructed. I think the new code is a step in the right direction, but what we need is not so much a stricter standard of building materials but a more rigid supervision of the means of putting these materials together.

"Our house, for one, is going very carefully into the character of construction before we make loans. We have a standard that we insist shall be lived up to, and that standard, I think, in some respects, at least, goes beyond the building code requirements for Manhattan construction. A contributing reason, in my judgment, why building construction has been held up during the first six months of this year is because money lenders in general have been requiring a higher order of contract work, and the builders, hesitating about adopting these requirements on the spur of the moment, have decided to await the wording of the building code to ascertain its temper on the matter. As the code now reads, it substantiates exactly what the lenders have demanded, with the re-

sult that most builders who have not their projects already financed will hold off until the demand for new buildings of all kinds in New York has been very definitely determined."

**BRICK MARKET ACUTE.  
Condition of Market Very Poor—Demand Light.**

THE brick market continues in an acute condition. Prices for Hudson river commons are being quoted at \$6 to \$6.50. There were 29 arrivals and 27 sales this week, which is the smallest week on record. Conditions in the Hudson river district are such that more laborers have left the yards for the South, and there are very few sheds, hacks and barges available, consequently brick is very cramped for room.

Official transactions for North river common brick covering the week ending Thursday evening, August 21, with comparisons for the corresponding period last year, follow:

1913.		
Left over, Friday A. M., August 15—87.		
	Arrived.	Sold.
Friday, August 15.....	5	6
Saturday, August 16.....	6	1
Monday, August 18.....	5	4
Tuesday, August 19.....	1	6
Wednesday, August 20.....	4	5
Thursday, August 21.....	8	5
Total .....	29	27

Reported en route, Friday A. M., August 22—7.  
Condition of market, very dull. Prices, Hudsons, \$6 to \$6.50, weak at top. (Wholesale dock N. Y. For dealers' prices add profit and cartage.) Newark (yard), \$7.75. Left over, Friday A. M., August 22—89.

1912.		
Left over August 16—18.		
	Arrived.	Sold.
Friday, August 16.....	13	8
Saturday, August 17.....	7	4
Monday, August 19.....	16	11
Tuesday, August 20.....	3	7
Wednesday, August 21.....	7	5
Thursday, August 22.....	5	7
Total .....	51	42

Condition of market, brisk. Prices, Hudsons, \$5.87½ to \$6.25. Raritan, \$5.50 to \$6.75. Left over Friday A. M., August 23—27.

**OFFICIAL SUMMARY.**

Left over, Jan. 1, 1913.....	113
Total No. barge loads arrived, including left overs, Jan. 1 to Aug. 22.....	1,325
Total No. barge loads sold Jan. 1 to Aug. 22.....	1,236
Total No. barge loads left over Friday A. M., Aug. 22.....	89
Total No. barge loads left over Jan. 1, 1912.....	71
Total No. barge loads arrived, including left overs, Jan. 1 to Aug. 23.....	1,347
Total No. barge loads sold Jan. 1 to Aug. 23.....	1,320
Total No. barge loads left over, Aug. 23, 1912.....	27

**IMPROVEMENT IN STEEL ORDERS.  
Buying by Jobbers Fair—Less Shading of Prices.**

REPORTS from leading steel manufacturers are to the effect that the specifications against contracts for the first three weeks of August are heavier than for the same period in July. The tendency toward softening in finished steel prices is not so marked as it was a week or two ago, and the volume of new business is very fair. At the same time it is understood that most of the business is done at a reduction of \$1 per ton from the prices prevailing sixty days ago.

The New York Central has ordered 400 tons of structural material for terminal work. The Hay Foundry has taken contracts for 650 tons for an apartment house at 86th street and Park avenue, requiring 650 tons of steel, and the same fabricators will also furnish 970 tons of steel for an apartment house at Park avenue and 55th street for the Ogden Goelt estate. The Hinkle Iron Works will furnish 400 tons of structural shapes for an apartment house on West 81st street, and the Radley Iron Works have an order for 260 tons of steel for a garage in the Bronx. The George A. Fuller Company, that has a general contract for the Royal Bank, to be constructed at Toronto, is taking bids on the 2,900 tons of structural steel required.

In the lighter products, wire and wire manufactures, pipe and sheet are showing improvement, though no general buying movement has yet materialized. It is expected that the concessions and reductions which have appeared over the last fortnight will lead to a general replenishment of stocks by jobbers and regular consumers, but steel interests do not look for this before September.

Copper sheets are quotable at 20 to 22 cents base for large lots. Regular advance for extras. Small quantities 22 to 24 cents for base sizes. Copper wire sells at 16½ to 16¾ cents for base sizes in carload lots at mill. Less than car lots 1 to 2 cents higher. Seamless copper tubes

are held at 23 to 26 cents base and brass ditto 18 to 21 cents per pound base and regular advances for extras. Small lots 1 to 2 cents per pound advance.

**CEMENT DELIVERIES.**

**Mills Running at Full Capacity Notwithstanding Recession in Building Work Here.**

A SIGNIFICANT fact in the building material trade is that the Portland cement industry is having the best year since 1909 in spite of the fact that private building construction in New York City has been receding in volume. Most Eastern mills are running at full capacity and the demand runs ahead of the supply to some extent so that there is marked anxiety among contractors and other users for immediate deliveries.

The inference from this is that to an unusual amount of public work in the metropolitan district there has been added this year a large amount of building construction and public work in other cities and country districts which need cement. Many calls are coming to the Building Trades Council here from other places for journeymen mechanics in all trades. There is enough work in hand to keep employed about seventy-five per cent. of the men in the metropolitan building trades, according to official report.

August and September are the two months of the year when the maximum call for cement is expected. The demand is on time this year, but the record of plans filed indicates that the coming autumn will produce a smaller demand from local building construction than for several years past. Meanwhile prices are unchanged but firm.

**WALL PAPER.**

**Annual Show at the Breslin—New and Novel Patterns for the Trade.**

THE customary midsummer showing of wall papers occurred this week at the Breslin, at Broadway and 29th street, and other nearby hotels. There were displays on nearly every floor of the Breslin by the principal manufacturers. The doors to the rooms were open and everybody was welcome, though the display is principally for the edification of jobbers in advance of the regular offering upon the road.

The convention, as it is sometimes called, usually takes from a week to ten days, and while there is no formal announcement as to dates it has come to be the custom for the manufacturers to come about the same time, in order that the convenience of visiting buyers may be consulted.

The wall paper manufacturers usually spend months in preparing for this showing and in gathering together the lines which they hope will meet with popular favor. Only a few rolls of each pattern are made in advance—only enough to make up the books for the salesmen of the manufacturer, and possibly enough to supply the larger jobbers with a single sample roll of those patterns which they order for their stock in order to enable them to make up the advance books which their salesmen will carry on the road.

It is not until after the show is over and the manufacturers return to their factories that they finally decide what will constitute their lines for the coming season, for any pattern or way that does not meet with the approval of the jobbers in the shape of sufficient orders to make it worth while to put it on the machines is discarded, perhaps to come up again next year in another color combination that will be more attractive or perhaps to go to the scrap heap.

**LUMBER TRADE LIVELIER.**

**Anxiety About the Building Code Checks Speculative Buying.**

WHOLESALEERS report a somewhat larger call for lumber, but prices show no tendency to regain the ground recently lost. The hardest part of the year has been passed and from now on there should be freer buying. Anxiety, however, is expressed in some quarters in regard to the proposal of the Building Committee of the Board of Aldermen to restrict the use of wood trim to buildings, including apartment houses, one hundred feet high or less, instead of one hundred and fifty feet, as now. Pending decisions on this and other public questions there is a marked inclination to refrain from speculative buying.

The retail yards quite generally report a fair movement of stock, but by some it is said that competition has been so sharp for the larger order that there has been little possible profit left for the dealer who secured the order. This is said to be particularly true when applied to the large schedules being furnished the subway contractors.

The hardwoods are reported to be only moderately active. Quartered oak and mahogany are classed as market leaders by reason both of scarcity and demand. Poplar is gaining in point of demand, and is to-day on a basis of \$61 to \$62 for good inch at New York points.

**LINSEED OIL FIRM.**

**Prices Advance—Demand Active.**

THE linseed oil market continues firm and owing to the recent upturn in flaxseed at Duluth a new schedule was issued the first of the week, showing an advance of one cent a gallon for domestic oil. Crushers are demanding 52 cents per gallon for oil in carloads, and in some quarters there was no disposition to take orders at this figure for delivery later than September. Much of the buying has been limited to jobbing quantities.

Current prices are as follows:

Linseed, City, raw, American seed.....	53@54
City, boiled, American seed.....	54@55
Out of town, raw, American seed.....	52@53
Raw, Calcutta seed.....	70@..
Linseed cake—tons.....	25.00@26.00
Linseed meal—tons.....	28.00@..



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## THE WEEK'S REAL ESTATE NEWS

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

Residential Properties Comprised the Bulk of the Week's Business

For a time of year in which the real estate market is usually extremely dull, the week's business was not without a little encouragement. While the sales were not numerous, there was a good investing element which maintained a demand for dwellings and apartment houses in various sections of the city. The most notable transaction was the sale to a millionaire investor of a big Riverside drive multi-family structure, involving about \$1,500,000. Apartment houses recently completed on West 102d street and West 150th street also were disposed of. Conspicuous, also, in the week's brokerage budget was the sale of an old dwelling on 43d street for twice the amount of its assessed valuation. An important lease closed this week involved the St. Hubert Hotel on West 57th street. Brooklyn contributed a transaction which is the fore-runner of a big building operation in the Borough Hall section.

The total number of sales in Manhattan this week was 16.

The number of sales south of 59th street was 4 against 7 last week and 9 a year ago.

The sales north of 59th street aggregated 12 compared with 14 last week and 15 a year ago.

From the Bronx 6 sales at private contract were reported, against 3 last week and 5 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was \$232,450, compared with \$600,558 last week, making a total since January 1 of \$38,053,307. The figure for the corresponding week last year was \$672,261, making the total since January 1, 1912, of \$35,052,760.

### PRIVATE REALTY SALES.

#### Manhattan—South of 59th Street.

18TH ST, 315 East, 3-sty and basement private dwelling, on lot 20x92, sold by Dr. Harrie A. James to a Mrs. Koepke.

31ST ST, 217 East, 3-sty brick dwelling, 17x98, sold for Mrs. Mary C. Menton to a client, by Harrie S. Lines. The buyer will make extensive alterations and occupy when the present lease expires.

43D ST, 204 West, 4-sty building, on lot 20x60.5, traded at \$150,000 by Daniel S. McElroy to Anthony Doll, a brewer, who gives in exchange the 6-sty apartment house with stores at 2480 and 2482 7th av, northwest corner of 14th st, on plot 40x100. The Harlem property figures at \$100,000. The property, which is just west of Times sq, sold for \$150,000, according to report. It was assessed last year by the Board of Tax Assessors for \$71,000. Of this figure \$65,000 represents the value of the land. The building adjoins the southwest corner of Broadway and 43d st, which was bought a few years ago by Michael Dowling at the rate of \$154 a square foot. This is the high price paid for property on Times sq. Mr. McElroy's price is the next highest; he got \$122 a square foot. For an inside lot in that neighborhood this figure has never been exceeded, or even approached by a big margin.

56TH ST, 443 West, 4-sty tenement, on lot 25x100.5, sold by Gertrude Sawyer to Joseph B. Peck.

#### Manhattan—North of 59th Street.

92D ST, 6 East, 4-sty, high-stoop, brownstone dwelling, on lot 20x100.8, east of 5th av, sold for Leo Goodman to James Bishop for occupancy, by John H. Golding. The house has been held at \$70,000.

99TH ST, 212-216 West, 6-sty elevator apartment, on plot 60x100, sold for the Alliance Realty Co. to the Union Land Holding Co., by N. A. Berwin & Co. The house was recently taken by the seller in part payment for the large plot formerly owned on West 87th st.

122D ST, 426-428 East, two 3½-sty tenements, each on lot 16.8x100.11, sold by the Meister & Bache Realty Co.

137TH ST, 104 West, 5-sty flat, on lot 25x100, reported sold by Hyman Straus. The building has been held at \$31,000.

150TH ST, 608-610 West, high class, recently completed 6-sty apartment house, "The Bermuda," on plot 130x99.11, near Riverside Drive, has been sold by A. J. Bendick. The building is assessed at \$195,000.

152D ST, 557 West, 3-sty dwelling, on lot 17x99.11, sold for Mrs. Stinson to a Dr. Bartlett, by Thomas J. O'Reilly.

163TH ST, 508 West, 3-sty private dwelling, on plot 98x85, sold for James C. Brady to Robert Arnstein for occupancy, by James E. Barry & Co. The buyer gave in part payment lots at West End, N. J.

CENTRAL PARK WEST, s w cor 102d st, 10-sty apartment house, the "Braender," on plot 100.11x117, sold for Philip Braender to the New York Real Estate & Security Co. by Wm. M. Benjamin & Co.

COLUMBUS AV, 227, 5-sty flat, on lot 25x100, bet 70th and 71st sts, reported sold by Mary C. O'Hara.

CONVENT AV, 311, 3-sty dwelling, on lot 20x100, near 143d st, sold for Myron Sulzberger to the Cunard Realty Co. by J. C. Hough.

RIVERSIDE DRIVE, north corner of 116th st, and extending along 116th st to Claremont av, 14-sty apartment house, with a frontage of 107.6 ft. on the Drive, 62.5 ft. on 116th st and 170 ft. on Claremont av, sold for the Paterno Construction Co. (Charles V. Paterno, Pres.) to the Durham Realty Co. (Benj. N. Duke), by A. C. & L. A. Marks. The details of this transaction will be found elsewhere in the Record and Guide.

5TH AV, 2195, 5-sty flat, with stores, on lot 25x75, bet 123d and 124th sts, sold for the Mack Construction Co to an investing client by A. V. Amy & Co.

#### Bronx.

156TH ST, 342 East, 3-sty, three family flat, on lot 25x100, sold for Louis Huebner to Joseph Palmetto by John F. Fetzer.

164TH ST, 462-464 East, two dwellings on plot 40x70irreg., extending through to Brook av, sold for the Manning Estate to the David Mayer Brewing Co., by Barnett & Co.

CONCORD AV, s e cor 151st st, plot 173.6x94, resold for the Kovacs Construction Co. by the M. Morgenthau, Jr., Co. This property was sold by the same broker to the Kovacs Co. a few months ago.

HUGHES AV, n e cor 181st st, 5-sty flat, on plot 51.5x128, sold by the Brown-Weiss Realities to C. A. Westervelt.

PROSPECT AV, 1409, 5-sty apartment house, on plot 50x100, sold by Henry J. Monsees to James M. Lennon, who gave in part payment his cafe located at 681 Columbus av, northeast corner 93d st, at \$20,000, free of all encumbrances.

TRINITY AV, ws, 500 ft. south of East 161st st, plot 25x148, sold for Augusta Steckler to a client of Jacob Freeman, by W. E. & W. I. Brown. The buyer, who is a builder, will immediately improve the property.

#### Brooklyn.

DEAN ST, 507, 4-sty apartment house, on lot 28x110, sold for Patrick J. Clarke to an investor, by the Jerome Property Corporation.

DEAN ST, 1406, 3-sty and English basement frame dwelling, on plot 30x100, bet Brooklyn and Kingston avs, sold for the Wells Fargo Express Co. to John Nyström for occupancy, by Charles E. Rickerson, in conjunction with Haskins & Ketcham.

HANCOCK ST, 760, 2-sty and basement brick dwelling, on lot 18x100, sold for Mrs. Amelia Thompson to John McIntyre, by Ketcham Bros.

MONROE ST, 649, 2-sty and basement two-family frame building sold for Max Greenfeld to a client, by Henry P. Cain.

MONTAGUE ST, 172-182, 2-sty taxpayer, on plot 100x100, 300 ft. west of Court st, sold by the Fort Washington Construction Co. to the Gibson-Steingart Construction Co., who will erect a 12-sty office building. The valuation of the land is \$400,000 and the estimated cost of the building is \$600,000. The Fort Washington Construction Co. acquired this plot in exchange for its apartment house on Fort Washington av and 181st st. The brokers were Nelson & Lee.

RAPELYEA ST, 76, 4-sty double brick flat, sold for Joseph Sessa to Thomas Bennetts by Frank A. Seaver. The buyer gave in part payment the one-family detached stucco house at 241 76th st, on plot 60x100.

PARK PL, near Franklin av, two 3-sty apartment houses sold by William Reitman to Ernest Rensler of Manhattan av, for investment.

BAY 13TH ST, 8635, two-family dwelling, on lot 20x108, sold by the Meister & Bache Realty Co.

BENSON AV, 1622, 2-sty and basement one-family dwelling, on plot 28.4x100, sold for Mrs. James G. Cole to a client, by Henry P. Cain.

CYPRESS AV, e s, 100 ft. s of Seagate av, plot 60x100, sold by Dr. Harrie A. James.



**Queens.**

ASTORIA.—L. Minzie sold for a client to Alex. C. Thompson, a builder, plot with 117 ft. frontage on Newton av, 25 ft. north of Cooper st. The plot will be improved with 4 6-family houses.

CORONA.—William Reitman has sold for John P. Gissling 58, 70, 73, 88 and 90 Sholer av, 172 Lawn av, and 107 and 109 Hillside av, eight 1-family houses, each on a lot 20x100.

CORONA.—William Reitman sold for John P. Cissling eight 1-family houses at 88, 90, 50, 73, 75 Shporer av, 172 Lawn av and 107, 109 Hillside av, each on lot 20x100.

FAR ROCKAWAY.—Lewis H. May Co. leased for Helene W. Faber, cottage corner of Neilson av and State st, to Edgar E. Tretzfeld, for a term of years. The same broker has leased at Lawrence, for H. C. Spear, cottage on Central av to Edward Friedman.

HYDE PARK.—Wood, Harmon & Co sold lots to J. T. Carroll, C. J. Snyder, A. J. Douglas, Bower R. Patrick, Ross F. Stout, J. A. Villeneuve, Miss K. M. Sweegan, Ernest R. Brown, M. Sargis, D. E. Balsley, A. W. Weatherinton, F. G. McCarthy, H. T. Habernagel. The same company has sold lots at Kensington Park to James L. Simpson, R. W. White, W. G. McGee, Alfred Grey, H. S. Jones, J. F. Burdshaw, Mrs. R. V. Salinas, E. M. Mathews and H. F. Michel. Also at East Midwood, lots to Theo. L. Northrup and at Flatbush Gardens lots to P. E. Berlinger.

**Richmond.**

ARROCHAR.—Cornelius G. Kolff sold for Hugh Reilly of Brielle, N. J., to Joseph Scardino of Manhattan a large plot of ground on Richmond av, along the Staten Island Railroad and near Ocean av. Mr. Scardino intends to improve the same with a business building within the near future.

NEW BRIGHTON.—Cornelius G. Kolff sold for Mrs. J. M. Pendleton, plot 50x105, on the west side of Franklin av, north of Prospect st, to Mr. W. H. Libby, Jr., who will immediately improve it with a private dwelling for his own occupancy.

NEW DORP.—J. Sterling Drake sold for Joseph Parente, of Atlanta, Ga., to Antonio Piscoppo, 5 lots on Roma av. Mr. Piscoppo contemplates the erection of cottages thereon.

**Rural and Suburban.**

MONTCLAIR, N. J.—Hughes & Whitby have sold the brick store and office building at the corner of Elmoorfield av and Willow st, to the Fidelity and Insurance Company of New York. A 10-year lease for one of the stores has been taken by James Butler.

ESSEX FALLS, N. J.—Frederick P. Collins sold to the trustees of St. Peter's Church a dwelling at the corner of Rosebank av and Oak lane, adjoining the church, on a plot 100x200, for use as a parsonage. He has also sold a dwelling on Mountain av, North Caldwell, for Alice J. Curden. It is on a plot 75x460.

CRANFORD, N. J.—Louis Schlesinger, Inc., sold for Martin S. Thomas the frame residence 29 Grove st, on plot 150x150, at Cranford, N. J., to Dr. H. B. Dunham; also sold a 50-acre farm at Millington, N. J., for A. L. Cochran to M. S. Woodley.

ORANGE, N. J.—Payson McL. Merrill Company, Inc., sold to Jacob Schuster, Jr., the property of Mrs. James B. Dill, at the corner of Oakwood av and Berwyn st, consisting of dwelling house and one acre of land. The buyer gave in exchange a plot on Wildwood av, Llewellyn Park, West Orange, N. J. The same broker has sold an acre on Tulip av, Orange, N. J., for Frederick W. Browning to Mrs. James B. Dill, who will erect a residence for her own occupancy.

NORTH PLAINFIELD, N. J.—Steven B. Ayres sold for the Wheeler Corporation to Norman R. Jenner plots 4, 15 and 16 in block F, Plainfield Park.

**LEASES.**

**Manhattan.**

HENRY MAILLARD, prominent confectioner and restaurateur, has subleased from Stern Bro on 42d street, between Fifth and Sixth avenues, where he will establish a high class restaurant for the convenience of the store patrons. While officials of the Maillard firm were reticent as to the plans and equipment for the new place it was learned that the service and cuisine would be of the highest order, in accordance with the standards always maintained by both firms.

THE WILLIAM S. ANDERSON CO. leased for J. A. Stursberg the dwelling at 959 Lexington av.

GEORGE W. BRETTELL leased to Ritchie & Cornell, of 1347 Broadway, the store in 2258 3d av, and to Frank Nuperi the 3-sty house at 424 East 120th st.

JOHN J. CLANCY & CO. leased the dwelling at 16 West 84th st to Emily Theune; in conjunction with Huberth & Huberth the dwelling at 335 West 58th st to Anna Hinchliff; the dwelling at 418 West 58th st to Nellie C. Casey, and the dwelling at 18 West 84th st to Marie Seifert.

CORN & CO. leased for the Drury Lane Theatre, Inc., the store and basement in 613 8th av to a haberdasher for a term of years.

THE CROSS & BROWN CO. leased the building at 131 West 51st st to the Garden Garage Co., of 123 West 51st st, for a term of years.

O. D. & H. V. DIKE leased to the Street Railways Advertising Co. and Baron G. Collier, Inc., more than 20,000 sq. ft. of space in the Candler Building for executive offices. These concerns

now occupy 2 entire floors in the Flatiron Building, which has been their headquarters for 10 years. Previous to its erection they occupied the present site of the Flatiron Building. With the lease to the Collier concerns the Candler Building becomes an advertisers' building, for with the space already occupied by the O. J. Gude Co. and that of several other large advertisers, more than 50,000 sq. ft. have been rented to this line of business for executive offices.

DOUGLAS L. ELLIMAN & CO. leased for Anthony Van Berger and others the Hotel St. Hubert, at 120 West 57th st, on a lot 60x100, a modern 12-sty apartment hotel containing 140 rooms and 70 baths. The new lessees are J. E. Peabody and D. C. Babcock, of the well-known firm of Eager & Babcock, operating at 14 East 60th st. The St. Hubert will be entirely renovated and brought up to the high standard long maintained in 14 East 60th st as a family apartment hotel of the best class.

DOUGLAS L. ELLIMAN, CHAS. S. BROWN CO. leased a large apartment in 375 Park av for the Montana Realty Co. to D. A. Kennedy, whose brother recently took an apartment in the same building; also a large apartment of 14 rooms and 3 baths at 246 West End av to Pen Broeck M. Perhune.

DUROSS CO. leased for Mrs. Herrick the 4-sty dwelling at 349 West 14th st to Lillian Zoe, for a term of years.

J. ARTHUR FISCHER leased for Chas. J. Follmer to Rosetta Sherer the 4-sty high-stoop brownstone dwelling at 122 West 43d st; also apartments in 3 West 30th st to Edward Herker and Mrs. J. Power.

GIBBS & KIRBY leased the dwelling at 253 West 105d st to Mme. Reba Ryno.

GOODWIN & GOODWIN leased for W. F. H. Armstrong to David L. Elder the 3-sty dwelling at 132 West 121st st.

F. GOUGET leased for S. A. Hill to M. Conan the 3-sty dwelling at 123 West 82d st.

JOHNSON, ADAMS & GREACEN leased to Mooney & Florman, of 24 Waverly pl, the 2d loft in 826 Broadway; to Zeeman & Grossman, of 43 East 12th st, the 5th loft in 836 Broadway; to William Miller the top loft in 133 Crosby st; to Jacob Cohen the top loft in 413 Lafayette st; to the Paragon Hat Co. the 2d loft in 413 Lafayette st; to S. Shapiro the 3d loft in 145 to 151 Greene st; to Mark Brothers the 6th loft in 15 to 19 West 4th st, and to Charles Welsker the 6th loft in 704 and 706 Broadway.

CHARLES S. KOHLER leased for A. J. Taylor to Mrs. Anne G. Brush the 3-sty Queen Anne dwelling at 123 Manhattan av; also for Eureka Auto Sta. to Chas. Greene the store at 12 Cathedral parkway; also for St. Michael's P. E. Church to Apfelbaum Bros. the store at 814 Amsterdam av, and also for Jeanette Goodrich to Louis Fenichel the store at 2 Manhattan av.

THE McVICKAR, GAILLARD REALTY CO. leased the entire building at 240 West 55th st for Sadie Bonwitt to the Empire Rubber and Tire Co. of 148 Chambers st, for a term of years.

EDGAR A. MANNING, in conjunction with J. Metcalfe Thomas, leased for a term of years 147 West 57th st for the Metcalfe Estate to the K. E. Hanley Co., dressmakers. The tenant has been located for many years past on West 46th st.

EDWARD MARGOLIES leased to a Mrs. Burnstein for 3 years 248 and 250 West 46th st, two 4-sty and basement dwellings, between Broadway and 8th av. The lessee will pay \$5,000 a year for the houses. Also leased to the McAlpin Hotel Co. the two upper floors in the 4-sty building at 31 West 33d st, a short distance east of the McAlpin Hotel. The lease is for 5 years, at \$3,600 a year, and has been taken to supply additional room for the clerical force.

ALEXANDER MORTEN & CO., wine merchants, who recently disposed of their lease at 3 East 42d st, leased from Childs Restaurant Corporation the double store and basement now occupied as a restaurant at 77 and 79 Broad st and 32 and 34 South William st at the northeast corner of those thoroughfares. The lease is for a term of 8 years from October 1, and it is understood that the rental is about \$10,000 per year.

H. L. MOXLEY & CO. leased to the Shaw-Walker Co., of Muskegon, Mich., dealers in filing cabinets and office furniture, 15,000 ft. of space, including the store floor, in 54-56 Franklin st; also a loft in the building at the southeast corner of Greene and 3d sts to R. Praskin, of 213 Greene st, flowers and feathers.

THOMAS J. O'REILLY leased the private dwellings at 360 West 122d st for Nelson Strang and 322 West 107th st for C. H. Covell; also the following stores: 2815 Broadway to T. Hayashi; 2817 Broadway to B. Chalk, of 602½ West 111th st; 2791 Broadway to the Heenan Laundry; 2838 Broadway to Shedko's bakery and 2825 Broadway to Miss Harriett; also leased a loft in the building at the northeast corner of Broadway and 110th st to Dr. Theodora Kutyn, of 3136 Broadway, for a dental parlor, and a loft in the building at the southwest corner of Broadway and 110th st to Mme. Goodman, millinery.

THE MIDWEST REALTY CO. leased at 22 to 26 West 32d st the 7th floor to the Robbins Dress Co. of 12 West 32d st.

MILTON NATKINS leased for Catherine Taylor the entire building at 114 and 116 West 47th st to the Burnham Co. for a long term of years, at an aggregate rental of \$168,000.

PEASE & ELLIMAN leased the dwelling at 55 East 76th st for Otto Dencker to Raynal C. Bolling; the dwelling at 145 East 37th st for Mrs. N. A. Furst to Mrs. James B. Tailer; also an apartment in 200 West 58th st for the Paterno Construction Co. to Miss C. W. Riley.

PEASE & ELLIMAN leased the parlor floor store in 16 East 48th st to the Misses Thomas and Wood, milliners.

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**Manhattan Leases. Continued.**

THE LOUIS SCHLIEP FACTORY BUREAU leased a loft in 392 to 396 Madison st to Samuel Shapiro.

W. J. SCHOONMAKER leased the store 1276 Broadway, in the Wilson Building, at the southeast corner of Broadway and 33d st, to the Baltimore and Ohio Railroad Co. The store just leased is 24x45 ft. in size, and the lessor, the estate of George B. Wilson, of Philadelphia, Pa., is stated to have held the premises to be let at \$22,000 a year. The United Cigar Stores Co. pays \$30 a sq. ft. for the corner store in the same building. This is the third railroad company to open ticket and information agencies in this building, the others being the Erie and Minneapolis and Sault Ste Marie railroads. Below the street level in the concourse station of the Hudson-Manhattan Tunnel lines, various other New Jersey trunk systems have established quarters.

H. C. SENIOR & CO. leased for Sophia G. Cane the 5-sty American basement dwelling at 254 West 105th st to Mrs. Julia Sambursky for a term of years.

SLAWSON & HOBBS leased 155 West 75th st to A. J. Marks; 135 West 97th st to G. E. Pembroke, and 232 West 71st st to Joseph E. Moore.

SLAWSON & HOBBS leased the following dwellings: 155 West 75th st for Ernest H. Buzzel to A. J. Marks; 135 West 97th st for Ida Frasier to G. E. Pembroke; 232 West 71st st for the Estate of E. H. Behrens to Joseph E. Moore.

SPEAR & CO. rented for Raymond & Raiman the store and basement in the building now under construction at 145 and 147 West 28th st to L'Araldo Italiano Publishing Co., publishers of L'Araldo Italiano newspaper, for 21 years. The newspaper plant has been located for 20 years in the vicinity of the Civic and Court House Centre, and its old quarters there have been taken by the city for the new improvements.

JAMES H. STRYKER leased for Mrs. L. Degenhardt the dwelling at 77 Manhattan av to Mrs. S. Davis for a term of 2 years. Charles S. Kohler was associated as brokers.

JOHN G. TAYLOR leased the following dwellings: 133 West 136th st to the Junior Protective League of Harlem; 218 West 132d st to Jeanette Tatspaugh; 237 West 137th st to Julia Levy, and 214 West 136th st to Annie M. Kohler.

THOMAS & SON leased for a term of years the dwelling at 22 West 114th st to Elias Walitzky, to be used for school purposes.

TUCKER, SPEYERS & CO. leased the store and 1st floor in 41 West 38th st to Caroline Thompson; in the Springs Building at 29 to 33 West 38th st the 3d floor to C. M. Phipps, Inc., and offices to Albert B. Reichert, of 71 Nassau st, and Louise Mercey; at 66 and 68 West 38th st the east store and 1-sty building in the rear to May Baitzel.

EDWARD C. H. VOGLER leased for William Williams to Charles Minder & P. Hanahan the 6-sty stable building at 210 West 77th st for 21 years; also for a client of H. C. Senior & Co. to Rispoli Brothers the store and basement in 698 Amsterdam av for 5 years.

EUGENE WALTER, the playwright, leased from Edward Margolies for a city home the upper part of the dwelling at 15 East 33d st. Mr. Walter takes the house for 5 years and will pay \$2,500 a year for it.

UNGER & WATSON, INC. leased for a term of years the private dwelling at 613 Lexington av for Bartholomew F. O'Brien to Mme. Marie, as a dressmaking establishment.

UNGER & WATSON leased to Frederick W. Reichmann of 2650 Broadway the store in 2650 Broadway for 5 years, at the aggregate rental of \$10,000.

HENRY D. WINANS & MAY rented for a long term of years 323 West 57th st for John W. Burgess to L. Droppe.

HENRY D. WINANS AND MAY leased 110 East 61st st for Mrs. J. F. Smith, for a term of years, to Devereaux Milburn.

F. R. WOOD, W. H. DOLSON CO. leased the 3-sty dwelling at 306 West 87th st for the Coast Realty Co. to Dora Osborne.

WORTHINGTON WHITEHOUSE leased for a term of years 40 East 53d st, a 5-sty dwelling, to Mrs. Grace Wood, interior decorator, of 53 West 39th st.

FREDERICK ZITTEL & SONS leased the dwelling at 225 West 137th st to Charles Reilly.

**Brooklyn.**

B. J. SFORZA leased for the owner, Chas. Gahren, to George McCarthy and Watler D. Allen for a term of 3 years the moving picture theatre at the southeast corner of 14th av and 60th st.

CHARLES E. RICKERSON leased 256 Prospect pl, between Vanderbilt and Underhill avs, a 2-sty and basement brownstone dwelling, for W. J. Whitaker to John R. Anderson.

BURRILL BROTHERS leased 634 3d st for Merrill Bishop to James Shilstone for 3 years at \$900 per year; 586 7th st for A. L. Ellis to James Clark for 3 years at \$1,200 per year; 619 3d st for R. S. Hobert to J. H. Shute for 3 years at \$1,800 per year; 500 4th st for A. R. Johnson to James Dow for 2 years at \$800 per year; 590 3d st for H. L. Taiter to G. H. Young for 1 year at \$1,200, and 579 6th st for Mrs. E. T. Clarke to H. R. Daly for 3 years at \$1,000 per year.

THE BULKLEY & HORTON CO. leased the 3½-sty brownstone residence, with garage in

rear, at 178 Clinton av, for a term of years, to William Wall Chase, proprietor of Jennings lace works, for E. T. Bedford.

**Queens.**

THE MANHATTAN & QUEENS TRACTION CO. leased offices in the Queens Plaza Court Building, Long Island City, where it will establish its general offices. The company recently acquired a large tract on Van Dam st, near Thompson av, where \$100,000 is being expended in building storage barns and operating offices.

**Rural and Suburban.**

BRAMWELL DAVIS for the Philipse Manor Co. leased with option to purchase the house on the north side of Millard av, near Philipse av, in Philipse Manor, to James Elliott of Philadelphia. It is a 16-room house with 4 baths and the plot is 150 ft. deep with a frontage of 125 ft. on Willard av.

**REAL ESTATE NOTES.**

THE AUCTION SALE at Edgemere, L. I. last Saturday by the Jere Johnson, Jr., Company was well attended, and resulted in the sale of 74 lots for a total of \$39,630, an average of \$535.55 per lot. The purchasers included T. J. McBride, John S. McBride, Edward E. Levy, F. J. Heaney, Louis H. Strouse, M. J. Henry, Nellie Shulman, Edward Cahn, Marjorie Morrison, L. G. Sullivan, William Crovello, Joseph Scanlon, G. T. Fitzgerald, and S. Werner.

GOOD PRICES were obtained by Joseph P. Day last Saturday in his auction sale of the Beard estate realty at Arverne, L. I. The 18-room dwelling on plot 65x115 at 105 Gaston av, within one block of the ocean, was sold to David Greenbaum for \$9,650; the plot, 50x115, adjoining the house, was bought by E. Friedlieb for \$4,500, and two adjacent plots, 40x115, and 60x115, were sold for \$3,500 and \$4,800, respectively, the purchaser of the former plot being Jacob Stone and the latter W. Beard. The two stables on plot 43x80 on the north side of the boulevard 211 ft east of Amerman pl, went for \$3,000.

ON SATURDAY, August 30, at 2:30 p. m., on the premises, Joseph P. Day will offer at public auction sale 150 lots in separate parcels at Wat'ean Hill, Wave Crest, Far Rockaway. Wat'ean Hill is one of the highest points along the Rockaway coast, being 35 ft above high water mark.

THE G. & H. REALTY CO., consisting of J. R. Greer and C. G. Hattseley, has opened offices at Ocean av and Av M, Brooklyn, and are handling local properties as well as out of town.

THE BULKLEY & HORTON CO. were the brokers in the sale of the plot on the north side of Church av, 80 ft. east of Flatbush av, with 160 ft. frontage on Church av, which was sold for Ogee Bros. to the Borough Operating Co. (Keith Circuit) a theatrical corporation which will immediately begin the erection of a theatre on the site, at an estimated cost of \$200,000 and which will have a seating capacity of 2,000 people.

RULAND & WHITING CO. negotiated the sale for James S. Anderson to Louis Wendel, Jr., of 2204 7th av, a 5-sty tenement with stores, on a lot 25x75. In part payment James S. Anderson takes the lot on north side of 181st st, 100 ft. west of Amsterdam av, size 25x100. E. Dresser represented Louis Wendel, Jr.

FLEMING SMITH, a retired real estate broker of this city, died on Monday at his summer home at New London, Conn., aged 78 years. He was the son of Isha Smith and Lydia Ann Fleming and was born in Manhattan.

CHARLES BUERMANN & CO. negotiated the recent sales to Mrs. Rose Fells, of Brooklyn, of the plot 75x100 on the south side of Southern boulevard, 125 ft. south of Jennings st. The buyer will improve it with a moving picture theatre, which will be leased by a client of Buermann & Co. The same brokers also sold the property 1035 Tiffany st, a 5-sty apartment house, on plot 44x100, to the York Construction Co.

C. F. W. JOHANNING negotiated the recent sale of the 5-sty flat at 214 West 114th st to George W. Piersol.

THE O. E. LARSON CO. has moved from 5311 5th av to 510 55th st, Brooklyn, near the southeast corner of 5th av, a block and a half from their former location.

THE NEW YORK REAL ESTATE SECURITY CO. added to its Bronx holdings by acquiring the two 5-sty new law houses occupying the plot, 75x170, at 1044 to 1048 Forest av. The property is located between 165th and 166th sts and was disposed of by Joseph Breakstone and others.

SCHOEN WESTCHESTER REALTY CO., a recently formed company doing business at 856 Westchester av, were the brokers in the recent sale of 853 Westchester av, near Prospect av subway station, a 3-family house on a plot 20x 75x irregular. The officers of the company are Desider Schoen, pres.; C. A. Macpherson, vice-pres., and Benjamin Wolfson, secy.

HENRY BRADY has been appointed receiver of the rents of 1893 1st av, pending foreclosure proceedings.

BRAISTED, GOODMAN & HERSHFELD have been appointed managing agents for the Edmund-Francis Court, a new 11-sty elevator apartment house just completed, at the corner of 120th st and Amsterdam av.

GIBBS & KIRBY have been appointed agents for 729-731 Amsterdam av, 173 West 95th st, 172 West 96th st, 619-625 West 127th st and 309 West 105th st.

SPEAR & CO. have been appointed agents of the 12-sty and basement building at 37-45 West 20th st.



**Real Estate Appraisals.**

The following valuations were fixed on real estate properties this week by the State appraisers in transfer tax proceedings:  
**ESTATE OF FERNANDO DESSAUER**—Premises 360 West 52d st valued at \$18,000; 692 10th av, \$27,000; 767 Columbus av, \$32,000; 68 West 102d st, \$30,000.  
**EMMMA F. HOLLIS**—72 Suffolk st, \$33,000; 105 West 69th st, \$28,000.  
**HEWLETT S. BAKER**—256 and 258 East 138th st, \$24,750; 659 East 242d st, \$5,750.  
**HENRY KORN**—235, 237, 239 East 59th st, \$90,000; 242 East 60th st, \$13,500; 338 West 37th st, \$22,500; 145, 147, 149 West 51st st, \$103,000; 418-454 Mott av, \$96,000.  
**JOHN OVERBECK**—12 Broome st, \$15,000; 309 East Broadway, \$21,500; 310 East Broadway, \$21,000; 262 Division st, \$12,000; 449 Grand st, \$13,000; 447 Grand st, \$16,000; 441 Grand st, \$52,000; 225 East 52d st, \$13,000; 227 East 52d st, \$12,000; 170 West 123d st, \$75,000; 65 West 87th st, \$33,000; 67 West 87th st, \$84,000; 122 West 87th st, \$24,000.  
**JANE S. WOOLMAN**—604 Mott av, \$6,000.  
**LORING R. GALE**—Northeast corner of Broadway and 112th st, \$300,000; southeast corner of Broadway and 108th st, \$80,000.  
**CHARLOTTE MILLER**—64 West 40th st, \$35,625.  
**ADELAIDE F. OCKERSHAUSEN**—66 West 91st st, \$26,000.  
**EDMUND HENDRICKS**—67 Varick st, \$11,000; one-half interest in 47 Cliff st, \$21,500; one-half interest in 49 Cliff st, \$16,000; one-half interest in 10 East 44th st, \$46,875.

**AUCTION SALES OF WEEK.**

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertisd 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 Aug. 22, 1913, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3208-10 3 av.

**JOSEPH P. DAY.**

- \*Eldridge st, 210-12 (\*), es, 105.2 s Stanton, 45x87.6, 2 6-sty bk tnts & str; due, \$50,584.90; T&c, \$1,701.90; N Y Post Graduate Medical School & Hospital. 49,000
- \*McClellan st, swc Grant av, 100x156.6, vacant; adj Sept3.
- \*25TH st, 136 E, see Lexington av, 51-5.
- \*101ST st, 64 E (\*), ss, 130 w Park av, 25 x100.11, 5-sty bk tnt; due, \$21,265.19; T&c, \$963.15; Margaretta K Welsh. 22,000
- \*112TH st, 11 E (\*), ns, 200 e 5 av, 25x100.11, 5-sty bk tnt; due, \$6,153.64; T&c, \$288.20; sub to first mtg of \$20,000; Alice Meyer et al exrs, &c. 21,000
- \*129TH st E, nwc Madison av, see Madison av, 2034.
- \*134TH st, 74 W (\*), ss, 160 e Lenox av, 25x99.11, 5-sty stn tnt; due, \$14,084.54; T &c, \$270; N Y Trust Co. 14,500
- \*149TH st W, nec Riverside av, see Riverside dr, nec 149.
- \*165TH st, 879 E, ns, 75 e Stebbins av, 25 x113.4, 2-sty fr dwg; Harry Rubin Bldg Co. 6,000
- \*166TH st E, nwc Grant av, 100x156.6, vacant; adj Sept3.
- \*Grant av, swc McClellan, see McClellan, swc Grant av.
- \*Grant av, nwc 166th, see 166th E, nwc Grant av.
- \*Lexington av, 51-5, es, 39.6 s 25th, runs 59.3xe94xn98.9 to 25th (No 136) xw22xs 39.6xw72 to beg; adj Sept16.
- \*Madison av, 2034, nwc 129th, 18x75, 3-sty & b stn dwg; adj Sept3.
- \*Quimby av, 2339 (\*), ns, 305 e Have-meyer av, 100x216 to Houghton av, Unionport; due, \$4,984.58; T&c, \$766.49; sub to first mtg of \$9,000; Jno B Harrison. 10,000
- \*Riverside dr, 720, nec 149th, 102.1x193.8x 99.11x173.1; adj Sept3.
- \*St Nicholas av, 730 (\*), es, 355.10 n 145th, 30.4x100, 4-sty & b stn dwg; due, \$26,384.94; T&c, \$421.03; Ella C Christie. 18,000

**BRYAN L. KENNELLY.**

- \*18TH st, 308 E (\*), ss, 154.8 e 2 av, 20.8x 78, 4-sty stn tnt; due, \$15,232.33; T&c, \$4,540.03; Kath Koch. 21,000
- \*Bryant av, 1872 (\*), nec 176th, runs n 107.11xe13.8xs117.4xw25xw9.4 to beg, 3-sty fr tnt & str; due, \$13,993.67; T&c, \$335.30; W H Hottes. 10,000
- \*Gleason av (\*), ss, 79.10 w Castle Hill av, 25x108; due, \$951.75; T&c, \$100; sub to pr mtg of \$500; Fridolin C Mehler et al. 1,200
- \*Prospect av, ws, 50 s Oakland pl, 25x 100, vacant; due, \$1,409.45; T&c, \$170; sub to pr mtg of \$2,000; J F Williams. 3,000

**D. PHOENIX INGRAHAM.**

- \*26TH st, 249 W, ns, 150 e 8 av, 25x98.9, 5-sty stn tnt; due, \$16,915.27; T&c, \$100; Margt D Achenbach. 32,250

**SAMUEL MARX.**

- \*125TH st, 518 W (\*), ss, 227 w Ams av, 27x100.11, 5-sty bk tnt & str; due, \$24,430.32; T&c, \$982.80; Kate M Ladd. 24,500
- Total ..... \$232,450  
 Corresponding week 1912..... 672,261  
 Jan. 1, 1913, to date..... 38,053,307  
 Corresponding period 1912... 35,052,760

**Borough of Brooklyn**

The following are the sales that have taken place during the week ending August 20, 1913, at the Brooklyn Sales rooms, 189 Montague street:

**WILLIAM H. SMITH.**

- CHESTNUT ST, es, 30 n Eastern pkway, 15x 79.4; Louis Cohen. 1,940
- DEAN ST, 138, sws, 287.9 nw Bond, —x100; adj sine die.
- GARDEN ST (\*), nes, 305.10 se Flushing av, 20x63.1xirreg; Jacob N Herrie. 2,500
- HEYWARD ST (\*), ns, 156.6 w Marcy av, 19x100; Saml H Coombs. 5,000
- IRVING AV, ws, 50 s Stanhope, 25x100; Morris Hoffman. 9,050
- LINCOLN PL, ss, 388 e Schenectady av, 18x 90; Emma Potts. 3,900
- ORMOND PL (\*), es, 85.6 n Fulton av, 19.8x 100; Sarah Wertheimer. 4,000
- ST JOHNS PL, ss, 163.5 w Ralph av, 40x 95.10; withdrawn.
- E 10TH ST (\*), es, 220 n Av O, 40x100; Herbt L Holly. 5,850
- E 10TH ST (\*), ws, 475 s Av M, 54.9x20.6x irreg; Nassau Trust Co of the City of Brooklyn. 2,000

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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.

A MAN who has had experience in dealing with the Fur and Cloak & Suit trades, as a real estate broker or mercantile salesman, to canvass for two high grade office buildings. Salary and commission. VAN NORDEN & WILSON, 1 West 34th Street.

YOUNG man fully experienced with very best of references and specializing in suburban developments desires to connect himself with some first-class Real Estate office. Box 9, Record & Guide.

TWO renting men wanted experienced in leasing business property; men of tact and initiative; one for our main office; one for our 34th St. branch. Call for interview. H. L. MOXLEY & CO., 320 Broadway.

A RENTING MAN experienced in leasing business properties; one with judgment and initiative who can accomplish results; splendid opportunity for the right man to connect with reliable office; "drawing account leeches" and "has beens" keep off. Address H. R., Box 327, Record & Guide.

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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 22 and July 5, 1913, for which we will pay for both sections 15 cents if in good condition. This offer will expire on August 26, 1913. Record and Guide Company, 119 West 40th Street, New York.

**Make your advertisements talk—Just as your salesmen must talk—Then, they will pull business.**

**WILL REPEAT R. E. COURSE.**

**First Lecture to Be Given on September 25.**

The special course in real estate, which has been conducted by the New York University School of Commerce Accounts and Finance with marked success during the last seven years, will be reopened on Thursday, September 25, 1913. It will be given under the direction of Philip A. Benson, assistant treasurer of the Realty Associates of Brooklyn.

Joseph French Johnson, dean of the school, says:

"This course is intended primarily for real estate brokers and their employes. It deals in a thoroughly practical manner with the problems of real estate law, accounting, rates and values, with which they are directly concerned.

"When combined with the right kind of office experience the course should add much to a real estate man's intelligent understanding of his business, and should greatly increase his efficiency.

"The course may be taken to great advantage also by operators, owners, trustees or managers of real estate. Indeed, real estate has become so important a field of investment that some knowledge, such as may be derived from this course, of the factors governing its values, of the legal requirements in connection with sales, leases and mortgages, and of approved methods of management, is almost indispensable to any well equipped business man."

The course covers, among others, the following topics: Preparation of Contracts, Brokers' Their Duties and Obligations, Taxes and Assessments, Building Loan Operations and the Making of Building Loans, The Planning of a Building and the Provisions of the Building Code, Apartment House Management and the Growth of Cities and the Theory of Realty Values.

Men over twenty-one years of age, with satisfactory business experience, may be admitted to the classes at the discretion of the school faculty without examination.

**MUST PAY UNION WAGES.**

**Trade Journal Warns Certain Master Carpenters.**

In our last issue we protested against the practice of paying union carpenters wages below the union scale, by certain master carpenters affiliated with the Brotherhood, in the hope that further reference to the matter would have been unnecessary. We find, however, that the practice is of such long standing and that the men who are engaged in it have been so successful in protecting themselves, that they are emboldened by their past successes, to defy the authority of the Brotherhood.

The practice of underpaying union carpenters is extensive among members of Master Carpenters' Association No. 1. The plan is worked in the following way: A carpenter applies for a job and naturally expects to be paid the union scale—but before he is employed, he must consent to make, with the employing master carpenter, a deposit of \$10. On the Saturday, the carpenter is paid \$27.50 for the week, so that if a business agent should examine his pay envelope he would find that the correct union wage was paid. Every Monday morning a deposit of \$10 is made, so that while the employing master carpenter fully protects himself, and appears to be paying the full union scale, he pays, in reality only \$17.50 a week. Now, this pernicious system which is extensively practiced by certain members of Master Carpenters' Association No. 1, must stop. We are giving these men ample opportunity to abandon the system and unless we are satisfied by the time our September issue goes to press, that the practice has been absolutely abandoned, we will be compelled to publish the names of the Master Carpenters who practice the system, and pass the matter on to the Joint District Council for action.—Carpenters Trade Journal.

**Direct Current Motors—Type CVC.**

Bulletin No. A4121, recently issued by the General Electric Company, is a revision of the company's bulletin on direct current motors of the commutating pole design.



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*Auction Sales—Brooklyn—Continued.*

E 15TH ST (\*), es, 100 s Av K, 16.11x75; also  
 E 15TH ST, es, 116.11 s Av K, 16.11x75; also E  
 15TH ST, es, 133.10 s Av K, 16.11x75; also E  
 15TH ST, es, 150.9 s Av K, 16.11x75; also E  
 15TH ST, es, 167.8 s Av K, 16.11x75; also E  
 15TH ST, es, 184.7 s Av K, 16.11x75; also E  
 15TH ST, es, 201.6 s Av K, 16.11x75; also E  
 15TH ST, es, 218.5 s Av K, 16.11x75; also E  
 15TH ST, es, 235.4 s Av K, 16.11x75; also E  
 15TH ST, es, 269.2 s Av K, 16.11x75; also E  
 15TH ST, es, 286.1 s Av K, 16.11x75; also E  
 15TH ST, es, 300 s Av K, 16.11x75; also E  
 15TH ST, es, 252.3 s Av K, 16.11x75; United  
 States Title Guaranty Co. 26,200  
 BAY 20TH ST, ws, 280 s 86th, 40x96.8; adj  
 Sept 26.  
 36TH ST, nes, 180 se 14 av, 20x100.2; A B  
 Roberts. 3,500  
 ATLANTIC AV, nec New Utrecht av, 242x  
 202; adj Sept 15.  
 FORT HAMILTON AV, nec, 37th, 40.8x110.9;  
 withdrawn.  
 GRAVESEND AV, es, intersec nws Vander-  
 bit, 84.6x27.6; A B Roberts. 3,000  
 RYDER AV (\*), ns, 21.4 w E 10th, 21.2x  
 42.6; Nassau Trust Co of Brooklyn. 2,000  
 WASHINGTON AV, es, 207.2 s Greene av,  
 54.4x120; M A Randolf, assignee of plaintiff.  
 80,500  
 WILLIAM P. RAE.  
 MELROSE ST, ss, 350 e Knickerbocker av.  
 25x100; withdrawn.  
 MEEKER AV, ns, 150 w Graham av, 50x100;  
 withdrawn.  
 CHARLES SHONGOOD.  
 BERGEN ST (\*), ss, 162.6 e Saratoga av,  
 20x127.8; David Schneider. 6,750  
 E 7TH ST (\*), ws, 100 s Ditmas av, 36.1x  
 136.1; also OCEAN PKWAY, es, 245.4 s Ditmas  
 av, 14.8x140xirreg; Lewis Lundquist. 1,000  
 ATLANTIC AV, ss, 218 e Buffalo av, 22x100;  
 withdrawn.  
 BENSON AV (\*), ns, 80.4 e Bay 14th, 28x90;  
 Jos A Heinlein. 3,500  
 FLATLANDS AV, ns, intersec cl E 85th runs  
 sw140xnw275xne140xse275 to beg; Saml Slovin.  
 2,500  
 NEW YORK AV, ws, 41 s Martense, 19.6x  
 100; withdrawn.  
 Total. \$163,190  
 Corresponding week 1912. \$168,745

**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 Sales-  
 room, 3208-10 Third Avenue, unless  
 otherwise stated.*

**AUG. 23.**  
 No Legal Sales advertised for this day.

**AUG. 25.**  
 GRAND st, 207, ss, 24 e Mott, 23.1x80, 5-sty  
 bk tnt & str; Johanna Mann—Chas Cohn et al;  
 Saml N Freedman (A), 55 Liberty; Patk J Mc-  
 Grath (R); due, \$1,473.86; T&c, \$715.67; sub to  
 three mtgs aggregating \$17,000; Joseph P Day.  
 81ST st, 334 E, ss, 310 e 2 av, 15.6x102.2.  
 3-sty & b stn dwg; Chas Moran admr—Simon J  
 Stroh et al; Middleton S Borland (A), 46  
 Cedar; Geo W Simpson (R); due, \$4,909.28;  
 T&c, \$62.30. 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.

**AUG. 26.**  
 44TH ST, 310-4 W, ss, 150 w 8 av, 50x100.4,  
 3-5-sty bk tnts & str & 3 & 4-sty bk rear  
 shop; Mutual Life Ins Co of N Y—Peter J  
 Ryan et al; Fredk L Allen (A), 55 Cedar;  
 Francis W Pollock (R); due, \$26,816.22; T&c,  
 \$647.88; D Phoenix Ingraham.  
 97TH ST, 203 E, ns, 90 e 3 av, 25x100.11, 5-  
 sty bk tnt & str; Anna E Donald—Benj Jacobs  
 et al; Jas C Meyers (A), 527 5 av; Francis W  
 Pollock (R); due, \$20,340.21; T&c, \$140.26;  
 Joseph P Day.  
 191ST ST W, swc Audubon av, see Audubon  
 av, swc 191st.  
 AUDUBON AV, swc 191st, 90.2x100.2x95.9x  
 100, vacant; Henry Gernshym et al—Alfd C  
 Junker et al; Harold Swain (A), 176 Bway;  
 Francis W Pollock (R); due, \$32,274.03; T&c,  
 \$1,358.50; mtg recorded Sept13'10; D Phoenix  
 Ingraham & Co.

**AUG. 27.**  
 121ST ST, 3 W, ns, 100 w Mt Morris av, 20x  
 100.11, 4-sty & b stn dwg; N Y Life Ins Co—  
 Lippman Tannenbaum et al; Geo W Hubbell  
 (A), 346 Bway; Richd J D Keating (R); due,  
 \$42,148.53; T&c, \$1,380.33; Bryan L Kennelly.  
 WASHINGTON AV, 1015, ws, 120 s 165th,  
 25x96.7x—96.6, 2-sty ir dwg; City Real Estate  
 Co—Augusta S Mayer et al; Harold Swain (A),  
 176 Bway; Alphonse G Koelble (R); due, \$3,-  
 867.72; T&c, \$306.46; Henry Brady.

**AUG. 28.**  
 No Legal Sales advertised for this day.

**AUG. 29.**  
 3D ST, 195 E, ns, 103 w Av B, 24x96.2, 3-sty  
 bk tnt & str & 4-sty bk rear tnt; Louis Levy  
 et al—Abr Meller et al; Gettner, Simon & Asher  
 (A), 277 Bway; Harry N Wessel (R); due,

\$6,499.59; T&c, \$165.72; sub to a prior mtg of  
 \$20,500; Saml Marx.  
 49TH ST, 534-40 W; ss, 225 e 11 av, 80x  
 104.10x49.11x100.4, 1 & 2-sty bk & fr garage;  
 Sheriff's sale of all right, title, &c, which Patk  
 J Frawley had on May 17, 1913; Leonidas Den-  
 nis (A), 47 Cedar; Julius Harburger, Sheriff;  
 Henry Brady.  
**AUG. 30 & SEPT. 1.**  
 No Legal Sales advertised for these days.

**Borough of Brooklyn**  
*The following advertised legal sales  
 will be held at the Brooklyn Salesrooms,  
 189 Montague Street, unless otherwise  
 stated:*

**AUG. 23.**  
 No Legal Sales advertised for this day.

**AUG. 25.**  
 GRAVESEND av, ws, — s Kings highway,  
 runs e99.6xw274.9xsw48.4x—135 to Van Sicklen  
 xsw49.3xse97.2xne1.9xse313.4 to beg; also VAN  
 SICKLEN st, ws, adj land of Jane Voorhees,  
 runs ne99.1xw592.8xse112.2xse554.3 to beg, ex-  
 cept parts released; Public Bank of N Y City—  
 International Metal Ceiling Co et al; Bevins &  
 Flugeman (A), 299 Bway, Manhattan; Jno D  
 Mason (R); Wm H Smith.  
 1ST av, es, 75.2 n 57th, 25x100; Julia H Sherry  
 —Fred P Huff et al Walter Thorn, 371 Fulton;  
 Duncan Campbell (R); Jas L Brumley.

**AUG. 26.**  
 STOCKTON ST, ss, 260 w Throop av, 20x100;  
 Chas Piesch—Fannie Piesch et al; Chilton &  
 Olsen (A), 31 Nassau, Manhattan; Jas Gar-  
 retson (R); Wm H Smith.  
 RALPH av, 467, es, 120 n Prospect pl, 20x  
 89.6; Geo F Corwin—Sol Fox et al; Alexander,  
 Watriss & Polk (A), 32 Nassau, Manhattan;  
 Geo F Elliott (R); Wm P Rae.

**AUG. 27.**  
 EMERSON PL, 95 ft of Lafayette av, 25x96.2;  
 N Y Investors Corporation—Edmund S Koll-  
 myer et al; Harry L Thompson (A), 175 Rem-  
 sen; Alvah W Burlingame, Jr (R); Wm P Rae.  
 E 14TH ST, ws, 420 n Av N, 20x99.9; Fredk  
 M Knowles et al—Anna E Mondshain et al;  
 Chas A Clayton (A), 44 Court; Harry S Good-  
 speed (R); Wm P Rae.  
 35TH ST, sws, 309.4 se Church av, 20x100.2;  
 Daisy Sproule et al as trstes—Jas Campbell et  
 al; Henry A Ingraham (A), 189 Montague;  
 Horatio C King (R); Jas L Brumley.  
 70TH ST, ns, 136 e 13 av, 36x100; Danl J  
 Lynch—Jas C Stewart et al; Jas C McLeer  
 (A), 189 Montague; Fredk B Maerkle (R);  
 Wm H Smith.  
 BAY PKWAY, ses, 273.6 ne Crospey av, 96.8  
 x100; Edw G Vail, Jr—Walter Schrenkeisen et  
 al; Cromwell G Macy (A); 280 Bway, Manhat-  
 tan; Mortimer S Brown (R); Wm H Smith.  
 MERMAID AV, es, bet 15th & Stilwell av,  
 lot 53; Tax Lien Co of N Y—Luigi Fringo et  
 al; Wm Lustgarten (A), 68 William; Thos  
 H Troy (R); Wm H Smith.  
 ROCKAWAY av, ws, 218.9 s Herkimer, 17x  
 97.6; Amelia M Bostwick—Geo C Schneider et  
 al; Sackett, Chapman & Stevens (A), 154 Nas-  
 sau, Manhattan; Geo C Buechner (R); Wm H  
 Smith.  
 SKILLMAN AV, ss, 187.2 w Kingsland av,  
 150x128.4xirreg; Thos F Magner—Mary Russell  
 et al; Magner & Carew (A), 190 Montague;  
 Robt H Roy (R); Robt H Roy at County Court  
 House at 12 o'clock noon.

**AUG. 28.**  
 COURT ST, ses, 78 ne Degraw, 20x55; Metro-  
 politan Trust Co—Mary E Flannery et al;  
 Harry L Thompson (A), 175 Remsen; Aug C  
 Flaman (R); Wm H Smith.  
 PROSPECT PL, ns, 295.10 e Troy av, 81x  
 155.7; Benj M Wallace—Agnes I Mallie et al;  
 Henry J Davenport (A), 375 Pearl; Arthur L  
 Burchell (R); Wm H Smith.  
 E 16TH ST, ws, 70 s Ditmas av, 52x75; Amy  
 E Grattan—Mary E Murphy et al; Henry J  
 Davenport (A), 375 Pearl; Thos F Redmond  
 (R); Wm H Smith.  
 63D ST, ns, 235 w 20 av, 45x100; Jas H  
 McCool—Eugenio Gargiulo et al; Bruce R Dun-  
 can (A), 189 Montague; Walter Thorn (R);  
 Thos Hovenden.  
 BATH AV, ss, 145.11 e Bay 11th, 20x80; Cath  
 C Hill—Jacob Kaiser et al; action No 1; Geo  
 Hill (A), 41 Park row, Manhattan; Geo C  
 Buechner (R); Wm H Smith.  
 BATH AV, ss, 105.11 e Bay 11th, 20x80; same  
 —same; action No. 2; same (A); same (R);  
 Wm H Smith.  
 KINGS HIGHWAY, ses, intersec ws E 26th,  
 96.5x136.6; also KINGS HIGHWAY, ses, intersec  
 ws E 27th, 236.3x449.10xirreg; also KINGS  
 HIGHWAY, ses, intersec ws E 28th, 239.10x  
 841.10xirreg; also AV P, sec E 29th, 210x140;  
 also AV P, swc Marsh, 114.7xirreg; Jno Seiler  
 —Louis P Reeder et al; Albt A Hovell (A), 177  
 Montague; Wm F Hagarty (R); Wm H Smith  
 NASSAU AV, ss, 103.6 e Hausman, 25.4x100;  
 Margt S Manson—Berthold Hecht et al; Julius  
 Siegelman (A), 887 Manhattan av; John T  
 Walsh (R); Chas Shogood.  
 OCEAN PARKWAY, sec Old Sheepshead Bay  
 rd, runs sw1,349.6xse200xsw175.11xsw193.8 to cl  
 Sea Breeze av xe197.6xne201.11xne42xse25.2  
 xne106.2xw85.5xne50xw200xne150 xse226.5 xne  
 55.7xse165.8 to cl Surf av extension xe248.5xne  
 203.7xne236.5xne487.6 to Coney Island av xne  
 1,136.9 to Old Sheepshead Bay rd xsw1,828.8x  
 sw276.3 to beg; also PARCEL land beg at high  
 water mark of Atlantic Ocean as it was on  
 Feb 14, 1903, & es Ocean pkway & distant 417  
 ft e therefrom, runs sw1,129xse1,294.6xne524.10  
 xne497.4 to said high water mark xnw525.2xsw  
 424xsw201.11 to beg; also JEROME AV, ss,  
 adj land of Stephen I Vorhies, runs e1,114.2  
 xse—xsw1,368xsw1,013.9 to beg, 4-5 pt; also  
 PARCEL of land at Hog Point adj land of party  
 of the first part, runs sel,408.3 to Broad Creek



by s, se&n-xnw-xw- to beg, containing 53.10 acres; also PARCEL of land beg at intersec land of Stephen Van Derveer & Stephen I Voorhies, runs s1,755 to Hog Point Creek xw- to Hog Point Sprout xe- to beg; also PARCEL of land beg on ns Hog Point Creek in the line dividing lands of Danl D Stilwell & C S & R D Stryker xw- to Hog Point Sprout xn-xw-xs-xe-xnw- to beg; also LAND bounded by land of Richd Stilwell ex lands of Jno I, Stephen I Jacobus, Wm & Barnardus Voorhies, & Henry Van Dyke s by land of Rich Stilwell e land of Jacob Voorhies being 1 chain 17 1/2 links wide on es, 10 chains 40 links on ss, 1 chain 80 links on ns, 10 chains 39 1/4 links wide on ws; also LAND bounded n by land of Jacobus Voorhies e by land of Henry Van Dyke sx land of Bernardus Voorhies wx land of Wm Voorhies; also PARCEL of land beg at sec land of F Smith and a right of way runs sw70xe-xne70xnw- to beg; also LOTS 6, 7 & 8, map of land of Alanson Tredwell & Jno H Wray; also PARCEL of land known as Plum Island bounded s by Sheepshead Bay & Coney Island Inlet & Atlantic Ocean, e by Dead Horse Creek, wx Hog Point Creek, except parts sold to U S Government which comprises about 50 acres; except parts released; Wm McBrien-Brighton Beach Racing Ass'n et al; Owens, Gray & Tomlin (A), 189 Montague; Frank H Cothren (R); Jas L Brumley.

TROY AV, es, 102'6 s St Marks av, 50x806 Darwin R James, Jr-Agnes I Maillie et al; Henry J Davenport (A), 375 Pearl; Nathan Finkelstein (R); Wm H Smith.

**AUG. 29.**

CRESCENT ST, e s, 80 s Magenta, 19.11x85; Evangelical Luthern Ministerium of the State of New York & adjacent States & countries-Union Holding Co et al; Harry L Thompson (A), 175 Remsen; Jacob Kirschenbaum (R); Chas Shongood.

W 9TH ST, ws, 581 n Av R, 17x100; Helen E Tompkins-Cacile Ernst et al; Harry L Thompson (A), 175 Remsen; Benj Marvin (R); Chas Shongood.

BEDFORD AV, es, 470 s Clarendon rd, 20x100; Henry J Pinck-M Engelbert Real Estate Co et al; action No 1; Myron Sulzberger (A), 38 Park row; Thos J Molloy (R); Wm P Rae.

BEDFORD AV, es, 490 s Clarendon rd, 20x100; same-same; action No. 2; same (A); Chas Graeser (R); Wm P Rae.

VIENNA av, ss, 60 w Crescent, 20x100; Fredk J Heidenreich-Wladyslaw Tryczynski et al; Bernhard Bloch (A), 233 Bway, Manhattan; S Bishop Marks (R); Chas Shongood.

**AUG. 30 & SEPT. 1.**

No Legal Sales advertised for these days.

**FORECLOSURE SUITS.**

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

**Manhattan and Bronx.**

**AUG. 16.**

FOX st, es, 385.8 n 165th, 18.9x100; Fritz Hartz-Harry Konan et al; Clocke, Koch & Reidy (A).

OAK ter, ns, 125 w Beekman av, 25x100; Libbie N Lyon-Gustav Bernheim et al; Merrill & Rogers (A).

SIST st, 433 E; City Real Estate Co-Jno Schrank et al; amended; H Swain (A).

BROOK av, 553-5; two actions; Jonas Weil-Chas Seidenwerg et al; M Sundheimer (A).

5TH av, nec 116th, 100.11x110; Herman Feitelberg-Ancient Order of Hibernians et al; Strauss & Singer (A).

**AUG. 18.**

HOME ST, swc Earretto, 94x109.1xirreg; Simon Cyge-Home Fox Co et al; Arnstein, Levy & Pfeiffer (A).

OAKES PL, nwc Wall pt, 30.8x102.1, Bronx; Mary Kelly-Wm Tengstrom et al; G Frey (A).

18TH ST, 37-41 E; Wm P Eno-Sarah Ely Parsons et al; Simpson, Thacher & Bartlett (A).

24TH ST, ss, 340 e 10 av, 20x80; Mary Connell-David W Munroe et al; Hedges, Ely & Frankel (A).

AV C, ws, 23 s 17th, 23x88; also AV C, ws, 69 s 17th, 23x88; two actions; New York Life Ins & Trust Co-Aug Dooper exr et al; Emmet & Parish (A).

CLAY AV, es, 356.6 n 168th, 40.3x80; Anna Horn-Chas E Utsinger et al; C LaRue (A).

SOUTH OAK DR, ss, 25.1 w Wallace av, 25x98.5; Jennie Sealy-Corti Bldg Co et al; N. J. O'Connell (A).

WASHINGTON AV, es, 135.1 s 174th, 41.3x109.9; Walter S Gurnee et ar trstes-Rebecca Goldberg et al; Sullivan & Cromwell (A).

**AUG. 19.**

24TH ST, 13-15 W; Dry Dock Savgs Institution-Jos P Fox et al; F M Tichenor (A).

63D ST, 236-8 E; two actions; Jonas Weil et al-Louis Levin et al; M Sundheimer (A).

116TH ST, ns, 143 w 5 av, 61x100.11; Saml Williams et al-Uptown Holding Co et al; Engel Bros (A).

122D ST, ns, 156 w Lenox av, 19x100.11; Farmers' Loan & Trust Co-Carrie R Davis; Geller, Rolston & Horan (A).

124TH ST, 325 E; Jas C. Russell-Realty Transfer Co et al; Wilder, Ewen & Patterson (A).

126TH ST, nec 5 av, 120x99.11; Wm E D Stokes-The Two Thousand Forty-One Fifth Avenue Co et al; H Swain (A).

146TH ST, ss, 350 w Lenox av, 150x199.10 to 145th, except pt released; also 145TH ST, ns, 275 w Lenox av, 225x99.11; The Mutual Life Insurance Co of NY-Bertrand G Burtneitt et al; F L Allen (A).

CLASON POINT RD, es, pt of lot 39, 25x85.7; Anna Zeller-Caroline Huerstel; Shaw & Landon (A).

CLASON POINT RD, es, pt of lot 39; Albt Gaubert et al-Caroline Huerstel et al; Shaw & Landon (A).

1ST AV, 1893; Metropolitan Trust Co of New York-Chas A Person et al; Carter, Ledyard & Milburn (A).

11TH AV, es, 25.1 s 46th, 75.3x100; Hudson Trust Co trste-Oscar J G Schueler trste; Holm, Whitlock & Scarff (A).

**AUG. 20.**

SCAMMEL ST, 29; Isaac E Harris-Gussie Vlodofsky et al; Gallert & Heilborn (A).

SOUTH ST, 296-303; David Dows-Wilhelmina Harris et al; Bowers & Sands (A).

WATER ST, 501; Star Mtg Co-Leo Krakauer et al; A A Silberberg (A).

97TH ST, 151 W; Chas L Weiher-Wm B Reynolds et al; G Ludwig (A).

97TH ST, 151 W; Chas L Weiher-Wm B Reynolds et al; G Ludwig (A).

COLUMBUS AV, ns, 405.6 w Bronxdale av, 25x100; Jos Corbett-Katharina Rieger et al; W L Allen (A).

COLUMBUS AV, 763-765; Stella Abrahamson et al-Jno Rollmann et al; amended; Wolf & Kohn (A).

WASHINGTON AV, 1718; Walter S Gurnee et al;-Rebecca Goldberg et al; amended; Sullivan & Cromwell (A).

3D AV, nec 189th, 85x95; Paul C Schnitzler-Margt Shea et al; S A H Dayton (A).

**AUG. 21.**

CHRYSTIE ST, 96; Hannah Autenreith-Hyman Kosberg et al; L Levy (A).

ELDRIDGE ST, 135-7; Diana Zipser-Helen A Rupp et al; Feiner & Maass (A).

KNOX PL, es, 123.7 s Gun Hill rd, 150x100; also KNOX PL, ws, 114.7 s Gun Hill rd, 25x100; also KNOX PL, ws, 333.1 n Mosholu pkwy N, 100x100; also GATES PL, ws, 135.2 n Mosholu pkwy N, 150x100; also GATES PL, nec Mosholu pkwy N, 88.6x110.7; also MOSHOLU PKWY N, nes, 378.7 e Jerome av, 25x100; George W Dickinson et al-Meyer-Gatling Investing Co et al; Stimson & Williams (A).

KNOX PL, es, 436.5 n Mosholu pkwy N, 150x100; also KNOX PL, sec Gun Hill rd, 123.7x25.3 xirreg; also KNOX PL, nwc Mosholu pkwy N, 108.1x110.7xirreg; also KNOX PL, ws, 158.1 n Mosholu pkwy N, 25x100; also MOSHOLU PKWY N, nes, 312.2 e Gun Hill rd, 56.5x239.11; also MOSHOLU PKWY N, nes, 403.7 se Jerome av, 25x100; Chas Dickinson-Meyer-Gatling Investing Co et al; Stimson & Williams (A).

9TH ST, ns, Lot 358, 17th Ward; Warwick Savgs Bank-Blanche Realty Co et al; Cary & Carroll (A).

12TH ST, ns, 329.6 w 1 av, 40x103.3; Rachel Hyman extrx-Rebecca Haims et al; M Hyman (A).

25TH st, ns, 400 w 6 av, 50x98.9; Metropolitan Life Ins Co-N Y, Chicago Realty & Constr Co et al; Woodford, Bovee & Butcher (A).

92D ST, 18 E; Frances G Alexander-Sarah Friedman et al; Alexander & Keenan (A).

98TH ST, ss, 95 e Lexington av, 37.6x100.11; J Frederic Kernochan-Rebecca Goldberg et al; H F Miller (A).

98TH ST, ss, 132.6 e Lexington av, 37.6x100.11; J Frederic Kernochan et al-Isabella Sarasohn et al; H F Miller (A).

148TH ST, ss, 212.6 w 7 av, 37.6x99.11; Wm A Butler et al-Jos McConnell et al; Butler, Erown, Wyckoff & Campbell (A).

148TH ST, ss, 175 w 7 av, 37.6x99.11; J Herbert Carpenter et al-Jos McConnell et al; Butler, Brown, Wyckoff & Campbell (A).

CRESTON AV, ws, 149.3 n 181st, 26.3x114.9; Frances H Rice-Margt B McRickard et al; Knox, Sender & Deignan (A).

FULTON AV, ws, 48.1 s 170th, 36.7x96.5; North Side Savgs Bank-Marion Holding Co et al; A E Gutsell (A).

JEROME AV, nwc Mosholu pkwy N, 105.10x221.3; also KNOX PL, es, 111.5 n Mosholu pkwy N, 25x100; also JEROME AV, ws, 380.10 n Mosholu pkwy N, 150x200; also GATES PL, ws, 285.2 n Mosholu pkwy N, 161.10x100xirreg; also KNOX PL, ws, 608.1 n Mosholu pkwy N, 25x100; also DEKALB AV, ws, 100 n 208th, 150x100; Elbert H Dickinson et al-Meyer-Gatling Investing Co et al; Stimson & Williams (A).

JEROME AV, ws, 230.11 n Mosholu pkwy N, 150x200; also KNOX PL, ws, 433.1 n Mosholu pkwy N, 25x100; also GATES PL, es, 388.6 n Mosholu pkwy N, 25x100; also MOSHOLU PKWY N, nes, 55.4 w Gates pl, 55.4x111.6; also MOSHOLU PKWY N, nes, 175 w Gates pl, 312.2x239.1; also JEROME AV, es, 98.5 s Gun Hill rd, 50x100; also KOSSUTH PL, nec 210th, 100x25; Geo M Thompson-Meyer-Gatling Investing Co et al; Stimson & Williams (A).

SOUTHERN BLVD, ws, 184.3 s 180th, 30x149.7; Geo S Rink-Arthur J Muhlker et al; Hummel & Holbert (A).

**AUG. 22.**

LISPENARD ST, 13-5; Geo E Chisholm et al-Henry W Elison et al; M S Borland (A).

PIKE ST, 54; Katharine Chambers-Albt Stake et al; amended; DeWitt, Lockman & De Witt (A).

WARREN ST, 32; also CHAMBERS ST, 102; Albany County Savgs Bank-Church & Warren Co et al; Seybel & French (A).

3D ST, nwc Wooster, 42x74.10; District No One of the Independent Order Benai Berith-Tony Bello et al; S M Roeder (A).

11TH ST, 521 E; Jos L Buttenwieser-Sarah A Erveoort et al; M S & I S Isaacs (A).

46TH ST, 422 W; Jas McCarthy-Alfd T Hoebet et al; Deyo & Bauerdorf (A).

50TH ST, 239 E; Thos J Brady et al-Remark Holding Corp et al; H Swain (A).

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**Foreclosure Suits—Manhattan & Bronx—Continued.**

92D ST, 18 E; also 88TH ST, 173 & 177 W; Elias Rosenbaum—Henry C Friedman et al; C Recht (A).  
160TH ST, 814-22½; also UNION AV, 834; David Cohn—Minnie Cook et al; M Leight (A).  
AUDUBON AV, swc 182d, 70x25; Jos Bird, trste—Josephine Raabe; H W Kennedy (A).  
LENOX AV, 430-2; Jos D Jennings—Julius Wolford et al; A M Simon (A).  
CAMBRELING AV, ws, 196.7 s Pelham av, 50x100; Louis Gottaschalk—Lillian B Koepke et al; C E Lydecker (A).  
2D AV, 408, Frieda Hillerd—Morris Stalewitz et al; P Gross (A).

**JUDGMENTS IN FORECLOSURE SUITS.**

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

**AUG. 14 & 15.**

No Judgments in Foreclosure Suits filed these days.

**AUG. 16.**

47TH ST, ns, 79 w 1 av, 21x50.3; Jno M Bowers et al—Union Holding Co; Geo A Lewis (A); Danl B Murray (R); due, \$7,072.91.

**AUG. 18.**

LOTS 39 & 40, map of Woodlawn Heights, Bronx; Sophie Schuyler—Wm Wilson et al; Bergman & Davis (A); Chas Putzel (R); due, \$828.66.  
ST NICHOLAS AV, nec 176th, 99.1x100; NY Life Ins Co—Fluri Constn Co; Henry M Bellingier Jr (A); Phoenix Ingraham (R); due, \$154,896.94.

**AUG. 19.**

No Judgments in Foreclosure Suits filed this day.

**AUG. 20.**

144TH ST, ss, 210 e Lenox av, 150x99.11; Greenwich Mtg Co—Pak Reddy; Middleton S Borland (A); Lewis S Marx (R); due, \$14,072.92.

**LIS PENDENS.**

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

**Manhattan and Bronx.**

**AUG. 16.**

6TH av, 148-50; also 7TH av, 45; Warren A Clapp et al—Florence L Colburn et al; amended partition; N C Rogers (A).

**AUG. 18.**

LOT 9, sec 11, blk 2955, Bronx; Nathan Himowich—Celophas V Moore et al; foreclosure of tax lien; M M Himowich (A).

**AUG. 19.**

118TH ST, 362 W; also 8TH AV, 2180; Mary McDonough—Nora Regan et al; partition; A B Kelly (A).

141ST ST, ss, 821.6 e Willis av, 37.6x100; Paul Friedland—Thos P Kelly et al; action to set aside conveyance; A A Silberberg (A).

163D ST, sec Intervale av, 100x100; Louis Siegelbaum—Simbar Realty Co; action to declare lien; A H Tuckman (A).

HICKS AV, ss, 134 w Eastchester rd, 25x100; Danl London—Sarah A Vaden et al; foreclosure of lien; J Gans (A).

PINE AV, es, lot 44, Bronx; Adelaide A Wabst—Rosa Montagna et al; foreclosure of tax lien; Shaw & Landon (A).

**AUG. 20.**

24TH ST, 152-62 E; Jno F Cockerill Inc—Pietrowski & Konop Co et al; answer in mechanics lien suit &c; — (A).

24TH ST, 153-61 E; also 25TH ST, 150-8 E; Jno F Cockerill Inc—Benj Reiser et al; answer in mechanics lien suit, &c; Eidlitz & Hulse (A).

COLLEGE AV, ws, bet 163d & 164th, Lot 43; Saml B Cooper—Jacob Luhs et al; foreclosure of transfer of tax lien; G J Goldberg (A).

PLOT 347, map of Arden prop, Bronx; Dominick Angelli—Chas Linkelstein; specific performance; A W Levy (A).

**AUG. 21.**

12TH ST, 47 W; Franklin S Keller—Jacob Hirsh et al; amended partition; Eisman, Levy, Corn & Lewine (A).

12TH ST, 39 W; Susan Van Praag—Jacob Hirsh et al; amended partition; Eisman, Levy, Corn & Lewine (A).

12TH ST, 44-8 W; Sadie Roth—Jacob Hirsh et al; foreclosure transfer of tax lien; Shaw & Lewine (A).

12TH ST, 41-3 W; Doretha S Warsawer—Jacob Hirsh et al; amended partition, Eisman, Levy, Corn & Lewine (A).

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

30TH ST, 106 W; Bertha R Fox—Jacob Hirsh et al; amended partition; Eisman, Levy, Corn & Lewine (A).

BARNES AV, swc 225th, lot 454, map of Wakefield; Adelaide A Wabst—Anna C Stahl et al; foreclosure transfer of tax lien; Shaw & Landon (A).

PARK AV, swc 134th, 99x140; Fredk Schnatz et al—Henry H Jackson et al; action to foreclose mechanics lien; Phillips & Avery (A).

5TH AV, 400; Jno P H Rieper—Marx Ottinger et al; amended partition; Eisman, Levy, Corn & Lewine (A).

**AUG. 22.**

48TH ST, 449 W; Ernest N Adler exr—Mary Stueber et al; action to cancel conveyance; C Recht (A).

147TH ST, ss, 150 w St Anns av, 25x100; Harris J Farber—Lena Green et al; action to declare trust, &c; I Hyman (A).

**Brooklyn.**

**AUG. 14.**

CARROLL st, ns, 185.6 e 5 av, 17.4x100; Mutual Life Ins Co—Saml Fox et al; F L Allen (A).

CLEVELAND st, es, 90 n Ridgewood av, runs n5xe50xs5xw50; also CLEVELAND st, es, 100 n Ridgewood av, 25x100; Isaac M Smith—Emma Beyer et al; A W Wickman (A).

DEBEVOISE st, nwc Bushwick av, runs w 68.2xn6.1xe57.11xs60.10; Title G & T Co—Morris Apatow et al; T F Redmond (A).

HARRISON st, ns, 85.6 w Hicks, 21.4x94.10; Title G & T Co—Assunta Auletta et al; T F Redmond (A).

HART st, ns, 110 e Sumner av, 20x100; Title Guar & T Co—Moses L Parselsky et al; T F Redmond (A).

STERLING pl, nec Rogers av, 26x100; Agnes H Ross—Ernst Picker & ano; to create a deed; J Stewart & L Ross (A).

E 26TH st, es, 712 s Clarendon rd, 24x100; Christian Haeussler—Frederick Haeussler et al; Weismann & Hertz (A).

58TH st, nes, 120 se 14 av, 40x100.2; Title Guar & Trust Co—Morton P Chatfield et al; T F Redmond (A).

66TH st, sws, 260 nw 20 av, 83.4x200; Levin Kronenberg & Co—West End Impt Co & ano; foreclosure of mechanics lien; D Maller (A).

71ST st, nwc 14 av, 100x100; Title Guar & Trust Co—Cath B Fraser et al; T F Redmond (A).

FRANKLIN av, ws, 390 s Willoughby av, 25 x100.3; Fannie S Harrison—Susan A Ayers et al; Sackett & Lang (A).

HOWARD av, ws, 100 s Blake av, 33.7x—x—x106.6; Simon J Harding—Hattie Drescher et al; G Elliott (A).

LOTT av, nwc Watkins, 100x150; Title Guar & Trust Co—Rose Pilzer et al; T F Redmond (A).

NEW YORK av, swc Union, 77.3x100; Collective Holding Co—Bedford Development Co et al; S A Telsey (A).

14TH av, ses, 80 ne 79th, 20x55.2x20x54.5; Catherine M Wyckoff—Sim Realty Co et al; Snedetter & Snedetter (A).

14TH av, ses, 100 ne 79th, 20x54.5x20x53.8; Amy A Broadhurst—Sim Realty Co et al; same (A).

**AUG. 15.**

COOK st, ss, 125 w Humboldt, 25x100; Title Guar & Trust Co—Henry D Levy et al; T F Redmond (A).

DEAN st, ss, 175 e Rogers av, 20x114.5; Wm C Burling—Jos G Kammerlohr et al; E H Pillsbury (A).

PARK pl, ss, 101.6 e Saratoga av, 22.6x54.10x 19x42.8; Home Life Ins Co—Rachel Lefkowitz et al; T F Redmond (A).

PARK pl, ss, 120.6 e Saratoga av, 42.8x37.2x 27x16.10; NY Investors Corp—Rachel Lefkowitz et al; T F Redmond (A).

WINTHROP st, ns, 649.10 e Nostrand av, 20x 106; Jno H Eldert—Mabel E Horne et al; L B Faber (A).

WINTHROP st, ns, 669.10 e Nostrand av, 20x 106; same—same; same (A).

WINTHROP st, ns, 629.10 e Nostrand av, 20 x106; same—same; same (A).

E 3D st, ws, 151 s Av I, 20x100; Mazera D Saleeby—J D Ranck Realty Co et al; H L Thompson (A).

72D st, ss, 365.10 w 6 av, 20x100; Title Guar & Trust Co—Mary J Walsh et al; T F Redmond (A).

ALABAMA av, es, 100 n Dumont, 100x100; Progressive Realty & Impt Co—Erector Realty & Constn Co et al; H V Rothschild (A).

BAY RIDGE pkwy, es, 186 s 97th, 70x150x70x 189.2; Mary E George—Margt J Johnson et al; P Atz (A).

DE KALB av, nwc Adelphi, runs n106.3xw 13.11xs26.2xs32xs45xe27 to beg; Peekskill Savgs Bank—Evelynn E Dunn et al; T F Redmond (A).

GLENMORE av, ns, 55 e Christopher av, 17.1 x73.8; Sarah E Hagerty—Sol Seiden et al; T F Redmond (A).

GLENMORE av, sec Berriman, 30x100; Helen W Collier—Terence J Redmond et al; Watson & Kristeller (A).

SARATOGA av, es, 20 s McDonough, 17.10x80; Williamsburgh Savgs Bank—Louis Schiesser et al; S M & D E Meeker (A).

**AUG. 16.**

GRANT st, nec E 39th, 20x60; Kath Nothiger—Maria J Hawkins; E Nothiger (A).

E 3D st, ws, 151 s Av I, 20x100; Stephen D Pyle—J D Ranck Realty Co et al; H O Dobson (A).

W 12TH st, ws, 325 s Av Q, 20x100; Antonio Pellegrini—Jno N Ostrander et al; M A Willmet (A).

59TH st, ns, 220 w 6 av, 20x100.2; Mary A Puckhaber—Mary Feenaghty et al; H L Thompson (A).

75TH st, sws, 210 nw 15 av, 40x100; Emil Poppe—Cath Olsen & ano; H L Thompson (A).

RAY RIDGE av, nwc 1 av, runs n30.5xw151.1 xs229.4xe176.7 to beg; also BAY RIDGE av, nec 1 av, runs n300.5xe33.10xs299.4xw8.4 to beg; Home Trust Co—Jim J Kidney et al; Harris Corwin & G (A).

RAY RIDGE av, nc 1 av, 226.7x290x—x—; also RAY RIDGE av, ec 1 av, —x—; Home Trust Co—Ivin J Kidney et al; Harris, Corwin & G (A).



JEFFERSON av, ss, 236 w Lewis av, 18x100; also THROOP av, sws, 67 nw Walton, runs sw 44x2xw38.1xw39xne82xe44 to beg; also CANTON pl, sec Poplar, runs s125xe100xs125xe203xn 182.10xw216.6xn100.6xw130.4 to beg; also HALSEY st, ns, 480.5 e Throop av, 19.7x100; also MADISON st, ns, 150 e Stuyvesant av, 25x100; also QUINCY st, ns, 308.4 e Summer av, 16.8x100; also MONITOR st, es, 254 s Nassau av, 18x100; also CENTRAL av, ws, 50 s Palmetto, 25x100; Van Buren Amusement Co—Peter Huwer & ano; to set aside deed; J W Kahn (A).

NEW YORK av, ws, 118.11 n President, 16.11 x100; Mary A Gordon-Jennings—Bay Counties Investing Co et al; A W Venino (A).

STONE av, es, 65 s Livonia av, 20x100; Katie Stutsky—Gittel Lieberman; specific performance; S Rabinowitz (A).

BEGINNING nwc land of Geo Kidney on s line of land of Eliphalet W Bliss, 50x146.9; Home Trust Co—Irvin J Kidney et al; Harris, Corwin & G (A).

BEGINNING at a point 99.7 n from nwc Meeker av & Hausman, 20x100; Jas P Clark—Conrad E Rhodes et al; partition; M F McGoldrick (A).

AUG. 18.

HENDRIX st, ws, 220 s Dumont av, 20x100; Wm Kaiser—Marcus Held et al; set aside deed; A Ablowitz (A).

HENDRIX st, ws, 260 s Blake av, 20x100; Saml Gitlin—Michl Gordon et al; F S Chilton (A).

MONROE st, nec Marcy av, 25x100; also FLUSHING av, ns, 50.6 e Evergreen av, 24.11 x77.10x25.3x74.11; also LORIMER st, es, 50 s Stagg, 20x100; Bklyn Union Coal Co—Jacob Simon & ano; to set aside deed; S Widder (A).

STAGG st, ns, 43.7 w Bogart, 25x87.11x24.6x 87.4; Kath Glaessgen—Louis Saidman et al; C Reinhardt (A).

VANDERVEER st, ses, 79.6 ne Bushwick av, 17.6x100; Wilhelmina Troester—Chas Troester & ano; partition; C Kempner (A).

W 4TH st, swc Av S, 100x100; Geo M Hewlett—Minnie A Emmons; Davison & Underhill (A).

BUSHWICK av, ne Furman, 20x82; Nellie Carbery—Jennings-Danz Realty Co et al; G B Serenbetz (A).

FURMAN av, ses, at int of Evergreen Cemetery, 50x200; also 83D st, ss, 354.6 e 20 av, 18.2x100; Rosina Dame—Chas F Miller, Jr; specific performance; A G Schaffner (A).

NICHOLS av, es, 337.9 s Ridgewood av, 20x 125; Williamsburgh Savgs Bank—Bertha Fowie et al; S M & D E Meeker (A).

RALPH av, es, 123.4 s Dean, 25.10x100; Helen Y Strong—Fannie Levin et al; Davison & Underhill (A).

WASHINGTON av, es, 140 s Willoughby av, 20x115; Max Kobre—Greenwich Investing Co et al; Fetterstein & Rosenstein (A).

3D av, es, 80 n 74th, 20x110; also STEUBEN st, swc Park av, 50x90; Wm O'Brien—Cath R Hickey et al; partition; W E Ayres (A).

LOTS 485-6, on map of 971 lots of Effingham H Nichols at Kensington Heights, town of Flatbush; Adolph Leibowitz—Arsenio Episcopo; specific performance; C S Jullien (A).

LOT 28, blk 5046, on tax map, City of NY; Howard Johnston & ano—Jno H McArdle et al; foreclosure of mechanics lien; T H Nekton (A).

AUG. 19.

COLUMBIA ST, sec Cranberry, 100x100; Clementine Correja—Cornelia R Shepard et al; H L Thompson (A).

FLOYD ST, ns, 281.3 e Tompkins av, 18.9x100; Saml Cohn—Jacob Stander et al; H S & C G Bachrach (A).

HANCOCK ST, ns, 120 e Patchen av, 30x100; Wm Gihon—Annie Cohen et al; T F Redmond (A).

HARMAN ST, ns, 250 w St Nicholas av, 20x 100; Chas Thoet—Camilla Bayer et al; Mann, Buxbaum & S (A).

HENRY ST, es, 20 s Degraw, 20x62; Minnie Schlech—Geo A Mountiney; J Peyser (A).

HUNTINGTON ST, sec Henry, 25x92; Jno O Ball—Mary Garvey et al; A P Bachman (A).

LINCOLN PL, nwc Franklin av, 47x131; Title Guar & Trust Co—Andw D Baird et al; H L Thompson (A).

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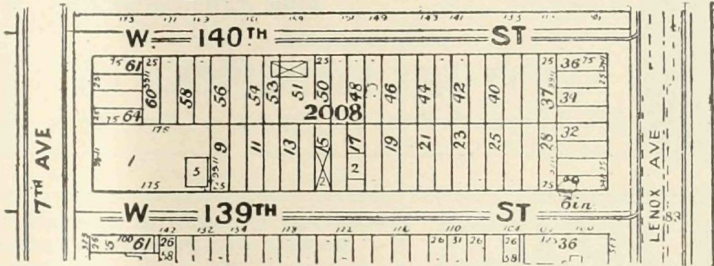
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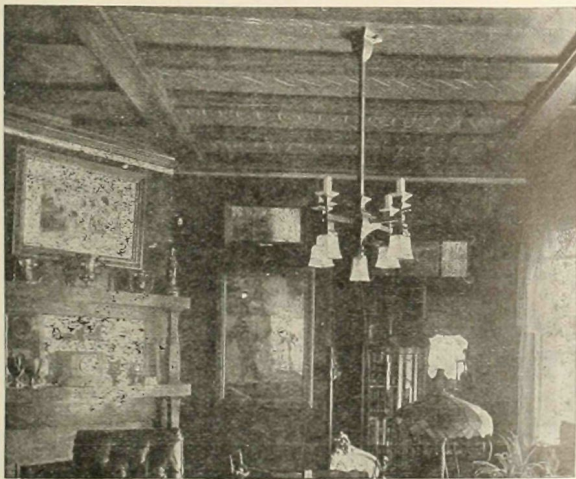
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#### Manhattan and Bronx.

##### AUG. 16.

WATER st, 337-9; Henry Hollerith Constn Co—Fannie E D Story (119). 5,500.00  
14TH st, 241 E; Max Blechner et al—Doric Constn Co & F Jackson (118). 115.00  
CROTONA av, ws, 80 s 189th, 75x138.5 to Beaumont av x86.9x121; Richd E Thibaut, Inc—D'Andrea Constn Co & Fred Pistilli (120). 217.79

##### AUG. 18.

45TH ST, 121 W; Morris Rubin—Jas Hebron & NY Automobile & Commission Co (122). 105.00  
93D ST, 5-9 W; Harry Rosenbaum Iron Wks—Columbia Grammar School & Donald Mitchell (132). 103.00  
226TH ST, s s, 230 e Barnes av, 50x100 Bronx Sash & Door Co, Inc—C Guidene, Inc (133). 1,088.00  
FIELDSTONE RD, es, 90 n 259th, 25x95; V Zambeth—Mary F McGrath & Julius H Haas (123). 50.00  
JACKSON AV, ws, 125 n 156th, 100x76.11; North Sand Co—Cieri Constn Co (121). 339.00  
SOUTHERN BLVD, ws, 743 s Westchester av, 218x139; Kawneer Mfg Co—Kellwood Realty Co (127). 240.00  
SOUTHERN BLVD, ws, 961 s Westchester av, 138x140; same—same (128). 260.00  
SOUTHERN BLVD, nwc 163d, —x—; same—same (129). 80.00  
WENDOVER AV, 540 & 544; Wm Weinraub—Philip E Hendrick Sr et al (130). 700.00  
2D AV, 133; Asbestolith Mfg Co—Alice Ketas et al; Saml Auglenblich Co (125). 91.81  
3D AV, 2262-4; Harry Rosenbaum Iron Wks—Orella D Brown et al trstes & Donald Mitchell (126). 760.00  
PLOT between 172d, 173d, Haven & Fort Washington avs; Eraunfeld, Browning & Co—172d St & Fort Washington Av Realty Co, Mary R Wright & Jas Garofano & Son (124). 173.30

##### AUG. 19.

45TH ST, 121 W; Lugi Constabile—Jas Hebron & Jno Fulton (135). 120.00  
142D ST, 128-38 W; E Miller's Sons Inc—146 W 142d St Corporation (136). 650.00  
3D AV, 2912; Garant Mosaic & Tile Co—Chas O Fendrych & Carl Fred (134). 111.00

##### AUG. 20.

KELLY ST, 997-1005; Glick & Eckstein—Jackson Constn Co (145). 1,650.00  
19TH ST, ns, 80 w 7 av, 70x92; R H Jaffray Co—Wyanoke Realty Co (142). 3,000.00  
19TH ST, 205-9 W; M Davis & Son, Inc—same (143). 876.00  
19TH ST, 205-9 W; A Perlman Iron Works—Wyanoke Realty Co (148). 6,914.30  
SAME PROP; Rockwood Sprinkler Co of Mass—same (149). 2,150.00  
SAME PROP; Peolle Co—same (150). 1,000.00  
19TH ST, 205-9 W; P J Duncan Inc—Wyanoke Realty Co (137). 2,930.00  
SAME PROP; Adin G Pierce Co—same (138). 1,862.00  
SAME PROP; Teran Mahaney & Munro, Inc—Wyanoke Realty Co & Hugh E O'Reilly (139). 1,500.00  
SAME PROP; Empire City Gerard Co—Wyanoke Realty Co (140). 1,100.00  
40TH ST, 341 W; Kahn Bros—Herman Shapiro & Harry Horwitz (147). 810.00  
48TH ST, 317 E; Aaron Udow—Philip Fiamfeddo (141). 25.80  
52D ST, 409 E; D Bravin Tile & Marble Co—Carl R Finestino (144). 80.00  
9TH AV, nec 41st, 20x75; Geo Poster—Mantle Realty Co, Jno Mooney & Glassberg Contracting Co (146). 215.00

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Lis Pendens—Brooklyn—Continued.

LINCOLN PL, ns, 367 w Franklin av, 66x131; same—same; same (A).

LINCOLN PL, ns, 320 w Franklin av, 47x131; same—same; same (A).

W 6TH ST, ws, 320 n Av U, 80x120; Jas Moore—Patk J Driscoll; C F Corner (A).

E 14TH ST, es, 140 s Av U, 60x100; Wm J Eoesch—Adele Dill; J M Peyser (A).

BAY 26TH ST, nws, 200 sw 86th, 40x96.8; Bklyn Trust Co—Rich J Hickson et al; T F Redmond (A).

47TH ST, nes, 380 se 16 av, 40x100.2; also 50TH ST, se 16 av, 20x100.2; Mary McDonough—Nora Regan et al; partition; A B Kelly (A).

48TH ST, nes, 140 se 14 av, 40x100.2; Title Guar & Trust Co—Sophie Herbert et al; T F Redmond (A).

85TH ST, ec 11 av, 28.9x70x38 2x70; Sophie Rosenbaum—Max J Scharf et al; to set aside deed; J H Zieser (A).

86TH ST, ns, 120 e 13 av, 100x100; Margt Nachmann—Henry F Risch et al; Wood, Cooke & S (A).

87TH ST, nes, 80 se 21 av, 40x100; Lewis D Mason—Sallie Kaiser et al; T F Redmond (A).

CHURCH AV, swe Bklyn, Flatbush & C I R R, runs w38.6x55.3xn59.6 to beg; also CHURCH AV, ss, 38.6 w Bklyn, Flatbush & C I R R, 45.3 x30.8x68.7x20; Julius Lehrenkrauss—Albt Edwards Realty Co et al; Reynolds & Geis (A).

CHURCH AV, sc of land of Jno M Ferris, 40x100; Jno J Ridgeway—Lincoln Terrace Realty Co & ano; to create a lien; Clarke & Frost (A).

CHRISTOPHER AV, es, 180 n Riverdale av, 20 x100; Title G & T Co—Harry Carlin et al; T F Redmond (A).

MERMAID AV, nec W 33d, 40x100; Johanna Muck—McFerran Bldg & Realty Co et al; W J Pape (A).

NEW YORK AV, nec Winthrop, 59x108x37.4x 106 to beg; Henry Neugass—Wm R Golding et al; foreclosure of tax lien; Stomberg Jacobson & P (A).

18TH AV, ss, 1047.9 w 3d, 22.3x115.8; Natl Savgs Bank of Albany—Southwald Develop Co et al; T F Redmond (A).

LOTS 511-515, 523-547, 556-562 & 575-582, blk 10, on map of 937 lots of New Utrecht Impt Co in Town of New Utrecht; Kath Gallagher—Fredk D Bandell et al; G C Speranza (A).

LAND of Bklyn, Bath & West End R R Co, sec of land of Erhardt Schmidt, runs nw159xne 88.3xse136.3xs119.4 to beg; Pauline Leipziger—Jas Dreyfus et al; Jonas, Lazansky & N (A).

##### AUG. 20.

COURT ST, ses, 58 ne Degraw, runs ne20xse 55xse42.9xsw20xnw40.4xnw55 to beg; Lydia F Van Aken—Mary E Flannery et al; H L Thompson (A).

LAWRENCE ST, ns, 107.10 e Bergen la, 36x100; Title Guar & T Co—Chas F Mathews et al; T F Redmond (A).

PRESIDENT ST, ss, 195.6 w 5 av, 17x81.7; Louise Gambale—Diletto Gambale et al; partition; H MacCurren (A).

E 9TH ST, es, 140 n Av P, 20x100; Title Guar & Trust Co—Jno A Thompson & ano; T F Redmond (A).

E 13TH ST, ws, 100 n Av K, 40x100; Chas E Manning—Rose Korman et al; Cary & Carroll (A).

E 34TH ST, ws, 80 s Church av, 33.8x100; Harriet I Backus—Sarah D Fogelson et al; H J Davenport (A).

42D ST, ss, 50 e 16 av, 25x75; Marie Brookmann—Rose Lewis et al; J T Eno (A).

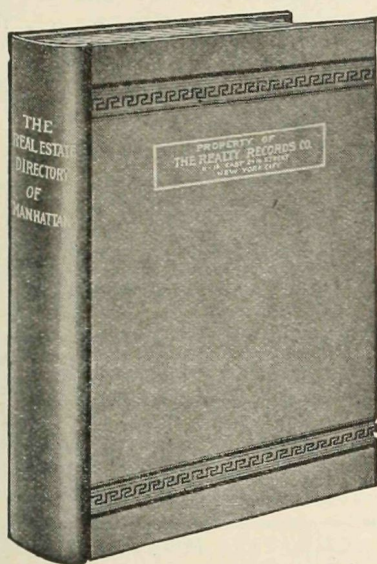
81ST ST, sws, 251 nw 19 av, 60x100; Edw N Dickerson—Victoria P Percy et al; H L Thompson (A).

BATH AV, sws, 39.10 e Bay 17th, 50x100; New Homeopathic Medical College & Flower Hospital—Henry Schmidt et al; T F Redmond (A).



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Mechanics' Liens Manhattan and Bronx (Continued).

AUG. 21.

DAVIS ST, nwc Leland, 102.7x75.4; Carden Realty & Constn Co, Inc—Francesca Siviglia & Nicola Siviglia (154). 2,799.70
FRANKLIN ST, 47; Hydraulic Press Brick Co—Francinnis Restaurant & Louis Mozza (159). 99.75
3D ST, 128 E; Columbus Iron Works—Wm & Waldorf Astor & Louis Birney (158). 85.00
19TH ST, 205-209 W; Herrmann & Grace Co—Wyanoke Realty Co (155). 1,305.20
58TH ST, 128 W; Otto Goldberg—Wm Ziussor Realty Co & Ida M Tarr (160). 68.15
130TH ST, 217-21 W; J Kresse Co—Louis Strauss & Irwin M Book & Co; renewal; (153). 3,430.00
172D ST, 510 W; Harry Farber—Madge F Hennen & C A Rose (156). 95.00
HUGHES AV, nec 179th, 66.5x80.9; Arthur Weiser—Orlando Miscione (152). 350.00
S BOULEVARD, ws, 961 s Westchester av, 138x140; Empire City Iron Works—Kellwood Realty Co (151). 1,138.25
7TH AV, 2156-64; Jos Cohen—Judson G Wells (157). 275.10

AUG. 22.

19TH ST, 205-9 W; Saml Thomason—Wyanoke Realty Co & Hugh E O'Reilly (164). 3,220.94
69TH ST, 23 W; Sidney P Ettinger—Morris Adler & S Hanson (165). 179.94
72D ST, ss, 100 e West End av, 70x112.2; Herman Vossnack, Jr—Wellwyn Realty Co & Fleischman Parquet Floor Co (161). 3,166.36
134TH ST, 531 E; Elias D Springer—Stephen McCormick (162). 32.00
164TH ST, 505 W; Wm Einkel—Alfd Marshall (166). 79.23
188TH ST, ss, 91.7 w 3 av, 37.6x100; Henry G Silleck, Jr—Casolaro Fasany Co, Inc (163). 491.37

Brooklyn.

AUG. 14.

FULTON st, 3009; M Kahn—Katie & Albt Markert. 70.00
LAKE st, nec Av T, —x—; C Rothenback—Mayhew Constn Co. 600.00
LINCOLN pl, 1596; J Polito—Francisco & Francisca Nola. 550.00
W 29TH st, es, 170 n Mermaid av; J Koffel—Fortuna & Christofor Marrazzo. 25.00
ROGERS av, 403; M Kahn—Markert Realty Co & Albt Markert. 220.00

AUG. 15.

WEST st, es, 137.10 n Av C; F C Lamonte—Bristol Bldg Co & Jas Moore. 750.00
E 3D st, ws, 135 n Church av, 60x100; H Karshansky & ano—Ludwig Obermeyer. 70.00
E 12TH st, es, 100 s Av W, —x—; R L Williams—W L Pritsch. 25.00
E 38TH st, ws, 257.6 n Av I, 160x100; J Schaefer—Anna S Wingerath & Wm Wingerath. 89.68
56TH st, ns, 380 w 6 av, 20x100.2; Hydraulic Press Brick Co—Smith Bros. 136.35
74TH st, ss, 210 w 17 av, 90x100; Emil Dahm—Jno A Jones Bldg Co. 150.00
PROSPECT PARK W, 145; E T Barroes Co—Armstrong Constn Co. 284.00

AUG. 16.

OSEORN st, 343; J Altmark—Liebe Akseezer & Ida Koplowitz. 237.50
OSBORN st, 345; same—same. 267.50
WEST st, es, 179.10 n Av C, 270x100; S Rosenberg—Jas Moore. 81.00
2D st, 486; I Goodman—Bay Barr & Jno Sullivan. 65.00
HOWARD av, swc Dean, 90x107.2; C I Rosenblum Co—Jasum Realty Co. 60.00
METROPOLITAN av, ns, 140 e Union av, 25x70; D D'Elia—Angelo & Vito Brancolo. 70.00

AUG. 18.

DUPONT st, 135; Jos Pierson—17th Ward Realty Co & Max Belinky. 200.00
STERLING pl, ss, 348.3 e Rogers av, 19.7x130 x21.1x137.8; F H Hellmund—Bklyn Auto Repair Co, Geo W Vanse. 431.25
CROPSEY av, es, 210 se Bay 46th, 20x100; B Sackin—Antony Jordan. 110.00
ST MARKS av, ns, 100 e Hopkinson, 40x100; Bklyn Fireproof Sash & Door Co—Plato Realty Co. 200.00

AUG. 19.

KING ST, 96; A Avellino—Thos Collins & Gennaro Avellino. 47.50
CORTELYOU RD, 1104; H Waladarsky—Inter Fraternal Realty & Development Co & Butler Bros. 35.00
ST MARKS AV, ns, 100 s Hopkinson av, 40x100; Natl Sash & Door Co—Plato Realty Co & Isaac Seid. 164.00

AUG. 20.

DUPONT ST, 135; I Feldman—17th Ward Realty Co & Max Belinky. 275.00
TAYLOR ST, 142; W Welge, Inc—Hattie Forshay. 700.00
WYONA ST, swc Belmont av, —x—; I Wortzmann—Rachael Melneck & Dan Wortzmann. 240.00
75TH ST, ns, 160 w 19 av, 40x100; also 75TH ST, ns, 500 w 19 av, 40x100; C Poulen—Fredk J Croucha. 340.00
LEWIS AV, swc DeKalb av, —x—; L Sender—Bordens Condensed Milk Co. 42.25
PARK AV, 219; F Rabinovitz—J Matura & Michl Tuorto. 30.00

SATISFIED MECHANICS' LIENS.

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

Manhattan and Bronx.

AUG. 14.

FOX ST, es, 125 n Tiffany; Edw McKiever—St Anastasius Roman Catholic Church of Borough of The Bronx et al; Feb10'13. (Corrects error in last issue when location of property was Fox st, es, 125 n Fox st.) 600.00

AUG. 16.

127TH st, 619-25 W; Lockwood Co—Faultless Constn Co et al; Nov2'12.
SOUTHERN Blvd, nwc 183; Duminuco Bros, Inc—Sida Constn Co et al; Jan22'13. 2,750.00
SOUTHERN Blvd, nwc 183d; Guarantee Electric Co—Saml Gordon et al; Jan24'13. 200.00
SAME PROP; Danl Stein—Sida Constn Co et al; Mar10'13. 67.50
SAME PROP; Empire Roofing Co Inc—same; Feb8'13. 140.00
SAME PROP; Anton Larsen & Son—same; Jan28'13. 400.00
SAME PROP; Elbert Skannel—same; Jan24'13. 1,280.00
SAME PROP; Frank & Frank—same; Jan22'13. 1,225.00
SAME PROP; Wm M Moore—same; Jan23'13. 5,000.00

AUG. 18.

WASHINGTON ST, 499; S Sadleski—Danl Edgar et al; July22'13. 180.00
3TH ST, 46 W; Frank Krefitz, Inc—Francis T Perry et al; Aug8'13. 12,000.00
3TH ST, 44 W; same—Mary A Henshaw et al; Aug8'13. 12,000.00
134TH ST, swc Park av; P Pohalsky—G L Young et al; Nov13'12. 215.00
SAME PROP; Geo J Schantz—same; Sept11'12. 1,776.48
SAME PROP; Jno Cullo et al—Henry W Jackson et al; Sept19'12. 283.00
SAME PROP; Geo H Storm & Co—same; Sept12'12. 1,324.76
SAME PROP; Thos C Edmonds & Co—same; Nov13'12. 86.30
SAME PROP; Geo W Shuman—same; Nov14'12. 258.00
SAME PROP; Jno Bell Co—same; Sept18'12. 768.45

2174TH ST, ss, bet Clay & Anthony avs; Sol Weinstein—Corner Constn Co; Aug7'13. 630.00

ALBANY POST RD, es, 476.7 n Bailey av, 52.4x78.6; C Orallone—Florence Ventardo et al; June16'13. 235.05

AUG. 19.

22D ST, 302 W; Kawneer Mfg Co—Allerton Realty Co; Jan17'13. 328.00
SOUTHERN BLVD, nwc 183d; Pollack & O'Neill Inc—Sida Constn Co; Jan24'13. 4,000.00

AUG. 20.

BROOME ST, 424; Sam Biller—Cath A Tone et al; Aug12'13. 240.00
AMSTERDAM AV, 1324-6; Louis A Sheinart—NY Railways Co et al; July19'13. 765.00
1FT WASHINGTON AV, sec 161st; Jno Zittner—Friedman Constn Co et al; Aug19-13. 350.00
3D AV, 2146; A Hamilton & Son—Israel E Pike et al; Aug14'12. 450.00

AUG. 21.

127TH ST, 619-25 W; Alfd Peats Co—Faultless Constn Co et al; Nov13'12. 403.15
INTERVALE AV, ws, 185.3 s Jennings; Salvatore Perrotto—Jacob Streifer Co et al; Aug 17'13. 477.15
INTERVALE AV, 1355-57; Phillip Roth—same; Aug8'13. 150.00
MARMION AV, swc 177th; A C Horn Co—Bronx County Constn Co et al; Aug18'13. 17.50
2WEST END AV, 562-68; Hay Walker Brick Co—Aeon Realty Co et al; Aug4'13. 536.68

AUG. 22.

1ST AV, whole front bet 110th & 111th; Oscar Daniels Co—Standard Gas Light Co of City of N Y et al; May15'13. 539.75

Brooklyn.

AUG. 14.

WEST st, 217-37 & 224 to 242; Meisel-Danowitz Co—Boyd Constn Co; June19'13. 2,894.64
E 15TH st, es, 140 s Av J, 60x75; W Schinmeister—Caroline E Lacy & Geo W Gregory; July7'13. 772.81
W 23D st, es, 375 s Neptune av, 40x118.9; A Restivo—Vincenzo Nasta & Giovanni Galiza; July18'13. 1,378.00
BAY 49TH st, ws, — n Harway av, 20x96.6; also BAY 49TH st, es, — n Harway av, 20x96.6; also BAY 50TH st, ws, — n Harway av, 20x96.6; also W 107TH st, es, bet Av Z & Coney Island av; Zacks Lumber Co—Carden Realty & Constn Co; Aug11'13. 440.00
2SNEDIKER av, ws, 100 n Livonia av, 140x100; E M Houghtaling & ano—New Lots Constn Co; July23'13. 300.00
SUTTER av, ns, 20 w Sheffield av; East N Y Tile Co & ano—Max Krasnitzky & Israel Biren; June24'13. 35.00

AUG. 15.

2HEGEMAN av, nwc Georgia av, 95x100; Nathan Tabachnick—Sackman Bldg Co; July28'13. 173.01

AUG. 16.

No Satisfied Liens filed this day.

AUG. 18.

CARROLL ST, ss, 140 e Nostrand av, 60x100; Carl H Pearson—Montrose Bldg Co & Thos Brown; May7'13. 539.00
SAME PROP; Leibovitz & Stark—Montrose Eldg Co; Apr28'13. 50.00

AUG. 19.

BARRETT ST, nwc Sutter av, —x—; Chestnut Ridge White Brick Co—Barrett Constn Co; Apr17'13. 650.60
TAYLOR ST, ss, 121 e Bedford av, 21x70; Martin King—Eliza M Parkinson & Wm Welge (Inc); June 11'13. 125.42

AUG. 20.

LAKE ST, nec Av T; D Marrazzo—Mayhew Constn Co; Aug12'13. 950.00
STERLING PL, ns, 100 w Howard av, 125x127.9; Kraus & Barkes—Chucky Bldg Corp, & Isaac Aker; Aug8'13. 175.00
TAYLOR ST, 142-154; M Grossarth—Eliz Parkinson, Hattie Forshay, C A E Kraft, Sarah E Ormsby, I & D Yoeman, Rem Dose & Wm Welge; Apr4'13. 71.80
TAYLOR ST, 144; J Dose—Edw Kraft & Rem Dose; July3'13. 77.35
E 13TH ST, nwc Av P, Hay-Walker Brick Co—Provident Associates; July11'13. 570.00
HEGEMAN AV, nwc Georgia av, 95x100; Hyman L Herberg—Capitol Development Co; July 17'13. 220.00
LAFAYETTE AV, ss, 300 e Grand av; A Sattler, Inc—Mary E Bryan; June5'13. 301.52
PARK AV, ns, 50 e Vanderbilt av; Empire City Lumber Co—Carmine J & Julia Matura & Roma Constn Co; May28'13. 152.56

1Discharged by deposit.
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.

AUG. 14.

New England Enameling Co; Harry Ginsburg; \$62,787.03; I Hyman.

AUG. 15 & 16.

No Attachments filed these days.

AUG. 18.

Roseville Trust Co of Newark, NJ; Jas H McMahon; \$1,337.49; Breed, Abbott & Morgan.

AUG. 19 & 20.

No Attachments filed these days.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan and Bronx.

AUG. 15, 16, 18, 19, 20 & 21.

Cohen, Jos. 2243 Hughes av..Thos A Hanlon. Fixtures. 400
Diamond (Jos) Constn. Co. Mapes av, nec 178th st, —x—.Colonial Mantel & Refrigerating Co. Consols. 850.25
Jacob Streifer Co. Intervale av & Jennings st, —x—.Colonial Mantel & Refrigerating Co. Consols. 640
Keeney, Patk J. 1780 1 av..Albert Gas Fix Co. Gas Fixtures. 75
Koerpel, Jonas A & C T Schwern. Amsterdam av, nwc 157th, —x—.Riverside Viaduct Realty Co; given to secure terms of Ls. —
Voss, Bernhard. 205 8th av..J Palmer. Refrigerating Machinery. Bill of Sale. 1,875

Borough of Brooklyn.

AUG. 14, 15, 16, 18, 19 & 20.

High Lawn Constn Co. Av S near W 9th st Elsie E Kerby extrx. (R) \$835
Manus Constn Co. Newkirk av cor E 23d st.. Colonial Mantel & Refrigerator Co. (R) 615
Plato Realty Co. St Marks & Hopkinson avs.. Popkin Gas Fix Co. Gas Fix. 175
Same. St Marks & Hopkinson avs..Voletsky & Jarcho. Bath Tubs. 892
Plato Realty Co. St Marks av nr Hopkinson av..Isaac A Sheppard & Co. Ranges. 264
Ranck (J D) Realty Co. 1027-33 E 2d..Columbia Gas Fix Co. Gas Fix. 280
Same. 1128-50 E 2d...same. Same. 675

BUILDING LOAN CONTRACTS.

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

Manhattan and Bronx.

AUG. 16.

232D st, ns, 1322.10 e White Plains rd, 50x114; Railroad Co-operative Bldg & Loan Assn loans Wm J Smyth to erect a — sty bldg; — payments. 4,000

AUG. 18.

CARTER AV, ws, 105.1 s 174th, 37.5x85.4; City Mtg Co loans Jno J Tully Co. 20,000.00
CARTER AV, ws, 142.6 s 174th, 37.6x85.4; same loans same. 20,000.00
BAINBRIDGE AV, ws, sec 198th, 130x89.6x irreg; City Mtg Co loans Mount Hope Bldg Co. 80,000.00

AUG. 19 & 20.

No Building Loan Contracts filed these days.

AUG. 21.

PATTERSON AV, nwc Taylor av, 50x100; Nellie L Sherman loans Lewis A Cocks to erect a —sty bldg; — payments. 2,400

AUG. 22.

BEACH AV, ws, 400 n Patterson av, 50x100; J Homer Hildreth, trste, loans Tillie M Stadler to erect —sty bldg; — payments. 4,500

ORDERS.

Borough of Brooklyn

AUG. 14.

19TH av, swc 60th, 280x100; Star Wood Turning Co on Erill Constn Co to pay Eastern Woodworking Co. 533.50

AUG. 15, 16, 18 & 19.

No Orders filed these days.

AUG. 20.

STERLING PL, ns, 100 w Saratoga av, 100 x143; Commonwealth Impt Co on N Y Mtg & Security Co to pay Jacob Lieb. 300.00



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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.

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.

- Cortlandt st, 78-80--Josephine del Drago et al. E-E-F-C-G
Goerck st, 153--Asch Brothers. C-B
Greenwich st, 2--Edw F Searles. E
Greenwich st, 4--Edw F Searles. E-C
Greenwich st, 16--Rejora Saportas. D-E
Walker st, 48-50--Louis & Harry Meyer. C
Walker st, 57--Consolidated Gas Co. C
Warren st, 16--Consolidated Gas Co. C
Wooster st, 42-44--Harry Silverman. G-C
Wooster st, 42-44--Louis Amberg. E-C-G
Wooster st, 42-44--Otto Deneville. E

Numbered Streets.

- 13TH st, 54 E--Almy Gallatin. B-E-C
17th st, 18 W--The 20 West 17 St Co. C-A
20th st, 29 E--Dr Edward A Bogue. E-C
22d st, 118-24 W--Kahn & Kuempel Co. D
22d st, 118-24 W--Fernbach & Schulman. D
22d st, 118-24 W--Ipp & Kwint. D
22d st, 118-24 W--Max Edison. D
22d st, 118-24 W--Price-Charlton Co. D
22d st, 118-24 W--M Weisman & Sons. D
22d st, 118-24 W--Pincus Grossman. D
22d st, 118-24 W--Frank Bros & Barsha. D
22d st, 118-24 W--Michael N Arida. D
29th st, 143-5 W--Loft Holding Co. D-A-C
29th st, 143-5 W--Levin-Katz Co. A-D
29th st, 143-5 W--Eagle Waist Co. D-A
29th st, 143-5 W--Leopold Immergut. A-C-D
29th st, 143-5 W--Judah Schulman & Chas Wagner. A-D
29th st, 143-5 W--Max Salamon & Herman Rosenkranz. D-A
29th st, 143-5 W--Frank Kushner & Morris Schechner. A-D
29th st, 143-5 W--Samuel & Charles Klein. D-A
29th st, 143-5 W--Henry & Chas. Dattlebaum. D-A
29th st, 143-5 W--Henry Goldstein. A-C-D
29th st, 143-5 W--Morris Stern & Co. A-D
29th st, 143-5 W--George Sachs & Co. A
29th st, 143-5 W--Michael Gerstel. A
48th st, 153 W--Charles Bergui. C
48th st, 153 W--Edward G Glennon. C
84th st, 173 E--Yorkville Comedy Co. G
103d st, 325 E--David Miller & Co. E-C-G
103d st, 325 E--Aaron Ratner. G-E
128th st, 105-11 E--Eiddle Piano Co. C-F
128th st, 105-11 E--Adelbert S Nichols. B-E-G-A

Named Avenues.

- Broadway, 14-20--Alice Honeywell. A
Broadway, 826--Moorewood Realty & Holding Co. C
Madison av, 309-13--Committee on Amusement. F-A-C
Madison av, 309-13--Clarence Whybrow. F
Madison av, 309-13--Hoyt & Co. F
Madison av, 309-13--James A Jenkins. F
Madison av, 309-13--Geo. Lehnart & Alexander. F
Madison av, 309-13--Herbert, Hueston & Co. G-F

Numbered Avenues.

- 2d av, 1615-17--Frank C Sheehy. C-B
8th av, 2135--Weissman & Steinberg. I-C

BRONX ORDERS SERVED.

Named Avenues.

- Boston rd, 1321--John F Lyons. C

BROOKLYN ORDERS SERVED.

Named Streets.

- Beard st, sec Conover st--Holzapfels American Composition Co, John A Donald, Pres. A
Bridge st, 77--Thomas Longking. G
Court st, 320-22--Brooklyn Union Gas Co, F R Wogan, Asst Sec. C
Court st, 320-22--Margaret M Quinn. C
Court st, 320-22--Levi Goldsmith. G-B-C-E-A-F
Court st, 357--Madame Vogel, Jacob Vogel. A-I
Cranberry st, 23--Arbuckle Estate, Christian Arbuckle, Trustee. G
Cranberry st, 23--Pioneer Garage Co, Robert S Edic, Pres. G
Dean st, 41-3--Caroline F Gyser. G
Deatur st, cor Lewis av--Board of Education, Thos W Churchill, Pres. D

Dunham pl, 14-8--Adele C Waterman. C-G-B-A-M

- Dunham pl, 14-18--Leon Berger. G-C-F
Dunham pl, 14-18--Anthony Kirbs. G-C-F
Dunham pl, 14-18--Adam Johnson. G-C-F
Dunham pl, 14-18--Brooklyn Union Gas Co, F R Wogan, Asst Sec. C
Dunham pl, 14-18--Adam B Fisher Co, Benj Fisher, member of firm. G-C-F
Dunham pl, 14-8--Peter Sorenson. G-C-F
Dunham pl, 14-18--Brooks Preserving Co, Peter Murray, member of firm. G-C-F
Dunham pl, 14-18--Hall Camera Co, Elander Hall, pres. G-C-F
Dunham pl, 14-18--Adam Heilhecker. G-C-F
Dunham pl, 14-18--Areo Manufacturing Co, Chas Brand, Pres. G-C-F
Eckford st, 16-18--Brooklyn Union Gas Co, F R Wogan, Asst Sec. C
Fulton st, 8-10--Brooklyn Union Gas Co, F R Wogan, asst sec. C
Fulton st, 174--Town's & James, John James, Pres. D-C-L
Fulton st, 264--Wm B Riker & Son Co, John H Flagler, Pres. A
Fulton st, 456--Wm B Riker & Son Co, John H Flagler, Pres. A
Fulton st, 464--Samuel Freehof. G-C-A-F-E
Fulton st, 464--Crown Cloak Co. C-A-G
Fulton st, 464--Brooklyn Union Gas Co, F R Wogan, Asst Sec. C
Fulton st, 466--Phillip W Taylor. C
Fulton st, 468--Samuel Freehof. C
Grafton st, 102--Eli Silverman. M
Grafton st, 120--Samuel Schwartz. M
Grafton st, 126--Celia Gleichenhaus. M
Grafton st, 132--Joseph Cohen. M
Grafton st, 138--Sophia Himmelstein. M
Java st, nr Manhattan av--Board of Education, Thos W Churchill, Pres. D
Leonard st, 130-40--Brooklyn Union Gas Co, F R Wogan, Asst Sec. C
Love la, 48--Beverly D Benson. L-A
Newell st, 197-99--The R M Auto Repair Co, G P Marx, Sec & Treas. D-L-A-G
Newell st, 197-99--George B Marx. C-G
Smith st, 527--Audley Clarke Co, Audley Clarke, Pres. C-A-D-G
Stockholm st, 141-43--Christian Dauphin. F-C-E-G
Stockholm st, 141-43--Brooklyn Union Gas Co, F R Wogan, Asst Sec. C
Stockholm st, 171-3--Brooklyn Union Gas Co, F R Wogan, Asst Sec. C
Stockholm st, 226-28-30--Henry Rusch. C-A
Union st, 514-28--Brooklyn Union Gas Co, F R Wogan, Asst Sec. C
Willoughby st, 72-4--Electron Chemical Works, Dr F Holzrichter, Pres. A-G

Numbered Streets.

- 28th st E, sec Clarendon rd--Wm Hoehle. A-G
60th st, foot of--Chester Poling. L-A

Named Avenues.

- Atlantic av, 17-21--Seaman Church Institute, Rev Dr D Greer, Pres. C-B-G
Atlantic av, 620-22--Brooklyn Union Gas Co, F R Wogan, Asst Sec. C
Bedford av, 754--Henry Goldstein. L-A-G-C
Central av & Noll st--Board of Education, Thos W Churchill, Pres. D
DeKalb av, 1209-15--Paddock Cook Co, Jesse T Dinge, Pres. G-F-A-E
DeKalb av, 1209-15--Brooklyn Union Gas Co, F R Wogan, Asst Sec. C
East New York av, 1822--Walter R Hubbs. C
Flatbush av, 1055--Brooklyn Union Gas Co, F R Wogan, Asst Sec. C
Flatbush av, 1055--Morris Hausman. C-F-G
Flatbush av, 1055--Henry Unser. G-C-E
Gardner av & Cherry st--Brooklyn Union Gas Co, F R Wogan, Asst Sec. C
Glenmore av, 443--Arthur Buckenbacker & Joseph Jeondephe. G-A-C-E
Glenmore av, 443--David Warshowsky. G
Glenmore av, 443--J Gutterman & J Pollen. G-C-A-E
Glenmore av, 698-700--Joseph Uskwin. G
Jerome av, nwc 18th st--Coistant Benoit & Graham av, 197--Oscar Weltman. D-A-B-C
Graham av, 197--Brooklyn Union Gas Co, F R Wogan, Asst Sec. C
Greene av, 1310-22--Brooklyn Union Gas Co, F R Wogan, Asst Sec. C
Co, Inc. Constant Benoit Pres. A
New York av & Dean st--Board of Education, Thos W Churchill, Pres. D
Nostrand av, 60-88--Brooklyn Union Gas Co, F R Wogan, Asst Sec. C
Park av, 641--Brooklyn Union Gas Co, F R Wogan, Asst Sec. C
Throop av, 232-36--S Waterbury Son & Co, Charles Wylie, Pres. A

Numbered Avenues.

- 1st av, 4207--National Meter Co. G-A
3d av, 5303--Brooklyn Union Gas Co, F R Wogan, Asst Sec. C
3d av, 5303--Solomon Friedman. G-A-C
3d av, 7693--Albert Meniste. K
5th av, 167--Brooklyn Bros. K-A
5th av, 5105--Abraham Fimmenan. C
5th av, 5105-11--Wm F Kirby. G-M-C
5th av, 5105-11--Wine Growers Association, Jos A Strasser, Pres. G
8th av & 13th st--Board of Education, Thos W Churchill, Pres. D
23d av, 8747--Mrs Grace M Seckel. L-K-G-C
23d av, 8793--Ernest A Reed. K

QUEENS ORDERS SERVED.

Named Avenues.

- DeKalb av, nwc Covert av--Coney Is & Bklyn R R. Flaughter W Huff, Pres. A
Flushing av, w Jackson av (Astoria)--Michael Anzalone. L
Rockaway Point--Howard Reed. C-E-F-A
Webster & Central avs (Glendale, L I)--Board of Education, Thos W Churchill, Pres. D

Board of Examiners.

APPEAL 93 of 1913. New Building 305 of 1913, premises 1124 Broadway and 204 Fifth Avenue (Lincoln Trust Co.), Charles P. H. Gilbert, appellant. Area of lot uncovered; 3-story fireproof bank building. APPROVED.

APPEAL 94 of 1913, Alteration 1729 of 1913, premises 248 West 14th Street, Manhattan, Charles B. Meyers, appellant. Theatre (moving pictures), height. APPROVED ON CONDITION that the machine booth be provided with a vertical fireproof vent-shaft extending from the ceiling of the booth through and two feet above the roof. The shaft shall have a net area of not less than 16x24 square inches, and be covered with a plain glass skylight. This vent shaft may be built of two thicknesses of No. 20 galvanized steel, with a two-inch air-space.

APPEAL 95 of 1913, New Building 324 of 1913, premises 2527-2529 Broadway, Manhattan, Charles A. Platt, appellant. Theatre, courts, stores in front of building. APPROVED (so far as it relates to Objections No. 1 and No. 2) ON CONDITION that two cross-aisles be provided at points marked "A" and "B" on the orchestra floor plan; that the bottom step of the fire escape in the westerly court be distant not less than six feet from the plumb line of the dressingroom extension; and on the further condition that two additional exits be provided, at points marked "C" and "D" on the balcony floor plan, and that both these exits be connected by a stair and passage with the exit-towers.

APPEAL 96 of 1913, Alteration 2025 of 1913, premises 616-620 West 181st Street, Manhattan, S. S. Sugar, appellant. Theatre; court. DISAPPROVED.

INSURANCE RATES.

Considered Excessive in Some Cases by State Superintendent of Insurance.

William T. Emmet, State Superintendent of Insurance, has filed a report made to him by examiners of his department on the methods and work of the New York Fire Insurance Exchange of No. 123 William street, Manhattan. The report, which covers a period from the exchanges organization in 1899 to 1912, criticises the exchange for imposing rates which the examiners consider excessive. The exchange, which comprises local fire insurance companies and managers and head agents of out of town companies, fixes the rates of premium on risks, controls commissions to brokers and adopts rules for transaction of business. More than 300,000 buildings are in its territory, rated either by minimum class rates or by schedule and, in some instances, by special flat rates. Another complaint in the report is that discriminations are evident. Recommendations are made for a remedy for these and other conditions. Concerning important rate changes the report says: "In 1902 a drastic advance in rates was made in Brooklyn because of inadequate water supply, old mains and lack of hydrants, and current rates were advanced from 20 to 50 per cent. With the exceptions of a few districts, Brooklyn is now in excellent condition." The exchange is criticised for tardiness in making reductions in Brooklyn, and the report asserts several large sections of Brooklyn are being charged as in 1902. However, this condition is likely to be remedied soon, the examiners say. The report points out the advance made after the San Francisco earthquake was maintained a long period and charges unfairness in the application of this advance. For the thirteen-year period ending last year the profits average 16 per cent, the examiners' estimates shows, in reviewing the total premium income in exchange territory, \$276,000,000. This is held to indicate rates in New York were excessively high in that period. Eight recommendations are made: 1. The exchange should begin collection of loss figures and amounts at risk to test in the aggregate the results of its rating methods. 2. Measures be taken for establishment of equitable rates and possibly the adoption of a common system of classification. 3. The numerous rules be overhauled and modified wherever necessary. 4. The exposure table and rules for its application be modified to make them more in accord with reason and equity. 5. Schedules of risks which constitute direct exposure to other risks should be available to owners and tenants, so they may have opportunity to remedy improper conditions. 6. The palpable discrimination between sprinklered risks rated on the restricter sprinkler schedule and sprinklered risks rated on other schedules be removed. 7. The exchange co-operate with the Fire Prevention Bureau. 8. The exchange should discourage trade agreements and monopolies tending to advance the cost of fire prevention devices to improper levels.

Electrification of the Belt Line.

On September 3 at 3 o'clock the Public Service Commission will hold a hearing before Commissioner Milo R. Maltbie on the application of the Belt Line Railway Corporation and the Third Avenue Railway Company for permission to increase the capital stock of the Belt Line Company from \$600,000 to \$750,000 to issue capital stock of the Belt Line to defray the cost of acquiring storage battery cars, and to authorize the acquisition by the Third Avenue Company of such capital stock.

Western Activity.

The reports from the business centers of the West are exceedingly encouraging. There is general activity at all the principal commercial centers and little or none of the gloominess which has been so conspicuous in the East. The one point of disappointment in the present situation is the unquestioned damage to the corn crop.



# CURRENT BUILDING OPERATIONS

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

## East Side Court Building Competition.

The competition for the new East Side Court Building, which is to be erected at the southeast corner of Second avenue and Second street by the city of New York at a cost of approximately \$500,000, will close November 15. The structure is to be twelve stories in height, with dimensions of 100x100 feet, with an exterior of light brick, limestone and terra cotta. The architects in the contest include A. L. Harmon, 3 West 29th street; E. D. Litchfield, 477 Fifth avenue; G. Atterbury, 20 West 43d street; W. A. Boring, 32 Broadway; Beverly S. King, 103 Park avenue; William Emerson, 281 Fifth avenue; Griffin & Wynkoop, 30 Church street; Donn Barber, 101 Park avenue, and Hoppin & Koen, 244 Fifth avenue, all of New York City.

## United Presbyterian Society to Build.

Horace Greeley Knapp, 111 Broadway, Manhattan, room 2105, is preparing plans for a terra cotta hollow tile and stucco church to be erected in 75th street, between 5th and 6th avenues, Bay Ridge, Brooklyn, for the United Presbyterian Society. The style will be in Italian Renaissance with a metal roof and some tapestry brick ornamentation. There will be a basement and main floor to include study rooms and a large reception hall. The building will measure approximately 60x80 feet. The architect will have entire charge of estimates and construction.

## Technology Club to Alter Present Home

Hering & Fitch, 132 Madison avenue, are preparing plans for remodelling the entrance, grill and dining rooms, removing partitions, enlarging the kitchen and billiard rooms, redecorating, and the erection of a four-story extension in the rear of the clubhouse, 17 Gramercy Park, for The Technology Club, composed of the alumni of the Massachusetts Institute of Technology. The property is owned by Mrs. Mary Gerard. The original plan for a new building has been abandoned. The work will cost about \$20,000.

## Otis Elevator Co.'s New Building.

The Otis Elevator Company, Eleventh avenue and 26th street, William D. Baldwin, president, through W. O. Moyer, architect, will call for estimates on the general contract about January 1, for a one-story reinforced concrete building to be used as a machine shop, to be erected on the block bounded by Somerset, Hunterdon, First and Second streets, Harrison, New Jersey, at a cost of about \$100,000. Henry J. Rolf, 39 Cortlandt street, Manhattan, has the contract for foundation work.

## Plans for the Professional Building.

Francis H. Kimball, architect, 71 Broadway, is preparing new plans and will probably call for figures some time in September for the "Professional Building" which the 262 West 72d Street Company, J. L. Woldenburg, E. B. Lyon and L. Kooperstein, contemplates erecting at the southeast corner of West End avenue and 72d street, on a plot 100x88 feet.

## Cadillac Motor Co.'s New Building.

The Cadillac Motor Company, Inglis Uppercu, manager, 1819 Broadway, Manhattan, is having plans prepared by Dodge & Morrison, 133 Front street, for a fireproof seven-story auto service Building, 100x60 feet in size to be erected at Lafayette avenue and Rockwell place, Brooklyn. The architects will be ready to receive estimates about September 15.

## Another Brooklyn Playhouse.

The Borough Operating Company, Keith's Circuit, care of A. Newberger, 1153 Myrtle avenue, Brooklyn, has purchased the property in the north side of Church avenue, 77 feet east of Flatbush avenue, and will erect a two-story brick theatre, 79x143 ft., on the site, with a seating capacity of 1,800 people. The cost is estimated at \$200,000. The architect is R. T. Rasmussen, 999 Bergen street, Brooklyn.

## \$1,000,000 Project for Brooklyn.

The Gibson Steingart Construction Company, 118 East 28th street, Manhattan, has just purchased the property at 176 to 182 Montague street, Brooklyn, a plot 100x100 feet, known as the old Academy site, for immediate improvement with a twelve-story office building. The expenditure will amount to \$600,000 for the building and \$400,000 for the land. Details of construction have not yet been determined. Schwartz & Gross, 347 5th avenue, will be the architects.

## PERSONAL AND TRADE NOTES.

LOUIS FREITAG, plumber, of Oceanic, N. J., has taken over the business of Fred. Freitag.

JAMES A. STENGLE, well known plumber of The Bronx, has moved his business from 895 East 169th st to 1161 Intervale av.

MR. HOWLAND, of the firm of Candee, Smith & Howland, is on a two weeks' trip with family to Montreal, Quebec, and other points in Canada.

P. GRIESER & CO., 2455 Broadway, Manhattan, are the successors to M. J. Perault, who formerly conducted a plumbing business at that address.

ARTHUR DAVIS BERSTLER, assistant engineer in the service of the city of New York, died a few days ago at his home at Millburn, N. J.

HENRI VALLET, 57 Lawton street, New Rochelle, has been appointed representative of the Beaux Arts Society of New York in New Rochelle.

WHITNEY KIPR, an electrical engineer of New York City, who was spending his vacation with his wife and child at Portsmouth, N. H., was drowned when bathing in Rye North Beach.

JOHN B. ROSE, president of the Greater New York Brick Company, who is convalescing from an attack of fever, has gone to the Adirondacks, accompanied by a physician.

J. F. MURPHY, retail dealer located at 58th street and 11th avenue, who is spending his week-ends at Far Rockaway, reports a very fair trade during the month of July.

CHARLES A. CHRISTMAN, retailer of hardwoods, located at West 57th street, hopes to be at his office in about two or three weeks, having been operated on for stomach trouble on August 2.

THE H. HERRMAN FURNITURE AND LUMBER CO., which has been located for forty years in Canal st, has leased the third loft in the new building at 470 4th av, southwest corner of 32d st.

B. H. DAVIS, consulting engineer, of New York City, has been awarded the first prize for the competitive designs submitted to the administrative board of Richmond, Va., for the proposed 9th st viaduct over the James River.

L. SANOWITZ, of The Bronx, has recently accepted the position as sanitary inspector for the Board of Health. The business which he formerly conducted at 248 Roebling st, Brooklyn, has been sold.

LEADER IRON WORKS, 103 Park av, Manhattan, of which S. A. Brown is manager, are now settled in their new quarters. The showroom is attractively arranged, exhibiting the various styles of plumbing outfits handled by this company.

HARRY McNALLY BUILDING CO., 5 East 42d st, is figuring the mason work for two apartment houses to be erected at 144-160 West 87th st, for the Princeton Construction Co., 30 East 42d st, Isaac Polstein, president; Alexander S. Wolfe, secretary, and Ray Polstein, treasurer.

W. J. ROUSE, of Rouse & Van Deusen, wholesalers, located in East 42d street, accompanied by Mrs. Rouse, is now visiting the Pacific Coast. Mr. Rouse expects to return to New York about the middle of August after having stopped at Wisconsin and Idaho and the Pacific Coast sawmill section, going as far south as San Francisco.

FRANK A. WING, representative of Lockwood Greene Company, engineers and architects, 101 Park avenue, died suddenly on Tuesday of this week at his home in Mount Vernon, of typhoid fever. The funeral was held on Friday and the burial was at Rindge, New Hampshire. Mr. Wing was formerly connected with the office of F. P. Sheldon & Son, engineers.

THE FOUR-TRACK HARLEM RIVER TUNNEL construction on Section 14 of the Lexington av subway, New York, is well under way. The first set of four 19-ft. steel tubes 220 ft. long and weighing over 600 tons, has been assembled, riveted and floated at the contractors' yards, and is nearly ready for sinking in the dredged trench. Arthur, McMullen & Hoff are the contractors.

CHARLES F. FISCHER, treasurer of the New York Lumber Trade Association and head of the Charles E. Fischer Lumber Co., of Park avenue, is the guest of Mr. and Mrs. Nelson H. Walcott at their summer home at Quonochontaug, R. I. Mr. Walcott is president of the National Wholesale Lumber Dealers' Association and also a member of the L. H. Gage Lumber Co., of Providence, R. I.

LUCIEN HOGUET BLYTHE, a civil engineer, connected with the American Bridge Co., and designer of the emergency dam for the Panama Canal and the Baltimore & Ohio Railroad Bridge at Havre de Grace, Md., died on Monday at his home, 201 Bay 31st st, Bath Beach. He was a graduate of the University of Pennsylvania and a member of the American Society of Civil Engineers.

WILLIAM BAYARD CUTTING, the lawyer and financier, left an estate of \$10,906,480 on his death, March 1, 1912, according to the report of Appraiser Coggey, which was filed in the Surrogates Court this week. The schedules of the appraiser show that at the time of his death he possessed no realty in New York State. He was, however, largely interested in the New York Terra Cotta Co.

SEAMAN WRIGHT, of Summit, N. J., father of Building Inspector Seaman L. Wright, and the builder of many of Summit's prominent buildings and churches, died last Thursday at his home, 6 Ashwood avenue. He had been ill four weeks. Mr. Wright was born in New York in 1824, and came to Summit in 1859. He became a contracting mason and builder, and many of the business structures of the city were erected by him.

CHANGES AT RECTOR'S.—The plans for the architectural changes at Rector's, Broadway and 48th st, are not complete at this date, but it is known that the establishment will present a very different appearance, with particularly rich ornamentation as a feature. There is to be a spacious ballroom on the second floor, with all furnishings in a luxurious style. George Rector, who heads the company to operate this new place, which succeeds the old Folies Bergere, stated that Joseph Pike, of the Carlton Terrace, will be actively interested in the future Rector's.

THE HOTEL ENDICOTT, Columbus av and 81st st, is to receive general overhauling during the present summer. All of the interior walls and woodwork have been newly finished. The palm court is to have walls decorated with a green panelling. In the main dining-room a new parquet floor is being laid and the walls finished in a rich red tone. The Endicott has been refurbished throughout with mahogany and cirsian walnut, and new carpetings cover every floor in the four hundred and fifty rooms.

WESTINGHOUSE ELECTRIC & MANUFACTURING CO. has been awarded a contract by the Norfolk & Western Railroad to supply all the electrical apparatus required to electrify the Bluefield-Vivian section of its line, some 85 miles in length. The contract calls for the manufacture and delivery of twenty-six 130-ton electric locomotives of the single phase-two phase type, together with all required powerhouse generating machinery and transmission apparatus. The Bluefield-Vivian section serves the celebrated Pocahontas coal region, one of the largest coal fields in the world.

ROBERT W. HIGBIE, who has been nominated for president of the Borough of Queens by one of the political parties, is head of the Robert W. Higbie Company, lumber manufacturers, with mills at New Bridge in the Adirondacks,



## Personal and Trade Notes (Continued).

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and sales headquarters at 45 Broadway, N. Y. C. He is widely known in the hardwood lumber trade. Mr. Higbie resides at Jamaica, L. I., and has taken an active interest in the advancement of the Borough of Queens in years past. He is president of the Chamber of Commerce of Queens; chairman of the City Planning Committee of Queens; a director in the Jamaica Savings Bank; and chairman of the board of directors of the Long Island Bond and Mortgage Guarantee Company.

AMERICAN ENGINE & ELECTRIC COMPANY, with offices at Bound Brook, N. J., announces that it has taken over the business of the American Engine Company, and will have increased facilities for the manufacture of the American-Ball high speed steam engines, which have been built by the latter company for the past seventeen years, as well as a complete line of electric motors and generators from the designs of Mr. W. T. Hensley, who is now associated with the company, and who has a wide experience in motor design. The officers of the American Engine & Electric Co. are as follows: Hugh C. Pierce, president and treasurer; Wm. T. Hensley, vice-president and secretary; F. O. Ball, general manager, and F. H. Ball, consulting engineer.

SALES OF THE OTIS ELEVATOR COMPANY, which furnish a fair index on the building operations of the country, were about the same as in the first seven months of 1912. The difference is understood to be less than 5 per cent. In view of the falling off in the issue of building permits in some sections of the country, however, it is considered probable that the same rate of output will not be maintained by the company the rest of this year. Earnings thus far in 1913 are reported to have kept up in proportion to total sales. The company is making plant extensions that will cost around \$500,000, but this amount can be deducted from surplus earnings over and above the 4 per cent. dividend on the common stock. The company is reported to have earned more than its common dividend for the full year in the first six months.

WALTER I. WILLIS, secretary of the Queens Borough Chamber of Commerce, is abroad making a study of European civic conditions. A letter from him, dated from Paris, says: "We have had the pleasure of meeting prominent officials of different cities in Germany, Holland, Belgium and France. My first impression was of the greater power and scope of work that such officials have, especially in the matter of city planning. For instance, in Essen, Germany, where the mammoth Krupp Gun Works are located, one man is the head of all the departments that would correspond in New York City to the Topographical Department, the Building Department and the Tenement House Department. He has absolute jurisdiction, not only over the laying out of the city map and new streets, and the physical opening of same, but of the number, type, size and arrangement of any buildings erected in such streets. The result is a harmonious development in every part of the city. When a beautiful public building or church is erected, it is so located that a view of it is obtained in every direction. This is so secured, first, by a proper planning of the street approaches, and secondly, by limiting the heights of adjacent buildings, so that the view of any such beautiful structure is not cut off."

## TRADE SOCIETY EVENTS.

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

INTERNATIONAL ASSOCIATION OF FIRE ENGINEERS annual convention N. Y. C. Sept. 1-6. Jas. McFall, Roanoke, Va., secretary.

THE ILLUMINATING ENGINEERING SOCIETY will hold its annual convention Sept. 22-26 at Pittsburgh. I. D. Israel of 29 West 39th st, New York, is the secretary.

THE ANNUAL MEETING of the Society of Gas Lighting will be held in New York City, December 11, 1913. Secretary, George G. Ramsdell, 29 West 39th st, N. Y. C.

THE ANNUAL MEETING of the American Gas Institute will be held at Richmond, Va., October 15-17, 1913. Secretary, Geo. G. Ramsdell, 29 West 39th st, N. Y. C.

THE EMPIRE STATE GAS AND ELECTRIC ASSOCIATION will hold its annual meeting in New York City October 8, 1913. Secretary, C. H. B. Chapin, 29 West 39th st, N. Y. C.

PRESIDENT H. M. SWETLAND, of the Federation of Trade Press Associations in the United States, announces that the program has been completed for the eighth annual convention at the Hotel Astor, New York City, Sept. 18 to 20.

AMERICAN BOILER MANUFACTURERS' ASSOCIATION will hold its twenty-fifth annual convention Sept. 1-4 at the Hollenden Hotel, Cleveland. It is expected that uniform boiler specifications will be adopted. All manufacturers and users of steel plate are invited to attend the convention.

INTERNATIONAL ASSOCIATION OF FIRE ENGINEERS.—The forty-first convention of the International Association of Fire Engineers will be held in the Grand Central Palace, N. Y. C., during the first week in September. Fire Commissioner Joseph Johnson is chairman of the committee which is arranging for the entertainment and comfort of the visiting delegates and their families.

NATIONAL PAVING BRICK MANUFACTURERS' ASSOCIATION.—Engineers and contractors from many sections of the country are to gather at Cleveland, Ohio, September 17 and 18, on the occasion of the tenth annual meeting of the National Paving Brick Manufacturers' Association. Headquarters will be at the Statler Hotel. Officers of the National Paving Brick Manufacturers' Association are: Charles J. Deckman, Cleveland, president; Will P. Blair, Cleveland, secretary; C. C. Barr, Streator, Ill., treasurer.

CENTRAL STATES WATERWORKS ASSOCIATION will hold its annual convention Aug. 26-28 at Cedar Point, Ohio, on Lake Erie, with headquarters at the Breakers Hotel. The following papers will be presented: "Municipal Ownership of Water Plants," by Hon. W. J. Springborn; "Some Features of Engineering Appraisements of Waterworks Properties," by Mr. Philip Burgess; "The Gas Engine and Its Adaptation to the Industries," by Mr. J. B. Meriam, and "Water Motors for Vacuum Heating Systems," by Mr. T. F. Hynes. In addition to these papers, the committee reports and the other formal business there will be trips to points of interest and social "doings" in the evenings.

## RECENT INCORPORATIONS.

GOLDSTEIN SCRAP IRON & STEEL CO. has filed incorporation papers to deal in metals and building materials with offices in Manhattan. The directors are Morris Goldstein and Jennie Goldstein, 59 Attorney st, and Isaac Goldstein, 189 Division st. The attorney is H. Greenberg, 99 Nassau st.

RENNELL CONSTRUCTION CO. has filed incorporation papers to do a general contracting and engineering business with offices in Manhattan. The incorporators are Henry H. Rennell, 55 Laurel av, Bridgeport, Conn., Martin J. Hayes, 630 Park pl, Brooklyn, and Eugene Sweeney, 244 East 59th st. The attorney for the company is Geo. E. Coney, 100 Broadway.

THE RURAL DEVELOPMENT & DECORATING CO. has been incorporated to do a general contracting, construction and realty business with Chas. H. Dahmer, 1175 Fulton av, Albert R. Towers, Seelye av and Morgan pl, Arlington, N. J., and Edwin A. Smith, 358 West 35th st, as incorporators. The attorney is Lewis M. Lowenstein, 149 Broadway.

THE THERMOS CO. has been incorporated to manufacture and deal in building materials with offices in Manhattan. The papers were filed by Chas. Dugind, Arthur De Bernard and Daniel McBride, all of 350 Broadway, as incorporators. The attorney for the company is C. Bugind, 238 Ft. Washington av.

ATLAS CONCRETE CO. has filed incorporation papers to manufacture and deal in concrete, asphalt and cement with offices in Manhattan. The directors are Harry E. Herman, 90 Morningside drive, Jeanette A. Bravy, 254A Saratoga av, Brooklyn, and Vincenzo Salimbene, North 410 East 123d st. The attorney is Harry E. Herman, 170 Broadway.

ILLUMINATION DEVELOPMENT CO. is a \$50,000 corporation chartered to do a general contracting and electrical business with offices in Manhattan. The incorporators are Clinton D. Tabor, 2d st, New Dorp, S. I., John F. Harrington, 200 5th av, and Harry M. Kimball, 312 West 22d st, N. Y. C. John F. Harrington, 200 5th av, is the attorney.

BRONX HOUSE WRECKING & BUILDING CO. has been chartered to do a general contracting business with offices in The Bronx. Papers were filed by Louis Fink and Clara Fink, both of 909 Beck st, and Max Rabinowitz, 1647 Washington av, as incorporators. The attorney for the company is C. Trask, 27 Cedar st.

JOHN JAY GALLAGHER CO. has been chartered for a \$10,000 capitalization to do an electrical engineering and general contracting business with offices in Manhattan. The directors are John J. Gallagher and John B. Martin, 118 East 28th st, and May A. Dein, 141 Broadway. The company's attorney is Bradford Butler, 141 Broadway.

LOCAL BUILDING CO. has been incorporated to do a general contracting and realty business, with offices in Brooklyn. The papers were filed by Morris Bergman, 18 Meserole st; Harry N. Freedman, 84 Amboy st, and Max Appelbaum, 509 Howard av, all of Brooklyn, as directors. The attorney for the company is Jacob A. Freedman, 16 Court st, Brooklyn.

DOCK & PIER CONSTRUCTION CO. has filed incorporation papers to do a general contracting and construction business with offices in Manhattan. The incorporators are Chas. A. Winter, Rahway, N. J.; Katherine J. Cusack, 202 Van Wyck av, Richmond Hill, N. Y., and Dodge L. Marks, 77 Willow st, Brooklyn. The attorney is John C. Wait, 233 Broadway, N. Y. C.

THE BUILDING CONTRACTING CO. has been chartered to do a general contracting, decorating and construction business with offices in Manhattan. The incorporators are Harry D. Gelenter, and Henrietta J. Gelenter, 1033 Hoe av, and Jos. Gelenter, 517A Lexington av, Brooklyn. Leo Schafran, 51 Chambers st, is the attorney for the company.

B. KAPLAN & L. BERGMAN have been chartered for a \$10,000 capitalization to do a general contracting and plumbing business, with offices in The Bronx. The directors are: Benj. Kaplan, 1474 Bryant av; Louis I. Bergman, 1660 Washington av, and Rudolph Loewenthal, 1347 Boston rd. The attorney is Rudolph Loewenthal, 1347 Boston rd.

## NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

FISHKILL, N. Y.—The Gotham Straw Works, 105 Wooster st, N. Y. C., Zacharias S. Oppenheimer and Milton D. Oettinger, in charge, contemplates the erection of a 2-story brick factory, 50x150 ft., for which no architect or engineer have been selected. Owner will take bids on general contract about September 15. Cost about \$25,000.

ROCHESTER, N. Y.—The Niagara St. Baptist Church, Niagara and Dake sts, Rev. Arthur Blackstone, at site, contemplates the erection of a brick church on Fernwood av, between Portland and Clifford avs, for which no architect has been selected. Cost about \$12,000.



ROCHESTER, N. Y.—The German Lutheran Concord Church, Rev. Carl N. Nichols, rector, 104 Rochingham st., contemplates the erection of a church at Helena and Putnam sts for which no architect has been selected. Project will probably not go ahead until the spring or fall of 1914.

ROCHESTER, N. Y.—The Damascus Temple, care of Emil H. Schmidt, 538 South Goodman st., contemplates the erection of a mosque, including clubhouse, golf links, swimming pool and tennis courts. No site or architect have yet been selected.

ROCHESTER, N. Y.—The Century Club, 36 Gibbs st, Miss J. B. Y. Warner, president, contemplates converting the 3-sty brick residence at 566 East av into a clubhouse at a cost of about \$10,000. No architect has been selected.

ANNANDALE-ON-THE-HUDSON, N. Y.—The Sigma Alpha Epsilon, care of Watson B. Salvage, Department of Philosophy, University of South Sewanee, Tenn., contemplates the erection of a 2-sty stone fraternity house here on the Campus of St. Stephens College, to cost about \$10,000. No architect has been selected.

PATTERSON, N. Y.—E. and Z. Van Realte, 100 5th av, N. Y. C., Z. Van Realte in charge, contemplates the erection of a \$100,000 manufacturing plant here for which no architect has been selected. The plant will be of reinforced concrete, 4-sty high and 80x200 ft. Figures on general contract will be called about the 1st of October.

GREENWICH, CONN.—Miss M. Kroncke, care of Derschuch & Co., 150 Broadway, N. Y. C., contemplates the erection of a residence on Shore rd, and it is expected that an architect will be selected next month.

BUFFALO, N. Y.—The Knowlton Warehouse Co., 93 Perry st, Edward Ballard, general manager, contemplates rebuilding the 1-sty frame warehouse at 395 Ganson st, for which no architect has been retained. Cost, about \$20,000.

FORDHAM, N. Y.—The Fordham University, at site, contemplates the erection of a Cardinal Farley Memorial Building at the university grounds, for which no architect has been selected.

**PLANS FIGURING.**

**APARTMENTS, FLATS AND TENEMENTS.**

MANHATTAN.—The Princeton Construction Co., 30 East 42d st, owner, Isaac Polstein, president, is taking bids on masonry for two 9-sty apartment houses to be erected at 144-160 West 87th st, from plans by Schwartz & Gross, 347 5th av, architects. Robert E. Moss, 126 Liberty st, is steel engineer. Total cost, \$500,000.

THE BRONX.—John H. Friend, 148 Alexander av, architect, is taking bids on the general contract for a 5-sty brick apartment house to be erected on the west side of 3d av, 200 ft. south of 171st st, for John D. Crimmins, 624 Madison av, owner.

CONCORD, S. I.—The Libman Contracting Co., 107 West 46th st, N. Y. C., is figuring the general contract for the apartment house to be erected on the south side of Clove av, 75 ft. east of Targee st, from plans by MacDonald & Reddy, 1181 Broadway, N. Y. C., architects, and desire bids on all subs prior to August 25.

NEW BRIGHTON, S. I.—McDermott & Hanigan, 103 Park av, N. Y. C., are figuring the contract for a 6-sty apartment house, 50x100 ft., to be erected on Central av from plans by Frederick P. Platt, 1123 Broadway, N. Y. C., architect. C. J. Jeppesen, Inc., 62 West 45th st, N. Y. C., is consulting engineer.

BRONXVILLE, N. Y.—Excavating is under way for the 4-sty hollow tile and stucco store and apartment house, 110x42 ft, on the north side of Ponfield rd, west of the tracks for the Lawrence Park Realty Co., Lawrence Park, Bronxville, N. Y. Bates & How, 542 5th av, N. Y. C., are architects. Cost, about \$90,000. Owner is taking bids on materials and subs.

BROOKLYN.—Jacob Fish, owner, 370 East 8th st, N. Y. C., is taking bids on subs for a 6-sty brick tenement, 50x100 ft, to be erected at 265-67 South 2d st, from plans by Nast & Springsteen, 21 West 45th st, N. Y. C., architects. Cost, about \$50,000.

**CHURCHES.**

BROOKLYN.—Reiley & Steinback, 481 5th av, N. Y. C., architects, are taking bids on a 1½-sty brick and stone edifice, 50x100 ft, to be erected at York and Gold sts, for the R. C. Church of St. George, Rev. Father Anthony Kodis, 225 High st, owner.

THE BRONX.—McDermott & Hanigan, 103 Park av, N. Y. C., are figuring the church to be erected on the west side of Concourse, 423 ft. north of Bedford Park Boulevard, for the R. C. Church of Philip of Neri, Rev. Daniel Burke, 3025 Concourse, pastor, Geo. H. Streeton, 31 East 27th st, N. Y. C., is architect. Cost about \$15,000.

BROOKLYN.—McDermott & Hanigan, 103 Park av, N. Y. C., are figuring the contract for the 1½-sty brick and stone church, about 50x100 ft., to be erected at the corner of York and Gold sts for the R. C. Church of St. George, Rev. Father Anthony Kodis in charge, 225 High st. Reiley & Steinback, 481 5th av, N. Y. C., are architects.

**DWELLINGS.**

BAY SHORE, L. I.—Cross & Cross, 10 East 47th st, N. Y. C., architects, are taking bids for a 2½-sty frame residence, for Mrs. V. B. Hubbel, care of architects. Cost, about \$20,000.

EDGEMERE, L. I.—Howard & Callman, O'Kane Building, Far Rockaway, architects, are taking bids on the general contract for 25 2½-sty frame and stucco residences, 47x35 ft, for Mrs. Rosa Haft, this place, owner. Cost, \$12,000 each.

CEDARHURST, L. I.—William Harmon Beers, 235 5th av, N. Y. C., architect, is taking bids for a 2½-sty frame residence, 21x88 ft., for Franklin B. Lord Estate, Forest av, owner.

**HALLS AND CLUBS.**

BROOKLYN.—John Thatcher & Son, 60 Park av, Brooklyn, general contractors, have completed plans for a 3-sty extension to the clubhouse on the north side of Snyder av, 100 ft. west of Prospect pl, for the Flatbush Boys Club, 24 Erasmus st, owner, and are taking bids on all subs. Cost about \$10,000.

YONKERS, N. Y.—Ernest Frank, 21 Fernbrook st, architect, is taking bids for alterations to the cafe, dance hall and bowling alleys, at 58 St. Mary st, for W. Pawczak, 58 St. Mary st, owner.

**MUNICIPAL WORK.**

THE BRONX.—The Libman Contracting Co., 107 West 46th st, is figuring the general contract and desires bids on subs prior to August 25 for the erection of a fire alarm bureau in the north side of 180th st, east of Devoe av, from plans by Frank J. Heimle, 190 Montague st, Brooklyn, architect.

**SCHOOLS AND COLLEGES.**

MANHATTAN.—Edgar A. Josselyn, 3 West 29th st, and Howell & Stokes, 100 William st, associated architects, are taking bids on excavating for the brick and stone country school for boys to be erected at 246th st and Broadway for the Horace Mann School, 551 West 120th st, owner, C. Everett Macy, chairman. There will be several additional class buildings and a faculty building. Cost about \$200,000.

**STORES, OFFICES AND LOFTS.**

THE BRONX.—M. W. Del Gaudio, Tremont and Webster av, architect, is taking bids for a 2-sty brick bakery to be erected at 158th st and Trinity av, for the Taxpayers' Realty Co., 1203 Franklin av, Philip Wattenberg, president.

**CONTEMPLATED CONSTRUCTION.**

**Manhattan.**

**APARTMENTS, FLATS AND TENEMENTS.**

ST. NICHOLAS AV.—Richard Rohl, 128 Bible House, has completed plans for alterations to the 5-sty tenement 402 St Nicholas av and 305 West 130th st, for the Ohio Realty Co., 140 Nassau st, owner.

BROADWAY.—Hiss & Weekes, 452 5th av, have completed plans for alterations to the 12-sty apartment house at Broadway and Amsterdam av, 86th to 87th sts, for the Belnord Realty Co., 1 Broadway, owner.

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## PROPOSALS

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STATE HOSPITAL COMMISSION  
Purchasing Committee for State Hospitals  
Albany, N. Y., Aug. 20, 1913.

PROPOSALS.—Sealed proposals subject to the usual conditions will be received up to 10:00 A. M., September 3, 1913, for furnishing the New York State Hospitals for the Insane with the following supplies: provisions, salt fish, general supplies, flour, fresh meats, lamps, white lead, curled hair, table oilcloth, and suspenders, for such periods as are indicated on the printed specifications, deliveries beginning Oct. 1, 1913, unless otherwise specified. For further information apply to the Committee. Address all proposals to the Purchasing Committee for State Hospitals, Room 138, Capitol, Albany, N. Y.

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### Contemplated Construction (Continued).

#### CHURCHES.

BROADWAY.—Samuel Sass, 32 Union sq, has completed plans for alterations to the 4-sty brick store, left and synagogue, 25x67 ft., at 44 East Broadway, for Samuel and Charles Wilder, 83 Bowery, owners, who will take estimates on general contract about the first of September. Cost about \$10,000.

#### DWELLINGS.

THOMPSON ST.—John H. Friend, 148 Alexander av, has nearly completed plans for a 4-sty brick residence, 20x79 ft., to be erected at 14 Thompson st for Rev. G. Schneider, 308 Broadway, owner. Cost about \$15,000.

WEST BROADWAY.—John H. Friend, 148 Alexander av, has completed plans for alterations to the 4-sty brick rectory at 308 West Broadway for Rev. John G. Schneider, 308 West Broadway. S. Niewenhouse, Inc., 1 Madison av, is general contractor.

5TH AV.—Simeon B. Eisendrath, 500 5th av, is preparing plans for alterations to the 5-sty brownstone residence 448 5th av, for the Estate of Kipp & Rhineland, Philip Rhineland, president, 31 Nassau st. Bids on general contract will be taken by the architect about September 2. Cost, about \$20,000.

62D ST.—Henry A. Koelble, 114 West 28th st, has completed plans for a 2-sty brick store and residence, 25x72 ft., to be erected in the south side of 62d st, 225 ft east of Amsterdam av, for Mrs. E. T. Linden, 226 West 75th st, owner. The Excelsior Brewing Co., John Reisenweber, president, 254 Hart st, is lessee. Architect will take bids about the first of September. Cost, about \$9,000.

#### FACTORIES AND WAREHOUSES.

144TH ST.—Arthur Arcander, 391 East 149th st, is preparing plans for a 4-sty brick addition to the factory, 75x100 ft, at 144th st, near Park av, for M. F. Westergreen, 213 East 144th st, owner. Bids will be taken by the architect about the first of September. Cost, about \$25,000.

#### HOTELS.

BOWERY.—David Blier, 545 East 139th st, has completed plans for alterations, consisting of installing shower baths in the 10-sty lodging house at 223-225 Bowery for the Salvation Army, 120 West 14th st, owner, Evangeline Booth, commander. Kazemier & Uhl, 108 East Broadway, have the plumbing contract.

#### STORES, OFFICES AND LOFTS.

72D ST.—Francis H. Kimball, 71 Broadway, is preparing new plans for the 30-sty Professional Building, 100x88 ft., to be erected at the southeast corner of 72d st and West End av for the 262 West 72d St. Co., 258 Broadway, owner.

BROADWAY.—Work has not been started yet on alterations to the 20-sty office building 42 Broadway, for the New York Real Estate Security Co. H. I. Cobb, 527 5th av, is architect. Joseph Caccavajo, 42 Broadway, is engineer. Fred W. Burnham, 30 East 42d st, has the general contract. Cost, about \$12,000.

66TH ST.—Butler & Rodman, 16 East 23d st, are preparing plans for a 3-sty brick studio building, 25x100 ft, to be erected at 114 East 66th st, for Miss C. A. Clarke, owner, care of architects, who will take bids on general contract from a selected list of contractors early in September.

#### MISCELLANEOUS.

225TH ST.—M. A. Rue, 200 5th av, architect and engineer, has completed plans and will soon call for bids on foundations, masonry, superstructure and reinforced concrete work for the base ball stadium to be erected on Broadway, 225th to 226th sts to N. Y. C. R. R., for the Greater New York Base Ball Club, 325 5th av, owner.

#### Bronx.

##### APARTMENTS, FLATS AND TENEMENTS.

3D AV.—John H. Friend, 148 Alexander av, is preparing plans for a 5-sty brick tenement, 45x98 ft., to be erected on the west side of 3d av, 200 ft. south of 171st st, for John D. Crimmins, care of architect, owner. Cost about \$40,000. Bids will be taken by the architect.

#### CHURCHES.

PROSPECT AV.—Stoughton & Stoughton, architects, 96 5th av, have prepared plans for a 2-sty brick church, 91.5x88 ft., to be erected on the east side of Prospect av, 90 ft. south of Crotona Park East, for the New York City Baptist Mission Society, to cost \$40,000.

#### STABLES AND GARAGES.

SOUTHERN BOULEVARD.—August F. Schwarzler, builder, 1662 Boston rd, contemplates the erection of a 2-sty garage on the west side of Southern Boulevard, 126 ft south of 183d st. The plans will be prepared by Chas. Schaefer, Jr., Webster and Tremont avs.

#### Brooklyn.

##### APARTMENTS, FLATS AND TENEMENTS.

ROCHESTER AV.—Leslie & White, 180 Montague st, are preparing plans for five 3-sty brick tenements, 20x66 ft, to be erected at the southeast corner of Rochester av and Sterling pl, for the Acme Homes Co., care of architects, owner. Cost, about \$40,000.

POWELL ST.—S. Millman & Son, 1780 Pitkin av, have completed plans for a 4-sty brick tenement, 50x88 ft., to be erected in the east side of Powell st, 100 ft. south of Livonia av, for Jos. D. Rosenthal, 1423 St. Marks av, owner. Cost about \$25,000.

#### DWELLINGS.

IRVING AV.—L. Allmendinger, 926 Broadway, is preparing plans for five residences to be erected at the northwest corner of Irving and Jefferson avs, for Church & Cough, 1456 Jefferson av, owners. Total cost about \$18,000.

EASTERN PARKWAY.—Horenburger & Bardes, 122 Bowery, N. Y. C., are preparing plans for a 2½-sty brick residence to be erected on Eastern Parkway for M. Welinsky, Canal and Eldridge sts, owner. Cost about \$7,000.

#### FACTORIES AND WAREHOUSES.

54TH ST.—Foundations are under way for a 2-sty concrete factory, 73x185 ft, at the southeast corner of 54th st and 1st av, for Permutit & Co., 30 East 42d st, N. Y. C. William Higginson, 21 Park Row, N. Y. C., is architect and general contractor. Cost, about \$35,000.

#### HALLS AND CLUBS.

BROOKLYN.—Louis Fishman, owner, care of architect, F. J. Dassau, 1373 Broadway, Brooklyn, is taking bids on all subs for the 4-sty brick tenement, 40x89 ft., to be erected in East 14th st, near Av I, to cost about \$20,000.

#### STABLES AND GARAGES.

LAFAYETTE AV.—Dodge & Morrison, 133 Front st, N. Y. C., are preparing plans for a 7-sty brick and steel auto service building, 100x60 ft, to be erected at Lafayette av and Rockwell pl, for the Cadillac Motor Co., 1819 Broadway, N. Y. C., owner; Inglis Upperco, manager, and will take bids about September 15. Cost, about \$80,000.

#### Queens.

ROCKAWAY PARK, L. I.—W. T. Kennedy Co., Hammels, L. I., has completed plans for a 2½-sty frame residence, 34x46 ft, to be erected in West End av, 400 ft south of Washington av, for Oppenheim & Neugas, 38 West End av, owners. Cost, about \$12,000.

EDGMERE, L. I.—W. T. Kennedy Co., Rockaway Beach, L. I., are preparing plans for a 2½-sty frame residence, 44x50 ft, for David Steckler, this place, owner, and will be ready for bids about Aug. 28. Cost, about \$16,000.

#### MUNICIPAL WORK.

QUEENS.—Bids will be advertised by Borough President Connolly of Queens for the construction of an outlet trunk sewer to drain 6,000 acres or 78,000 city lots. In the large area are developments at Elmhurst, Winfield, Woodside, Maspeth, Astoria, North Beach, Forest Hills and others on the border line between the Fourth Ward and Kings. According to estimates of the engineers of the Board of Estimate and the Queens Sewer Bureau, the sewer will cost \$1,145,790. Inasmuch as in certain sections the trunk sewer will be from 90 to 100 feet below the present surface grade tunnelling operations will be resorted to in the construction of the sewer.

#### Richmond.

##### DWELLINGS.

NEW BRIGHTON, S. I.—Cornelius G. Kolf has sold for Mrs. J. M. Pendleton a plot 50x105 ft. on the west side of Franklin av, north of Prospect st, New Brighton, to W. H. Libby, Jr., who will immediately erect a private dwelling for his own occupancy.

NEW DORP, S. I.—J. Sterling Drake sold for Joseph Parente, of Atlanta, Ga., to Antonio Piscopo five lots on Roma av, New Dorp. Mr. Piscopo contemplates the erection of cottages there.

GREAT KILLS, S. I.—W. H. Mersereau, 32 Broadway, N. Y. C., has completed plans for a 2½-sty hollow tile and stucco residence and garage for John H. Greaves, 160 Broadway, N. Y. C., owner. Cost, \$18,000. The architect will soon take bids on the general and separate contracts.

#### Nassau.

##### DWELLINGS.

GLEN COVE, L. I.—Foundations are under way for a 2½-sty hollow tile and stucco residence, 30x46 ft., for Percy Eastman, this place, owner. Walter Williams, this place, is architect. Howel & Sanford, near Glen st Station, Glen Cove, have the general contract. Cost about \$15,000.

LYNBROOK, L. I.—William Purves & Son, this place, are preparing plans for a 2½-sty frame residence, 30x45 ft., to be erected here for J. Smithe, this place, owner, who desires bids on general contract. Cost about \$5,000.

ROSLYN, L. I.—Excavating is under way for a 1½-sty frame bungalow, 26x28 ft., for F. G. Griswold, Roslyn, owner. A. J. Penny, this place, is architect. Cost about \$4,000.

#### Suffolk.

##### CHURCHES.

FREEPORT, L. I.—H. L. Trubenbach, architect, this place, is preparing plans for an addition, 40x90 ft., to the Guild room of the church on Long Beach av and Pine st for the Freeport Episcopal Church, Mr. Carrington, pastor, on premises. Cost about \$7,000.

#### DWELLINGS.

BRIGHTWATERS, L. I.—A. W. Wood, 13 Park av, N. Y. C., has completed plans for a 2½-sty stucco and hollow tile residence, 30x40 ft., to be erected here near Bay Shore for H. M. Emory, care of architect. Cost about \$10,000. The contract will soon be awarded.

#### Westchester.

##### CHURCHES.

SCARSDALE, N. Y.—Excavating is under way for a 2-sty church of rubble stone construction on Carmen av and Post rd for the R. C. Church, Rev. William C. Rourke, pastor. Brown & Almiroty, 320 5th av, N. Y. C., are architects. Cost about \$30,000.



DWELLINGS.

PELHAM, N. Y.—A. G. C. Fletcher, 103 Park av, N. Y. C., is preparing plans for a residence to be erected on Loring and Colonial avs for A. H. Bragg, of Proctor & Bragg.

PORT CHESTER, N. Y.—Work has been resumed for a 2½-sty stone and brick residence in King st for A. W. Church, care of architect, A. D. Shepard, 26 East 23d st, N. Y. C. The Whitney Co., 1 Liberty st, N. Y. C., has general contract. Cost about \$75,000.

WHITE PLAINS, N. Y.—E. H. Hall, 334 5th av, N. Y. C., contemplates the erection of a residence at Gedney Farm from his own plans.

MUNICIPAL WORK.

MAMARONECK, N. Y.—A special election will be held September 2 for the purpose of authorizing the construction of a sewage disposal plant and connecting the trunk sewers at a cost not to exceed \$120,000 and not less than \$90,000 by a bond issue, also authorizing the Board to acquire property and to construct a bridge across the Mamaroneck River at Bridge st.

WHITE PLAINS, N. Y.—E. T. Harrington, White Plans, has the contract to construct the Hope Engine Co. building on North Lexington av, at a bid of \$10,992.

STORES, OFFICES AND LOFTS.

MT. VERNON, N. Y.—Excavating is under way for a 1-sty store, 44x106 ft., on South 4th av for Howe Bakery, Samuel Howe, proprietor, H. L. Hine is architect. Walter Ryan, 913 Bedford av, Brooklyn, is general contractor. Cost, \$12,000.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

SCHENECTADY, N. Y.—Du Bois Bennett & Son, 413 McClellan st, have received the general contract to erect a 4-sty brick apartment house, 64x93 ft., at 791-3-5 Albany st for J. A. Richard, 253 State st, owner. W. T. B. Mynderse, 225 State st, is architect. Cost about \$25,000.

CHURCHES.

BROOKLYN, N. Y. (sub.)—The contract for the tile arch and vaulting work has been let to The Comerma Co., 14 East 42d st, N. Y. C., for St. Matthew's R. C. Church. McKenzie, Voorhees & Gmelin, architects; John J. Beatty, contractor; also for St. Agatha's R. C. Church, Reiley & Steinback, architects; John Kennedy & Co., contractors.

CHICAGO, ILL. (sub.)—Rev. John Dettmer, Pastor of St. Anthony de Padua Parish, Chicago, Ill., has awarded a contract to Raymond Concrete Pile Co., 140 Cedar st, N. Y. C., and Chicago, for placing concrete piles for the foundation of the new church at 28th pl and Wallace st. Henry John Schlacks is architect.

DWELLINGS.

LARCHMONT, N. Y.—Schaeffer Construction Co., 5 West 31st st, has received the general contract to make alterations and additions to the 2½-sty frame residence on Larchmont av, for M. Schinasi, 32 West 100th st, N. Y. C., owner. Gillespie & Carrel, 1123 Broadway, N. Y. C., architects.

RIVERSIDE, CONN.—Lithie Construction Co., 103 Park av, N. Y. C., has received the general contract to erect a \$20,000 bungalow, 1½-stys, frame and stucco construction, for Edmund Slawson, 91 William st, N. Y. C. L. L. Stockton, 8 West 38th st, N. Y. C., is architect.

TARRYTOWN, N. Y.—Thos. Lander, Yonkers, has the general contract to erect a 1½-sty hollow tile and stucco residence here for Chas. Vanderbilt, South Broadway, owner. Jos. Blouin, Jr., 31 Main st, is architect. Lynch Bros. have the mason work; H. B. Reynolds, the plumbing and heating; Timothy Maher, the painting, and J. G. Seaman, the floor tile work, all of Tarrytown.

WEEHAWKEN, N. J.—De Riso Bros., 217 3d st, Town of Union, have received the general contract to erect a 2½-sty hollow tile and stucco residence at Elderode pl and Boulevard loop for Aug. H. Sieler, owner, care of architect, Edward Manahan, 954 Bergeline av, Woodcliffe, N. J. Chas. Mango, Liberty st, Union Hill, N. J., has the carpenter work. Cost about \$12,000.

SOUTH ORANGE, N. J.—S. Howard Soverel & Co., 28 Linwood pl, East Orange, have received the general contract to erect a 2½-sty frame residence for William S. Tuttle, 149 North Centre st, Orange, N. J., owner. H. Messinger Fisher, Bloomfield av, Montclair, N. J., is architect. Cost about \$8,000.

WHITE PLAINS, N. Y.—Mumford & Bar-more, Walton av, have received the general contract to erect a 2½-sty hollow tile and brick veneer residence, 41x37 ft., on Crane av for A. M. Crane, Church la, Scarsdale, N. Y., owner. Gerard Fountain, Park av and 41st st, N. Y. C., is architect. Cost about \$15,000.

FACTORIES AND WAREHOUSES.

EUCHANAN, N. Y. (sub.)—Raymond Concrete Pile Co., 140 Cedar st, N. Y. C., and Chicago, has received the contract for placing 1,469 standard Raymond concrete piles for the foundation of the new building for the Standard Oil Cloth Company. Stone & Webster Construction Co. are general contractors. Edwin A. & H. Lansing Quick are architects.

CLEVELAND, OHIO (sub.)—Raymond Concrete Pile Co., 140 Cedar st, N. Y. C., and Chicago, has been awarded a contract for placing concrete piles for the foundations of the new Riverside plant of the Otis Steel Co. G. Bartol, president; W. F. Rust, general superintendent.

ELIZABETH, N. J.—(Sub.)—M. Byrnes Building Co., 430 Westfield av, has received the carpenter contract for the 3-sty reinforced con-

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crete manufacturing plant, 60x300 ft., at Spring st and Penn. Railroad, for the Diehl Manufacturing Co., D. Kenven, president, Elizabethport. Day & Zimmerman, 608 Chestnut st, Philadelphia, Pa., are architects and engineers. The Turner Construction Co., 11 Broadway, N. Y. C., is general contractor. Cost about \$85,000.

HOBOKEN, N. J.—A. Beinhauer, 200 5th av, N. Y. C., has received the general contract to erect a 3-sty reinforced concrete factory and loft building at 1st and Harrison sts, for the Hoboken Land & Improvement Co., Newark st, Hoboken, owner. L. Meystre & Son, Savings Bank Building, Hoboken, N. J., architects. Cost, about \$24,000.

## HALLS AND CLUBS.

BROOKLYN.—The Tower Construction Co., 1 Madison av, Manhattan, signed the general contract this week to erect the new Elk's clubhouse in South Oxford st, Brooklyn, at a cost of about \$210,000. For further particulars see under another column of this issue (page 345).

HARTSDALE, N. Y.—Frank N. Goble has received the general contract to make alterations and additions to the 2-sty frame clubhouse here for the Scarsdale Country Club. Henry Bacon, 101 Park av, N. Y. C., is architect. Cost about \$23,000.

PHILLIPSE MANOR, N. Y.—Finnerty & Brouer, North Tarrytown, have received the general contract to erect a 1½-sty frame and stucco clubhouse near Tarrytown for the Phillipse Manor Club. Henry W. Tuttle, 437 5th av, N. Y. C., is architect.

## HOSPITALS AND ASYLUMS.

TROY, N. Y. (sub.).—The contract for the tile arch and vaulting work has been let to The Comerma Co., 14 East 42d st, N. Y. C., for the Troy Hospital. M. L. & H. G. Emery, architects; Charles P. Boland Co., contractors.

## PUBLIC BUILDINGS.

HARTFORD, CONN. (sub.).—The Comerma Co., 14 East 42d st, N. Y. C., has received the contract for the Comerma tile arch and vaulting work in the Hartford municipal building. Davis & Brooks, architects; The Norcross Bros. Co., contractors. Extension to Hartford municipal building, Davis & Brooks, architects; P. J. Carlin Construction Co., contractors; also in the Austin post-office, Austin, Texas, Oscar Wenderoth, architect; Dieter & Wenzel Construction Co., contractors.

## SCHOOLS AND COLLEGES.

PRESIDENT ST.—P. J. Brennan & Son, 624 Madison av, N. Y. C., have received the general contract to erect a 4-sty brick and terra cotta parochial school in the north side of President st, 280 ft east of 6th av, for the Church of St. Francis Xavier, Carroll and Hicks sts, Brooklyn, Rev. J. D. Hickey, pastor. Frank J. Helmle, 190 Montague st, is architect. Cost, about \$150,000.

## STABLES AND GARAGES.

50TH ST.—John J. Durkin, 1 Madison av, has received the general contract to erect a 6-sty brick garage, 60x96 ft, at 218-222 West 50th st, for Charles B. and Stephen H. Mason, 622 West 57th st, owners. Frank A. Rooke, 489 5th av, architect. Cost, about \$10,000.

MANHATTAN.—The M. Tiernan Construction Co., 1420 Shakespeare av, has received the general contract to convert the garage and brewery at 218-224 East 54th st into a 1 and 3-sty brick garage, 100x100 ft, for the Jacob Hoffman Brewing Co., 211 East 55th st, owner. Franklin Baylies, Bible House, architect. Cost about \$22,000.

## STORES, OFFICES AND LOFTS.

BROADWAY.—The Thompson-Starrett Co., 50 Wall st, has let the Colorado-Yule Marble Co. a contract for 1,200,000 sq. ft. of seven-eighths-inch slabs for the interior of the Equitable Building, which will take more than 300 cars for transportation to this city.

BROADWAY.—J. G. Deisler, 105 West 40th st, has received the general contract for installing two stores, partitions and show windows in the Times Building, 1485 Broadway, for the New York Times Co., 217 West 43d st, owner, Adolph S. Ochs, president. Buchman & Fox, 30 East 42d st, are architects.

ITHACA, N. Y.—Driscoll Bros., 135 South Aurora st, this city, have received the general contract to make alterations to the department store at State and Tioga sts for Rothschild Bros., at site, Jacob Rothschild, president, Gibb & Waltz, Ithaca Trust Co. Building, Ithaca, are architects. Cost about \$100,000.

BROOKLYN.—E. E. Paul Co., 101 Park av, N. Y. C., has received the general contract to erect the brick telephone building at 14th st and 6th av, Brooklyn, for the N. Y. Telephone Co., 15 Dey st, N. Y. C., owner, Union N. Bethell, president. McKenzie, Voorhees & Gmelin, 1123 Broadway, N. Y. C., architects.

## MISCELLANEOUS.

PITTSFIELD, MASS. (sub.).—The Comerma Co., 14 East 42d st, N. Y. C., has the tile arch and vaulting work contract for the Union passenger station at Pittsfield, Mass. Chas. Schultz, architect; C. A. Dodge Co., contractors; also the comfort station, Willink Entrance, Prospect Park, Brooklyn, N. Y. Frank J. Helmle, architect; Merrick Fireproofing Co., contractors; and cab stand, N. Y. C. and Hudson River R. R. connection with Eiltmore Hotel, N. Y. C. Warren & Wetmore, architects; John Pierce Co., contractors.

**PLANS FILED FOR NEW  
CONSTRUCTION WORK.**

## Manhattan.

## FACTORIES AND WAREHOUSES.

40TH ST, 634-640 West, 4-sty brick manufacturing, 48x65; cost, \$35,000; owners, Joseph Stern & Sons, 616 West 40th st; architect, Edwin J. Poirot, 616 West 40th st. Plan No. 387.

## FACTORIES AND WAREHOUSES.

JANE ST, 28, 1-sty brick dry cleaning shop, 26x13; cost, \$700; owner, Fred D. Backus, Elmhurst, L. I.; architect, Fred Kaiser, 2533 Frisby av. Plan No. 391.

## HOTELS.

86TH ST, 309-311 West, 12-sty brick hotel, 4x90; cost, \$250,000; owners, Waitt Investing Co., Weyner E. Waitt, Pres., 165 Broadway; architects, Schwartz & Gross, 347 5th av. Plan No. 389.

## STORES AND TENEMENTS.

BROADWAY, e s, 78th st to 79th st, two 12-sty brk apartment, 102x91; cost, \$1,200,000; owners, Paterno Bros., Inc., 601 West 115th st; architects, Schwartz & Gross, 347 5th av. Plan No. 390.

## MISCELLANEOUS.

60TH ST, 25 West, 1-sty brick gate house, 18x40; cost, \$2,000; owner, Amos Pinchot, 60 Broadway; architect, Walter Haefeli, 17 Madison av. Plan No. 388.

## Brook.

## CHURCHES.

PROSPECT AV, e s, 90 s Crotona Park East, 2-sty brick church and parish house, plastic asphalt and tin roof, 91.14x88; cost, \$40,000; owners, N. Y. City Baptist Mission Society, 166 2 av; architects, Stoughton & Stoughton, 96 5th av. Plan No. 499.

## HALLS AND CLUBS.

WESTCHESTER AV, n e cor 161st st, 1 and 2-sty brick stores and dance hall, tile roof, size, irregular; cost, \$60,000; owner, Geo. F. Johnson, 214 5th av; architect, Geo. Keister, 12 West 51st st. Plan No. 502.

## STORES AND TENEMENTS.

184TH ST, s e cor Park av, 5-sty brick tenement, plastic slate roof, 49.10x89.10; cost, \$50,000; owners, John H. Buscall & Co., 1825 Anthony av; architects, Tremont Arch't Co., 401 Tremont av. Plan No. 501.

## Brooklyn.

## DWELLINGS.

ATLANTIC AV, s s, 100 w Beach 40th st, 2½-sty frame dwelling, shingle roof, 1 family; cost, \$4,000; owner, Emma W Ingles, 69 South Elliott pl; architect, R. I. Dodge, 233 Broadway, N. Y. Plan No. 4513.

E 37TH ST, e s, 107 s Church av, five 2-sty frame dwellings, 20x50, tar and gravel roof; 2 families each; total cost, \$15,000; owner, Wm. Herod, Jr., 1209 Sterling pl; architect, Chas. P. Cannella, 60 Graham av. Plan No. 4522.

UNION ST, s s, 100 e Rogers av, twenty-five 2-sty brick dwellings, 20x55, gravel roof, 1 family each; total cost, \$82,500; owners, Cooper Co. Inc., 1351 Bedford av; architect, Benj. Driesler, 153 Remsen st. Plan No. 4534.

EAST 17TH ST, w s, 320 n Av J, 2½-sty frame dwelling, 26x38, shingle roof; cost, \$5,000; owner, Wm. Bordfeld, 643 East 34th st; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 4541.

PROSPECT AV, w s, 105.8 n Vanderbilt st, five 2-sty brick dwellings, 20x51, gravel roof, 2 families each; total cost, \$25,000; owner, James Cunningham, 26 Court st; architects, Leslie & White, 180 Montague st. Plan No. 4543.

NEPTUNE AV, n s, 37.6 w West 35th st, 1-sty frame dwelling, 12x40, gravel roof, 1 family; cost, \$850; owner, Geo. De Leon, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 4563.

HANCOCK ST, s s, 95 e Irving av, six 2-sty brick dwellings, 20x55, slag roof, 2 families each; total cost, \$21,600; owner, Jas. G. Caufield, 347 McDonough st; architect, Jos. F. Caufield, same address. Plan No. 4567.

HANCOCK ST, n s, 95 e Irving av, six 2-sty brick dwellings, 20x55, slag roof, 2 families each; total cost, \$21,600; owner, Jas. G. Caufield, 347 McDonough st; architect, Jos. F. Caufield, same address. Plan No. 4568.

JEFFERSON AV, s s, 95 e Irving av, ten 2-sty brick dwellings, 20x55, slag roof, 2 families each; total cost, \$36,000; owner, Jas. G. Caufield, 347 McDonough st; architect, Jos. F. Caufield, same address. Plan No. 4566.

JEFFERSON AV, n s, 95 e Irving av, thirteen 2-sty brick dwellings, 20x55, slag roof, 2 families each; total cost, \$48,000; owner, Jas. G. Caufield, 347 McDonough st; architect, Jos. F. Caufield, same address. Plan No. 4565.

HOMECEST AV, e s, 480 s Av U, 2-sty frame dwelling, 21x34, shingle roof, 1 family; cost, \$5,500; owner and architect, Michel Foley, 2247 Homecrest av. Plan No. 4569.

CONKLIN AV, s s, 200 e East 98th st, two 2-sty frame dwellings, 20x42, tin roof, 2 families each; total cost, \$5,000; owner, Margaret E. McCook, 156 Barby st; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 4590.

LINWOOD AV, w s, 400 s Vienna av, 2-sty brick dwelling, 20x40, tin roof, 2 families; cost, \$3,000; owner, Donincio Palazzo, Vienna-Essex sts; architect, E. Dennis, 241 Schenck av. Plan No. 4618.

LAKE ST, e s, 486.11 n 86th st, 2-sty frame dwelling, 15x35, shingle roof, 1 family; cost, \$1,000; owner, Stefano Do Rienzo 22 Skillman st; architects, Laspia & Salvati, 525 Grand st. Plan No. 4614.

MERMAID AV, ss, 99.4 e West 33d st, 1-sty frame dwelling, 18x44, shingle roof, 1 family; cost, \$1,850; owner, Jennie Sullivan, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 4638.

## FACTORIES AND WAREHOUSES.

UNION AV, s w cor Richardson st, 2-sty brick storage, 24.8x75, gravel roof; cost, \$4,000; owners, Pat'k Campbell & ano, 298 Union av; architects, P. Tillion & Son, 381 Fulton st. Plan No. 4550.



**STABLES AND GARAGES.**

OCEAN AV, w s, 145 n Ditmas av, 1-sty brick garage, 22x20, tile roof; cost, \$800; owner, Herman H Doehler, 157 Rutland rd; architect, Frank J. Helmle, 190 Montague st. Plan No. 4517.

EAST 22D ST, s e cor Foster av, 1-sty frame garage, 12x15, shingle roof; cost, \$350; owner, Edw. Geary, 1600 Foster av; architect, Edw. R. Strong, 1500 Foster av. Plan No. 4530.

ROEBLING ST, 115, 1-sty brick stable, 25x23, gravel roof; cost, \$900; owner, Vitto Bowven-truto, 225 North 5th st; architect, C. P. Cannel-la, 60 Graham av. Plan No. 4540.

NEW YORK AV, n w cor Av H, 1-sty brick garage, 18x20, — roof; cost, \$475; owner, R. W. Guyheen, on premises; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 4575.

ATLANTIC AV, n s, 100 w Troy av, 1-sty steel garage, 20x44, steel roof; cost, \$500; owner and architect, Wm. Buchanan, 1577 Atlantic av. Plan No. 4570.

WEST 10TH ST, e s, 654 n Av R, 1-sty frame garage, 11x12, shingle roof; cost, \$250; owner, Otto Singer, 248 Kings Highway; architects, Slee & Bryson, 154 Montague st. Plan No. 4574.

ATLANTIC AV, n e cor Clermont av, 1-sty brick garage, 62.2x22.2, concrete roof; cost, \$600; owner, A. Schrader, 32 Rose st, N. Y.; architects, Turner Constn. Co., 11 Broadway, N. Y. Plan No. 4631.

**STORES AND DWELLINGS.**

CHURCH AV, n s, 42.9 e Gravesend av, 1-sty frame store and dwelling, 42.8x67.5, tin roof, 2 families; cost, \$5,000; owners, Kraslow Constn. Co., 189 Montague st; architects, Cohn Bros., 361 Stone av. Plan No. 4518.

BAY 50TH ST, n s, 105.8 e Harway av, 2-sty brick store and dwelling, 20x35, gravel roof, 2 families; cost, \$3,000; owner, Carmine Canano, 359 East 112th st, N. Y.; architect, Jos Vicell, 449 East 116th st, N. Y. Plan No. 4545.

**STORES, OFFICES AND LOFTS.**

ST EDWARDS ST, e s, 72.6 n Tillary st, 1-sty brick store, 11.3x23.3, gravel roof; cost, \$300; owner, Amatti Fischetti, 623 St Edwards st; architects, Laspia & Salvati, 525 Grand st. Plan No. 4627.

FLATBUSH AV, e s, 97.1 s Church av, 3-sty brick stores and offices, 43.8x60, gravel roof; cost, \$15,000; owners, Weissmann Holding Co., 74 St. Edward's st; architects, Parfitt Bros., 26 Court st. Plan No. 4625.

**STORES AND TENEMENTS.**

PROSPECT PARK WEST, w s, 100 n 8th st, 4-sty brick tenement, 50x79, gravel roof; cost, \$28,000; 16 families; owner, Herald Constn. Co., 267 W 89th st, N. Y.; architects, Cohn Bros., 361 Stone av. Plan No. 4611.

PROSPECT PARK WEST, n w cor 8th st, 4-sty brick tenement, 50x88, gravel roof, 11 fami-lies; cost, \$30,000; owners, Herald Constn. Co., 267 West 89th st, N. Y.; architects, Cohn Bros., 361 Stone av. Plan No. 4612.

**THEATRES.**

ALBANY AV, s e cor St. Johns pl, 1-sty brick moving picture, 60x75, slag roof; cost, \$15,000; owner, Jos. McGowan, 493 8th st; archi-tects, Eisenla & Carlson, 16 Court st. Plan No. 4561.

**MISCELLANEOUS.**

EAST 29TH ST, e s, 100 n Clarendon rd, 1-sty brick shed, 40x100, gravel roof; cost, \$3,400; owner, Jas. Nolan, 256 East 29th st; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 4538.

MARION AV, n w cor Oliver st, 1-sty frame greenhouse, 66.2x92, glass roof; cost, \$5,000; owners and architects, Wm. F. Kenny Co., 12 Elm st, N. Y. Plan No. 4555.

EAST 8TH ST, w s, 369.4 n Av Q, new carriage house, 11x18, tin roof; cost, \$250; owner and architect, R. C. Doggett, 419 Beverly rd. Plan No. 4607.

**Queens.**

**DWELLINGS.**

FAR ROCKAWAY.—Waterview av, e s, 481 n Cornell av, 2-sty frame dwelling, 33x49, shingle roof, 1 family; cost, \$5,900; owner, Frederick Richmond, Far Rockaway; architect, T. J. O'Kane, Far Rockaway. Plan No. 2400.

OZONE PARK.—Davis av, n e cor Alwick pl, erect one 2½-sty frame dwelling, 18x26, shingle roof; cost, \$2,800; Frank Grumbach, Rocka-way rd, Ozone Park. Plan No. 2416.

ELMHURST.—Petit st, e s, 100 n 2d st, 2½-sty frame dwelling, 19x32, shingle roof, 1 family; cost, \$3,200; owner, John Nicholas, Broadway, Elmhurst; architect, C. L. Varrone, Corona av, Corona. Plan No. 2407.

CORONA.—Radcliff av, n s, 350 e 51st st, 2½-sty frame dwelling, 18x28, shingle roof, 1 fami-ly; cost, \$2,500; owner, Vincent Suderi, 123 Plateau st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 2405.

MASPETH.—Butler Terrace, w s, 186 n La-mont av, 1-sty brick dwelling, 17x24, tin roof, 1 family; cost, \$800; owner, Chas. Hart, 12 Dy-son st, Maspeth; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 2409.

EAST ELMHURST.—De Witt st, e s, 332 s Flushing and Astoria rd, erect 2-sty frame dwelling, 17x34, shingle roof; cost, \$3,000; own-er, C. Zitti, 33 Henry st, Corona; architect, J. A. Dioguaidd, Bridge Plaza, L. I. City. Plan No. 2423.

EAST ELMHURST.—De Witt st, e s, 312 s Flushing and Astoria rd, 2-sty frame dwelling, 17x34, shingle roof; cost, \$3,000; owner, C. Zitti, 33 Henry st, Corona; architect, J. A. Dioguaidd, Bridge Plaza, L. I. City. Plan No. 2424.

CORONA.—49th st, w s, 94 s Jackson av, erect 2-sty brick dwelling, 28x60, tin roof; cost, \$6,000; owners, Derfan Bros., 77 49th st, Co-rona; architect, Alfred Di'Blasi, 94 East Jack-son av, Corona. Plan No. 2419.



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Plans Filed, New Buildings, Queens (Cont.).

RIDGEWOOD.—Woodward av, w s, 40 s Grove st, 2-sty brick parsonage, 22x50, tin roof; cost, \$5,000; owner, H. Schuciker, 1769 Madison st; architect, L. Almendinger, 926 Broadway, Brooklyn. Plan No. 2458.

HALLS AND CLUBS.

WOODHAVEN.—Willard av, e s, on Jamaica av, 2-sty brick lodge room, 34x100, shingle roof; cost, \$8,000; owner, Hillside Holding Co, Willard av, Woodhaven; architects, Weinget & Nelson, Arcanum Bldg., Richmond Hill. Plan No. 2449.

STABLES AND GARAGES.

RIDGEWOOD.—Grove av, n s, 200 e Forest av, 2-sty frame stable, 25x22, gravel roof; cost, \$1,000; owner, Jos. Koeps, 685 Grove st, Ridge-wood. Plan No. 2446.

WOODHAVEN.—Walker av, w s, 30 s Jamaica av, erect one frame garage, 10x17, shingle roof; \$200; owner, Chas. Knox, 636 Walker av, Woodhaven. Plan No. 2412.

LONG ISLAND CITY.—10th av, w s, 225 s Grand av, 1-sty frame garage, 22x20, shingle roof; cost, \$200; owner, Theresa Schiller, 391 10th av, L. I. City; architect, Val. Schiller, same address. Plan No. 2399.

FLUSHING.—Murray Lane, e s, 187 n Myrtle av, 1-sty frame garage, 14x16, shingle roof; cost, \$200; owner, Peter McDonnell, Murray Lane, Flushing. Plan No. 2404.

LONG ISLAND CITY.—Thompson av, Nott av and Buckley st, 1-sty frame car barn, 52x104, slag roof; cost, \$2,000; owner, Manhattan & Queens Traction Co., 60 Wall st, N. Y. C.; architect, owners. Plan No. 2401.

WOODHAVEN.—Benedict av, e s, 545 n Jamaica av, erect 1-sty frame barn, 12x18, shingle roof; cost, \$500; owner, P. J. Young, Benedict av, Woodhaven. Plan No. 2432.

LONG ISLAND CITY.—Newtown av, n e cor Henry st, 1-sty brick garage, 16x17, tin roof; cost, \$350; owner, W. Kral, 8 North Henry st, L. I. City. Plan No. 2402.

STORES, OFFICES AND LOFTS.

JAMAICA.—Fulton st, n s, 75 w Union av, erect new store front in brick store, 22x71; cost, \$600; owner, Jacob Greenberg, 379 Fulton st, Jamaica. Plan No. 2413.

LONG ISLAND CITY.—17th av, e s, 390 n Wilson av, 1-sty frame store, 13x20, tin roof; cost, \$500; owner, Nicola DeRoas, 17th av, L. I. City; architect, owner. Plan No. 2408.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—4th av, e s, 225 e Potter av, 6-sty brick tenement, 25x62, slag roof, 6 families; cost, \$6,000; owner, J. Rubala, 1040 4th av, L. I. City; architect, Emil Motl, 813 2d av, L. I. City. Plan No. 2403.

LONG ISLAND CITY.—Sunswick st, s e cor Paynter av, erect brick tenement, 25x100; tar roof; cost, \$15,000; owner, Paul Sholz, 114 6th av, L. I. City; architect, Frank Braun, 585 9th av, L. I. City. Plan No. 2426.

THEATRES.

MASPETH.—Grand st, n e cor Woodhill pl, 2-sty frame moving picture show, 41x125, tin roof; cost, \$6,500; owner, Albert Roker, 90 Woodbine st, Brooklyn; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 2410.

MISCELLANEOUS.

WHITESTONE.—West 6th st, 29, erect one frame chicken coop, 10x8, paper roof; cost, \$12; owner, F. J. Grotz, 97 North 8th av, Whitestone. Plan No. 2417.

COLLEGE POINT.—17th st, w s, 150 n North Boulevard, 1-sty frame tool house, 8x15, paper roof; cost, \$30; owner, J. A. Jenson, premises. Plan No. 2411.

JAMAICA.—Savoy pl, n s, 100 e Fulton av, erect frame fence, 40x10; cost, \$15; owner, Frank Gamar, Savoy pl, Jamaica. Plan No. 2415.

LONG ISLAND CITY.—Thomson av, s e cor Van Damm st, erect frame fence, 50x10; cost, \$125; owner, Chas. King, 13 Queens st, Long Island City. Plan No. 2414.

L. I. CITY.—Steinway av, e s, 150 n Broadway, erect frame fence, 100x10; cost, \$200; owner, W. Drake, Steinway av, L. I. City. Plan No. 2429.

FLUSHING.—Long Island Co.'s right of way, s s, 600 w Flushing drawbridge, brick switching station, 8x16, tar roof; cost, \$450; owner, Long Island Railroad Co., Penn Station, N. Y. Plan No. 2450.

Richmond.

DWELLINGS.

ALBION PL, e s, 50 s Park pl, New Brighton, 2-sty frame dwelling, 20x33; cost, \$2,400; owner, Mary O. Phillips, New Brighton; architect and builder, J. J. McHenry, New Brighton. Plan No. 613.

TYSON AV, n e cor and Henry pl, Dongan Hills, 2-sty brick dwelling, 22x28; cost, \$1,500; owner, Sawatore Pulano, Dongan Hills; architect, Jas. E. Grunert, New Dorp; builder, Vito Ariosto, Dongan Hills. Plan No. 601.

GARIBALDI AV, s s, 60 e Roma av, New Dorp Beach, 1-sty frame dwelling, 20x37; cost, \$1,250; owner, Jos. Battone, New Dorp Beach; architect, Jas. E. Grunert, New Dorp; builder, J. Christopher, New Dorp Beach. Plan No. 602.

BROADWAY, e s, 60 s Prospect st, West New Brighton, 2-sty frame dwelling, 21x16; cost, \$4,000; owner, August Neusch, West New Brighton; architect and builder, W. H. Curry, West New Brighton. Plan No. 604.

WILLOWBROOK RD, s s, 80 w Birchard av, 3d Ward, 2-sty frame dwelling, 16x24; cost, \$2,500; owner and builder, Commonwealth Bldg. Co., 50 Church st, N. Y. C. Plan No. 607.

PLOT 12 1/2, Ocean Breeze, 150 e Creek, South Beach, 1-sty frame bungalow, 30x16; cost, \$150; owner, Thomas J. Miskel, 191 Grand st, Jersey City; builder, Wm. Anderson, 78 Sussex st, Jersey City, N. J. Plan No. 608.

WOODHAVEN.—Eoyd av, w s, 67 n Ridgewood av, erect two 2-family dwellings, 20x57, shingle roof; cost, \$9,800; owner, W. J. Hicky, 616 Boyd av, Woodhaven, L. I. Plan No. 2425.

ROCKAWAY PARK.—Newport av, n w cor Columbus av, erect 2 1/2-sty frame dwelling, 24x34, shingle roof; cost, \$4,500; owner, T. F. Murray, Rockaway Park, L. I. Plan No. 2422.

HOLLIS TERRACE.—Griffith av, e s, 100 s Chichester av, erect 2-sty frame dwelling, 31x25, shingle roof; cost, \$2,800; owner, John A. Flecher, 95 Woodbine pl, Richmond Hill, L. I. Plan No. 2421.

BAYSIDE.—Kingston av, e s, 240 s Palace boulevard, erect 2 1/2-sty frame dwelling, 24x37, shingle roof; cost, \$3,500; owner John Dayton, Inc., Bayside; architect, Chas. Ross, 47 West 34th st, N. Y. City. Plan No. 2427.

BAYSIDE.—Elmwood st, es, 329 n Palace Boulevard, erect 2 1/2-sty frame dwelling, 24x37, shingle roof; cost, \$3,500; owner and architect as above. Plan No. 2428.

SPRINGFIELD.—Richter av, s s, 1806 w Snider pl, erect 2-sty frame boat house, 16x25, tar roof; cost, \$200; owner, Henry Kromm, 134 Washington av; architect, Louis Berger, Myrtle av, Ridgewood. Plan No. 2418.

ROCKAWAY PARK.—West End av w s, 340 n Triton av, erect 2 1/2-sty dwelling, 34x46, shingle roof; cost, \$10,000; owners, Oppenheim & Nequass, Rockaway Park; architects, W. T. Kennedy & Co., Rockaway Beach, L. I. Plan No. 2420.

BELLE HARBOR.—Park av, w s, 433 s Washington av, erect 2 1/2-sty frame dwelling, 42x70, tile roof; cost, \$10,000; owner, N. W. Curtis, 151 Arlington av, Brooklyn; architect, Wm. W. Smith, S2 Wall st, N. Y. C. Plan No. 2930.

WOODHAVEN.—Water st, n s, 30 w Canal st, erect 2-sty frame dwelling, 20x40, tin roof; cost, \$2,000; owner, W. Sillipio, Water & Canal sts, Woodhaven; architect, A. Cebo, 3948 Broadway, Woodhaven. Plan No. 2431.

EAST ELMHURST.—Grand boulevard, s s, 40 w Grandview pl, erect 2 1/2-sty frame dwelling, 23x33, shingle roof; cost, \$3,500; owner, Louis Berkin, 51 Maiden lane, N. Y. C.; architect, F. Gustafrom, 207 East 52d st, N. Y. C. Plan No. 2433.

RIDGEWOOD.—Elliott av, ns, 263 e Fresh Pond rd, erect four 2-sty brick dwellings, 20x52, slag roof; cost, \$24,000; owner, P. Kosonowsky, 312 Wyona st, Brooklyn; architect, S. Millman, 1780 Pitkin av, Brooklyn. Plan No. 2434.

BROOKLYN HILLS.—Oxford av, e s, 160 n Maple st, erect 2-sty frame dwelling, 16x36, shingle roof; cost, \$2,000; owner, Lewis Gotthelf Co., 2377 Jamaica av, Richmond Hill; architect, G. E. Crane, 2706 Jamaica av. Plan No. 2435.

WOODHAVEN.—Benedict av, w s, 27, 48, 69 s Sterlin st, erect three 2 1/2-sty frame dwellings, 17x37, shingle roof; cost, \$9,000; owner, Mary Weiderhold, 420 Benedict av, Woodhaven; architect, Geo. Crane, 2706 Jamaica av, Richmond Hill. Plan Nos. 2436-2437-2438.

WOODHAVEN.—Sterling st, s s, 136, 115 w Benedict av, erect two 2 1/2-sty frame dwellings, 17x37; cost, \$6,000; owner and architect as above. Plan Nos. 2439-2440.

CORONA.—Fanning pl, s s, 25, 50, 75 e Southern av, erect three 2-sty frame dwellings, 20x53, tin roof; cost, \$9,000; owner, Corona Terrace Land Co., 234 5th av, N. Y. C.; architect, R. W. Johnston, Grove st, Corona. Plan Nos. 2441-2442-2443.

CORONA.—Rapelje av, w s, 25 n Lincoln st, erect 2-sty frame dwelling, 22x38, tin roof; cost, \$3,200; owner, S. Cascia, 48 Rapelje av; architect, A. Scholler, Mulberry av, Corona. Plan No. 2444.

MASPETH.—Astoria av, e s, 57 n Perry av, erect 2-sty frame dwelling, 19x40, tin roof; cost, \$2,500; owner, S. Ziegler, 214 Perry av, Maspeth; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 2445.

ROCKAWAY BEACH.—Eldert av, e s, 240 s Broadway, 1-sty frame dwelling, 12x48, shingle roof; cost, \$300; owner, A. Homan, Eldert av, Rockaway Beach. Plan No. 2454.

BAYSIDE.—5th st, ws, 34 s Ashburton av, 3-sty frame dwelling, 26x40, shingle roof; cost, \$7,500; owner, E. C. Lamb, 601 West 156th st; architect, T. W. Lamb, 644 8th av, N. Y. C. Plan No. 2459.

ELMHURST.—Victor pl, s s, 125 e Broadway, two 2-sty frame dwellings, 20x32, shingle roof; cost, \$8,000; owner, J. L. Gundry, 173 9th st, Elmhurst; architect, E. H. Lockhart, as above. Plan Nos. 2452-2453.

CORONA.—National av, e s, 1,408, 160, 180 n Smith av, three 2-sty frame dwellings, 18x48, tin roof; cost, \$10,500; owner, P. Tiamo, 72 E. Jackson av; architect, A. Di Blasi, 94 E. Jackson av, Corona. Plan Nos. 2455-2456-2457.

MASPETH.—Astoria av, e s, 57 n Perry av, 2-sty frame dwelling, 19x40, tin roof; cost, \$2,500; owner, S. Ziegler, Perry av, Maspeth; architects, Edw. Rose & Son, Elmhurst. Plan No. 2445.

JAMAICA.—Brown av, e s, 125 n State st, 1-sty frame dwelling, 20x34, tar roof; cost, \$1,200; owner, F. Sokolski, 68 Polaski st, Jamaica; architect, R. Kurtz, 324 Fulton st, Jamaica. Plan No. 2451.

WOODHAVEN.—Sterling st, s s, 115 w Benedict av, 2 1/2-sty frame dwelling, 17x37, shingle roof; cost, \$3,000; owner, M. Wiederhold, 420 Benedict av, Woodhaven; architect, Geo. Crane, Jamaica av, Richmond Hill. Plan No. 2440.

GLEN MORRIS.—Church st, e s, 140 s Ridge st, 2 1/2-sty frame dwelling, 24x30, shingle roof; cost, \$3,000; owner, H. Olson, Nebraska av; Glen Morris; architect, Chas. Olson, Dunton, L. I. Plan No. 2447.

L. I. CITY.—3d av, e s, 89 n Freeman av, 2-sty brick dwelling, 36x15, tin roof; cost, \$3,500; Thos. J. Jefferies, 45 3d av, L. I. City; architect, F. Chemlick, 796 2d av, L. I. City. Plan No. 2448.

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PARK ST, 423, n and Atlantic av, Dongan Hills, 3-sty brick dwelling, 65x33; cost, \$35,000; owner, Norman E. Donald, Dongan Hills; architects, Albro & Lindeberg, N. Y. C.; builders, T. H. Frazer Co., N. Y. C. Plan No. 612.

**STABLES AND GARAGES.**

CEDAR GROVE AV, New Dorp Beach, 1-sty frame garage, 16x18; cost, \$100; owner and builder, Albert Voss, New Dorp. Plan No. 600.

COLUMBIA ST, e s, 100 n Castleton av, West New Brighton, 1-sty frame stable, 11x25; cost, \$150; owner, S. Natanblut, West New Brighton; architect, John Davies, Tompkinsville; builder, S. Molinoff, Port Richmond. Plan No. 605.

2D ST, n s, 400 w Franklin av, 161 New Brighton, 1-sty concrete garage, 17x20; cost, \$75; owner and builder, Victor Cheviron, New Brighton. Plan No. 609.

**STORES AND DWELLINGS.**

COLUMBIA ST, e s, 100 n Castleton av, West New Brighton, 2-sty frame store and dwelling, 25x61; cost, \$3,600; owner, S. Natanblut, West New Brighton; architect, John Davies, Tompkinsville; builder, S. Molinoff, Port Richmond. Plan No. 606.

WILLIAM ST, n e cor South Amboy rd, Tottenville, 1-sty frame store, 20x40; cost, \$1,000; owner, Erik Erekson, Tottenville; architect and builder, H. Thram, Tottenville. Plan No. 611.

**MISCELLANEOUS.**

JEWITT AV, w s, 470 n Watchogue av, West New Brighton, 1-sty frame pigeon house, 15x36; cost, \$200; owner and builder, M. H. Brunhuber, West New Brighton. Plan No. 603.

MORNING STAR RD, 152, Elm Park, 1-sty frame shed, 48x17; cost, \$50; owner and builder, Ludwig Bilicki, Elm Park. Plan No. 610.

**PLANS FILED FOR ALTERATIONS.**

**Manhattan.**

BAXTER ST, 64, new steel, iron columns, and plumbing to 5-sty brick store and tenement; cost, \$1,500; owner, Daisy B. Rothschild, 542 West 112th st; architects, Gross & Kleinberger, Bible House. Plan No. 2737.

BLEECKER ST, 97-99, water tank to 6-sty brick store and lofts; cost, \$95; owner, Morton H. Meinard, 204 West 34th st; architect, Chas. Sheres, 882 Kelly st. Plan No. 2723.

BROAD ST, 59, reset entrance to 4-sty brick stores and offices; cost, \$300; owner, Ayerigg Estate, 18 Chambers st; architect, Valentine Bauch, 42 Beaver st. Plan No. 2728.

BROOME ST, 293, new partition and skylight to 3-sty brick tenement; cost, \$160; owner, Caroline Pia, Cornwall, N. Y.; architect, John McDonough, 47 Morton st. Plan No. 2744.

CANAL ST, 161-3, reset store front to 5-sty brick store & loft; cost, \$75; owner, Emma Wilson, Dayton, Ohio; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2700.

CANAL ST, 54-58, new show window to 12-sty brick lofts; cost, \$200; owner, Samuel Jarmulowsky, 54 Canal st; architects, Schwartz & Gross, 347 5th av. Plan No. 2803.

CHURCH ST, 256-262, steel and new partitions to 5-sty brick offices; cost, \$800; owners, Estate of Wm. Watson, 256 Church st; architect, Robert Teichman, 22 William st. Plan No. 2777.

CANNON ST, 112-114, masonry and steel to 6-sty brick lofts and moving pictures; cost, \$5,000; owner, Morris Zimmerman, 318 East Houston st; architect, Jacob Fisher, 25 Av A. Plan No. 2776.

CLINTON ST, 63, new partitions and stairs to 5-sty brick stores and tenement; cost, \$1,000; owner, Morris Wolburg, 475 Fulton st. Brooklyn; architect, Max A. Simon, 24 Clinton st. Plan No. 2765.

ESSEX ST, 142, reset show window to 5-sty brick store and tenement; cost, \$200; owner, Ed Sweeney Express Co, 617 Lexington av; architect, H. S. Klepper, 993 Union av. Plan No. 2780.

FRANKLIN ST & CORTLAND ALLEY, n e cor, new show window to 6-sty brick store and loft; cost, \$200; owner, Gray Rock Land Co., 220 Broadway; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2702.

FRONT ST, 184, new bulkhead to 10-sty brick offices; cost, \$2,000; owner, Wm. J. Matheson, 184 Front st; architect, George E. P. Chappell, 258 Broadway. Plan No. 2752.

GOLD ST, 10, gravity tank to 6-sty brick lofts; cost, \$400; owner, Estate of James B. Colgate, 36 Wall st; architect, Earl C. Maxwell, 30 Church st. Plan No. 2773.

GREENWICH ST, 398, new partitions and elevator shaft to 4-sty brick store; cost, \$3,600; owner, Estate of Jacob Weeks, 240 West 78th st; architect, Otto Reissmann, 30 1st st. Plan No. 2705.

LUDLOW ST, 159, reset store front and new stairs to 5-sty brick store and loft; cost, \$200; owner, Isaac Marks, 61 Park Row; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2754.

MANHATTAN ST, 79-83, reset store fronts to 1-sty brick stores; cost, \$400; owner, Alexander J. Brown, 41 Park row; architect, Horace G. Knapp, 111 Broadway. Plan No. 2789.

MULBERRY ST, 226, framing of passage to 3-sty brick tenement; cost, \$700; owner, Honora W. N. Parrel, Washington and Suffolk ave, Bella Harbor, L. I.; architect, Maxwell A. Cantor, 39 West 28th st. Plan No. 2746.

MURRAY ST, 9-15, framing to 12-sty brick lofts and store; cost, \$810; owner, Franklin Bldg Co., 54 Wall st; architect, Chas. H. Richter, 68 Broad st. Plan No. 2726.

NASSAU ST, 49, masonry and new partition to 4-sty brick store and restaurant; cost, \$450; owner, Thomas Dimond, 20 West 75th st; architect, Fred P. Fritts, 6 Liberty pl. Plan No. 2775.

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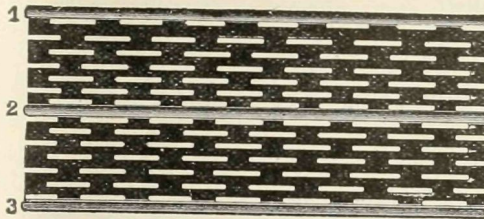
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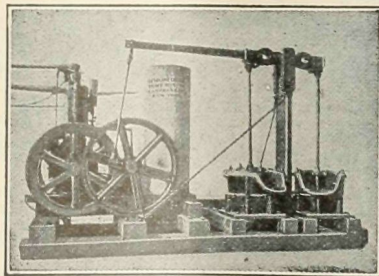
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## Plans Filed—Alterations, Manhattan (Cont.).

- RIVINGTON ST, 104, masonry, steel and new store fronts to 3-sty brick stores and dwelling; cost, \$3,500; owners, Paley Bros., 51 East 129th st; architect, Samuel Sass, 32 Union sq. Plan No. 2751.
- STANTON ST, 178, masonry, new store fronts and partitions to 3-sty brick store and lofts; cost, \$1,000; owner, Mania Neustaedter, 111 East 2d st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 2698.
- WASHINGTON SQ, 4, alterations to two 4 and 2-sty brick dwellings; cost, \$2,000; owner, Trustees of Sailors Snug Harbor, 31 Nassau st; architects, Starrett & Van Vleck, 45 East 17th st. Plan No. 2713.
- WASHINGTON SQ, 31, medicine closet to 5-sty brick hospital; cost, \$75; owner, Elena Savini, 31 Washington sq; architect, Wm. G. Massarene, 15 East 40th st. Plan No. 2712.
- WATER ST, 131, masonry and new elevator shaft to 5-sty brick storage; cost, \$3,500; owners, American Sumatra Tobacco Co., 144 Water st; architect, David Bleier, 540 East 139th st. Plan No. 2768.
- WILLIAM ST, 155, alter store front to 5-sty brick store and lofts; cost \$50; owner, Boerine Leerburger, 295 1/2 Pearl st; architect, R. J. Wolkstein, 1876 Belmont av. Plan No. 2781.
- 8TH ST, 16 East, set back projecting stoop to 5-sty brick dwelling; cost, \$425; owner, Martin Sturges, 17 West 32d st; architects, Hughes & Hughes, 404 West 34th st. Plan No. 2707.
- 8TH ST, 21 West, reset stoop to 5-sty brick residence; cost, \$285; owner, Maria L. Camachao, care Arthur Colfar, 52 William st; architects, Hughes & Hughes, 404 West 34th st. Plan No. 2706.
- 8TH ST, 52-54 West, reset show windows to 3-sty brick store and dwelling; cost, \$100; owner, Fred H. Rubino, 170 East End av; architect, Chas. M. Sutton, 70 5th av. Plan No. 2718.
- 9TH ST, 62 West, masonry and new partitions to 3-sty brick school and dwelling; cost, \$2,500; owner, Allilio Baroni, 62 West 9th st; architect, Anthony Van Drasco, 496 West Broadway. Plan No. 2783.
- 14TH ST, 328-334 West, masonry to 3-sty brick church and rectory; cost, \$300; owner, St. Bernard's Roman Catholic Church, 330 West 14th st; architect, Jas S Maher, 1328 Broadway. Plan No. 2807.
- 15TH ST, 409-11 East, new stairs to 2-sty brick lofts; cost, \$50; owner, James Fellows, 1312 Madison av; architect, Milton Schultz, 459 West 155th st. Plan No. 2721.
- 15TH ST, 513 East, masonry to 5-sty brick store and tenement; cost, \$50; owner, John Bopp, 119 Noble st, Brooklyn; architect, Warren L. Cort, 378 Jackson av, L. I. City. Plan No. 2766.
- 19TH ST, 507-509 West, masonry, steel and new plumbing to 3-sty brick loft; cost, \$4,200; owner, Katherine T. Moore, Scarborough, N. Y.; architect, Paul C. Hunter, 191 9th av. Plan No. 2791.
- 20TH ST, 308 West, masonry and steel to 3-sty brick dwelling; cost, \$2,100; owner, J. Ahrling Hartsman, 191 9th av; architect, Paul C. Hunter, 191 9th av. Plan No. 2703.
- 21ST ST, 54-62 West, 15,000-gal. and 6,000-gal. gravity and pressure tanks to 12-sty brick store and lofts; cost, \$3,200; owner, American Real Estate Co., 527 5th av; architects and builders, The Rusling Co., 39 Cortlandt st. Plan No. 2729.
- 23D ST, 2-6 East, masonry and new partitions to 3 and 7-sty brick offices and stores; cost, \$900; owner, Susan Brand De Hauteville, Paris, France; architect, Kenneth M. Murchison, 101 Park av. Plan No. 2795.
- 29TH ST, 107 West, alterations to 3-sty brick stores and dwelling; cost, \$50; owner, William P. Dixon, 32 Liberty st; architect, Samuel Levingson, 39 West 38th st. Plan No. 2732.
- 29TH ST, 325 East, new addition to 4-sty brick shop and lofts; cost, \$2,000; owner, Franz Wagner, 325 East 29th st; architect, Charles S. Clark, 441 Tremont av. Plan No. 2774.
- 34TH ST, 324 West, masonry, steel and new partitions to 5-sty brick store and tenement; cost, \$2,500; owner, Catherine McDonald, 315 West 33d st; architect, James W. Cole, 403 West 50th st. Plan No. 2743.
- 34TH ST, 47 East, reset building front to 4-sty brick dwelling; cost, \$1,000; owner, William Lusk, 47 East 34th st; architect, Gurden S. Parker, 303 5th av. Plan No. 2708.
- 34TH ST, 48-54 East, remove encroachments to four 4-sty brick dwellings; cost, \$200; owners, Madison Realty Co., 50 East 34th st; architect, Jere Lineburgh, 518 Lexington av, Brooklyn. Plan No. 2764.
- 35TH ST, 217-19 West, reset store fronts to 5-sty brick tenement; cost, \$200; owner, Mrs. Johanna Meier, 564 West 170th st; architect, John H. Knubel, 305 West 43d st. Plan No. 2792.
- 36TH ST, 621-657 West, masonry and new door to 1-sty brick storage; cost, \$1,800; owner, Webb's Academy & Home, Sedgwick av and 188th st; architect, Kemper Peabody, 470 West 30th st. Plan No. 2806.
- 38TH ST, 134 East, interior alterations to 4-sty brick dwelling; cost, \$20; owner, Miss A. Westervilt, Plainfield, N. J.; architect, Xavier Grisez, 589 Lexington av. Plan No. 2724.
- 42D ST, 13 West, metal sign to 5-sty brick stores and offices; cost, \$100; owner, Geo. Fish Parsons, 13 West 42d st; architect, Wm. C. Cartwright, 1933 Broadway. Plan No. 2797.
- 42D ST, 210-12 West, 1-sty extension to 2 4 & 5-sty brick studios; cost, \$8,000; owner, Samuel McMillan, 210-212 West 42d st; architect, Alexander Brociner, 14 East 42d st. Plan No. 2784.
- 43D ST, 1 West, new store front to 14-sty brick stores and offices; cost, \$500; owner, Maison Marice, 516 5th av; architects, De Rose & Cavalieri, 357 East 116th st. Plan No. 2717.
- 44TH ST, 219 West, brick wall to two 4-sty brick residences; cost, \$200; owner, William Waldorf Astor, 21 West 26th st; architect, J. Francis Burrowes, 410 West 34th st. Plan No. 2756.
- 45TH ST, 17 East, remove partitions to 4-sty brick stores and lofts; cost, \$250; owner, Lesert Streibigh, 7 East 45th st; architect, Max Zipkes, 220 5th av. Plan No. 2790.
- 46TH ST, 344 West, new store front to 3-sty brick store and dwelling; cost, \$100; owners, Estate of Ignatius Radley, 344 West 46th st; architects, Gross & Kleinberger, Bible House. Plan No. 2747.
- BLOCK of 46th st, 47th st, Lexington av and Depew pl, new stairs and elevator shafts to 12-sty brick lofts; cost, \$4,000; owners, New York Central & H. R. R. Co., Grand Central Terminal; architect, Chas. H. Fox, 369 West 11th st. Plan No. 2740.
- 48TH ST, 605-609 West, masonry and new elevator to 3-sty brick auto-repair shop; cost, \$6,000; owners, The 550 West 44th St. Co., Edward Fawcett, Pres., 2048 East 17th st, Brooklyn; architect, Fred Jacobsen, 132 East 23d st. Plan No. 2736.
- 48TH ST, 1-5 West, masonry to 1-sty brick church; cost, \$500; owners, Collegiate Reformed Dutch Church, 113 Fulton st; architect, Wm P. Bannister, 67 Wall st. Plan No. 2772.
- 48TH ST, 201 West, new entrance and stairs to 8-sty brick restaurant and offices; cost, \$15,000; owner, Mecca Realty Co., Jesse Froelich, Pres., 1743 Broadway; architects, Eisendrath & Horowitz, 560 5th av. Plan No. 2801.
- 52D ST, 409 East, new plumbing and partitions to 4-sty brick tenement; cost, \$500; owner, K. R. Finestone, 866 So. Boulevard; architect, Albert E. Davis, 258 East 138th st. Plan No. 2794.
- 52D ST, 107 West, masonry and fireproofing to 2-sty brick garage and dwelling; cost, \$6,000; owner, Jacob A. Dunning, 141 Broadway; architect, T. Joseph Bartley, 15 Broad st. Plan No. 2725.
- 53D ST, 422-430 East, fireproofing to 8-sty brick store and lofts; cost, \$200; owner, Theo E. Hergert, Inc., 430 East 53d st; architect, Louis A. Harnum, 1123 Broadway. Plan No. 2802.
- 54TH ST, 122 East, new elevator and 1-sty extension to 4-sty brick store and studios; cost, \$15,000; owner, R. Dickinson, Jewett, Nyack, N. Y.; architects, Fort, Butler & Oliver, 101 Park av. Plan No. 2796.
- 56TH ST, 118-122 West, fireproofing to 6-sty brick garage; cost, \$8,000; owner, John S. Coleman, 326 West 70th st; architect, George J. Hardway, 347 5th av. Plan No. 2778.
- 58TH ST, 234 West, alterations to 20-sty brick offices; cost, \$800; owner, Mary A. Fitzgerald, Litchfield, Conn.; architects, Carrere & Hastings, 225 5th av. Plan No. 2730.
- 72D ST, 438-40 East, raise oven flue to 4-sty brick bakery and dwelling; cost, \$50; owner, Louise Fink, 438 E 72d st; architect, Jacob Felson, 100 West 142d st. Plan No. 2762.
- 78TH ST, 452 East, new show windows to 4-sty brick stores and dwelling; cost, \$400; owner, Theodore Willesen, 860 1st av; architect, Otto L. Spannake, 233 East 78th st. Plan No. 2782.
- 80TH ST, 144 West, remove partition to 4-sty brick dwelling; cost, \$25; owner, M. Ralston Hart, 56 West 68th st; architect, Lawrence E. Spillane, 245 East 80th st. Plan No. 2727.
- 85TH ST, 19 W, masonry to 5-sty brick and stone dwelling; cost, \$30; owner, Adeline S. Jordan, 19 West 85th st; architect, Thomas H. Styles, 1451 Broadway. Plan No. 2779.
- 89TH ST, 119-121 West, masonry and new partition to 2-sty brick garage; cost, \$500; owner, Constance Delanoue, 141 Broadway; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2715.
- 90TH ST, 341 East, reset store fronts to 5-sty brick stores and tenement; cost, \$300; owner, Morris Fruendlich, 28-30 West 127th st; architect, R. J. Wolkstein, 1876 Belmont av. Plan No. 2701.
- 100TH ST, 146-148 West, 1-sty extension to 2-sty brick stable and storage; cost, \$2,000; owners, Mrs. Minnie Wolber et al, Patchogue, L. I.; architect, Alfred C. Wein, 160 West 99th st. Plan No. 2699.
- 117TH ST, 263-65 West, plumbing and new partitions to 7-sty brick warehouse; cost, \$225; owner, John J. Timmins, 263 West 117th st; architect, F. E. Glasser, 70 Manhattan st. Plan No. 2758.
- 119TH ST, 418 East, new window to 5-sty brick stores and tenement; cost, \$25; owner, Esther Casper, 422 East 118th st; architect, A. Isaacson, 250 East 125th st. Plan No. 2709.
- 125TH ST, 201-209 West, new columns and partitions to 3-sty brick stores; cost, \$3,000; owner, Wendolin J. Nauss, 2291 3d av; architect, Albert H. Guilbert, 1009 Morris av. Plan No. 2739.
- 125TH ST, 365-373 West, reset store fronts to 1-sty brick stores; cost, \$600; owner, Mrs. Clara Kinsman, 348 West 87th st; architect, George H. Griebel, 16 East 42d st. Plan No. 2786.
- 125TH ST, 230 E, new store front to 2-sty brick stores; cost, \$150; owner and architect, John P. Walther, 147 East 125th st. Plan No. 2788.
- 125TH ST, 351-357 West, reset store fronts to 6-sty brick stores and tenement; cost, \$350; owner, John O'Brien, 1700 Villin Vill, White Plains; architect, Chas. H. Lehman, 321 St. Nicholas av. Plan No. 2799.
- 125TH ST, 326 to 330 West, reset store fronts to 5-sty brick store and tenement; cost, \$300; owner, The Roanoke Realty Co., 320 West 120th st; architect, Joseph Pollack, 323 West 125th st. Plan No. 2804.
- 125TH ST, 316-320 West, reset store fronts to 4-sty brick stores and dwelling; cost, \$100; owner, Eugene Higgins, 1 Madison av; architect, Geo.-J. Froehlich, 323 West 125th st. Plan No. 2805.
- 145TH ST, 571 West, partition to 6-sty brick store and tenement; cost, \$75; owner, T. Edwin Ward, 190 Riverside Drive; architect, Adolph Baischun, 483 Willis av. Plan No. 2763.
- 165TH AND 168TH STS West and Broadway, block, new partitions and decorations to 2-sty brick theatre and stores; cost, \$500; owner, Herbert S. Clark, 116 East 14th st; architect, Thomas W. Lamb, 644 8th av. Plan No. 2771.
- AMSTERDAM AV, 1848, reset store front to 4-sty brick stores and dwellings; cost, \$200; owner, Harriet C. Bailey, 556 West 162d st; architect, Frank J. Schefcik, 4168 Park av. Plan No. 2757.
- AMSTERDAM AV, 2068-70, new stairs to 3-sty brick stores and offices; cost, \$250; owner, John P. Leo, 162d st and Amsterdam av; architect, Matthew W. Del Gaudio, 401 East Tremont av. Plan No. 2769.
- BROADWAY, 757-59, remove encroachments to 6-sty brick store and lofts; cost, \$500; owner, John Daniell, Jr., 759 Broadway; architect, John H. Knubel, 305 West 43d st. Plan No. 2716.
- BROADWAY, 1739, electric sign to 1-sty brick salesroom; cost, \$500; owner, Jesse Froelich et al, 1739 Broadway; architects, Strauss & Co., Inc., 442 West 42d st. Plan No. 2785.
- CENTRAL PARK WEST, 315, new partitions to 12-sty brick tenement; cost, \$100; owners, Midas Realty Co., 505 5th av; architects, Schwartz & Gross, 347 5th av. Plan No. 2697.
- COLUMBUS AV, 465, new partitions to 5-sty brick store and tenement; cost, \$600; owner, Jacob Winkler, 164 West 83d st; architect, Otto Reissmann, 30 1st st. Plan No. 2719.
- GREENWICH AV, 19, remove single partition to 4-sty brick store and dwelling; cost, \$15; owner, Benjamin Goldman, 9 Greenwich av; architect, Heiman Freid, 85 4th av. Plan No. 2714.
- LENOX AV, 285, new store front to 4-sty brick store and dwelling; cost, \$100; owner, Geo. Ehret, 235 East 92d st; architect, Louis E. Dell, 1133 Broadway. Plan No. 2720.
- LEXINGTON AV, 1873, new stores to 3-sty brick stores and dwelling; cost, \$2,500; owner, Joseph P. Fallow, 51 East 122d st; architect, Henry A. Koelble, 114 East 28th st. Plan No. 2738.
- LEXINGTON AV, 154-6, masonry to 1-sty brick church; cost, \$500; owners, The Moravian Church, C. T. Leobisch, trustee, 154 Lexington av; architect, James E. Grunert, 2409 Richmond rd, New Dorp, S. I. Plan No. 2745.
- MADISON AV, 2020, 2-sty brick extension to 3-sty brick dwelling; cost, \$2,000; owner, Regina T. Lehman, 122 West 123d st; architects, Gross & Kleinberger, Bible House. Plan No. 2748.
- MADISON AV, 644, new window to 5-sty brick dwelling and stores; cost, \$50; owner, Frederick T. Barry, 648 Madison av; architects, Gronenberg & Leuchtig, 303 5th av. Plan No. 2750.
- MADISON AV, 1399-1405, rebuild store front to 7-sty brick store and tenement; cost, \$200; owner, Solomon A. Arnstein, 600 West End av; architect, Otto Reissmann, 30 1st st. Plan No. 2704.
- MADISON AV, 72-74, new pent house to 12-sty brick lofts; cost, \$350; owner, David Shaff, 83 Canal st; architect David Eleier, 545 East 139th st. Plan No. 2767.
- MADISON AV, 841, fireproofing and new partitions to 4-sty brick studio; cost, \$3,000; owner, Albert Herter, 130 East 67th st; architect, H. Hupfau, 7 East 42d st. Plan No. 2787.
- MADISON AV, 56-60, one 15,000-gal. gravity tank and two 6,000-gal. pressure tanks to 13-sty brick offices; cost, \$3,500; owner, Neptune Realty Co., Adrian Iselin, Pres., 23 East 26th st; architects and builders, The Rusling Co., 39 Cortlandt st. Plan No. 2800.
- MADISON AV, 1713, new show windows to 5-sty brick store and flats; cost, \$250; owner, Matilda Precht, 61 East 113th st; architect, Albert E. Davis, 258 East 138th st. Plan No. 2793.
- PARK AV, 1108, alterations to 3-sty brick store and dwelling; cost, \$300; owner, Joseph McManus, 993 Park av; architect, Arthur T. Fowler, 474 Columbus av. Plan No. 2770.
- 2D AV, 2074, masonry to 4-sty brick moving picture theatre; cost, \$1,000; owner, Max Rothbardt, 2295 2d av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2735.
- 2D AV, 679, new plumbing and fire-escape to 4-sty brick stores and tenement; cost, \$500; owner, Thomas P. J. Delehanty, 696 2d av; architect, John H. Friend, 148 Alexander av. Plan No. 2742.
- 2D AV, 1598, new partitions to 5-sty brick stores and tenement; cost, \$150; owner, Louis Levy, 209 East 72d st; architect, Otto L. Spannake, 233 East 78th st. Plan No. 2759.
- 3D AV, 2028, increase seating to 1-sty brick moving picture theatre; cost, \$800; owners, Aureo Amusement Co., 2028 3d av; architect, P. Richard, 230 East 115th st. Plan No. 2755.
- 3D AV, 2231-35, partitions to 4-sty brick stores and dwelling; cost, \$500; owner, Andrew Davey, 350 Greenwich st; architect, Chas. H. Richter, 68 Broad st. Plan No. 2734.
- 5TH AV, 448, new elevator and stairs to 4-sty brick lofts; cost, \$20,000; owners, Estate of Kimp & Rhinelandt, 27 William st; architect, Simon Eisendrath, 500 5th av. Plan No. 2711.
- 6TH AV, 279-285, reset store fronts to 5-sty brick lofts; cost, \$700; owner, James Fellows, 1312 Madison av; architect, Milton Schultz, 459 West 155th st. Plan No. 2722.
- 6TH AV, 850, reset store fronts to 4-sty brick store and dwelling; cost, \$75; owner, Thomas Diamond, 850 6th av; architect, Benl. W. Levitan, 20 West 31st st. Plan No. 2733.
- 6TH AV, 639, reset store fronts to 4-sty brick store and dwelling; cost, \$150; owner, Adolph A. Hageman, 67 West 36th st; architect, Adolph Merten, 34 West 28th st. Plan No. 2749.



6TH AV, 436, new store front to 4-sty brick store and dwelling; cost, \$200; owner, J. Edgar Leaycraft, 30 East 42d st; architect, John H. Friend, 148 Alexander av. Plan No. 2753.

6TH AV, 667-673, masonry to 3-sty brick stores; cost, \$200; owner, Wm. McDonald, 47 West 34th st; architect, Otto L. Spannhaake, 233 East 78th st. Plan No. 2798.

7TH AV, 462, metal sign to 4-sty brick store and apartments; cost, \$300; owner, Emma L. Daly, 462 7th av; architect, Sidney R. Lash, 512 West 179th st. Plan No. 2760.

7TH AV, 421-23, alterations to 3-sty brick store and hotel; cost, \$300; owner, Frank J. Cassidy, 229 West 42d st; architect, Max Zipkes, 220 5th av. Plan No. 2731.

7TH AV, 2007, brick smoke flue to 4-sty brick store and dwelling; cost, \$150; owner, Isaac Rosenberg, 2007 7th av; architect, Jobst Hoffmann, 318 West 121st st. Plan No. 2741.

8TH AV, 973-979, rearrange apartments to 6-sty brick tenement; cost, \$35,000; owner, City Real Estate Improvement Corp., 910 Columbus av; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 2710.

8TH AV, 835, reset show windows to 4-sty brick store and dwelling; cost, \$150; owner, Julius Davias, 501 5th av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 2761.

### Bronx.

DEPOT PL, n s, 268 w Sedgwick av, new elevator to 1-sty station; cost, \$2,000; owners, N. Y. C. & H. R. R. Co., 70 East 45th st; architect, A. F. Hallman, 70 East 45th st. Plan No. 412.

156TH ST, n e cor St. Anns av, 5-sty brick extension, 61.5x60.10, to 4-sty brick dance hall and lodge room; cost, \$100,000; owner, The Ebling Brewing Co., Wm. Ebling, 760 St. Anns av, Pres.; architect, Fred Hammond, 391 East 149th st. Plan No. 417.

180TH ST, S19, new store fronts, new beams, etc., to 1-sty brick nicollette; cost, \$500; owners, A. & H. Bloch, 99 Nassau st; architect, J. G. H. Harlach, 790 East 180th st. Plan No. 401.

231ST ST, S12, 2-sty frame extension, 14x16, to 2-sty frame dwelling; cost, \$1,500; owner, Mary K. Wodick, on premises; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 406.

233D ST, n s, 125 w Verio av, change from flat to peak roof, 2-sty frame dwelling; cost, \$500; owner, Matilda Roemer, Woodlawn; architect, Henry W. Roemer, 1758 Bussing av. Plan No. 405.

255TH ST, s w cor Fieldstone rd, move 1½-sty frame dwelling; cost, \$250; owner, S. Beekman, 100 West 105th st; architect, T. J. Cunningham, 648 Jackson av. Plan No. 416.

ALBANY RD, w s, 140 n 231st st, two 1-sty frame extensions, 8.6x34.10, and raise to grade two 2-sty frame dwellings and stores; cost, \$2,500; owner, Martine Passannante, 3158 Albany rd; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 408.

ALBANY RD, e s, 624.59 s 238th st, move 3-sty frame dwelling; cost, \$1,500; owner, Martine Passannante, 3158 Albany rd; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 407.

BATHGATE AV, 1601-1605, three and five 1-sty brick extensions, 16.6x16 each, to three 2-sty frame stores and dwellings; cost, \$1,000; owner, Jos. Kaufman, 861 Freeman st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 404.

FIELDSTONE RD, e s, from 253d to 245th st, move 1-sty frame dwelling; cost, \$150; owner, Mrs. E. Flaurand, 2131 Washington av; architect, Geo. H. Crozier, 2408 Creston av. Plan No. 411.

HAVEMEYER AV, s e cor Powell av, new dormer window to 2½-sty frame dwelling; cost, \$200; owners, Est. of Chas. Wille, Silver st; architect, Chas. R. Baxter, 3023 Middletown rd. Plan No. 410.

PROSPECT AV, 1131-1135, new partitions to 6-sty brick stores and tenement; cost, \$200; owner, Adolph Deutsch, 319 East Houston st; architect, Otto Reissmann, 30 1st st. Plan No. 409.

VARIAN AV, w s, 127.7 n Tillotson av, 1-sty frame extension, 24.7x12.6, to 2-sty frame dwelling; cost, \$600; owner, Alfonso Veltri, on premises; architect, Frank Sisti, 854 East 217th st. Plan No. 415.

3D AV, e s, 49.9 s 148th st, remove projections to 7-sty brick office building; cost, \$2,000; owner, Haffen Realty Co., Matthias Haffen, 398 East 152d st, Pres; architect, M. J. Garvin, 3307 3d av. Plan No. 414.

### Brooklyn.

BERGEN ST, s s, 42 w Nostrand av, sky sign on store; cost, \$150; owner, J. H. Rohrs, 85 Midwood st; architect, O. J. Gude, 220 West 42d st. Plan No. 4523.

BERGEN ST, n s, 93.8 w Rochester av, extension to church; cost, \$5,000; owner, Bevan Baptist Church, 1717 Bergen st; architect, Tandy & Foster, 1931 Broadway, N. Y. Plan No. 4571.

BUTLER ST, n w cor Hoyt st, plumbing to store and dwelling; cost, \$200; owner, Harry O. Berneyer, 59 Bremen st; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 4524.

CANARSIE LANE, n s, 60.6 e of East 22d st, exterior alterations to stable; cost, \$200; owner, H. Delvanthal, 1086 Flatbush av; architect, A. W. Pierce, 59 Court st. Plan No. 4526.

CARROLL ST, n s, 433 e Rochester av, plumbing to dwelling; cost, \$2,000; owner, Patk. McDermott, 1668 Carroll st; architect, Jacob M. Debus, 926 Broadway. Plan No. 4521.

CENTRAL PL, w s, 98.10 s Greene av, interior alterations to 3-sty dwelling; cost, \$2,500; owner, Henry Von Glahn, 66 Washington av; architects, Laspia & Salvato, 525 Grand st. Plan No. 4587.

COLUMBIA ST, w s, 180 s Union st, new electric sign; cost, \$275; owner, Mrs. R. Shelton, New Haven, Conn.; architect, Geo. Wagner, 160 8th av. Plan No. 4532.

COLUMBIA ST, 254, new electric sign; cost, \$365; owner, Fredk. W. Meyer, 252 Columbia st; architect, Geo. Wagner, 160 8th av. Plan No. 4533.

DECATUR ST, s s, 80 w Evergreen av, extension to 1½-sty stable and shed; cost, \$200; owner, Wm. Kahl, 1084 Decatur st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 4529.

DEGRAW ST, 35-9, interior alterations to 4-sty storage; cost, \$3,500; owner, International Provision Co. on premises; architect, Chas. Werner, 316 Flatbush av. Plan No. 4601.

DEGRAW ST, 33, interior alterations to storage; cost, \$1,500; owner, International Provision Co., on premises; architect, Chas. Werner, 316 Flatbush av. Plan No. 4602.

DIAMOND ST, 172, new store front to store and tenement; cost, \$300; owner, Jacob D. Ferris, 588 Willoughby av; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 4637.

FULTON ST, 1168, exterior alterations to piano storage; cost, \$195; owner, J. A. Van Vranken, 54 Jefferson av; architects, Sabesen & Dybock, 237A Atlantic av. Plan No. 4635.

GARFIELD PL, 27, partitions, etc., 3-sty store and dwelling; cost, \$150; owner, Wm. Fegundio, 27 Garfield pl; architect, W. J. Conway, 400 Union st. Plan No. 4629.

GRAND ST, n s, 86.10 w Havemeyer st, extension to 3-sty moving picture and dwelling; cost, \$2,000; owners, Lillian & May Retz, 414 Broadway; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 4535.

GRAND ST, 525, exterior alterations to moving picture show and dwelling; cost, \$2,000; owner, L. Otten, 229 Berkeley pl; architects, Laspia & Salvati, 525 Grand st. Plan No. 4542.

HAISEY ST, 341, plumbing to 3-sty dwelling; cost, \$260; owner, Wm. Wentz, 341 Halsey st; architect, Walter A. Rea, 711A Quincy st. Plan No. 4549.

HAISEY ST, n w cor Saratoga av, exterior and interior alterations to moving picture show; cost, \$350; owner, Morris Franklin, on premises; architect, C. R. Van Buskirk, 307 Washington av. Plan No. 4600.

HENRY ST, w s, 21.7 n Degraw st, interior alterations to tenement; cost, \$450; owner, Maria G. Mascean, 482 Henry st; architect, John Burke, 603 East 2d st. Plan No. 4576.

HICKS ST, 698, plumbing, 2-sty dwelling; cost, \$150; owner, Martha Salitino, on premises; architect, David A. Lucas, 98 3d st. Plan No. 4557.

KING ST, 96, plumbing to dwelling; cost, \$200; owner, Thos. J. Collins, 122 Pioneer st; architect, David A. Lucas, 98 3d st. Plan No. 4554.

LEONARD ST, 629, plumbing to dwelling; cost, \$100; owner, Annie Keene, on premises; architect, Gustave Enda, 826 Manhattan av. Plan No. 4599.

LORIMER ST, 395, interior alterations to tenement; cost, \$1,000; owner, Annie Jacoff, 46 Stage st; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 4636.

MADISON ST, 466-474, interior alterations, 4-sty tenements; cost, \$500; owner, Jacob Seley, 1091 Manhattan av; architect, Henry M. Entlich, 29 Montrose av. Plan No. 4628.

MONTAGUE ST, s s, 200 e Clinton st, interior alterations to office and store; cost, \$6,000; owners, Lawvers-Mtr. Co., 184 Montague st; architect, Andrew J. Thomas, 2526 Webster av, Bronx. Plan No. 4615.

PACIFIC ST, 304, plumbing to 3-sty tenement; cost, \$200; owner, Arkel Hajian, 307 Pacific st; architect, Jas. D. Carroll, 71 Dean st. Plan No. 4651.

PILLING ST, n s, 130 w Evergreen av, interior alterations to 1-sty ice storage; cost, \$2,500; owners, Peoples' Hygiene Ice Co., on premises; architects, Karl Wegerman Co., 90 West st. Plan No. 4633.

POWELL ST, 34, interior alterations to dwelling; cost, \$750; owners, Isaak & Lena Romanowsky, on premises; architects, J. Millman & Son, 1780 Pitkin av. Plan No. 4546.

PULASKI ST, 161, extension to 3-sty dwelling; cost, \$150; owner, A. Greenfield, on premises; architects, Farber & Markowitz, 189 Montague st. Plan No. 4603.

ROEBLING ST, 115, 2-sty brick and frame extension to tenement; cost, \$7,000; owner, Vitto Bowenstruto, 225 No. 5th st; architect, Chas. P. Cannella, 60 Graham av. Plan No. 4539.

RUSSELL ST, w s, 145 n Norman av, exterior alterations to factory; cost, \$350; owner, H. Jaek, on premises; architect, Christian Bauer, Jr., 6 Bedford av. Plan No. 4583.

SACKETT ST, s s, 181.10 w Hicks st, new skylight, etc.; cost, \$150; owner, Michele La Presta, 152 Sackett st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 4586.

SIDGEL ST, 72, new electric sign to store; cost, \$110; owner, M. Bershatsky, on premises; architect, Jos. M. Brennan, 2216 Neptune av. Plan No. 4621.

SIEGEL ST, s s, 25 w Leonard st, tank on roof of bath house; cost, \$300; owner, Abe Bronstein, 26 Seigel st; architect, T. Goldstone, 49 Graham av. Plan No. 4617.

SEIGEL ST, n s, 450 e Bushwick av, erect shaft in church; cost, \$150; owner, Rev. A. Silvester, 225 Seigel st; architect, Chas. P. Cannella, 60 Graham av. Plan No. 4640.

STOCKHOLM ST, s s, 100 w Hamburg av, new elevator; cost, \$600; owner, Kasper Ruffer, 248 Central av; architects, R. H. Emmick & Son, 139 Stockholm st. Plan No. 4520.

UNION ST, s s, 141.8 w Court st, new store front to 3-sty dwelling; cost, \$200; owner, Antoni Caradesuna, 78 Union st; architect, H. Imperato, 356 Fulton st. Plan No. 4579.

VAN BRUNT ST, w s, 231 n Verona av, interior alterations to office building; cost, \$400; owner, Benj. Adriance, 254 Van Brunt st; architect, P. Markell, 295 Clifton pl. Plan No. 4554.

VARET ST, n s, 107.3 w Manhattan av, plumbing to 4-sty tenement; cost, \$200; owner, Harry Maties, 136 Cook st; architect, D. Stone, 404 Bushwick av. Plan No. 4620.

WALWORTH ST, 94, plumbing to tenement; cost, \$200; owner, Antonio Carnelli, on premises; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 4528.

WATKINS ST, e s, 100 s Dumont av, interior alterations to 3-sty store and dwelling; cost, \$350; owner, Aron Morgenstein, 347 Watkins st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4536.

YORK ST, 196, plumbing, etc., to 4-sty store and tenement; cost, \$250; owner, Rose D. Angilo, 194 York st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 4585.

1ST ST, s s, 265 w 5th av, extension to dwelling; cost, \$500; owner, Carmine Muiono, 282 1st st; architect, W. J. Conway, 400 Union st. Plan No. 4609.

2D ST, 331, new show window; cost, \$300; owner, Leonardo Rizzo, on premises; architect, David A. Lucas, 98 3d st. Plan No. 4553.

NORTH 4TH ST, 146, interior alterations to 3-sty tenement; cost, \$300; owner, Andrew Kolarsky, on premises; architect, Max Cohn, 280 Bedford av. Plan No. 4634.

SOUTH 4TH ST, 87, windows, etc., to 3-sty dwelling; cost, \$800; owner, Gussie Solovitz, 87 South 4th st; architect, Morris Schantz, 194 Bowery, N. Y. Plan No. 4573.

6TH ST, 305, plumbing to 3-sty tenement; cost, \$200; owner, Philip Schroder, 721 Henry st; architect, W. J. Conway, 400 Union st. Plan No. 4591.

11TH ST, s s, 92.11 w 7th av, extension, 2-sty garage; cost, \$1,000; owner, Dr. Henry Schroeder, 327 9th st; architect, Henry L. Behlert, 161 Prospect Park West. Plan No. 4556.

EAST 13TH ST, e s, 250 n Av Y, plumbing to 2-sty dwelling; cost, \$250; owner, J. Cummings, on premises; architect, Frank Malone, 642 Nostrand av. Plan No. 4597.

EAST 15TH ST, e s, 250 s Av X, extension to 2-sty dwelling; cost, \$400; owner, Jas. Deemigan, East 15th st and Av X; architect, Benj. Driesler, 153 Remsen st. Plan No. 4605.

EAST 15TH ST, w s, 391 n Shore rd, plumbing to 2-sty dwelling; cost, \$250; owner, Josephine Corson, Sheepshead Bay rd and West 1st st; architect, Jas. F. Brewster, 2936 West 8th st. Plan No. 4641.

EAST 15TH ST, w s, 532.8 n Shore rd, plumbing to 2-sty dwellings; cost, \$250; owner, Josephine Corson, Sheepshead Bay rd and West 1st st; architect, Jas. F. Brewster, 2936 West 8th st. Plan No. 4642.

60TH ST, n s, 300 e 15th av, convert stable into dwelling; cost, \$500; owner, Mary Prensky, 900 Trinity av, N. Y.; architect, C. P. Cannella, 60 Graham av. Plan No. 4587.

68TH ST, s s, 190 w 15th av, new store front to store and dwelling; cost, \$200; owner, Raffaele Bova, 6520 14th av; architect, Angelo Adams, 1463 64th st. Plan No. 4519.

AV J, n s, 40 e East 13th st, exterior and interior alterations to moving picture show; cost, \$6,000; owner, J. C. Wasserback, Av J; architects, Dodge & Morrison, 135 Front st, N. Y. Plan No. 4645.

ALABAMA AV, 324, exterior alterations to tenement; cost, \$500; owner, Katie Silberglate, on premises; architect, Henry B. Polak, 358 Stone av. Plan No. 4647.

ATLANTIC AV, 846-8, interior alterations to garage; cost, \$500; owner, Vanderbilt Athletic Assn., 63 DeKalb av; architects, Eisenla & Carlson, 16 Court st. Plan No. 4544.

BATH AV, n e cor Bay 14th st, extension to 2-sty store and dwelling; cost, \$800; owner, Sarah Kaiser, 8611 16th av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4652.

BEVERLY RD, n s, 37 w East 5th st, interior alterations to dwelling; cost, \$500; owner, Geo. Ach, 419 Beverly rd; architect, W. S. Rustin, 252 East 9th st. Plan No. 4606.

BROADWAY, n s, 73.9 w Jefferson st, new electric sign; cost, \$242; owner, Hugo C. Gollmar, 134 Broadway; architect, Geo. Wagner, 160 8th av. Plan No. 4589.

BROADWAY, s s, 40 w Havemeyer st, extension to moving picture theatre; cost, \$3,000; owners, Jacob & Saul Goldberg, 246 Broadway; architect, Max Hirsch, 391 Fulton st. Plan No. 4604.

BUFFALO AV, 218, raise 2-sty dance hall and dwelling; cost, \$3,000; owner, Mary Burdick, 236 Buffalo av; architects, Louis Danancher & Co., 7 Glenmore av. Plan No. 4594.

EUSHWICK AV, n w cor Flushing av, exterior and interior alterations to moving pictures; cost, \$5,000; owners, F & L Amusement Co., 450 Bushwick av; architects, Shampain & Shampain, 772 Broadway. Plan No. 4580.

FLATBUSH AV, w s, 88.2 s Park pl, interior alterations to moving pictures; cost, \$500; owner, Plaza Improvement Co., 35 Nassau st; architect, Chas. Werner, 316 Flatbush av. Plan No. 4559.

HAMILTON AV, s s, 160.3 e Columbia st, interior alterations to store and dwelling; cost, \$200; owner, Morris Block, 54 1st pl; architect, G. Ciaccio, 206 Hamilton av. Plan No. 4610.

HOWARD AV, w s, 25 n Halsey st, new store front to store and dwelling; cost, \$100; owner, Frank Marino, 100 Howard av; architect, T. Goldstone, 49 Graham av. Plan No. 4619.

JEROME AV, 9, interior alterations to store and dwelling; cost, \$350; owner, H. G. Stockert, on premises; architect, John Thompson, 201 Prince st. Plan No. 4547.

KENT AV, w s, 117.4 n DeKalb av, new elevators; cost, \$3,500; owners, Julius Kayser & Co., 45 East 17th st, N. Y.; architects, A. B. See Elec. Co., 220 Broadway, N. Y. Plan No. 4560.



## Plans Filed—Alterations, Brooklyn (Continued).

METROPOLITAN AV, 197, interior alterations to store and tenement; cost, \$150; owner, Union Mersion Chapel, 505 Lorimer st; architect, Emil J. Messinger, 394 Graham av. Plan No. 4558.

NEPTUNE AV, s s, 1100 e Ocean Parkway, plumbing, 1-sty dwelling; cost, \$150; owner, James Keegan, on premises; architect, Jos. E. Buckhardt, 429 Neptune av. Plan No. 4562.

PARK AV, s s, 200 w Throop av, plumbing to store and tenement; cost, \$175; owners, M. & T. Elmowitz, 708 Park av; architect, Henry M. Entlich, 29 Montrose av. Plan No. 4646.

SCHENECTADY AV, 57, interior alterations to store; cost, \$800; owner, V. A. Erandes on premises; architect, Chas. Cannella, 60 Graham av. Plan No. 4616.

SOUTH PORTLAND AV, 51, plumbing to dwelling; cost, \$850; owner, Mrs. L. Douglass, on premises; architect, Harry G. Harris, 367 Pacific st. Plan No. 4551.

THROOP AV, s w cor Middleton st, plumbing to store and hotel; cost, \$250; owner, Joseph Matthesin, on premises; architect, Max Cohn, 280 Bedford av. Plan No. 4525.

THROOP AV, 14 to 20, new electric sign on theatre; cost, \$300; owner, Rob't Erodie, on premises; architect, Jerome B. F. Crowley, 302 West 122d st, N. Y. Plan No. 4626.

VERNON AV, 15, exterior alterations to 4-sty dwelling; cost, \$1,100; owner, Wm. H. Graham, on premises; architect, Chas. J. Ernst, 110 South Oxford st. Plan No. 4630.

WAVERLY AV, e s, 301.8 s Park av, interior alterations to 3-sty tenement; cost, \$200; owner, Jas. McIntyre, 87 Waverly av; architect, W. J. Conway, 400 Union st. Plan No. 4592.

3D AV, 268, extension to shop; cost, \$100; owner, Gastino Velardi, on premises; architect, W. J. Conway, 400 Union st. Plan No. 4608.

## Queens.

COLLEGE POINT.—10th st, 114, erect frame extension to dwelling, 18x18, tin roof; cost, \$200; owner, M. Gorden, on premises. Plan No. 1551.

COROAN.—Premetcha av, s s, 50 e National av, repair piazza of frame dwelling, 20x30, tin roof; cost, \$25; owner, B. Scully, 5 Premetcha av. Plan No. 1542.

CORONA.—Rapelje av, n w cor Lincoln st, new plumbing in dwelling; cost, \$120; owner, S. Coscea, 48 Rapelje av, Corona. Plan No. 1533.

CORONA.—Junction av, e s, 276 s Washington pl, erect new store front and other repairs; cost, \$150; owner, T. A. Cullen, 883 Cauldwell av, Bronx. Plan No. 1531.

DUNTON.—Atfield av, e s, 185 n Liberty av; install gas in dwelling, 20x40; cost, \$25; owner, A. Harf, 3 Lefferts av, Richmond Hill. Plan No. 1544.

ELMHURST.—Warner av and Kingsland av, general repairs to club house; cost, \$100; owner, Cord Meyer Co., Elmhurst. Plan No. 1537.

FLUSHING.—Amity st, n s, 378 w Union st, interior alterations, new plumbing in dwelling; cost, \$150; owner, Jas. V. Graham, Flushing. Plan No. 4539.

FLUSHING.—Lawrence av, e s, 150 s Broadway, 1-sty brick extension, 20x21, on side substation, slag roof; cost, \$650; owner, N. Y. & Queens Electric & Power Co., 244 Jackson av, L. I. City; architect, owner. Plan No. 1529.

FLUSHING.—Prince st, e s, 102 n Broadway, 1-sty added to top of shed, and interior alterations; cost, \$800; owner, John Noris, Broadway, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 1541.

GLENDALE.—Tompkins av, 222, repair dwelling after fire damage; cost, \$70; owner, O. Leonard, premises. Plan No. 1532.

LONG ISLAND CITY.—9th st, s s, 150 e Vernon av, 2-sty brick extension, 35x65, on side, 2-sty frame paint shop, tin roof; cost, \$600; owners, Imperial Paint Co., premises; architect, T. J. Burke, 191 Newtown av, L. I. City. Plan No. 1538.

LONG ISLAND CITY.—Vernon av, n w cor 6th st, install water closet in dwelling and interior alterations; cost, \$200; owners, F. Oppenheim Brewing Co., 1st av, N. Y. C. Plan No. 1548.

LONG ISLAND CITY.—Jackson av, e s, 60 s Van Alst av, install gas in shop; cost, \$5; owner, S. Moller, 140 Jackson av, L. I. City. Plan No. 1549.

LONG ISLAND CITY.—Ely av, 754, install gas in frame dwelling, 18x30; cost, \$15; owner, Chas. Gallagher, premises. Plan No. 1550.

MASPETH.—Pacific st, s s, 100 e Andrew st, 2-sty frame extension, 22x19, on rear 2-sty frame dwelling, tin roof; cost, \$1,500; owner, Thos. O'Connor, premises; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 1540.

MASPETH.—Garrison av, w s, 200 s Grand st, install plumbing in frame dwelling, 24x24; cost, \$25; owner, C. Dissienx, 226 Garrison av, Maspeth. Plan No. 1552.

MASPETH.—Garrison av, 325 s Grand av, install plumbing in frame dwelling, 25x30; cost, \$25; owner, Geo. Herlein, 220 Garrison av, Maspeth. Plan No. 1554.

MIDDLE VILLAGE.—Metropolitan av, n s, 175 e Jasmine av, new plumbing in dwelling; cost, \$150; owner, Chas. Dangren, 1637 Metropolitan av, Middle Village. Plan No. 1534.

RAMBLERSVILLE.—Hawtree Creek, w s, 150 s Grimm av, raise roof of frame boat house, 12x18; cost, \$25; owner, John Schneider, 250 University pl, Woodhaven. Plan No. 1543.

RIDGEWOOD.—Prospect av, w s, 74 n Grove st, interior alterations to 2 family frame dwelling, tin roof, 22x32; cost, \$500; owner, Edw. Kuhn, 25 Prospect av; architect, Louis Berger, Myrtle and Cypress avs, Ridgewood. Plan No. 1547.

RICHMOND HILL.—Grant av, 440, erect new foundation under dwelling; cost, \$300; owner, F. A. Coby, premises. Plan No. 1530.

RIDGEWOOD.—Forest av, 207, erect electric sign on side of 2-sty frame tenement, 20x75; cost, \$67.50; owner, Wm. Turner, 1924 Putnam av, Ridgewood; architect, American Sign Co., 160 8th av, N. Y. C. Plan No. 1545.

RIDGEWOOD.—Prospect pl, w s, 75 n Grove st, interior alterations to 2-sty frame dwelling, 22x32, tin roof; cost, \$500; owner, Edw. Kuhn, 25 Prospect av, Ridgewood; architects, Louis Berger & Co., Myrtle av, Ridgewood. Plan No. 1547.

WINFIELD.—Shell rd, n s, 480 w Grove st, install new water closet in store; cost, \$50; owner, P. Squire, 88 Hancock st, Brooklyn; architects, Edw. Rose & Son, Elmhurst. Plan No. 1555.

WINFIELD.—Shell rd, n s, 500 w Grove st, same alteration as above; same owner and architect. Plan No. 1556.

WHITESTONE.—11th av, 106, erect 1-sty extension, 5x9, to side of dwelling, 18x28, frame; cost, \$40; owner, F. J. Goetz, 97 North 8th av, Whitestone. Plan No. 1546.

WOODSIDE.—5th st, 8, 1-sty frame extension, 12x31, on rear stable, tin roof; cost, \$100; owner, Chrst. Hubner, 225 Academy st, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 1536.

## Richmond.

CASTLETON AV, 1198, 125 Taylor st, West New Brighton, alterations to brick store and dwelling; cost, \$205; owner, J. Rubin, New Brighton; builder, J. Gardick, New Brighton. Plan No. 320.

CASTLETON AV, n w cor Barker st, West New Brighton, alterations to brick moving pictures; cost, \$2,500; owners, Kuchmann & Jelling, Pt. Richmond; architect and builder, Wm. F. Behler, Pt. Richmond. Plan No. 318.

CLOVE AV, s w cor Targee st, Stapleton, alterations to frame dwelling; cost, \$515; owner, Eliza Wandell, Stapleton; architect and builder, R. Langeri, Rosebank. Plan No. 323.

HARBOR RD, e s, 221 s Railroad, Mariners Harbor, alterations to frame store and dwelling; cost, \$450; owner, Dominico Carfaro, Mariners Harbor; builder, R. Langeri, Rosebank. Plan No. 324.

HOLLAND AV, w s, 1000 s Terrace, Mariners Harbor, alterations to frame stable; cost, \$150; owner and builder, Michael Vukek, Mariners Harbor. Plan No. 315.

LYMAN AV, s s, 69 e Tompkins av, Rosebank, alterations to frame store and dwelling; cost, \$375; owner and builder, Angelo Cipolla, Rosebank. Plan No. 329.

RHINE AV, w s, 175 n Steuben st, Stapleton, alterations to frame dwelling; cost, \$75; owner, Wm. O'Neill, Stapleton; builder, R. G. Lazzari, Stapleton. Plan No. 322.

RICHMOND RD, e s, cor Lincoln av, Grant City, extend side walls to frame store and dwelling; cost, \$200; owner, H. B. Schoenbein, Grant City; architect, Jas. E. Grunert, New Dorp; builder, Chas. Martin, New Dorp. Plan No. 317.

SLAUGHT AV, n s, 300 e Nicholas av, Pt Richmond, alterations to frame cooling tank; cost, \$250; owners, Richmond Mfg. & Merchandizing Co., Pt. Richmond; builder, Ernest Bush, Mariners Harbor. Plan No. 321.

SUMMIT AV, w s, 300 n Richmond rd, New Dorp, alterations to frame dwelling; cost, \$100; owner, Mary E. Z. Delmar, New Dorp; builder, L. W. Delmar, New Dorp. Plan No. 326.

BROAD ST, 116, Stapleton, to frame store and dwelling; no cost; owner, Louis D'Alecy, Stapleton; architect, Daniel Santora, Tompkinsville; builder, G. Ambriola, Stapleton. Plan No. 328.

CHURCH ST, n e cor and railroad, Tottenville, new chimney; cost, \$1,000; owner and builder, Tottenville Copper Co., Tottenville; architects, A. Custodis Church Construction Co., N. Y. C. Plan No. 325.

DE KALB ST, n s, 75 ft and Weser av, 219, Stapleton, alterations to frame dwelling; cost, \$500; owner, Emil-Sentleben, Stapleton; architect and builder, G. Kosmensky, Stapleton. Plan No. 330.

DE KALB ST, s s, 65 ft, and Main st, 156, Stapleton, alterations to frame dwelling; cost, \$250; owner, Annie Kosmensky, Stapleton; architect and builder, G. Kosmensky, Stapleton. Plan No. 331.

MAIN ST, s e cor Broadway, Tottenville, store front to brick drug store; cost, \$150; owner, Chas. N. Lehman, Tottenville; builder, G. Dissoseray, Tottenville. Plan No. 319.

RICHMOND TERRACE, n e cor and Harbor rd, Mariners Harbor, alterations to frame theatre and dwelling; no cost; owner, Wm. H. Carey, Mariners Harbor; architect, Jas. Whitford, New Brighton; builders, Robt. Bailey & Son, Mariners Harbor. Plan No. 332.

SMITH ST, e s, 50 s Wall st, Annadale, alterations to frame dwelling; cost, \$90; owner, Jas. Burns, Annadale; builder, S. Rispoli, Annadale. Plan No. 327.

WALL ST, near Charles st, Tompkinsville, alterations to frame dwelling; cost, \$50; owner, Jos. Bundshup, Tompkinsville; builder, Chas. Bale, Tompkinsville. Plan No. 316.

## 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 Aug. 23. The location is given, but not the owner's name:

NEWARK.—Peter Roth, 133 Bonykamper av, 3-sty frame, \$5,000; Minnie Greifinger, 169

Ferry st, 3-sty frame alteration, \$800; William C. Grosch, 401 South 8th st, 3-sty frame, \$5,000; M. E. Construction Co., 97-99 Columbia av, two 3-sty frame, \$11,000; Harry Haern, 247 Ferry st, 3-sty frame alteration, \$1,000; Klein & Co., 321 New st, 3-sty frame alteration, \$600; Michael Novak, 603 South 17th st, 3-sty frame, \$6,000; Mrs. Marie Heitzman, 54 Fairmount av, 3-sty frame, \$5,000; Max Adelman, southeast cor Woodland av and South 14th st, 3-sty, \$10,000; Samuel Klein, 321 New st, 3-sty frame alteration, \$400; Antonio Crecca, 250 Warren st, 3-sty frame alteration, \$2,000; Herish Chopik, 104-106 Hobson st, two 3-sty frame, \$14,000.

PATERSON.—Lorenzo Acquadro, 82 Pennington st, 3-sty frame alteration, \$1,600; Frank R. Jackson, 1114 Madison av, 3-sty frame alteration, \$1,000.

JERSEY CITY.—Pasquale Ambilla, 224 Wayne st, 4-sty frame alteration, \$200.

EAST ORANGE.—John H. Dunn & Sons, 286 and 290 Halsted st, two 3-sty frame, \$24,000.

HOBOKEN.—Peter DeCarlo, 410 Adams st, 4-sty frame alteration, \$3,500; Francesco Policastro, 709 Adams st, 3-sty brick, \$11,000.

IRVINGTON.—Frank Harazda, 12 Highland terrace, 3-sty frame, \$6,000.

EDGEWATER.—Calvin R. Annett, east side Undercliff av, 175 south of Hillard av, two 4-sty brick, \$36,000.

ELIZABETH.—Mary W. Brown, 172 Front st, 3-sty frame alteration, \$1,600.

PASSAIC.—Bartalo Maggio, 294 Oak st, 3-sty brick, \$7,000; Samuel Rinzler, 129-131-133 Passaic st, three 3-sty frame alteration, \$2,000.

## DWELLINGS.

WEST NEW YORK, N. J.—W. Mayer, Jr., 693 Bergenline av, is preparing plans for three 2-sty brick residences, 22x50 ft., to be erected at 21st st, near Palisade av, for Sarubbi & Roscett, owners, care of architect. Cost about \$15,000.

NEWARK, N. J.—Work will soon start on a 3-sty brick and limestone tenement, 30x75 ft., at 189 Parkhurst st, corner of Goble st, for Francesco Manzoni, 13 Av C, owner. O. C. Gonnelli, 800 Broad st, is architect. Grande & Criscitelli, at site, are general contractors. Cost about \$12,000.

NEWARK, N. J.—Work will soon start on a 3-sty frame residence, 22x36 ft., at 542 South 17th st, for Mr. Kaplowitz, care of architect, owner. Simon Cohen, 89 Mercer st, is architect. Cost about \$4,000.

## FACTORIES AND WAREHOUSES.

SOMERVILLE, N. J.—Plans have nearly been completed for a 1-sty brick addition, 100x200 ft., to the manufacturing plant here for the Redfern Lace Works, this place, owner, Albert Redfern, president, 104 5th av, N. Y. C. Plans are by owners, who will call for bids on general contract about September 2. Cost about \$15,000.

## HOSPITALS AND ASYLUMS.

NEWARK.—Work has started on the annex to the Newark private hospital at 15 Roseville av. The addition, which will cost about \$35,000, will contain 89 rooms, of which 55 will be for patients, the remainder to be given up for nurses' quarters. The structure will be of dark red pressed brick and will have a frontage of 40 ft. and a depth of 83 ft.

NEWARK.—On the city line between Newark and Elizabeth the Diehl Manufacturing Co. will soon break ground for a factory of reinforced concrete and brick walls construction, 60x300 ft. It will be 3-stys high and cost in the neighborhood of \$60,000.

## Other Cities.

## APARTMENTS, FLATS AND TENEMENTS.

LIBERTY, N. Y.—Chas. A. Holmes, 103 Park av, N. Y. C., is preparing plans for a 3-sty brick and steel store and apartment building, 50x82 ft., to be erected at 28-42 Main st for Wooster F. Hasbrouck, 42 North Main st, Liberty, owner. Cost about \$30,000.

SCHENECTADY, N. Y.—Excavating is under way for a 3-sty brick store and apartment house, 28x82 ft., at 528 South Centre st for Solomon Friend, 553 South Centre st, Schenectady, owner. Oren Finch, 437 State st, is architect. Lewis & Burroughs, 437 State st, are general contractors. Cost about \$12,000.

## FACTORIES AND WAREHOUSES.

DEPEW, N. Y.—Excavating has been completed for a 2-sty brick and steel addition, 75x225 ft., to the factory on Transit rd for the Gould Storage Battery Co., I. M. Noble in charge. Henry Stafford Depew, is general contractor. Cost about \$30,000.

## PUBLIC BUILDINGS.

LE ROY, N. Y.—John Pickert, Batavia, N. Y., has completed plans for a 2-sty brick and litholite town hall, 45x82 ft., to be erected at Main and Clay sts for the village of Le Roy, Joseph Lapp, president. Claude & Bragdon, 415 Cutler Building, Rochester, are architects. Cost about \$25,000.

ALBANY.—Bids were opened in the Executive Chamber on Tuesday, for finishing corridors and rooms in the fourth, fifth and sixth stories and certain repairs and finishing of corridors in the first, second and third stories of the Capitol. The following bids were submitted: Feenev & Sheehan, \$243,147; Callahan & Prescott, \$248,555; Marble Arch. Co. and Connors Bros., \$256,000, and P. J. Carlin Construction Co., \$266,000. On July 21 bids for the same work were submitted. At a meeting of the Board of Trustees of Public Buildings following the opening of bids, it was decided to reject all bids and re-advertise for bidders on this work.



# RECORDS SECTION

of the

# REAL ESTATE BUILDERS RECORD AND 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. 2371

New York, August 23, 1913 (8)

PRICE 20 CENTS

## STREET INDEX OF RECORDED CONVEYANCES AND WILLS

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

Bleecker st, 123-5.	30th st, 106, 128-32 W.	99th st, 169 E.	146th st W (ss), 2014-41-44.	Madison av, 747, 1980.
Broome st, 525-7.	34th st, 163, 626-8 W.	106th st, 52-4 E.	149th st W (sec Bradhurst av), 2045-82.	Sherman av, 181.
Cedar st, 9-11.	35th st, 342-4 E.	108th st, 11 E.	152d st, 623 W.	Vermilyea av (ss), 2224-17.
Crosby st, 116.	41st st, 314 E.	110th st, 55 E.	152d st W (ns), 2099-18-19.	1st av, 609-11, 2294.
Division st, 280.	41st st, 446-8 W.	114th st, 109, 214, 306 W.	153d st, 526 W.	2d av, 311-3, 1467-1469, 2174.
Grand st, 478.	45th st, 456 W.	115th st, 11 E.	153d st W (ss), 2099-46-47.	3d av, 317.
Greenwich st, 723.	47th st, 338 E.	116th st, 446 E.	181st st W (ns), 2155-26.	5th av, 400.
Hester st, 191-3.	61st st, 241 W.	117th st, 509 E.	214th st W (nwc Ams av), 2232-16.	6th av, 912.
Horatio st, 57.	67th st, 203 W.	117th st, 310 W.	Av A, 1334-44.	7th av, 2204.
Madison st, 77-9.	70th st, 320 E.	118th st, 400A E.	Av B, 90-2.	8th av, 553, 2917.
Maiden la, 90-4.	71st st, 501-9 E.	121st st, 312 W.	Amsterdam av, 1491-3.	10th av, 632.
Orchard st, 93.	72d st, 500 E.	124th st, 333-7 E.	Amsterdam av (w s), 2232-16.	<b>WILLS.</b>
Pitt st, 7.	77th st, 163 E.	124th st, 62-4, 561 W.	Bradhurst av, 128-30.	Madison st, 240.
Washington st, 26.	84th st, 51-61 E.	125th st, 254 E.	Broadway, 584-6, 2400-2, 3120-30.	Varick st, 104.
Water st, 626.	85th st E (ss), 1496, 44 46, 49.	127th st, 26, 236, 619-25 W.	Lenox av, 430-2, 546-52.	30th st, 500 W.
6th st, 544-6, 726 E.	85th st, 141 W.	128th st, 10 E.		49th st, 226 W.
8th st, 371 E.	86th st, 23 W.	128th st, 241 W.		152d st, 456-60 W.
9th st, 434 E.	88th st, 219-23 W.	130th st, 137 W.		Broadway, 1231-5.
12th st, 39-43, 47, 44-8 W	89th st W (ss), 1236-17 & 44.	136th st, 510 W.		6th av, 500.
18th st, 243 E.	89th st, 57 W.	138th st, 68 W.		
24th st, 427 W.	92d st, 54 W.	142d st, 524 W.		
25th st, 40-6 W.		143d st, 253-5 W.		
30th st, 145 E.				

### EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a. G. means a deed containing Covenant against Grantor only, in which the covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000-\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1913.

T. S. preceding the consideration in a conveyance means that the deed or 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.  
corp—corporation.  
cor—corner.  
c l—centre line.  
ct—court.  
certf—certificate.

dwg—dwelling.  
decd—deceased.  
e—East.  
exr—executor.  
extrx—executrix.  
et al—used instead of several names.  
foreclos—foreclosure.  
fr—from.  
fr—frame.  
ft—front.  
individ—individual.  
irreg—irregular.  
impt—improvement.  
installs—installments.  
lt—lot.  
ls—lease.  
mtg—mortgage.  
mos—months.  
Mfg—manufacturing.  
Nos—numbers.  
n—north.  
nom—nominal.  
(o)—office.  
pr—prior.  
pt—part.  
pl—place.  
PM—Purchase Money Mortgage.  
QC—Quit Claim.  
R T & I—Right, Title & Interest.  
(R)—referee.  
r—room.  
rd—road.  
re mtg—release mtg.  
ref—referee.  
sal—saloon.  
sobrn—subordination.  
sl—slip.  
sq—square.  
s—south.  
s—side.  
sty—story.  
sub—subject.  
strs—stores.  
stn—stone.  
st—street.  
TS—Torrens System.  
T & c—taxes, etc.  
tns—tenements.  
w—west.  
y—years.  
O C & 100—other consideration and \$100.



## CONVEYANCES.

## Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an \* are being investigated and if found incorrect will be shown in a later issue.

AUG. 15, 16, 18, 19, 20 & 21.

**Bleecker st, 123-5** (2:536-37), nwc Wooster bldg; Zoe E Banks to Building & Enter (Nos 191-3), 50x100, 8-sty bk loft & Aug16'13; A\$75,000-170,000. O C & 5,000

**Broome st, 525-7** (2:476-21), ss, 72.2 e Sullivan, runs e37.10xs60.4 to 3 ft alley xw19.5xs3xw19.1xn30.8xe2x32.3 to beg, with rights to alley, 6-sty bk loft & str bldg; Fulton Trust Co of N Y to Henry C Wall, 903 33d [33 av], Seattle, Wash; 8-36 pts; AL; July3; Aug15'13; A\$18,000-33,000. nom

**Cedar st, 9-11**, see Maiden la, 90-4.

**Crosby st, 116**, see Bway, 584-6.

**Division st, 280**, see 86th, 23 W.

**Grand st, 469**, see 86th, 23 W.

**Grand st, 478** (2:336-24), ns, 25 w Willett, 25x100, 6-sty bk tnt & str; Nina Realty Co to Abr Freeman, 354 E 50; B & S; Aug14; Aug15'13; A\$21,000-40,000. nom

**Greenwich st, 723 (729)** (2:632-41), es, 96 n Charles, 18.9x68.10x20.8x76.7, 3-sty bk tnt; Cambridge Livingston, ref, to Lawyers Mtg Co, a corp, 59 Liberty; FORECLOS July3; July9; Aug19'13; A\$6,000-7,500. 7,200

**Horatio st, 57** (2:627-23), ns, 20 e Greenwich, 20x50, 3-sty & b bk dwg; Gertrude Van Ostrand to Henry Bardonia [Bardonia] at Clarkstown, Rockland Co, NY; QC; July 14'11; Aug15'13; A\$6,000-7,000. nom

**Horatio st, 57**; Lansing B Locke, heir Louisa Bardonia to same; QC; Aug23'12; Aug15'13. nom

**Horatio st, 57**; Ella J Loud heir Louisa Bardonia to same; QC; June11'12; Aug15'13. nom

**Horatio st, 57**; Annie Locke et al heirs Louisa Bardonia to same; QC; Sept17'12; Aug15'13. nom

**Madison st, 77-9** (1:277-2), ns, abt 125 e Cath, 50x100, 6-sty bk tnt & str; Rotstein Realty Corp to Wm Rotstein, 1114 Forest av; mtg \$68,000; Aug19; Aug21'13; A\$34,000-65,000. O C & 100

**Maiden la, 90-4** (1:42-36-11-12), ss, 207 w Pearl, runs s61xe0.6xs10.6xe0.10xs60 to n s Cedar (Nos 9 & 11), xe43.10 xn40.11xe12 xn86.3 to lane xw59.6 to beg, 4-sty bk loft & str bldg; W Emlen Roosevelt & ano EXRS, & Jas A Roosevelt to W Emlen Roosevelt, 804 5 av; ½ pt; Aug12; Aug16'13; A\$217,000-264,000. O C & 100

**Maiden lane, 90-4**; also CEDAR ST, 9 & 11; Douglas Robinson & ano TRSTE for Anna R Cowles (formerly Anna L Roosevelt) will of Theo Roosevelt, decd, to same; ½ pt; Aug12; Aug16'13. O C & 100

**Orchard st, 93** (2:414-58), ws, 56.6 n Broome, 19.2x65.1, 5-sty stn tnt & str; Jacob Weil to Philip Weil, 24 Grand, Emhurst, LI; 1-9 pt; B&S; Aug15'13; A\$16,000-20,000. nom

**Pitt st 7** (2:341-57), ws, 100 n Grand, 25x100, 5-sty bk tnt & str; Frank J Dupignac as COMMITTEE of Fredk Duhrkop to Frank J Dupignac [2 Rector], at Mamaroneck, NY, & Frank V Briesen, 1245 Madison av, EXRS Fredk Duhrkop; CaG; June10; Aug15'13; A\$17,000-23,500. nom

**Pitt st, 7**; Fishel Plancer to same; QC; June9; Aug15'13. nom

**Washington st, 26** (1:15-18), ws, abt 150 s Morris, 25.7x— to es West (No 17), 2 5-sty bk tnts & str & 3-sty bk rear tnt; Walthea Mary wife Abt Reynaud to Robt O Jr, Jas A, Henry W B, Fredk R & Louisa C Glover [care Jas A Glover, 95 William]; 1-7 pt; CaG; May29'90; Aug20'13; rerecorded from May31'90; A\$58,000-80,000. 5,400

**Washington st, 26** (1:15-18), ws, abt 155 s Morris, 25.7x— to es West (No 17), 2 6-sty bk tnt & str & 5-sty bk rear tnt; Edw A Glover et al heirs of & Thos G Barry, EXR of Robt O Glover Jr to Jas A Glover at Phillipstown, Putnam Co, N Y [95 William]; 1-5 pt; mtg \$22,000; Jan 17'09; Aug16'13; A\$58,000-80,000. 8,000

**Washington st, 26**; also WEST ST, 17; Fredk R Glover to same; 1-5 pt; mtg \$22,000; Feb19'09; Aug16'13. 8,000

**Water st, 626**, see 86th, 23 W.

**West st, 17**, see Washington, 26.

**Wooster st, 191-3**, see Bleecker, 123-5.

**6TH st, 544-6 E**, see Av B, 90-2.

**6TH st, 726 E** (2:375-23), ss, 288 e Av C, 30x97, 5-sty bk tnt & str; Louis Zeichner to Lena Zeichner, his wife, 1458 45th, Bklyn; mtg \$21,000; Jan7'11; Aug21'13; A\$19,000-29,000. nom

**8TH st, 371 E** (2:378-55), ns, 258 e Av C, 25x93.11, 5-sty bk tnt & str; Saml Gans to Leopold Moskowitz, 344 Saratoga av, Bklyn; AL; Aug15; Aug16'13; A\$15,000-20,000. O C & 100

**9TH st, 434 E** (2:436-26), ss, 138 w Av A, 25x94, 5-sty bk tnt & str; Chas Bardes & ano EXRS, & Adam Heppenheimer to Margaretha Meyer, 82 2 av; Aug14; Aug 16'13; A\$17,000-22,000. 22,500

**12TH st, 39 W** (2:576-62), ns, 425 w 5 av, 25x103.3, 4-sty bk tnt & 2-sty bk rear tnt; Harris Mandelbaum to Susan Van Praag, 101 W 109; 1-48 pt; B&S & C a G; June27'11; Aug21'13; A\$24,000-30,000. O C & 100

**12TH st, 41-3 W** (2:576-63), ns, 450 w 5 av, 26.6x45.5x46.8x54.6, 2 4-sty bk tnts; Harris Mandelbaum to Doretha S Warsawer, 390 4th, Bklyn; 1-48 pt; B&S & C a G; June27'11; Aug21'13; A\$15,000-21,000. O C & 100

**12TH st, 44-8 W** (2:575-31-32), ss, 420.6 e 6 av, 43x103.3, 2 4-sty & b stn dwgs; Harris Mandelbaum to Sadie Roth, 835 Fox; 1-48 pt; B&S & C a G; June27'11; Aug 21'13; A\$39,000-50,000. O C & 100

**12TH st, 47 W** (2:576-65), ns, 496.6 w 5 av, runs w21.6xn—xs—x again 845 to beg, 4-sty bk tnt; Harris Mandelbaum to Franklin S Keller, 956 Kelly; 1-48 pt; B&S & C a G; June27'11; Aug21'13; A\$13,000-16,000. O C & 100

**18TH st, 243 E**, see 2 av, 311-3.

**24TH st, 427 W**, see 128th, 241 W.

**25TH st, 40-6 W** (3:826-65), ss, 196.6 e 6 av, 103.6x98.9, 12-sty bk loft & str bldg; Building & Engineering Co to Zoe E Banks, 145 W 57; mtg \$600,000 & AL; Aug 11; Aug16'13; \$275,000-P\$405,000. nom

**30TH st, 145 E** (3:886-37), ns, 166.8 w 3 av, 26.8x98.9, 5-sty bk tnt; Henry Phipps to Bradley Martin at Westbury, LI [953 3 av, NY]; B&S; July17; Aug20'13; A\$24,000-45,000. O C & 100

**30TH st, 106 W** (3:805-64), ss, 77 w 6 av, runs n (?) should be s) 85.5xw26.3 to pt 90.8s30th xn90.8 to st xe25.8 to beg, 2-sty bk garage; Harris Mandelbaum to Bertha R Fox, 24 W 8; 1-48 pt; B&S & C a G; June27'11; Aug21'13; A\$55,000-57,000. O C & 100

**30TH st, 128-32 W** (3:805-81), ss, 363.7 e 7 av, 100x100x103x98.9, 3 3-sty bk tnts & str & several 1-sty fr rear bldgs; Harris Mandelbaum & Fisher Lewine to Helen O Zurich, 249 W 112; 17-48 pts; B&S & C a G; June27'11; Aug21'13; A\$181,000-184,000. O C & 100

**34TH st, 163 W** (3:810-10), ns, 100 e 7 av, 25x98.9, 5-sty stn tnt & str, 1 & 2-sty ext; Jno H Rogan, ref, to Halton Realty Co, Inc, a corp, 150 Bway; FORECLOS; July16; Aug14; Aug15'13; A\$120,000-122,000. 109,600

**34TH st, 626-8 W** (3:679-46-47), ss, 325 w 11 av, 50x100, 4-sty bk factory; Henry R Dunham to Saml Ingersoll, NY [care Horace L Ingersoll, 640 W 34]; B&S; July15'87; Aug21'13; A\$20,500-32,000. nom

**35TH st, 342-4 E**, see 1 av, 609-11.

**41ST st, 314 E** (5:1333-46), ss, 157 e 2 av, 16x95.9x17.6x88.7, 3-sty & b bk dwg; Jno J Dollard et al, heirs & Ellen Dollard, to Bridget J Howard, 206 E 39; mtg \$3,800 & AL; Aug16; Aug21'13; A\$5,000-7,000. O C & 100

**41ST st, 446 W** (4:1050-55), ss, 225.5 e 10 av, 24.7x98.9, 4-sty bk tnt & str & 4-sty bk rear tnt; A\$11,000-16,500; also 41ST ST, 448 W (4:1050-56), ss, 200 e 10 av, 25.5 x98.9, 4-sty bk tnt & str & 4-sty bk rear tnt; Abr L Solomon & Betty, his wife, to Lena Solomon, 1652 Ams av; ½ pts; mts \$29,500; Feb1; Aug19'13; A\$11,000-16,500. nom

**41ST st, 448 W**, see 41st, 446 W.

**45TH st, 456 W**, see 10 av, 632.

**47TH st, 338 E** (5:1339-32), ss, 120 w 1 av, 20x100.5, 4-sty bk tnt & str; Paul Diederich to Helen Osben, 339 E 47; B&S; mtg \$7,000; Aug20'13; A\$7,000-10,500. nom

**61ST st, 241 W** (4:1153-9), ns, 200 e West End av, 25x100.5, 5-sty stn tnt; Sophie Knepper to Stephen H Jackson, 134 W 131; mtg \$15,000 & AL; Aug20; Aug21'13; A\$6,000-15,000. nom

**67TH st, 203 W** (4:1159-28½), ns, 75 w Ams av, 25x75.5, 5-sty bk tnt & str; Julius Maier to Benj Maier, 133 W 113; mtg \$17,000; Feb28; Aug18'13; A\$9,000-17,000. O C & 100

**70TH st, 320 E** (5:1444-39), ss, 319 w 1 av, 25x100.5, 4-sty stn tnt & str; Mary A Thornton to Crescent Star Realty Co, a corp [care Jacob Hoffman Brewing Co], 211 E 55; mtg \$11,500; Aug15; Aug20'13; A\$9,000-17,000. O C & 100

**71ST st, 501-9 E**, see Av A, 1334-44.

**72D st, 500 E**, see Av A, 1334-44.

**77TH st, 163 E** (5:1412-26), ns, 250 w 3 av, 16.7x102.2, 3-sty & b bk dwg; Ida Freise to Ardsley Garage Co, Inc, a corp, [care Jos Fischer, R 910], 115 Bway; AL; Aug15; Aug16'13; A\$9,000-12,500. O C & 100

**84TH st, 53-7 E**, see 84th, 59 E.

**84TH st, 59 E** (5:1496-29), ns, 200 e Mad av, 25x102.2, 5-sty bk tnt; mtg \$21,000; A\$25,000-36,000; also 85TH ST E (5:1496-46), ss, 166.8 w Park av, 33.4x102.2, vacant; A\$26,500-26,500; also 85TH ST E (5:1496-44), ss, 133.4 w Park av, 33.4x102.2, vacant; A\$26,500-26,500; also 85TH ST, 46 E (5:1496-49), ss, 125 e Mad av, 25x102.2, vacant; A\$20,000-20,000; also 84TH ST, 53-7 E (5:1496-27), ns, 150 e Mad av, 50x204.4, to ss 85th (Nos 48-50), 2 & 3-sty bk garage; A\$100,000-135,000; also 84TH ST, 51 E (5:1496-26), ns, 250 w Park av, 25x102.2, 2 & 3-sty bk garage; A\$25,000-45,000; also 84TH ST, 61 E (5:1496-30), ns, 150 w Park av, 25x102.2, 2-sty & b fr dwg; Loyola School, a corp, to Regis High School, a corp, 980 Park av; Aug8; Aug19'13; A\$25,000-26,000. O C & 100

**84TH st, 59 E** (5:1496-29), ns, 200 e Mad av, 25x102.2, 5-sty bk tnt; mtg \$21,000; A\$25,000-36,000; also 85TH ST E (5:1496-46), ss, 166.8 w Park av, 33.4x102.2, vacant; A\$26,500-26,500; also 85TH ST E (5:1496-44), ss, 133.4 w Park av, 33.4x102.2, vacant; A\$26,500-26,500; also 85TH ST, 46 E (5:1496-49), ss, 125 e Mad av, 25x102.2, vacant; A\$20,000-20,000; also 84TH ST, 53-7 E (5:1496-27), ns, 150 e Mad av, 50x204.4, to ss 85th (Nos 48-50), 2 & 3-sty bk garage; A\$100,000-135,000; also 84TH ST, 51 E (5:1496-26), ns, 250 w Park av, 25x102.2, 2 & 3-sty bk garage; A\$25,000-45,000; also 84TH ST, 61 E (5:1496-30), ns, 150 w Park av, 25x102.2, 2-sty & b fr dwg; Loyola School, a corp, to Regis High School, a corp, 980 Park av; Aug8; Aug19'13; A\$25,000-26,000. O C & 100

**84TH st, 59 E** (5:1496-29), ns, 200 e Mad av, 25x102.2, 5-sty bk tnt; mtg \$21,000; A\$25,000-36,000; also 85TH ST E (5:1496-46), ss, 166.8 w Park av, 33.4x102.2, vacant; A\$26,500-26,500; also 85TH ST E (5:1496-44), ss, 133.4 w Park av, 33.4x102.2, vacant; A\$26,500-26,500; also 85TH ST, 46 E (5:1496-49), ss, 125 e Mad av, 25x102.2, vacant; A\$20,000-20,000; also 84TH ST, 53-7 E (5:1496-27), ns, 150 e Mad av, 50x204.4, to ss 85th (Nos 48-50), 2 & 3-sty bk garage; A\$100,000-135,000; also 84TH ST, 51 E (5:1496-26), ns, 250 w Park av, 25x102.2, 2 & 3-sty bk garage; A\$25,000-45,000; also 84TH ST, 61 E (5:1496-30), ns, 150 w Park av, 25x102.2, 2-sty & b fr dwg; Loyola School, a corp, to Regis High School, a corp, 980 Park av; Aug8; Aug19'13; A\$25,000-26,000. O C & 100

**84TH st, 59 E** (5:1496-29), ns, 200 e Mad av, 25x102.2, 5-sty bk tnt; mtg \$21,000; A\$25,000-36,000; also 85TH ST E (5:1496-46), ss, 166.8 w Park av, 33.4x102.2, vacant; A\$26,500-26,500; also 85TH ST E (5:1496-44), ss, 133.4 w Park av, 33.4x102.2, vacant; A\$26,500-26,500; also 85TH ST, 46 E (5:1496-49), ss, 125 e Mad av, 25x102.2, vacant; A\$20,000-20,000; also 84TH ST, 53-7 E (5:1496-27), ns, 150 e Mad av, 50x204.4, to ss 85th (Nos 48-50), 2 & 3-sty bk garage; A\$100,000-135,000; also 84TH ST, 51 E (5:1496-26), ns, 250 w Park av, 25x102.2, 2 & 3-sty bk garage; A\$25,000-45,000; also 84TH ST, 61 E (5:1496-30), ns, 150 w Park av, 25x102.2, 2-sty & b fr dwg; Loyola School, a corp, to Regis High School, a corp, 980 Park av; Aug8; Aug19'13; A\$25,000-26,000. O C & 100

**84TH st, 59 E** (5:1496-29), ns, 200 e Mad av, 25x102.2, 5-sty bk tnt; mtg \$21,000; A\$25,000-36,000; also 85TH ST E (5:1496-46), ss, 166.8 w Park av, 33.4x102.2, vacant; A\$26,500-26,500; also 85TH ST E (5:1496-44), ss, 133.4 w Park av, 33.4x102.2, vacant; A\$26,500-26,500; also 85TH ST, 46 E (5:1496-49), ss, 125 e Mad av, 25x102.2, vacant; A\$20,000-20,000; also 84TH ST, 53-7 E (5:1496-27), ns, 150 e Mad av, 50x204.4, to ss 85th (Nos 48-50), 2 & 3-sty bk garage; A\$100,000-135,000; also 84TH ST, 51 E (5:1496-26), ns, 250 w Park av, 25x102.2, 2 & 3-sty bk garage; A\$25,000-45,000; also 84TH ST, 61 E (5:1496-30), ns, 150 w Park av, 25x102.2, 2-sty & b fr dwg; Loyola School, a corp, to Regis High School, a corp, 980 Park av; Aug8; Aug19'13; A\$25,000-26,000. O C & 100

**84TH st, 59 E** (5:1496-29), ns, 200 e Mad av, 25x102.2, 5-sty bk tnt; mtg \$21,000; A\$25,000-36,000; also 85TH ST E (5:1496-46), ss, 166.8 w Park av, 33.4x102.2, vacant; A\$26,500-26,500; also 85TH ST E (5:1496-44), ss, 133.4 w Park av, 33.4x102.2, vacant; A\$26,500-26,500; also 85TH ST, 46 E (5:1496-49), ss, 125 e Mad av, 25x102.2, vacant; A\$20,000-20,000; also 84TH ST, 53-7 E (5:1496-27), ns, 150 e Mad av, 50x204.4, to ss 85th (Nos 48-50), 2 & 3-sty bk garage; A\$100,000-135,000; also 84TH ST, 51 E (5:1496-26), ns, 250 w Park av, 25x102.2, 2 & 3-sty bk garage; A\$25,000-45,000; also 84TH ST, 61 E (5:1496-30), ns, 150 w Park av, 25x102.2, 2-sty & b fr dwg; Loyola School, a corp, to Regis High School, a corp, 980 Park av; Aug8; Aug19'13; A\$25,000-26,000. O C & 100

**84TH st, 59 E** (5:1496-29), ns, 200 e Mad av, 25x102.2, 5-sty bk tnt; mtg \$21,000; A\$25,000-36,000; also 85TH ST E (5:1496-46), ss, 166.8 w Park av, 33.4x102.2, vacant; A\$26,500-26,500; also 85TH ST E (5:1496-44), ss, 133.4 w Park av, 33.4x102.2, vacant; A\$26,500-26,500; also 85TH ST, 46 E (5:1496-49), ss, 125 e Mad av, 25x102.2, vacant; A\$20,000-20,000; also 84TH ST, 53-7 E (5:1496-27), ns, 150 e Mad av, 50x204.4, to ss 85th (Nos 48-50), 2 & 3-sty bk garage; A\$100,000-135,000; also 84TH ST, 51 E (5:1496-26), ns, 250 w Park av, 25x102.2, 2 & 3-sty bk garage; A\$25,000-45,000; also 84TH ST, 61 E (5:1496-30), ns, 150 w Park av, 25x102.2, 2-sty & b fr dwg; Loyola School, a corp, to Regis High School, a corp, 980 Park av; Aug8; Aug19'13; A\$25,000-26,000. O C & 100

**84TH st, 59 E** (5:1496-29), ns, 200 e Mad av, 25x102.2, 5-sty bk tnt; mtg \$21,000; A\$25,000-36,000; also 85TH ST E (5:1496-46), ss, 166.8 w Park av, 33.4x102.2, vacant; A\$26,500-26,500; also 85TH ST E (5:1496-44), ss, 133.4 w Park av, 33.4x102.2, vacant; A\$26,500-26,500; also 85TH ST, 46 E (5:1496-49), ss, 125 e Mad av, 25x102.2, vacant; A\$20,000-20,000; also 84TH ST, 53-7 E (5:1496-27), ns, 150 e Mad av, 50x204.4, to ss 85th (Nos 48-50), 2 & 3-sty bk garage; A\$100,000-135,000; also 84TH ST, 51 E (5:1496-26), ns, 250 w Park av, 25x102.2, 2 & 3-sty bk garage; A\$25,000-45,000; also 84TH ST, 61 E (5:1496-30), ns, 150 w Park av, 25x102.2, 2-sty & b fr dwg; Loyola School, a corp, to Regis High School, a corp, 980 Park av; Aug8; Aug19'13; A\$25,000-26,000. O C & 100

**84TH st, 59 E** (5:1496-29), ns, 200 e Mad av, 25x102.2, 5-sty bk tnt; mtg \$21,000; A\$25,000-36,000; also 85TH ST E (5:1496-46), ss, 166.8 w Park av, 33.4x102.2, vacant; A\$26,500-26,500; also 85TH ST E (5:1496-44), ss, 133.4 w Park av, 33.4x102.2, vacant; A\$26,500-26,500; also 85TH ST, 46 E (5:1496-49), ss, 125 e Mad av, 25x102.2, vacant; A\$20,000-20,000; also 84TH ST, 53-7 E (5:1496-27), ns, 150 e Mad av, 50x204.4, to ss 85th (Nos 48-50), 2 & 3-sty bk garage; A\$100,000-135,000; also 84TH ST, 51 E (5:1496-26), ns, 250 w Park av, 25x102.2, 2 & 3-sty bk garage; A\$25,000-45,000; also 84TH ST, 61 E (5:1496-30), ns, 150 w Park av, 25x102.2, 2-sty & b fr dwg; Loyola School, a corp, to Regis High School, a corp, 980 Park av; Aug8; Aug19'13; A



& Riverside dr; mtg \$10,000 & AL; Marl4 12; Aug16'13; A\$12,000-12,500. O C & 100

**127TH st, 26 W**; Jacob Wiener to Thos A Roe, 562 W 173; mtg \$10,000 & AL; Aug 13; Aug16'13. omitted

**127TH st, 236 W** (7:1932-46), ss, 462.6 e 8 av, 12.4x99.11x12.9x99.11, 3-sty & b stn dwg; Kathleen Ebert to Wilkie T Ebert, 43 Valley View av, Summit, NJ; AL; Aug 15; Aug19'13; A\$5,500-7,000. nom

**127TH st, 619-25 W** (7:1995-5), ns, 292.8 W Bway, runs n152.8xnnw83.8x30.1xw28x3 146.11 to st xel100 to beg, 6-sty bk tnt; Faultless Constn Co to Nadig Realty Co; a corpn [care S J Bischoff] 271 Eway; mtg \$211,000; Aug13; Aug15'13; A\$75,000-P\$200,000. nom

**128TH st, 10 E** (6:1752-66), ss, 150 e 5 av, 20x99.11, 3-sty & b stn dwg; Esther C Nelson, Bayonne, NJ, to Mary E Mitchell, 623 W 152; mtg \$11,000; Jan19; Aug 15'13; A\$9,500-14,000. nom

**128TH st, 241 W** (7:1934-16), ns, 367 e 8 av, 16x99.11, 3-sty & b stn dwg; A\$7,000-9,000; also 24TH ST, 427 W (3:722-22), ns, 325 w 9 av, 25x98.9, 5-sty stn tnt; Wilbur S Seaman to Edna F E Spear, 379 Washington av, Bklyn; 1/2 pt; mtg \$4,000; Aug14; Aug15'13; A\$10,000-26,000. O C & 100

**130TH st, 137 W** (7:1915-14 1/2), ns, 312.6 e 7 av, 19x99.11, 3-sty & b stn dwg; Henry W Unger to Leo J J Schwartz, 657 E 24, Bklyn [115 Bway, NY]; QC; mtg \$10,000; Aug14; Aug20'13; A\$8,300-11,500. nom

**136TH st, 510 W** (7:1988-115), ss, 212.6 W Ams av, 37.6x99.11, 6-sty bk tnt; Edw C Baumert to Caroline Baumert, his wife, 27 Beekman pl; mtg \$47,500; Aug15; Aug 18'13; A\$18,700-45,000. nom

**136TH st, 510 W** (7:1988-115), ss, 212.6 W Ams av, 37.6x99.11, 6-sty bk tnt; Simon Gottschall et al to Edw C Baumert, 27 Beekman pl; mtg \$38,000 & AL; Aug5; Aug16'13; A\$18,700-45,000. O C & 100

**138TH st, 68 W**, see Lenox av, 546-52.

**142D st, 524 W** (7:2073-13), ss, 330 e Bway, 15x99.11, 3-sty & b stn dwg; Mary R O'Connell to Annie O'Connell [524 W 142]; mtg \$10,000; Sept20'09; Aug15'13; A \$7,200-13,500. O C & 100

**143D st, 253 W**, see 143d, 255 W.

**143D st, 255 W** (7:2029-10), ns, 212.6 e 8 av, 37.6x99.11, 5-sty bk tnt; A\$17,000-40,000; also 143D ST, 253 W (7:2029-11), ns, 250 e 8 av, 37.6x99.11, 5-sty bk tnt; Maurice M Levine to Country Home Realty Co, a corpn, 43 W 125; mtg \$60,000; Aug 20; Aug21'13; A\$17,000-40,000. O C & 100

**146TH st W** (7:2014-41-44), ss, 175 W Lenox av, 100x99.11, vacant; Isabella A McBride to Wm N Bavier, 143 Centre av, New Rochelle, NY, TRSTE will Robt Burns; C a G; mtg \$26,000 & AL; Aug18; Aug19'13; A \$24,000-24,000. nom

**149TH st W**, see Bradhurst av, see Bradhurst av, 128-30.

**152D st, 623 W** (7:2099-18-19 & 46-47), ns, 300.10 W Bway, 49.2x199.10 to ss 153d, 2-sty & a fr dwg & 2-sty fr stable in 153d; Nellie A Kelly to Mary E Mitchell, 623 W 152; mtg \$59,000; Aug9; Aug15'13; A\$37,200-39,400. O C & 100

**153D st, 526 W** (7:2084-48), ss, 375 W Ams av, 25x99.11, 2-sty bk stable; Jacob Larschan to Ernest N Adler, 1506 1 av; A L; May16'12; Aug16'13; A\$12,000-14,000. O C & 100

**153D st W**, ss, 300.10 W Bway, see 152d st, 623 W.

**181ST st W** (8:2155-26), ns, 100 W Ams av, 25x99.4, 1-sty fr shed; Louis Wendel Jr to Jas S Anderson, 61 Spring av, Ridge-wood, NJ [care Ruland & Whiting Co, 5 Beekman]; mtg \$8,000; Aug15; Aug16'13; A\$13,500-13,500. O C & 100

**214TH st W**, nwc Ams av, see Ams av, nwc 214.

**Av A, 1334-44** (5:1483-1-6 & 8), nec 71st (No 501-9), runs n 204.4 to ss 72d (No 500), xe98xsl102.2x100xsl102.2 to 71st xw 198 to beg, 4, 6, 7 & 9-sty bk bldgs of brewery; Heinrich Eggerking to American Malting Co, 15 Exch pl, Jersey City, NJ [63d & E River, NY]; B&S; mtg \$100,000; May5'11; Aug20'13; A\$111,000-218,000. nom

**Av B, 90-2** (2:401-33), swc 6th (Nos 544-6), 40.2x76x42.2x89.1, 6-sty bk tnt & str; Clara Goldberg to Isaac Goldberg, her husband, 50 E 96; mtg \$79,750; Aug19; Aug 21'13; A\$45,000-80,000. O C & 100

**Amsterdam av, 1491-3** (7:1971-51-52), es, 124.6 n 133d, 50x100, 2 5-sty bk tnts & str; Herrmann Realty Co to Julius I Herrmann, 605 W 142; mtg \$50,000; Aug14; Aug20'13; A\$32,000-48,000. nom

**Amsterdam av** (8:2232-16), nwc 214th, 37.6x100, vacant; Max Marx to Lawyers Realty Co, a corpn, 160 Bway; B&S & Ca G; mtg \$14,000 & AL; Aug7; Aug15'13; A \$12,000-12,000. O C & 100

**Bradhurst av, 128-30** (7:2045-82), see 149th, 99.11x50, 6-sty bk tnt; Henry Harburger to Florence Cahen, 325 Central Park W; 1/4 pt; AT; mtg \$63,000; Aug 12; Aug19'13; A\$24,000-67,000. O C & 100

**Bradhurst av, 128-30**; Florence Cahen to T R Smith Realty & Constr Co, 153 W 125; all of; mtg \$63,000; Aug18; Aug19'13. O C & 100

**Bradhurst av, 128-30**; T R Smith Realty & Constn Co to Ella Smith, 14 E 60; 1/2 pt; mtg \$63,000; Aug18; Aug19'13. O C & 100

**Broadway, 584-6** (2:511-8), es, 177 n Prince, 50.10x199.3 to ws Crosby (No 116), x43.7x199.2, 12-sty bk loft & str bldg; Therese Weil & Sophia Mayer to Bertha Kaufmann, 1767 3 av; AL; June26; Aug18 '13; A\$183,000-410,000. O C & 100

**Broadway, 584-6 & Crosby, 116**; Bertha Kaufmann to Therese Weil, 21 E 82, & Sophia Mayer, 41 E 72; AL; Aug14; Aug18 '13. O C & 100

**Broadway, 3120-30** (7:1979-1), nec 124th (No 561), 101.10x75, 7-sty bk tnt; S E & M E Bernheimer Co to Simax Realty Co, a corpn [care Lauten & Meyer], 2566 Bway; mtg \$110,000; Aug19; Aug20'13; A\$85,000-170,000. O C & 100

**Lenox av, 430** (6:1729-4), es, 83.5 n 131st, 16.6x85, 3-sty & b stn dwg; A\$11,000-12,000; also LENOX AV, 432 (6:1729-72 1/2), es, 99.11 n 131st, 16.6x85, 3-sty & b stn dwg; Ida Schulz to Julius Wolford, 50 W 129; pr mtg \$—; Aug16; Aug19'13; A \$11,000-12,000. nom

**Lenox av, 432**, see Lenox av, 430.

**Lenox av, 546-52** (6:1735-69), see 138th (No 68), 99.11x100, 7-sty bk tnt & str; National Bank of North Hudson, a corpn, at West Hoboken, NJ, to Timmus Realty Co, a corpn, Summit av, West Hoboken, NJ; AL; Aug11; Aug19'13; A\$95,000-200,000. nom

**Madison av, 747** (5:1379-51 3/4), es, 33.9 s 65th, 16.8x60, 4-sty & b stn dwg; Jos J Corn TRSTE for Belmont Corn under will Rosalie Corn, to Belmont Corn, 600 W 146; 1/2 pt; AT; July11; Aug20'13; A\$25,000-31,000. nom

**Madison av, 747**; Edw Born & Belmont Corn et al to 210 West 56th St Co, a corpn, 135 Bway [care H A Pincus, 836 7 av]; B&S; all of; mtg \$25,000; July12; Aug 20'13. O C & 100

**Madison av, 1980** (6:1751-16 1/2), ws, 60 n 126th, 20x85, 4-sty & b stn dwg; Bernhard Moral to Roger Cunningham, 1980 Mad av; mtg \$12,500; Aug18; Aug20'13; A \$11,000-13,000. nom

**Sherman av, 131** (8:2224-36), ns, 180 W Academy, 40x150, 5-sty bk tnt; Saml S Koenig, ref, to Arthur A Miller, 137 S 1 av, Mt Vernon, NY; FORECLOS July16; Aug21'13; A\$—\$. 35,500

**Vermilyea av** (8:2224-17), ss, 100 W Academy, 100x150, vacant; Max Marx to Lawyers Realty Co, a corpn, 160 Bway; B & S & Ca G; mtg \$13,000; Aug7; Aug15'13; A\$16,000-16,000. O C & 100

**1ST av, 609-11** (3:940-37-38), swc 35th (Nos 342-4), 50.9x75, 2 4-sty bk tnts & str on av & 3-sty bk tnt in st; Marcella T Mahony to Mary E Loomar, 342 E 35; B&S; Aug21'13; A\$27,500-37,000. nom

**1ST av** (3:940), ws, 24.8 s 35th, a strip 1.5x75; Farmers Loan & Trust Co to Mary E Loomar, 342 E 35, & Marcella T Mahony, 229 E 30; QC; AL; June17; Aug21'13. nom

**1ST av, 2294** (6:1711-46), see 118th (No 400A), 18.11x75, 4-sty bk tnt & str; Theodosius F Stevens, ref, to Gwladys C Barber [care Mrs S M Barber], 137 E 55; mtg \$11,000 & AL; FORECLOS July8; July10; Aug18'13; A\$11,500-15,500. 1,000

**1ST av, 2294**; Gwladys S Barber to Margt O'Connor, 137 E 55; B&S; mtg \$11,000 & AL; Aug7; Aug18'13. nom

**1ST av, 2294**; Margt O'Connor to Gaetano Riccio, 333 E 115; mtg \$11,000 & AL; Aug 7; Aug8'13. O C & 100

**2D av, 311-3** (3:899-24), nwc 18th (No 243), 34.8x98, 6-sty bk tnt & str; Arthur Beir to Bertram S Beir, 817 West End av; mtg \$81,000 & AL; Aug18; Aug19'13; A \$42,500-82,500. O C & 100

**2D av, 1467** (5:1431-23), ws, 51.6 n 76th, 26.4x100, 4-sty bk tnt & str; Marcel Levy, ref, to Kassel Oshinsky, 535 9th, Bklyn; mtg \$15,000 & AL; FORECLOS Aug15; Aug 16; Aug18'13; A\$15,000-23,000. 1,500

**2D av, 1469** (5:1431-24), ws, 77.10 n 76th, 26.6x100, 4-sty bk tnt & str; Marcel Levy, ref, to Kassel Oshinsky, 535 9th, Bklyn; mtg \$15,000 & AL; FORECLOS Aug15; Aug16; Aug18'13; A\$16,500-25,000. 1,500

**2D av, 2174** (6:1683-50), es, 25.11 s 112th, 25x75, 4-sty bk tnt & str; Ruffo Marmaro to Stella Marmaro, his wife, 2174 2 av; QC; Aug15; Aug18'13; A\$9,000-14,000. gift

**3D av, 317** (3:904-51), es, 18.6 s 24th, 18.6x97.7, 3-sty bk tnt & str; Eudora W wife Percival M Burley to Stanton Co, a corpn [care Wm Bolte], 186 Remsen, Bklyn; QC; Aug15; Aug18'13; A\$18,000-20,500. nom

**5TH av, 400** (3:838-47), ws, 65.4 s 37th, 27.7x120, 2 3- & 5-sty bk loft & str bldg; Harris Mandelbaum to Jno P H Rieper, 961 Gates av, Bklyn; 1-48 pt; B&S & C a G; June27'11; Aug21'13; A\$340,000-365,000. O C & 100

**6TH av, 912** (5:1267-74), es, 67.5 s 52d, 22x77.11x22x78.8, 4-sty stn tnt & str; Lee Holstein to Lee Holstein Constn Co, 1133 Bway; mtg \$32,000; Aug15; Aug16'13; A \$30,000-37,000. O C & 100

**7TH av, 2204** (7:1936-31), ws, 58.1 n 130th, 25.10x74.10, 5-sty bk tnt & str; Jas S Anderson to Louis Wendel Jr, 341 W 51; mtg \$17,000; Aug15; Aug16'13; A\$16,000-25,000. O C & 100

**8TH av, 553** (3:761-37), nws, 49.5 se 38th, 24.8x100, 3-sty bk tnt & str, 1-sty fr ext; Geo F More & Agnes A, his wife, to Sarah J More; Mar24, 1877; Aug15'13; A\$48,000 51,000. 1,000

**8TH av, 553**; Sarah J More to Agnes A More; Mar24, 1877; Aug15'13. 1,000

**8TH av, 553**; Jas M More, EXR Agnes A More to Alice L Gilbert; AL; Apr14'92; Aug15'13. nom

**8TH av, 553**; Alice L Gilbert to Jas M More [228 W 71]; AL; Apr14'92; Aug15'13. nom

**10TH av, 632** (4:1054-61), sec 45th (No 456), 25.1x75, 5-sty bk tnt & str; Martin Kearney to Jacob Ruppert, a corpn, 1639 3 av; mtg \$37,000; Aug14; Aug15'13; A \$23,000-31,000. O C & 100

**Interior lot** (3:920), at cl blk bet 39th & 40th sts & 250.8 w 2 av, runs w0.5x28.6x6e 0.8x88.6x0.5x88.6xw0.8x28.6 to beg, vacant; Richd P Lydon, ref, to Rees & Rees, a corpn, 232 E 40; PARTITION Aug12; Aug 13; Aug15'13. O C & 100

**Lot** (2:615), begins 2 n Bank st & 150 e 4th, with w face of w wall of No 31 Bank, runs n85xw2x85 to beg; Martha Building Corpn to Lizzie Wirth, 254 Rutland rd, Bklyn; QC; July28; Aug19'13. nom

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

**Bank st, 31** (2:615), ns, 150 e 4th (owned by party 1st pt); BANK ST, 33-5 (2:615), ns, adj above on West (owned by party 2d pt); part wall agmt; Lizzie Wirth with Martha Building Corpn, 960 Prospect av; July28; Aug19'13. nom

**Bank st, 33-5**, see Bank, 31.

**70TH st, 320-6 E** (5:1444); cancellation of asn of rents; Virginia Danziger & ano EXRS Max Danziger to Mary A Thornton, 500 W 143; May29; Aug20'13. nom

**88TH st, 219-23 W**, see 89th W, ss, at cl Old Bloomingdale rd.

**89TH st W**, see Bway, see 89th W, ss, at cl Old Bloomingdale rd.

**89TH st W** (4:1236-17 & 44), ss, at cl Old Bloomingdale rd, closed, runs w80.6 to es Bway (Nos 2400-2) xs— to ns 88th (Nos 219-23) xel100xnn100.8xw— to cl said rd xne— to beg, owned by party 2d pt; re of all R, T & I to any land in bed of said old rd, 1 & 2-sty bk & fr bldgs of coal yd & vacant; Stevenson Constable to Metropolitan Impt Co, a corpn [care Francis M Jenks], 100 Bway; QC; Aug13; Aug 20'13; A\$410,000-410,000. nom

**Broadway, 2400-2**, see 89th W, ss, at cl Old Bloomingdale rd.

**Appointment** (misc) of trustee for Anna R, wife Wm S Cowles, & consent to same; Douglas Robinson acting TRSTE appoints Robt H M Ferguson as associate trustee, who accepts appointment, etc; Mar28'04; Aug16'13.

**Asn** (misc) of all R T & I to extent of \$1,000 in Estate of Margt Schneider, decd; Babette Muller, 228 Hamburg av, Bklyn, to Minnie Preston, 663 E 22, Paterson, NJ; Aug15; Aug18'13. 1,000

**Certified copy** (misc) adjudication of bankruptcy & order of reference in matter of Central Bottling Co, bankrupt; Peter B Olney, ref; Oct29'12; Aug19'13.

**Power of atty** (misc); Flora B Gartensteig to Moe Gartensteig, her husband; Aug8; Aug18'13.

**Power of atty** (misc); Jennie Kamsler to Henry Kamsler, 817 West End av; May 22; Aug16'13.

**Power of atty** (misc); Elsie G W Scheich to Chas W Heine, 338 E 82; Aug18'13.

**Resignation** (misc) by Robt H M Ferguson as trustee under will of Theo Roosevelt, decd, for benefit Corinne R Robinson & Anna R Cowles; Nov1'09; Aug16'13.

**Similar** (misc) appointment, etc; Douglas Robinson TRSTE to Theo D Robinson as TRSTE; Nov2'09; Aug16'13.

WILLS.

Borough of Manhattan.

**Madison st, 240** (1:270-24), ss, 145 e Jefferson, 24x90, 4-sty bk tnt; Rebecca Rockett Est, Josephine Mackey, EXTRX, Darien, Conn; attys, Salter & Steinkamp, 140 Nassau; A\$15,000-16,500. Will filed Aug20 '13.

**Varick st, 104** (2:477-40), es, 42 s Broome, 21x70, 3-sty bk fr tnt & str (1/2 int); Eliza Zahn Est, Mary Eliz Sweeney, EXTRX, 104 Varick; attys, Knox & Dowling, 27 Cedar. Will filed Aug15'13.

**30TH st, 500 W**, see Bway, 1231-5.

**49TH st, 226 W** (4:1020-51), ss, 224 W Bway, 20x100.5, 3-sty bk dwg; Henrietta Tyson Est, Wesley A Tyson, EXR, 226 W 49; atty, Wm C Orr, 51 Chambers; A\$27,000-28,000. Will filed June17'13.

**152D st, 456-60 W**, see Bway, 1231-5.

**Broadway, 1231-5** (3:832-1), nwc 30th (No 500), runs n64.8xw249.9 to 6 av (No 500), xs8.2xe266.11, 1, 3 & 5-sty bk office bldg & str; A\$500,000-850,000; also 152D ST, 456-60 W (7:2066-55 to 56), ss, 308.4 e Ams av, 50x99.11, 3 3-sty bk dwgs; A\$19,200-31,500; Isabella Jex Est, EXTRXS, Emily D Jex Finney & Bella J Sutton, Plaza Hotel; atty, Saml Hoff, 30 E 42. Will filed Aug13'13.

**6TH av, 500**, see Bway, 1231-5.

CONVEYANCES.

Borough of the Bronx.

**Davis st, nec Harrison**, see Harrison, nec Davis.

**Garden st, nec Crotona av**, see Crotona av, 2252.

**Grote st, 700**, see Crotona av, 2252.

**Harrison st** (\*), nec Davis, 80.4x100x25.10 x113.11; Adolph Stern, ref, to Jno C Heintz, 1725 7 av; FORECLOS Aug8; Aug13; Aug 16'13. 8,000

**Leland st** (\*), ws, 100.4 n Davis, 25x100; Anthony J S Cerino to Gaetano Cerino, 2050 Bergen, Bklyn; Mar20; Aug19'13. nom

**McClellan st, nec Grand Blvd & con-** course, see Sheridan av, ws, 200 s 167.

**McClellan st, nwc Sheridan av**, see Sheridan av, ws, 200 s 167.

**Rosewood st (Locust av)** (\*), ns, 131.4 e White Plains rd, runs n125xe50 to ws Cruger av (Elm st) xs144.11 to Rosewood st or Locust av xw— to beg, except pts for st & av; Bernhard Mayer et al to Mary L Whiting, 515 W 110; E&S & C a G; mtg



\$1,500, assessments of \$1,724, taxes &c; Aug19; Aug21'13. O C & 115

**Tiffany st, 1035** (10:2716), ws, 118.3 n 165th, 44x100, 5-sty bk tnt; Rose Fells to York Constn Corp, 233 Bway; mtg \$41,000; Aug15; Aug20'13. O C & 100

**Tiffany st** (10:2717), es, 350 n 165th, 25x100, vacant; Hugh Smallen to Mary A wife of Hugh Smallen at nwc Ft Schuyler rd & Latting av; Aug20; Aug21'13. O C & 100

**135TH st, 308 E** (9:2310), ss, 125 w Alex av, 25x100, 5-sty bk tnt; Clara Ellner to Saul Ellner, 504 E 188; mtg \$15,000; Aug14; Aug15'13. nom

**135TH st E** (10:2563), ss, 451.11 w Willow av, 100x100, vacant; Louis W Boyer to Saml I Davis, 2101 Bway; mtg \$7,500; Aug14; Aug18'13. nom

**136TH st E** (9:2264), ns, 100 e Brook av, 54 to ws Mill Brook x—x100, vacant; Isidor Weissman to Talmud Torah Beth Yonkor of The Bronx, 169 Brook av; AL; Aug19; Aug20'13. nom

**136TH st, 615 (879) E** (10:2549), ns, 750 w Home av, 25x100, 4-sty bk tnt; Louis Rosenheim to Alice Rosenheim, 248 W 136; Aug15; Aug18'13. nom

**138TH st, 574-6 E** (10:2550), ns, 62.3 e St Ann's av, 50x100, 6-sty bk tnt & str; Clara Ellner to Saul Ellner, 504 E 188; mtg \$49,250; Aug14; Aug15'13. nom

**145TH st, 369 E** (9:2307), ns, 190.8 e 3 av, old line, 19.11x100, 3-sty bk club house; Richd E Walsh ref to Bungay Co of NY, 499 Willis av; mtg \$3,500; FORECLOS; Aug8; Aug18; Aug19'13. **1,740**

**145TH st, 440-2 E** (9:2289), ss, 398.8 e Willis av, 37.6x100, 5-sty bk tnt & str; Alex Sampson to Emma Jacobs, 440 E 145; mtg \$30,000; Aug14; Aug20'13. O C & 100

**151ST st, 360-2 E** (9:2397), ss, 100 e Courtlandt av, 50x118.5; 2 1-sty bk str; Benj Benenson to Benenson Realty Co, a corp, 407 E 153; mtg \$10,000; Aug11; Aug15'13. O C & 100

**152D st, 249 E** (9:2442), nes, 200 nw Morris av, 25x100, 3-sty fr dwg & 1-sty fr rear bldg; Max Voight to Michl J Figliolo, 363 E 151, & Lorenzo Figliolo, 246 E 152, as joint tenants; AL; July25; Aug20'13. O C & 100

**158TH st, 364 E** (9:2404), ss, 91.11 e Courtlandt av, runs s48.6xe0.1xs50xe25xn 98.6 to st xw25.1 to beg, 3-sty & b bk dwg; Louis Hubener to Wm Pinturo, 364 E 158; mtg \$5,000; Aug14; Aug16'13. O C & 100

**166TH st, 250 E**, see Grant av, 1072.

**168TH st E, nec College av**, see Sheridan av, ws, 200 s 167.

**168TH st E, nwc Findlay av**, see Sheridan av, ws, 200 s 167.

**168TH st W** (9:2517), ns, 105.1 e Nelson av, 26.3x79.7x25x87.8, vacant; Wm J Doherty to Jno L O'Hara, 2873 Webster av; mtg \$1,200; Apr25; Aug15'13. O C & 100

**170TH st, 671 E**, see Crotona av, 1400.

**171ST st E** (\*), es, 681.9 s Gleason av, 22.3 to creek x67.4x38x80.3; Peoples Trust Co to Emma Kelly, 915 Brook av; Dec12 '11; Aug20'13. **125**

**181ST st E, swc Washington av**, see Washington av, swc 181.

**183D st, 780 E** (11:3113), ss, 148.8 w So bldv, 16.8x125, 2-sty fr dwg; Rosini Petrone to Jno Giannone, 780 E 183; ½ pt; A T; AL; Aug13; Aug20'13. O C & 100

**188TH st, 504 E** (11:3057), ss, 152 w Bathgate av, 20x95, 3-sty bk dwg; Clara Ellner to Saul Ellner, 504 E 188; mtg \$7,500; Aug14; Aug15'13. nom

**190TH st, 63 E** (11:3175), ns, 134.4 w Creston av, 34.3x114, 2-sty fr dwg; Saml Harris to Jno H Thorn on ns Spuyten Duyvil pkwy, 175 e Blackstone av; mtg \$9,000; Aug15; Aug19'13. nom

**214TH st E (Shell)** (\*), ss, 285.1 e Barnes av, 33.4x100; Annie Micholl to Thos F Shields, 828 E 214; Aug20; Aug21'13. O C & 100

**217TH st E** (\*), ns, 225 w Paulding av, 25x114, except pt for st; Susan S & Arthur A Austin to Emma R Smith, 38 W 139; mtg \$3,500; Aug18'13. nom

**220TH st E (6th av)** (\*), ss, 150 w Barnes av, 50x114; Chas E & Harry D Gordon to Wm J Gordon, 862 E 221; AT; mtg \$6,000; Aug14; Aug16'13. O C & 100

**227TH st E, nec White Plains rd**, see 228th st E, ss, 105 e White Plains rd.

**227TH st E, ns, 105 e White Plains rd**, see 228th st E, ss, 105 e White Plains rd.

**228TH st E** (\*), ss, 105 e White Plains rd, 100x114, Wakefield; also 227TH ST E (\*), ns, 105 e White Plains rd, 100x114, Wakefield; also 227TH ST E (\*), nec White Plains rd; ¼ R T & I; mtg \$13,000; J O'Connor et al to Jno S Kern, 4162 Gunther av, & Geo H Sunderman, Jr, 4189 White Plains rd; ¼ R T & I; mtg \$13,000; Aug20; Aug21'13. O C & 100

**229TH st E, nwc Laconia av**, see Laconia av, nwc 229.

**231ST st W, nec Netherland av**, see 86th, 23 W, Manhattan.

**232D st E** (\*), ns, 405 e White Plains av, 55x114, Wakefield; Mary C Varian to Chester C Varian, — Harrison st, Tuckahoe, NY; Aug11; Aug16'13. nom

**236TH st E (Opdyke av)** (12:3376), ss, 400 w Katonah av (2d st), 25x100, vacant; Wm Klein ref to Jos J Leonard, 215 W 128; FORECLOS; Mar14; Apr18; Aug19'13. **750**

**238TH st E, sec Oneida av**, see Grand bldv & concourse, es, 120.10 s 199.

**239TH st, 634 E** (\*), sws, 50x100; Rosaria Lagana to Katie B O'Donnell, 3056 Woodlawn rd; mtg \$4,400 & AL; July30; Aug15'13. O C & 100

**Anthony av, es, 105.1 s 174th**, see Carter av, ws, 105.1 s 174.

**Arthur av, sec Fordham rd**, see Fordham rd, 600.

**Arthur av, 2333** (11:3065), ws, 269 n Kingsbridge rd, now 184th, 25x125, except pt for av, 4-sty bk tnt & str & 2-sty rear tnt; Pasquale Melillo to Benj Barron, 409 Christian, Phila, Pa; mtg \$13,850; Aug19'13. nom

**Belmont av, 2379** (11:3074), ws, 100 n 186th (William), 25x87.6, 4-sty bk tnt; Nicola Rossano to Maria J Rossano, 2381 Belmont av; AT; Aug20'13. O C & 100

**Belmont av, 2381** (11:3074), nws, 125 sw 187th, 25x87.6, 3-sty fr tnt & str; Nicola Rossano to Maria J Rossano, 2381 Belmont av; AT; B&S; mtg \$3,000; Aug20'13. O C & 100

**Belmont av, 2467-9** (11:3076), ws, 145 n 188th, 50x87.6, 4-sty bk tnt & str; Pietro Galante et al to Giuseppe Fontana, Vincenzo Galatioto & Vito Caiozzo, all at 2467 Belmont av; mtg \$16,000; Aug19; Aug20'13. nom

**Benedict av** (\*), ss, 261.9 e Storrow, 25x100, being land in bed of above in front of above lot deed of cession; Ida S Johnson to City NY; B&S; Dec22'12; Aug19'13. nom

**Bogart av** (\*), es, 300 n Brady av, 25x100; also BRADY AV, ss, 75 w Radcliff av, 25x100; Morris Park Estates to Jacob M, Jos & Isidor Dubenstein & Harry Gdalewitz, all at 460 Cherry; July31; Aug20'13. nom

**Bogart av** (\*), es, 325 n Brady av, 25x100; Morris Park Estates to Jno Ammon, 1464 1 av; Aug20; Aug21'13. nom

**Bogart av** (\*), es, 125 s Morris Park av, 125x100; Morris Park Estates to Fanny Maibach, 19 E 112; July24; Aug19'13. nom

**Bracken av** (\*), es, 525 s Jefferson, 50x100; Abr H Rubenstein, ref to Herman Lowenstein, 5 McDouough, Bklyn; FORECLOS Aug4; Aug12; Aug15'13. **200**

**Brady av** (\*), ss, 75 w Muliner av, 50x100; Morris Park Estates to Anthony Bagarozzo, 501 Lincoln av, Bklyn; July22; Aug19'13. nom

**Brady av** (\*), ss, 50 w Radcliff av, 25x100; Morris Park Estates to Michl Nering, 639 W 131; July31; Aug16'13. nom

**Brady av, ss, 75 w Radcliff av**, see Bogart av, es, 300 n Brady av.

**Bronxdale av, es, 302 n Morris Park av**, see Paulding av, es, 200 s Pierce av.

**Bronxdale av** (\*), es, 151 n Morris Park av, 50.4x56.11x50x63; Morris Park Estates to Minnie Kraus, 320-2 E 92; July29; Aug15'13. nom

**Bronx & Pelham Pkwy, ss, abt 200.2 w Esplanade**, see Morris Park av, ss, 250 e Lurting av.

**Brook av, 1530** (11:2895), see Wendover av (No 420), 104.10x25.11x104.8x26, 4-sty bk tnt & str; Phoenix Ingraham, ref to Anna M Jones at Summerville, NJ; FORECLOS Aug12; Aug19; Aug20'13. **25,500**

**Bryant av, 1491** (11:2995), ws, 200 s 172d, 25x100, 3-sty bk dwg; Jackson Constn Co to Josie E Ernst, 1229 Simpson; AL; May15; Aug16'13. O C & 100

**Cambreleng av** (12:3273), nwc Fordham rd (Pelham av) (Nos 663-9), runs n172.9xw 87.6xs50xe12.6xs137.7 to Fordham rd xe76.5 to beg, 3 2-sty fr dwgs & 1-sty fr rear bldg; Mary Casey to Thos J Casey, 635 Fordham rd E; mtg \$14,500 & AL; Aug19; Aug20'13. O C & 100

**Carter av** (11:2889), ws, 105.1 s 174th, 75.1x81.5 to Anthony av x75.1x89.2, vacant; Martin Tully to Martin Tully Constn Co, a corp, 810 E 173; CaG; Aug12; Aug16'13. O C & 100

**Carter av & Anthony av** (11:2889), same prop; Martin Tully Constn Co to Jno J Tully Co, a corp, 730 North Oak dr; mtg \$8,000; Aug12; Aug16'13. O C & 100

**Colden av** (\*), ws, 325 n Morris Park av, 75x100; Morris Park Estates to Clayton E Bailey, at Jamestown, NY; July23; Aug16'13. nom

**Colden av** (\*), ws, 275 n Pierce av, 50x100; Morris Park Estates to Frances Rainess, 602 W 137; July21; Aug16'13. nom

**Colden av** (\*), ws, 300 n Rhineland av, 25x100; Morris Park Estates to Rhuel V Van Horn, at Clifton Forge, Va; July30; Aug20'13. nom

**Colden av** (\*), ws, 275 n Rhineland av, 25x100; Morris Park Estates to Frank L Spinner at Clifton Forge, Va; July30; Aug20'13. nom

**Colden av** (\*), ws, 250 n Rhineland av, 25x100; Morris Park Estates to Jos H Drewry at Clifton Forge, Va; June30; Aug20'13. nom

**Colden av** (\*), ws, 200 n Rhineland av, 25x100; Morris Park Estates to Walter K Smith at Clifton Forge, Va; July30; Aug20'13. nom

**Colden av** (\*), ws, 325 n Rhineland av, 25x100; Morris Park Estates to Wm M Smith at Clifton Forge, Va; July30; Aug20'13. nom

**Colden av** (\*), ws, 325 n Rhineland av, 25x100; Morris Park Estates to Eugene Mathews at Clifton Forge, Va; July30; Aug20'13. nom

**Colden av** (\*), es, 150 s Van Nest av, 75x100; also MUNROE AV, ws, abt 266.10 s Esplanade, 50x100; Morris Park Estates to Mary L Auchu, 250 W 104; July29; Aug19'13. nom

**College av, nec, 168**, see Sheridan av, ws, 200 s 167.

**Commonwealth av** (\*), es, 150 s Merrill, 25x100, except pt for av; Jessie C Nolan to Dennis & Philip O'Connell, 1440 Commonwealth av; mtg \$6,200; Aug12; Aug18'13. nom

**Courtlandt av, 910** (9:2408), es, 27.11 n 162d, 27.11x115.1x25x127.7, 3-sty bk tnt & str; Lillian B Koepke to Union Street Realty Co, a corp, 261 Bway; AL; Aug14; Aug16'13. nom

**Crosby av** (\*), ws, 55 s Schuyler, runs s25xw55.7xn8.2xw44.10xn21.4xe100 to beg; Francesco Miletto & Marietta F, his wife; to Lena Miletto, 1636 Parker av; Jan23; Aug21'13. nom

**Crotona av, 1400** (11:2937), nec 170th (No 671), 52.2x100.6x84.3x108.7, vacant; Andw Wissemann to Minnie Goldberg, 401 Westervelt av, Tompkinsville, SI; mtg \$12,000 & AL; Aug1; Aug15'13. nom

**Crotona av, 2252** (11:3100), nec Garden, 70.3 to ss rd from Fordham to West Farms, now Grote (No 700), x44x79.5 to stx49.2, 4-sty bk tnt & str; Edwin D Hays, ref to Oliver Realty Co, a corp, 63 Madison; mtg \$38,700; FORECLOS Aug5; Aug15; Aug18'13.

**Cruzer av, nwc Rosewood**, see Rosewood, ns, 131.4 e White Plains rd.

**Edgewater rd, 1499** (11:3012), ws, 622.7 n Westchester av, 25x100, 2-sty bk dwg; Henry Nienstiel to Bernard Praute, 1497 Edgewater rd; mtg \$3,300; Aug4; Aug20'13. nom

**Ellis av, ss, 205 w Olmstead av**, see Gleason av, ns, 205 w Olmstead av.

**Esplanade, nwc Hone av**, see Morris Park av, ss, 250 e Lurting av.

**Evergreen av** (\*), es, 104 n Westchester av, 80x100; P & W Holding Co Inc to Pew Realty Corp, 1029 E 163; mtg \$54,000; July7; Aug20'13. O C & 100

**Evergreen av** (\*), same prop; Pew Realty Corp to Abr Raskin, 348 New Jersey av, Bklyn; mtg \$54,000; Aug19; Aug20'13. O C & 100

**Evergreen av** (\*), es, 104 n Westchester av, 80x100; Pew Realty Corp to P & W Holding Co, Inc, a corp, 1029 E 163; mtg \$40,000; July7; Aug20'13. O C & 100

**Findlay av, nwc 168**, see Sheridan av, ws, 200 s 167.

**Fordham rd, 663-9**, see Cambreleng av, nwc Fordham rd.

**Fordham rd (Pelham av), 600** (11:3078), see Arthur av, 15x98.5x16.5x95.2, 2-sty fr tnt & str; Christian Nungesser & ano heirs Agusta Ilg nec Nungesser to Michl Ilg, 600 E Fordham rd; AL; July8; Aug15'13. nom

**Forest av, 755-7** (10:2646), ws, 100 n 156th, 50x87.6, 5-sty bk tnt; Benenson Realty Co to Julia Moore, 1938 Webster av; mtg \$30,500 & AL; Aug15; Aug16'13. O C & 100

**Forest av, 1044-8** (10:2660), es, 196.10 n 165th, 75x170, 2 5-sty bk tnts; Jos Breakstone et al to N Y Real Estate Security Co, a corp, 42 Bway; mtg \$60,000 & AL; Aug15; Aug20'13. O C & 100

**Fowler av** (\*), es, 175 n Morris Park av, 25x100; Morris Park Estates to Ellen L White, 607 Wales av; July23; Aug16'13. nom

**Fowler av** (\*), es, 200 n Morris Park av, 25x100; Morris Park Estates to Jas J White, 607 Wales av; July23; Aug16'13. nom

**Fowler av** (\*), ws, 100 n Morris Park av, 25x75; Morris Park Estates to Annie Friedman, 663 Tinton av; July28; Aug21'13. nom

**Fowler av, ws, 300 n Morris Park av**, see Paulding av, es, 200 s Pierce av.

**Fowler av** (\*), es, 125 s Neil av, 75x100; Morris Park Estates to David T McKelvey, 500 W 144; July28; Aug15'13. nom

**Fowler av** (\*), es, 200 n Rhineland av, 25x100; Morris Park Estates to Oliver J Hall & Louis C Webb, 1501 St Lawrence av; July31; Aug19'13. nom

**Fowler av** (\*), es, 500 s Van Nest av, 25x100; Morris Park Estates to Victor Greenman, 629 E 6; July31; Aug20'13. nom

**Fowler av** (\*), es, 475 s Van Nest av, 25x100; Morris Park Estates to Jacob Weinberg, 560 W 144; Aug16; Aug20'13. nom

**Gifford av** (\*), ss, 378.10 e Balcom av, 50x100; Rudolph Hall to Ida Hall, his wife, — Gifford av; mtg \$4,000; Aug11; Aug15'13. nom

**Gleason av (12th)** (\*), ns, 205 w Olmstead av, 100x216 to Ellis av, Unionport; Ffarrington M Thompson to Mary I Whittemore, 185 Decatur, Bklyn; QC; July21; Aug19'13. **150**

**Grant av, 901** (9:2444), ws, 55.6 s 162d, 50x112.3 to es Morrisania av x52.3x127.6; 6-sty bk tnt & str; Valentine Constn Co to Chas A Siener, 244 E 198; mtg \$55,000 & AL; Aug15; Aug19'13. nom

**Grant av, 1052** (9:2448), es, 257 s 166th, 25x102x25x101.11, 3-sty bk dwg; Theo M Riehle, ref to Adeline V Shaw, of Riverside, Conn; FORECLOS Aug13; Aug18; Aug20'13. **200**

**Grant av, 1072** (9:2448), sec 166th (No 250), 32x100.6, 1-sty bk storage; Melrose Building Co to Alex Rankin, 264 Riverside dr; mtg \$2,600 & AL; June12; re-recorded from July28'13; Aug20'13. nom

**Grand bldv & concourse, es, 200 s 167**, see Sheridan av, ws, 200 s 167.

**Grand bldv & concourse, nec McClellan**, see Sheridan av, ws, 200 s 167.

**Grand bldv & concourse (Anthony av)** (12:3305), es, 120.10 s 199th (Garfield), 25x195.8, vacant; also VALENTINE AV, 2903 (12:3305), ws, 131.2 s 199th (Garfield), 25x120, 2-sty fr dwg; also ONEIDA AV (12:3372), sec 238th, late Kemble, 25x100, vacant; Abt G Mohr et al to Emma D Mohr, 2903 Valentine av; 4-5 pt; Oct24 '12; Aug19'13. nom

**Greystone av** (13:3414), es, 275 s 238th, 50x65x50x70, vacant; American Real Estate Co to Jos Machech, 238th, near Waldo av; C a G; Aug12; Aug19'13. O C & 100



**Haight av (\*)**, ws, 200 s Neil av, 50x100; Morris Park Estates to Morris Friedland, 1563 Vyse av; July 31; Aug 21'13. nom

**Haight av (\*)**, es, 350 s Pierce av, runs n50xe100xs25xe69xsw45.9xw130.7; Morris Park Estates to Abram K Enderlin at Roxbury, Delaware Co, NY; July 31; Aug 15'13. nom

**Hone av (\*)**, es, 100 s Lydig av, 25x100; Morris Park Estates to Augusta Peterson, 1054 Boston rd; July 24; Aug 19'13. nom

**Hone av, ws, 100 s Lydig av**, see Paulding av, ws, 100 s Neil av.

**Hone av, ws, 150 s Lydig av**, see Morris Park av, ss, 250 e Lurting av.

**Hone av (\*)**, es, 100 n Morris Park av, 25x100; Morris Park Estates to Emil Seldis, 216 E 102; Aug 15; Aug 20'13. nom

**Hone av (\*)**, es, 100 s Neil av, 50x100; Morris Park Estates to Ray Lifschitz, 63 Canal; July 18; Aug 21'13. nom

**Intervale av** (11:2965), ws, 270.4 s Jennings, 85x110, vacant; Jacob Streifer Co to Jno Robertson, 2210 Andrews av & Wm Gammie, 374 Wadsworth av; mtg \$32,000; Aug 15; Aug 20'13. nom

**Katonah av, 4323** (12:3378), ws, 25 s 238th, 25x85, 2-sty fr dwg; Lillian B Koepke to Jas T Ackerman, Midland, NJ; mtg \$6,150; Aug 5; Aug 20'13. nom

**Kingsbridge rd, 253, old No 2604 E** (12:3293), es, 277.2 s from pt which is 114.1 sw 194th, 37.11x98.4x37.8x101.11, 5-sty bk tnt; Wm C Oesting Co to Franz Saip, 605 W 141; mtg \$24,000; Aug 18; Aug 19'13. O C & 100

**Laconia av (\*)**, nwc 229th, 114x105.6, except pt for Paulding av; Chas E Moore ref to Jos P Barone, 168 Lenox av; FORECLOS July 8; July 28; Aug 19'13. 2,450

**Lurting av (\*)**, es, 225 s Neil av, 25x100; Morris Park Estates to Rose Whitney, 56 W 116; July 28; Aug 16'13. nom

**Lydig av (\*)**, ns, 75 e Barnes av, 25x100; Morris Park Estates to Clarence R Leach, 215 Alexander av, Upper Montclair, NJ; July 30; Aug 19'13. nom

**Lydig av (\*)**, ns, 51 e Lurting av, 25.5x95.3x25x99.11; Morris Park Estates to Saml Gladstone, 210 W 111; July 25; Aug 20'13. nom

**McLean av, 522** (12:3398), swc Webster, 27x82x34x80, 2-sty fr dwg & str & 2-sty fr rear stable; Margt C Curry EXTRX Bridget Curry to Athanasios Crickellas, 522 E 240; correction deed; Aug 15; Aug 19'13. nom

**Matthews av (\*)**, ws, abt 192 s Bronx & Pelham pkway, 50x100; Morris Park Estates to Albt Peterson, 647 Newark av, Jersey City, NJ; July 24; Aug 16'13. nom

**Morris Park av, ss, 500 w Bogart av**, see Paulding av, es, 200 s Pierce av.

**Morris Park av (\*)**, nec Fowler av, 50 x100; Morris Park Estates to Wm H Williams, 24 Grove av, Glens Falls, NY; July 25; Aug 16'13. nom

**Morris Park av (\*)**, ss, 250 e Lurting av, 50x72.2x50x72.9; also HONE AV, ws, 150 s Lydig av, 50x100; also BRONX & PELHAM PKWAY, ss, abt 200.2 w Esplanade, 52.8x abt 95.1x50x abt 111.1; also ESPLANADE, nwc Hone av, runs n139.10x120.6xw100xs75xw25xs108.1 to beg, with all title to strip bet portion of above & Woodmansten Inn prop; Morris Park Estates to Frieda Wagner, at Coytesville, NJ; July 29; Aug 21'13. nom

**Munroe av, ws, abt 266.10 s Esplanade**, see Colden av, es, 150 s Van Nest av.

**Munroe av (\*)**, es, 218.6 s Bronx & Pelham pkwy, 25x100; Morris Park Estates to Aaron Lapidos, 2235 2 av; July 28; Aug 19'13. nom

**Munroe av (\*)**, es, 108.6 n Lydig av, 50 x100; Morris Park Estates to Alex F Armstrong, 19 S Hawk st, Albany, NY; July 28; Aug 15'13. nom

**Munroe av, es, 308.6 n Lydig av**, see Neil av, nec Munroe av.

**Munroe av (\*)**, es, 200 s Lydig av, 25x100; Morris Park Estates to Wm J Schnaible, 751 E 158; July 30; Aug 21'13. nom

**Munroe av (\*)**, es, 250 s Neil av, 50x100; Morris Park Estates to Wm-G Holder, 493 Ams av; July 17; Aug 19'13. nom

**Neil av (\*)**, nec Munroe av, 100x100; also NEIL AV, nwc Williamsbridge rd, 100x100; also MUNROE AV, es, 308.6 n Lydig av, 125x100; Morris Park Estates to Jos P Ryan, 356 W 145; July 29; Aug 20'13. nom

**Neil av (\*)**, ns, 75 w Paulding av, 25x100; Morris Park Estates to Ezra K Sprague, 462 Rugby rd, Bklyn; July 14; Aug 21'13. nom

**Neil av, nwc Williamsbridge rd**, see Neil av, nec Munroe av.

**Netherland av, nec 231**, see 86th, 23 W, Manhattan.

**Olmstead av (\*)**, es, 130 s Starling av, 25x100, Unionport; Phoenix Ingraham, ref. to Jno L Thomas, 246 Manhattan av; mtg \$4,000; FORECLOS June 10; June 16; Aug 20'13. 1,800

**Olmstead av (\*)**, same prop; Jno L Thomas to Elise Bentz, 2041 Watson av; B&S & C a G; mtg \$4,000; June 19; Aug 20'13. nom

**Oncida av, sec 238**, see Grand blvd & concourse, es, 120.10 s 199.

**Paulding av, es, 370.9 n Esplanade**, see Paulding av, es, 100 s Van Nest av.

**Paulding av (\*)**, es, 200 s Pierce av, 25x100; also MORRIS PARK AV, ss, 50 w Bogart av, 25x100; also BRONXDALE AV, es, 302 n Morris Park av, 25.2x111.4 to Fowler av x25x114.5; Morris Park Estates to Robt M Stern, 1282 1 av; Aug 8; Aug 19'13. nom

**Paulding av (\*)**, ws, 100 s Neil av, 50x100; also HONE AV, ws, 100 s Lydig av, 50x100; Morris Park Estates to Alfred Thomas, 312 W 121; July 15; Aug 21'13. nom

**Paulding av (\*)**, es, 325 n Pierce av, 50 x100; Morris Park Estates to Wm E Remington, 163 Irving st, Ridgewood, NJ; July 25; Aug 19'13. nom

**Paulding av (\*)**, es, 150 s Rhineland av, 75x100; Morris Park Estates to Emily A Pickard, 400 West End av; July 28; Aug 20'13. nom

**Paulding av (\*)**, es, 100 s Van Nest av, 25x100; also PAULDING AV, es, 370.9 n Esplanade; Morris Park Estates to Helen J Moon, 212 Valley rd, West Orange, NJ; July 22; Aug 15'13. nom

**Prospect av, 1409** (11:2962), ws, 43 n Jennings, 40x103x41.10x90.10, 5-sty bk tnt; Mary R wife Henry J Monsee, to Jos M Lennon, 103 W 93; mtg \$30,000; Aug 12; Aug 21'13. nom

**Prospect av, 1409**; Jos M Lennon to Delia C Lennon, his wife, 103 W 93; mtg \$30,000; Aug 14; Aug 21'13. nom

**Radcliff av, es, 150 s Pierce av**, see Sackett av, ns, 100 w Colden av.

**Rhineland av (\*)**, ns, 691.7 e Eastchester rd, 50x100; Hudson P Rose Co to Mary A F Nugent, Hotel Plaza, 5 av & 59th; Aug 13; Aug 20'13. nom

**Rhineland av (\*)**, ns, 75 w Munroe av, 50x100; Morris Park Estates to Alfd Juettnr, 31 N 12, College Pt, B of Q; Aug 14; Aug 16'13. nom

**Riverdale av, cl**, see 86th, 23 W, Manhattan.

**Rosedale av, 1510 (\*)**, es, 100 n Mansion, 25x100, except p for av; Mary Hlavacek to Chas Updike, Mercer, NY; July 8; Aug 19'13. O C & 100

**St Anns av, 200** (10:2549), es, 45 n 136th, 30x100, 4-sty bk tnt & str; Helen J Twigg to Chas B Twigg, 200 St Anns av; mtg \$9,000; June 4; Aug 19'13. nom

**St Lawrence av (\*)**, see Randall av, runs w60 to ws St Lawrence av, xs58.9xe60.3 to es of av xn64.3 to beg, being land in bed of St Lawrence av; deed of cession; Classon Realty Co to City NY; B&S; Mar 20; Aug 19'13. nom

**St Lawrence av (\*)**, nec Randall av, runs w60 to ws of av xn343.11xe60.1 to es of av xs340.1 to beg, being land in bed of St Lawrence av; deed of cession; Classon Realty Co to City NY; B&S; Mar 20; Aug 19'13. nom

**Sackett av (\*)**, ns, 100 w Colden av, 31.7 x84.7x—x84.8; also RADCLIFF AV, es, 150 s Pierce av, 35.9x100x55x100; Morris Park Estates to Alice E Howes, 1524 Commonwealth av; July 30; Aug 19'13. nom

**Sheridan av, nec McClellan**, see Sheridan av, ws, 200 s 167.

**Sheridan av** (9:2456), ws, 200 s 167th, runs w240 to es Grand blvd & concourse xs or sw on curve 340 to ns McClellan, xe 304 to ws Sheridan av xn336.6 to beg, vacant; also COLLEGE AV (9:2436), nec 168th, 200x200 to ws Findlay av, vacant; Rockledge Constn Co to Fredk H Ehlen, 215 W 101; ¼ pt; AL; Aug 15; Aug 16'13. O C & 100

**Sheridan av** (9:2456), also COLLEGE AV (9:2436), same prop; same to Lillian E Enser at 114th st & Riverside dr; ¼ pt; AL; Aug 15; Aug 16'13. O C & 100

**Sheridan av** (9:2456), also COLLEGE AV (9:2436), same prop; same to Fannie G Slattery, 148 W 92; ¼ pt; AL; Aug 15; Aug 16'13. O C & 100

**Sheridan av** (9:2456), also COLLEGE AV (9:2436), same prop; same to Fredk V Calder, Jos H Nassoit & R Leonard Lanning, firm Calden, Nassoit & Lanning, 2734 Bway; ¼ pt; AL; Aug 15; Aug 16'13. O C & 100

**Southern blvd** (11:2980), es, 125 s Jennings (Charlotte), 75x100, vacant; York Constn Co to Rose Fells, 115 S 9, Bklyn; mtg \$11,375; Aug 15; Aug 19'13. nom

**Tinton av, 682** (10:2665), es, 241.11 n 152d, 20x125, 3-sty fr tnt; Louise & Helene Hamm to Chas Hamm, 1077 Forest av; mtg \$7,500; July 21; Aug 20'13. O C & 100

**Tinton (Beach) av, 706** (10:2665), es, 20.3 n 155th (Dawson), 18.9x85.3x18.5x81.8, 3-sty fr tnt; Costantino Calamari to Maria Calamari, his daughter, 803 E 155; Aug 14; Aug 15'13. O C & 100

**Valentine av, 2903**, see Grand blvd & concourse, es, 120.10 s 199.

**Van Nest av (\*)**, ns, 25 w Bogart av, 25 x100; Morris Park Estates to Maria G Lunghino, 523 North st, Rochester, NY; July 29; Aug 19'13. nom

**Van Nest av (\*)**, ns, 50 e Fowler av, 50 x100; Morris Park Estates to Emil J Wolfgang & Jos Tischler, both at 419 Penn av, Scranton, Pa; Aug 8; Aug 16'13. nom

**Washington av** (11:3037), swc 181st, 75x95, vacant; Wilhelmina Nobel to Robt R Debacher, 49 W 32; Aug 20'13. O C & 100

**Washington av** (9:2365), es, abt 53.5 n Morse av, now 3 av, runs e56.6 to P M Branch R R xn41.4xw41.8 to av xs62 to beg, 2 2-sty fr dwgs; Hugh Smullen to Mary A Smalen, his wife, nwc Fort Schuyler rd & Latting; Aug 20; Aug 21'13. O C & 100

**Webster av, swc McLean av**, see McLean av, 522.

**Wendover av, 420**, see Brook av, 1530.

**Wendover av, 421** (11:2897), ns, 184.5 e Webster av, 37.6x83.7x37.6x83.5, 4-sty bk tnt; Daniel Augustus Realty Co Inc to Jos G Abramson, 920 Av St John; mtg \$20,100; Aug 20'13. O C & 100

**Westchester av, 853** (10:2690), nws, 182 ne Prospect av, 20x70.7x21.3x63.5, 3-sty fr tnt; Jas J Beaman to Jennie Leavy, 853 Westchester av; mtg \$6,000; Aug 13; Aug 20'13. O C & 100

**Wheeler av (\*)**, ws, at ses Bronx River av, runs s279.2 to ns 172d xse59.3xne7.6 to es Wheeler av xn375.7 to Bronx River av xsw91.4 to beg, being land in bed of Wheeler av; American Real Estate Co to City NY; B&S; Jan 21; Aug 19'13. nom

**White Plains rd, nec 227th**, see 228th st E, ss, 105 e White Plains rd.

**Williamsbridge rd (\*)**, nwc Pierce av, 50.4x96.9x50.9x92; Morris Park Estates to Julia Rosencrantz, 790 Riverside dr; July 31; Aug 21'13. nom

**Williamsbridge rd (\*)**, ws, 50 n Rhineland av, 25x100; Morris Park Estates to Saml Vogel, 70 Moore; Bklyn & Morris Neigler, 869 Bway, Bklyn; July 28; Aug 19'13. nom

**3D av, 4413** (11:3048), ws, 56.6 n 181st, 25x102.11, 3-sty bk tnt & str; C L Schurz, ref. to Lawyers Realty Co, a corp, 160 Bway; FORECLOS, May 26; Aug 12; Aug 15'13. 5,000

**3D av, 4413** (11:3048), ws, 56.6 n 181st, 25x102.11, 3-sty bk tnt & str; also 3D AV, 4417 (11:3048), ws, 106.6 n 181st, 25x102.11, 2 3-sty bk tnts & str; Lawyers Realty Co to Max Marx, 419 Convent av; B&S; Aug 15'13. O C & 100

**3D av, 4417** (11:3048), ws, 106.6 n 181st, 25x102.11, 3-sty bk tnt & str; C L Schurz ref. to Lawyers Realty Co, a corp, 160 Bway; FORECLOS May 26; Aug 12; Aug 15'13. 7,100

**3D av, 4417**, see 3 av, 4413.

## MISCELLANEOUS CONVEYANCES.

## Borough of the Bronx.

**Bridge st, ns**, see Barker av, es.

**King st, ss**, see Barker av, es.

**224TH ST E (10th av) (\*)**, nec Bronxwood av, lot 71G, —x—, Wakefield; re dower; Pauline Smith, widow of Geo A Smith, an heir of Jno Smith, to Margt A Smith, 149 Washington av, Bklyn; AT; Aug 14; Aug 19'13. 750

**Barker av (\*)**, es, King st ss, & Bridge st ns, —x—; agmt releasing covenants of restrictions &c; Jno G Gerber, at New Philadelphia, O, with other owners & whom it may concern; June 23; Aug 21'13. nom

**Barnes av (Madison st) (\*)**, ws, 100 s Van Nest av (Col av), 25x100; CONTRACT; Sarah E Fitzgerald with Geo Lodes, 837 Washington av; Aug 2; Aug 20'13; re-recorded from Aug 8'13. 600

**Benedict av (\*)**, bet Storrow st & Pugsley av, being land in bed of av in front of land mortgaged by Newman to Goss, recorded July 23'07; re mtg; Mary E Daily of Boro of Richmond to City NY; July 31; Aug 19'13. nom

**Bergen av, nwc Westchester av**, see 3 av, 2902-6.

**Bogart av (\*)**, es, 325 n Brady av, 25x100; re mtg; Lawyers Title Ins & Trust Co to Morris Park Estates, a corp, 25 Broad; Aug 20; Aug 21'13. O C & 100

**Bronxwood av, nec 224th**, see 224th E, nec Bronxwood av.

**Evergreen av (\*)**, es, 104 n Westchester av, 40x100; re mtg; N Y Trust Co to Pew Realty Corp, 1029 E 163; Aug 15; Aug 20'13. nom

**Fowler av (\*)**, es, 200 n Rhineland av, 25x100; re mtg; Lawyers Title Ins & Trust Co to Morris Park Estates, a corp, 25 Broad; Aug 18; Aug 19'13. O C & 100

**McLean av, 522** (12:3398), swc Webster av, 27x82x34x80, 2-sty fr dwg & str & 2-sty fr rear stable; re dower; Diamanto L wife Geo Boidy to Athanasios Crickellas, 522 W 240; July 30; Aug 19'13. 100

**St Lawrence av (\*)**, being lands in bed of av n & s of Randall av to lands of Clasons Pt Military Academy & running through the premises; re mtg; Wooster Beach et al to City NY; Mar 20; Aug 19'13. nom

**Webster av, swc McLean av**, see McLean av, 522.

**Wendover av, 421** (11:2897), ns, 184.5 e Webster av, 37.6x83.7x37.6x83.5, 4-sty bk tnt; CONTRACT; Daniel-Augustus Realty Co, a corp, with Edw Gotheimer, 45 W 34; mtg \$20,100; July 28; Aug 21'13. 23,593

**Westchester av, nwc Bergen av**, see 3 av, 2902-6.

**Wheeler av (\*)**, ws, at ses Bronx River av, runs s276.2 to ns 172d xse59.3xne7.6 to es Wheeler av xn375.7 to Bronx River av xsw 91.4 to beg, being land in bed of Wheeler av; re mtg; Henry R C Watson, EXR Wm Watson, to American Real Estate Co, 527 5 av; QC; Jan 24; Aug 19'13. nom

**Whitlock av, 864-72** (10:2731), es, 100 s Tiffany, runs e55xs100xe100 to land H R & P R R Co xs75xw155 to av xn175 to beg, 3 5-sty bk tnts; re mechanics lien; La Spina Cut Stone Co Inc, to Lockwhit Co, a corp, 844 Whitlock av; QC; Aug 14; Aug 15'13.. 200

**3D av, 2902-6** (9:2362-7-8 & 9), 65x89, owned by party 1st pt; WESTCHESTER AV, nwc Bergen av, & adj above on e, owned by party 2d pt; agmt & permission to construct retaining wall, etc; Geo W Fennell, 121 W 121, with Samson Lachman, 313 W 106, & Abr Goldsmith, 50 W 75; Aug 8; Aug 18'13. nom

**Agreement (misc)** by party 2d pt to waive any right to legacy &c under will of Oscar E Schilde, decd, & party 1st pt agrees to transfer an 15-100 share in



legacy of \$10,000 under said will; N Y Orthopaedic Dispensary & Hospital with Oscar E Stevens, 35 W 12; July 28; Aug 19 '13.

**Similar agmt (misc)** as above & party 1st pt to transfer 15-100 share in legacy of \$5,000; Rector & Co of Grace Church with same; June 23; Aug 19 '13.

**Similar agmt (misc)** as above & party 1st pt to transfer 15-100 share in legacy of \$5,000 Seamens Church Institute of NY with same; Apr 5; Aug 19 '13.

**Similar agmt (misc)** as above & party 1st pt to transfer 15-100 share in legacy of \$5,000; Wilhelm von Renthe to same; May 9; Aug 19 '13.

**Similar agmt (misc)** as above & party 1st pt to transfer 15-100 share in legacy of \$5,000; Seamens Church Institute of NY same; May 15; Aug 19 '13.

**Similar agmt (misc)** as above & party 1st pt to transfer 15-100 share in legacy of \$10,000; Ilse von Susskind to same; May 7; Aug 19 '13.

**Similar agmt (misc)** as above & party 1st pt to transfer 15-100 share in legacy of \$5,000; Alice Patterson to same; May 13; Aug 19 '13.

**Similar agmt (misc)** as above & party 1st pt to transfer 15-100 share in legacy of \$5,000; Geo V Tompkins to same; June 20; Aug 19 '13.

**Similar agmt (misc)** as above & party 1st pt to transfer 15-100 share in legacy of \$5,000; Ida von Hagen to same; May 3; Aug 19 '13.

## LEASES

### Borough of Manhattan

AUG. 15, 16, 18, 19, 20 & 21.

**Bond st, 2** (2:530), basement fl & cellar; Clara Nagler & ano to Frank Romanelli, 1517 53d, Bklyn; 5yf May 1; Aug 20 '13. 1,500

**Chrystie st, 195-7** (2:426), middle store & rear rooms in back of three stores, pt b & mezzanine floor; Minsker Realty Co to Morris Rosenbaum, 245 Eldridge & ano; 6 yf Junel; Aug 18 '13. 6,900

**Elizabeth st, 258** (2:507); all; Emma B Redfield & ano to Stiff Spinelli, on premises; 5yf May 1 '08; re-recorded from June 20 '08; Aug 21 '13. 2,100

**Elizabeth st, 258**; same to same; 5yf May 1 '18; Aug 21 '13. 2,100

**Hester st, 134**, see Bowery, 93.

**John st, 2**, see Broadway, 182.

**Pike st, 79** (1:248); asn Ls; Murray D Firstman to Abr B Morrison, 79 Pike st; Aug 19; Aug 21 '13. nom

**McDougal st, 115** (2:543), all; Pietro Alvin & ano EXRS Rocco M Marasco to Carmine Figliuolo, 302 Mott; 10yf Mar 1; Aug 15 '13. 3,120 & 3,300

**6TH st, 204 E** (2:461), all; Mary Schultman to Moses Pedalsky, 227 Eldridge; 3yf Aug 1; Aug 15 '13. 4,940

**13TH st, 100-2 E**, see 4 av, 135.

**19TH st, 49 W** (3:821), all; Mutual Alliance Trust Co of N Y to Anton Lampel, 49 W 19; 3yf Aug 1; 3yren at \$4,000; Aug 18 '13. 3,500

**20TH st E, nec 3 av**, see 3 av, nec 20th.

**22D st, 316 E** (3:927); asn Ls; Geo M Spiegel to Jno Eberhardt, 318 E 22; Aug 12; Aug 15 '13. nom

**22D st, 318 E**; asn Ls; Geo M Spiegel to Jno Eberhardt, 318 E 22; Aug 12; Aug 15 '13. nom

**24TH st E, swe 3 av**, see 3 av, 318.

**24TH st, 504 W** (3:695), sur & cancellation of ls; Zach Johnulopos to Colin M Eadie 191 9 av; AT; QC; Aug 14; Aug 15 '13. 150

**45TH st, 7 E** (5:1281), ns, 175 e 5 av, 25 x100.5, all; Lefferts Strebeigh individ & TRSTE Agnes M Strebeigh, decd, & ano to Saml Medlin, 35 Charles; 5 9-12yf May 1; Aug 20 '13. 5,000 to 6,000

**47TH st W, swe Broadway**, see Bway, 1567-9.

**68TH st, 301 W** (4:1180), 2-sty bk bldg, all; Michl Flick to Maurice Salmon, 171 West End av; 3yf Sept 1; Aug 20 '13. 900

**75TH st W, nwe Ams av**, see Ams av, nw c 75.

**77TH st, 210 W** (4:1168), all; Wm A & Kath M Williams to Chas Minder, 133 W 81, & ano; 21yf Oct 1; Aug 20 '13. taxes, &c, & 1,900 to 2,400

**90TH st E, nwe 1 av**, see 1 av, 1741.

**93D st W, nec Col av**, see Col av, 681.

**104TH st, 421 E** (6:1698), ns, a machine shop, 29x80; Frank De Rosa to Paul Lund, 400 E 104; 4 9-12yf Aug 1; Aug 15 '13. 360 to 900

**113TH st, 61 E**, see Madison av, 1713.

**125TH st, 307 W** (7:1952), all except west wall; Mary E Robertson to Thos J Kennedy, 1816 Park av; 6yf May 1 '12; Aug 16 '13. 2,200 & 2,300

**125TH st, 307 W** (7:1954); asn Ls; Thos J Kennedy to Patk Cassidy, 307 W 125; Aug 14; Aug 16 '13. O C & 100

**130TH st W, see Old Broadway**, see Old Broadway, sec 130.

**145TH st W, nec Ams av**, see Ams av, nec 145.

**Av A, 302** (3:976), all; N Y Life Ins & Trust Co as TRSTE Mary Griffin to Jno Finkbeiner; renewal Ls; 21yf Nov 1 '94; Oct 23 '94; Aug 15 '13. taxes, &c, & 325

**Av A, 302** (3:976); asn Ls; Jno Finkbeiner to Emma C Mertins, 500 E 19; Aug 15 '13. 600

**Av B, 215-7** (2:396), two str & n basement; Rachel Fedack to Isaac Rabinowitz, 1174 Jackson av; 8yf Aug 1; Aug 15 '13. 1,620 to 1,920

**Amsterdam av, 943** (7:1861), str fl & pt b; Cath Demarest to Jacob L Herberger, 943 Ams av; 3yf Sept 1 '18; Aug 20 '13. 1,800

**Amsterdam av** (4:1167), nwe 75th, str & b; asn Ls; Jas Gettings to Mary E Kinney, 514 W 45; Aug 20 '13. nom

**Amsterdam av, 1953** (8:2107); str fl & b; Jno Schreiber to Great Atlantic & Pacific Tea Co, on premises; 1yf Aug 1; 3yren at \$1,080; Aug 21 '13. 900

**Amsterdam av, 2240** (8:2128), n str; Louis Stern & ano to Wm Treiber, 411 E 87; 2yf Sept 1; 3yren; Aug 15 '13. 840

**Amsterdam av** (7:2060), nec 145th, cor str, 25x88, with three basement stores nearest the cor; Wm Hobson to Harry E Steinhilber, 355 W 145; 16 8-12yf Mar 1; Aug 19 '13. 5,220 to 7,200

**Bowery, 93**; also HESTER ST, 134 (1-303), all; Michl Ginzburg to Sam Kutinsky, 846 Tinton av; 10yf May 1 '14; Aug 20 '13. 4,500

**Bowery, 214** (2:492), all; Thos H Mowbray to Michl Ruggiero & ano, 1 1/2 Rivington; 4 10-12yf July 1; Aug 19 '13. 3,580

**Broadway, 182** (1:65); also JOHN ST, 2, str on ground fl; Convent Park Constn Co to M A Gunst & Co, Inc, 1 W 42; 21yf May 1; Aug 18 '13. 30,000

**Broadway, 182**; also JOHN ST, 2; agmt as to reduction of rent under lease from \$30,000 to \$27,000; same with same; Aug 4; Aug 18 '13. nom

**Broadway, S35** (2:564); asn all R T & I in deposit of \$750 given as security for performance of terms of lease; Adolph Seelig to Adolph Seelig Inc, a corpn, 835 Bway; Dec 1 '12; Aug 20 '13. 750

**Broadway, S35**; asn all R T & I in deposit of \$750 given as security for performance of terms of lease; Adolph Seelig, Inc, a corpn, to Max Newman, 835 Bway; July 30; Aug 20 '13. nom

**Broadway, 1567-9** (4:1018), swe 47th, all; Ella A Gray to Mathushek & Son Piano Co, 1567 Bway; 4yf May 1 '14; Aug 16 '13. 16,500

**Columbus av, 681** (4:1207), nec 93d; str; Jacob Ruppert, a corpn, to Henry J Monsees, 1409 Prospect av; 7yf Aug 14; Aug 21 '13. 4,100

**Edgecombe av, 132** (7:2043); gen rel of Ls, etc; Kath von Eiff to Conrad von Eiff, 132 Edgecombe av; Aug 15 '13. nom

**Lexington av, 447** (5:1299); asn Ls; Morris Goldman to Reuben Mirsky, 67 Johnson av, Bklyn; 1/2 pt; Aug 12; Aug 18 '13. nom

**Madison av, 1713** (6:1619), also 113TH ST, 61 E, str & b; Matilda Precht to Louis Schwartz, 1713 Mad av; 3yf May 1 '17; Aug 16 '13. 1,380

**Old Broadway** (7:1984), sec 130th; asn Ls; Ebling Brewing Co to Wm Sudbrink at Fort Schuyler rd, Throggs Neck; Apr 26; Aug 15 '13. nom

**1ST av, 1741** (5:1553), nwe 90th, s 14 1/2 ft. of cor str & front pt b; Morris Freundlich to Aug Eickmeyer, 1743 1 av; 5 8-12yf Sept 1; Aug 15 '13. 420 & 480

**1ST av, 1801-3** (5:1556), 2d loft; Adam Happel to Lizzie Stamler, 301 E 68; 3 1/2yf Nov 1 '12; Aug 20 '13. 1,775

**2D av, 54** (2:445); b, str, 1st fl, kitchen & room on top fl; Louis Turtel to Hans Schmidel, 1434 Bryant av; from Aug 15 '13 to Apr 30 '19; Aug 21 '13. 3,500

**2D av, 133** (2:464), str; Saml Augenblick Co to S Gruber Co, 189 East Bway; 5yf Apr 1; Aug 20 '13. 1,340 & 1,440

**3D av** (3:901), nec 20th, 21x75; leasehold; Guy Van Amringe, ref, to Chr G Hupfel Brewing Co, a corpn, 229 E 38; AT; FORECLOS July 22; Aug 21 '13. 16,250

**3D av, 318** (3:879), swe 24th; all; Betty & Hy D Schutte to Belwood Hotel Co, a corpn, 318 3 av; 10yf May 1; Aug 21 '13. excess taxes &c & 5,000

**3D av, 1612** (5:1519), s str & pt b; Estate Herman Wendt to Albt Forthmuller, 204 E 88; 5yf May 1; Aug 18 '13. 876

**4TH av, 135, & 13TH st, 100-2 E** (2:558), sec; asn Ls; Herman Bohling to Fredk H Hecht, 15 Sterling av, Bronx; July 26; Aug 19 '13. nom

**7TH av, 1838** (7:1827), all; Annie Moss to Jacob Spiro, 166 W 120; 3yf Aug 1; Aug 19 '13. 4,200

**7TH av, 1840** (7:1827), all; Harry Goodstein to Jacob Spiro, 166 W 120; 3yf Aug 1; Aug 19 '13. 4,200

## LEASES.

### Borough of the Bronx.

**Crotona pl, 1465** (11:2927), 25x100, all; also CROTONA PL, 1467, rear lot 25x33; Chas N Mazza to Wendover Van & Storage Co, Inc, a corpn, 3752 3 av; 1yf Junel; 5yren at \$600; Aug 20 '13. 420

**Crotona pl, 1467**, see Crotona pl, 1465.

**Crotona Park E, 1580**, see Suburban pl, 806-14.

**Dorsey st, 2419** (\*), str & front c; Giuseppe Parrillo to Mary Zikmund, 2419 Dorsey; 5yf July 1; 5yren at \$420; Aug 15 '13. 216 to 420

**Hoffman, 2381** (11:3054), 5-sty bldg, all; Esposito Realty Co to Vincenzo Giordano, 2340 Belmont av; 3yf July 1; Aug 15 '13. 1,920

**Suburban pl, 806-14**; also CROTONA PARK E, 1580 (11:2939), 4 5-sty bk bldgs; Harkent Realty Co to Annie Socol, 49 W 127; 5yf Sept 1; Aug 20 '13. 15,000

**134TH st, 635 E** (10:2547); asn Ls; Gottlieb Quandt to Jno Burfeind, 1455 Mad av; mtg \$2,612.09; Aug 11; Aug 19 '13. O C & 100

**179TH st E, sec Bryant av**, see Bryant av, sec 179.

**229TH st E, nwe Barnes av**, see Barnes av, nwe 229th.

**Balcom av, swe Ft Schuyler rd**, see Ft Schuyler rd, 1499.

**Barnes av** (\*), nwe 229th, 114.6x105.6, Wakefield; City N Y to Frank McGarry; Dec 21 '08; tax lease; 1,000yf Nov 7 '06 for taxes of yrs 1896 to 1901; Aug 20 '13. 249.71

**Barnes av** (\*), nwe 229th; same prop; asn tax Ls; Frank McGarry to North Bronx Realty Co, a corpn, 2022 Boston rd; AT; Dec 28 '08; Aug 20 '13. nom

**Bryant av** (11:3136), sec 179th, str & pt c; Bryant Constn Co to Max Ferber, 235 Brook av; 5yf Oct 1; Aug 15 '13. 600 to 840

**Decatur av, 2614** (12:3276), part of str; Ernest N Oehmsen to Geo Gristina, 3482 2 av; 3yf Sept 1; Aug 14; Aug 19 '13. 180 & 240

**Fort Schuyler rd, 1499** (\*), swe Balcom av, 29x—x18x100, all; Thos A Hanlon to Annie Daisenberger, 453 E 183; July 10; Aug 15 '13. nom

**Hughes av, 2243** (11:3071) asn Ls; Thos A Hanlon to Julius Herter, 504 W 159; AT; Aug 1; Aug 15 '13. nom

**Hughes av, 2452** (11:3076), 3-sty bldg, all; Salvatore Pulici to Fred J Farsch Jr, at Pelham, NY; 5yf Dec 1; Aug 15 '13. 1,680

**Intervale av, 925** (10:2702), str & c; Winnie Realty & Constn Co to Louis Simon, 17 E 114, & Saml Raiffa, same address; 3yf Sept 15 (2 yrs ren at \$720); Aug 15 '13. 600 & 660

**Prospect av, 1295** (10:2680), all; Mary T Fuller & ano to Jno L C Mayer, 125 Logan, Bklyn; Fredk Goertz, 1355 55th, Bklyn; from Aug 15 to Sept 29 '22; Aug 20 '13. 2,500 to 3,000

**Bartow, opposite R R Station** (\*), at Pelham Bay Park; asn Ls; Chas Schmelser to Jos Kraus, 815 Fox; AT; Aug 16; July 19 '13. O C & 100

## MORTGAGES.

### Borough of Manhattan.

AUG. 15, 16, 18, 19, 20 & 21.

**Attorney st, 24-6** (2:341), nec Grand (Nos 426-8), 90x40, with right to 10-ft alley on n; ext of \$72,000 mtg to June 30 '18 at 5%; July 16; Aug 19 '13; N Y Institution for the Instruction of the Deaf & Dumb with Mamie Oppenheim. nom

**Bleecker st, 123-5** (2:536), nwe Wooster (Nos 191-3), 50x100x49.11x100; PM; Aug 1; Aug 16 '13; due, &c, as per bond; Building & Engineering Co to City Real Estate Co, 176 Bway. 75,000

**Bleecker st, 123-5**; certf as to above mtg; Aug 14; Aug 16 '13; same to same. —

**Bleecker st, 123-5**; pr mtg \$75,000; Aug 11; Aug 16 '13; 3y6%; same to Zoe E Banks, 145 W 57. 15,000

**Cedar st, 9-11**, see Maiden la, 90-2.

**Columbia st, 121** (2:335), ws, 125 s Houston, 25x100; Aug 19 '13; 5y5%; Jos Isaac to Emigrant Indus Savings Bank. 23,000

**Cherry st, 98** (1:252), nwe Oliver (No 81), 24.9x98.6x25.6x98.6; sobrn agmt; Aug 12; Aug 16 '13; Delancey Realty Co, Alfd Hahn, Hugo E Distelhurst, Selina Kalish & Rose Wertheim with Martin Marks, 1242 Madison av. nom

**Church st, 47-51** (1:80), sec Fulton (Nos 182-4), 78x25.11x77.5x33.1; Aug 19; Aug 20 '13; 3y5%; Louis & Martin Goldsticker to Bowery Savings Bank, 128 Bowery. 75,000

**Duane st, 14** see New Chambers, 2.

**Elizabeth st** (2:425), es, 164 n Broome, 50x99.1x50x100; Jul 18; Aug 1 '13; 5y5%; Eliz C Dessecker, widow, 1097 Gates av, Bklyn, to Florence L Recht, widow, Blue Point, LI. 5,000

**Fulton st, 182-4**, see Church, 47-51.

**Fulton st, 235** (1:83), ns, abt 45 e Washington, 19x23.6; also strip abd swe of above abt 2x4.6; also 3ND AV (\*), nwe Williams-bridge rd, runs 200xw100xs100xw100 to e s 2 av xs85 to rd xe200.8 to beg, except part for Olivville av & Gun Hill rd; 1/2 pt; all title; Aug 12; Aug 16 '13; due, &c, as per bond; Jules E Lecocq, Port Chester, NY, to Thos A & Anna R Field, Greenwich, Conn, tenants by the entirety. 5,000

**Grand st, 426-8**, see Attorney, 24-6.

**Grove st, 64** (2:591); ext of \$46,000 mtg to July 1 '18 at 5%; July 21; Aug 19 '13; N Y Institution for the Instruction of the Deaf & Dumb with Harry Stoll & Jos Cohen. nom

**Greenwich st, 542**, see Washington, 521.

**Hamilton ter, 47** (7:2050); ext of mtg for \$13,000 to July 26 '16, 5%; July 8; Aug 15 '13; Rector, etc, of St Bartholomews Church with Barney Estate Co. nom

**Jane st, 64** (2:625), ss, 50.6 e Greenwich, 21.7x44.8x20.6x42.5; Aug 15; Aug 18 '13; due Feb 15 '14, 5%; Stephen Woolbridge, 64 Jane, to Geo B Heath, 323 W 14. 1,000

**Maiden la, 90-2** (1:42), ss, abt 295 e William, 27.6x—; also MAIDEN LA, 94 (1:42), ss, abt 145 w Pearl, 32x—; also CEDAR ST, 9 & 11 (1:42), ns, abt 155 w Pearl, 43.10 x—; PM; Aug 12; Aug 16 '13; 1y4 1/2%; W Emlen Roosevelt, 804 5 av, to Douglas Robinson, Warren Township, NY, & ano trstes for Ann R Cowles, will Thos Roosevelt. 150,000

**Maiden la, 94**, see Maiden la, 90-2.



- New Chambers st, 2;** also DUANE ST, 14 (1:121); leasehold; Aug14; Aug15'13; installs, 6%; Berg Cafe & Hotel Co Inc, 14 Duane, to Obermeyer & Liebmann, a corpn, 59 Bremen, Bklyn. 27,000
- New Chambers st, 2;** also DUANE ST, 14; certf as to above mtg; Aug14; Aug15'13; same to same.
- New Chambers st, 2;** also DUANE ST, 14 (1:121); leasehold; Aug14; Aug16'13; due as per bond, 5%; Berg Cafe & Hotel Co, Inc, to Obermeyer & Liebmann, 59 Bremen, Bklyn. 20,000
- New Chambers st, 2;** also DUANE ST, 14; certf as to above mtg; Aug14; Aug16'13; same to same.
- Oliver st, 81,** see Cherry, 98.
- Pike st, 79** (1:248); sal Ls; Aug19; Aug 21'13; demand, 6%; Abr B Morrison to H B Scharmann & Sons, a corpn, 371 Pulaski, Bklyn. 3,000
- Washington st, 521;** also GREENWICH ST, 542 (2:596); ext of \$43,000 mtg to Sept 11'16 at 5½%; Aug7; Aug15'13; Lawyers Mort Co with John Lucas & Co Inc. nom
- Washington st, 719-21** (2:634), nec 11th (Nos 337-45), runs n75xell.5x86.8xs60 to 11th xw115.10 to beg; pr mtg \$110,000; Aug 14; Aug15'13; due, &c, as per bond; Van Schaick Estates Inc to Robt L McGehee, 157 W 86. 20,000
- Washington st, 719-21;** sobrn agmt; Aug 13; Aug15'13; Jas H Merwin with same. nom
- Washington st, 719-21;** ext of \$110,000 mtg to Jan9'16 at 5%; Jan9; Aug15'13; Margt O Sage with Van Schaick Realty Co, 100 Bway. nom
- Waverly pl, 103-5** (2:553); ext of \$75,000 mtg to Aug15'18 at 4½%; Aug16; Aug18'13; Fredk D Fricke with Seamen's Bank for Savings, 76 Wall. nom
- Wooster st, 191-3,** see Bleeker, 123-5.
- 2D st, 218-20 E** (2:385), ns, 134.9 e Av B, runs e60xn105.11xw54.9xn5.11xw5.3xs 111.10 to beg; all title; pr mtg \$68,000; Mar 1; Aug19'13; due, &c, as per bond; Ike Isler to Davis Eisler, 794 E 158. 7,500
- 6TH st, 700-2 E,** see 6th, 704 E.
- 6TH st, 704 E** (2:375), ss, 60 e Av C, 20x48.6; also AV C, 84-6 (2:375), sec 6th (Nos 700-2), 48.6x60; ½ pt; pr mtg \$—; July21; Aug20'13; 3y6%; Morris Kronovet, 127 Hooper, Bklyn, to Saml Kronvet, 345 E 3. 5,000
- 8TH st, 371 E** (2:378), ns, 258 e Av C, 25x93.11; PM; Aug15; Aug16'13; 5y5%; Leopold Moskowitz, 344 Saratoga av, Bklyn, to Saml Gans, 1037 Kelly. 14,000
- 9TH st, 434 E** (2:436), ss, 138 w Av A, 25x94; PM; Aug14; Aug16'13; due Jan1'19, 5%; Margaretha Meyer to Henry Forster, 427 E 85. 15,000
- 11TH st, 337-45 W,** see Washington, 719-21.
- 13TH st, 100-2 E,** see 4 av, 135.
- 17TH st, 337 W** (3:741), ns, 350.1 e 9 av, 24.9x92; Aug18'13; due, &c, as per bond; John H Rohrs to German Evangelical Lutheran St Peter Church, 132 E 54. 5,000
- 21ST st, 250 W** (3:770), ss, 214 e 8 av, 22.5x92; ext of \$15,000 mtg to May17'18 at 4½%; May17; Aug15'13; Andw Strange with Saml Woolverton, Scarsdale, NY, trste Ann E Cairns. nom
- 22D st, 316-8 E** (3:927); leasehold; Aug 12; Aug15'13; demand, 6%; Jno Eberhardt to H B Scharmann & Sons, a corpn, 355 Pulaski, Bklyn. 1,850
- 23D st, 20 W** (3:824); ext of \$150,000 mtg to Aug15'16 at 4½%; Aug8; Aug18'13; Bank for Savings in City N Y with Chas F Ayer. nom
- 23D st, 202 W** (3:772), ss, 25 w 7 av, 25x 80; ext of \$31,000 mtg to Apr22'18 at 4½%; Apr22; Aug15'13; Israel Miller with Saml Woolverton, Scarsdale, NY, trste Ann E Cairns. nom
- 24TH st, 417 E** (3:956), ns, 250 e 1 av, 25x98.9; Aug18; Aug19'13; 2y6%; Robt De Witt, 417 E 24, to Laura S Moering, 660 E 166. 8,800
- 25TH st, 40-6 W** (3:826), ss, 196.6 e 6 av, 103.6x98.9; PM; pr mtg \$600,000; Aug 11; Aug16'13; 3y6%; Zoe E Banks to Building & Engineering Co, a corpn, 1133 Bway. 27,500
- 29TH st, 105-7 E** (3:885), ns, 260 w Lex av, 40x98.9; pr mtg \$190,000; Aug13; Aug 16'13; due Feb1'15, 6%; The 29th Constrn Co to Mary Lipkin, 2819 W 17, Bklyn. 12,000
- 29TH st, 105-7 E;** consent to above mtg; Aug13; Aug16'13; same to same.
- 29TH st, 105-7 E;** certf as to above mtg; Aug13; Aug16'13; same to same.
- 34TH st, 163 W** (3:810), ns, 100 e 7 av, 25x98.9; PM; Aug14; Aug15'13; due Sept1 16, 5%; Halton Realty Co Inc to Union Trust Co, 80 Bway. 90,000
- 35TH st, 342 E,** see 1 av, 609-11.
- 42D st, 401-5 W,** see 9 av, 583.
- 44TH st E,** see 3 av, see 3 av, 701.
- 45TH st, 17 E** (5:1281); receipt for payment of \$10,000 on a/c of mtg; Aug18; Aug 21'13; Jno S Cran to Arthur B Westervelt.
- 45TH st, 7 E** (5:1281), ns, 175 e 5 av, 25x100.5; leasehold; Aug19; Aug20'13; installs, 6%; Saml Medlin to Abr L Kass, 226 So 9, Bklyn. 2,400
- 46TH st, 24-6 E** (5:1281); ext \$100,000 mtg to May1'18 at 4½%; May1; Aug21'13; Ella F, wife of — Seth W Johnson, with Bowery Savgs Bank, 128 Bowery. nom
- 46TH st, 24-6 E** (5:1281); ext of \$15,000 mtg to May1'18 at 4½%; May1; Aug21'13; Ella F, wife of & Seth W Johnson, with Bowery Savgs Bank, 128 Bowery. nom
- 47TH st, 154 E** (5:1301); ext of \$5,000 mtg to July31'16 at 5%; July31; Aug15'13; Anna H Betjemann with Bowery Savings Bank, 128 Bowery. nom
- 48TH st, 344 W** (4:1038), ss, 525 w 8 av, 25x100.5; Aug15'13; 5y5%; North River Realty Co to Emigrant Indus Savings Bank. 18,000
- 48TH st, 344 W;** certf as to above mtg; Aug15'13; same to same.
- 48TH st, 344 W;** sobrn agmt; Aug15'13; Henry S Mattern with same. nom
- 56TH st, 53 E,** see Mad av, 571-91.
- 56TH st, 237 E** (5:1330); ext of \$17,500 mtg to Mar20'18 at 5%; Aug4; Aug21'13; Lawyers Mtg Co with Alfred D Britton. nom
- 56TH st, 46 W** (5:1271); ext of \$75,000 mtg to July14'16 at 5%; Apr25; Aug21'13; Aimee C Gouroud with Seamen's Bank for Savgs in City NY, 76 Wall. nom
- 57TH st, 30 E,** see Mad av, 571-91.
- 58TH st, 402 E** (5:1369), ss, 70.5 e 1 av, 18x100.4; Aug19; Aug20'13; due &c as per bond; Fredk Waldvogel to Jno Waldvogel, 1085 2 av. 4,000
- 58TH st, 444 W** (4:1067), ss, 350 e 10 av, 25x100.5; Aug15'13; 3y6%; Felix A Muldoon, 446 W 51, to Hulbert Peck, 154 W 92. 1,500
- 59TH st, 214 E** (5:1332); sal Ls; July18; Aug19'13; demand, 6%; Michl & Dominick Coyne to Lion Brewery, a corpn, 104 W 108. 327
- 65TH st, 246 E** (5:1419), ss, 100 w 2 av, runs s 31.10xnw—xs8.6xw25xn100.5 to st e30 to beg; Aug19; Aug20'13; 3y5½%; Ferd Reinert to Rosina C Boardman, Huntington, LI & ano. 10,000
- 66TH st, 223 W** (4:1158), ns, 350 w Ams av, 25x100.5; pr mtg \$—; Aug14; Aug16'13; 3y6%; Chas A Bruhns, 152 Ams av, to Agency Realty & Mtg Co, 31 Nassau, 3,500
- 71ST st E** (5:1385), ss, 350 e 5 av, 22.6 x ½ blk; ext of mtg for \$50,000 to June16 '16, 5%; July30; Aug16'13; Henry D Babcock, 20 E 52, with The N Y Public Library, Astor, Lenox & Tilden Foundations, 476 5 av. nom
- 71ST st, 160 E** (5:1405); ext of \$11,000 mtg to April'18 at 4½%; April; Aug21'13; Chas I Proben with Bowery Savgs Bank, 128 Bowery. nom
- 73D st, 307 E** (5:1448), ns, 150 e 2 av, 25x102.2; ext of \$8,000 mtg to Sept1'18 at 5%; July14; Aug21'13; Abr Wind with Racheal Stern, 40 E 60. nom
- 74TH st, 36 E** (5:1388); ext of \$33,000 mtg to July9'18 at 5%; July21; Aug19'13; N Y Institution for the Instruction of the Deaf & Dumb with Chas MacVeagh. nom
- 74TH st, 309 E** (5:1449), ns, 140 se 2 av, 20x102.2; Aug11; Aug16'13; 5y5¼%; Fannie Stern, 309 E 74, to Henry Wollman, 1 W 70. 8,500
- 74TH st, 309 E;** sobrn agmt; Aug11; Aug 16'13; Saml or Simon Schnurmacher with same. nom
- 78TH st, 236-8 E** (5:1432), ss, 305 e 3 av, 25x102.2; pr mtg \$23,000; Aug6; Aug15'13; due Feb6'16, 6%; Jacob Freedman, 225 E 79, to Philip Krieger, 1794 Prospect av. 3,500
- 78TH st, 236-8 E;** pr mtg \$26,500; Aug6; Aug15'13; 2y6%; same to Annie S Liebler, 2977 Valentine av. 1,500
- 78TH st, 236-8 E;** pr mtg \$—; July24; Aug15'13; 3y6%; same to Saml Grodgin-sky, 60 E 93. 500
- 78TH st, 101 W,** see Col av, 380-4.
- 79TH st, 316 E** (5:1453), ss, 204 e 2 av, 20x102.2; pr mtg \$10,000; Aug18; Aug19 '13; due, &c, as per bond; Moritz Schwartz to Otto G Sattler, 2067 Valentine av. 3,000
- 80TH st, 236-8 E** (5:1525); ext of \$31,500 mtg to June19'18 at 4½%; June19; Aug15 '13; Jno H Bodine to Saml Woolverton, Scarsdale, NY, trste Ann E Cairns. nom
- 87TH st, 315 W** (4:1249), ns, 207 w West End av, 18x100.8; Aug18'13; due, &c, as per bond; Eliza W McMann to Dry Dock Savings Instn, 341 Bowery. 2,000
- 89TH st W, nwc West End av,** see West End av, 601.
- 90TH st, 327 W,** see Riverside dr, 180-2.
- 92D st, 54 W** (4:1205), ss, 310 e Col av, 18x100.8; PM; Aug16; Aug19'13; 5y4½%; Annie Davis to Equitable Life Assur Soc of U S. 17,000
- 93D st W, nec Col av,** see Col av, 681.
- 93D st, 310 W** (4:1252), ss, 175 w West End av, 50x144.8x50x146.2; ext of \$100,000 mtg to July13'18 at 5%; May14; Aug21'13; Herman & Abr Goldschmidt with Seamen's Bank for Savgs in City of NY, 76 Wall. nom
- 95TH st, 320-2 E** (5:1557), ss, 300 w 1 av, 48x100.8; Aug15'13; due, &c, as per bond; Central Spar Verein of N Y City, a corpn, to Mary Fritz, 1419 Clinton av. 4,000
- 95TH st, 320-2 E;** certf as to above mtg; Aug14; Aug15'13; same to same.
- 100TH st, 69 E** (6:1606), ns, 80 w Park av, 20x100.11; pr mtg \$17,000; July25; Aug 15'13; 2y6%; Nathan Shapiro, 5622 14 av, Bklyn, to Morris Levinson, 98 Canal & ano. 2,000
- 104TH st, 320 E** (6:1675); ext of \$9,000 mtg to Aug21'18 at 5½%; Apr29; Aug21'13; Wm Macneven Purdy & ano, trstes John Purdy, with Bernardino Sunzini, 320 E 104. nom
- 106TH st, 52 E** (6:1611), ss, 305 w Park av, 25x100.11; PM; pr mtg \$24,000; Aug15; Aug16'13; installs, 6%; Selara Holding Co, 5 Beekman, to Meta H Levy, 47 W 96. 2,500
- 107TH st, 60 E** (6:1612); ext of \$20,000 mtg to June26'16 at 5½%; July29; Aug21 '13; Lawyers Mtg Co with Mary Block. nom
- 107TH st, 60 E** (6:1612); agmt as to share ownership in mtg; July23; Aug21'13; Carrie A Hays with Lawyers Mtg Co, 59 Liberty. nom
- 107TH st, 272 W,** see Bway, 2770-6.
- 110TH st, 55 E** (6:1616); waiver of provision in mtg making principal sum due & payable in the event of sale of said premises; Aug14; Aug20'13; Saml Sandler, 100 W 119 to Mendel Hirsch. —
- 110TH st, 223 E** (6:1660); ext of \$37,500 mtg to Aug1'16 at 5%; Aug1; Aug15'13; Jno Lindsley trste for Anna B Walker with Henry Rohmann, exr, &c, Franziska Rohmann. nom
- 114TH st, 214 W** (7:1829), ss, 250 w 7 av, 25x100.11; PM; pr mtg \$20,000; Aug15; Aug 20'13; due &c as per bond; Geo W Pierson, 220 W 114 to Karoline Marschat, Sheffield, Mass. 6,500
- 114TH st, 306 W** (7:1847), ss, 147 w 8 av, 26x100.11; PM; pr mtg \$17,000; Aug16; Aug18'13; 3y6%; Gustav Reyelt to Sina Grabau, extrx Jno H Grabau, 306 W 114. 4,000
- 117TH st, 369 W** (7:1944); ext of \$16,000 mtg to Aug1'16 at 5%; Aug18'13; Francis Gerber with U S Trust Co of N Y. nom
- 118TH st, 423-5 W** (7:1962); ext of \$115,000 mtg to May12'18 at 4½%; May12; Aug 21'13; Saml Borchardt with Bowery Savgs Bank, 128 Bowery. nom
- 119TH st, 117 E** (6:1768), ns, 164.10 e Park av, 24.9x100.11; pr mtg \$—; Aug 20'13; due Jan2'15, 6%; Herman Brand to Michl Friedwald, 1328 Webster av. 1,500
- 120TH st, 204 W** (7:1925), ss, 100 w 7 av, 37.6x100.11; given as collateral security for payment of mtg of \$1,000, covering 426 W 124th; pr mtg \$—; Aug14; Aug15 '13; demand, 6%; Harry Sugarman to Chas Wynne, 321 So 4 av, Mt Vernon, NY, 1,000
- 121ST st, 308 E** (6:1797), ss, 80 e 2 av, 20x100.11; Aug18'13; due, &c, as per bond; Michl Goetz to Harlem Savings Bank, 124 E 125. 3,000
- 124TH st, 426 W** (7:1964), ss, 350 e Ams av, 25x100.11; pr mtg \$—; Aug14; Aug 15'13; installs, 6%; Port Jervis Land & Impt Co, Inc, a corpn, to Chas Wynne, 321 S 4 av, Mt Vernon, NY. 1,000
- 125TH st, 307 W** (7:1952), leasehold; Aug14; Aug16'13; demand, 6%; Patk Cassidy to Beadleston & Woerz, a corpn, 291 W 10. 2,200
- 127TH st, 212 E** (6:1791); ext of \$16,000 mtg to June15'16 at 5%; July9; Aug20'13; Marie L di Zerega with Louis Cohen, 43 7th. nom
- 127TH st, 619-25 W** (7:1995), ns, 292.8 w Bway, runs n 152.8xnw83.8xs30.1xw28xs 146.11 to st xe100 to beg; Aug13; Aug15'13; 5y5%; Faultless Constrn Co to Middletown Savings Bank at Middletown, NY. 175,000
- 127TH st, 619-25 W;** certf as to above mtg; Aug6; Aug15'13; same to same. —
- 127TH st, 619-25 W;** PM; pr mtg \$175,000; Aug14; Aug15'13; 4y6%; Nadig Realty Co, 277 Bway, to Faultless Constrn Co, 54 Lafayette. 36,000
- 128TH st, 8 E** (6:1752), ss, 130 e 5 av, 20x99.11; pr mtg \$15,000; Aug5; Aug15'13; demand, 6%; Chas Brusler to W Joy De Lamater, 609 W 136. 3,750
- 134TH st, 55 W,** see 135th, 33 W.
- 135TH st, 38 W** (6:1732), ss, 360 e Lenox av, runs s99.11xe25xs99.11 to ns 134th (No 55), xe25xn199.10 to ss 135th xw50 to beg; pr mtg \$30,000; Aug14; Aug16'13; due Sept 20'14, 6%; Saml A Cunningham to Philip C Stone, 1112 47th, Bklyn. 5,000
- 136TH st, 510 W** (7:1988), ss, 212.6 w Ams av, 37.6x99.11; PM; pr mtg \$38,000; Aug15; Aug16'13; 5y6%; Edw C Baumert, 27 Beekman pl, to Henry Kamsler, 817 West End av. 9,500
- 136TH st, 510 W;** ext of mtg for \$38,000 to Aug24'17 at 5%; Jan17'12; Aug16'13; Simon Gottschall, 550 Riverside dr, & Henry Kamsler, 817 West End av, with Mary U Strong, 19 N Washington Sq. nom
- 138TH st, 68 W,** see Lenox av, 546-52.
- 152D st, 623 W** (7:2099), ns, 300.10 w Bway, 49.2x199.10 to 153d; supplemental mtg; Aug5; Aug15'13; due, &c, as per bond; Nellie A Kelly to Hugo H Piesen, 1001 Foster av, Bklyn. 9,293.71
- 153D st W, ss, 300.10 w Bway,** see 152d, 623 W.
- 162D st, 508-10 W** (8:2120), ss, 560 e Bway, runs e40xs99.11xw25xn99.10 to 162dx w15xn99.10 to beg; pr mtg \$32,000; Aug 19; Aug20'13; 2y6%; Frank P Schimpf to Herman Thielhelm, 517 W 159. 5,000
- 181ST st W, ns, 100 w Ams av,** see Ams av, 2446-8.
- Av C, 84-6,** see 6th, 704 E.
- Amsterdam av, 2446-8** (8:2155), swc 182 (No 500), runs w125xs170 to ns 181st xe25 xn99.4xe100 to ws av xn70.7 to beg; ext of \$8,000 mtg to June1'14 at 6%; Feb1'11; Aug16'13; Barbara Trinks, extrx Christian Trinks, with Louis Wendel. nom
- Broadway, 584-6** (2:511); ext of \$425,000 mtg to Aug15'18 at 5%; July31; Aug15'13; Bertha Kaufmann with Seamen's Bank for Savings in City N Y. nom
- Broadway, 2770-6** (7:1878), sec 107th (No 272), 112.1x76.1x100.11x125; ext of \$185,000 mtg to May7'18 at 4½%; May7; Aug21 '13; Lewis B Curtis with Bowery Savings Bank, 128 Bowery. nom
- Columbus av, 380-4** (4:1150), nwc 78th (No 101), 102.2x100; ext of \$200,000 mtg to May15'18 at 4½%; Apr15; Aug21'13; Henry B Auchincloss, West Orange, NJ, with Seamen's Bank for Savgs in City N Y, 76 Wall. nom



**Columnbus av, 681** (4:1207), nec 93d; leasehold; Aug14; Aug21'13; demand, 6%; Henry J Monsees, 1409 Prospect av, to Wm J Flesh, 412 W 148, & ano. 3,000  
**Columnbus av, 681**; pr mtg \$3,000; Aug14; Aug21'13; demand, 6%; same to Jos M Lennon, 103 W 93. 5,000  
**Convent av** (7:1970), ws, 50 s 133d, 72x 100; agmt modifying terms of mtg; Aug15; Aug16'13; Convent Park Constn Co to Elias A Cohen. nom  
**Convent av** (7:1970), ws, 122 s 133d, 71.6 x100; agmt modifying terms of mtg; Aug15; Aug16'13; Convent Park Constn Co to Elias A Cohen. nom  
**Convent av** (7:1970), ws, 194 s 133d, 132 x127x131x100; agmt modifying terms of mtg; Aug15; Aug16'13; Convent Park Constn Co with Elias A Cohen. nom  
**Convent av** (7:1970), ws, 194 s 133d, 132x 127x131x100; certf as to modification agmt; Aug15; Aug19'13; Convent Park Constn Co to whom it may concern. nom  
**Convent av** (7:1970), ws, 50 s 133d, 72x 100; certf as to modification agmt; Aug15; Aug19'13; Convent Park Constn Co to whom it may concern. nom  
**Convent av** (7:1970), ws, 122 s 133d, 71.6 x100; certf to modification agmt; Aug15; Aug19'13; Convent Park Constn Co to whom it may concern. nom  
**Lenox av, 546-52** (6:1735), sec 138th (No 68), 99.11x100; Aug11; Aug19'13; 5y, % as per bond; Timmus Realty Co, a corpn, Summit av, West Hoboken, NJ, to National Bank of North Hudson, a corpn, Summit av, West Hoboken, NJ. gold 50,000  
**Lexington av, 310** (3:893), ws, 24.9 s 38th, 24.8x100; ext of \$20,000 mtg to Apr 11'16 at 4½%; Apr11; Aug21'13; Harold M P Stokes with Bank for Savgs in City NY, 280 4 av. nom  
**Madison av, 571-91** (5:1292), es, extends from 56th (No 53) to 57th (No. 30), 200.10x 75; ext of \$250,000 mtg to Apr30'18 at 4½%; Apr30; Aug21'13; Mary H Lester with Bowery Savgs Bank, 128 Bowery. nom  
**Manhattan av, 105** (7:1840); ext of \$7,500 mtg to Aug15'16 at 5½%; Aug15; Aug21'13; Lawyers Mtg Co with Kate M Hehre. nom  
**Manhattan av, 107** (7:1840); ext of \$7,500 mtg to Aug15'18 at 5%; Aug2; Aug15'13; Lawyers Mort Co with Sigmund, Marguerite & Alex Saxe. nom  
**Park av, 466** (5:1293); ext of \$35,000 mtg to May19'16 at 4½%; May19; Aug15 '13; Henry B Anderson with Saml Woolverton, Scarsdale, NY, trste Ann E Cairns. nom  
**Riverside dr, 44** (4:1185), es, 103.7 sw 77th, runs e94.2xn18xw91.2 to dr xsw18.3 to beg; Aug14; Aug16'13; 3y5%; Wm H Hall, Northport, LI, to N Y Title Ins Co, 135 Bway. 24,000  
**Riverside dr, 180-2** (4:1251), nec 90th (No 327), runs e159.9xn100.8xw25xn6.6xw— to es of drive xs— to beg; ext of \$20,000 mtg to May1'16 at 4½%; May7; Aug21'13; Mary B Pell with Bowery Savgs Bank, 128 Bowery. nom  
**West End av, 601** (4:1250), nwc 89th, 24x 90; Aug20; Aug21'13; 3y5%; Thos Dwyer to Adolph D. Bendheim, 42 W 89, & ano, admrs & Meier Bendheim. 40,000  
**West End av, 609** (4:1250); ext of \$20,000 mtg to Apr7'18 at 4½%; Apr7; Aug21'13; Sarah Reis with Bowery Savgs Bank, 128 Bowery. nom  
**1ST av, 609-11** (3:940), swe 35th (No 342), 50.9x75; Aug21'13; 3y5%; Mary E Looman to International Committee of Young Men's Christian Associations, 124 E 28. 10,000  
**1ST av, 1144** (5:1457); also PROP at Rockaway Beach, LI; asn of ¼ int in two agmts or declarations as collateral for note of \$3,000; Aug7; Aug21'13; 3y4%; Albt Schnurmacher, of New Haven, Conn, to Jos Schnurmacher, 56 E 87. nom  
**1ST av, 2279** (6:1689), ws, 25.2 n 117th, 25.2x100; Aug20'13; 5y5%; Giuseppe Labriola trste for Antoinette Scarpelli & said Antoinette Scarpelli to Henry De F Weekes, exr Kath DeKay Bronson, Oyster Bay, N Y. 15,000  
**2D av, 916** (5:1341), es, 50.3 s 49th, 25.1 x100; ext of \$20,000 mtg to May6'16, at 5%; Mar20; Aug21'13; Conrad Muller with Jno L Cadwalader, 3 E 56, & Geo R Fear- ing, Newport, RI, exrs, & Henry S Fear- ing. nom  
**2D av, 1265-7** (5:1421); ext of \$41,000 mtg to July1'14 at 5%; June20'11; Aug21'13; Metropolitan Trust Co, trstes Sarah L Bennet, with Daycor Realty Co, 80 Nassau. nom  
**3D av, 701** (5:1317), sec 44th; sal ls; Aug 20'13; demand, 6%; Thos Gaffney to Geo Ehret, 1197 Park av. 5,000  
**3D av, 1327** (5:1430); sal Ls; Aug21'13; demand, 6%; Chas Daly to Jacob Ruppert, a corpn, 1639 3 av. 6,049.32  
**3D av, 1852** (6:1630), ws, 49.2 n 102d, 21.5 x102.6; pr mtg \$—; Aug15; Aug18'13; installs, 6%; Ida Salkin to Thos A Wilson, 281 Bowery. 1,500  
**3D av, 1868** (6:1631); leasehold; Aug19 '13; demand, 6%; Danl Bacon to Jacob Ruppert, a corpn, 1639 3 av. 6,000  
**4TH av, 135** (2:558), sec 13th (Nos 100-2); leasehold; July26; Aug19'13; demand, 6%; Fredk H Hecht to Lion Brewery, a corpn, 104 W 108. 500  
**5TH av, 1326** (6:1595); ext of \$20,000 mtg to Mar27'18 at 4½%; Apr21; Aug21'13; Emanuel Hoffmann with Bowery Savgs Bank, 128 Bowery. nom  
**5TH av, 2195** (6:1758), es, 50 s 134th, 24.11x75; pr mtg \$—; Aug15; Aug19'13; due Oct1'13, 6%; Mack Constn Co, Inc, a corpn, to Alice McBain, 223 W 140. 2,000

**5TH av, 2195**; certf as to above mtg; Aug15; Aug19'13; same to same. —  
**6TH av, 912** (5:1267), es, 67.5 s 52d, 22x 77.11x22x78.8; pr mtg \$—; Aug15; Aug 16'13; due Feb15'15, 6%; Lee Holstein Constn Co to Prospect Investing Co at Purchase, NY. 6,500  
**6TH av, 912**; certf as to above mtg; Aug 15; Aug16'13; same to same. —  
**7TH av, 2204** (7:1936), ws, 58.1 n 130th, 25.10x74.10; pr mtg \$17,000; Aug15'13; due & as per bond; Louis Wendel Jr to Cath E Neher, 341 W 51. 3,000  
**7TH av, 2369** (7:2007), es, 99.11 n 138th, 24.11x100; Aug8; Aug20'13; due & as per bond; Philipp Brauneis, 172 E 94 to Jas Devlin, 251 W 89. 20,000  
**8TH av, 553** (3:761), nws, 49.5 se 38th, 24.8x100; Aug1; Aug15'13; 5y5%; Jas M More to Jas M More, 228 W 71 trste Jane Moncrief. 32,000  
**8TH av, 573** (7:2041), ws, 24.11 n 137th, 25x100; ext of \$3,500 mtg to Feb5'15 at 6%; Aug1; Aug21'13; Morris Bergstein with Henry B Lipner, 2035 Ams av. nom  
**9TH av, 583** (4:1052), nwc 42d (Nos 401-5), runs n20.5xw62xn60xw19xn20xw19xs 100.5 to st x100 to beg; PM; Aug15'13; due Oct14'14, 4½%; Wm J Daniel to Geo Ehret, 1197 Park av. 100,000  
**11TH av, 852** (4:1086); sal ls; July29; Aug20'13; demand 6%; Michl J Ryan to Lion Brewery, 104 W 108. 335

## MISCELLANEOUS MORTGAGES.

## Borough of Manhattan.

**Certf** (misc) as to chattel mtg for \$7.- 250; Aug16; Aug19'13; Maguire Bros Co to Peter Maguire et al. —  
**Forest Parkview, B of Q** (misc); certf as to mtg for \$600; Mar7; Aug15'13; Forest Parkview Inc to Margt Schneider. —  
**Fulton st & Woodhaven av, B of Q** (misc); certf as to mtg for \$25,000; Aug 12; Aug16'13; The Elthomar Co, a corpn, to Title Guar & Trust Co, a corpn, 176 Bway. —  
**Greenlawn, LI** (misc); certf as to mtg for \$7,000; Aug20; Aug21'13; Greenlawn Heights Land Co to Oak Investment & Security Co. —

## MORTGAGES.

## Borough of the Bronx.

**Aldus st, 950** (10:2742); certf as to pay- ment of \$10,000 on a-c of mtg of \$34,000; Aug20'13; Sam Bernard to Marshall P Wilder. —  
**Dawson st** (10:2702), es, 106 n Long- wood av, 50x100; also 137TH ST E (10:- 2549), ss, 176.11 w Cypress av, 37.6x100; pr mtg \$—; Aug13; Aug15'13; due & as per bond; 6%; Max Reintz, 820 Dawson to Abr L Kass, 226 S 9, Bklyn. 600  
**Fox st** (10:2719), es, 149.11 s Home, 50x 100; pr mtg \$9,000; Aug18; Aug19'13; due, & as per bond; Michele Barone to Annie Maxwell, 895 E 167, & ano. 3,000  
**Freeman st** (11:3006 & 3012), ss, 134.5 w Westchester av, runs s100x112.3 to ws Westchester av xne76.10xw94.5xn25 to ss Freeman xw34.5 to beg; Aug6; Aug16'13; due & as per bond; Chas J Crowley at Guild, Tenn, to Edgar S Appleby, Glen Cove, LI, & ano. 12,000  
**Garden st, svs, 303.7 se Crotona av**, see 182d E, ns, 221.4 e Crotona av. —  
**Hoffman st, nec 187th**, see 187th E, nec Hoffman. —  
**McClellan st, nec Grand Blvd & con- course**, see Grand Blvd & concourse, nec McClellan. —  
**Tiffany st, 1035** (10:2716), ws, 118.3 n 165th, 44x100; PM; Aug15; Aug19'13; due Feb1'15, 6%; York Constn Co, a corpn, 233 Bway, to Noah Fells, 115 S 9th, Bk- lyn. 1,000  
**137TH st, 630 E** (10:2540), asn rents to secure \$600; Aug13; Aug15'13; Max Rein- itz, 820 Dawson, to Abr L Kass, 226 S 9, Bklyn. nom  
**137TH st E, ss, 176.11 w Cypress av**, see Dawson, es, 106 n Longwood av. —  
**138TH st E** (10:2566), ss, 338 e Cypress av, 40x100; ext of mtg for \$25,500 to May 1'16, 5%; Aug1; Aug19'13; Augustus E Bieser, 314 W 58 et al with Union Dime Savings Bank, a corpn, 701 6 av. nom  
**139TH st E** (10:2551), ss, 252.9 e St Anns av, 37.6x100; pr mtg \$—; Aug15'13; due Nov1'15; 5%; Sophie Aschenbrandt to Margt West, 11 Fairview av, B of R, NY. 350  
**145TH st E** (9:2289), ss, 398.8 e Willis av, 75x100; Aug15; Aug20'13; 1y6%; Emma Jacobs to Alex Sampson, 559 W 164. 3,700  
**151ST st, 308 E** (9:2410), ss, abt 400 w Courtlandt av, 28x118.5; pr mtg \$10,000; Aug21'13; 3y6%; Henry Schneider, 308 E 151, to August Roffmann, 463 W 47. 4,000  
**151ST st, 360-2 E** (9:2397), ss, 100 e Courtlandt av, 50x118.5; Aug11; Aug15'13; demand, 6%; Benenson Realty Co to Rock- land Realty Co, 509 Willis av. 20,000  
**151ST st, 360-2 E**; certf as to above mtg; Aug11; Aug15'13; same to same. —  
**152D st, 249 E** (9:2442), nes, 200 nw Mor- ris av, 25x100; PM; pr mtg \$2,600; Aug12; Aug20'13; due, & as per bond; Michl J Figliolo, 363 E 151, & Lorenzo Figliolo, 246 E 152, to Chas L Neff, 714 Cortlandt av. 500

**158TH st, 364 E** (9:2404), ss, 91.11 e Courtlandt av, runs s48.6xe0.1xs50xe25xn 98.6xw25.1 to beg; PM; pr mtg \$5,000; Aug 15; Aug16'13; due & as per bond; Wm Pintauro to Frank Pintauro, 2287 1 av. 3,000  
**179TH st, 813 E**, see Marmion av, late Marion av, nws, 397 sw 180. —  
**181ST st E** (11:3111), ns, 84.2 w So Blvd, 66x47.1; Aug19'13; due Dec1'16, 5%; Ellen Realty & Constn Co to Dollar Savings Bank, 2808 3 av. 19,500  
**181ST st E** (11:3111), same prop; certf as to above mtg; Aug19'13; same to same. —  
**182D st E** (11:3099), ns, 221.4 e Crotona av, 100x100; also GARDEN ST (11:3099), svs, 303.7 se Crotona av, 50x200 to 182d; pr mtg \$102,000; Aug19'13; due Nov19'13; 6%; 182d & Garden Streets Co Inc, a corpn, 784 E 179, to Norma Realty Co, 435 E 149. 8,000  
**182D st E** (11:3099); also GARDEN ST, same prop; certf as to above mtg; Aug19 '13; same to same. —  
**182D st E, ns, 303.7 se Crotona av**, see 182D st E, ns, 221.4 e Crotona av. —  
**183D st E, nwc Southern Blvd**, see South- ern Blvd, nwc 183. —  
**187TH st E** (11:3066), nec Hoffman, 118.3x27.7x118.1x27.7, except part for sts; pr mtg \$—; Aug18; Aug19'13; 2y6%; Tripoli Realty Co to Wilhelm Lauter, 435 E 141. 2,500  
**187TH st E** (11:3066), same prop; certf as to above mtg; Aug18; Aug19'13; same to same. —  
**190TH st E** (11:3174), ss, 168.6 e Morris av, 43x106; certf as to mtg for \$32,000; June9; Aug15'13; Henry F A Wolf Co to Louis Reichardt, 62 W 120. —  
**198TH st E, sec Bainbridge av**, see Bain- bridge av, sec 198. —  
**214TH st E (Sheil) (\*)**, ss, 285.1 e Barnes av, 33.4x100, being e 3/8 of Park; PM; Aug20; Aug21'13; 3y6%; Thos F Shields to Annie Micholl, 18 Manhattan. 2,500  
**217TH st E (\*)**, ns, 225 w Paulding av, 25x114; except 5 ft taken for widening 217th; PM; Aug18'13; installs; 5½%; Em- ma R Smith, 38 W 139 to Susan S Austin, 3624 Olinville av. 2,100  
**217TH st E (\*)**, ns, 225 w Paulding av, 25x114, except pt for 217th; Apr23; Aug15 '13; 3y6%; Susan S Austin, 3624 Olinville av to J Fredk Cryer, 77 Elm, Montclair, NJ. 3,500  
**218TH st E (4th) (\*)**, ss, abt 375 w Bronxwood av (5th av or st), being ¼ of lot 289 map Wakefield, 25x114; Aug19; Aug 20'13; installs, 6%; Ulysses G Crooks to Union Sq Permanent Co-operative Bldg & Loan Assn, 1 Mad av. 1,000  
**226TH st E (\*)**, ns, 275 e Barnes av, 25 x114; pr mtg \$4,000; Aug15; Aug16'13; due & as per bond; Pasquale Montagna to Giuseppe Petrelli, 344 E 149. 1,000  
**229TH st E, nwc Laconia av**, see Laconia av, nwc 229. —  
**232D st E (\*)**, ns, 405 e White Plains av, 55x114; PM; Aug11; Aug16'13; 3y5½%; Chester C Varian, Harrison st, Tucka- hoe, NY, to Mary C Varian, 741 E 232. 6,000  
**238TH st E** (12:3372), ss, 225 w Kepler av, 25x100; Aug11; Aug15'13; due July1'17; 6%; Mary F Watkins to Philip J Fox, 1662 Holland av. 750  
**241ST st E** (12:3390), ns, 100 w Martha av, 52.4x100; Aug14; Aug15'13; due July1 '16; 6%; Moser Arndtstein to Albert Gru- ner, 335 W 17. 1,750  
**Anthony av, es, 105.1 & 142.8 s 174th** see Carter av, ws, 105.1 & 142.8 s 174. —  
**Bailey av** (12:3261), es, 925 n Boston av, 50x134x50x127, except part for Bailey av; Aug19'13; 3y5%; Jno D Grinnon to Richd Fitzpatrick, 324 W 20. 3,000  
**Bainbridge av** (12:3290), sec 198th, 130x 89.6xirreg; agmt that all advances to be made under bldg loan mtg for \$80,000 or upon the security of three mtgs aggregat- ing \$100,000 or any of them shall be se- cured by a blanket mtg covering the whole of said premises & not by several respective mortgages covering portions thereof; Aug12; Aug18'13; Mount Hope Bldg Co with City Mtg Co, 15 Wall. nom  
**Baker av, 613 (\*)**, being lot 564 map Van Nest Park; Aug20; Aug21'13; 1y6%; Jos Preisman to Edmund Preisman, 613 Baker av. 500  
**Bathgate av, 1991** (11:3044); ext of \$24,- 000 mtg to June10'18 at 5½%; June20; Aug 21'13; Chas F Dean, trste for Alice D Ward., will Thompson Dean, with Mary E John. nom  
**Beach (Classon) av (\*)**, ws, 100 s Man- sion, 25x114.2x25x112.8; pr mtg \$1,500; Aug 7; Aug16'13; installs; \$30 monthly; —; Annie P Marcella to Giovanni Scrivani, 1491 Beach av. 1,650  
**Belmont av, 2467-9** (11:3076), ws, 145 n 188th, 50x87.6; Aug19; Aug20'13; due Dec 15'13. —; Giuseppe Pontana, Vincenzo Galatioto & Vito Calozzo to Giovanni Ma- rotta, 156 Hudson av, Bklyn. 1,300  
**Bogart av (\*)**, es, 300 n Brady av, 25x 100; also BRADY AV, ss, 75 w Radcliff av, 25x100; PM; July31; Aug20'13; 3y5%; Ja- cob M, Jos & Isidor Duberstein & Harry Galewitz to Morris Park Estates. 1,170  
**Bogart av (\*)**, es, 125 s Morris Park av, 125x100; PM; July24; Aug19'13; 3y5%; Fanny Maibach to Morris Park Estates. 3,410  
**Brady av (\*)**, ss, 75 w Muliner av, 50x 100; PM; July22; Aug19'13; 3y5%; An- thony Bagarozzo, Bklyn, to Morris Park Estates. 1,015



**Brady av, ss, 75 w Radcliff av**, see Bogart av, es, 300 n Brady av.

**Briggs av, 2591** (12:3293), ws, 339.5 s 194th, 38.11x85x38.11x86.9; Aug18; Aug19 '13; due, &c, as per bond; Wm C Oesting Co, a corpn, to Wm C Oesting Jr, 2616 East Kingsbridge rd. 20,000

**Briggs av, 2591**; certf as to above mtg; Aug18; Aug19'13; same to same.

**Briggs av, 2595** (12:3293), ws, 300.6 s 194th, 38.11x86.9x38.11x88.6; Aug18; Aug19 '13; due, &c, as per bond; Wm C Oesting Co, a corpn, to Wm C Oesting Jr, 2616 East Kingsbridge rd. 20,000

**Briggs av, 2595**; certf as to above mtg; Aug18; Aug19'13; same to same.

**Briggs av, 2599** (12:3293), ws, 261.6 s 194th, 38.11x88.6x38.11x90.4; Aug18; Aug19 '13; due, &c, as per bond; Wm C Oesting Co, a corpn, to Florence L Oesting, 2616 East Kingsbridge rd. 20,000

**Briggs av, 2599**; certf as to above mtg; Aug18; Aug19'13; same to same.

**Briggs av, 2603** (12:3293), ws, 222.6 s 194th, 38.11x90.4x38.11x92.1; Aug18; Aug19 '13; due, &c, as per bond; Wm C Oesting Co, a corpn, to Emilie Mehlich, 1248 Clay av. 20,000

**Briggs av, 2603**; certf as to above mtg; Aug18; Aug19'13; same to same.

**Bronxdale av (\*)**, es, 151 n Morris Park av, 50.4x56.11x50x63; PM; July29; Aug15 '13; 3y5%; Minnie Kraus to Morris Park Estates. 1,500

**Bronxdale av, es, 302 n Morris Park av**, see Paulding av, es, 200 s Pierce av.

**Bronx & Pelham Pkway (\*)**, ss, abt 200.2 w Esplanade, 52.8x abt 95.1x50x abt 111.1; PM; July29; Aug21'13; Frieda Wagner, Coytesville, NJ, to Morris Park Estates. 3,710

**Brook av, 1337-9** (11:2893); ext of \$25,000 mtg to Aug4'18 at 5 1/2%; Aug15; Aug21'13; Lawyers Mtg Co with Henrietta Cohn. nom

**Bryant av, 1491** (11:2995), ws, 200 s 172d, 25x100; PM; pr mtg \$—; May15; Aug16'13; due May1'16; 6%; Josie E Ernst to Jackson Constn Co, a corpn, at Camden, NY. 1,500

**Byron av, nec Nereid av**, see Marmion av, late Marion av, nws, 397 sw 180.

**Carter av** (11:2889), ws, 142.8 s 174th, 37.6x81.6 to Anthony av x37.6x85.4; PM; Aug12; Aug16'13; demand; 6%; Jno J Tully Co to City Mtg Co, 15 Wall. 25,000

**Carter av** (11:2889), same prop; certf as to above mtg; Aug13; Aug16'13; same to same.

**Carter av** (11:2889), ws, 105.1 s 174th, 37.6x85.4 to Anthony av x37.6x89.2; bldg loan; Aug12; Aug16'13; demand; 6%; Jno J Tully Co to City Mtg Co. 25,000

**Carter av** (11:2889), same prop; certf as to above mtg; Aug13; Aug16'13; same to same.

**Carter av** (11:2889), ws, 105.1 s 174th, 75.1x81.6 to Anthony av x75.1x89.2; PM; pr mtg \$50,000; Aug12; Aug16'13; 1y6%; Jno J Tully Co to Martin Tully Constn Co. 6,000

**Carter av** (11:2889), same prop; certf as to above mtg; Aug13; Aug16'13; same to same.

**Colden av (\*)**, ws, 275 n Pierce av, 50x100; PM; July31; Aug16'13; 3y5%; Frances Rainess to Morris Park Estates. 800

**Colden av (\*)**, ws, 225 n Rhineland av, 25x100; PM; July30; Aug20'13; 3y5%; Eugene Mathews, Clifton Forge, Va, to Morris Park Estates. 560

**Colden av (\*)**, ws, 300 n Rhineland av, 25x100; PM; July30; Aug20'13; 3y5%; Rhuel V Van Horn to Morris Park Estates. 560

**Colden av (\*)**, ws, 275 n Rhineland av, 25x100; PM; July30; Aug20'13; 3y5%; Frank L Spinner, Clifton Forge, Va, to Morris Park Estates. 560

**Colden av (\*)**, ws, 325 n Rhineland av, 25x100; PM; July30; Aug20'13; 3y5%; Wm M Smith, Clifton Forge, Va, to Morris Park Estates. 560

**Colden av (\*)**, ws, 250 n Rhineland av, 25x100; PM; July30; Aug20'13; 3y5%; Jos H Drewry, Clifton Forge, Va, to Morris Park Estates. 560

**Colden av (\*)**, ws, 200 n Rhineland av, 25x100; PM; July30; Aug20'13; 3y5%; Walter K Smith, Clifton Forge, Va, to Morris Park Estates. 560

**Commonwealth av, 1440 (\*)**; ext of \$1,-200 mtg to July7'15 at 6%; Aug16; Aug18 '13; Meta Homann with Philip O'Connell, 424 E 139, & Dennis O'Connell, 1086 Southern Blvd. nom

**Commonwealth av, 1503 (\*)**, ws, 25 n Mansion, 25x95; Aug20'13; due July1'18, 5%; Mary O'Leary to Martin F Breden, 566 W 182. 4,500

**Crotona av** (11:3103), ws, 200 n 183d, 37.6x100; Aug11; Aug21'13; 2y6%; Jno Klamp & Melaine V Goldschmidt to Louis H Beyer, 23 Wellington Ct, Bklyn. 500

**Edgewater rd, 1499** (11:3012); ext of mtg for \$3,300 to Aug17'15, 5%; Aug4; Aug19'13; Lawyers Title Ins & Trust Co, a corpn, trste Ameece C Fargis with Henry & Minnie Nenstiel. nom

**Esplanade (\*)**, nwc Hone av, runs ne 139.10x120.6xw100x875xw25x108.1 to beg; PM; July29; Aug21'13; 3y5%; Frieda Wagner, Coytesville, NJ, to Morris Park Estates. 12,775

**Evergreen av (\*)**, es, 104 n Westchester av, 40x100; Aug15; Aug20'13; 3y5%; Pew Realty Corpn to N Y Trust Co, 26 Broad. 20,000

**Evergreen av (\*)**, same prop; certf as to above mtg; Aug15; Aug20'13; same to same.

**Evergreen av (\*)**, es, 104 n Westchester av, 2 lots, ea 40x100; 2 P M mtgs, ea \$7,000; 2 pr mtgs, ea \$20,000; July7; Aug20'13; due Jan7'16, 6%; P & W Holding Co Inc to Pew Realty Corpn, 1029 E 163. 14,000

**Forest av, 755-7** (10:2646), ws, 100 n 156th, 50x87.6; PM; pr mtg \$30,500; Aug15; Aug16'13; 3y—%; Julia Moore, 1938 Webster av to Benenson Realty Co, a corpn, 407 E 153. 4,000

**Forest av** (10:2645), ws, 137.6 s 156th, 18.9x87.6; Aug8; Aug21'13; 1y6%; Thos Smith to Edw A Acker, 776 Forest av. 400

**Forest av, 1044-8** (10:2660), es, 196.8 n 165th, 75x170; supplemental to mtg recorded Decl7'08; pr mtg \$60,000; Aug19; Aug20'13; due, &c, as per mtg recorded Decl7 '08; N Y Real Estates Security Co, 42 Bway, to N Y Trust Co, trste, 26 Broad. —

**Fowler av (\*)**, es, 175 n Morris Park av, 25x100; PM; July23; Aug16'13; 3y5%; Ellen L White to Morris Park Estates. 700

**Fowler av (\*)**, es, 200 n Morris Park av, 25x100; PM; July23; Aug16'13; 3y5%; Jas J White to Morris Park Estates. 700

**Fowler av (\*)**, ws, 100 n Morris Park av, 25x75; PM; July28; Aug21'13; 3y5%; Annie Friedman to Morris Park Estates. 980

**Fowler av, ws, 300 n Morris Park av**, see Paulding av, es, 200 s Pierce av.

**Fowler av (\*)**, es, 500 s Van Nest av, 25 x100; PM; July31; Aug20'13; 3y5%; Victor Greenman to Morris Park Estates. 595

**Fowler av (\*)**, es, 475 s Van Nest av, 25 x100; PM; Aug16; Aug20'13; 3y5%; Jacob Weinberg to Morris Park Estates. 595

**Grant av, 901** (9:2444), ws, 55.6 s 162d, 50x112.3 to es Morrisania av x52.3x127.6; pr mtg \$55,000; Aug15; Aug19'13; 2y6%; Chas A Siener, 244 E 198 to Roman Ebert Sr, cor 1st av & Vine st, Roselle, NJ. 3,000

**Grand Blvd & Concourse** (9:2456, 2462 & 2463), nec McClellan, runs e303.10 to ws Sheridan av xn186.6xw272.4 to Grand Blvd & Concourse xs189.2 to beg; Aug14; Aug16'13; due &c as per bond; Rockledge Construction Co to Cord Mohrman at Narrowsburg, NY. 30,000

**Grand Blvd & Concourse** (9:2456, 2462 & 2463); same prop; certf as to above mtg; Aug14; Aug16'13; same to same.

**Greystone av** (13:3414), es, 275 s 238th, 50x65x50x70; PM; Aug12; Aug19'13; 3y6%; Jos Machech to American Real Estate Co, 527 5 av. 1,050

**Haight av (\*)**, ws, 200 s Neil av, 50x100; PM; July31; Aug21'13; 3y5%; Morris Friedman to Morris Park Estates. 1,540

**Hone av (\*)**, es, 100 s Lydig av, 25x100; PM; July24; Aug19'13; 3y5%; Augusta Peterson to Morris Park Estates. 665

**Hone av, ws, 100 s Lydig av**, see Paulding av, ws, 100 s Neil av.

**Hone av (\*)**, ws, 150 s Lydig av, 50x100; PM; July29; Aug21'13; 3y5%; Frieda Wagner, Coytesville, NJ, to Morris Park Estates. 1,120

**Hone av (\*)**, es, 100 n Morris Park av, 25 x100; PM; Aug15; Aug20'13; 3y5%; Emil Seldis to Morris Park Estates. 700

**Hone av (\*)**, es, 100 s Neil av, 50x100; PM; July18; Aug21'13; 3y5%; Ray Lifschitz to Morris Park Estates. 1,330

**Kingsbridge rd, 241, old No 2616 E** (12:3293), es, 158.8 s from pt which is 114.1 sw 194th, 40.2x109.3x40x113; Aug18; Aug19'13; due, &c, as per bond; Wm C Oesting Co, a corpn, to Wm C Oesting, 2616 E Kingsbridge rd. 30,000

**Kingsbridge rd, 241 old No 2616 E**; certf as to above mtg; Aug18; Aug19'13; same to same. nom

**Kingsbridge rd, 245, old No 2612 E** (12:3293), es, 195.10 s from a pt which is 114.1 sw from 194th, 40.2x105.6x40x109.3; Aug18; Aug19'13; due, &c, as per bond; Wm C Oesting Co, a corpn, to Wm C Oesting, 2616 E Kingsbridge rd. 30,000

**Kingsbridge rd, 245, old No 2612 E**; certf as to above mtg; Aug18; Aug19'13; same to same. nom

**Kingsbridge rd, 249 old 2608 E** (12:3293), es, 239 s from a pt which is 114.1 sw 194th, 38.2x101.1x38x105.6; Aug18; Aug19'13; due &c as per bond; Wm C Oesting Co, a corpn, to Wm C Oesting, 2616 E Kingsbridge rd. 24,000

**Kingsbridge rd, 253 old 2604 E**; certf as to above mtg; Aug18; Aug19'13; same to same.

**Laconia av (\*)**, nwc 229th, 114x105.6, except pt for Paulding av; PM; July28; Aug19'13; due July1'16, 6%; Jos P Barone to Agatha Bruckner, 428 E 160. 1,500

**Longfellow av, 1417** (11:2999), ext of \$3,500 mtg to Sept1'18 at 5 1/2%; Aug5; Aug15'13; Lawyers Mtg Co with Cornelius D Noonan. nom

**Lurting av (\*)**, es, 225 s Neil av, 25x100; PM; July28; Aug16'13; 3y5%; Rose Whitney to Morris Park Estates. 700

**Lydig av (\*)**, ns, 75 e Barnes av, 25x100; PM; July30; Aug19'13; 3y5%; Clarence R Leach, Upper Montclair, NJ, to Morris Park Estates. 640

**Lydig av (\*)**, ns, 51 e Lurting av, 25.5x 95.3x25x99.11; PM; July25; Aug20'13; 3y5%; Saml Gladstone to Morris Park Estates. 945

**Marmion av, late Marion av** (11:3108), nws, 397 sw 180th (Samuel), 66x150; also 179TH ST, 813 E (11:3108), ns, abt 145 w Marmion av, —; also NEREID AV (\*), nec Byron av, runs e93.5x85.4 to Byron av xw126.6 to beg; Aug14; Aug15'13; instals, 6%; Chas B Joseph, heir Enos F Joseph, to Bronx Security & Brokerage Co, 258 E 138. 150

**Matthews av (\*)**, ws, abt 192 s Bronx & Pelham pkwy, 50x100; PM; July24; Aug16 '13; 3y5%; Albt Peterson to Morris Park Estates. 1,200

**Morris av, 587-9** (9:2440), ws, 59.2 n 150th, 34.1x100; pr mtg \$8,000; Aug14; Aug16'13; due &c as per bond; Mary Connolly at Princeton, NJ, to North Side Mtg Corpn, 391 E 149. 500

**Morris av, 587-9** (9:2440), ws, 59.2 n 150th, 34.1x100; Aug14; Aug15'13; 3y5 1/2%; Mary Connolly, Princeton, NJ to Harry M Goldberg, Comm Minnie Goldberg, 509 W 110. 8,000

**Morris av, 587-9**; sobrn agmt; Aug14; Aug15'13; same & Arthur & Jno J Cahn with same. nom

**Morris Park av, ss, 50 w Bogart av**, see Paulding av, es, 200 s Pierce av.

**Morris Park av (\*)**, nec Fowler av, 50x100; PM; July25; Aug16'13; 3y5%; Wm H Williamson, Glens Falls, NY to Morris Park Estates. 3,955

**Morris Park av (\*)**, ss, 250 e Lurting av, 50x72.2x50x72.9; all title to strip bet ss of above premises & the Woodmansten Inn prop; PM; July29; Aug21'13; 3y5%; Frieda Wagner, Coytesville, NJ, to Morris Park Estates. 1,575

**Munroe av (\*)**, es, 218.6 s Bronx & Pelham Pkway, 25x100; PM; July28; Aug19 '13; 3y5%; Aaron Lapidos to Morris Park Estates. 1,750

**Munroe av (\*)**, es, 343.6 s Esplanade, 50 x100; PM; July29; Aug20'13; 3y5%; Jos P Ryan to Morris Park Estates. 3,090

**Munroe av (\*)**, es, 243.6 s Esplanade, 50 x100; PM; July29; Aug20'13; 3y5%; Jos P Ryan to Morris Park Estates. 3,700

**Munroe av (\*)**, es, 293.6 s Esplanade, 50 x100; PM; July29; Aug20'13; 3y5%; Jos P Ryan to Morris Park Estates. 3,700

**Munroe av (\*)**, es, 200 s Lydig av, 25x100; PM; July30; Aug21'13; Wm J Schnable to Morris Park Estates. 850

**Munroe av (\*)**, es, 108.6 n Lydig av, 50x100; PM; July28; Aug15'13; 3y5%; Alex F Armstrong, Albany, NY, to Morris Park Estates. 2,000

**Neil av (\*)**, nec Munroe av, 100x100; P M; July29; Aug20'13; 3y5%; Jos P Ryan to Morris Park Estates. 4,500

**Neil av (\*)**, ns, 50 w Paulding av, 25x100; PM; July14; Aug21'13; 3y5%; Ezra K Sprague, Bklyn, to Morris Park Estates. 675

**Neil av (\*)**, nwc Williamsbridge rd, 100x100; PM; July29; Aug20'13; 3y5%; Jos P Ryan to Morris Park Estates. 5,675

**Nereid av, nec Byron av**, see Marmion av, late Marion av, nws, 397 sw 180.

**Olmstead av (\*)**, es, 130 s Starling av, 25x100, Unionport; PM; pr mtg \$4,000; June19; Aug20'13; 1y6%; Elise Bentz to Jno L Thomas, 246 Ams av. 500

**Patterson av, nwc Taylor av**, see Taylor av, nwc Patterson av.

**Paulding av (\*)**, es, 370.9 n Esplanade; 25x100; also PAULDING AV, es, 100 s Van Nest av, 25x100; PM; July22; Aug15'13; 3y5%; Helen J Moon, West Orange, NJ, to Morris Park Estates. 2,150

**Paulding av (\*)**, ws, 100 s Neil av, 50x100; also HONE AV, ws, 100 s Lydig av, 50x100; PM; June15; Aug21'13; 3y5%; Alfd Thomas to Morris Park Estates. 3,010

**Paulding av (\*)**, es, 200 s Pierce av, 25x100; also MORRIS PARK AV, ss, 50 w Bogart av, 25x100; also BRONXDAL AV, es, 302 n Morris Park av, 25.2x111.4 to Fowler av x25x114.5; PM; Aug8; Aug19'13; 3y5%; Robt M Stern to Morris Park Estates. 2,000

**Paulding av (\*)**, es, 150 s Rhineland av, 75x100; PM; July28; Aug20'13; 3y5%; Emily A Pickard to Morris Park Estates. 2,990

**Paulding av, es, 100 s Van Nest av**, see Paulding av, es, 370.9 n Esplanade.

**Radcliff av, es, 150 s Pierce av**, see Sackett av, ns, 100 w Colden av.

**Rhineland av (\*)**, ns, 691.7 e Eastchester rd, 50x100; PM; Aug13; Aug20'13; 2y5 1/2%; Mary A F Nugent to Hudson P Rose Co, 32 W 45. 250

**Richardson av (\*)**, es, 417 s w Kossuth av, 40x125; Aug20; Aug21'13; 3y6%; Martha P Frank to Eastchester Savings Bank, 9 S 3 av, Mt Vernon, NY. 400

**Sackett av (\*)**, ns, 100 w Colden av, 31.7 x84.7x—x84.8; also RADCLIFF AV, es, 150 s Pierce av, 35.9x100x55x100; PM; July30; Aug19'13; 3y5%; Alice E Howes, 1524 Commonwealth av, to Morris Park Estates. 1,050

**Southern Blvd** (11:3114), nwc 183d, 35.5x 112.6x35x117.11; also SOUTHERN BLVD, 2321 (11:3114), ws, 35.5 n 183d, 40.6x106.4x 40x112.6; pr mtg \$72,400; Aug15; Aug16'13; 3y6%; Sida Constn Co to Richd E Thibaut, 166 W 66. 2,620

**Southern Blvd** (11:3114), also SOUTHERN BLVD, 2321 (11:3114); same prop; certf as to above mtg; Aug15; Aug16'13; same to same.

**Southern Blvd** (11:3114), nwc 183d, 35.5x 112.6x35x117.11; Aug15; Aug16'13; 3y5 1/2%; Sida Constn Co to Archibald K Mackay, Lenox, Mass, et al. 32,000

**Southern Blvd** (11:3114), same prop; certf as to above mtg; Aug15; Aug16'13; same to same.



<sup>m</sup>**Southern blvd** (11:3114), same prop; pr mtg \$—; Aug15; Aug16'13; due Feb 15'16; 6%; same to Jacob Gancfried, 1404 Wilkins av & ano. 6,000

<sup>m</sup>**Southern blvd** (11:3114), same prop; certf as to above mtg; Aug15; Aug16'13; same to same.

<sup>m</sup>**Southern blvd** (11:3114), same prop; pr mtg \$38,000; Aug15; Aug16'13; 1y6%; same to Robt W Hardie, Bronxville, NY. 1,400

<sup>m</sup>**Southern blvd** (11:3114), same prop; certf as to above mtg; Aug15; Aug16'13; same to same.

<sup>m</sup>**Southern blvd, 2321** (11:3114), ws, 35.5 n 183d, 40.6x106.4x40x112.6; Aug15; Aug16'13; 5y5%; Sida Constn Co to Thos B Hidden at Hiddenhurst, Sharon Station, NY, trste Henrietta A Webb. 28,000

<sup>m</sup>**Southern blvd, 2321**; certf as to above mtg; Aug15; Aug16'13; same to same.

<sup>m</sup>**Southern blvd, 2321**; pr mtg \$28,000; Aug 15; Aug16'13; 3y6%; same to Adam Trillich, 1123 Woodycrest av. 5,000

<sup>m</sup>**Southern blvd, 2321**; certf as to above mtg; Aug15; Aug16'13; same to same.

<sup>m</sup>**Southern blvd, 2321**, see Southern blvd, nwc 183.

<sup>m</sup>**Taylor av** (\*), nwc Patterson av, 100x 50; bldg loan; Aug19'13; 3y5½%; Lewis A Cocks to Nellie L Sherman, 53 North Bway, White Plains, NY. 2,400

<sup>m</sup>**Tinton av** (10:2668), es, 150 n 161st, 31.4x 100; Apr30; Aug21'13; 3y6%; Julius Fuchs to Ceasar Munch, 2165 5 av. 1,750

<sup>m</sup>**Van Nest av** (\*), ns, 25 w Bogart av, 25 x100; PM; July29; Aug19'13; 3y5%; Maria G Lunghino, Rochester, NY, to Morris Park Estates. 900

<sup>m</sup>**Van Nest av** (\*), ns, 50 e Fowler av, 50x 100; PM; Aug8; Aug16'13; 3y5%; Emil J Wolfgang & Jos Tischler, Scranton, Pa, to Morris Park Estates. 1,400

<sup>m</sup>**Vyse av, 1223** (11:2986); ext of \$5,000 mtg to Aug1'18 at 5½%; Aug 1; Aug19 '13; U S Trust Co of N Y with James Harris. nom

<sup>m</sup>**Westchester av, swc Freeman**, see Freeman, ss, 134.5 w Westchester av.

<sup>m</sup>**Williamsbridge rd, nwc 3 av**, see Fulton, 235, Manhattan.

<sup>m</sup>**Williamsbridge rd** (\*), nwc Pierce av, 50.4x96.9x50.9x92; PM; July31; Aug21'13; 3y5%; Julia Rosencrantz to Morris Park Estates. 2,275

<sup>m</sup>**Williamsbridge rd** (\*), ws, 50 n Rhineland av, 25x100; PM; July28; Aug19'13; 3y5%; Saml Vogel & Morris Neigler, Ekeley, to Morris Park Estates. 1,050

<sup>m</sup>**3D av, 3713** (11:2911), nws, 113.5 ne 170th 26x124.11x26x123.1; Aug15'13; due Nov1'14; 5%; Evaline & Chas E Saulpaugh & Tillie Baker, New Rochelle, NY, to Bway Savgs Instn, 5-7 Park pl. 11,500

<sup>m</sup>**3D av, nwc Williamsbridge rd**, see Fulton, 235, Manhattan.

<sup>m</sup>**Plot** (\*), begins 340 e White Plains rd at point 620 n along same from Morris Park av, runs e100xn25xw100xs25 to beg, with right of way over strip to Morris Park av; July30; Aug15'13; due Jan1'17; 5½%; Nathan Selig to Geo Fuchs, 115 Wallace av, Mt Vernon, NY. 4,500

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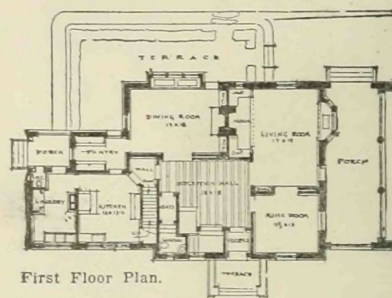
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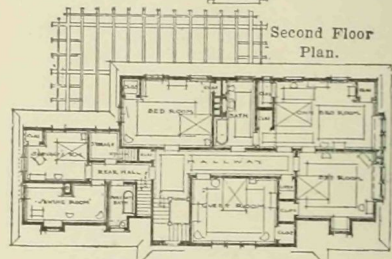
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O. H. P. Belmont Residence  
Knickerbocker Trust Co. Building  
Home Life Insurance Building  
Heidelberg Building

and U. S. Rubber Co. Building

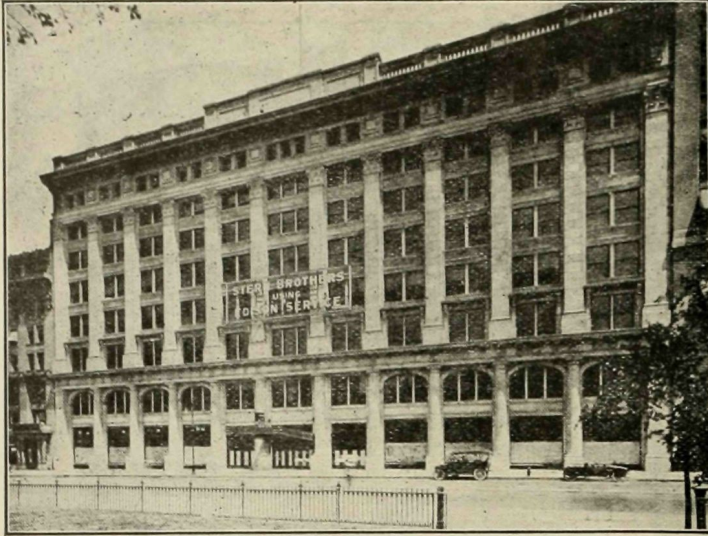
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2d Ave., Bet. 17th and 18th Streets  
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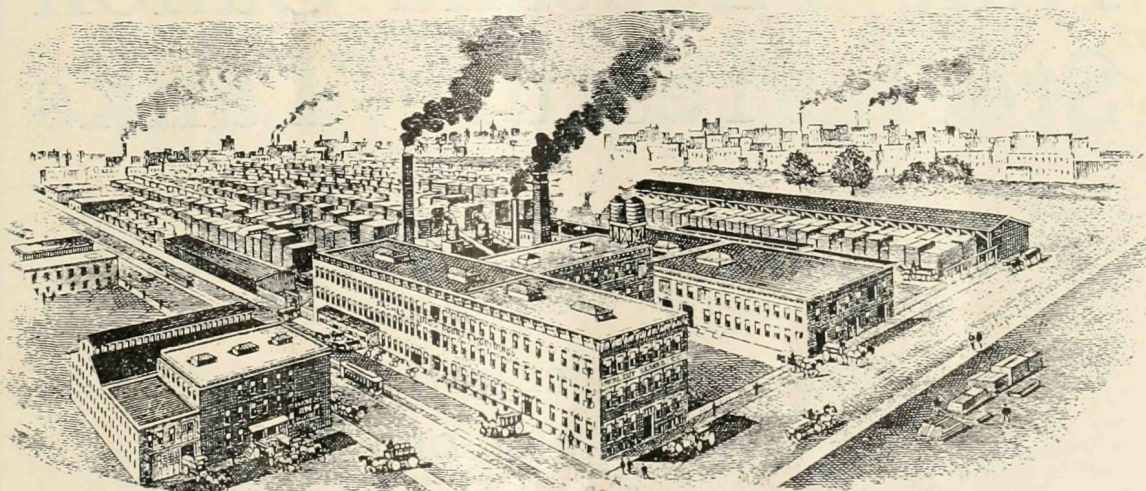


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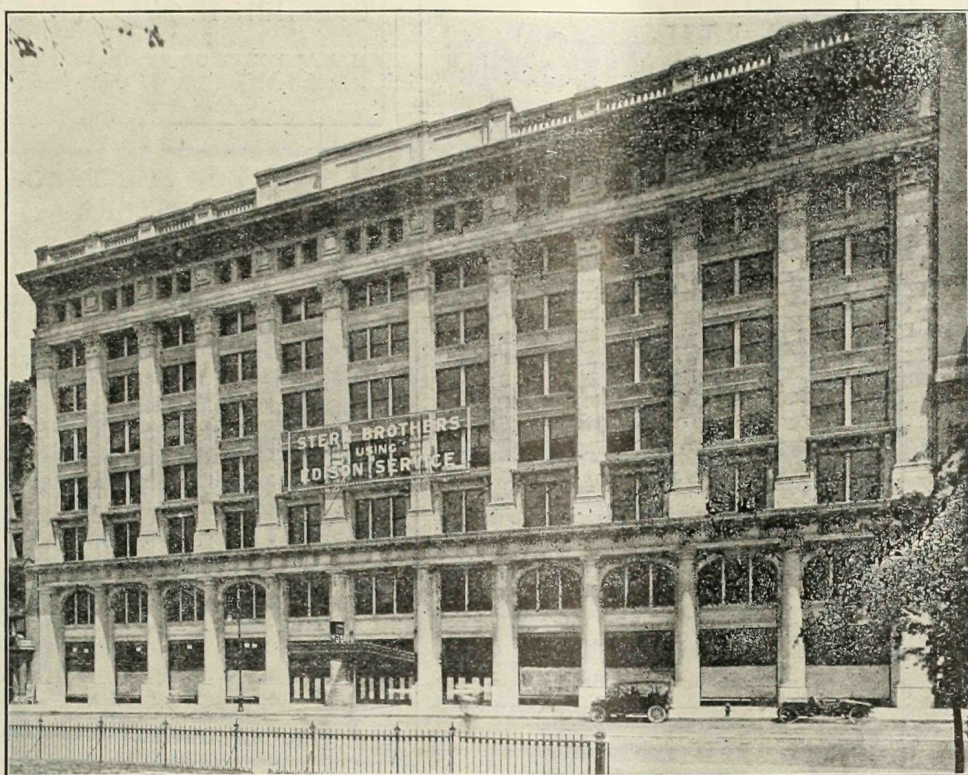
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