

REAL ESTATE BUILDERS RECORD AND GUIDE.

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THE NEWEST UPTOWN DEPARTMENT STORE

Stern's, in Forty-Second Street, is a Notable Example of Modern Store Architecture—Fire Towers, a Motor Car Vestibule, and Other Novel Features.

THE announcement that Stern Brothers would move to 42d street marked the beginning of a rapid advance in values in that interesting crosstown highway, the future of which had theretofore been largely a matter of speculation. According to brokers familiar with the neighborhood, stores there are worth at least 50 per cent. more than they were renting at before it became known that a site had been acquired for a department store of the first rank. Indeed, in one building in the same block with the new Stern's, ground floor space which formerly brought \$5,000 a year has recently been leased for \$11,000.

The increment in values has been conspicuous all the way from the Grand Central Terminal to Sixth avenue. It is attributable mainly to the conviction, first confirmed by the advent of Stern Brothers, that this part of 42d street is to be a high-class retail center, a conviction since justified through the leasing of a 42d street frontage by another great retail house, namely, the Rogers Peet Company.

No doubt courage was demanded to undertake

the transfer of a business like Stern's to a pioneer locality, for, other things being equal, the advertising outlay for attracting customers is presumably very much increased when a department store takes up a situation apart from an established shopping center. But the advantages of the site chosen are obvious, and with one or two big stores to assume the initiative in drawing custom, the middle part of 42d street may be expected to become as much frequented by shoppers as is 34th street. In fact, there are many who believe that 42d street is destined to be the leading crosstown shopping street in the city.

Near Fashionable Residence Quarter.

The "carriage trade" is one of the most profitable sources of income of high-class department stores. The term is allusive rather than definite. Though sometimes restricted to the custom of

people who do their shopping in carriages and motor cars, it is more generally understood to refer in a broad way to the patronage of the wealthy classes living within walking or driving distance. The carriage trade, owing to the rapid extension of business below 42d street, originates to-day for the most part north of that line. The new Stern's is convenient of access, whether from the south or the north, to that element of the city's population which is synonymous with wealth and fashion. As for

tension of the entire Brooklyn Rapid Transit system. Within the space of a few blocks 42d street will receive or intercept an unequalled volume of traffic not only from the Greater City, but from its suburbs, including all in Westchester County and Connecticut, the great majority in New Jersey, and many on Long Island.

As for long distance travel, it matters little, perhaps, whether the Grand Central Terminal has more of that than the Pennsylvania Station. What does count is that 42d street is in the heart of the fashionable hotel and club house district, where the bulk of the well-to-do shoppers from a distance put up when in the city.

Finally, the new Stern's being opposite Bryant Park, is assured of a perpetual easement of light.

The middle part of 42d street as has been seen, meets the requirements as to location demanded for the establishment of big high-class retail houses. It is adjacent to the wealthy residence population, permanent and transient, and it is, or will be, the city's main objective for sub-



STERN BROTHERS' NEW STORE.

Contains about fourteen acres of floor space, and is one of the most carefully planned as well as one of the biggest department stores in the world.

vehicles coming down Fifth avenue from the private house districts adjacent to the park and from the fashionable uptown hotels and apartment houses, these may reach the new Stern's on 43d street without becoming entangled in the congestion of street car traffic at 42d street.

In the Foremost Transportation Center.

Another main source of profit is the trade which comes by local, interborough, suburban and through railway lines. For this trade a 42d street location is of the greatest possible value. The middle part of 42d street is the objective point of, or is crossed by more important transportation lines than any other stretch of thoroughfare of the same length, and it will presently receive the traffic of the McAdoo tunnel extension, of the Belmont tunnel and of the Broadway subway, which is an ex-

urban as well as interborough, transportation. In what manner will the establishment of stores of the rank of Stern's react on the neighborhood? The answer will be made clear by giving a brief outline of the evolution of the department store business, and such an account will also help to explain the peculiar and interesting architectural problems involved in the planning of the new Stern's.

The Department Store Business.

The principal sources of information concerning the department store business are the report of the United States Industrial Commission, of 1901, and certain monographs by German economists. The latest of these is Johannes Wernicke's "Warenhaus," published in 1911.

According to the Industrial Commission's report, "the Bon Marche, of

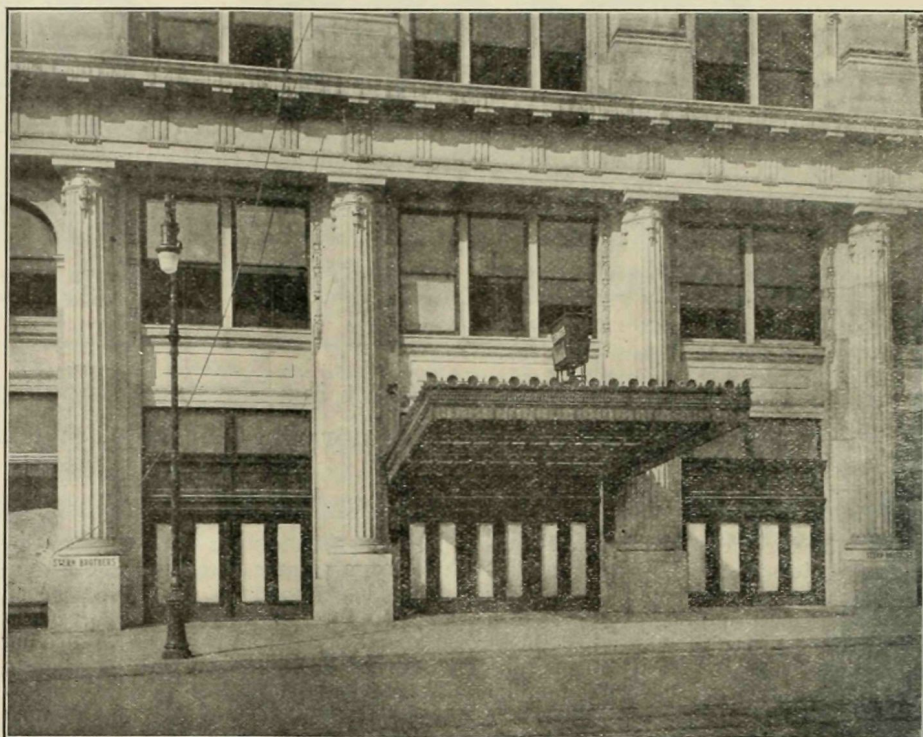
Paris, was the leader in the department store business, beginning in 1869." The idea was quickly transplanted to America, and in the early 70s Jordan Marsh & Co., A. T. Stewart and Marshall Field branched out into department stores. The testimony before the commission showed that in 1901 the largest American department stores gave employment to 3,000 to 4,000 persons each, and were visited during the Christmas shopping season by as many as 40,000 customers a day. These figures would have to be considerably expanded in order to fit conditions as they exist to-day.

From Wernicke's monograph it is learned that there were in Greater New York two years ago about twenty-five department stores of the first rank, and about fifty smaller department stores. The yearly business of the big stores averaged about \$7,000,000 for each store, and the outlay of the different stores for advertising ranged from \$35,000 to \$500,000 a year. As Stern's stands high up in the list of big department stores, it is bound to attract a great crowd to 42d street daily, and this crowd will be bent upon spending money and not merely upon catching trains.

High Rents in Shopping Districts.

At one time it was thought that department stores would ruin the business of single-line retailers. However, fears on this score have proved to be unfounded, and the organization of German and French single-line retailers formed to procure legislation against them have now ceased to occupy a hostile attitude. Indeed, some of them are seeking the repeal of special department store taxes which they were instrumental in getting enacted. The department stores, by purchasing direct from factories and by frequently manufacturing part of their own wares, have greatly reduced the number of jobbing and commission houses, and many of them now have wholesale departments, which command the patronage of single-line retailers.

Their influence upon the latter has been chiefly to compel the introduction of improved business methods and to induce the formation of extensive shopping centers with high real estate values. Partly because of the heavy advertising which the department stores are obliged to resort to and the great crowds of well-to-do purchasers which such stores



MAIN ENTRANCE, OPPOSITE BRYANT PARK.

alone can bring together from a distance, single-line retailers find advantage in being situated in shopping districts centering about great departmented houses. And it is the competition for space among the smaller concerns that creates the high real estate values, rather than the relatively restricted demand for sites by a few department stores. This explains the prompt effect on 42d street store rents of the announcement of the advent of Stern's.

Public Opinion and Department Store Architecture.

Two matters of fact bearing on department store architecture were brought out clearly in the testimony before the Industrial Commission. One has already been touched upon above, namely, the great numbers of purchasers that have to be handled. The other is the sensitiveness of the department store business to public opinion. The profits on individual transactions being small, success depends upon a quick turn over and a heavy volume of sales. It is essential, therefore, to have the confidence and good will of the greatest

possible number of purchasers. Confidence, which perhaps implies good will, relates to a variety of matters, besides prices and quality of goods. It relates also, for example, to such things as store conveniences, sanitation and, especially, fire protection. These requirements, in so far as they make demands upon architectural skill, have been met in a notable degree in the new Stern's.

Rapid Growth of Stern's.

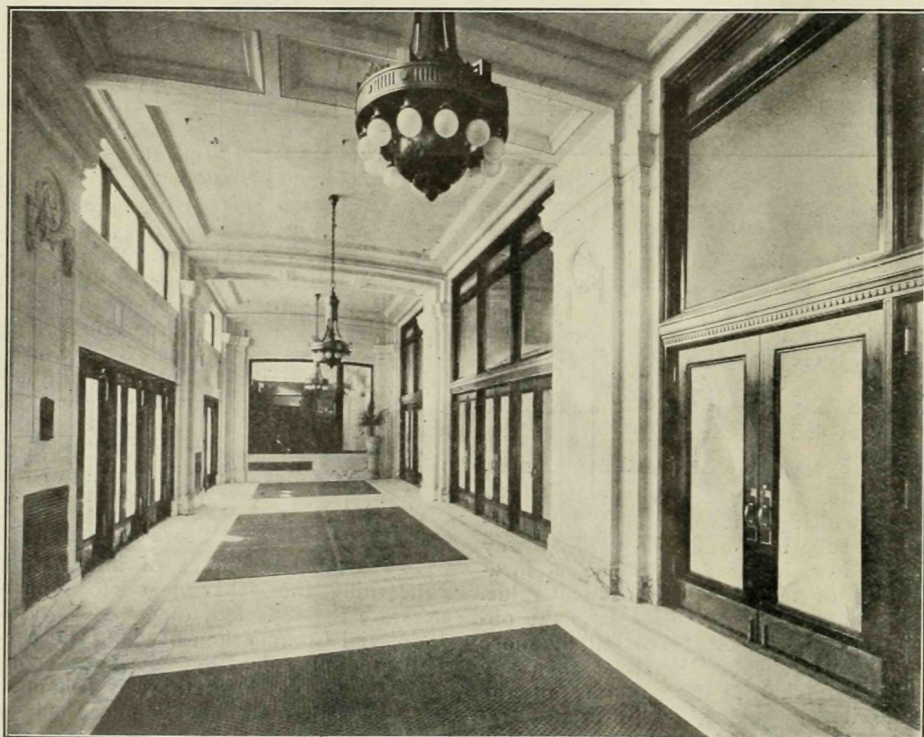
Before taking up the building itself, a word about the growth of the business which is to be conducted in it will be of interest. The firm of Stern Brothers was founded in 1867, and consisted of Isaac, Louis and Bernard Stern, who were joined later by Benjamin Stern. The first store was in Sixth avenue, near 23d street. The firm moved to Nos. 32 to 36 West 23d street, extending through to No. 21 West 22d street, in October, 1878. Nos. 23 and 25 West 22d street were annexed in 1886, and Nos. 38 to 46 West 23d, together with Nos. 27 to 35 West 22d, were added in 1892. In 1902 the store was again extended by taking in the old Conover Building, at Nos. 28 and 30 West 23d street, and also Nos 17 and 19 West 22d street. Finally, in December, 1910, Nos. 9 to 15 West 22d street were acquired, whereupon a twelve-story building was erected covering the frontages at Nos. 28 and 30 West 23d street, and Nos. 9 to 19 West 22d street. The new building was of the loft construction type, as it was recognized that a removal would probably soon be advisable.

Twenty-third Street.

It is interesting to note that when Stern Brothers took possession of Nos. 32 to 36 West 23d street, their store was the only business house in a block occupied by private residences, except for Booth's Theatre and a church, later used as a store by Le Boutillier. Hence, the rise and decline of West 23d street as the city's leading crosstown shopping street are comprised within the remarkably short space of thirty-five years.

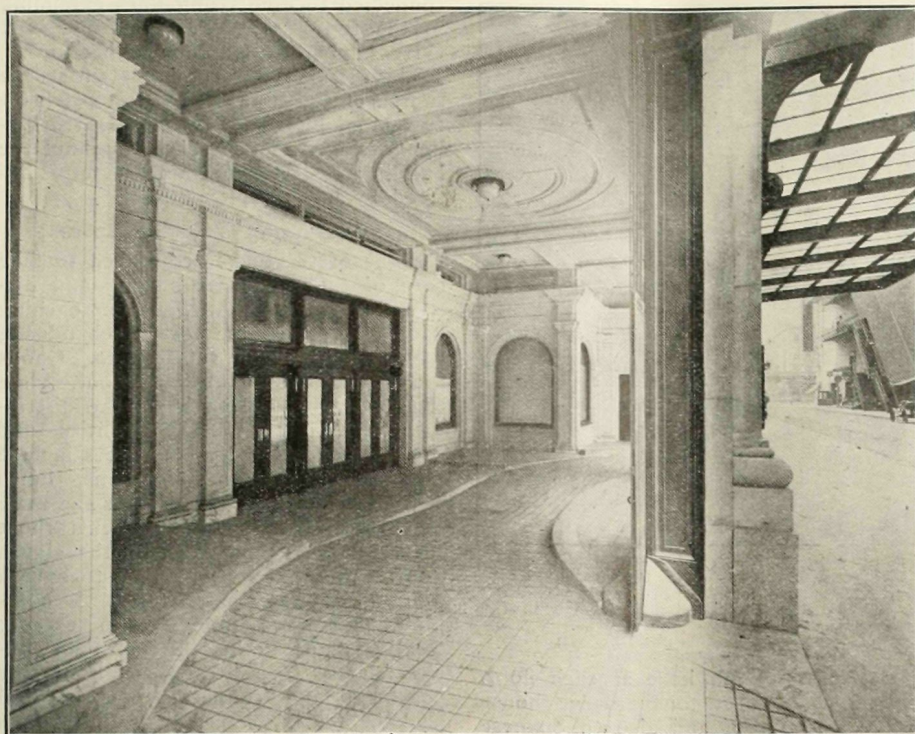
The New Site.

The new site is an L-shaped plot, extending from 42d to 43d streets and including the southeast corner of the latter street and Sixth avenue. It has a frontage of 234 feet on 42d street, beginning 208 feet east of Sixth avenue; the frontage on 43d street is 442 feet;



THE ROOMY VESTIBULE OF THE MAIN ENTRANCE.

It has plenty of daylight, which, with the generous proportions and warm color scheme, gives it a hospitable atmosphere.



CARRIAGE AND MOTOR CAR ENTRANCE, ON 43D STREET.

that on Sixth avenue, 100.5 feet. The ground area is approximately 66,000 square feet, or upwards of one and one-half acres. The building is eight stories high above a basement and a sub-basement. The latter, which contains the service plant, covers about one-third of the area between the foundation walls. The building provides a total floor space of about fourteen acres, and is one of the largest department stores in the world.

Building Notable Architecturally.

It was designed by John B. Snook Sons. With respect to the principal facade, the aim of the architects was to make it harmonize with the style of the Public Library, the dominant architectural monument of the vicinity. This was accomplished by the use of limestone in the classical renaissance style for the 42d street elevation. The result is a dignified and beautiful example of classical architecture fitted to the requirements of modern business. The 43d street and Sixth avenue fronts, in keeping with their particular environment, are of limestone in the first and second stories and of light pressed brick and terra cotta above.

Conditions Determining the Interior.

The planning of the interior was conditioned by these main facts: 1. The store has between sixty and seventy different departments, which must be accessible without inconvenience or confusion to great crowds of shoppers. 2. The fire protection and fire exits must be ample for the maximum number of people likely to gather in the building. 3. Provision must be made for sanitation and for quickly removing the refuse which a great business throws off daily. 4. The receiving, storing and distribution of goods must be accomplished without encroaching upon space valuable for merchandising.

Arrangement of Departments.

The grouping of sales departments is a matter of great importance. They must be kept together in the fewest possible number of floors. If customers were forced to do too much traveling by elevator from one floor to another, they would be put to needless inconvenience. There would be much waste of time and shoppers would probably curtail their purchases. Besides, every extra floor calls for additional space for elevators and also increases the cost of power.

The sales departments in the new Stern's are compactly arranged on the first five floors of the building. No merchandising is to be done below the ground floor, and the upper three floors are devoted to stock rooms, offices for the members of the firm and various department heads and to other utilities. The restaurant, which has been leased to Maillard, occupies part of the fifth floor. Loaded motor trucks are taken by elevator to the different floors.

As an illustration of the importance attached to the arrangement of the selling plant, it may be said that this has been done under the supervision of a firm of specialists, Taussig & Flesch, designers and architects of store interiors. A glance at the plan of the ground floor shows that consideration has been given not only to the convenience of broad aisles so arranged that the elevators and main sections are in view from the entrances, but also to the expediency of, so far as practicable, segregating departments into kindred groups. Thus, the minimum width of aisles on the ground floor is 9.6 feet, while the

men's furnishing department has a Sixth avenue entrance virtually to itself; that is, one may reach it directly from the avenue without having to go through those parts of the floor mostly frequented by women.

The greater share of the ground floor area has been allotted to millinery, jewelry, ribbons, laces, hosiery, gloves, art needlework and other small articles, evidently with the idea of confining as large a proportion of the sales as possible to the street floor.

The great room, with its height of 18 feet in the clear, its low fixtures, none rising above 7 feet 6 inches, and its broad aisles, gives an impression of spaciousness and security, and, when filled with merchandise and people, will present extensive vistas rich in color and alive with movement. In the new Stern's the artistic sense is appealed to in a remarkable degree through the noble facade, the opulent show windows thirteen feet deep, the generous main vestibule, twenty feet wide and sixty-five feet long, and the interesting variety, yet order and harmony, of the giant market place beyond.

Unique Motor Car Entrance.

In addition to the main vestibule on 42d street referred to above, there are also an entrance from Sixth avenue and three entrances from 43d street for the use of customers. A feature, unique as yet in department stores, is an interior carriage and automobile entrance on 43d street. This is in the form of a semi-circle, extending into the building, so that customers step directly from their cars into the store.

All the entrance vestibules, including the driveway, are finished in Caen stone, with moulded pilasters, cornices, paneled ceilings and inlaid marble floors and base. Electrically operated illuminated carriage calls have been installed on both 42d and 43d streets. Ornamental iron and glass awnings are placed over the sidewalks at all the entrances, extending to the curb line and provided with electric lights.

Interior Circulation.

The circulation of people and goods within the building is facilitated by an elevator installation consisting of fifteen passenger cars, three freight cars, one auto lift, and six combination cars, besides two sidewalk lifts, one ash hoist, ten full automatic dumbwait-



LOOKING DOWN ONE OF THE AISLES.

View on the second floor, with bank of elevators in the distance, another bank, not shown, being at this end.

ers, and two escalators, all operated by electricity, the motors being of the geared traction type and placed on the roof over the shafts to save room in the basement. All passenger elevator doors are controlled by safety automatic opening and closing mechanism. The passenger cars, of ample size, are built of mahogany, with bronze ceiling and dome.

Fire Protection.

The fire preventive devices are unusually complete, as are the facilities for safe exit of customers and employees. Among the novel features in this connection are the smoke-proof stair towers. There are five of these, which extend the full height of the building. Each is constructed of solid brick walls. The stairs are at no point less than five feet in width, and a fire-proof vestibule, open at all times to the outside air, is provided at each of the entrances to the stairs at the several stories, equipped with self-closing fire-proof doors. By this plan all possibility of smoke entering the stair enclosure proper is eliminated.

In addition to the five smoke-proof stair towers, there are four flights of stairs, enclosed in six-inch terra cotta partitions and provided with self-closing fireproof doors. Contrary to the old method of building department stores, there are no exposed openings from one floor to another, with the consequent danger of the spread of fire. Each floor is entirely cut off from those below or above by means of self-closing fireproof doors.

The entire building is protected by automatic sprinklers, the system being supplied from eleven steel pressure tanks on the roof, having a total capacity of 99,000 gallons of water. The sprinkler piping is concealed in the first to the fifth story, inclusive, and is exposed in the other stories.

Complete fire alarm and watchman's clock systems protect the entire building.

Six-inch stand pipes are provided in



The open casements over the marquee give on the fire tower vestibules, their purpose being to prevent the accumulation of smoke in the stair enclosures.

the stairways, with hose at each floor. The pipes connect to the large house tanks on the roof and also to Siamese steamer connections at the streets.

Store Sanitation.

The store sanitation is of the most modern order. The first story, basement and sub-basement are heated by an elaborate indirect heating and exhaust ventilation system. The fresh air is taken through large brick intake flues extending from the roof, the foul air being exhausted through similar flues. All the fresh air is screened, heated and distributed through metal ducts.

There are two sets of powerful fresh air and exhaust fans, and in addition, a separate blower is provided at each vestibule. The building above the first story is heated by direct radiation.

A complete vacuum cleaner system has been installed, consisting of two electrically driven, ten sweeper machines, located in the sub-basement and

connected to nine rising lines extending to the top floor, with eighty-one inlet valves and hose and tool connections.

There is a water cooling plant in the sub-basement connected by an extensive system of piping to twenty-eight drinking fountains distributed throughout the building. All the drinking water is filtered by large duplex filters.

Conserving Valuable Space.

Some of the means employed to take care of the receiving, storing and distribution of goods without encroaching upon space valuable for merchandising have already been referred to. Goods are stored above the fifth floor, while the basement is devoted to the distributing departments. The utilities and comforts provided for employees include sick rooms, recreation rooms, lunch rooms and lockers. Those for the male employees are in the basement; those for the women and girls, on the eighth floor. Later on it is planned to have a roof garden for employees. A complete pneumatic tube system extends to all parts of the building, and belt conveyors are installed throughout the basement and connect to two spiral package chutes which extend up through the building.

The boiler plant, which is in the sub-basement, consists of five return tubular high pressure boilers of 200 h.-p. each.

Electric current for both light and power is supplied from the mains of the New York Edison Company, the wiring entering the building at three separate points.

The building was designed by and constructed under the supervision of John B. Snook Sons. The store fixtures were designed by Taussig & Fleisch, who planned what may be called the movable interior features of the store.

By way of conclusion, it may be said, that the painstaking care and the skill evident from a study of the new Stern's, considered as an efficient instrument of retail commerce, are typical of the sort of management to which big department stores owe their existence.

An Authentic List of the Contractors and Sub-Contractors Who Did the Work and the Manufacturers Whose Material Was Specified or Used on the Stern Bros. New Building

Air Valves on Radiators:
Childs & Scott Co., 112 Wooster st.

Annunciators:
DeVeau Telephone Mfg. Co., 472 18th st., Brooklyn.

Arches, Fireproof:
National Fireproofing Co., Fuller Bldg.

Ash Cans:
I. Durlach, 199 Wooster st.

Atlas White Cement:
John P. Kane Co., 103 Park av.

Basins:
J. L. Mott Iron Works, 118 Fifth av.

Belt Conveyors, Packages:
The Lamson Co., 15 Madison Sq. North.

Blue Stone:
E. Clark Blue Stone Co., 315 Fourth av., Brooklyn.

Boilers, Tubular:
The Bigelow Co., 85 Liberty st.

Boiler Feed Pumps:
International Steam Pump Co., 115 Broadway.

Boiler Gauges:
Childs & Scott Co., 112 Wooster st.

Book Vaults:
Hall's Safe Co., 399 Broadway.

Brick, Common:
J. P. Kane Co., 103 Park av.

Brick, Interior Court:
Carter, Black & Ayres, 1182 Broadway.

Brick, Front:
Hydraulic Press Brick Companies, 381 Fourth av.

Frederburg, Lounsbury & Houghtaling, Inc., 381 Fourth av.

Builders' Hardware:
Braunfels, Browning & Co., 1940 Park av.

C & C Motors:
Garwood Electric Co., 90 West st.

Cabinet Work:
D. W. Davin, 74 Irving pl.

E. Hamburger & Co., 139 Emerson pl., Brooklyn.

Miller, Haas & Co., Paynter av., Astoria, L. I.

F. Schaeffler, 533 W. 34th st.

S. S. Silver & Co., Inc., 411 E. 8th st.

Caen Stone, Imitation:
McNulty Bros., 549 W. 52d st.

Call Bell System:
J. Livingston & Co., 75 E. 40th st.

Carpentry:
D. W. Davin, 74 Irving pl.
Watt & Sinclair, 348 W. 27th st.

Cash Carrier System:
The Lamson Co., 15 Madison Sq. N.

Cement, Non-Staining:
J. P. Kane Co., 103 Park av.

Cement, Portland:
J. P. Kane Co., 103 Park av.

The Lawrence Cement Co., 1 Broadway.

Control on Motors:
Cutler, Hammer Co., So. Boulevard and 144th st.

Centrifugal House Pumps:
International Steam Pump Co., 115 Broadway.

Centrifugal Pump Motors:
Sprague Electric Co., 527 West 34th st.

Centrifugal Pump, Switchboard and Pressure Regulators:

Sundh Electric Co., 550 W. 23d st.

Chains, Window:
P. & F. Corbin, 39 W. 38th st.

Cleaning, Vacuum System:
Spencer Turbine Cleaner Co., 1182 Broadway.

Clock Systems:
Eco Magneto Clock Co., 26 Cortlandt st.

Common Brick:
J. P. Kane Co., 103 Park av.

Conduits:
R. B. Corey, 39 Cortlandt st.

Control, Motors:
Cutler, Hammer Co., So. Boulevard and 144th st.

Corner Bead:
National Metal Bead Co., 217 Seventh av.

Counters:
Miller, Haas & Co., Paynter av., Astoria, L. I.

F. Schaeffler, 533 W. 34th st.

Counters and Show Cases:
E. Hamburger & Co., 139 Emerson pl., Brooklyn.

Electrical Contractor:
J. Livingston & Co., 70 E. 45th st.

Covering, Pipe:
R. A. Keasbey Co., 100 N. Moore st.

Current:
N. Y. Edison Co., Duane and Elm sts.

Cut Stone:
Jas. H. Young Stone Co., Locust av. and 136th st.

Destroyers, Refuse and Garbage:
Atkinson, Morse Destructor Co., 90 West st.

Door, Elevators:
John Pirkel Iron Works, 240 N. 10th st., Brooklyn.

Door Hangers, Elevators:
John Pirkel Iron Works, 240 N. 10th st., Brooklyn.

Doors, Hollow Metal:
U. S. Metal Products Co., 205 W. 40th st.

Door Opening Mechanism, Elevators:
Burdett-Rowntree Mfg. Co., 50 Church st.

Doors, Vault Lights:
Brooklyn Vault Light Co., 254 Monitor st., Brooklyn.

Doors, Wood:
Empire City-Gerard Co., 40 E. 22d st.

Drain Pipe:
J. P. Duffy Co., Park av. and 138th st.

Drinking Fountains:
J. L. Mott Iron Works, 118 Fifth av.

Drinking Water Circulation Pumps:
International Steam Pump Co., 115 Broadway.

Drinking Water Refrigeration:
Karl Vesterdahl & Co., 90 West st.

Driveway, Granolithic:
R. H. Jaffray Co., 7 E. 42d st.

Dumbwaiters, Electric:
Burdett-Rowntree Mfg. Co., 50 Church st.

Ejectors, Sewage:
Westinghouse Air Brake Co., 165 Broadway.

Electric Dumbwaiters:
Burdett-Rowntree Mfg. Co., 50 Church st.

Electric Meters:
General Electric Co., Schenectady.

Electric Wire:
Standard Underground Cable Co., 50 Church st.

Electrical Contractor:
J. Livingston & Co., 70 E. 45th st.

- Electric Switches:**
Metropolitan Engr. Co., 30 E. 42d st.
- Electricity:**
N. Y. Edison Co., Duane and Elm sts.
- Elevator Doors:**
John Pirkel Iron Works, 240 N. 10th st., Brooklyn.
- Elevator Door Hangers:**
John Pirkel Iron Works, 240 N. 10th st., Brooklyn.
- Elevator Door Opening Mechanism:**
Burdett-Rowntree Mfg. Co., 50 Church st.
- Elevator Floors:**
N. Y. Belting & Packing Co., 91 Chambers st.
- Elevators, Hod Hoisting:**
Pelham Hod Hoisting Co., 416 W. 26th st.
- Elevators, Passenger and Freight:**
Otis Elevator Co., Eleventh av. and 26th st.
- Elevator Signal System:**
Elevator Supply & Repair Co., 105 W. 40th st.
- Engineers, Structural Steel:**
Thos. J. Bird, 505 Fifth av.
- Erection of Mill Work:**
Watt & Sinclair, 348 W. 27th st.
- Erectors, Steel:**
Alfred E. Norton Co., 105 W. 40th st.
- Escalators:**
Otis Elevator Co., Eleventh av. and 26th st.
- Excavating:**
Clarence L. Smith & Co., Eleventh av. and 30th st.
- Fabricators, Steel:**
Alfred E. Norton Co., 105 W. 40th st.
- Fans:**
B. F. Sturtevant Co., Boston, Mass.
- Filters, Water:**
Loomis-Manning Filter Dist. Co., 1 Madison av.
- Finished Hardware:**
P. & F. Corbin, 39 W. 38th st.
- Fire Alarm:**
DeVeau Telephone Mfg. Co., 472 18th st., Brooklyn.
- Fire Door Plate:**
Carnahan Tin Plate & Sheet Co., Canton, Ohio.
- Fire Hose:**
Eureka Fire Hose Mfg. Co., 13 Barclay st.
- Fire Hose Racks:**
H. J. M. Howard Mfg. Co., Washington, D. C.
- Fire Line Gate Valves:**
Kennedy Valve Mfg. Co., 51 Beekman st.
- Fireproof Arches:**
National Fire Proofing Co., Fuller Bldg.
- Flag Pole, Steel:**
Alfred E. Norton Co., 105 W. 40th st.
- Fixtures, Lighting:**
Cassidy & Son Mfg. Co., 133 W. 23d st.
- Floors, Elevators:**
N. Y. Belting & Packing Co., 91 Chambers st.
- Freight Elevators:**
Otis Elevator Co., Eleventh av. and 26th st.
- Front Brick:**
Hydraulic Press Brick Companies, 381 Fourth av.
- Frederburg, Lounsbury & Houghtaling, Inc., 381 Fourth av.**
- Furring and Lath, Metal:**
McNulty Bros., 549 W. 52d st.
- Garbage and Refuse Destroyers:**
Atkinson, Morse Destructor Co., 90 West st.
- Gate Valves on Fire Lines:**
Kennedy Valve Mfg. Co., 51 Beekman st.
- General Contractor:**
C. T. Wills, Inc., 286 Fifth av.
- Glass:**
Jos. Elias & Co., 541 W. 22d st.
- Granite:**
A. LePoidevin & Co., 286 Fifth av.
- Granolithic Driveway:**
R. H. Jaffray Co., 7 E. 42d st.
- Gauges, Boiler:**
Childs & Scott Co., 112 Wooster st.
- Hangers, Elevator Doors:**
John Pirkel Iron Works, 240 N. 10th st., Brooklyn.
- Hardware, Builders:**
Braunfels, Browning & Co., 1940 Park av.
- Hardware, Finished:**
P. & F. Corbin, 39 W. 38th st.
- Heating and Ventilating:**
Childs & Scott Co., 112 Wooster st.
- Hod Hoisting Elevator:**
Pelham Hod Hoisting Co., 416 W. 26th st.
- Holders, Toilet Paper:**
A. P. W. Paper Co., 80 Hudson st.
- Hollow Metal Doors:**
U. S. Metal Products Co., 205 W. 40th st.
- Hollow Metal Trim:**
U. S. Metal Products Co., 205 W. 40th st.
- Hollow Metal Windows:**
S. H. Pomeroy Co., Inc., 42d st. and Madison av.
- Hose, Fire:**
Eureka Fire Hose Mfg. Co., 13 Barclay st.
- Hose Racks:**
H. J. M. Howard Mfg. Co., Washington, D. C.
- House Pumps, Centrifugal:**
International Steam Pump Co., 115 Broadway.
- House Wrecking:**
Jump House Wrecking Co., 45 W. 34th st.
- Imitation Caen Stone:**
McNulty Bros., 549 W. 52d st.
- Inspection of Steel:**
Hildreth & Co., 5 Broad st.
- Insurance, Liability (Travelers):**
McGratty & Son, 313 Butler st., Brooklyn.
- Interior Marble:**
Fred'k K. Gaston, 30 E. 42d st.
- Iron, Ornamental:**
John Pirkel Iron Works, 240 N. 10th st., Brooklyn.
- Knife Switches on Switchboard:**
NYELEC Co., 422 E. 53d st.
- Lath and Furring, Metal:**
McNulty Bros., 549 W. 52d st.
- Liability Insurance (Travelers):**
Frederick K. Gaston, 30 E. 42d st.
- Lifts, Side Walk:**
Otis Elevator Co., Eleventh av. and 26th st.
- Lighting Fixtures:**
Cassidy & Son Mfg. Co., 133 W. 23d st.
- Lighting, Windows:**
J. Livingston & Co., 70 E. 45th st.
- Lights, Side Walk:**
Berger Mfg. Co., Eleventh av. and 22d st.
- Limestone:**
Jas. H. Young Stone Co., Locust av. and 136th st.
- Lockers, Metal:**
Edw. Darby & Sons, Philadelphia, Pa.
- Locks on Panel Board:**
Yale & Towne Mfg. Co., 9 E. 40th st.
- Locks and Springs:**
P. & F. Corbin, 39 E. 38th st.
- Mahogany Filler on Woodwork:**
Wilhelm Koch, 36 Vesey st.
- Marble, Interior:**
McGratty & Son, 313 Butler st., Brooklyn.
- Marquees:**
John Pirkel Iron Works, 240 N. 10th st., Brooklyn.
- Masons' Materials:**
J. P. Kane Co., 103 Park av.
- Metal Furring and Lath:**
McNulty Bros., 549 W. 52d st.
- Metal Lockers:**
Edw. Darby & Sons, Philadelphia, Pa.
- Metal, Ornamental:**
F. J. Seton, 78 Washington av., Brooklyn.
- Metal Trim, Hollow:**
U. S. Metal Products Co., 205 W. 40th st.
- Metal Windows:**
S. H. Pomeroy Co., Inc., 42d st. and Madison av.
- Meters, Electric:**
General Electric Co., Schenectady.
- Meters, Water:**
International Steam Pump Co., 115 Broadway.
- Mill Work Erection:**
Watt & Sinclair, 348 W. 27th st.
- Mill Work, Miscellaneous:**
Empire City-Gerard Co., 40 E. 22d st.
- Miscellaneous Mill Work:**
Empire City-Gerard Co., 40 E. 22d st.
- Models for Carving Stone Work:**
Jos. Smith & Co., 428 E. 23d st.
- Motors:**
Diehl Mfg. Co., 90 Prince st.
- Motors, C. & C.:**
Garwood Electric Co., 90 West st.
- Motor Controls:**
Cutler, Hammer Co., So. Boulevard and 144th st.
- Motors on Centrifugal Pumps:**
Sprague Electric Co., 527 West 34th st.
- Non-Staining Cement:**
J. P. Kane Co., 103 Park av.
- North River Brick:**
J. P. Kane Co., 103 Park av.
- Ornamental Iron:**
John Pirkel Iron Works, 240 N. 10th st., Brooklyn.
- Ornamental Plastering:**
McNulty Bros., 549 W. 52d st.
- Ornamental Stamped Metal:**
F. J. Seton, 78 Washington av., Brooklyn.
- Outlet Boxes:**
Thomas & Betts, 299 Broadway.
- Package Belt Conveyors:**
The Lamson Co., 15 Madison sq., N.
- Paint, Protective:**
Schoellkopf, Hartford & Hanna Co., 100 William st.
- Painting:**
Frank Williams, W. 4th and Charles sts.
- Panel Boards:**
NYELEC Co., 422 E. 53d st.
- Panel Board Locks:**
Yale & Towne Mfg. Co., 9 E. 40th st.
- Paper, Toilet:**
A. P. W. Paper Co., 80 Hudson st.
- Passenger Elevators:**
Otis Elevator Co., Eleventh av. and 26th st.
- Pipe Covering:**
R. A. Keasbey Co., 100 N. Moore st.
- Pipe, Drain:**
P. J. Duffy, Park ave and 138th st.
- Plain Plastering:**
McNulty Bros., 549 W. 52d st.
- Plastering, Ornamental:**
McNulty Bros., 549 W. 52d st.
- Plastering, Plain:**
McNulty Bros., 549 W. 52d st.
- Plate, Glass:**
Jos. Elias & Co., 541 W. 22d st.
- Plumbing:**
W. G. Cornell & Co., 17th st. and Fourth av.
- Plumbing Supplies:**
J. L. Mott Iron Works, 118 Fifth av.
- Pneumatic Tube System:**
The Lamson Co., 15 Madison sq., N.
- Portland Cement:**
J. P. Kane Co., 103 Park av.
- The Lawrence Cement Co., 1 Broadway.**
- Power:**
N. Y. Edison Co., Duane and Elm sts.
- Pressure Regulators on Centrifugal Pumps:**
Sundh Electric Co., 550 W. 23d st.
- Protective Paints, Steel:**
Schoellkopf, Hartford & Hanna Co., 100 William st.
- Pumps:**
International Steam Pump Co., 115 Broadway.
- Radiators:**
American Radiator Co., 104 W. 42d st.
- Radiators, Air Valves:**
Childs & Scott Co., 112 Wooster st.
- Radiator, Steam Valves:**
Jenkins Bros., 80 White st.
- Refrigerator, Drinking Water:**
Karl Vesterdahl & Co., 90 West st.
- Refuse and Garbage Destroyers:**
Atkinson, Morse Destructor Co., 90 West st.
- Rigging:**
Alfred E. Norton Co., 105 W. 40th st.
- Roof Tanks:**
Franklin Machine & Steam Boiler Works, 13 Franklin st., Brooklyn.
- Roofing:**
F. J. Seton, 78 Washington av., Brooklyn.
- Roof, Waterproofing:**
N. Y. Roofing Co., 535 E. 19th st.
- Safes:**
Hall's Safe Co., 399 Broadway.
- Salamanders:**
Braunfels, Browning & Co., 1940 Park av.
- Sewage Ejectors:**
Westinghouse Air Brake Co., 165 Broadway.
- Sheet Metal Work:**
F. J. Seton, 78 Washington av., Brooklyn.
- Show Cases:**
Miller, Haas & Co., Paynter av., Astoria.
- F. Schaeffler, 533 W. 34th st.**
- Show Case Lighting:**
J. Livingston & Co., 70 E. 45th st.
- Show Cases and Counters:**
E. Hamburger & Co., 139 Emerson pl., Brooklyn.
- Show Windows:**
John Pirkel Iron Works, 240 N. 10th st., Brooklyn.
- Show Window Lighting:**
J. Livingston & Co., 70 E. 45th st.
- Sidewalk Lights:**
Berger Mfg. Co., Eleventh av. and 22d st.
- Sidewalk Lifts:**
Otis Elevator Co., Eleventh av. and 26th st.
- Signal Systems, Elevators:**
Elevator Supply & Repair Co., 105 W. 40th st.
- Skylights:**
F. J. Seton, 78 Washington av., Brooklyn.
- Springs and Locks:**
P. & F. Corbin, 39 W. 38th st.
- Sprinkler System:**
General Fire Extinguisher Co., 1 Liberty st.
- Stained Glass Dome:**
Jos. Elias & Co., 541 W. 22d st.
- Stair Treads:**
American Mason Safety Tread Co., 50 Church st.
- Stamped Metal, Ornamental:**
F. J. Seton, 78 Washington av., Brooklyn.
- Steam Gauges on Boilers:**
Childs & Scott Co., 112 Wooster st.
- Steam Valves on Radiators:**
Jenkins Bros., 80 White st.
- Steel, Erectors and Fabricators:**
Alfred E. Norton Co., 105 W. 40th st.
- Steel Flag Pole:**
Alfred E. Norton Co., 105 W. 40th st.
- Steel Inspection:**
Hildreth & Co., 5 Broad st.
- Steel Protective Paint:**
Schoellkopf, Hartford & Hanna Co., 100 William st.
- Stone:**
Michael Cohen & Co., 1133 Broadway.
- Stone, Bluestone:**
E. Clark Blue Stone Co., 315 Fourth av., Brooklyn.
- Stone, Limestone:**
Jas. H. Young Stone Co., Locust av. and 136th st.
- Storage Rooms:**
Hall's Safe Co., 399 Broadway.
- Strainers, Water:**
International Steam Pump Co., 115 Broadway.
- Structural Steel Engineers:**
Thos. J. Bird, 505 Fifth av.
- Swinging Hose Rack:**
H. J. M. Howard Mfg. Co., Washington, D. C.
- Switchboards:**
NYELEC Company, 422 E. 53d st.
- Switchboards on Centrifugal Pumps:**
Sundh Electric Co., 550 W. 23d st.
- Switches:**
Hart Mfg. Co., 203 Broadway.
- Switches, Electric:**
Metropolitan Engr. Co., 30 E. 42d st.
- Systems, Call Bell:**
J. Livingston & Co., 70 E. 45th st.
- Systems, Clock:**
Eco Magneto Clock Co., 26 Cortlandt st.
- Systems, Elevator Signal:**
Elevator Supply & Repair Co., 105 W. 40th st.
- Systems, Fire Alarm:**
DeVeau Telephone Mfg. Co., 472 18th st., Brooklyn.
- Systems, Sprinkler:**
General Fire Extinguisher Co., 1 Liberty st.
- Systems, Vacuum Cleaner:**
Spencer Turbine Cleaner Co., 1182 Broadway.
- Systems, Heating and Ventilating:**
Childs & Scott Co., 112 Wooster st.
- Systems, Cash Carrier:**
The Lamson Co., 15 Madison sq., N.
- Systems, Pneumatic Tube:**
The Lamson Co., 15 Madison sq., N.
- Tables:**
S. S. Silver & Co., Inc., 411 E. 8th st.
- Tanks, Water:**
Franklin Machine & Steam Boiler Works, 13 Franklin st., Brooklyn.
- Tiling:**
Traitel Marble Co., Webster av., L. I. City.
- Time Clocks:**
Eco Magneto Clock Co., 26 Cortlandt st.
- Toilet Paper and Holders:**
A. P. W. Paper Co., 80 Hudson st.
- Treads, Stair:**
American Mason Safety Tread Co., 50 Church st.
- Trim, Hollow Metal:**
U. S. Metal Products Co., 205 W. 40th st.
- Trim, Wood:**
Empire City-Gerard Co., 40 E. 22d st.
- Toilets:**
J. L. Mott Iron Works, 118 Fifth av.
- Terra Cotta:**
Henry Maurer & Son, 420 E. 23d st.
- Vacuum Cleaning System:**
Spencer Turbine Cleaner Co., 1182 Broadway.
- Valves, Gate on Fire Lines:**
Kennedy Valve Mfg. Co., 51 Beekman st.
- Valves, Steam on Radiators:**
Jenkins Bros., 80 White st.
- Valves, Air:**
Childs & Scott Co., 112 Wooster st.
- Vaults:**
Hall's Safe Co., 399 Broadway.
- Ventilating and Heating:**
Childs & Scott Co., 112 Wooster st.
- Watchman's Clocks:**
Eco Magneto Clock Co., 26 Cortlandt st.
- Water Filters:**
Loomis, Manning Filter Distr. Co., 1 Madison av.
- Water Meters:**
International Steam Pump Co., 115 Broadway.
- Water Refrigerator:**
Karl Vesterdahl & Co., 90 West st.

A PRACTICAL WAY OF REDUCING TAXATION

Two Constitutional Amendments to Be Voted on at the November Elections Provide for Cutting Out Extravagant Features in Condemnation Proceedings.

AT the election in November two most important amendments to the Constitution of the State of New York will be offered. If adopted by a majority of the electors voting thereon, such amendments will become a part of the Constitution from and after the first day of January, 1914. These proposed amendments are to change Section 7, Article 1, of the Constitution.

The first is known as the "Supreme Court With or Without a Jury" amendment, and is as follows:

"Section 7—When private property shall be taken for any public use, the compensation to be made therefor, when such compensation is not made by the State, shall be ascertained by a jury, by the Supreme Court with or without a jury, but not with a referee, or by not less than three commissioners appointed by a court of record as shall be prescribed by law."

This would permit the Supreme Court to designate a branch for the hearing of condemnation proceedings, with a regular calendar and rules of procedure like other cases before a justice of the Supreme Court.

The present method of conducting condemnation proceedings whenever the city needs to acquire land for streets, parks, court houses or other public purposes, is so cumbersome and expensive that it is to the interest of all property owners to urge the adoption of the amendment, which will permit the abolishing of such expensive methods.

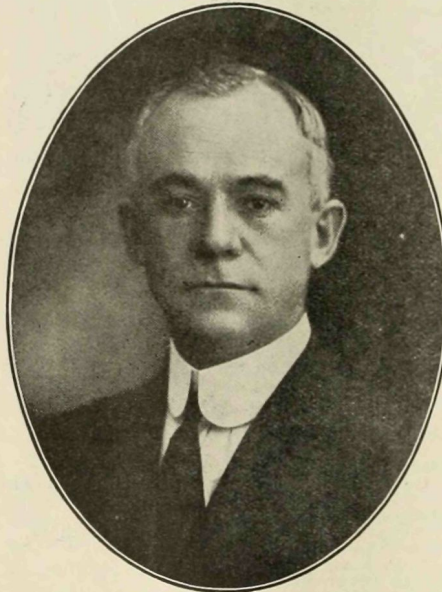
The other amendment is also to Section 7, Article 1, of the Constitution. It is known as the "Excess Condemnation" amendment, and is as follows:

For Excess Condemnation.

"Section 7. The Legislature may authorize cities to take more land and property than is needed for actual construction in the laying out, widening, extending or re-locating of parks, public places, highways or streets; provided, however, that the additional land and property so authorized to be taken shall be no more than sufficient to form suitable building sites abutting on such park, public place, highway or street. After so much of the land and property has been appropriated for such park, public place, highway or street as is needed therefor, This will tend to cheapen greatly the the remainder may be sold or leased."

cost of acquiring private property for public use. At present only property actually needed for public use may be taken. In street opening, for instance, only the portion of the lot which lies in the bed of the street is taken, while the owner not only is paid for the part of his land which lies in the street but may claim and be awarded what are known as "consequential damages" for injuries to the balance of his lot because part has been taken.

The same may result if the front of a building is taken. Full value, as if for total destruction, may be awarded to the owner, and he may move the building farther back in the lot and have the building as well as the damages. If the



HON. CYRUS C. MILLER.

city could take the whole lot and building and pay for them and sell the balance after the improvement is made, the profits oftentimes would lessen materially the assessment for the improvement. Besides that, "consequential damages," which now form so large a part of the assessment, would be avoided. The "consequential damages," as well as direct damages for land taken are collected by assessment on all property in the area of assessment and must be paid for in part by the neighbors.

On the other hand, sometimes a narrow strip of land is left lying outside of the street lines so as to prevent a considerable area of property from having frontage on the street. These strips or gores may be used to prevent the owner of property reaching nearly but not quite to the street from developing his land without paying an exorbitant price for the strip or gore.

Sometimes the strip and the inside property remain unimproved for years because the two owners cannot agree upon a fair price. Who has not seen buildings with the fronts cut off, boarded up and standing vacant for months and even years, a ghastly injury to the whole neighborhood? In many cases this is a needless destruction of property. This would not be so if the city could take the whole building.

Manifest Injustice.

Oftentimes after consequential damages have been paid because part of a lot or building is taken, the remaining portion is worth as much as the whole property before the improvement was made. The manifest injustice and extravagance of all this must be plain to everyone. It would be far better for the community in the proceeding to acquire land for the improvement, if it were permitted to take additional land if necessary, so as to avoid such narrow strips and gores and consequential damages.

If there is any profit to be made from the sale of corner lots created by the improvement, or the whole of a building which otherwise would be destroyed or

the building site formed by the union of the narrow strip or gore and the inside property, it should go to abate the amount of the assessment or into the public treasury, and not into the pockets of private owners.

The policy of excess condemnation is followed very generally and with most satisfactory results in Europe. In London the first improvement made was the creation of Garrick street, in 1861, where 72 per cent. of the cost of the land and construction was recouped through the sale of the surplus property. In the making of Southwark street, in 1864, 67 per cent. of the expense was recovered, and in the case of Queen Victoria street, in 1871, the recovery amounted to 53 per cent. In the case of Northumberland avenue, in 1876, the profit realized from the sale was nearly \$600,000.

Opposition to excess condemnation has been made by persons who fear that it will be used as a method of land speculation by the city. It is to be noted that authority is not given to take property generally, but only in connection with public improvements, and then only sufficient additional land to form suitable building sites abutting on the improvement.

Why Oppose a Good Thing?

To oppose a good thing because it might be used in a bad way is about as sensible as refusing to eat because one might overeat. The general law which is to be passed by the Legislature regulating the procedure in this matter could contain the safeguards which might be deemed necessary. The law could provide that in case of opposition to the exercise of excess condemnation in a proceeding the dispute should be submitted to a justice of the Supreme Court or to the Appellate Division.

It is said also that in some cases excess condemnation would not result in a profit; this of course would depend upon circumstances. It is quite plain that excess condemnation should not be used in a projected improvement at all if its exercise promised no reduction in the cost.

These amendments represent steps forward in economic municipal government and should be adopted by the people.

CYRUS C. MILLER,

President of the Borough of The Bronx.
Aug. 23, 1913.

—The residents of South Yonkers, living near the Tibbits Brook Valley, where the Bronx Valley Sewer Commission proposes to construct a large sedimentation plant for the \$3,000,000 trunk line sewer, won a temporary victory when Judge Isaac N. Mills continued the injunction granted by Justice Martin J. Keogh, with the understanding that the attorneys should try the issues at the September term of court at which Justice Mills will preside.

—The demand for suburban real estate for investment is not active, but there is good demand from homeseekers, reflecting gradual rather than abnormal growth.

SUCCESS OF TITLE INSURANCE IN NEW YORK

How It Has Been Won—Commanding Respect and Making Friends—
Turning By-Products to the Best Advantage—The Mortgage Business.

By HORACE ANDERSON.

The annual meeting of the American Association of Title Men was held this week at Cedar Point, Ohio. The convention was opened with an address by Mr. Horace Anderson, Assistant Secretary of the Title Guarantee & Trust Company. The address occupied about one hour, and some extracts from it are here given.

IN New York City the battle of title insurance is won. We no longer have to argue as to the merits of the guaranteed title. That is taken for granted. The only questions we are asked are: "How long will it take you to examine the title, and how much will it cost to have it done?" I do not mean by this that lawyers no longer examine titles. There are some 13,000 attorneys in Greater New York, and they examine many titles each year. Some of them examine titles because they are competent to do it and because their clients are content with their opinion. The great mass, however, of the real estate business comes to the title companies for examination and guarantee. How were these results accomplished?

Commanding Respect.

It has been the object of our company from the very beginning to endeavor to command respect in the community not only in a financial but in a legal and personal way. A word as to finances. Our original capital amounted to \$1,000,000. When our guarantees were small, one million dollars was enough, but this has been increased, partly by new stock and partly by the addition to capital from earnings by way of stock dividends, until to-day our capital amounts to \$5,000,000, and our surplus to something over \$11,000,000 more. The \$11,000,000 has been earned—every dollar of it—and we say so in every advertisement we issue—trying to convince possible clients that they will be dealing with a prosperous company that will be on hand when trouble comes, ready and able to pay its losses.

During the thirty years of our existence, not one cent of our earnings from title business has been paid out in dividends, every bit of it having been accumulated as a reserve fund for the protection of our clients. Our dividends have been paid from our interest earnings. I know of no advertisement of our company that has been so strong as this simple statement of fact. This accumulation of \$16,000,000 does not at all represent large earnings, but large savings. Instead of dividing our money among our stockholders, we have chosen to save it for the protection of our clients and for use in our business.

To obtain the respect of the community for the legal opinion of our company was one of our earliest problems. The men who organized our company were young men comparatively little known in New York City. They had to meet the opposition of the most powerful and respected real estate lawyers of the largest city in the country. To establish our legal standing once and for all, the company selected three attorneys who stood

at the head of the real estate profession in New York as an advisory board of counsel for our law department. The wisdom of having real estate lawyers at the top was amply justified.

Gradually our young men grew older and came to command respect on their merits. A man in an active title company grows old in experience very fast. The time came when the man on the inside knew as much as his outside professional brother. The counsel system gradually became largely a matter of form and finally was discontinued. Today the best real estate lawyers come to our attorneys to compare notes.

"Conditions" and "Exceptions."

There is another way in which a title company should command respect—that is by the liberal treatment of its losses. The contract for guaranteeing titles is an intricate one. Clients feel, or used to feel, that there is too much formality about it. We used to hear a great deal about "conditions" occupying a full page of small type, also about Schedule "B" excepting everything that we could possibly find the matter with the title. When a client complains in this way, we explain to him that what we agree to do is to examine his title just as well as we can, and to tell him the exact condition in which we find it. There are many small unimportant objections that we say nothing about, but take the risk of these ourselves. There are other objections which are important enough for him to know about, but they may not be of sufficient importance to reject the title. For his benefit and for ours, we will set out these objections in the policy, so that he will remember that we have told him about them, and so that if he ever comes to sell the property, he will have before him a record of the exact condition of his title, so that he can make an intelligent contract with the buyer. If anything else is discovered to be the matter, and he suffers any loss, then that loss is our loss and not his.

The known things we tell him about, the unknown things we insure him against, and if troubles do come up he may be sure that we will take care of him, not half heartedly or grudgingly, but in a way that will make him a friend thereafter of the title insurance idea.

We have found it good policy to pay many losses where we are not under legal obligations, simply for the advertising that comes with paying such losses. When a story goes around your community that your title company is willing to construe its policy liberally, and is willing to look at a loss from the owner's standpoint as well as its own, you have done a good day's work for your own company, and for the title insurance business in general.

Making Friends.

During the first ten years of our existence our company met a very strong antagonism on the part of most of the attorneys in the city. Some few of these men were farsighted enough to appreciate that the new system had come to stay, and consoled themselves with the thought that the work of title examination was a drudgery and involved con-

siderable risk to their private fortunes, and their personal reputations. It very often happened that some trouble would come up in a title where there was really no fault at all on the part of the attorney who had examined it, but it was difficult to make the client see this. Quite frequently the higher class attorneys reimbursed their client in cases where there was no legal obligation whatever. Some of the attorneys appreciated these facts and welcomed the opportunity to shift the responsibility of title examination on to a company whose shoulders were broad enough to carry the risk. Our problem was to make friends of all members of the Bar.

Business Through Brokers.

There are in New York some five or six thousand real estate brokers. There is hardly any broker, however, unimportant, who may not put through at least one transaction a year, and it pays to be friendly with them all. The broker is the one who brings the parties together in case of a sale, and has the earliest information that a piece of business is imminent.

We get a good deal of business through the assistance of the brokers, many of whom are very good friends of ours, and will work as hard in our interest as the men on our own payroll.

Although we have directed very strong efforts toward the brokers and lawyers, we have not neglected the campaign of education with the general public. The general public is reached in a number of ways, one of the best of which is the good word of a client that you already have pleased. With most men the casual recommendation of a friend will go much farther than a long talk with a solicitor or the best printed pamphlet that your advertising department can devise.

No Under-Insurance.

We have taken the position that under no circumstances will we under-insure. We insist upon issuing our policy for the purchase price of the property in case there is a sale and for a fair appraised valuation, in case a man wishes insurance on a piece that he already owns. In case of a mortgage the insurance is for the amount of the mortgage, and the fee is figured on that amount.

The request to under-insure comes to us many times every week. The client will say: "It is not your policy that we want—we want your examination of the title—that is good enough for us." The man purchasing a \$20,000 house often would be satisfied to take a \$3,000 policy and pay the lesser cost. But we say to such a man that he can take the policy in any amount that he wants, but the rate will be the same in either case, namely, the rate for \$20,000. We explain to him that our rate is figured on the basis of making full fees on every transaction. We could just as well have figured a rate on the basis of the insurance of equities or of any amount that the client named, but this rate would have to have been much higher than the rate we charge.

We also explain to him that except in cases of total loss, which are infrequent,

the risks in title insurance are in proportion to the value of the property, and not in proportion to the size of the policy. In large transactions the risks are larger, hence our fees must be larger. If we omit a year's taxes on a \$100,000 piece of property they are larger than the taxes on a \$10,000 piece. The dower interest is greater the more valuable the property, and men who deal in expensive properties are apt to have larger judgments against them than the men who deal in small ones. The position of full insurance is not an arbitrary one, but is based on real business reasons.

By-Products.

I have talked to a great many title men all over the United States, and I have come to the conclusion that the average title company does not make money for two reasons. First, it does not or cannot get sufficient remuneration for this work. Secondly, the title companies have not made the best use of what might be called the by-products of their business. During the year 1912 it cost us \$84 to examine each tile. This includes re-examination and the small titles as well as the large ones. The result is arrived at by dividing our total expenses by the number of titles received. The amount spent per title seems large, and we are reconciled to it only by the fact that in the same way we received \$101.42 for each title that we examined.

The profits in our business depend almost entirely on the amount of work that we have to do. If our expenses are \$4,000 a day, and we are doing \$5,000 worth of business in a day, our profit, after a proper allowance for losses, is \$1,000; but the same force is capable of doing \$10,000 worth of business a day, and if we have that much business to do the profits are \$6,000 instead of \$1,000. The equipment must be maintained at about the same average all of the time, because the labor is skilled labor and cannot be hired and let go to suit the business emergencies. When the business does come, we must be equipped to handle it promptly and well—otherwise it will go to our competitors.

For a long time, we thought that once we examined the majority of titles in New York City, that our expense account would go down, and our profits would go up; but after a quarter of a century of business, we find that our law department represents but 13 per cent. of our total expenses and that is the only department where the work is less in connection with the re-issue title. It takes just as long to close it, just as long to draw the policy, and there is just as much bookkeeping. There is, of course, some more profit in the re-issue title, but it is not as much as we had hoped.

In connection with our title company we do a very important bank and trust company business. Last year our banking department was responsible for about one-fourth of our earnings.

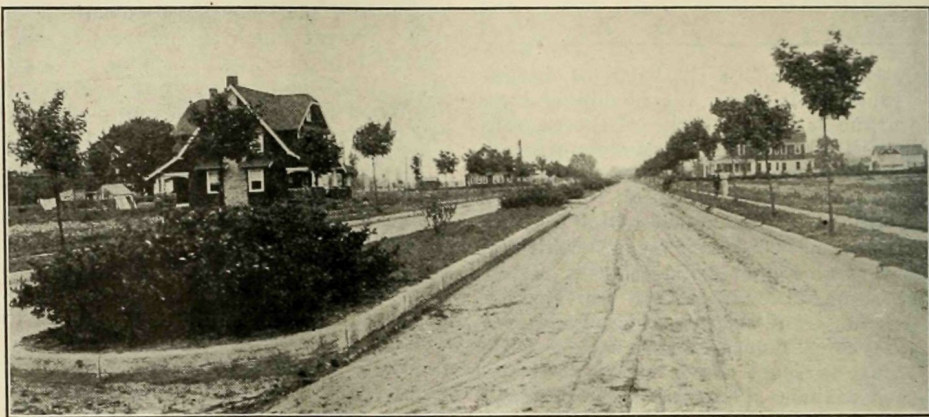
The Mortgage Business.

Of all the by-products of title insurance, undoubtedly the most profitable is the mortgage business. If you handle mortgage business wisely, it will mean a very large income for you, but there are so many ways of handling it otherwise that many title companies fail to get the full advantage of it.

When a man comes to borrow money from us, the question he settles before he leaves is a question of fees. We can settle the question as to whether the loan is desirable or safe at our own convenience before we accept it. The charges and rate of interest are determined chiefly by what money is worth in the open market. Sometimes mort-

gage money is cheap and sometimes it is expensive. Ordinarily, on amounts below \$10,000 we charge our full title fees plus the charges for surveys, drawing papers, mortgage tax and recording. On amounts above \$10,000 the fees are usually 1 per cent plus the same disbursements. In the case of building loans, the charges are sometimes as high as 2 or 3 per cent.

The disposal of our mortgages represents a very important part of our business. No charge is made to investors for furnishing them with good mortgages and our salesmen are on the lookout all the time for people with money who will take our mortgages off our hands. There are times when investments are much in demand and when we have difficulty in supplying mortgages to all our customers. On the other hand, there are times when the number of mortgages on hand piles up so that lend-



A New Boulevard At Rockville Center

ing has to be restricted. The salability of a mortgage is determined largely by the knowledge of the mortgage sales department.

Real Estate Appraising.

The safety of the mortgage, however, must be determined by our appraisers. The question of appraising is a very delicate one. There is a theory that almost anybody can be a real estate appraiser, but it is a theory to which we do not subscribe. Not only is the value of real estate very difficult to determine but the honesty and personal interest of the appraiser are a very essential factor. We have made it a point to educate our own appraisers under our own roof from men whose ability and absolute honesty we have learned to know.

In the years gone by our mortgage department has been very much abused on account of its ultra-conservatism. The rising values in New York City seemed to make any loan safe, and very often loans which were foolish at the time they were made became good before they were due. For the past ten years there has been no marked rise in the value of New York real estate, except in special favored sections. As a result, there have been a number of foreclosures, and as a rule the owner of a mortgage has become the owner of the property. The conservatism for which we were abused has stood us in good turn, and our mortgages almost without exception have returned principal and interest to the investor.

—A conservative mood still prevails among all classes of business men, chiefly owing to tariff and currency uncertainties, also to the general political tendencies of to-day. October is now set as the date for passing the tariff bill, and the currency bill at best cannot be secured until some weeks later. Real estate financiers expect to see the full tide of returning investments in buildings and lands by January 1.

LONG ISLAND ARCHITECTURE.

Great Advance in Recent Years—Influence of the Trolley Lines.

A SALIENT circumstance in connection with the upbuilding of suburban Long Island as a home center is the variety and scope of the architectural design. The demand for homes in the territory has caused architects who make a specialty of suburban work to produce their very best in plans of houses with attractive exteriors as well as very modern interiors. At East Rockaway and at Floral Park, for example, houses have been built that are free from interior defects, such as numerous juts and breaks in room harmony. Houses nearer the sea are enclosed with shingles that have been well treated with preservatives that keep them immune from the influence of salt air and the houses are well sheathed against the invasion of high winds. Few

houses are covered with clapboards, nowadays, the shingles covering being the more popular.

The typical suburban house nowadays is built without a parlor. Parlors are considered to be superfluities and the space that formerly was devoted to them is utilized in the area of the living-room; and, it has proven to be an attractive economy. It is part of the utilitarianism of living. Suburban house improvements have progressed so rapidly that the \$1,500 a year salaried man who now lives in the suburbs resides in as comfortable a manner as the \$6,000 man did a decade ago. The cheapest suburban home now contains every modern improvement, such as a modern bathroom and toilet, hot water or steam heat, electric lights and gas and a gas range for cooking. The suburban communities that lack these facilities do not grow rapidly; and Long Island is fast losing its provincial communities. Another ten years will witness all of the easily accessible parts of Nassau County built up as solidly with homes as the Oranges and other parts of suburban New Jersey are now; and land values on Long Island are steadily advancing because of the improved structural appearance of the territory and the constant accretion of transit facilities.

Trolley roads are proving to be strong factors in the race for growth, especially in Nassau County, where sparsely settled areas have been brought together solely by the presence of trolley roads. The great level area was the first to feel its beneficent influence and as a result, hundreds of new homes have been established in the great level area lying between Hempstead and the sea, where Rockville Centre, Lynbrook, Floral Park, Valley Stream, Oceanside, East Rockaway and other growing communities are situated.

—That city planning is privately considered a joke by engineers has for some time been suspected by the public at large. The proposal to fill in the East River in order to end the congestion problem gives ground for the suspicion.

FIREPROOF STAIRWAYS.

Ordered for All Factory Buildings Under Five Stories by State Board.

The Industrial Board of the State Department of Labor on August 28 adopted rules and regulations for the enclosure of stairways in factory buildings less than five stories in height. The board adopted these rules following public hearings conducted for two days last week.

The opinion of Attorney General Carmody, that the Board had the power to adopt rules and regulations, establishing requirements and standards for the construction, equipment, and maintenance of factory buildings, in addition to those demanded by the express provisions of the statute itself, was presented to the Board by the Chairman, William C. Rogers, Acting Commissioner of Labor. The Attorney General in his opinion further said:

"It seems to me to be entirely beyond question that the Industrial Board has power to adopt rules and regulations upon subjects of which the statute already treats. The statute itself makes mandatory provisions for many safeguards and then makes provisions that additional safeguards may be required by the Industrial Board. There is nothing in the letter of the statute nor in its manifest intent to confine the jurisdiction of the Industrial Board to such few subjects only as are not expressly legislated upon by the statute itself. Such an extensive limitation upon its powers would be manifestly absurd and far foreign to the evident purpose of the Legislature in enacting additional legislation for the protection of the lives and health of employees in factories."

The opinion further states that the legislature does not offend any constitutional provisions, and concludes with the statement:

"I consider the powers of the Industrial Board along this line to be beyond question, and I advise that the proposed regulation is entirely within its jurisdiction and line of duty."

With the assurance from the Attorney General that the board had the power to provide by rules and regulations for the added safety of occupants of factory buildings, the board passed the following regulations:

"Regulation No. 1: In all factory buildings less than five stories in height in which more than twenty-five persons are employed above the ground floor, or in which, regardless of the number of persons employed, articles, goods, wares, merchandise or products of combustible material are stored, packed, manufactured or in the process of manufacture, all interior stairways serving as required means of exit, and the landings, platforms, and passageways connected therewith, shall be enclosed on all sides by partitions of fire-resisting material extending continuously from the basement. Where the stairway extends to the top floor of the building such partitions shall extend to three feet above the roof. All openings in such partitions shall be provided with self-closing doors constructed of fire-resisting material, except where such openings are in the exterior wall of the building. The bottom of the enclosure shall be of fireproof material at least four inches thick, unless the fire-resisting partitions extend to the cellar bottom.

"Such enclosure of stairways shall not be required in factory buildings in which there is an exterior enclosed fireproof stairway or a horizontal exit serving as a required means of exit, as defined in Section 79f, Subdivisions 8 and 9 of the Labor Law. Where approved automatic sprinklers are installed throughout such

buildings, such enclosure of stairways shall not be required unless more than eighty persons are employed above the ground floor.

"This rule and regulation goes into effect October 1, 1913.

"Regulation No. 2: In all factory buildings no articles or wares of a combustible nature shall be kept or stored inside the limits of any stairway enclosure, or unenclosed stairway, or on the landings, platforms, or passageways connected therewith, nor shall such articles or wares be kept or stored under any stairway unless such stairway and any partitions or doors thereunder are constructed of, or covered with, incombustible material.

"This rule shall be effective October 1, 1913."

Mr. Ludwig, the Deputy Superintendent of Buildings in Manhattan estimated that the cost of building enclosed walls of fire-resisting materials around a flight of stairs in an existing four-story loft building would be about twelve hundred dollars.

Queens Boulevard Assessment.

A committee of the Board of Estimate consisting of the Presidents of the Boroughs of Manhattan, Brooklyn and Queens, to which was referred, on June 26, a petition for relief from assessment in the proceeding for acquiring title to the new diagonal street (Queens boulevard), extending from Jackson avenue to Sunnyside Yard and from Sunnyside Yard to Thomson avenue; to Van Dam street, from Thomson avenue to Greenpoint avenue, and to Greenpoint avenue, from Review avenue to Newtown Creek, Borough of Queens, has reported that committee is of the opinion that the diagonal street, together with Van Dam street and Greenpoint avenue, will prove of material benefit to the entire Borough of Queens and will also serve an area in Brooklyn adjacent to Newtown Creek, and that some part of the cost of this improvement should be assessed against the Borough of Queens and the Borough of Brooklyn by an application of the provision of the Gerhardt Bill.

The committee has recommended, therefore, that 55 per cent. of the cost be assessed on the local area already fixed by the Board; 20 per cent. on the Borough of Queens; 15 per cent. on the Borough of Brooklyn and 10 per cent. on the Borough of Manhattan. A public hearing will be held at City Hall, September 25.

A Paperhangers' Strike.

The painters and paperhangers who went on strike for higher wages this week are not the members of the Brotherhood of Painters and Decorators or affiliated with the Building Trades Council, nor are they in the employ of any member of the Building Trades Employers' Association. Instead, they belong to the International union and are principally engaged in alteration and repair work. The prevailing rate of wages for Brotherhood men is \$4 to \$4.50 a day, and the men on strike are demanding only \$20 a week of 44 hours. Their inactivity for a while will not disarrange building affairs very much.

According to the estimate of Leon Mierson, manager of the United Painters' and General Contractors' Association of Greater New York, with headquarters at 139 Delancey street, Manhattan, there are only 4,000 painters on strike to-day, instead of 15,000 originally claimed by those who are fomenting the discontent among the workers.

"We have agreed to pay the men \$18 for a week of forty-five hours," said Mierson, in speaking for his organization, "but we will not consent to relinquishing our prerogative to discharge

any man at any time if we see fit. It is just here that we have failed to agree with the painters, and on this point the entire strike will hinge."

Max Grafft, manager of the strike, said that the men were prepared for a long period of idleness, and that a number of the employers had already applied for settlements of the differences.

Important Pier Lease.

An important change for the downtown section of Brooklyn will take place September 1 when the firm of W. R. Grace and Company will enter into possession of the New York Dock Company's Pier 33, Atlantic Basin, which the former has leased for a term of years. It will be used by the four new steamships that are being built for the firm's West Coast trade, via the Panama Canal when the great waterway is opened for traffic to the Pacific Ocean.

The pier is one of the most valuable on the Brooklyn waterfront, being 1,000 feet in length, the shed covering an area of more than four acres. It is located within a few rods of Hamilton Ferry, and consequently, close to the downtown business and shipping district of Manhattan.

For many years the Atlantic Dock property was owned by James S. T. Stranahan, who sold it to the Brooklyn Wharf and Warehouse Company, which antedated the present owners, for \$6,000,000. The Atlantic Dock was once a great seat of trade with the Far East, as well as with Europe, and it is expected to be so again after the Panama Canal is opened.

Hell Gate Bridge.

About one thousand men are working on Hell Gate Bridge. The foundation for the Long Island tower has been completed, as it was necessary to go down only 25 feet. On the Ward's Island side caissons will have to be sunk 150 feet. The towers will be 250 feet high. It will be a year or more before the masonry is ready for the steel work. At present half of the 32 concrete piers and abutments of the bridge in the Bronx have been completed. They range in height from 30 to 50 feet. About 900 feet of retaining wall has been completed. The entire work will require about 90,000 tons of steel and 450,000 cubic yards of concrete reinforced with about 5,000 tons of steel rods. Gustav Lindenthal is the chief engineer. The work will be completed within four years.

George W. Barney.

George W. Barney, real estate broker, established at 864 Broadway, near 17th street, for the last five years, died on Tuesday, from appendicitis, at his home, 1828 84th street Brooklyn. Mr. Barney was 29 years of age, and was reared at Bennington, Vt., and there the funeral service and burial occurred on Friday. He leaves a widow and is survived by his father, James H. Barney.

Before entering the real estate business in his own name, Mr. Barney was with Daniel Birdsall & Co. for a number of years. He specialized in business buildings.

The Bureau of Municipal Research in one of its bulletins says that "Inspection without publicity means, the world over, blackmail, bribery and bartering the right to endanger human life and health."

—When the agricultural harvest is finally gathered, it is quite likely that in money value it will closely approximate the returns for last year, which were estimated at about \$8,500,000,000.

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.

PART TWO.

HERE is one thing in which I think every building manager should interest himself, and that is the question of proper protection for elevator gates. It is useless for us to turn our backs on this question any longer. As electric elevators are coming into use, so are the electric safety devices for gates. A few years ago the elevator flash signal system was looked upon as an experiment and fad, and yet, now that they have come into almost universal use and their practical convenience has been demonstrated by several years of operation, we would not think of installing a first-class elevator system without them.

I feel that it is the duty of every manager of a new building, before he assumes the responsibility of advising against their use, to investigate the different safety devices which will hold a car at rest until the gates are closed and locked.

Floor Plans.

The architect makes up the typical floor plans—designates the number and location of electric outlets, partitions, vaults, wash bowls, lavatory and coat cabinets, janitors' sinks, employees' quarters, storage space for the building paraphernalia, etc., etc., and then proceeds to get bids on this typical floor arrangement for the owner's consideration. After the figures are in and the general contract let the owner gives a sigh of relief and says to himself, "Now I can figure my carrying charges, add them to my contract price, and there will be the total cost of my building."

In a few months he engages the services of a renting man, or building manager. This man is expected to fill the building with tenants. He is often told, "Never mind the construction part—we are attending to that." He goes after the business, makes sketches for prospective tenants, and interests them in office space. He closes a few leases, after having agreed on the necessary office arrangements, which you all know is only accomplished after using every argument to persuade the tenant to accept, as nearly as possible, the typical arrangement laid out in the architect's office. He finds he cannot satisfy his customer without overstepping these "typical" lines, but he must close the lease, so he agrees to put in an extra coat closet, a wash bowl, a private office and a half dozen extra electric outlets.

Those "Extras."

After two or three of these plans go through and the owner, who is attend-

ing to the construction part of the business, discovers that each plan carries an extra expense over the features covered in the general contract, his anger increases with the contemplation of each "extra," and he sails into the renting man in a righteous effort to discover why he is so prodigal in his promises and so careless of expense. The architect, in the meantime, sits silently by, wearing the smile credited to the cat that has eaten the canary, and only interrupts his calm demeanor long enough to say "sic him." If the renting man is inexperienced, he will enter into a mental flagellation and confess to himself that he has been too liberal, and in the future will refuse to do anything beyond the bounds of "typical." The next prospective tenant with whom he deals will not be satisfied without certain features which run into an expense in excess of "typical," and will be told that it will be necessary for him to pay the difference in cost if he insists on these features. The inquirer argues that the only reason he has for increasing his rental by taking space in the new building is the fact that he expects to get just what he wants in the way of an office layout.

The renting man knows that any other building in town will not hesitate between the expense of having space empty and the expense of fitting up, yet he has the owner's censure in mind and stands pat. The prospective tenant says a few uncomplimentary things about being asked to make a lease and then pay for building the building, and decides to go elsewhere. He tells his friends of his experience, and enlarges on it to make a good story. In this way other prospectors are lost. The deal might have been comfortably made and the tenant sent away a good advertisement for the building and a self-appointed solicitor among those of his business associates whom he might be anxious to have near him.

Faults of the "Typical" Plan.

Now, why all this trouble? Here is the answer:

The architect must have business. Were his plans to carry a more complete "typical" arrangement for contractors to bid upon the price would be liable to frighten the owner into another architect's office or away entirely. The idea, therefore, is to break it to him gradually—make the "typical" as little as possible in order to be certain of the business, and then, of course, it is the owner's fault if his, or his manager's extravagances exceed the cost of "typical." After the building is so far advanced that there can be no doubt about its being completed, the "typical" waters which sustained the owner's bark on the sea of original investment recede and leave him high and dry, scorching in the searing rays of the sun of experience and facing the inevitable "extra" which burns large and malevolent holes in the pockets that carry the money.

Do you suppose that if an experienced building manager had been engaged early enough, and his criticisms asked for and listened to, the matter of scant typical plans would have got past the

owner? If anything, the building manager might lean too far the other way, so that he could provide a small credit for work not done, to be returned to the owner upon the completion of the building, thus doing away with all possibility of being annoyed to death with the delays caused by the indignation meetings of the owners or directors and the consequent development of censors who demand explanations, but who do not care to be told the unvarnished truth: that they are entirely to blame for most of the office arrangement extras because of their neglect in accepting the typical plans without using the ordinary precaution of having someone who understands them go over and criticize them.

It is foolish for an architect to attempt to cover up or excuse this deliberate omission of sufficient typical partitioning, or other work, because the owner who has been deceived will not fail to analyze the situation, and will warn other owners who contemplate building, until at last this brand of architect will be forced either to stop the bills for unavoidable extras on their work or go out of business. I am confident that architects are coming more and more to see that this kind of thing is a menace to their business welfare, and a course which reflects discredit on them as a class.

Excessive Ornamentation.

We all like a beautiful building, but a beautiful exterior does not necessarily mean one covered with intricate carvings or fancy terra cotta patterns, heavy overhanging ledges and ornate cornices, costing large amounts to build and heavy expense to keep clean and in repair. It is easy for an owner to spend thousands upon thousands of dollars in fancy external ornamentation which may satisfy the architect's idea of a beautiful building, but this is generally done at the expense of some of the internal necessities; and if not, and the interior of the building is finished on as grand a scale as such an exterior, the result might be beautiful as a rainbow, but would it carry a rainbow promise against a flood of "interest on investment"?

Someone has remarked that a rainbow has no one to support but itself and even then it has a hard time making both ends meet. How is it with such a building? I have heard that there are some instances of this kind in New York.

While this is hardly sticking to my subject—"The Duties of a Building Manager During the Construction of a Building"—I feel that it is after all one of my duties, as a building manager with the interests of our profession at heart, to bring it to your attention and to the attention of the building owners present.

(To be continued.)

Report Postponed.

The Heights Building Commission has obtained a further allowance of two months, as it is impossible for the commission to have its report ready by September 10, when the original allowance of six months would have expired.

*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.

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.

Turbines in Heating.

THE perfection of the small steam turbine is of such recent occurrence that certain of its possibilities have not as yet been fully exploited. Therefore a brief description of a new way of arranging the apparatus of steam power plants, both central distributing and isolated, in public buildings, will interest managers and real estate men in general because of the economies that have been effected by the employment of these supplemental power agencies.

In many plants simple or compound reciprocating engines are installed for supplying low-pressure steam. The engine, however, may exhaust more steam than is required and the excess may not

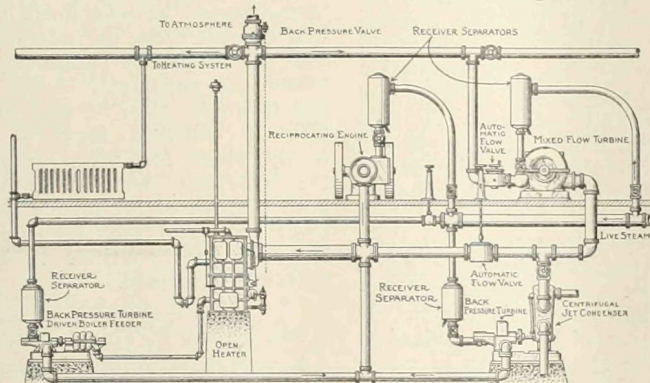


Fig. 1.—Mixed-flow turbine driving auxiliaries in compound engine plant and arranged to use either live steam, running condensing or non-condensing, or steam from the engine receiver, running condenser.

be sufficient in quantity to justify, or the type of the engine may not permit the use of a condenser.

Again, where the requirements for steam are fluctuating, lasting only little more than half the year, and reaching a maximum for only a month or two, large quantities of steam will be wasted. In such plants, a low-pressure turbine can be installed as shown in Fig. 1, to be operated on the surplus of exhaust steam not required for heating, and exhausting into a condenser, the cooling water being obtained from a stream or a cooling pond or by the installation of a cooling tower.

If the demand for steam for heating purposes at any time exceeds that supplied by the engine, the same turbine may be arranged to operate non-condensing, assisting the engine in carrying the heating load. In this way the maximum efficiency is obtained at all seasons, and nearly or quite twice as much power is developed from a given amount of fuel, while performing the same heating service.

The piping arrangement permits either the engine or the mixed-flow turbine to exhaust directly into the heating system through the open feed-water heater, which is equipped with an oil separator of sufficient capacity to handle all the exhaust steam, as shown in detail in Fig. 2. During the period of the heavy heating load, the turbine is supplied with high-pressure steam and exhausts into the heating system. During the summer, however, the turbine runs on the engine exhaust and exhausts into the jet condenser. In case the amount of steam supplied by the engine is insufficient to keep the turbine in operation, live steam can be drawn directly through the high-pressure nozzles.

If the main engines are of the compound reciprocating type, developing a horsepower on 20 lbs. of steam when running non-condensing, then by passing this steam through a turbine ex-

hausting to a condenser, two horsepower may be developed in the turbine for each three horsepower developed in the main engine without additional cost for fuel; that is, the steam rate may be reduced from 20 lbs. per h. p. hour to 13 lbs. per h. p. hour.

Wherever a low-pressure or mixed-flow turbine is used, it is advisable to install an automatic flow valve between the low-pressure inlet to the turbine and the engine exhaust piping, in order to prevent vacuum backing up into the exhaust piping and drawing in air through leaks and through the piston rod and valve stem packings of the engine, such air being exceedingly detrimental to the maintenance of a good vacuum in the condenser.

A valve of this sort is shown in Fig. 3. It is so arranged that whenever the pressure in the engine exhaust piping falls to a certain predetermined pressure, as one pound or one-half pound above atmosphere, the valve closes and remains closed until the pressure again rises above this point.

off in the load on the main turbine, live steam can be used to meet the needs of the radiators, drying coils, etc.

If this is done, an automatic flow valve should be installed between the low-pressure system and the intermediate stage of the turbine to prevent low-pressure steam flowing back into the turbine at such times. Such a valve is in reality a check valve. In installations of this kind, the exhaust from the auxil-

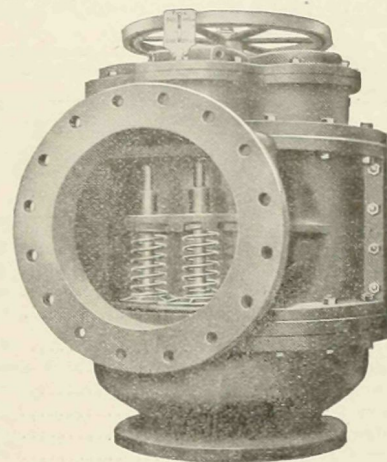


Fig. 3.—Cochrane Flow Valve, for use between the engine exhaust piping and intermediate stage of a mixed-flow turbine. This valve closes whenever the pressure in the intermediate stage falls below a half-pound or pound above atmospheric pressure, preventing vacuum from the turbine striking back into the engine exhaust piping and drawing in air through leaks and piston-rod and valve-stem packings.

iliary turbines will in general be passed into an open feed water heater, the uncondensed surplus going to the heating or drying system.

George H. Gibson, of 154 Nassau street, has compiled for the Cochrane turbine interests exhaustive data covering the utilization of small turbines in conserving steam supply in many kinds of buildings, of which the foregoing is a brief survey. The range of usefulness of this type of motive power is only beginning to be understood and the installation described has brought forth a fund of valuable data on the subject of steam conservation that may be obtained upon request.

A New Store Front Bar.

Four new styles of Petz Store Front Bars have been completed within the past month and are now brought to the attention of architects and builders. The new bars are more compact than any now being manufactured by the Detroit Show Case Co. and compose a series of a sash, two corner posts and a division bar.

Although small and neat these bars follow the safe Petz principle of holding the glass in a cushion of wood, the metal does not touch the glass at all so the danger of breakage from the meeting of the two hard substances, metal

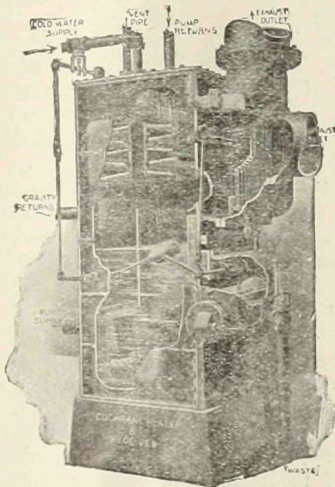
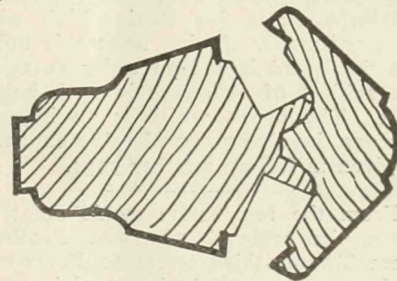


Fig. 2.—Interior view of Cochrane Heater and Receiver, in which engine exhaust is used for heating the boiler feed water, the surplus exhaust steam being transmitted, purified of oil, to the low-pressure turbine or to the heating system.

mediate point, the latter is relieved and the virtual power capacity of a given size of turbine wheel is increased. Where this arrangement is installed, live steam connections can be made through a pressure-reducing valve to the heating or other low-pressure steam utilizing system, so that in case of a falling



and glass, is avoided. These bars are also reinforced with the steel backbone if so ordered. The same simple method of installation is used: The inner core is first put in position, the glass then laid in the rabbets and the outer core screwed on.

The illustration shows one bar in full size. Further information, catalog, prices and discounts may be obtained from the Detroit Show Case Co., of Detroit, Mich.

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On the last page of this paper will be found convenient tables for figuring tax bills in the four principal boroughs.

The name of Henry Morgenthau was sent to the Senate this week by President Wilson for confirmation as ambassador to Turkey.

Financial authorities estimate that next month's dividend and interest disbursements will aggregate about \$114,000,000, as against \$108,000,000 for the same month last year. Some of the increase is represented by this year's higher interest rates, but the showing as a whole is evidence of sound business conditions, despite inactivity in certain branches of trade and industry.

The Industrial Board of the State Labor Department, according to an opinion rendered by Attorney-General Carmody this week, has ample authority to order the encasement of stairways in factory buildings under five stories high with fireproof walls. Acting upon this opinion the board issued an order covering the subject of stairways in such buildings. The order, which is an important one, involving considerable expense, is given in full on another page.

From the real estate man's point of view, the removal of Stern Brothers from Twenty-third street to Forty-second presents several phases of interest. For example, Stern's was the first business house in the former street, between Fifth and Sixth avenue; and the thirty-five years since the advent there of Stern's cover the entire period of the rise and culmination of 23d street as the city's leading crosstown shopping thoroughfare. At one time there were investors who argued that nothing could be more proof against recession than property values in 23d street,

All Political Parties Pledged to Municipal Economy.

Whatever the outcome of the municipal election, the organizers of the City Economy League can rest assured that the association is by way of accomplishing the task for which it was originally started. It has succeeded in concentrating public attention upon the problem of the more economical and efficient government of New York City. At one time it looked as if the campaign would merely be a repetition of those which resulted in the election of the late Mayor Strong and ex-Mayor Low. It looked inevitable that the existing administration would be attacked chiefly for its police policy, and that questions connected with the administration of the other branches of the city government would be lost in the dust raised by the discussion of this primary issue. Any such danger has now passed.

The candidate for the fusion nomination who represented the police issue was turned down. His successful competitor has given all his time to the business problems of the city government, and the regular Democratic nominee has in part received his nomination for the general reason that he would be satisfactory to the taxpayers of the city. Both candidates, if elected, are pledged to the accomplishment of certain specific results in the way of municipal economy, and if they fail to live up to their pledges they can be called to account for their dereliction. There can be little doubt that the City Economy League has contributed effectually to this result. It had the advantage of being organized at a time when the concentration of attention on the business aspect of the city government had become critically necessary, and its task has been consequently easier than it would have been at any period in the past. Nevertheless, the time and energy which have been put into the work of organizing and the consequent success in securing a large membership, are largely responsible for the prominent part it has played in shaping the issues of the campaign. For the first time in the history of the city its taxpayers have become an effective political force, and they have become so by virtue of associating in large numbers for the realization of a common purpose.

The lesson of this fact should not be lost. If they wish to continue as a political influence, they must continue to associate with one another in large numbers in the interest of a common purpose. There can be no doubt that the benefit of what has already been accomplished would soon be lost in case the City Economy League passed out of existence at the end of the election. The decision which has already been taken to keep the league alive is not merely wise; it is indispensable. The candidates who are elected must not be allowed to escape from the responsibility of their specific pledges, and the work of inquiring carefully into their behavior and of applying pressure, in case any should prove recreant, can be accomplished only by a permanent representative association. And if the league is to be a permanent body, it must have an organization adapted to its most necessary function. This function would consist of scrutinizing in detail the work of the Board of Estimate, the Mayor, the Borough Presidents and the heads of departments in order to detect every indication of extravagance and inefficiency. The necessary scrutiny could not be made effective without the assistance of a staff of experts, who would be sufficiently familiar with administrative and business methods and keep closely enough in touch with the details of departmental work, to know when ex-

travagance and waste were being allowed.

The league as a permanent organization cannot get along without a pair of penetrating eyes. Administrative officials naturally resent criticism based merely upon general principles and misinformed as to the important details and difficulties of their work. There has been too much general denunciation in the past and not enough specific knowledge of what was wrong and what remedies ought to be applied. The work which the Bureau of Municipal Research is accomplishing in the interest of municipal reforms must be paralleled by the work of a Bureau of Business Administration, organized in the interest of the taxpayers.

The work of the two bureaus need not duplicate each other. They would serve masters with different interests and could bring to light different groups of facts. Thus their work would be supplementary one to the other. As a consequence of this knowledge furnished by its own bureau, the heads of the league would be in a much better position to pass upon the necessity and the cost of the various public improvements which are constantly being proposed, and it would, also, be able to apply the test of concrete facts to the many costly plans for social reform. Thus the research bureau would become both the eye of the league and its good right arm; and the influence of the league cannot continue to be effective unless it is formed.

The Future of Thirty-Fourth Street.

Robert E. Dowling, in the course of explaining some of the appraisals which he put upon certain properties belonging to the Astor estate made some interesting comments recently upon the future of real estate in the retail section of 34th street. In his opinion 34th street from Fifth to Eighth avenue has not been justifying the expectations which were entertained as to its future five or six years ago. This is obviously true in regard to the property near the Pennsylvania Station, which has been adversely affected by the failure of the railroad company to develop its holdings in that neighborhood, but Mr. Dowling believes that the property east of Sixth avenue is also not holding its own. The general tendency in 34th street is retrogressive rather than progressive, he considers, and the street is not so attractive for the best class of retail trade as it was a few years ago. Also, the same conditions as prevailed on Fifth avenue below 34th street and in 23d street between Fifth and Sixth avenues, are now affecting property in 34th street between Fifth and Sixth avenues.

There is undoubtedly a great deal of truth in what Mr. Dowling says. The adequate business development of 34th street was checked by the rapid rise in speculative values, which discouraged many retailers from attempting to accumulate a site on the street. Instead of becoming, as it should have been, a business extension of Fifth avenue to the west, a good many comparatively cheap stores acquired and retained a footing. During the past five years, the prosperity of the street has not been enhanced by the introduction of any very desirable new firms. It has not been losing business as has 23d street, but neither has it been gaining business. At best it has just held its own.

In spite of this fact, it looks as if Mr. Dowling were going too far in placing 34th street in the same category as Fifth avenue south of 34th street, and as 23d street. It can scarcely be doubted that 34th street will continue for an indefinite period to be available for the

better class of retail shops. The number of important businesses, which are firmly established in this vicinity are so considerable that it is in no present danger of suffering from the exodus which has affected similar property farther south. Furthermore, it will enjoy hereafter means of communication with the best patrons of the retail stores, better than any other street in the city except 42d street. Near the corner of 34th street and Sixth avenue will be situated an express station both on the Interborough and on the Brooklyn Rapid Transit systems; and, of course, it is more convenient for Long Island and New Jersey commuters than is any other street. Such being the general condition, property-owners in 34th street, whatever their present troubles, can regard the future with a large measure of confidence.

Mr. Chesebrough's Interview with Mr. Murphy.

Editor of the RECORD AND GUIDE:

Some of the daily papers have contained a report of a meeting between Mr. Charles F. Murphy and a committee from the City Economy League which does not correctly represent the facts, and which is calculated to place the league in a false position before the public. I did not see these articles until after publication.

The league committee was invited by Mr. Murphy to submit to him for nomination for the presidency of the Borough of Manhattan the name of some representative of the real estate point of view. I, as chairman of that committee, made it clear to Mr. Murphy at the outset of the interview that the committee was not authorized to commit the organization in any degree to the endorsement of any Democratic nominee except for the one position under discussion.

Mr. Murphy made it clear that the Democratic organization would not consider the nomination of any one who was not a regular organization man and who would not be governed by the wishes of the organization.

The undersigned explained to Mr. Murphy that we had consulted with him under a misapprehension, and at a later meeting of the executive committee of the league it was decided that if the Democratic organization would nominate only men who would take orders from it, it must be responsible for such nominees, and that the league would decline to assume any responsibility therefor.

The committee met Mr. Murphy in the same non-partisan spirit as it has met committees from other political parties. It desired simply to secure the nomination of a man of the right type who understood the existing financial position of the city, and who would use his influence in office to restore it to a sound basis.

I made in behalf of the league a very strong protest to Mr. Murphy against the nomination of inferior candidates, and severely criticized the nominations on the Democratic city ticket other than that of Mr. McCall, and gave Mr. Murphy clearly to understand that any attempt to carry through a "yellow dog" ticket by reason of the strength imparted by the ability and standing of Judge McCall as head of the ticket would be bitterly resented by the taxpayers and those in sympathy with them.

The object of the City Economy League is to secure a better and more economical government for the City of New York through the elimination of wasteful and partisan methods of government and to thereby restore the city's credit and finances to a sound basis. No matter who is elected, the league pro-

poses to constitute itself a permanent vigilance committee in the interests of the citizens of New York.

The league represents principles, not a desire to boost particular individuals into office. A man in sympathy with its principles is needed on the Board of Estimate, but the demand is for a type rather than for any particular individual.

WM. H. CHESEBROUGH,
President City Economy League.
New York August 28.

Overproduction in Brooklyn.

Editor of the RECORD AND GUIDE:

It seems to me that equally important with your agitation and campaign in favor of city economy and resulting reduction of taxes, should be an agitation and campaign to discourage the construction of new buildings of all kinds, particularly dwelling houses, for the next few years.

The title companies, savings banks, and other lending institutions could easily control this situation by refraining from making building loans during this period; and without these building loans, little, if any, construction could go on.

It needs no argument to convince anyone that an oversupply of buildings of any kind creates vacancies, reduces rentals and stagnates the market in general, and the worst features of real estate holding arise from this condition of affairs.

I therefore feel safe in saying that by a campaign against this evil of over-construction, you could accomplish as much, and possibly more, for the real estate interests which you are seeking to serve as by your commendable campaign for a reduction of taxes.

SAMUEL ZIRN.
Brooklyn, August 16.

As to Municipal Trading.

Editor of the RECORD AND GUIDE:

The experiment in municipal ice-manufacture, for which Borough President McAneny was made responsible, was not based on sound study or facts. Its inception was due to a misconception of conditions existing in the Hall of Records Building, in which a little water-cooling plant of a rated capacity of five tons of ice-making was magnified in a public statement into twenty-five tons capacity. The policy of turning the expensive treasure house safeguarding the public records into a power house of an ice factory, with an expensive system of ammonia or other gas under it, does not commend itself to common or practical sense.

The idea was advanced that in this situation ice could be made by steam exhausted from the power plant which fills the sub-basement space of the building.

But the value of exhausted steam for such purposes depends on its pressure, and the engines in the plant are unsuited to the high back pressure such a process requires. The manufacture of ice so conducted is, therefore, a dubious proposition at the outset, and an "experiment" would be a waste of public money.

The manufacture of ice by any method is only one part of its cost, for the distribution and accompanying losses are the larger element in its ultimate cost and value. What means does the city possess for such distribution? Wagons, horses, stables, and stores require to be purchased, and a staff of operatives, inspectors and superintendents appointed, all on the basis of city rates of wages and eight-hour employment.

The loss of ice in handling, storage and distribution amounts to about sixty per cent. There would be little or no demand for it in winter, but the munic-

ipal staff and expenses would undoubtedly continue.

If the fusion ticket involves such foolish propositions, the taxpayers should know it before they commit such waste of their money to its nominees. The Record and Guide rightly describes it as a dubious innovation, but is wrong in assuming that it is interesting or promising, for it is neither.

REGINALD PELHAM BOLTON.
New York, August 27.

It Would Not Lower Rents.

Editor of the RECORD AND GUIDE:

A statement in one of the daily papers attributed to Mr. F. C. Leubuscher, president of the Society to Lower Rents and Reduce Taxes on Homes, that nearly 33,000 voters were on record in this city in favor of the society's plan for a referendum of "the question of gradually reducing the rate of taxes on buildings in the city to one-half that on land," is one that calls for consideration from owners of real property.

This change from the present method of taxation is advocated by the society as one that would increase building, lower rents and diminish congestion, but has it been proved by experience that these results would follow?

Professor E. R. A. Seligman in a series of articles published in the Political Science Quarterly entitled, "Recent Tax Reforms Abroad," makes a careful study of this method of relieving improvements on real estate from taxation in Australasia, where it has been tried in some of the States for a number of years. (See P. S. Quarterly for March, 1913.)

After reviewing reports from these States he writes (page 81) that, "we are forced to the conclusion that a much longer experience will be required before it can be asserted with any reasonable degree of confidence that the system of exempting improvements from taxation has had results at all comparable to those that are often ascribed to it by hasty writers."

His article also shows that the plan of reducing or removing the taxes on improvements of land was caused by the system existing in Australasia of taxing the rental value rather than the capital value of land.

He draws the conclusion (page 93) that, "so far as the land taxes are concerned, the United States again has not much to learn from the recent development abroad. As we have seen, the system of land taxation in the United States is superior to that found anywhere else. Whether by accident or as a result of economic conditions, it is based on the capital or selling value of the land, combined with the system of special assessments for particular improvements.

Neither of these systems, as we have seen, is accepted—at all events, neither is developed in anything like the same degree—in England, in Germany or in Australasia; and the movement for the imposition of land taxes in those countries is, on the whole, nothing more than an attempt to reach the position that has long been occupied by the United States."

Certainly it seems that to attempt such a change in the present method of taxation without a more careful study than has been given the question by the average voter is premature.

If we admit for argument that the results sought by the society would follow, that building would increase, and rents fall, and congestion diminish, it is certain that a more than corresponding fall would take place in the value of land in this city.

Would not this lead to such a contraction of the debt limit of the city as

to prevent the carrying out of the construction of the subways, which would seem to promise a surer relief of congestion than the plan proposed by the society, and also to deprive the city of the means of making needed changes for the growing requirements of its inhabitants?

Nor has any consideration been given in this letter to the question of whether it is just and right for the State to use the power of taxation avowedly to the direct injury of owners of land and take its value from them without compensa-

DAVID A. CLARKSON.
New York, August 28.

The Paramount Issue As Judge McCall Sees It.

"If we continue the mad policy of buying everything in sight the city will be in bankruptcy soon. Assessments now are colossal and taxes so burdensome that they are almost confiscatory. I think the tax rate could be materially reduced within a year with proper management. This I consider to be the great issue of the campaign.

"If I am elected I will do all in my power to put a stop to the purchase of needless city property. There has been too much of this sort of thing. Park property has been needlessly bought and city buildings have been erected on far too elaborate plans. The property owners of this city cannot stand it. I have studied this subject very carefully, for while in private practice I looked after the affairs of many large estates. This is an issue which every real estate man and property owner considers paramount."

Jersey City Plan Commission.

E. P. Goodrich and George B. Ford, who were asked to suggest a plan of procedure for the city plan commission of New Jersey, have submitted their report in a pamphlet of seventy-six pages. Mr. Goodrich is consulting engineer to Borough President McAneny of New York and Mr. Ford is of the firm of Geo. B. Post & Sons, architects, and he is also stated secretary of our Heights of Buildings Commission.

They were asked to tell the city plan commission what to do, and especially what to do first. Their conclusions were in part:

a. Unquestionably the first matter which should be undertaken is a complete investigation of and publishing of findings with regard to the sewerage disposal systems of Jersey City.

b. The next most important thing is to clean up several areas which are particularly unsanitary. We refer to those along the canal back of Grand street and to other areas in the older parts of the town.

c. Study the possibility of and the elimination of possible pollution in the watershed.

d. The improvement of the garbage collection and disposal is the next most important matter.

e. The matter of the system and method of street cleaning should also be considered right away.

These five items should be considered before any other matters, the experts advise.

Merchants' Association's Year Book.

The Year Book of the Merchants' Association for 1912 was issued this week. It is a volume of 200 pages, and the contents comprises complete alphabetical and classified lists of members, officers, directors and committees, the fifteenth annual report of the president, a summary of the principal activities of the association for the year 1912, the by-laws, and other information for the guidance of members.

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.

Table with columns for 1913 (Aug. 16 to 22) and 1912 (Aug. 23 to 29). Rows include Total No., Assessed value, No. with consideration, and Consideration.

Mortgages.

Table with columns for 1913 (Aug. 22 to 28) and 1912 (Aug. 23 to 29). Rows include Total No., Amount, To Banks & Ins. Cos., and various interest rates.

*Does not include mortgages of \$98,574,000 of Hudson & Manhattan Railroad Co. to Central Trust Co. See Manhattan Mortgages.

Mortgage Extensions.

Table with columns for 1913 (Aug. 22 to 28) and 1912 (Aug. 23 to 29). Rows include Total No., Amount, and To Banks & Ins. Cos.

Building Permits.

Table with columns for 1913 (Aug. 23 to 29) and 1912 (Aug. 24 to 30). Rows include New buildings, Cost, and Alterations.

BRONX. Conveyances.

Table with columns for 1913 (Aug. 22 to 28) and 1912 (Aug. 23 to 29). Rows include Total No., No. with consideration, and Consideration.

-A new public school will be erected in Dean street, near Saratoga avenue, Brooklyn, at a cost of \$434,000. The Mayor has approved the appropriation. Other school houses will be erected as follows: At Avenue C, E, 2d and 3d streets; Eighteenth avenue and 60th street; at Sixth and Seventh avenues, 71st and 72d streets; at Seventh avenue 43d and 44th streets; at Neck road and Van Sicklen street, Gravesend; near Leonard and Manger streets, Brooklyn. Appropriations have been approved.

-The Mayor has approved of an appropriation of \$114,300 for the construction and equipment of an addition to Public School 21, at Williamsbridge. Also, an appropriation of \$147,800 for the construction and equipment of a new school at 207th street and Hull avenue, The Bronx.

-All local improvements are initiated on petition to the local board, or local boards, signed by owners of property to be affected by the proposed improvement, which petition must be delivered to the borough president as president of the local board.

Summary table for Manhattan with columns for Jan. 1 to Aug. 28 and Jan. 1 to Aug. 29. Rows include Total No., No. with consideration, and Consideration.

Mortgages.

Summary table for Manhattan mortgages with columns for Aug. 22 to 28 and Aug. 23 to 29. Rows include Total No., Amount, and various interest rates.

Mortgage Extensions.

Summary table for Manhattan mortgage extensions with columns for Jan. 1 to Aug. 28 and Jan. 1 to Aug. 29. Rows include Total No., Amount, and To Banks & Ins. Cos.

Building Permits.

Summary table for Manhattan building permits with columns for Aug. 22 to 28 and Aug. 23 to 29. Rows include Total No., Amount, and To Banks & Ins. Cos.

BROOKLYN. Conveyances.

Table with columns for 1913 (Aug. 21 to 27) and 1912 (Aug. 22 to 28). Rows include Total No., No. with consideration, and Consideration.

Mortgages.

Table with columns for 1913 (Aug. 21 to 27) and 1912 (Aug. 22 to 28). Rows include Total No., Amount, To Banks & Ins. Cos., and various interest rates.

Building Permits.

Table with columns for 1913 (Aug. 21 to 27) and 1912 (Aug. 22 to 28). Rows include Total No., Amount, To Banks & Ins. Cos., and Alterations.

QUEENS. Building Permits.

Table with columns for 1913 (Aug. 22 to 28) and 1912 (Aug. 23 to 29). Rows include Total No., Amount, To Banks & Ins. Cos., and Alterations.

RICHMOND. Building Permits.

Table with columns for 1913 (Aug. 21 to 27) and 1912 (Aug. 23 to 29). Rows include Total No., Amount, To Banks & Ins. Cos., and Alterations.

BUILDING MATERIALS AND SUPPLIES

PROMISES OF EARLY FROST SPUR CONCRETE INTERESTS TO GREATER ACTIVITY--COMMON BRICK STILL INACTIVE.

Painters' Strike Not a Serious Factor As Far As Construction Is Concerned--Steel Orders More Aggressive.

CONSUMPTION of building materials in the Metropolitan district this week was a little more active than in the last four weeks. Lumber, concrete ingredients, including Portland cement, steel products, such as reinforcing material, and nails all show a more active inquiry, but it was evident that only those departments where liberal shading prevailed reported increased new business. This indicates that buyers are looking for big concessions and lack of buying.

The brick market is still extremely weak. Prices showed few signs of recovery from the new low level reached last week and, in fact, only few manufacturers look for any important change for the better in the near future. In the North river district the laborers are being released, and in the Raritan district the tightness of the brick market in Newark and Brooklyn is now beginning to be felt. Prices are generally weak all along the line.

A strike among the painters and paper hangers became effective on Tuesday. The demand of the strikers is for a minimum wage scale of \$20 and a 44-hour week with union agreements and accident insurance to be paid by the employers. There was some talk of forcing the issues in this strike upon other building trades, but there seems to be little probability of such coming to pass, because there is hardly enough work coming out at this time to make a general strike effective. The strike possibly may have an effect upon the paint market as far as demand is concerned in this city, but it is not considered probable that prices will be changed materially. Paint manufacturers are not carrying very large stocks and a brief cessation of alteration painting work will not seriously change the market.

The transactions on the Building Material Exchange during the last few weeks have been meager. The prices quoted there have been shaded in some cases, but on the whole even these concessions have not been sufficient to bring out liberal purchases. The most active movement has been in lumber, plaster, lime and stone in the suburban districts, but inquiry has prevailed instead of actual orders, showing that dealers are still timid about coming into the market for winter supplies, when the prospects for active winter building lack more encouraging features.

The recovery in the quotations for the United States Government 2 per cent. and 3 per cent. bonds has been attributed, like their recent decline, to artificial causes; but the fact that there has been an improvement at all should be a source of gratification to the building interests of New York, because it indicates healthier conditions in the investment situation, tending later to create a healthier tone in the building loan department. Of course, the Mexican crisis still hangs as a cloud over building financing, but there is every reason to believe now that the money market, like that of building materials, has reached its lowest ebb and that as soon as the vacation season ends there should be a decided upturn in demand for building money and commodities.

BOOST IN RADIATOR PRICES.

Pierce, Butler & Pierce Mfg. Co. Make Important Announcement to the Trade.

ANNOUNCEMENT was made this week by the Pierce, Butler & Pierce Mfg. Co., of Fourth avenue and 22d street, that a five per cent. advance on all radiation became effective on Tuesday, Aug. 26. The cause of this advance is said to be due to increased cost of labor at the mills, as well as to the great increase in the use of radiators during the year. The cost of iron, with the conditions surrounding production and shipment, is also a contributory factor to this advance.

The current list covering all radiation will be operative until further notice, which practically means that no curtailment of prices may be expected before the spring of next year. Radiation companies report very good business conditions, although the volume is not quite up to that of the corresponding period last year.

STEEL ORDERS AND THE WEATHER. Lower Prices Responsible for Heavier Orders in Plates, Shapes and Wire.

STEEL took a turn for the better this week. Orders came in freer than at any time in the last two months for shapes, plates and wire products, and especially was this true of wire reinforcing material. In this connection an official of the American Steel & Wire Company made the following interesting statement:

"We have noted an improvement in the volume of new reinforcing business. What is most surprising to us was that prompt delivery was the rule rather than the exception. It rather startled us until we found what we believe to be the reason for it, because during the desultory business month ending August 20 most of the inquiry was for later delivery. Finally we found the solution in a Washington weather prophecy, which stated that early frosts could be expected this fall. Naturally builders who had extensive concrete work under way wanted to get as much completed as possible before snappy weather sets in with the result that we have been hurried up on our deliveries and have noted a growing demand."

The report referred to stated that in the last twenty-four years the law of average applied to annual mean temperature has not deviated more than a few degrees. That being the case, and in consideration of the very mild winter we had last winter, early frosts will prevail, it is said, to take care of the average mean temperature for 1913.

BRICK MARKET CLOSED STRONG.

Sixteen Sales on Thursday, the Biggest Movement in the Last Four Months.

SIXTEEN cargoes of Hudson river common brick were sold on Thursday of this week. It was the biggest volume of sales that had been reported for any day since Thursday, April 24th, an almost unprecedented low record for summer brick consumption.

The condition of the market, however, has not improved. It is still weak and nervous. Thursday's gain was generally attributed on the Building Material Exchange to the fact that dealers planning a week end excursion came into the market more freely so as to anticipate any change in prices or condition that might occur after the first of September when the actual fall building season starts.

Official transactions for North River common brick covering the week ending Thursday evening, August 28, with comparisons for the corresponding period last year, follow:

1913.		
Left over, Friday A. M., August 22--89.	Arrived.	Sold.
Friday, August 22.....	7	9
Saturday, August 23.....	5	3
Monday, August 25.....	9	8
Tuesday, August 26.....	5	8
Wednesday, August 27.....	7	4
Thursday, August 28.....	8	16
Total	41	48
Reported en route, Friday A. M., August 29--1.		
Condition of market, nervous. Prices, Hudsons, \$6 to \$6.50, \$6 shaded on lower grades. Selects still bring \$6.75. (Wholesale dock N. Y. For dealers' prices add profit and cartage.) Newark (yard), \$7.75. Left over, Friday A. M., August 29--82.		
1912.		
Left over, Friday A. M., August 23--27.	Arrived.	Sold.
Friday, August 23.....	17	7
Saturday, August 24.....	12	9
Monday, August 26.....	24	13
Tuesday, August 27.....	3	13
Wednesday, August 28.....	8	6
Thursday, August 29.....	5	10
Total	69	58
Condition of market, firming. Prices, Hudsons, \$6.75 to \$7. Raritan, \$6.75 to \$7. Left over, Friday A. M., August 30--38.		
OFFICIAL SUMMARY.		
Left over, Jan. 1, 1913.....		113
Total No. barge loads arrived, including left overs, Jan. 1 to Aug. 29.....		1,366
Total No. barge loads sold Jan. 1 to Aug. 29		1,284

Total No. barge loads left over Friday A. M., Aug. 29.....	82
Total No. barge loads left over Jan. 1, 1912	71
Total No. barge loads arrived, including left overs, Jan. 1 to Aug. 30.....	1,416
Total No. barge loads sold Jan. 1 to Aug. 30	1,378
Total No. barge loads left over Aug. 30, 1912	38

CLAY PRODUCTION IN THE EAST. Geological Survey Reports Comparative Clay Products Totals for 1912.

ACCORDING to reports just issued by the United States Geological Survey covering clay products of the United States for 1912 with corresponding totals for 1911, Ohio is given first rank, Pennsylvania second, New Jersey third, Illinois fourth, New York fifth and Rhode Island and Connecticut twenty-fourth as clay product producing States, taking into consideration all kinds of clay products. New York, however, produced 1,273,641,000 brick, valued at \$7,311,675,000, as against 1,210,499,000, valued at \$6,437,331,000 for Illinois, and 429,309,000, valued at \$2,592,091,000 for New Jersey while Connecticut and Rhode Island produced only 214,700,000 common brick valued at \$1,377,456,000. Ohio, whose rank is placed at highest as a clay product State, produced only 395,836,000 common brick valued at \$2,414,482,000.

The total volume of common brick manufactured in the United States during 1912 was 8,555,238,000, valued at \$51,796,266,000, as against 8,475,277,000, valued at \$49,885,262,000 for 1911, or a gain in per cent. in value of 29.27 for 1912. The average price throughout the United States for common brick in 1912 was \$6.05 as against \$5.09 for 1911. In other words, the Back to Brick propaganda, which Senator John B. Rose, president of the Greater New York Brick Company, originated, was responsible for the production of 99,961,000 more common brick than had been used in the previous year.

Pennsylvania takes first place as a producer of front brick when compared with either Ohio, New York, Illinois, Connecticut and Rhode Island or New Jersey. In 1912 Pennsylvania produced 217,328,000 front brick valued at \$2,321,479,000, representing an average kiln price of \$10.60, while Ohio manufactured 184,405,000 front brick valued at \$1,836,000,000 for an average kiln price of \$9.96. New Jersey manufactured only 48,825,000 front brick valued at \$558,372,000, representing an average price of \$11.43 per thousand. New York State produced 9,499,000 front brick valued at \$123,378,000, or an average of \$12.99 per thousand. The total quantity of front brick and its value for Connecticut is omitted, although an average price of \$13.25 is quoted. The total value of old brick and tile manufactured in Connecticut during 1912 amounted to \$1,465,000,000.

The comparative output for New Jersey, New York, Ohio and Pennsylvania for clay fireproofing is shown in the statement that the total value of fireproofing manufactured in New Jersey for 1912 reached \$2,031,350,000 against \$1,750,715,000 for Ohio and \$350,219,000 for Pennsylvania.

New Jersey is second in the country as a producer of architectural terra cotta, according to this report. In 1912 the total value of this material produced in New Jersey was \$2,333,065,000 as against \$1,139,291,000 for New York and \$569,943,000 for Pennsylvania. No total is given for Ohio.

In the fire brick department Pennsylvania leads all States with a total output for 1912 of 335,054,000 valued at \$6,178,870,000, or an average kiln price of \$18.44 a thousand, while Ohio is second with an output of 94,955,000 valued at \$1,629,638,000, or an average price of \$17.16 per thousand. New Jersey ranks third among Eastern States with a total output of 60,784,000 valued at \$1,640,988,000, or an average kiln price of \$24.04 per thousand. New York produced only 8,962,000 fire brick valued at \$328,644,000, or an average of \$36.61 per thousand at kiln during 1912.

Throughout the whole country there was a gain in the value of common brick amounting to 29.97 per cent., of 6.32 in the value of vitrified or paving brick, of 5.47 per cent. in the valuation of front brick, of 72 per cent. in the valuation of fancy or ornamental brick, of 4.64 in the valuation of drain tile, of 7.03 in the value of sewer pipe, of 4.97 in the value of architectural terra cotta, of 4.15 in the value of fireproofing, of 3.36 in the value of tile (not drain), of .30 in the value of stove lining, of 10.35 in the value of fire brick, and 1.60 in the value of miscellaneous clay products. The total gain in percentage of value for brick and tile for the entire country for 1912 over 1911 was 78.88 and for pottery 21.12.

In 1912 the total value of enamel brick manufactured was placed at 1,038,865, which combines the outputs of California, Illinois, Maryland, Missouri, New Jersey and Pennsylvania.

CEMENT IN BULK SHIPMENTS.

What the Experiments Recently Made Have Demonstrated.

THE Universal Portland Cement Co. has taken the lead in the movement to ship cement in bulk. The experiments so far made show that this method of shipping is as applicable to cement as it is to lime.

If every big shipper could see the car shortage situation in the proper light it would be possible to relieve to a great extent the yearly shortage, without a large increase in the present number of cars. The loading of cars to less than allowable capacity cuts down the efficiency of the railroads more than any other single item. During 1912 the Universal Portland Cement Co. saved 2,136 cars out of the country's supply by increasing the average load per car. In other words, a demand for 2,136 more cars would have been made by this company in order to ship its output if the conditions in 1911 had not been radically changed by the increase in average loading.

Portland cement salesmen are finding it not difficult to book orders for full carload lots rather than the old quantities of 100, 150 and 250 barrels. The buyer can just as readily handle a car of 144, 173, 231 or 287 barrels.

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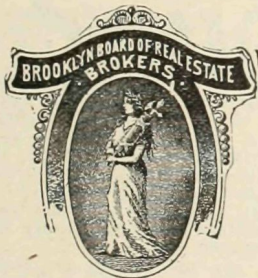
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UNION ST, ss, 146.11 e Clinton, 23.9x100; Christina George—Carmel Adinolfi et al; K C & M V McDonald (A), 189 Montague; Henry W Van Alen (R); Wm H Smith.

65TH ST, svs, 240 nw 14 av, 20x100; Alex Doecks et al—Giuseppe Restivo et al; Effingham L Holywell (A), 38 Court; Harris G Eames (R); Wm H Smith.

CARLTON AV, es, 274.2 n DeKalb av, 21x100; Michl F McGoldrick—Jessie F B Shaffer et al; Geo H Harman (A), 189 Montague; Arthur L Hurley (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.

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.

21ST AV, es, 126 n Cropsey av, 40x96.8; Chas Oppenheim et al—Kate F Salomon et al; Jonas, Lazansky & Beuburger (A), 115 Bway, Manhattan; Sidney F Strongin (R); Chas Shongood.

SEPT. 3.

CHURCH LA, cl, adj land of Frank W & Annie J Kent, runs se257.6xne214.3xsw257.7xsw 220.2 to beg; Percival C Smith—Artemesia S Kent et al; Edw P Lyon (A), 46 Cedar; Howard W Ameli (R); Wm P Rae.

DIKEMAN ST, nec Richards, 100x25; Sheriff's sale of all right, title, &c, which Jno Garrity et al had on July 9 '12, or since; Chas B Law, sheriff; Wm P Rae.

STH ST, ns, 172.10 e 6 av, 12.6x100; Karl A Arvidson—Jennie Melville et al; Gray & Gray (A), 115 Bway, Manhattan; Robt F Manning (R); Wm H Smith.

17TH ST, ns, 133.4 w 7 av, 16.8x90; Hattie K Brown—Jno J Olsen et al; Wray & Pilsbury (A), 50 Park pl, Manhattan; Harry L Thompson (R); Wm H Smith.

43D ST, nes, 200 se 12 av, 40x100.2; Germania Savgs Bank—Ellen Theresa Scully et al; Wingate & Cullen (A), 20 Nassau, Manhattan; Peter W Ostrander (R); Wm H Smith.

BATTERY AV, nec 103d, —x—; Tax Lien Co of NY—Jas Baird et al; Wm Lustgarten (A), 68 William; Chas S Warbasse (R); Wm P Rae.

MANHATTAN AV, nec Powers, 25x75; Margt Parker et al—Clifford W Parker et al; Jay & Smith (A), 204 Montague; C Walter Randall (R); Jas L Erumley.

SEPT. 4.

CHAUNCEY ST, nec Howard av, 80x25; Max Drey—Saml Weill et al; Liebmann & Tanzer (A), 32 Bway, Manhattan; Arthur Weil (R); Chas Shongood.

CONCORD ST, nws, 652 sw Atlantic av, 100x 100; Herman Richter—Martin Leonhardt et al; Reynolds & Geis (A), 359 Fulton; Jno Klein (R); Wm H Smith.

LINWOOD ST, ws, 200 n Pitkin av, 20x90; New York Investors Corporation—Louis B Kushner et al; Harry L Thompson (A), 175 Remsen; Wm T Simpson (R); Wm H Smith.

PRESIDENT ST, ns, 120 e Columbia, 20x100; Andw Gray et al—Gelsomina Valentino et al; K C & M V McDonald (A), 189 Montague; Emory F Dyckman (R); Wm H Smith.

STAGG ST, nec Lorimer, 60x40; also LORIMER ST, es, 40 n Stagg, 60x100xirreg; also BOERUM ST, ns, 50 w Humboldt, 25x73; Dietrich W Kaatz—Rosa Helt et al; Nathan D Shapiro (A), 808 Bway; Henry D Levy (R); Chas Shongood.

E 16TH ST, es, 119.10 s Cortelyou rd, 60x 100; Henry Douglass—Archibald W J Pohl et al; Harry L Thompson (A), 175 Remsen; Chas Graeser (R); Wm H Smith.

21ST ST, svs, 120 nw 7 av, 20x100.2; Gustave Barten—Margt G Angeli et al; Moses H Rothstein (A), 132 Nassau, Manhattan; Philip Scharf (R); Wm P Rae.

E 40TH ST, es, 277.6 n Foster av, 20x100; Mary Delap—Annie P Grissler et al; Jas M Kelly (A), 189 Montague; Jas G Purdy (R); Wm H Smith.

70TH ST, nes, 460 nw 19 av, 40x100; Morris Rabinovitz—Jas Farrell et al; A A Kotzen (A), 309 Bway; Fred M Abearn (R); Wm P Rae.

BELMONT AV, nwc Junius, 100x100; Ida T Handler—Israel Koepfel et al; Jos J Schwartz (A), 353 Stone av; Abr Miles (R); Chas Shongood.

NEW LOTS RD, ss, 21.2 w Williams av, 84.9 x81.9xirreg; Fredk M Knowles et al—Vermont Building Co et al; Geo B Davenport (A), 203 Montague; O Grant Esterbrook (R); Wm P Rae.

PARKSIDE AV, ss, 280 w Bedford av, runs s121.8xw20xn121.8xe20 to beg; also PARKSIDE AV, ss, 320 w Bedford av, 20x121.7; Wm B Vansize—Wm A A Brown et al; Geo W McKenzie (A), 189 Montague; Wm B Hurd (R); Wm H Smith.

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

13TH AV, nws, 20 sw 53d, 20x55.7; Morgan G Barnwell et al—Rostof Co et al; Hirsh & Newman (A), 391 Fulton; Isaac Lublin (R); Wm P Rae.

SEPT. 5.

CHAUNCEY ST, sec Hopkinson av, 100.5x 29.10; also MARION ST, ns, 274.5 e Hopkinson av, 50.7x100; also HOPKINSON AV, es, 80 n Marion, 24.6x—; also MARION ST, ns, 130 e Hopkinson av, 35.4x41.3; also CHAUNCEY ST, ss, 85 e Hopkinson av, 200x100xirreg; also CHAUNCEY ST, ss, 305 e Hopkinson av, 20x 100; also CHAUNCEY ST, ss, 285 e Hopkinson av, 20x100; Wm F Ahrens—Phillip Schmitt Eldg Co et al; Halbert & Quist (A), 1293 Myrtle av; Fred M Mathews (R); Wm H Smith.

HENDRIX ST, es, 150 n Pitkin av, 22x100; Gebhard Grob—George Forst et al; Milton Hertz (A), 391 Fulton; Timothy H Roberts (R); Chas Shongood.

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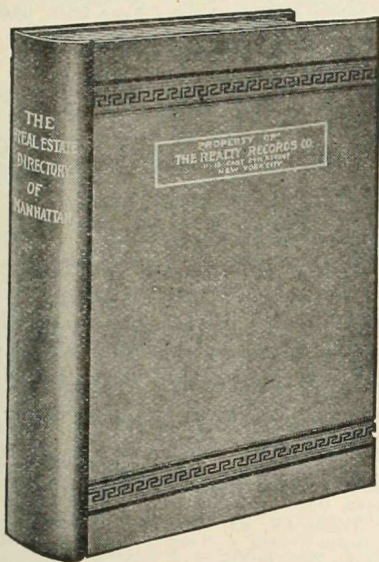
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ERIE BASIN, shipyard of Theo A Crane's Sons, Consolidated Roofing Co—Theo A Crane's Sons, Wm & J R Beard as trstes of Wm Beard, dec; April'13. 554.00

AUG. 22.

SUTTER AV, nwc Barrett, 99x100; East New York Masons Material Co—Barrett Constn Co; June16'13. 185.97
SAME PROP; J Rutstein & ano—same; June 23'13. 236.23
SAME PROP; Metropolis Lumber Co—same & Max Appelbaum; June10'13. 1,006.06

AUG. 23.

61ST ST, ns, 300 w 20 av, 200x100; Abr Wohl—Wm S Gouch & Bernard J McBrearty; July 8'13. 100.75
61ST ST, ns, 300 w 20 av, 200x100; Abr Wohl—Wm S Gouch & Bernard J McBrearty; Aug 5'13. 165.47
SUTTER AV, nwc Barrett, 99x100; H L Herberg—Barrett Constn Co; June2'13. 215.00
SAME PROP; Turner Constn Co—same; May 27'13. 450.00

AUG. 25.

DEAN ST, swc Howard av, —x—; J Rutstein—Jasum Realty Co; July31'13. 159.00
PUTNAM AV, nwc Downing, 53x100; Harry Marcus Iron Wks—Alsol Constn Co; May22'13. 1,950.00
SAME PROP; I A Adler & Co—Alsol Constn Co & Meyer Solomon; June19'13. 400.00

AUG. 26.

DEAN ST, swc Howard av, —x—; Louis Brook—Jacob Sommer & Jasum Realty Co; Aug5'13. 50.75

AUG. 27.

60TH ST, ss, bet 18 & 19 avs, 540x100; J P Duffy & Co—Brill Constn Co; Aug22'13. 46.11
BELMONT AV, ns, 100 e Thatford av, —x—; J Schwartz—Sam Leiman & Sam Zurckel; Aug 6'13. 93.00
MYRTLE AV, sec Gates av, 74.9x106.6; Burroughs Bldg Material Co—Frieda Hoepfner & Jno Gerathwohl; Feb19'13. 157.48

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

ATTACHMENTS.

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

Manhattan and Bronx.

AUG. 21.

Peers, Val; Fredk Van Gerpen; \$623.77; S B Clarke.
Bowes, Edw J; Chas Kenyon; \$4,090; Dittenhoefer, Gerber & James.

AUG. 22, 23, 26 & 27.

No Attachments filed these days.

AUG. 25.

Herzmansky, Bernhard; Jos W Stern & Co.; \$51,500; Cohen, Creevey & Richter.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan and Bronx.

AUG. 22, 23, 25, 26, 27, 28.

Alpepiana Realty & Constn Co. Southern Blvd, swc 173d, —x—. Gurney Elevator Co. 2,600
Raymond & Ralsman. 145-7 W 28th st. 10,000
Gurney Elevator Co.

Borough of Brooklyn.

AUG. 21, 22, 23, 25, 26, 27.

Chucky Bldg Co. Sterling pl nr Howard av. Globe Mantel & Mirror Co. Mantels, &c. 372 Mass, J. Snyder av cor E 32d. Daru & Huffman. Gas Fix. 275
Milford Constn Co. Elton st nr Blake av. Wm Kerby Co. Ranges. 219
Plato Realty Co. St Marks av nr Hopkinson av. Globe Mantel & Mirror Co. Consols. 220
Sackman Bldg & Impt Co. Hegeman cor Georgia av. Progress Gas Fix Co. Gas Fix. 124
Shimko, A. Hegeman av & Georgia av. Oliver C Horton. Furnaces. 350
W F S Constn Co (Inc). Alabama av nr Sutter av. Simon Gasmer & Sons Co. Ranges. 472

BUILDING LOAN CONTRACTS.

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

Manhattan and Bronx.

AUG. 23, 25, 27 & 28.

No Building Loan Contracts filed these days.

AUG. 26.

140TH ST, nwc Brook av, 107.2xirreg; Jacob Levy loans Consolidated Improvement Co, Inc. to erect a —sty bldg; — payments. 45,000.00

AUG. 29.

ST. NICHOLAS AV, swc 186th, 157.2x100; Lawyers Title Ins & Trust Co loans Aldus Constn Co to erect a —sty bldg; — payments. 230,000

ORDERS.

Borough of Brooklyn

AUG. 21.

52D ST, ss, 100 e 12 av, 120x100; Phillips Plg & Htg Co on Dann Constn Co to pay S Gasner Sons Co. 400.00

AUG. 22, 25, 26 & 27.

No Orders filed these days.

AUG. 23.

AV R, ns, 90 w E 17th, 30x105; Rosario Greco on Kings Hwy Congregation Ahavath Shohrn to pay Realty Supply Corpn. 1,000.00

EAST RIVER PLANS.

War Department Recommends \$15,000,000 Expenditure for Harbor Improvement.

The advocates of better port facilities have won their case with the War Department, according to a statement just issued by ex-Congressman William S. Bennet, chairman of the Citizens' New York Harbor Improvement Committee. His statement reads in part as follows:

"This effort to maintain the commercial supremacy of New York has, so far as the War Department is concerned, met with a very large degree of success. The department has recommended to Congress a total expenditure, including a prior recommendation of \$1,900,000 for the Harlem or Bronx Kills, of \$15,298,519. The project recommended comprises a through channel 35 feet deep through the entire East River, including Hell Gate and into Long Island Sound; a 30-foot access to East River wharves on both sides of the river as far north as the Queensborough Bridge, excepting for the area covered by Shell Reef, which is to be removed to a depth of 25 feet; a 20-foot access to wharves east of Blackwells Island; the removal of the Corlears Reef, of the Rhineland Reef and the Port Morris shoal, and the completion of the channel between North and South Brother Islands and the channel south of South Brother Island. The improvement previously recommended for the Harlem or Bronx Kills contemplates a channel 300 feet wide and 18 feet deep. The construction both in the Kills and in the East River is to be along the lines of Colonel Black's recommendations.

"The effect of this recommendation, if backed up by appropriations, will be to put the East River on the map from a modern transportation standpoint. Through the recommendation of the War Department, Congress, under its rules of procedure, is now permitted to authorize contracts for this work and to make the necessary appropriations.

Real Estate Fluctuations Since 1857.

In the panic year, 1857, real estate in New York City reached very low figures, owing to general depression in business. Recovery was retarded in 1860 by slavery agitation in Congress, and by the breaking out of the war in 1861.

It was not until Appomattox in April, 1865, that a strong upward movement in New York City real estate commenced, as a writer in the Brooklyn Eagle recalls. An inflated currency issued during the war was then in use and this helped to establish a fictitious price for realty.

From 1873—another panic year—to 1876, there was another period of decline in real estate values in this city. This decline was accelerated by the agitation over the resumption of specie payments.

An act was passed by Congress providing for the resumption of specie payments on January 1, 1879. During the dull season preceding this date many mortgages were foreclosed, and the general depression was very generally felt by all classes.

After specie payments were resumed a marked upward tendency began in real estate, until the highest prices of the period was reached in 1889-90.

Large amounts of money were realized on real estate operations at this time. But the inevitable decline came again in 1895 and 1896, and there was not a strong market again until 1901. Dull times returned in 1902, and there was a low market from 1902 to 1906.

The periods from 1906 to 1913 have been lean years for real estate investors, and operators. Another upward movement is now predicted. Large dealers who have a view of the entire market believe that by the time the year 1914 is well advanced there will be an excellent market for real estate, and the records of the past years indicated in this chart will be greatly surpassed.

Fire Laddies' Own Show.

The International Fire Exposition the first week of September at the Grand Central Palace will show in its exhibit the historic past as well as the present transitory period in means for prevention of, protection against and extinguishing of fires. The annual convention, the forty-first, of the International Association of Fire Engineers will, so Chief John Kenlon, of the New York Fire Department, says, reveal the future of these three factors of a fireless world. The officers of this great association are H. F. Magee, of Dallas, Texas, president; Thos. W. Haney, of Jacksonville, Fla., 1st vice-president; Hugo R. Delfs, of Lansing, Mich., 2d vice-president; James McFall, Roanoke, Va., secretary; Geo. Knofflock, treasurer, Mansfield, O.

The trustees are: F. J. Wagner, Washington, D. C.; W. B. Cummings, Atlanta, Ga.; A. B. Ten Eyck, Hamilton, Ont. The officers of vari-

ous committees are preparing a program of public enlightenment that will touch the heart and pocket nerve of every person, because it will deal with the preservation of his or her personal property or improvements on real estate and the saving of human life. Chief Kenlon says that despite the march of science and the quick step of innovation, in matter of fireproofing construction, motor fire engines and other new wrinkles the personal efforts and achievements required of the individual fireman has not been lessened, but in some respects is his life more strenuous and precarious, as for instance the difficulties and perils added by the ever rising skyscrapers prove. The entertainment of famous fire chiefs from other cities, American and foreign, who have been invited to attend this yearly convention to be held for the first time in this metropolis, is a problem that the finance committee, of which Mr. R. H. Manizer is chairman, is slow in solving because New York's business men are surprisingly backward about coming forward with subscriptions, especially in generous amounts. Deputy Fire Commissioner Geo. W. Olvany, chairman of the program and advertising committee, hopes the business men of New York will be both wise and liberal in patronizing the convention and exposition souvenir program, which will be of standard magazine size with a fiery red cover and typographically attractive. Chairman Olvany also asks and hopes that all printers everywhere will bid for the job of building it, for the fire laddies want a book that will both do their convention and show credit and be as durable a souvenir as is possible for such a valuable memorabilia.

Reconstruction of the Sea Beach Railway

Plans for the reconstruction of the Sea Beach Railway have been filed with the Public Service Commission for the First District by the New York Municipal Railway Corporation (Brooklyn Rapid Transit). Under the Dual System contracts the Sea Beach line, which runs to Coney Island, is to be reconstructed by the company and connected with the Fourth avenue subway in Brooklyn at about 65th street, so that trains from Manhattan may run through to Coney Island by way of the Fourth avenue subway and the Sea Beach line.

The company's plans call for the reconstruction of this line as a four-track depressed railroad from the connection with the Fourth avenue subway to a point immediately south of 86th street. Timothy S. Williams, president of the corporation, in submitting the plans, asks permission of the commission, in order to save time, to let the construction contract immediately without competitive bidding to Major George W. McNulty, who is ready to begin work at once. With the commission's consent the company proposes to make a contract with McNulty on the unit price basis for the completion of the work within 17 months, with a bonus for finishing it within that time and a penalty if the time is exceeded.

The company points out that it will take at least three months to prepare detailed plans, advertise for bids and award the contract, which would probably defer the beginning of work until next Spring; whereas, if work is commenced this Fall it can be finished about the time that the extension of the Fourth avenue subway to 65th street is ready for operation. The commission has not yet acted upon the matter.

New Things in Wall Decoration.

In paneled rooms there is a tendency to use a new kind of linen damask, very much like the damask in napery, but coarser; it is made in many colors and shades of colors and has a decidedly decorative effect.

Wall papers in damask design are popular, they give a suggestion of pattern and yet comply with the craze for monochromatic effect.

Burlap and imitation leathers are quite popular, and there are as many imitations of burlap as would satisfy a whole town. The most novel wall decoration that has come under my notice recently was in a paneled room, where the decorator had selected a well designed Nottingham lace curtain, cut it neatly to suit the panels, pasted it in position, then flat painted it over.

There was all the effect of a fine damask at a comparatively trifling cost. One advantage of such treatment is that any desired color can be obtained.—Decorative Furnisher.

CONTRACTORS FOR STERN'S STORE.

(Continued from Page 395.)

- Water Strainers: International Steam Pump Co., 115 Broadway.
Water Tanks: Franklin Machine & Steam Boiler Works, 13 Franklin st., Brooklyn.
Waterproofing: T. New Construction Co., 518 W. 29th st.
Waterproofing, Roof: N. Y. Roofing Co., 535 E. 19th st.
Window Chains: P. & F. Corbin, 39 W. 38th st.
Window, Hollow Metal: S. H. Pomeroy Co., Inc., 42d st. and Madison av.
Window Lighting: J. Livingston & Co., 70 E. 45th st.
Wire, Electric: Standard Underground Cable Co., 50 Church st.
Wired Glass: Jos. Elias & Co., 541 W. 22d st.
Wood Doors and Trim: Empire City-Gerard Co., 40 E. 22d st. D. W. Davin, 74 Irving pl. F. Schaeffler, 533 W. 34th st.
Wood Work, Cabinet: E. Hamburger & Co., 139 Emerson pl., Brooklyn. Miller, Haas & Co., Paynter av., Astoria, L. I.
Wood Work, Mahogany Filler: Wilhelm Koch, 36 Vesey st.
Wrecking: Jump House Wrecking Co., 45 W. 34th st.

CURRENT BUILDING OPERATIONS

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

Sewerage System for Corona Section.

Bids for building the Corona sewer which is designed to drain miles of Queens territory, were opened in the Borough Hall in Long Island City yesterday. The contract was awarded to Luke A. Burke & Sons Co., of 25 West 42d street, Manhattan. Their bid of \$1,167,852.30, was the lowest received. Nine firms entered the competition. The highest bid received was \$1,806,845.10. The successful bidder will be required to furnish a bond of \$300,000.

The contract is for the construction of twin tubes, one to be used for storm water. At the outlet at Flushing Bay, each of the tubes will be thirteen feet nine inches in diameter. This diameter of the tubes decreases gradually to nine feet. The sewer will run through East Elmhurst, Corona, Corona Heights, Elmhurst, Maspeth, Middle Village, Forest Hills and Kew Gardens.

The territory which is without a sewer system now, has been greatly handicapped as a real estate field on this account.

Westcott Estate May Build.

The Westcott Estate, 52 William street, has under consideration the erection of a twelve-story apartment house to cover the entire block, bounded by Broadway, St. Nicholas avenue, 170th and 171st streets. At the office of the estate yesterday it was announced that the project has been contemplated for the past two years and is still in very preliminary shape, but that operation might be started within a very short time. The site has frontages of 216 feet on Broadway, 195 feet on St. Nicholas avenue, 29.9 feet in 170th street, and 123.7 feet in 171st street. Ralph S. Townsend, of Broadway and 34th street, who has prepared plans for the owners in the past, will no doubt design the structure.

J. A. Zimmermann Gets \$250,000 Contract.

Jacob A. Zimmermann, 505 Fifth avenue, received the general contract this week to erect the Young Women's Hebrew Association building in the north side of 110th street between Lenox and Fifth avenues, which is estimated to cost around \$250,000. The building will be ten stories in height, 100x100 feet on the ground, and of the best fireproof construction throughout. L. A. Abrahamson and Louis E. Jallade, 37 Liberty street, are the architects, with Reginald P. Bolton Company, 55 Liberty street, steam and electrical engineers. Officers of the association are Mrs. I. Unterberg, president, S. I. Wyman, secretary, and Mrs. S. Liebovitz, treasurer.

Plan More Model Tenements.

The City and Suburban Homes Company, 15 West 38th street, through its own draughting department, has prepared plans for the improvement of the block front on the west side of Avenue A, between 64th and 65th streets, with more model tenements. The site measures 200 feet on the avenue and 100 feet in each street, and is directly opposite the Rockefeller Institute for Medical Research. Dr. E. R. L. Gould is president of the company.

Factory for Leonard Street, Brooklyn.

James S. Rourke, builder, 158 Heywood street, Brooklyn, will erect a four-story factory (mill construction) 90x95 feet, at the southwest corner of Leonard and Bayard streets, Brooklyn. Plans are being prepared by C. Bauer, Jr., 6 Bedford avenue. Estimates will be taken by the owner about September 2.

Picture Theatre on Southern Boulevard.

Gronenberg & Leuchtag, 303 Fifth avenue, are preparing sketches for a brick moving picture theatre and four stores to be erected on the east side of Southern Boulevard, 125 feet south of Jennings street, for Mrs. Rose Fels, care of Charles Buermann & Co., 507 Grand street, owner. Cost, between \$15,000 and \$20,000.

New Church at Sea Cliff, L. I.

Milton See & Son, 6 West 22d street, Manhattan, are preparing plans for a one-story church, Sunday-school and parsonage for the First Methodist Episcopal Church of Sea Cliff, Rev. Lewis K. Moore, pastor, to be erected at a cost of \$35,000. The architects will soon take bids on the general contract.

PERSONAL AND TRADE NOTES.

ADOLPH FLEISCHMAN, an architect of Albany, N. Y., with offices at 59 North Pearl st. died last week at his home in that city.

WILLIAM WILL, retired contractor, 77 years old, died at his home at College Point, L. I., following a stroke of apoplexy suffered three weeks ago.

RICHARD DEEVES & SON, general contractors, of 309 Broadway, are making good progress with the new addition to the West End Presbyterian Church.

THOMAS J. LONIGAN, 1133 Broadway, is figuring the general contract for the 5-story tank house to be erected at 629-631 West 39th st. for Joseph Stern & Sons, 516 West 40th st.

THE RAYMOND CONCRETE PILE COMPANY, of New York and Chicago, has established a branch office in the Ellicott Square Building, Buffalo, to be in charge of Edward Phelan.

THE CERESIT WATERPROOFING COMPANY'S PRODUCT, "Ceresit," has been awarded the Grand Prix at the International Cities and Towns Planning Exhibition at Ghent, at Belgium.

JOSEPH P. DAY, the well-known real estate operator and auctioneer, has purchased a five-acre plot on the north side of South Orange av, Milburn, N. J., for the purpose of enlarging his farm property there.

SAMUEL W. CORNELL, a prominent hardware merchant, for sixty years in business in Brooklyn, died this week at his home, 185 Amity street, where he had lived for the past twenty-five years. He was 75 years old.

PHILIP J. TALBOT, a contractor and builder, died this week at his home, 1078 East 15th st. Brooklyn. He was born in Wales 51 years ago, had been a resident of Brooklyn for 40 years. He was a member of Erocklyn Lodge, B. P. O. Elks.

THE DEPARTMENT OF THE INTERIOR, Bureau of Mines, Washington, D. C., announces that technical paper No. 15, entitled "An Electrolytic Method of Preventing the Corrosion of Iron and Steel," by J. K. Clement and L. V. Walker, is ready for free distribution.

WINFIELD SCOTT RULE, a general contractor, one of the best known residents of Metuchen, N. J., died at St. Peter's Hospital, New Brunswick, following an operation. Mr. Rule was a member of the Board of Elections and was to have become postmaster of Metuchen in a few days.

A. R. LOUGHBOROUGH, formerly city sales manager at the San Francisco office of the Western Electric Company, has been appointed manager of the Salt Lake City sales force to succeed M. S. Orrick, who became manager at San Francisco.

DURING the week of June 9-16, the Hawthorne cable shops of the Western Electric Company turned out lead-covered cable containing 258,000,000 conductor feet of wire, or about 48,500 miles, which is said to break all previous records for this or any other plant.

PLASTERING LAW BOOKLET.—Following the publication in the Record and Guide of Aug. 9 of the New York Plastering Law, this paper is in receipt of a number of very handy booklets, published by the Bell Fireproofing Company, of Kent av and Morton st, Brooklyn, where copies may be obtained.

H. KLEINHANS CO., of Pittsburgh, Pa., manufacturers of railroad and contractors' equipment, have opened a New York office in the Hudson Terminal Building, 50 Church st, and will specialize in the sale of continuous concrete and mortar mixers and acetylene welding and cutting outfits. The office will be in charge of Mr. L. Kleinhans.

JOHN H. DEEVES & BRO., 103 Park av, Manhattan, are figuring the general contract for a 5-story apartment house, 100x100 ft., to be known as the "Belvedere Court" to be erected by C. Cuneo, of 202 Ogden av, Jersey City, at the southeast corner of Palisade av and Ravine rd, Jersey City, at an approximate cost of 100,000.

U. S. REALTY & IMPROVEMENT CO. reported earnings for the last quarter equal to those of the same quarter last year. New construction contracts taken through Geo. A. Fuller Co. represented over \$6,500,000 and the value of finished contracts on July 31 was between \$500,000 and \$1,000,000 higher than on May 1. The outlook for the immediate future is considered satisfactory by the officers.

CHARLES H. MOYER, formerly New York manager and traveling representative of the Geo. V. Cresson Company, of Philadelphia, and lately connected with its successor, the Cresson-Morris Company, has resigned his position to take up work as a special engineering representative and manufacturers' agent, with offices at 90 West st.

REV. CHARLES BABCOCK, 84 years old, Professor Emeritus of Architecture at Cornell University, died on Tuesday at his home in Ithaca. He was ordained a priest in 1864, and for many years was rector of St. Paul's in Ithaca. In 1897 he was made Professor Emeritus, after having held a Professorship since 1871.

THE ABERTHAW CONSTRUCTION COMPANY, of Boston, has just published an attractive booklet on the Larkin Company's warehouse and freight terminal at Buffalo, N. Y. This terminal, with floor space of more than fourteen acres, is used for receiving, storing packing and shipping merchandise brought from the company's various manufacturing buildings nearby.

ARTHUR BOLLING JOHNSON, the father of the Forest Products Exposition project, announces that the plans for the congress of lumber and by-product interests have been approved by the National Lumber Manufacturers' Association and that the exposition company has been incorporated and underwritten for \$25,000. The exposition will be held in Chicago, at the Coliseum, in April, 1914.

FLORENTIN PELLETIER, 88 years old, a well-known civil engineer and architect, died at his home, 907 Hillside av, Plainfield, N. J., Aug. 24. Before he located there he was employed by the Government as an engineer in charge of the construction of Minot's Ledge Lighthouse in Boston Harbor, and he had charge of the construction of the Ogdensburg & Lake Champlain Railroad.

HERMANN GUMPEL, structural engineer and inventor of the Gumpel double-deck high-speed express passenger elevator, recently described in the Record and Guide, has received so many inquiries from architects and real estate men in New York and the East for a demonstration of his device that he announces that he will be in this city with a full working model during September. His address is 825 Opera House Building, Chicago, Ill.

JOHN C. CLARKE, 71 years old, a retired contractor and stevedore, and widely known horseman, died suddenly on Saturday, Aug. 23, in a cottage on the Parkway Driving Club grounds, at Ocean Parkway and Kings Highway, Brooklyn. Death was due to heart trouble. Until the time of his retirement he conducted a large contracting business and for years did work for the American Sugar Refining Company.

SAMUEL CABOT (Inc.), manufacturing chemists, of 14 Milk street, Boston, which produces under its own patented processes creosote shingle stains, sheathing and deadening quilt, is issuing to prospective builders of country homes gratuitously, a booklet containing one hundred photographic views of country homes designed by leading architects of the country. Each house shown in the brochure was stained with Cabot products as evidenced by personal letters from architects who designed them. It is a booklet well worth looking over.

G. P. BLACKISTON, advertising manager for the Berger Manufacturing Company, announces that the company's new catalogue describing all the steel products made by the Berger Manufacturing Company is now off the press and is ready for distribution. Every conceivable need of the varied types of building construction is anticipated and every conceivable need of the varied types of building construction is anticipated, classified and tabulated for ready reference work. Copies may be obtained free of cost by addressing the company at Canton, Ohio.

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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. E. 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.

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.

AMERICAN BOILER MANUFACTURERS' ASSOCIATION will hold its twenty-fifth annual convention Sept. 1-4 at the Hollenden Hotel, Cleveland. 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.

NATIONAL PAVING BRICK MANUFACTURERS' ASSOCIATION.—Engineers and contractors from many sections of the country are to gather at Cleveland, Ohio, Sept. 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.

RECENT INCORPORATIONS.

BROOKLYN CUT STONE CO. has been incorporated to do quarrying and manufacturing of building materials with offices in Brooklyn. The directors are Robert Lyon, 871 50th st; Adam Cruickshank, 746 54th st, and Elsie P. Cruickshank, 225 87th st, all of Brooklyn. The attorney for the company is Harvey O. Dobson, 189 Montague st, Brooklyn.

WM. T. HOCKEY SONS CO. has filed incorporation papers to manufacture and deal in building materials and realty with 25,000 capital stock. The offices of the company are in Manhattan. The papers were filed by Arthur H. White, Passaic, N. J., and Thos. F. Keenan, 129th st and 3d av, and William T. Hookey, Jr., 202 West 130th st. Harry Dubinsky, 299 Broadway, is the attorney for the company.

NO ARCHITECTS SELECTED.

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

NEW HAVEN, N. Y.—The Imperial Sewing Machine Co., H. Tyree, manager in charge, 17 Madison av, N. Y. C., contemplates alterations and the erection of an addition of its factory buildings here. So far as can be learned no architect has been selected. Bids on construction will be called about October 1.

NORWICH, N. Y.—A hotel is contemplated in South Broad st, by a syndicate, of which Mr. Schene, formerly proprietor of Clark House, is promoter. No architect has been selected.

UTICA, N. Y.—H. C. Faber Sons & Co., 12 Meadow st, Utica, contemplates the erection of a boiler house on the site of the present plant, for which no architect has been selected.

WHITEHALL, N. Y.—The Village of Whitehall Board of Education, W. J. Edmonds, chairman, is receiving competitive sketches for a 2-sty brick high and grade school for which no site nor architect has been selected. Cost, about \$60,000.

WHITNEY POINT, N. Y.—A company, which has not yet been formed, contemplates the erection of a hydro-electric plant on the Branch Tugonoga River, called Otsellic River, to cost about \$1,000,000. No architect has been selected. Mr. McBride, care of Gilmore & Cook, 100 Press Building, Binghamton, is interested.

BINGHAMTON, N. Y.—The Binghamton Rug Works, William E. Williams, at site, contemplates the erection of a factory at 160 Park av, for which no architect has been selected.

JERSEY CITY.—The Mallinckrodt Chemical Works, J. A. Grimes, 225 West Side av, contemplates rebuilding a factory on West Side av, for which no architect has been selected. Cost, about \$25,000.

JERSEY CITY, N. J.—Chas. Heidt & Sons, 98 Fairmount av, contemplates rebuilding the reinforced concrete factory at 42 Fairmount av, for which no architect has been selected. Cost, about \$50,000.

JERSEY CITY, N. J.—The E. F. Jones Chemical Works, 51 Jay st, N. Y. C., Carrie L. Jones, president, contemplates rebuilding the rein-

forced concrete chemical plant at 5 Florence st, for which no architect has been selected. Cost, about \$75,000.

MANCHESTER, N. Y.—The Village of Manchester, Dr. John H. Pratt, President of the Board, is receiving competitive sketches for a 2-sty brick school in Ontario County, for which no architect has been selected. Cost, about \$25,000.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

JERSEY CITY, N. J.—Figures are being received for the 5-sty apartments to be known as the "Belvedere Court," to be erected at the southeast corner of Palisade av and Ravine rd, for C. Cuneo, 204 Franklin st, N. Y. C., owner. H. & W. Newman, 202 Ogden av, are architects. Cost about \$100,000.

DWELLINGS.

HACKENSACK, N. J.—C. V. R. Bogert, 167 Main st, architect, is taking bids for the erection of a 2½-sty stucco residence, 32x70 ft, at Clay and Union sts, for Mrs. Ada Taylor, Union st, owner. Cost, \$13,000.

NEW ROCHELLE, N. Y.—W. S. Moore, 30 East 42d st, N. Y. C., architect, is taking bids on the general contract for a 2½-sty frame residence to be erected here for H. M. Olcott, of Broad View, New Rochelle, owner.

KENSINGTON, GREAT NECK, L. I.—C. P. Lovell, 30 East 42d st, N. Y. C., architect, is taking bids for a 2½-sty frame residence, 60x30 ft., to be erected at Netherwood and Arleigh rds for H. H. Shannon, owner, care of architect.

THE BRONX.—Bids are being received for a 3-sty brick residence, 29x51 ft, to be erected on the west side of the Concourse, 423 ft north of Bedford Park Boulevard, for the R. C. Church of Philip of Neri, Rev. Daniel Burke, 3024 Concourse, pastor. George H. Streeter, 31 East 27th st, architect. Cost, about \$15,000.

MUNICIPAL WORK.

SCARSDALE, N. Y.—Waring, Chapman & Farquhar, 874 Broadway, N. Y. C., engineers, have completed plans for a sewerage system for the town of Scarsdale, owner, who will take bids about the first of September. Cost about \$150,000.

SCHOOLS AND COLLEGES.

CEDARHURST, L. I.—Elliott Lynch, 341 5th av, N. Y. C., architect, is taking bids for a 2-sty brick school, 85x70 ft, to be erected here for the Church of St. Joachin, Rev. P. McKenna, pastor.

OTISVILLE, N. Y.—The Board of Education of Otisville will soon take bids to close Sept. 15, for the erection of a 2-sty and basement brick school, 51x75 ft., in Orange County, from plans by William T. Towner, 320 5th av, N. Y. C., architect. Cost about \$35,000.

STABLES AND GARAGES.

BROOKLYN.—The Kings County Lighting Co., 4802 New Utrecht av, owner, is taking bids for a 1-sty brick stable, 73x128 ft., to be erected at 65th st and 9th av, from private plans.

STORES, OFFICES AND LOFTS.

BROADWAY.—James Pringle, Inc., 354 College av, owner, is taking bids for two offices, stable and residences to be erected at 3240-3250 Broadway, from plans by Walter H. C. Hornum, 200 East 123d st, architect. Cost, about \$18,000.

MISCELLANEOUS.

RHINECLIFF, N. Y.—Bids will close Sept. 10 for the erection of a 1½-sty brick and limestone passenger station, 40x125 ft., for the N. Y. Central R. R. Co., 70 East 45th st, N. Y. C., owner, William C. Brown, president. D. R. Collin, care of owner, is architect. G. W. Kittridge, care of owner, is chief engineer. Cost, \$40,000.

MANHATTAN.—Figures are being received for a 5-sty brick tank house, 49x65 ft, to be erected at 629-631 West 39th st, for Joseph Stern & Sons, 516 West 40th st, Jos. Stern, president, from private plans.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

PEARL ST.—M. W. Del Gaudio, 1910 Webster av, The Bronx, is preparing plans for a 6-sty store and tenement to be erected at 451-3-5 Pearl st for Michael Bacci, 46 Park st. Cost about \$30,000.

PARK AV.—Rouse & Goldstone, 38 West 32d st, will soon take bids on plumbing for the 13-sty apartment house southeast corner of Park av and 72d st, for the E. A. L. Holding Co., Edgar A. Levy, 505 5th av, president. Cost, about \$850,000.

63D ST.—Schwartz & Gross, 347 5th av, are preparing plans for a 9-sty apartment house for the Lenox Hill Realty Co., Samuel Herzog, president, 43 Cedar st, to be erected at 116-122 East 63d st. Laurence A. Ball, 25 East 24th st, is steel engineer.

109TH ST.—The Mechanics Construction Co., 158 7th av, general contractor, is at work on alterations to the store and apartment house, 321 East 109th st, for the Elias Brewing Co., 403 East 54th st, owner. Richard Rohl, Bible House, is architect.

87TH ST.—Demolishing is under way at 144-160 West 87th st, where the Princeton Construction Co., 30 East 42d st, owner; Isaac Polstein, president, will erect two 9-sty apartment houses, 82x100 ft. Schwartz & Gross, 347 5th av, are architects. Robert E. Moss, 126 Liberty st, steel engineer. Total cost, \$500,000.

114TH ST.—H. Zack, at site, general contractor, is making alterations to the 5-sty brick tenement, 83 East 114th st, for Chas. S. Meyer-son, on premises, owner. C. M. Straub, 147 4th av, is architect.

AV A.—P. H. Ohm, 15 West 38th st, has completed plans for two 6-sty apartments to be erected on the west side of Av A, from 64th to 65th sts, for the City & Suburban Homes Co., 15 West 38th st, owner. Cost, \$100,000 each.

GRAMERCY PARK.—Herbert Lucas, 340 Madison av, has completed plans for alterations to the 12-sty apartment at 24 Gramercy Park, for the 24 Gramercy Park, Inc., owner.

72D ST.—John H. Friend, 148 Alexander av, has completed plans for alterations to the 12-sty apartment at 175 West 72d st, for the Mirewood Realty & Holding Co., 71 Broadway.

135TH ST.—L. A. Sheinart, 194 Bowery, has completed plans for alterations to the 5-sty tenement at 3-7 East 135th st, for J. M. Cohen, 1913 2d av.

ATTORNEY ST.—Jacob Fisher, 25 Av A, has completed plans for alterations to two 3-sty tenements at 6-8 Attorney st, for Abraham L. Kass, 100 Essex st, owner.

1ST AV.—Edwin Wilbur, 120 Liberty st, has completed plans for alterations to the 4-sty tenement at 2294 1st av, for Gaetano Riccio, 333 East 115th st.

FACTORIES AND WAREHOUSES.

LONGFELLOW AV.—The Fort Masonry Co., 5 Beekman st, has received the mason contract for alterations and additions to the factory at 1431 Longfellow av, for Friedman & Rabinowitz, on premises, owners. Harold L. Young, 1204 Broadway, is architect. Cost about \$40,000. Work has not been started yet.

HOSPITALS AND ASYLUMS.

123D ST.—Foundations are under way for the 6-sty clinic and dispensary building, 35x100 ft, at 41-43 East 123d st, for the Hospital for Deformities and Joint Diseases, Dr. H. M. Frauenthal, head surgeon. Max Heidelberg & E. Levy, 322 5th av, are architects. Jacob A. Zimmermann, 505 5th av, is general contractor. Cost, about \$75,000.

STORES, OFFICES AND LOFTS.

56TH ST.—Richard L. Walsh Co., 253 Pearl st, general contractor, is tearing out at 11 East 56th st, to be replaced with new partitions and store fronts for H. Warcham Harding, London, Eng. Matthew J. McQuillan, 30 East 42d st, is architect. Cost, about \$15,000.

GREENWICH ST.—S. Millman & Son, 189 Montague st, Brooklyn, have completed plans for alterations to the 3-sty brick store and residence 66 Greenwich st, for K. W. Saydah, 103 Washington st, owner. Cost about \$5,000.

181ST ST.—Buchman & Fox, 30 East 42d st, are preparing plans for a 2-sty brick department store, 60x75 ft., to be erected at 625 West 181st st, for Chas. C. Marshall, 34 Pine st, owner. Cost about \$20,000. Figures have not yet been taken.

THEATRES.

BROADWAY.—Foundations are under way for the brick, stone and terra cotta theatre at the southeast corner of Broadway and 107th st for the Aetna Amusement Corporation, Leon Schlesinger, president, 489 5th av, owner. V. Hugo Koehler, 409 5th av, architect. The Jardine Co, 489 5th av, is general contractor. The Savoy Plumbing Co., 160 Prince st, has the plumbing contract; John De Nigris & Bros., Oakpoint av and Barretto st, the cut stone; and the Lenox Iron Works, 232 Rider av, the ornamental iron work. Cost about \$160,000.

COLUMBUS CIRCLE.—Henry Ives Cobb, 527 5th av, is preparing plans for the Edwin Booth Memorial Theatre to be erected in the vicinity of Columbus Circle. Operations are expected to begin October 1. The directors of the enterprise are George W. Lederer, J. J. Loochem, E. C. Vanderbilt, Richard Morrell, C. C. Duncan, Nelson Roberts, R. H. Woodfall and Dr. Joseph Wickham.

95TH ST.—Chas. A. Platt, 11 East 24th st, is at work on plans for 1-sty brick and stone theatre, 154x111 ft, to be erected at 250-266 West 95th st, for Vincent Astor, 23 West 26th st. Keith & Albee, 1495 Broadway, are the lessees. Pattison Bros., 1184 Broadway, are steam engineers. Cost, about \$200,000.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

PROSPECT AV.—Excavating is under way for three 5-sty brick apartments, 95x93 ft., to be erected on the west side of Prospect av, 125 ft. north of 167th st, for the 114th St. and 7th Av. Construction Co., Max Weinstein, president, 1884 7th av. Gronenberg & Leuchtag, 303 5th av, are the architects. Cost, \$375,000. Owner will build.

STEBBINS AV.—Lowenfeld & Prager have sold their property at the northwest corner of Stebbins av and 163d st to a builder, who will improve the property with apartment houses.

ARTHUR AV.—The Angel Construction Co. contemplates the erection of 4-sty flats at the northwest corner of Arthur av and 181st st, 40x93 and irregular.

MUNICIPAL WORK.

BROOKLYN.—Bids are in for alterations and extensions to the repair yard buildings on North Portland av, Repair Yard No. 98. J. M. De Verone, 21 Park Row, N. Y. C., is architect.

STORES, OFFICES AND LOFTS.

TRINITY AV.—M. W. Del Gaudio, 1910 Webster av, The Bronx, is preparing plans for a 2-sty store, dwelling and bakery to be erected on the west side of Trinity av, 121 ft. north of 158th st, for the Taxpayers Realty Co., 1203 Franklin av, owner. Cost about \$12,000.

THEATRES.

SOUTHERN BOULEVARD.—Charles Buermann & Co. has sold to Mrs. Rose Fells, of Brooklyn, a plot 75x100 on the south side of Southern Boulevard, 125 ft. south of Jennings st. The buyer will improve with a moving picture theatre.

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CHURCHES.

CONCORD ST.—Foundations are under way for the 4-sty brick rectory, 22x49 ft. at the corner of Concord and Prince sts, for St. Michaels R. C. Church, Father Jos. R. Agrella, 37A Lawrence st, pastor. Reiley & Steinback, 481 5th av, N. Y. C., are architects. W. L. & G. H. O'Shea, 29 Broadway, are general contractors. Cost, about \$30,000.

FACTORIES AND WAREHOUSES.

FRONT ST.—The Raymond Concrete Pile Co. of 140 Cedar st, N. Y. C., and Chicago, have finished placing concrete piles for the foundations of a large building for Robert Gair & Co. at the corner of Front and Washington sts, Brooklyn. Turner Construction Co., 11 Broadway, is general contractor.

SCHOOLS AND COLLEGES.

60TH ST.—C. B. J. Snyder, 500 Park av, N. Y. C., is preparing plans for a brick and stone school No. 40 to be erected at 60th st and 18th av, Brooklyn, for the Board of Education. Bids will probably be called for about November 1.

STABLES AND GARAGES.

BOND ST.—Excavating is under way for a 2-sty brick stable, 25x100 ft., to be erected in the east side of Bond st, 100 ft. north of Degraw st, for Elizabeth Zimmer, 242 80th st, Brooklyn, owner. Voss & Lauritzen, 65 DeKalb av, are architects. Geo. Driscoll, 548 Union st, is general contractor. Louis Mador, 259 Throop av, has the carpenter work. Cost about \$7,500.

THEATRES.

NOSTRAND AV.—Shampan & Shampan, 772 Broadway, have completed plans for a new law theatre to be erected at 716-720 Nostrand av for S. Miller.

BUSHWICK AV.—Shampan & Shampan, 772 Broadway, Brooklyn, have prepared plans for a new law moving picture theatre to seat 600, to be erected on a plot 50x123 ft, at the corner of Bushwick av, Flushing av and Debevoise st, for the F. & L. Amusement Co., as owners.

Queens.

DWELLINGS.

FOREST HILLS, L. I.—Foundations are under way for a 2½-sty brick residence, 27x38 ft. in the northeast side of Olive st, 160 ft northwest of Greenway South, for the Sage Foundation Homes Co., 47 West 34th st, N. Y. C., owner. G. Atterbury, 20 West 43d st, N. Y. C., is architect. N. M. Anderson, 4 East 39th st, N. Y. C., care of Robert Farrington, is general contractor. Cost, about \$6,500.

KEW, L. I.—Excavating is under way for the 2½-sty frame and stucco residence, 30x30 ft. on the north side of Onslow pl, 120 ft east of Austin st, for John M. Corbin, 1 West 34th st, N. Y. C. Arthur M. Gaynor, 332 East 6th st, N. Y. C., is architect. Cost, about \$9,000.

THEATRES.

ROCKAWAY BEACH.—As a site for a new theatre, Charles Crabbe has sold to Kraemer & Klein a plot about 100 ft. sq. on north side of the Boulevard, west of Pleasant av, Rockaway Beach.

Richmond.

DWELLINGS.

ROSSVILLE, S. I.—A big acreage deal on Staten Island has been made by D. T. Cornell, of Stapleton, who sold 163 acres at Rossville to C. Decker. The buyer is contemplating extensive improvements.

STORES, OFFICES AND LOFTS.

ARROCHAR, S. I.—Joseph Scardino has purchased a plot on Richmond av, near Ocean av, and contemplates the erection of a business building.

Nassau.

DWELLINGS.

WESTBURY, L. I.—Peabody, Wilson & Brown, 389 5th av, N. Y. C., have completed plans for a 2-sty frame residence, 30x130 ft., to be erected here for Julian L. Peabody, 389 5th av, N. Y. C. George Mertz's Sons, East Portchester, N. Y., are general contractors.

WOODBURY, L. I.—Excavating is under way for the 2-sty residence for Ogden L. Mills, 15 Broad st, N. Y. C., owner. J. R. Pope, 527 5th av, N. Y. C., is architect. T. J. Bartley, 15 Broad st, N. Y. C., is superintendent in charge. Cost, about \$100,000.

HOTELS.

LONG BEACH, L. I.—Petit & Green, 103 Park av, N. Y. C., are working on plans for two hotels to be erected at Long Beach, east of Hotel Nassau, for a syndicate.

Suffolk.

STABLES AND GARAGES.

BROOKVILLE, L. I.—Foundations are under way for a frame stable and garage to be erected here in Oyster Bay Township, for C. Oliver Iselin, 36 Wall st, N. Y. C., owner. Hoppen & Koen, 244 5th av, N. Y. C., are the architects. Frank Maher, 320 5th av, N. Y. C., has the general contract.

STORES, OFFICES AND LOFTS.

HUNTINGTON, L. I.—The New York Telephone Co. contemplates the erection of a 3-sty brick building to be used as a central business office of the company in the north side of Suffolk County, the plot being at the corner of Main and Prospect sts.

Westchester.

DWELLINGS.

BRONXVILLE, N. Y.—O. J. Gette, architect, 46 Cedar st, N. Y. C., contemplates the erection of a residence here to cost about \$12,000. Owner will make the plans.

YONKERS, N. Y.—M. W. Del Gaudio, 1910 Webster av, The Bronx, is preparing plans for a 2-sty dwelling of terra cotta block and stucco construction to be erected on the Runyon Estate for Arthur J. Sessa, 32 West 45th st, N. Y. C. Cost about \$6,000.

MT. VERNON, N. Y.—M. W. Del Gaudio, 1910 Webster av, The Bronx, is preparing plans for a 3-sty brick dwelling to be erected at 8th av and 3d st, Mt. Vernon, for Domenick De Filippo, at a cost of \$8,000.

SCHOOLS AND COLLEGES.

BEDFORD, N. Y.—School Trustee William Will has approved plans of Frank H. Brown, 106 Railroad av, White Plains, for a school to be erected in the District 6.

WHITE PLAINS, N. Y.—Plans by Frank H. Brown, 106 Railroad av, have been approved for remodeling the school in District 3, for the Board of Education of White Plains, Mrs. E. G. Faile and Harrington Thompson, County Trust Co. Building, White Plains, school trustees.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

DWELLINGS.

70TH ST.—R. Deeves & Son, 309 Broadway, have received the general contract to make alterations and extensions to the residence at 155 East 70th st, for Dr. Dever S. Byard, 155 East 70th st, owner. Trowbridge & Ackerman, 62 West 45th st, are the architects. Cost about \$6,000.

FACTORIES AND WAREHOUSES.

HUDSON AV.—The Turner Construction Co., 11 Broadway, N. Y. C., has received the general contract to erect the 7-sty brick warehouse at Hudson and Front avs, Brooklyn, for the Boerum & Pease Co., 109 Leonard st, N. Y. C., and Front st, Brooklyn, William B. Boerum, Jr., president. W. S. Timmis, 1328 Broadway, N. Y. C., is architect and engineer. Cost, about \$100,000.

NORTH WEYMOUTH, MASS.—The Turner Construction Co., 11 Broadway, N. Y. C., has received the general contract to erect a 2-sty reinforced concrete building, 400x420 ft., for the Bradley Works of the American Agricultural Chemical Co. here, near Boston. A. H. Nickerson is engineer. Work will be started immediately.

HOTELS.

HENRY ST.—John J. Gallagher Co., 118 East 28th st, N. Y. C., has received the electrical contract necessary for the addition to the St. George Hotel in the west side of Henry st, 55 ft south of Pineapple st, Brooklyn, for William Trumbidge, on premises. Montrose W. Morris, 82 Wall st, is architect; eight stories, 100 rooms, 75x90 ft.; cost, about \$250,000. Foundations are under way. Peter Cleary, 115 Marion st, has mason work, and J. & F. Holer, 17 Kosciusko pl, carpenter contract.

MUNICIPAL WORK.

ULSTER COUNTY.—Michael Staub, 14 Ward av, Mamaroneck, N. Y., has received the general contract to erect seven gatehouses for the Board of Water Supply of the City of New York, 165 Broadway, at Marletown and Gardiner, Ulster County, and New Windsor, Orange County, N. Y. J. Waldo Smith is chief engineer.

WHITE PLAINS, N. Y.—E. T. Harrington, 56 Robertson av, has received the general contract to erect a 2-sty brick and stone fire house, 30x65 ft., at the corner of Hamilton and Lexington avs, for the Village of White Plains, Louis Platt, president. Ogden, Pryor & Day, 1170 Broadway, N. Y. C., are architects. Cost, \$15,000.

BROOKLYN.—John Hankin & Bro., 550 West 25th st, have received the heating contract; John W. Sands, 472 58th st, Brooklyn, the plumbing, for the brick and reinforced concrete fire house (hook and ladder and water tower) to be erected in Richardson st, 100 ft. west of Leonard st, Brooklyn, for the Fire Department, 157-59 East 67th st, Joseph Johnson, commissioner. Morgan & Trainer, 331 Madison av, N. Y. C., are architects. F. J. Felgenhauer, 4 Court sq, Brooklyn, is general contractor. Cost about \$52,000.

PUBLIC BUILDINGS.

SISTERSVILLE, W. VA.—The contract for the construction complete of the U. S. post office at Sistersville, W. Va., has been awarded to the Westchester Engineering Co., 103 Park av, N. Y. C., at \$63,735.

CHELSEA, MASS.—The contract for furnishing metal window strips for the naval hospital at Chelsea, Mass.; Portsmouth, N. H., and Newport, R. I., has been awarded to the Chamberlain Metal Weather Strip Co., N. Y. C.

NEW YORK CITY.—Bids were received by the Armory Board for various armories. For the electrical work in the 12th Regiment, the contract was awarded to the Electric Construction & Supply Co., 39 Cortlandt st, at \$3,985; for alteration to the 22d Regiment, to B. Diamond, 12 Bergen st, Brooklyn, at \$7,643; heating in the

22d Regiment, to W. J. Olvaney, 177 Christopher st, at \$964; plumbing in 22d Regiment, to William Messer, 27 Suffolk st, at \$1,069; for painting and alterations in 71st Regiment, to B. Diamond, 12 Bergen st, Brooklyn; for plumbing in 71st Regiment, to William Messer Co., 27 Suffolk st, at \$748; and for alterations in 69th Regiment, to C. L. Dooley, 257 Adelphi st, Brooklyn, at \$1,223.

SCHOOLS AND COLLEGES.

SCHENECTADY, N. Y.—John McDermott, 108 Romeyn st, Schenectady, has received the general contract for converting the school at Irving st, near Eastern av, into a convent for St. Mary's R. C. Church, Rev. Father Alex. M. Kowalski, 826 Eastern av, owner. Louis H. Geile, 1123 Broadway, N. Y. C., is architect. Cost, about \$10,000.

STORES, OFFICES AND LOFTS.

HARTFORD, CONN.—Contract has been awarded to the MacArthur Concrete Pile & Foundation Co., 11 Pine st, N. Y. C., for concrete pile foundations of the new Hartford Electric Light Co. office building. Chas. E. Andrus & Son, general contractors, Hartford. Allen & Collens, Archts., Boston, Mass.

JAMAICA, L. I.—John T. Woodruff & Sons, Academy st, Long Island City, have received the general contract to erect a 2-sty brick office building for trainmen in the north side of Acker st, 125 ft east of Vanderbilt av, for the L. I. R. R. Co., Penn. Terminal, Ralph Peters, president. Cost, \$13,000.

5TH AV.—Irons & Todd, 101 Park av, have received the general contract for the construction of the 3-sty taxpayers at the southwest corner of 5th av and 57th st, for August Hecksher, owner. The building will cover a plot 100x100 ft and will be built from plans by H. E. Ficken.

PEARL ST.—(Sub.) The Gowanus Wrecking Co., 2d and Hamilton avs, Brooklyn, has received the contract to demolish the buildings at 451-55 Pearl st, preparatory to the erection of a 6-sty brick loft for Michael Bacci, 46 Park pl, N. Y. C. M. W. Del Gaudio, 401 Tremont av, is architect. Torregiani & Seveino, 1831 Mathews av, have the general contract.

BROOKLYN.—John Kull, 637 Palmetto st, has received the general contract to make alterations and extensions to the 1-sty frame cafe at the southwest corner of Blake av and Milford st, Brooklyn, for Ferdinand Munch, 277 Vernon av, owner. Otto Thomas, 354 Fulton st, Jamaica, is architect. Cost about \$5,000.

49TH ST.—Edward Egenberger, at site, has the contract to alter the apartment at 128 West 49th st into a restaurant for Mrs. Mary A. Donaghy, owner, care of Clement B. Brun, 1 Madison av, architect. Shoring and tearing out has started.

GOLD ST.—Charles Parkinson, 67 Greenwich st, has received the general contract to alter the 8-sty brick telephone building at 30-34 Gold st, for the New York Telephone Co., 15 Dey st, owner; Union N. Eethell, president. Edward A. Munger, 15 Dey st, is architect. Cost, about \$20,000.

MISCELLANEOUS.

PITTSBURGH, PA.—(Sub.) The Raymond Concrete Pile Co., 140 Cedar st, N. Y. C., has received the contract for placing concrete piles for two large stacks and various other improvements at the plant of the Duquesne Light Co., Brunots Island, Pittsburgh. F. Uhlenhaut, Jr., is engineer.

CENTRAL PARK.—(Sub.) The Comerma Co., Inc., 14 East 42d st, has received the contract for installing tile arches in the Central Fire Alarm Telegraph Station in Central Park from plans by Morgan & Trainer.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

FACTORIES AND WAREHOUSES.

57TH ST. 553-555 West, 4-sty brick storage; cost, \$10,000; owner, Morris B. Baer, 60 Liberty st; architect, Herbert M. Baer, 665 5th av. Plan No. 395.

STORES AND DWELLINGS.

AUDUBON AV. 109, 3 and 4-sty store and dwelling; cost, \$12,000; owner, Gustav Boehme, 111 Audubon av; architect, Franz Wolfgang, 535 East 177th st. Plan No. 396.

STORES, OFFICES AND LOFTS.

181ST ST. 617-621 West, 2-sty brick retail salesrooms, 60x75; cost, \$20,000; owner, Chas. C. Marshall, 34 Pine st; architects, Buchman & Fox, 30 East 42d st. Plan No. 392.

MISCELLANEOUS.

FORT WASHINGTON AV. e s, 2532 n of n s West 181st st, 1-sty brick museum building, 54x100; cost, \$8,000; owner, Geo. G. Barnard, 454 Ft. Washington av; architects, Mann & McNeill, 70 East 45th st. Plan No. 393.

18TH ST. 638 East, two 1-sty concrete sheds, 27x48 each; total cost, \$2,000; owners, Consolidated Gas Co. of New York, 124-128 East 15th st; architect, W. Cullen Morris, 124-128 East 15th st. Plan No. 394.

Bronx.

DWELLINGS.

PALISADE PL. s s, 84.11 w Popham av, 2-sty tile dwelling, 20.6x31; cost, \$4,500; owner, Wm. H. Gunnell, 1777 Popham av; architect, Frederick Wallick, 11½ West 37th st. Plan No. 503.

239TH ST. s s, 325 e Katonah av, three 2½-sty frame dwellings, slate roof, 20x38; cost, \$9,000; owner, Wesley Const. Co., Jos. W. Black, 78 East 236th st, Pres.; architect, Geo. W. Lockwood, 78 East 236th st. Plan No. 511.



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GRAND CONCOURSE, w s, 154.4 n 181st st, 3-sty brick dwelling, tin roof, 26.4x47.11; cost, \$7,000; owner, Mrs. Katharina Feudisch, 730 10th av; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 508.

FACTORIES AND WAREHOUSES.

ADAMS ST, n s, 270.16 e Van Nest av, 3-sty brick factory, sheet iron roof, 30x91; cost, \$6,000; owner, Bronx Sash Door Co., Louis Howes, on premises, Pres.; architect, M. A. Buckley, 1513 Hone av. Plan No. 507.

STORES AND DWELLINGS.

TRINITY AV, w s, 121.12 n 158th st, 1-sty brick store and dwelling, tin roof, 25x132.6; cost, \$7,500; owner, Taxpayers Realty Co., Philip Wattenberg, 170 Broadway, Pres.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 509.

STORES, OFFICES AND LOFTS.

WALES AV, w s, 122.76 n 145th st, 1-sty frame office, 9x16; cost, \$300; owner, Luigi Naccarato, 596 Wales av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 505.

STORES AND TENEMENTS.

MAPES AV, e s, 25 s 181st st, 5-sty brick tenement, slag roof, 66x88; cost, \$60,000; owner, John J. O'Keefe, on premises; architect, Lucia Pisciotta, 391 East 149th st. Plan No. 504.

GRAND AV, w s, 150 s 184th st, 5-sty brick tenement, slag roof, 34.2x63; cost, \$30,000; owner, Ehrlich Peterson, 2254 Ryer av; architect, Anton Pirner, 2069 Westchester av. Plan No. 510.

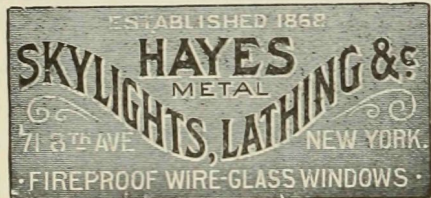
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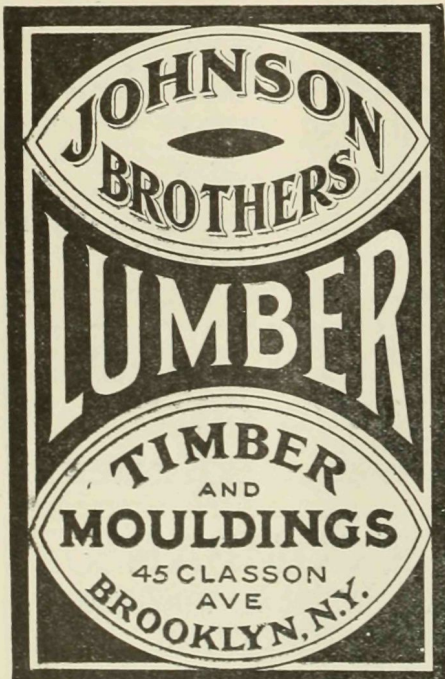
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MISCELLANEOUS.

3D AV, 4493, 1-sty frame shed, 24x30; cost, \$150; owner, Chas. Shapiro, 4485 3d av; architect, Arthur Boehmer, 178th st and Arthur av. Plan No. 506.

Brooklyn.

CHURCHES.

YORK ST, n s, 50 e Gold st, 2-sty brick church, 52.8x101.9, tile roof; cost, \$27,000; owner, Rt. Rev. Chas. E. McDonnell, 367 Clermont av; architects, Reiley & Steinback, 481 5th av, N. Y. Plan No. 4665.

YORK ST, n s, 102.8 e Gold st, 3-sty brick rectory, 22x73.8, tile roof; cost, \$13,000; owner, Rt. Rev. Chas. E. McDonnell, 367 Clermont av; architects, Reiley & Steinback, 481 5th av, N. Y. Plan No. 4664.

DWELLINGS.

EAST 26TH ST, e s, 18.7 s Canarsie la, ten 2-sty frame dwellings, 18x144, slag roof, 1 family each; total cost, \$40,000; owner, New Style Home Bldg. Co., 441 Howard av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4746.

EAST 26TH ST, s e cor Canarsie la, 2-sty frame dwelling, 18.7x44, slag roof, 1 family; cost, \$4,500; owner, New Style Home Bldg. Co., 441 Howard av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4747.

EAST 26TH ST, e s, 198.7 s Canarsie la, six 2-sty frame dwellings, 18x44, slag roof, 1 family each; total cost, \$24,000; owner, New Style Home Bldg. Co., 441 Howard av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4745.

CARROLL ST, n s, 280 e Kingston av, twelve 2-sty brick dwellings, 20x45.6, gravel roof, 1 family each; total cost, \$120,000; owners, J. K. Cob Co., 1444 Union st; architect, J. L. Brush, 534½ Pacific st. Plan No. 4742.

AV N, s e cor 19th st, 2-sty brick dwelling, 20x26, shingle roof, 1 family; cost, \$8,000; owner, F. M. Bryson, 29 West 34th st, N. Y.; architect, C. H. Markham, 178 College st, S. I. Plan No. 4731.

AV N, s s, 51 e East 19th st, two 2-sty brick dwellings, 26x40, shingle roof, 1 family each; total cost, \$14,000; owner, F. M. Bryson, 29 West 34th st, N. Y.; architect, C. H. Markham, 178 College av, S. I. Plan No. 4730.

IRVING AV, n s, 20 w Jefferson av, four 2-sty brick dwellings, 20x55, tin roof, 2 families each; total cost, \$18,000; owner, Geo. Gough, 1346 Jefferson av; architect, L. Allmendinger, 926 Broadway. Plan No. 4658.

IRVING AV, s s, 20 w Jefferson av, four 2-sty brick dwellings, 20x55, tin roof, 2 families; total cost, \$18,000; owner, Geo. Gough, 1346 Jefferson av; architect, L. Allmendinger, 926 Broadway. Plan No. 4656.

EAST 26TH ST, w s, 362.6 n Av M, 2-sty and attic frame dwelling, 26x40, shingle roof, 1 family; cost, \$5,000; owner and architect, Otto Nelson, Roosevelt, L. I. Plan No. 4708.

61ST ST, n s, 360 e 6th av, three 2-sty brick dwellings, 20x52, gravel roof, 2 families each; total cost, \$10,500; owner, Geo. A. Bunnell, 458 6th st; architect, B. F. Hudson, 319 9th st. Plan No. 4690.

ATLANTIC AV, s s, 140 w Beach 42d st, 3-sty brick dwelling, 34x52.6, tile roof, 1 family; cost, \$1,500; owner, E. F. Hemberger, Surf av and West 30th st; architect, Geo. H. Sues, 2963 West 29th st. Plan No. 4720.

EAST 26TH ST, w s, 362.6 n Av N, 2-sty brick dwelling, 26x40, shingle roof, 1 family; cost, \$5,000; owner and architect, Otto Nilson, Roosevelt, L. I. Plan No. 4708.

EAST 19TH ST, w s, 140 n Av I, 2½-sty frame dwelling, 30x34, shingle roof, 1 family; cost, \$8,000; owners, Ascutney Realty Co., 1721 Av J; architect, L. Cullney, 1721 Av J. Plan No. 4757.

FACTORIES AND WAREHOUSES.

OSBORNE ST, e s, 95 n Vienna av, 1-sty frame storage, 18x35, tin roof; cost, \$500; owner, Luigi Bergantini, 665 Osborne st; architect, Max Hirsch, 391 Fulton st. Plan No. 4740.

CHERRY ST, s e cor Stewart av, 1-sty concrete shop, 100x40, corrugated iron roof; cost, \$6,000; owners, Otto C. Meyer & ano, 30 Greenpoint av; architects, Farber & Markwitz, 189 Montague st. Plan No. 4748.

WEST 9TH ST, n s, 192 e Henry st, 3-sty brick storage, 25x48, gravel roof; cost, \$4,800; owner, Vincent Metta, 108 West 9th st; architect, John Burke, 603 East 2d st. Plan No. 4697.

STABLES AND GARAGES.

17TH AV, n w cor 50th st, 1-sty frame garage, 12x16, shingle roof; cost, \$250; owner, A. A. Bernstein, 5903 17th av; architect, Max Muller, 115 Nassau st. Plan No. 4739.

PROSPECT PL, s s, 200 e Nostrand av, 1-sty brick garage, 20x20, tin roof; cost, \$200; owner, Michael Miller, 830 Prospect pl; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4672.

47TH ST, n s, 180 e 13th av, 1-sty frame stable, 15x17, shingle roof; cost, \$700; owner, Morris Kornblum, 1325 47th st; architects, Eiseula & Carlson, 16 Court st. Plan No. 4765.

EAST 75TH ST, n w cor Av W, 1-sty brick garage, 18x25, gravel roof; cost, \$300; owner and architect, Henry Ross, 75th st and Av W. Plan No. 4758.

STORES AND DWELLINGS.

IRVING AV, n w cor Jefferson av, 3-sty brick store and dwelling, 20x30, tin roof, 2 families; cost, \$9,000; owner, Geo. Gough, 1346 Jefferson av; architect, L. Allmendinger, 926 Broadway. Plan No. 4657.

IRVING AV, s w cor Jefferson av, 3-sty brick store and dwelling, 20x30, tin roof, 2 families; cost, \$9,000; owner, Geo. Gough, 1346 Jefferson av; architect, L. Allmendinger, 926 Broadway. Plan No. 4655.

SHEPHERD AV, w s, 435 n Wortman av, 2-sty brick store and dwelling, 20x40, tin roof, 2 families; cost, \$2,800; owner, M. Diamond, Shepherd av; architect, Ernest Dennis, 241 Schenck av. Plan No. 4668.

SUTTER AV, s s, 90 w Hinsdale av, 2-sty frame store and dwelling, 10x34, tin roof, 1 family; cost, \$800; owner, Chas. Goell, 504 Sutter av; architects, Cohn Bros., 361 Stone av. Plan No. 4661.

DE KALB AV, s s, 22.4 w Grand av, four 3-sty brick stores and dwellings, 19.4x55, gravel roof, 2 families each; total cost, \$24,000; owner, C. A. Chase, 479 Franklin av; architects, Slee & Bryson, 154 Montague st. Plan No. 4703.

DE KALB AV, s w cor Grand av, 3-sty brick store and dwelling, 22.4x55, gravel roof, 2 families; cost, \$7,000; owner, C. A. Chase, 479 Franklin av; architects, Slee & Bryson, 154 Montague st. Plan No. 4704.

STORES, OFFICES AND LOFTS.

LIVINGSTON ST, s s, 116.7 n Nevins st, 2-sty brick stores and offices, 58.5x61.9, gravel roof; cost, \$20,000; owner, Wm. E. Harmon, 261 Broadway; architect, I. B. Ellis, 49 West 43d st, N. Y. Plan No. 4692.

DEAN ST, n s, 475 w Franklin av, 2-sty brick shop and office, 40x105, gravel roof; cost, \$7,000; owner, C. Hartman Co., 558 St. Nicholas av; architect, Jas. F. Bly, 422 St. Marks av. Plan No. 4689.

STORES AND TENEMENTS.

STONE AV, e s, 150 n Dumont st, 4-sty brick tenement, 41.8x89, tin roof, 16 families; cost, \$16,000; owner, Mendel Realty Co., 445 Sackman st; architect, Edw. M. Adelsohn, 1776 Pitkin av. Plan No. 4732.

BAY PARKWAY, e s, 100 s Benson av, 4-sty brick tenement, 50x75.8, gravel roof, 16 families; cost, \$35,000; owner, Saml Brill, 126 Bay 31st st; architect, C. M. Johnson, 395 St. Johns pl. Plan No. 4683.

55TH ST, s s, 100 w 8th av, 3-sty brick tenement, 20-55, slag roof, 3 families; cost, \$5,500; owner, Maria Backie 635 46th st; architect, J. C. Wandell, 45 Court sq. Plan No. 4711.

THEATRES.

3D PL, n s, 25 w Smith st, 1-sty brick moving pictures, 25x100, — roof; cost, \$5,500; owner, John McKeon, 413 Smith st; architect, John Gibbons, 504 Court st. Plan No. 4710.

MEEKER AV, s s, 196.2 w Morgan av, 1-sty brick moving pictures, 27.8x85, tin roof; cost, \$5,000; owners, Schwartz & Co., 87-105 Richards st; architect, Edgar Howell, 31 Kane pl. Plan No. 4766.

MISCELLANEOUS.

ATLANTIC AV, s e cor Montauk av, 2-sty brick oiling station, 20x22; cost, \$3,480; owner, Serick Oil Co., 170 Front st, N. Y.; architect, V. D. Moody, 115 Broadway. Plan No. 4744.

SNEDIKER AV, w s, 60 n Belmont av, 1-sty frame shed, 12x15, slag roof; cost, \$200; owner, Nathan Sumergrade, 210 Snediker av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 4725.

LINDEN ST, s s, 171 w Wyckoff av, 1-sty frame shed, 66.2x30, rubberoid roof; cost, \$500; owners, Putnam Coal & Ice Co., Myrtle and Gates avs; architect, Wm. Werner, 798 Knickerbocker av. Plan No. 4755.

Queens.

DWELLINGS.

ST. ALBANS.—St Marks av, n s, 40-160 s Wesley st, erect two 2-sty frame dwellings, 20 x39, shingle roof; cost, \$2,800—\$5,600; owner, H. Richler, 23 Shepard av, Brooklyn; architect, E. H. Tatje, 106 Van Siclen av, Brooklyn. Plan Nos. 2460-61.

GLENDALE.—Cooper av, n e cor Van Dine av, 1-sty frame dwelling, 20x15, tar roof; cost, \$500; owner, M. Cohan, on premises; architect, Morris Perlstain, 37 Fulton av, Middle Village. Plan No. 2514.

GLENDALE.—Indiana av, s s, 140 e Telsa pl, two 2-sty frame dwellings, 20x40, tin roof; cost, \$5,000; owner, A. Vogel, Myrtle av, Glendale; architect, H. E. Pink, 1085 Jamaica av, Union Course. Plan No. 2515.

FLUSHING.—Mulberry av, n s, 400 w Jamaica av, 2½-sty frame dwelling, 19x32, shingle roof; cost, \$3,200; owner, J. Lindar, 27 Jamaica av, Flushing; architect, C. L. Varrone, Corona. Plan No. 2516.

JAMAICA.—Victoria st, w s, 695, 735, 775 n Degraw av, three 2½-sty frame dwellings, 22x42, shingle roof; cost, \$12,600; owner, Jamaica Hub Realty Co., Hollis; architect, Wm. A. Finn, 358 Fulton st, Jamaica. Plan Nos 2517, 2518, 2519.

CORONA.—Park av, s s, 80 w Baylis st, 2-sty frame dwelling, 17x36, tin roof; cost, \$2,800; owner, J. Cullin, 105 51st st, Corona; architect, J. Diogardi, Bridge Plaza, L. I. City. Plan No. 2481.

CORONA.—Grant st, e s, 181 n Jackson av, two 2-sty brick dwellings, 36x46, tar roof; cost, \$7,000; owner, N. Lamb, 267 National av, Corona; architect, J. Diogardi, as above. Plan No. 2482.

CORONA.—Park av, s s, 60 w Baylis st, 2-sty frame dwelling, 17x36, tin roof; cost, \$2,800; owner, J. Cullin, 105 51st st, Corona; architect, J. A. Diogardi, Bridge Plaza, L. I. City. Plan No. 2480.

CORONA.—Evergreen av, w s, 100 n Park av, 2½-sty dwelling, 22x30, shingle roof; cost, \$2,800; owner, W. Jones, 82 De Witt st, Corona; architect, C. L. Varone, Corona av, Corona. Plan No. 2484.

CORONA.—Fanning pl, s s, 200, 100, 125, 150, 175 e Southern av, five 2-sty frame dwellings, 20x53 tin roof; cost, \$15,000; owner, Corona Land & Terrace Co, 243 5th av, N. Y.; architect, R. M. Johnson, Grove st, Corona. Plan Nos. 2485-86-87-88-89.

FLUSHING.—29th st, e s, 150 n State st, 2½-sty frame dwelling, 26x28, shingle roof; cost, \$3,500; owner, A. J. Golkoff, 132 Broadway, Flushing; architect, G. A. Cooper, Flushing. Plan No. 2479.

ROCKAWAY PARK.—Channel drive, s s, 60 w Beach 122d st, 2-sty frame dwellings, 20x34, shingle roof; cost, \$6,000; owner, E. C. Beigham, Beach Channel Drive; architect, J. A. Lasher, 22 Beach 116th st, Rockaway Park. Plan No. 2464.

FLUSHING.—Oak av, n s, 60 w 17th st, 2½-sty frame dwelling, 29x34, tile roof; cost, \$20,000; owner, M. H. Stoke, 16th st, Flushing; architects, Madsen & Witsof Const. Co. Plan No. 2467.

JAMAICA.—Wells av, e s, 350, 325, 600 s Swale rd, three 2-sty frame dwellings, 16x36, shingle roof; cost, \$6,000; owner, Max Gross, Jamaica; architects, H. T. Jeffres Son, Lefferts av, Richmond Hill. Plan Nos. 2470, 2471, 2473.

JAMAICA.—King st, s s, 170 e Madison st, 2-sty frame dwelling, 18x38, shingle roof; cost, \$2,500; owner, Max Gross, as above; architect, as above. Plan No. 2472.

JAMAICA.—Alabama av, n s, 50 w Jersey st, 2-sty frame dwelling, 14x22; cost, \$800; owner, W. Wolf, Alabama av, Jamaica. Plan No. 2474.

RICHMOND HILL.—Chestnut st, w s, 325 n Atlantic av, 2½-sty frame dwelling, 19x39, shingle roof; cost, \$2,500; owner, H. Thorne, De Sales pl, Brooklyn; architect, G. Sternberg, 143 Snediker av, Union Course. Plan No. 2475.

BAYSIDE.—Odell av, w s, 140 s Palace boulevard, 2½-sty frame dwelling, 28x28, shingle roof; cost, \$5,000; owner, Geo. Harden, Bayside. Plan No. 2492.

CORONA.—Fanning pl, s s, 225 e Southern av, 2-sty frame dwelling, 20x53, tin roof; cost, \$3,000; owner, Corona Land Co., 234 5th av, N. Y.; architect, R. W. Johnson, Grove st, Corona. Plan No. 2493.

COLLEGE POINT.—6th av, n s, 50 w 16th av, 2-sty frame dwelling, 20x44, tin roof; cost, \$3,200; owner, Otto Easler, 13th st and 4th av, College Point; architect, E. L. McCracken, Manhattan Court, College Point. Plan No. 2495.

COLLEGE POINT.—10th st, w s, 380 s Av D, 2½-sty frame dwelling, 20x30, shingle roof; cost, \$3,500; owner, J. Fernberg, 14th st and 8th av, College Point; architect, as above. Plan No. 2496.

FAR ROCKAWAY.—Horton pl, w s, 300 s Sheridan boulevard, 2½-sty frame dwelling, 26x40, shingle roof; cost, \$3,900; owner, J. Pinenzano, Far Rockaway; architect, J. H. Cornell, Far Rockaway. Plan No. 2502.

L. I. CITY.—Henry st, e s, 50 n Sylvesta av, 2-sty frame dwelling, 20x34, shingle roof; cost, \$2,000; owner, Wm. Wayciechowski, 10 Sylvesta av, Jamaica; architect, Peter Janowitz, Richmond Hill. Plan No. 2503.

COLLEGE POINT.—Boulevard, e s, 350 n 3d av, 2½-sty frame dwelling, 20x26, shingle roof; cost, \$2,000; owner, E. Imacht, 508 8th av, N. Y.; architect, A. E. Andrews, 1212 3d av, College Point. Plan No. 2504.

ELMHURST.—Hillcrest av, e s, 40 n Albemarle terrace, 2½-sty frame dwelling, 26x48, tin roof; cost, \$5,000; owner, D. A. Clery, care architect; architect, R. W. Johnson, 60 Hunt st, Corona. Plan No. 2505.

ROCKAWAY BEACH.—Beach 97th st, e s, 474 s Boulevard, 2-sty frame dwelling, 16x40, shingle roof; cost, \$2,500; owner, Frank Farrell, 40 Beach 97th st, Rockaway Beach; architect, H. W. Billard, Richmond Hill. Plan No. 2509.

ARVERNE.—Vernam av, w s, 264 n L. I. R. R., two 2-sty frame dwellings, 19x50, shingle roof; cost, \$9,000; owner, S. Engelsberg, 235 Amstel boulevard, Arverne; architect, Philip Caplan, 477 Boulevard, Arverne. Plan No. 2510.

ARVERNE.—Vernam av, w s, 311 n L. I. R. R., two 2-sty frame dwellings, 19x50, shingle roof; cost, \$9,000; owner and architect as above. Plan No. 2511.

FACTORIES AND WAREHOUSES.

FOREST HILLS.—Queens boulevard, n e cor Union turnpike, 1-sty frame shop, 25x75, tar roof; cost, \$500; owner, J. W. Mears, 27 Ocean parkway, Brooklyn; architect, J. M. Halleran, 1494 Bushwick av, Brooklyn. Plan No. 2501.

SCHOOLS AND COLLEGES.

FOREST HILLS.—Russel pl, n s, and Childrens lane, 1-sty frame school, 60x66, asbestos roof; cost, \$5,000; owner, City of New York, Park av and 59th st, N. Y. City. Plan No. 2491.

STABLES AND GARAGES.

L. I. CITY.—Hill st, w s, 72 s Queens boulevard, 1-sty brick automobile service building, 227x89; cost, \$40,000; owner, Packard Motor Co., on premises; architect, Geo. Paulding Co., Philadelphia, Pa. Plan No. 2468.

RICHMOND HILL.—Greenwood av, w s, 300 n Broadway, concrete garage, 17x30; cost, \$300; owner, Mrs. Mott, Greenwood av, Richmond Hill. Plan No. 2469.

CORONA.—Grant st, e s, 100 n Smith av, 1-sty frame garage, 8x16, paper roof; cost, \$50; owner, J. E. Green, 127 Grant st, Corona. Plan No. 2500.

CLARENCEVILLE.—Portland av, e s, 100 n Grafton av, 1½-sty frame stable, 44x13, tin roof; cost, \$400; owner, M. Sauer, 1029 Portland av; architect, H. Hildebrand, 1517 Curtis av, Morris Park. Plan No. 2499.

BAYSIDE.—Pearsall st, w s, 100 n Bradish av, 1-sty frame garage, 10x16, shingle roof; cost, \$260; owner, Wm. Carlton, Bayside; architect, W. Butterfield, 437 5th av, N. Y. Plan No. 2494.

L. I. CITY.—Radde st, e s, 120 n Bridge Plaza, 2-sty brick garage, 50x90, slag roof; cost, \$15,000; owner, W. E. Payntar, 174 Hunter av, L. I. City; architect, J. Boese, Bridge Plaza, L. I. City. Plan No. 2490.



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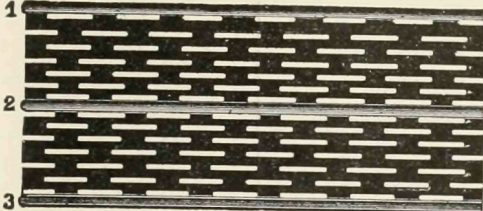
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Plans Filed—Queens (Continued).

FAR ROCKAWAY.—Woodbein lane, e s, 400 s Bayswater av, frame garage, 13x21, shingle roof; cost, \$400; owner, L. L. Steinman, 3800 32d st, N. Y. C. Plan No. 2508.

RICHMOND HILL.—Oak st, e s, 249 n Atlantic av, frame garage, 10x18, shingle roof; cost, \$150; owner, Wm. Woodward, 36 Oak st, Richmond Hill. Plan No. 2513.

STORES AND TENEMENTS.

JAMAICA.—4th st, s w cor Rockaway rd, 3-sty brick tenement, 28x140, tin roof; cost, \$10,000; owner, North American Brewing Co., Hamburg av, Brooklyn; architect, O. Harrison, Fulton st, Jamaica. Plan No. 2466.

STORES, OFFICES AND LOFTS.

ELMHURST.—Banta av, n w cor Van Dine st, temporary frame office, 12x14; cost, \$175; owner, N. C. Bode, Banta st, Elmhurst. Plan No. 2512.

CORONA.—Strong st, G, erect frame store shed, 22x16, shingle roof; cost, \$50; owner, F. Busse, on premises. Plan No. 2506.

MISCELLANEOUS.

CORONA.—Roosevelt av, s s, 101 w Grand av, foundation for dwelling, 18x37; cost, \$350; owner, H. Stelling, 93 Grand av, Corona. Plan No. 2483.

WOODHAVEN.—Woodhaven av, e s, 600 n Ashland st, concrete pump house, 16x32; cost, \$200; owner, Woodhaven Water Co., Woodhaven; architect, C. W. Vanderbeck, Richmond Hill. Plan No. 2465.

WINFIELD.—Monroe st, s s, 175 e Columbia av 1-sty frame shed, 40x20, tar roof; cost, \$150; owner, C. Herlinger, on premises; architect, C. Steigmeyer, 168 East 91st st, N. Y. Plan No. 2476.

GLENDALE.—Walling st, s s, 100 e Northern boulevard, frame cow barn, 12x16; cost, \$75; owner, L. Campo, Winfield; architects, Laspia & Salvati, 255 Grand st, Brooklyn. Plan No. 2477.

L. I. CITY.—15th av, w s, 195 s Newtown rd, 1-sty meeting room, 22x65, tin roof; cost, \$2,500; Geo. Meis, 15th av, L. I. City. Plan No. 2478.

L. I. CITY.—Hancock st, s e cor 13th st, erect one radial brick chimney, 4x50; cost, \$5,000; owners, C. A. Wiley Co., Nott av, L. I. City; architects, M. W. Kellog Co., 50 Church st, N. Y. Plan No. 2462.

WINFIELD.—Monroe st, s s, 100 w Lexington av, erect one frame 1-sty passenger station, 30x22, shingle roof; cost, \$1,950; owner, Long Island R. R. Co., Penna. Station, N. Y. City. Plan No. 2463.

CORONA.—Corona av, n s, 180 e Louona av, erect concrete retaining wall, 25x3; cost, \$35; owner, Wm. Hackman, 26 Vine st, Corona. Plan No. 2497.

FOREST HILLS.—Standish rd, e s, 56 s Slocum Crescent, 2-sty tile dwelling, 21x35, tile roof; cost, \$7,500; owner, Sage Homes Co., 47 West 34th st, N. Y. City. Plan No. 2498.

FLUSHING.—Av B, n s, 40 w 28th st, frame shed, 10x11, tar roof; cost, \$50; owner, S. Cohan, 76 Av B, Flushing. Plan No. 2507.

Richmond.

APARTMENTS, FLATS AND TENEMENTS.

ST MARKS PL. n e cor & Castleton Park S, New Brighton, 4-sty brick apartment, 96x50; cost, \$50,000; owner, Castleton Hotel & Realty Co., New Brighton; architect, Chas. B. White, N. Y. C.; builder, Gus Graebe, New Brighton. Plan No. 628.

DWELLINGS.

OCEAN AV. s s, 50 e 3d st, New Dorp, 2-sty frame dwelling, 23x27; cost, \$3,200; owner, Harcourt Bull, New Dorp; architect, Wm. H. Mersereau, 32 Broadway, N. Y. C.; builders, D. I. Corson & Son, West New Brighton. Plan No. 614.

OCEAN AV. s e cor 3d st, New Dorp, 2-sty frame dwelling, 23x27; cost, \$3,200; owner, Harcourt Bull, New Dorp; architect, Wm. H. Mersereau, 32 Broadway; builders, D. T. Corson & Son, West New Brighton. Plan No. 615.

3D ST. e s, 100 s Ocean av, New Dorp, 2-sty frame dwelling, 23x27; cost, \$3,200; owner, Harcourt Bull, New Dorp; architect, Wm. H. Mersereau, 32 Broadway; builders, D. T. Corson & Son, West New Brighton. Plan No. 616.

OCEAN BREEZE, plot 14 & 350 e Creek South Beach, 1-sty frame bungalow, 16x30; cost, \$200; owner, Chas. P. Walker, South Beach; builder, W. Anderson, South Beach. Plan No. 617.

MIDLAND RD. e s, 50 s Amboy rd, Great Kills, 1-sty frame bungalow 12x24; cost, \$125; owner, R. Chanstain, Great Kills; architect and builder, R. C. Hornfager, Great Kills. Plan No. 618.

OAKLAND AV. w s, 50 n Carey av, West New Brighton, 2-sty frame dwelling, 26x33; cost, \$4,000; owner, Milton J. McDonnell, West New Brighton; architect and builder, Wm. H. Curry, West New Brighton. Plan No. 622.

UNION AV. n s, 300 w Richmond av, New Springville, 2 1/2-sty frame dwelling, 27x27; cost, \$3,350; owner, D. Hugo, New Springville; architect and builder, C. W. Decker, New Springville. Plan No. 623.

BEMENT AV. e s, 400 s Carey av, West New Brighton, 2-sty frame dwelling, 24x28; cost, \$3,600; owner, Rudolph Arango, West New Brighton; architect and builder, Wm. H. Curry, West New Brighton. Plan No. 624.

CEDAR GROVE AV. New Dorp, 1-sty frame bungalow; cost, \$250; owners, John Rose & Co., New Dorp; architect and builder, E. A. Deppe, West New Brighton. Plan No. 625.

HOPE AV. s s, 247 w N. Y. av, Rosebank, 2-sty frame dwelling, 24x30; cost, \$3,500; owner, Harry Rabey Stapleton; architect, W. S. Lee, Rosebank; builder, Jas. H. Thompson, Rosebank. Plan No. 626.

OCEAN BREEZE, lot 23, South Beach, 1-sty frame bungalow, 14x20; cost, \$150; owner, J. Stoltz, South Beach; builder, J. Minchein, South Beach. Plan No. 627.

TOMPKINS AV. w s, 475 s Fingerboard rd, Rosebank, 2-sty frame dwelling, 32x39; cost, \$4,500; owner Francesco Antico Rosebank; architect, Daniel Santora, Tompkinsville. Plan No. 629.

VAN DUZER ST. w s, 50 w Metcalfe st, Stapleton, 2-sty frame dwelling, 18x43; cost, \$1,000; owner and builder August Kempf, Stapleton; architect, Jas. E. Grunert, New Dorp. Plan No. 630.

LOCUST AV. n e s, 100 s Richmond rd, New Dorp, 2-sty frame dwelling, 20x26; cost, \$1,400; owner L. Hoagland New Dorp; architect and builder, C. H. Chamberlain, Pt. Richmond. Plan No. 631.

FISHER AV. e s, 200 e Broadway, Tottenville, 2-sty frame dwelling, 26x26; cost, \$275; owner, Gernia Merrill, Tottenville; architect and builder, Abram Ellis, Mariners Harbor. Plan No. 632.

JEFFERSON & RAMONA AVS. cor Annadale, 2-sty frame dwelling, 22x28; cost, \$3,300; owner, C. S. Smith, Jr., Custom House, N. Y.; architect and builder, Standard House Con. Co., 34th st, N. Y. C. Plan No. 635.

OCEAN BREEZE, South Beach, 1-sty frame bungalow, 30x16; cost, \$125; owner and builder, E. Campbell, South Beach. Plan No. 367.

MIDLAND AV. s w cor & 1ST ST, Grant City, 1-sty frame bungalow, 16x24; cost, \$225; owners, N. N. Schaffer & Son, Grant City; builders, Kalson & Karlsson, Grant City. Plan No. 638.

STABLES AND GARAGES.

RICHMOND RD. n s, 550 w Fisher av, Tottenville, 2-sty brick stable, 32x32; cost, \$3,000; owners, Standard Oil Co. of N. Y., 26 Broadway, N. Y. C.; architect, C. A. Ellis, 26 Broadway. Plan No. 621.

STORES AND TENEMENTS.

GROVE AV. No. 48, 40 w Richmond av, Port Richmond, 1-sty frame store, 8x9; cost, \$200; owner, Peter Baur, Port Richmond; builder, James Demola, Port Richmond. Plan No. 619.

MISCELLANEOUS.

RICHMOND RD. n s, 550 w Fisher av, Tottenville, 1-sty frame wagon shed, 40x22; cost, \$800; owners, Standard Oil Co. of N. Y., 26 Broadway, N. Y. C.; architect, C. A. Ellis, 26 Broadway, N. Y. C. Plan No. 620.

ARRIETTA ST. n s, & Stuyvesant pl, Tompkinsville, concrete chimney; cost, \$2,000; owners, American Dock Co., State st, N. Y. C.; architect and builder, Alphonse Custodio Chimney Con. Co., N. Y. C. Plan No. 633.

BAY AND WARE STS, Stapleton, frame sign, 10x50; cost, \$65; owner, George Suber (Rising Sun Brewing Co.), Elizabeth, N. J.; builder, Mr. Brook, Stapleton. Plan No. 634.

DANUBE AV. 100 n De Kalb st, Stapleton, 1-sty frame barn, 16x14; cost, \$200; owner, Samuel Gibson, Stapleton; architect and builder, Thos. Cummings, Stapleton. Plan No. 636.

PLANS FILED FOR
ALTERATIONS.

Manhattan.

BEAVER ST. No. 20, remove sidewalk encroachments to 4-sty store room; cost, \$450; owner, Robert Walton Golet, Newport, R. I.; architect, Albert Morton Gray, 1402 Broadway. Plan No. 2861.

BEEKMAN ST. 18, standard fire doors to 6-sty stores and lofts; cost, \$145; owner, Fred'k J. H. Sutton, 5 Beekman st; architect, Wm. F. Birmingham, 43 Ann st. Plan No. 2827.

CENTER ST. 122-130, reset store front to 7-sty and cellar store and lofts; cost, \$91; owner, John H. Hanan, 1073 5th av; architect, Ferdinand Seidervitz, 132 West Broadway. Plan No. 2845.

CHAMBERS ST. 121, marquise to 5-sty store and lofts; cost, \$150; owner, Horace S. Ely, 21 Liberty st; architect, Geo. Dress, 1436 Lexington av. Plan No. 2821.

CLINTON ST. 126, masonry and new chimney to 2-sty store and dance hall; cost, \$500; owner, Andrew Kuhn, 128 Clinton st; architect, Edward M. Adelson, 1776 Pitkin av. Plan No. 2864.

DELANCEY ST. s w cor, 81-83, new fireproof stairs, partitions, plumbing and masonry to 5-sty stores and tenements; cost, \$7,500; owner, Manhattan Holding Co., Jos. S. Marcus, Pres., 315 Riverside Drive; architect, Samuel Sass, 32 Union sq. Plan No. 2871.

ELDRIDGE ST. No. 138, new store fronts and new iron stairs to 5-sty stores and tenement; cost, \$1,000; owner, Louis Tuman, 138 Eldridge st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 2857.

ESSEX ST. 73, new stairway to 5-sty stores and tenement; cost, \$300; Sam Kallman, 73 Essex st; architect, Otto Reissmann, 30 1st st. Plan No. 2867.

ESSEX ST. 39, masonry and new partitions to 6-sty store and tenement; cost, \$1,500; owner, Louis Harber, 425 Grand st; architects, Gross & Kleinberger, Bible House, Astor pl. Plan No. 2877.

EXTERIOR ST. w s, bet 65th and 67th sts, new iron frame to 5-sty hospital; cost, \$1,300; owner, Rockefeller Institute, bet 65-67th sts; architect, Lord & Burnham Co., 42d St. Bldg. Plan No. 2866.

FULTON ST. No. 65, reinforce present girder to 4-sty store and manufactory; cost, \$150; owner, Edward Van Zand Lane, 24 West 49th st; architects, Farber & Markwitz, 189 Montague st, Brooklyn. Plan No. 2842.

GREENWICH ST. 66, masonry and new partition to 3-sty brick store and dwelling; cost, \$4,500; owner, K. W. Sayden, 103 Washington st; architect, Jas. J. Millman, 189 Montague st, Brooklyn. Plan No. 2812.

LEWIS ST, 231-33, new roof to 2-sty brick storage; cost, \$1,000; owners, Estate of Chas. A. Dungee, 381 East 8th st; architect, Henry Regelmann, 133 7th st. Plan No. 2813.

NASSAU ST, 75-77, marquee to 3-sty office; cost, \$125; owner, Isaac Goldsmith, 75-77 Nassau st; architect, Reuben Moses, 929 East 107th st. Plan No. 2820.

SHERIFF ST, 15, reset store front to 6-sty stores and tenements; cost, \$500; owner, Julius Tishman, 93 Broome st; architect, George Hof, Jr., 371 East 158th st. Plan No. 2874.

SUFFOLK ST, 45-51, reset cellar stairs and new partitions to 1-sty theatre; cost, \$500; owner, Louis Montheim, 1310 Boston rd; architect, Jacob Fisher, 25 Av A. Plan No. 2832.

SULLIVAN ST, 178, reset store front to 3-sty and basement stores and dwellings; cost, \$25; owner, Est. of N. Low Corp., Tompkins McIlvaine, Pres. and Treas., 52 William st; architect, Robert Teichmann, 22 William st. Plan No. 2865.

12TH ST, No. 31 West, new concrete arches to 11-sty store and loft; cost, \$1,000; owner, Laura A. Hearn, 20 West 14th st; architect, Jno. B. Snooks' Sons. Plan No. 2853.

13TH ST, 110-112 East, new elevator engine room to 4-sty lofts and offices; cost, \$300; owner, American Felt Co., W. H. Sweet, Pres., 114-116 East 13th st; architect, Harry H. Paradies, 231 West 18th st. Plan No. 2879.

14TH ST, 105-109 West, new electric sky sign to 4-sty theatre; cost, \$350; owner, Marshall O. Roberts, 2 Wall st; architect, Edgar B. Wolfe, 61 Hudson st. Plan No. 2847.

14TH ST, 34 East, reset store front to 5-sty store and salesrooms; cost, \$400; owner of land, Van Beuren & Spingler Estates, F. T. and F. T. Van Beuren, Jr., and J. W. A. Davis, 65 5th av, executors; of building, Est. of John T. Metcalfe, Captain Henry Metcalfe, 147 4th av, executor; architect, Richard Berger, 309 Broadway. Plan No. 2838.

17TH ST, 44 West, steel beams and masonry to 5-sty stores and lofts; cost, \$5,000; owner, Sally W. Oakley, 44 West 17th st; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 2870.

21ST ST, 237-239 East, reset roof and skylight to 3-sty Epiphany rectory of the Catholic Church; cost, \$500; owner, The Catholic Church of the Epiphany, Rt. Rev. D. J. McMahon, M. D., 239 East 21st st; architects, Reiley & Steinback, 481 5th av. Plan No. 2831.

23D ST, 114-120 East, new plumbing and iron to 12-sty lofts; cost, \$500; owners, F. C. Beach and Jennie B. Gasper add. of both care of M. & L. Hess, 907 Broadway; architect, Charles E. Reid, 132 East 23d st. Plan No. 2856.

24TH ST, 58-60 West, replace sign to 3-sty cafe and hotel; cost, \$80; owner, Corning & Co. (Harry C. Vanemden, Vice-Pres.), 58-60 West 24th st; architect, W. C. Cartwright, 1933 Broadway. Plan No. 2869.

25TH ST, 103 East, new windows and partitions to 3 $\frac{1}{2}$ and 4-sty brick armory; cost, \$1,300; owners, The Armory Board, Hall of Records, Manhattan; architect, F. L. Robinson, 331 Madison av. Plan No. 2810.

31ST ST, 31-33-35-37 West, connect fire escapes to 9-sty loft; cost, \$800; owner, W. Clarence Martin, 31-33 West 31st st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 2844.

34TH ST, 49 East, remove area front to 4-sty brick dwelling; cost, \$2,000; owner, Wilbur A. Bloodgood, 49 East 34th st; architect, Chas. P. Gilbert, 1123 Broadway. Plan No. 2809.

34TH ST, 42 West, reset store front to 5-sty store and loft; cost, \$1,200; owner, Louisa Pollach, Pittsdale, Mass.; architect, Joseph Wolf, 103 Park av. Plan No. 2848.

38TH ST and 5TH AV, s e cor, new partitions to 11-sty stores and lofts; cost, \$300; owner, Mrs. Elizabeth M. Anderson, care of Mastin & Nichols, 49 Wall st; architects, Buchman & Fox, 30 East 42d st. Plan No. 2863.

42D ST, 145 West, new partitions to 4-sty brick hotel; cost, \$250; owners, Estate of Wm. Young, 145 West 42d st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 2808.

45TH ST, 246 East, reset store front to 4-sty store and tenement; cost, \$500; owner, Est. of Edward A. Haaren, John A. Haaren, trustee, 839 2d av; architect, George Hof, Jr., 371 East 158th st. Plan No. 2873.

46TH ST, 200 West, new partitions to 6-sty stores and offices; cost, \$150; owner, Broadway and 46th St. Realty Co., Jacob Wertheim, Pres., care of Samuel Stern, 1547 Broadway; architects, Sommerfeld & Steckler. Plan No. 2815.

46TH ST, 2 East, masonry and plumbing to 4-sty brick store and loft; cost, \$100; owners, 2 East 46th St. Co., Chas B. Warner, president, 542 5th av; architects, Eisenrath & Horowitz, 500 5th av. Plan No. 2811.

52D ST, 508 West, rear extension and 2-sty addition to 5-sty warehouse; cost, \$16,000; owner, Jacob H. Becker, 355 West 53d st; architect, George J. Hardway, 347 5th av. Plan No. 2846.

52D ST, 131 East, new partitions to 3-sty and basement dwelling and rooms; cost, \$45; owner, Peter A. Peterson, 63 Smith st; architect, Leon Cromer, 129 East 52d st. Plan No. 2880.

58TH ST, 540-550 West, new doorway to 5-sty loft; cost, \$100; owner, Mayal Realty Co. (Charles Mairer, president), 2 Rector st; architect, Maxwell A. Cantor. Plan No. 2859.

58TH ST, 143 East, reset store front and new scuttle and alcoves to 3 $\frac{1}{2}$ -sty store; cost, \$2,000; owner, Emilie C. Keim, part owner and authorized agent, 1109 Madison av; architects, Ach & Prochazka, 1 Madison av. Plan No. 2862.

59TH ST, 313-315 West, larger seating capacity and new iron stairway to 1-sty and balcony motion picture theatre; cost, \$300; owner, Alfred Beinhauer, 200 5th av; architect, Maxwell A. Cantor, 39 West 38th st. Plan No. 2841.

59TH ST AND 6TH AV, s e cor, 2 new girders to 8-sty club-house; cost, \$375; owners, N. Y. Athletic Club, 58 West 59th st; architect, Jas. K. Campbell, 366 5th av. Plan No. 2834.

59TH ST, 349 West, reset store front and masonry to 5-sty store and tenement; cost, \$300; owner, Nicolas Henry, 537 Manhattan av; architect, Jas. W. Cole, 403 West 51st st. Plan No. 2878.

72D ST, 58 West and Columbus av, 249-51-53-55, s e cor; new partition to 6-sty tenement, offices and stores; cost, \$40; owner, Daniel Buckley, 58 West 72d st; architect, Matthew F. Donohue, 253 Columbus av. Plan No. 2819.

99TH ST, 245 East, reset store front to 6-sty and cellar stores and apartments; cost, \$300; owners, Manhattan Ave. Holding Co. (Samuel Strassburger, president), 174 Broadway; architects, Cantor & Levingson, 39 West 38th st. Plan No. 2860.

110TH ST, 207, n s, masonry to stable and loft; cost, \$400; owners, Estate of Virginia Budelman, H. Ames Budelman, executor, 200 West 78th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2826.

125TH ST, 150-164, new iron stairway to 2-sty store and dancing school; cost, \$50; owner, Sarah J. Jenkins, 159 West 81st st; architect, Eli Benedict, 1947 Broadway. Plan No. 2837.

125TH ST, s e cor Morningside av, reset store front and new iron doors to 5-sty apartments and stores; cost, \$500; owner, George B. Wilson, Jr., 99 Nassau st; architect, Frank H. Quinby. Plan No. 2854.

125TH ST, 129 West, remove partition to 4-sty offices; cost, \$50; owner, John D. Beals, 1 Madison av; architect, Jobst Hoffmann, 318 West 121st st. Plan No. 2823.

AMSTERDAM AV, w s, 50 n 125th st, new stairs and seating to 2-sty moving picture and stores; cost, \$1,000; owner, N. Y. Railways Co., David L. Roff, Vice-Pres., 165 Broadway; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2872.

AUDUBON AV, 326, shift partitions and new fire escape to 6-sty tenement; cost, \$400; owners, Sterling Bldg. & Operating Co., John J. Schwartz, Pres., 203 Broadway; architect, Geo. Fred. Pelham, 30 East 42d st. Plan No. 2835.

BROADWAY, 1634-1644, new mezzanine floor and girders to 3-sty theatre and stores; cost, \$65; owners, Winter Garden Co. (J. J. Shubert, president) 1640 Broadway; architect, Ray Rasmussen, 713 7th av. Plan No. 2839.

BROADWAY, 443-45, new elevator and reset store front to 5-sty store and lofts; cost, \$8,500; owner, Helen Vaughan Henderson, 22 Ivanhoe Terrace, Brick Church, East Orange, N. J.; architects, Jno. B. Snooks' Sons. Plan No. 2852.

EROADWAY, n e cor and West 38th st, new fire escapes to 6-sty theatre; cost, \$400; owner, Robert Walton Goelet, Newport, R. I.; architect, Albert Morton Gray, 1402 Broadway. Plan No. 2814.

BROADWAY, 194-196, iron and tile stairs and new partitions to 3-sty restaurant; cost, \$1,000; owners, Childs Co., Samuel S. Childs, Pres., 200 5th av; architect, John C. Westervelt, 36 West 34th st. Plan No. 2828.

BROADWAY, 1845-47, iron marquee to 4-sty restaurant; cost, \$300; owners, S. Upright Co., Abraham Miller, president, 154 Nassau st; architect, S. L. Waller, 154 Nassau st. Plan No. 2824.

BROADWAY, 733-735, w s, masonry and new boiler to 10-sty lofts and stores; cost, \$1,750; owner, The Estate of John Downey (Charles A. Peabody trustee), 2 Wall st; architect, J. Francis Burrows, 410 West 34th st. Plan No. 2818.

LENOX AV, 415, remove partitions to 3-sty store and dwelling; cost, \$500; owner, Jacob Bernstein, 131 East 23d st; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 2851.

LEXINGTON AV, 884, extension to rear of cellar to 4-sty store and hotel; cost, \$500; owner, Maria A. Wibom, 1476 Lexington av; architect, Abraham Sacks, 1482 2d av. Plan No. 2855.

LEXINGTON AV, 886, reset door front and new dumbwaiter to 4-sty hotel; cost, \$500; owner, John Struck, 124 West 66th st; architect, George Hof, Jr., 371 West 158th st. Plan No. 2840.

MADISON AV, 19, new double hung sashes to store and loft; cost, \$400; owner, Evelyn Lyon Hegeman, Mamaroneck, N. Y.; architect, D. Everett Waid, 1 Madison av. Plan No. 2850.

PARK AV, 101, replace smoke stack to 18-sty offices; cost, \$1,950; owners, Architects Offices, Inc., Bert Fenner, Pres., 101 Park av; architect, Frank J. Wissner, 601 West 28th st. Plan No. 2876.

WEST BROADWAY, 552 and 3d st, 64, new iron tank support to 10-sty light factory; cost, \$350; owner, Stefano Cavinato, 552 West Broadway; architect, Anthony Vendrasco, 496 West Broadway. Plan No. 2833.

1ST AV, n w cor, No. 1935 and 355 e 99th st, remove partitions to 6-sty store and tenement; cost, \$75; owner, Manhattan Av. Holding Co. (Samuel Strassburger, president), 74 Broadway; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2822.

1ST AV, 863, reset store front to 5-sty stores and tenement; cost, \$100; owner, Louis Friedman, 18 Forsyth st; architects, Fred Horenburger and Philip Bades, 122 Bowery. Plan No. 2816.

1ST AV, No. 2059, new plumbing and remove partitions to 6-sty stores and tenement; cost, \$250; owners, Vincenzo and Luigi Picarella, 2059 1st av; architect, Matthew W. Del Gaudio, 401 East Tremont av. Plan No. 2858.

3D AV and 15TH ST, n e cor, reset store front to 3-sty store and rooms; cost, \$500; owner Augustus Van Horne Stuyvesant, 49 Wall st; architect, Chas. H. Richter, 68 Eroad st. Plan No. 2875.

5TH AV, e s, 75 s 30th st, new partitions and reset store front to 4-sty and basement dwelling and stores; cost, \$50; owner, Isaac Walker, 275 5th av; architect, Gustav A. Skrzynski, 93 Hicks st, Brooklyn. Plan No. 2817.

5TH AV, 500-504 and 42d st, 1, reset store front to 8-sty stores and offices; cost, \$300; owner, Walter J. Salomon, 17 West 42d st; architect, Eugene Schoen, 25 West 42d st. Plan No. 2829.

5TH AV, 418-420 and 2 West 39th st, new 5,000-gallon gravity tank to 6-sty loft and stores; cost, \$500; owners of land, Mrs. Charlotte Weatherly, 592 5th av, and Dr. Austin Flint, 60 East 34th st; of building, Simon Frankel, 68 Nassau st; architect, Royal J. Mansfield, 135 William st. Plan No. 2836.

5TH AV, 448, new stores and new extension to 4-sty studios and stores; cost, \$10,000; owners, Kipp & Rhinelandt Est., Charles Bull, trustee, 27 William st; architect, Simon Eisenrath, 500 5th av. Plan No. 2868.

6TH AV, No. 416, reset store front to 3-sty store and dwelling; cost, \$100; owner, Vincent Astor, 23 West 26th st; architect, Jacob Fisher, 25 Av A. Plan No. 2849.

6TH AV, No. 922, reset store front to 4-sty stores and dwellings; cost, \$100; owner, Katharine Clancey, 874 6th av; architect, W. Anderson, 923 6th av. Plan No. 2843.

BLACKWELL'S ISLAND, w s, new story and roof to 1-sty general storehouse; cost, \$50,000; owner, The City of N. Y., Dept. of Public Charities, Michael J. Drummond, Comr., foot of East 26th st; architect, Frank J. Helmle, 190 Montague st, Brooklyn. Plan No. 2830.

Bronx.

152D ST, n s, 200 w Morris av, 3-sty frame extension, 3.4x5, to 3-sty frame tenement; cost, \$800; owner, Michael J. Figeolo, 363 East 151st st; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 424.

177TH ST, s w cor Bronx River, two butresses to 5-sty brick factory; cost, \$500; owner, Bronx Co., on premises; architect, E. H. Janes, 124 West 45th st. Plan No. 432.

218TH ST, s s, 350 e Barnes av, add 1-sty of frame to 1-sty frame extension of 2-sty frame dwelling; cost, \$200; owner and architect, John J. Power, on premises. Plan No. 427.

ARTHUR AV, w s, 35.3 n 188th st, 1-sty frame extension, 16x13, to 2-sty frame dwelling; cost, \$250; owner, Pasquale Cargiolo, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 430.

BATHGATE AV, 1625, 1-sty brick extension, 21x7, to 3-sty frame store and dwelling; cost, \$700; owner, Samuel Gribulsky, 1633 Bathgate av; architect, Henry Zlot, 230 Grand st. Plan No. 431.

BELMONT AV, e s, 95 n 188th st, 1-sty of frame built upon three 1-sty frame stores and dwellings; cost, \$1,500; owner, Annie Guidera, 4310 Richardson av; architect, Louis C. Maurer, 103 Park av. Plan No. 419.

CITY ISLAND AV, 134 s Fordham, 1-sty brick extension, 10x10, to 2-sty frame store; cost, \$50; owner, Jos. Lippman, on premises; architect, H. H. Lippman, on premises. Plan No. 418.

CORLEAR AV, w s, 61.6 s 232d st, new basement of brick built under 2 $\frac{1}{2}$ -sty frame dwelling; cost, \$1,000; owner, John Bradley, on premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 421.

ST ANNS AV, e s, 110 s 139th st, new stairs to 1-sty brick amusement hall; cost, \$350; lessee, Petters Amusement Corp., 258th st and Amsterdam av; architects, Koppe & Moore, 830 Westchester av. Plan No. 426.

QUIMBY AV, s s, 100 e Zeraga av, new roof to 1-sty frame asphalt shed; cost, \$500; owner, Dayton Hedges, 1451 Broadway; architect, O. Wright, 1451 Broadway. Plan No. 428.

WASHINGTON AV, No. 2240, new toilets, new partitions to 5-sty brick stores and tenement; cost, \$1,200; owners, Nora Construction Co., Jacob T. Frankel, 391 East 149th st, president; architect, Geo. Dress, 1436 Lexington av. Plan No. 420.

WESTCHESTER AV, 861, 1-sty frame extension, 25x15, to 2-sty frame store and dwelling; cost, \$2,500; owner, Jennie E. Byrne, 1200 Franklin av; architect, Carl J. Itzel, 847 Freeman st. Plan No. 425.

WESTCHESTER AV, s s, 259.8 w Olmstead av, 1-sty frame extension, 12x7, and repair damage done by fire to 3-sty frame hotel and cafe; cost, \$1,800; owner, Wm. Schmitz, 2044 Westchester av; architect, Anton Pirner, 2069 Westchester av. Plan No. 429.

3D AV, 3601-3, new store front to 3-sty frame store and tenement; cost, \$150; owner, Elizabeth Damm, on premises; architect, Michael Furman, 3807 3d av. Plan No. 422.

3D AV, e s, 73.8 n 152d st, new store front to 3-sty brick store and dwelling; cost, \$200; owner, Carolina Mauer, 429 East 157th st; architect, Fred Hammond, 391 East 149th st. Plan No. 423.

Brooklyn.

BLEECKER ST, w s, 90 n Bushwick av, extension to 2-sty dwelling; cost, \$1,000; owner, Julius Masler, 13 Bleecker st; architect, Albert Ullrich, 371 Fulton st. Plan No. 4666.

BRISTOL ST, e s, 187.6 n Sutter av, exterior and interior alterations to 2-sty dwelling; cost, \$150; owner, Sam'l Meyner, 474 Rockaway av; architect, Louis Danayer, 7 Glenmore av. Plan No. 4715.

CARROLL ST, 817, extension to dwelling; cost, \$1,000; owner, G. R. Loomis, 817 Carroll st; architects, Slea & Bryson, 154 Montague st. Plan No. 4749.

CARROLL ST, n s, 265.10 w 4th av, interior alterations to 2-sty shop; cost, \$300; owner, Vincenzo Miello, 515 Carroll st; architects, Laspia & Salvati, 525 Grand st. Plan No. 4756.

Plans Filed—Alterations, Brooklyn (Continued).

CLINTON ST, w s, 25 n Amity st, interior alterations to 4-sty dwelling; cost, \$1,000; owner, A. J. Karsa, 234 Clinton st; architect, John Burke, 603 East 2d st. Plan No. 4764.

DEAN ST, n s, 180 w Bedford av, plumbing in 2½-sty dwelling; cost, \$250; owner and architect, C. E. Browning, 1099 Dean st. Plan No. 4754.

FRANKLIN ST, 137, new elevator; cost, \$1,600; owners, Christ Schaefer & Son, on premises; architects, Altro Clem Elevator Co., Philadelphia, Pa. Plan No. 4767.

FULTON ST, 1617, plumbing to 3-sty store and dwelling; cost, \$150; owner, Samuel Margolies, 1760 Bath av; architect, David A. Lucas, 98 3d st. Plan No. 4776.

FULTON ST, s s, 124 e Kingston av, exterior and interior alterations to moving picture show; cost, \$1,000; owner, C. Stanatis, on premises; architect, E. O. Holmgren, 371 Fulton st. Plan No. 4743.

HAUSMAN ST, e s, 274 1/2 n Nassau av, extension to 2-sty office; cost, \$1,200; owner, Rudolph Seldner & ano, 86 Hausman st; architect, A. S. Hedman, 371 Fulton st. Plan No. 4693.

KENT ST, n s, 125 w Oakland st, exterior and interior alterations to 3-sty tenement; cost, \$550; owner, John Schem, 209 Kent st; architect, Chris Bauer, 6 Bedford av. Plan No. 4722.

LORIMER ST, No. 47½, interior alterations to dwelling; cost, \$150; owner, Wm. Weinstein, 69 Livonia av; architect, Tobias Goldstone, 49 Graham av. Plan No. 4681.

LUQUEER ST, 207, interior alterations to 2-sty and basement dwelling; cost, \$1,600; owner, Cosino Sagono, 3215 Mermaid av; architect, John Gibbons, 504 Court st. Plan No. 4759.

LYNCH ST, s s, 292 1/2 w Broadway, extension to 3-sty tenement; cost, \$500; owner, Israel Rubin, 232 Lynch st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 4700.

OSBORNE ST, e s, 95 n Vienna av, rear extension to dwelling; cost, \$300; owner, Luigi Briganti, 665 Osborne st; architect, Max Hirsh, 391 Fulton st. Plan No. 4741.

PACIFIC ST, n s, 25 w Boerum st, plumbing to tenement; cost, \$300; owner, Emma Steiner, 182 Lincoln pl; architect, Jas. Carroll, 71 Dean st. Plan No. 4676.

PACIFIC ST, No. 373, new extension to 2-sty shop; cost, \$950; owner, Chas. W. Foster, 361 Pacific st; architect, Henry M. Entlich 29 Montrose av. Plan No. 4678.

PALMETTO ST, n e cor Irving av, extension to 5-sty store and tenement; cost, \$1,500; owner, Frank J. Nichol, Secy., 1954 Myrtle av; architect, Louis Allmendinger, 926 Broadway. Plan No. 4682.

SACKMAN ST, w s, 54 n Dean st, 2-sty frame extension, 18x15, to dwelling; cost, \$500; owner, Antony Giglio, 2372 Pacific st; architect, Louis Dananher, 7 Glenmore av. Plan No. 4714.

SACKMAN ST, 235, plumbing, 2-sty dwelling; cost, \$200; owner, Geo. E. Elliss, 149 Broadway, N. Y.; architect, Geo. J. Kay, 1217 Gates av. Plan No. 4753.

SANDS ST, n e cor Dixon pl, exterior alterations to store and dwelling; cost, \$300; owner, B. Hopkins, 242 High st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 4772.

SIEGEL ST, s s, 25 w Leonard st, extension to 2-sty bath house and dwelling; cost, \$4,000; owner, Abe Bronstein, 26 Siegel st; architect, Tobias Goldstone, 49 Graham av. Plan No. 4707.

STOCKTON ST, n e cor Lewis av, exterior and interior alterations to office; cost, \$500; owner, Philip Junz, 998 Broadway; architects, Shampán & Shampán, 772 Broadway. Plan No. 4736.

UNION ST, n s, 143 1/2 e Henry st, plumbing to 3-sty tenement; cost, \$200; owner, J. T. Ackerman, 187 Greenwich st; architect Ruben Fisher, 296 East 3d st, N. Y. Plan No. 4717.

UNION ST, n s, 199 1/2 e Henry st, plumbing in 3-sty tenement; cost, \$100; owner, J. Ackerman, 187 Greenwich st; architect, Ruben Fisher, 296 East 3d st, N. Y. Plan No. 4718.

WARREN ST, n s, 142 1/2 e Bond st, plumbing in 2-sty and basement dwelling; cost, \$250; owner, Simon Shanior, on premises; architect, David A. Lucas, 98 3d st. Plan No. 4677.

WARREN ST, s s, 75 e Smith st, exterior and interior alterations to 3-sty tenement; cost, \$150; owner, Julia Cronin, 364 Warren st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 4729.

WATKINS ST, w s, 160 n Livonia av, exterior alterations to 2-sty shop and dwelling; cost, \$1,400; owner, Gabriel H. Schaefer, 414 Watkins st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4675.

1ST PL, s s, 27 w Smith st, interior alterations to tenement; cost, \$250; owner, B. J. Quinn, 134 1st pl; architect, W. J. Conway, 400 Union st. Plan No. 4735.

SOUTH 2D ST, s s, 78 1/2 e Berry st, exterior and interior alterations to dwelling; cost, \$550; owner, S. Shawker, 180 Vernon av; architect, L. Keon, 9 Debevoise st. Plan No. 4737.

3D ST, n s, 147 w Hoyt st, plumbing in 2-sty dwelling; cost, \$100; owner, Frank Kaufman & ano, 225 5th av; architect, M. J. Shevlin, 281 Livingston st. Plan No. 4671.

RAY 14TH ST, w s, 200 s Benson av, interior alterations to 1-sty frame stable; cost, \$250; owner, Sarah Gredinger, 116 Hope st; architect, Harold G. Dangler, 215 Montague st. Plan No. 4761.

36TH ST, No. 314, interior alterations to 3-sty store and dwelling; cost, \$1,200; owner, Jas. Ripier, 314 36th st; architect, Chas Braun, 459 41st st. Plan No. 4670.

66TH ST, n s, 120 w 12th av, plumbing to 2-sty dwelling; cost, \$150; owner, Paul Como, 1163 66th st; architect, Harry A. Keesick, 7505 13th av. Plan No. 4705.

84TH ST, s w cor 11th av, plumbing in 2-sty dwelling; cost, \$200; owner, Jas. N. Dickerson, on premises; architect, Hy Rocker, 9004 5th av. Plan No. 4719.

ATLANTIC AV, s s, 320 e Rochester av, extension to 2-sty dwelling; cost, \$150; owner, Phoebe Kellar, 1900 Atlantic av; architect, E. T. Howell, 31 Kane pl. Plan No. 4698.

ATLANTIC AV, n s, 100 1/4 e Schenck av, extension to moving picture theatre; cost, \$2,000; owner, August Scholl, Cozine av and Linwood st; architect, Franklin Hunt, 547 West 142d st, N. Y. Plan No. 4702.

ATLANTIC AV, n s, 25 1/2 w Georgia av, interior alterations to 3-sty store; cost, \$3,000; owner, F. G. W. Erreger, 2581 Atlantic av; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 4768.

BAY RIDGE AV, n s, 200 w 3d av, exterior and interior alterations to tenement; cost, \$400; owner, S. Greenfield, 206 Floyd st; architect, Tobias Goldstone, 49 Graham av. Plan No. 4733.

BELMONT AV, s s, 25 s Pennsylvania av, extension to 4-sty dwelling; cost, \$1,500; owner, Leonie Gennard, 348 Belmont av; architects, C. Infanger & Son, 2634 Atlantic av. Plan No. 4701.

BELMONT AV, s e cor Pennsylvania av, exterior alterations and plumbing to 2-sty dwelling; cost, \$800; owner, Bella Kaufman, 3865 Belmont av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 4709.

BELMONT AV, s s, 56 e Vermont st, move building, 1½-sty dwelling; cost, \$500; owner, Robt. Kloeber, 732 New Lots rd; architect, Lawrence J. Frank, Jr., 206 Crescent st. Plan No. 4667.

BROADWAY, e s, 25 s Kossuth pl, extension to 3-sty store and dwelling; cost, \$2,000; owner, C. A. Ohle, 237 Stuyvesant av; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 4691.

BUSHWICK AV, n e cor Eldert st, replace store front on 3-sty dwelling; cost, \$250; owner, Fredk Koch, 1287 Bushwick av; architect, Martin Wintche, 15 Hull st. Plan No. 4723.

CHRISTOPHER AV, w s, 185 n Sackett st, interior alterations to 3-sty dwelling; cost, \$400; owner, Morris Rauer, 194 Christopher av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4673.

DE KALB AV, n s, 180 w Hamburg av, interior alterations to 3-sty store and dwelling; cost, \$100; owner, Ignazio P. Ricca, 29 Central av; architects, Louis Berger & Co., Myrtle av, cor Cypress av. Plan No. 4684.

FLATBUSH AV, w s, 113 1/2 s Nevins st, interior alterations to store, loft and shed; cost, \$1,000; owner, Realty Associates, 162 Remsen st; architect, Benj. Driesler, 153 Remsen st. Plan No. 4706.

GRAHAM AV, No. 530, interior alterations to 3-sty tenement; cost, \$400; owner, Morris Kop, 2786 Atlantic av; architect, Wm. Richter, 4411 18th av. Plan No. 4663.

LEXINGTON AV, s s, 100 w Marcy av, 1-sty brick extension to garage; cost, \$1,800; owner, Martin D. Walsh, 332 Lexington av; architect, G. M. Lawton, 30 East 42d st, N. Y. Plan No. 4727.

MARCY AV, w s, 80 n Fulton st, new store front; &c.; cost, \$10,000; owner Stephen Hoff, 68 Mason st; architect, Benj. Driesler, 153 Remsen st. Plan No. 4654.

MEEKER AV, n s, 17 1/4 w Fulton st, exterior alterations to tenement; cost, \$200; owner, Leo Szeszchowiak, 173 Meeker av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 4699.

METROPOLITAN AV No. 143, plumbing in 3-sty and basement tenement; cost, \$200; owner, John Kovacs, 36 Grand st; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 4659.

PARK AV, 706 1/4, interior alterations to shop and dwelling; cost, \$200; owner, Leonard Colson, 704 Park av; architect, Max Hirsh, 391 Fulton st. Plan No. 4750.

PARK AV, 706 1/2, interior alterations to 3-sty shop and dwelling; cost, \$200; owner, Leonard Colson, 704 Park av; architect, Max Hirsch, 391 Fulton st. Plan No. 4750.

PARK AV, 706 & 704; extension to two 3-sty stores and dwellings; cost, \$1,500; owner, Leonard Colson, 704 Park av; architect, Max Hirsch, 391 Fulton st. Plan No. 4751.

PITKIN AV, n w cor Watkins st, extension to 3-sty dwelling; cost, \$350; owner, Morris Meyerowitz, 114 Watkins st; architect, Louis Dananher, 7 Glenmore av. Plan No. 4716.

ROCKAWAY AV, e s, 275 n Blake av, exterior and interior alterations to picture show; cost, \$200; owner, Sam'l Meyer, 476 Rockaway av; architect, Louis Dananher, 7 Glenmore av. Plan No. 4713.

ROGERS AV, e s, 26 n Av F, exterior and interior alterations to 1-sty moving pictures; cost, \$500; owner, Henry Oetjen, Rogers and Av F; architect, Benj. Driesler, 153 Remsen st. Plan No. 4760.

ST MARKS AV, n s, 350 w Buffalo av, extension to 1-sty stores; cost, \$700; owner, Morris Solovay, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4674.

SUMNER AV, e s, 80 s Halsey st, exterior alterations to store and dwelling; cost, \$150; owner, Sam Epstein, 417 Sumner av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4775.

3D AV, w s, 30 s 54th st, extension to moving picture show; cost, \$2,000; owner, Elias Bernstein, 5406 3d av; architect, Thos. Bennett, 3d av and 52d st. Plan No. 4694.

3D AV, w s, 80 n 54th st, extension to 3-sty store and dwelling; cost, \$400; owner, Wm. Prinzhorn, 3d av and 52d st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 4695.

4TH AV, e s, 125 s 97th st, plumbing to dwelling; cost, \$200; owner, Mrs. M. Vanderpool, 30 East 53d st, New York; architect, Wm. G. Hill, 349 88th st. Plan No. 4680.

5TH AV, e s, 20 s 48th st, interior alterations to 5-sty store and tenement; cost, \$700; owner, Sam'l Allenstein, 4803 3d av; architect, Thos. Bennett, 3d av and 52d st. Plan No. 4728.

6TH AV, 593, extension to 3-sty store and dwelling; cost, \$600; owner, Jacob Mandel, on premises; architect, David A. Lucas, 98 3d st. Plan No. 4726.

7TH AV, n e cor 14th st, exterior and interior alterations to 3-sty store and dwelling; cost, \$700; owner, Hy. Haring, on premises; architect, Thos. Bennett, 3d av and 52d st. Plan No. 4695.

Queens.

COLLEGE POINT.—9th st, w s, 300 s Av D, interior alterations to 2-sty frame dwelling, 30x20; cost, \$1,000; Chas. Sayer, 10th st and Boulevard, College Point; architect, C. De Voe, 310 East 18th st, N. Y. City. Plan No. 1578.

CORONA.—Corona av, 142, install gas in dwelling; cost, \$3; owner, W. L. Iccano, Corona av, Corona. Plan No. 1567.

CORONA.—Jackson av, s w cor 41st st, interior alterations to frame dwelling, 22x50; cost, \$1,200; owner, Wm. Binckhoff, 457 West 47th st, N. Y. Plan No. 1572.

CORONA.—Orchard st, s s, 150 e Corona av, install plumbing in frame shop, 20x60; cost, \$125; owner, Max Stone, 118 Orchard st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 1558.

ELMHURST.—22d st, w s, 95 n Laurel Hill boulevard, erect frame extension on rear of 2-sty dwelling, 5x15, tin roof; cost, \$70; owner, J. O'Connor, on premises; architect, F. Manglietti, 1796 Madison av, Brooklyn. Plan No. 1562.

ELMHURST.—Endicott av, n w cor Laurel Hill rd, interior alterations to frame dwelling, 20x30; cost, \$225; owner, E. C. McCarthy, 22d st and Laurel Hill boulevard. Plan No. 1573.

JAMAICA.—Fulton st, 75 w Union av, erect store front in brick store, 22x71; cost, \$600; owner, J. B. Greenberg, 379 Fulton st, Jamaica. Plan No. 1568.

JAMAICA.—Jamaica av, s s, 100 w Creed av, erect store front and interior alterations to 2-sty frame store, 52x25; cost, \$650; owner F. Elfen, 218 Siegal st, Brooklyn; architect, L. Allmendinger, Broadway, Brooklyn. Plan No. 1563.

JAMAICA.—Meyer av, s s, 40 e Morris av, interior alterations to 2-sty brick wagon shed, 20x52; cost, \$500; owner, Jos. Roller, on premises; architect, R. Kurtz, 324 Fulton st, Jamaica. Plan No. 1559.

JAMAICA.—Oak st, n s, 140 e New York av, erect frame extension on rear of 2-sty frame dwelling, 20x38, extension 7x6, shingle roof; cost, \$350; owner Wm. Meyer, Glenmore av, Brooklyn; architect, R. Kurtz, 324 Fulton st, Jamaica. Plan No. 1560.

JAMAICA.—Centerville av, e s, 300 s Old South rd, erect foundation for frame dwelling, 29x28; cost, \$300; owner, L. S. Williams, Centerville av, Jamaica. Plan No. 1575.

L. I. CITY.—Sherman st, e s, 330 n Paynter av, rebuild foundation of 2-sty frame dwelling, 22x37; cost, \$1,500; owner, R. Litend, 17 Sherman st, L. I. City; architect, Chas. Hewitt, Crescent st, L. I. City. Plan No. 1579.

L. I. CITY.—Front st, n s, and Railroad av, install water closet in store room; cost, \$45; owners, Holbrook, Cabot & Rollins, L. I. City. Plan No. 1574.

L. I. CITY.—West av, e s, 100 s 8th st, re-set plumbing fixtures frame shed, 25x25; cost, \$125; owner, J. Ruppert, 3d av, N. Y. City. Plan No. 1580.

L. I. CITY.—3d st, n s, 225 e Van Alst av, install plumbing in shed; cost, \$150; owner, Columbia Bag Co., Jackson av, L. I. City. Plan No. 1581.

L. I. CITY.—Newtown av, s s, 87 e Canal av, erect store front and interior alterations to frame amusement place; cost, \$500; owner, Peter Holly, 14 Newtown av, L. I. City; architect, F. Chemlick, 2d av, L. I. City. Plan No. 1561.

L. I. CITY.—Graham av, 126, install plumbing in dwelling, 22x28; cost, \$175; owner, H. Murphy, 480 Lockwood st, L. I. City; architect, C. Hewitt, Crescent st, L. I. City. Plan No. 1571.

OZONE PARK.—Jerome av, n e cor Freedom av, erect store front in store, 25x40; cost, \$300; owner, I. Stuart, Jerome and Freedom avs, Ozone Park. Plan No. 1570.

RIDGEWOOD.—Helen st, w s, 100 n Metropolitan av, erect store front in frame dwelling; cost, \$100; owner, F. Schmidt, on premises; architects, L. Berger & Co., 1652 Myrtle av, Ridgewood. Plan No. 1567.

RICHMOND HILL.—Wicks st, w s, 500 n Metropolitan av, new plumbing in dwelling, 20x30; cost, \$75; owner, F. Gunther, Farmingdale, L. I. Plan No. 1564.

RIDGEWOOD.—B. R. T. R. R., n s, 100-142 e Prospect pl, interior alterations to 2 frame dwellings, 24x35, tin roof; cost, \$500 and \$1,000; owner, A. Kluepfel, 1792 Madison st; architect, L. Berger, Myrtle av, Ridgewood. Plan Nos. 1565-6.

WOODHAVEN.—Poplar st, s s, 100 w Union pl, interior alterations to 2½-sty frame dwelling, 21x36, shingle roof; cost, \$300; owner, J. Albtro, on premises; architect, A. Cehlo, 3948 Broadway, Woodhaven. Plan No. 1567.

ASTORIA.—Newtown rd, s s, 85 w 17th st, install plumbing in frame dwelling; cost, \$125; owner, A. Hassie, 166 Newtown rd, L. I. City. Plan No. 1592.

BAY SIDE.—Ashburton av, bet 5th and 6th sts, erect kitchen on rear of frame dwelling, 11x12, tin roof; cost, \$150; owner, Mrs. J. Foley, Bayside; architect, Philip Eberhardt, Bayside. Plan No. 1594.

COLLEGE POINT.—3d av, w s, 30 w 9th st, install plumbing in factory, 200x100; cost, \$90; owner, U. S. Metal Products Co., on premises. Plan No. 1599.

CORONA.—Junction av, e s, 225 s Pometcha av, erect 1-sty frame extension, 3x24, tin roof; cost, \$100; owner, Mr. Sunling, on premises; architect, R. Johnson, 60 Grove st, Corona. Plan No. 1593.

CORONA.—National av, s w cor Popular st, interior alterations to store; cost, \$25; owner, R. Omelia, 108 National av, Corona; architect, C. L. Varonne, Corona. Plan No. 1587.

CORONA.—Rapelje st, e s, 50 n Floyd st, install plumbing in dwelling, 20x45; cost, \$225; owner, Frank Denzi, 91 Wallworth st, Brooklyn; architect, A. Scholler, Corona. Plan No. 1603.

ELMHURST.—Corona av, s s, 50 w 5th st, install plumbing in frame dwelling; cost, \$75; owner, G. Garntson, Elmhurst. Plan No. 1591.

FAR ROCKAWAY.—Broadway, n s, 575 e Rockaway turnpike, interior alterations to frame dwelling, 32x48, extension on rear, 10x15, tin roof; cost, \$800; owner, J. McDermott, on premises; architect, Jos. Cornell, Far Rockaway. Plan No. 1595.

FAR ROCKAWAY.—Broadway, n s, 200 w Rockaway turnpike, new roof on frame dwelling, 36x56, roof to be of shingles; cost, \$1,400; owner, J. E. Crawford, on premises; architect, J. H. Cornell, Far Rockaway. Plan No. 1596.

JAMAICA.—Fulton st, 379, sign on side of 3-sty brick tenement, 26x60; cost, \$160; owner, Kiasser Wine, on premises; architect, American Sign Co., 160 8th av, N. Y. Plan No. 1597.

L. I. CITY.—Jackson av, 596, windows in frame store, 25x40; cost, \$250; owner, C. Steiner, on premises. Plan No. 1601.

L. I. CITY.—Stevens st, 49, cesspool to sewer frame dwelling, 25x40; cost, \$50; owner, Miss Smallwood, on premises. Plan No. 1607.

L. I. CITY.—Steinway av, 167, build arceaway in rear of frame dwelling, 16x60; cost, \$25; owner, T. F. Quell Estate, 161 Steinway av, L. I. City. Plan No. 1608.

L. I. CITY.—Steinway av, 161-165; as above. Plan No. 1610.

MASPETH.—Garrison av, w s, 350 s Grand st, install toilet in frame dwelling, 25x25; cost, \$50; owner, Estate of Anna Ulrich, 219 Garrison av, Maspeth. Plan No. 1600.

MASPETH.—Cauldwell av, s s, 400 w Hoffman boulevard, interior alterations to 1-sty frame dwelling, 18x22; cost, \$600; owner, J. Larobinsky, Cauldwell av, Maspeth; architects, Jackson & Spinker, Fulton st, Jamaica. Plan No. 1586.

RICHMOND HILL.—Wicks st, w s, 200 s Newtown rd, install plumbing in dwelling; cost, \$50; owner, Mrs. Knipe, Napier av, Richmond Hill. Plan No. 1582.

RICHMOND HILL.—Wicks st, e s, 425 n Metropolitan av, install plumbing in dwelling; cost, \$60; owner, Mrs. Coins, on premises. Plan No. 1583.

RICHMOND HILL.—Wicks st, e s, 460 n Metropolitan av, install plumbing in dwelling; cost, \$50; owner, Mrs. Doran, Main st. Plan No. 1584.

WINFIELD.—Bowne av, w s, 200 n Shell rd, install gas in dwelling; cost, \$15; owner, J. M. Childs, on premises. Plan No. 1585.

RICHMOND HILL.—Wicks st, e s, 150 n Metropolitan av, install plumbing in dwelling, 20x30; cost, \$30; owner, Mrs. Corbin, on premises. Plan No. 1606.

RICHMOND HILL.—Wicks st, s w cor Newtown rd, install plumbing in dwelling, 16x32; cost, \$50; owner, Wm. Rice, on premises. Plan No. 1604.

RICHMOND HILL.—Willow st, w s, 25 n Jamaica av, install plumbing in brick dwelling; cost, \$200; owner, P. F. Norugh, on premises. Plan No. 1589.

RIDGEWOOD.—Woodward av, e s, s e cor Silver st, interior alterations to brick tenement, 20x64; cost, \$50; owner, K. Schuger, 87 Foxhall st, Ridgewood; architect, L. Berger, Myrtle av, Ridgewood. Plan No. 1605.

WOODHAVEN.—Jamaica av, 1178, sign on front of brick store, 60x200; cost, B. Bannigan, 694 Greene av, Brooklyn. Plan No. 1598.

WOODSIDE.—Lincoln st, e s, 100 s Greenpoint av, 2-sty frame extension to rear of frame dwelling extension, 12x12, tin roof; cost, \$200; owner, F. Fretchel, 2 Lincoln av, Woodside; architect, J. Fergerson, Woodside. Plan No. 1588.

WOODSIDE.—Hancock st, e s, 125 s Greenpoint av, install plumbing in dwelling, 20x30; cost, \$100; owner, J. Goodwin, on premises; architect, R. W. Johnson, 60 Hunt st, Corona. Plan No. 1602.

Richmond.

STEBEN ST, 200 n & Rhine av, w s, Stapleton, alterations to frame dwelling; cost, \$450; owner, Mr. Matz, Stapleton; builder, Jos. A. Buttermark, Stapleton. Plan No. 336.

3D ST, n s, 10 w Pine st, Richmond, 1-sty addition to frame dwelling; cost, \$120; owner, Mrs. E. Goodwin, New Dorp Manor; architect and builder, Geo. Hoverkamp, Jr., Richmond. Plan No. 333.

BROADWAY, w s, 200 n Mersereau av, Port Richmond, rebuild foundation to frame dwelling; cost, \$500; owner, George E. Jones, Port Richmond; builders, Robt. Bailey & Son, Mariner's Harbor. Plan No. 334.

MIDLAND AV, w s, 100 n 2d st, Grant City, alterations to frame barber shop; cost, \$300; owner, Ralph Espirto, Grant City; builder, Chas. E. Lockwood, Grant City. Plan No. 335.

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. 30. The location is given, but not the owner's address:

PATERSON.—Thos. David, 227 Main st, 3-sty frame, \$5,000.

NEWARK.—Cairo Construction Co., 679 South 12th, 3-sty frame, \$5,000. Francesco Nanzo, 189 Parkhurst st, 3-sty brick, \$13,000. Fuchs & Eershadsky, n e cor Bragan av and Dewey st, 3-sty frame, \$2,000. Siebenson Bros., 61-63 Hobson st, two 3-sty frame, \$11,000. Louis Medell, 93 Norwood st, 3-sty frame, \$6,000. Louis Medell, 91 Norwood st, 3-sty frame, \$8,000. Abraham Herschokm, s e cor Edmond pl and Aldine st, 3-sty frame, \$10,000.

JERSEY CITY.—Giuseppe Statila, 20 Wallie av, 3-sty frame, \$4,000. Annie Paul, 136 Lincoln st, 3-sty brick, alteration, \$500. Henry J. Marx, 215 Woodward st, 3-sty brick, \$12,000.

GARFIELD.—Antonia D'Anna, Harrison av cor Henry st, 3-sty brick, \$8,000. Gaetano Catalano, 100 Lanna av, 3-sty brick, \$9,000.

IRVINGTON.—Emil Otto, n e cor 19th av and 21st st, 3-sty frame, \$10,000.

HARRISON.—Samuel Cuppucino, 417 Hill st, 3-sty frame, \$7,000.

ENGLEWOOD.—Charles H. Moskin, 11-17 West Palisade av, 3-sty frame, alteration, \$800.

EAST ORANGE.—Ricargo Cignarella, 221 West st, 3-sty brick, \$7,000.

PASSAIC.—Michael Ontal, s e cor South and 8th sts, 3-sty brick, \$8,000.

MORRISTOWN.—Vincent Coldera, 60 Water st, 3-sty brick, \$10,000.

TOWN OF UNION.—Joseph Soutelero, 289 Park av, 3-sty frame, alteration, \$2,000.

APARTMENTS, FLATS AND TENEMENTS.

NEWARK, N. J.—Simon Cohen, 89 Mercer st, has completed plans for a 6-family flat and store and two 3-family flats to be erected at the southwest corner of Norwood st and Abinger pl and 93-95 Norwood st, for Louis Modell, 525 South 12th st, Newark, owner. Anthony Sica, at site, has the masonry work. The owner builds.

FACTORIES AND WAREHOUSES.

JERSEY CITY, N. J.—Charles Mundt, metal stamping works, corner Cornelison and Fairmount avs, will rebuild their factory at 53 Fairmount av, which was recently destroyed by fire. Cost, about \$35,000.

WEST NEW YORK, N. J.—Foundations are under way for a 2-sty brick factory and office building, 150x200 ft., on the Boulevard, south of Spring st, for Salomon & Newman, 16 West 22d st, N. Y. C., owners. F. W. Fischer, 32 Union sq, N. Y. C., is architect. Andrew Brose, 1 Madison av, has the general contract, and will take bids on subs September 15. Cost about \$58,000.

HALLS AND CLUBS.

TRENTON, N. J.—Plans are being prepared by Wm. Slack & Son, of Trenton, for the club house to be erected for the Lodge of Moose at a cost of \$50,000.

SCHOOLS AND COLLEGES.

NESHANIC, N. J.—Bids closed Aug. 29 for the school to be erected here by the Board of Education of Neshanic, N. J., Somerset County. P. C. Van Nuys, Main st, Somerville, N. J., is architect.

Other Cities.

MUNICIPAL WORK.

GLENS FALLS, N. Y.—Plans have been completed for the construction of a reinforced concrete bridge, 1,075 ft. long and 44 ft. wide in six spans, at Glen st, over the Hudson River, for the City of Glens Falls, W. Irving Griffing, mayor, in charge. Howard M. West, this place, is city engineer. The Concrete Steel Engineering Co., Park Row Building, N. Y. C., is consulting engineer. Owner will call for bids on general contract about Sept. 10. Cost about \$150,000.

PUBLIC BUILDINGS.

NIAGARA FALLS, N. Y.—It is reported that plans will soon be asked for the new city hall, to cost about \$300,000, and which is to be erected on Main st and Cedar av. Address Board of Public Works.

LE ROY, N. Y.—Contract to erect the municipal building has been awarded to John Pickard, of Batavia. He bid \$21,958 for non-fireproof and \$24,272 for a fireproof building. It has not been decided whether to erect a fireproof or non-fireproof building.

SCHOOLS AND COLLEGES.

ELLENSVILLE, N. Y.—Plans prepared by Edw. C. Smith, of Poughkeepsie, for the grade and high school to cost \$60,000 have been accepted by the School Board.

STABLES AND GARAGES.

SCHENECTADY, N. Y.—Foundations are under way for a 1-sty garage at 1040 State st, for Lewis E. Jeffers, 1 Grove pl, owner. W. T. B. Mynderse, 225 State st, is architect. O'Connor & Welsh, 804 Albany st, have the mason work. Cost, about \$30,000.

Government Work.

MAMARONECK HARBOR.—Army Building, 39 Whitehall st, N. Y. C.—Sealed proposals for dredging in Mamaroneck Harbor, N. Y., will be received until 12 noon, September 18. Information on application. W. M. Black, Col. Engrs.

NEW JERSEY.—Army Building, 39 Whitehall st, N. Y. C.—Sealed proposals for dredging in Passaic River, N. J., will be received until 12 noon, September 16. Information on application. Frederick V. Abbot, Col. Engrs.

BOSTON, MASS.—Proposals will be received at the Bureau of Yards and Docks, Navy Department, Washington, D. C., until September 13, for one steel fuel oil storage tank at the navy yard, Boston, Mass. Estimated cost, \$18,000. Plans and specifications can be obtained on application to the bureau or to the commandant of the navy yard named. H. R. Stanford, Chief of Bureau.

ILLUMINATING ENGINEERS.

Program for the Annual Convention at Pittsburgh Next Month.

Arrangements have been completed for the 7th annual convention to be held at Hotel Schenley, Pittsburgh, Sept. 22 to 26. The attendance and transportation committee reports that already a large number of members and others interested in illumination have signified their intention of attending the convention, and it is confidently expected that the attendance will far surpass all previous conventions. For the accommodation of these the committee has arranged for a special train to leave New York over the Pennsylvania Railroad, Sunday, Sept. 21, at 10 a. m. The delegates from Boston will also travel by this train. It will pick up a delegation in Philadelphia at 11.57 a. m. and reaching Harrisburgh at 2.35 p. m. will there take on the delegates from Baltimore and Washington, reaching Pittsburgh at 8.50 p. m. The local committee has arranged for a full program of entertainment features, including baseball, golf, tennis, theatre and bridge parties, trips to some of Pittsburgh's big industrial plants, automobile rides, ending in a large banquet on Wednesday evening, Sept. 24. Several of the subjects listed will undoubtedly provoke a helpful lot of discussion. The meeting of Tuesday evening will be held in Soldiers' Memorial Hall.

The following program of papers has been decided upon.

Mr. T. H. Amrino, of the Harrison Laboratory of the General Electric Co. Subject: "The Cooling Effect of Leading-In Wires Upon the Filaments of Lamps of the Street Series Type."

M. Georges Claude, of Boulogne, France. Subject: "The Neon Tube Lamp."

Messrs. E. C. Crittenden and A. H. Taylor of the Bureau of Standards, Washington, D. C. Subject: "The Pentane Lamp as a Working Standard."

Mr. G. M. J. MacKay, of the Research Laboratory of the General Electric Company, Schenectady, N. Y. Subject: "The Use of Nitrogen at Low Pressure in Tungsten Lamps."

Prof. F. K. Richtmyer, of Cornell University, Ithaca, N. Y. Subject: "The Photo-Electric Cell in Photometry."

Dr. C. E. Ferree, of Bryn Mawr College, Bryn Mawr, Pa. Subject: "The Efficiency of the Eye Under Different Systems of Illumination. The Effect of Varying the Distribution and Intensity of Light."

Mr. W. A. Darrah, of the Westinghouse Electric Manufacturing Company, Pittsburgh, Pa. Subject: "Some Theoretical Considerations of Light Production."

A paper by the Engineering Department of the National Electric Lamp Association, Cleveland, Ohio. Subject: "Errors in Photometric Measurements."

Dr. C. P. Steinmetz, of the General Electric Company, Schenectady, N. Y. Subject: "The Development of Alternating Current Luminous Arc Lamps."

Mr. W. A. D. Evans, of the Cooper-Hewitt Company, Hoboken, N. J. Subject: "The Quartz Mercury Vapor Lamp and Its Application."

Mr. V. R. Lansingh, of the Holophane Company, Cleveland, Ohio. Subject: "Characteristics of Enclosing Glassware."

Mr. S. L. E. Rose, of the General Electric Company, Schenectady, N. Y. Subject: "The Illuminating Engineering Laboratory of the General Electric Company at Schenectady."

Mr. R. B. Ely, of the Philadelphia Electric Company, Philadelphia, Pa. Subject: "Church Lighting."

Mr. S. G. Hibben, of the Macbeth-Evans Glass Company, Pittsburgh, Pa. Subject: "Modern Practice in Street Railway Illumination."

Mr. W. S. Kilmer, of the H. W. Johns-Manville Company. Subject: "Hospital Lighting."

Mr. H. B. Wheeler, of the National X-Ray Reflector Company, Chicago, Ill. Subject: "Window Lighting."

Mr. C. L. Law, superintendent of the Bureau of Illumination, New York Edison Co., and Mr. A. L. Powell, of the Harrison Lamp Works of the General Electric Company. Subject: "Distinctive Store Lighting."

Mr. J. E. Philbrick, of York, Pa. Subject: "Some Commercial Aspects of Gas Lighting."

Mr. E. F. Kingsbury, of the Photometrical Laboratory of the United States Improvement Company, Philadelphia, Pa. Subject: "A Problem in Church Lighting."

A paper by the Engineering Department of the National Electric Lamp Association, Cleveland, Ohio. Subject: "New Commercial Fields Opened by Recent Developments in Lamp Manufacture."

Mr. Roscoe E. Scott, of the National Electric Lamp Association, Cleveland, Ohio. Subject: "The Evolution of Illuminants."

Dr. F. Park Lewis, president of the American Association for the Conservation of Vision, Buffalo, N. Y. Subject: "The Psychological Values of Light, Shade, Form and Color."

CONVENIENT TABLE FOR FIGURING TAX BILLS

For the Boroughs of Manhattan and the Bronx—The Rate is 1.81 for the Year 1913—Tabulated by the Department of Taxes and Assessments.

Assessed Valuation.	Tax.	Assessed Valuation.	Tax.	Assessed Valuation.	Tax.	Assessed Valuation.	Tax.	Assessed Valuation.	Tax.	Assessed Valuation.	Tax.	Assessed Valuation.	Tax.
\$1	\$0.0181	\$44	\$0.7964	\$87	\$1.5747	\$850	\$15.3850	\$4,600	\$83.26	\$25,000	\$452.50	\$95,000	\$1,719.50
2	.0362	45	.8145	88	1.5928	875	15.8375	4,700	85.07	25,500	461.55		
3	.0543	46	.8326	89	1.6109	900	16.29	4,800	86.88	26,000	470.60	100,000	1,810.00
4	.0724	47	.8507	90	1.6290	925	16.7425	4,900	88.69	26,500	479.65	125,000	2,262.50
5	.0905	48	.8688			950	17.1950			27,000	488.70	150,000	2,715.00
6	.1086	49	.8869	91	1.6471	975	17.6475	5,000	90.50	27,500	497.75	175,000	3,167.50
7	.1267	50	.9050	92	1.6652			5,500	99.55	28,000	506.80		
8	.1448			93	1.6833	1,000	18.10	6,000	108.60	28,500	515.85	200,000	3,620.00
9	.1629	51	.9231	94	1.7014	1,100	19.91	6,500	117.65	29,000	524.90	225,000	4,072.50
10	.1810	52	.9412	95	1.7195	1,200	21.72	7,000	126.70	29,500	533.95	250,000	4,525.00
		53	.9593	96	1.7376	1,300	23.53	7,500	135.75			275,000	4,977.50
11	.1991	54	.9774	97	1.7557	1,400	25.34	8,000	144.80	30,000	543.00		
12	.2172	55	.9955	98	1.7738	1,500	27.15	8,500	153.85	30,500	552.05	300,000	5,430.00
13	.2353	56	1.0136	99	1.7919	1,600	28.96	9,000	162.90	31,000	561.10	325,000	5,882.50
14	.2534	57	1.0317	100	1.81	1,700	30.77	9,500	171.95	31,500	570.15	350,000	6,335.00
15	.2715	58	1.0498			1,800	32.58			32,000	579.20	375,000	6,787.50
16	.2896	59	1.0679	125	2.2625	1,900	34.39	10,000	181.00	32,500	588.25		
17	.3077	60	1.0860	150	2.7150			10,500	190.05	33,000	597.30	400,000	7,240.00
18	.3258			175	3.1675	2,000	36.20	11,000	199.10	33,500	606.35	425,000	7,692.50
19	.3439	61	1.1041	200	3.62	2,100	38.01	11,500	208.15	34,000	615.40	450,000	8,145.00
20	.3620	62	1.1222	225	4.0725	2,200	39.82	12,000	217.20	34,500	624.45	475,000	8,597.50
		63	1.1403	250	4.5250	2,300	41.63	12,500	226.25	35,000	633.50		
21	.3801	64	1.1584	275	4.9775	2,400	43.44	13,000	235.30	36,000	651.60	500,000	9,050.00
22	.3982	65	1.1765	300	5.43	2,500	45.25	13,500	244.35	37,000	669.70	525,000	9,502.50
23	.4163	66	1.1946	325	5.8825	2,600	47.06	14,000	253.40	38,000	687.80	550,000	9,955.00
24	.4344	67	1.2127	350	6.3350	2,700	48.87	14,500	262.45	39,000	705.90	575,000	10,407.50
25	.4525	68	1.2308	375	6.7875	2,800	50.68	15,000	271.50				
26	.4706	69	1.2489	400	7.24	2,900	52.49	15,500	280.55	40,000	724.00	600,000	10,860.00
27	.4887	70	1.2670	425	7.6925			16,000	289.60	41,000	742.10	625,000	11,312.50
28	.5068			450	8.1450	3,000	54.30	16,500	298.65	42,000	760.20	650,000	11,765.00
29	.5249	71	1.2851	475	8.5975	3,100	56.11	17,000	307.70	43,000	778.30	675,000	12,217.50
30	.5430	72	1.3032			3,200	57.92	17,500	316.75	44,000	796.40		
		73	1.3213			3,300	59.73	18,000	325.80	45,000	814.50	700,000	12,670.00
31	.5611	74	1.3394	500	9.05	3,400	61.54	18,500	334.85	46,000	832.60	725,000	13,122.50
32	.5792	75	1.3575	525	9.5025	3,500	63.35	19,000	343.90	47,000	850.70	750,000	13,575.00
33	.5973	76	1.3756	550	9.9550	3,600	65.16	19,500	352.95	48,000	868.80	775,000	14,027.50
34	.6154	77	1.3937	575	10.4075	3,700	66.97			49,000	886.90		
35	.6335	78	1.4118	600	10.86	3,800	68.78	20,000	362.00			800,000	14,480.00
36	.6516	79	1.4299	625	11.3125	3,900	70.59	20,500	371.05	50,000	905.00	825,000	14,932.50
37	.6697	80	1.4480	650	11.7650			21,000	380.10	55,000	995.50	850,000	15,385.00
38	.6878			675	12.2175			21,500	389.15	60,000	1,086.00	875,000	15,837.50
39	.7059	81	1.4661	700	12.67	4,000	72.40	22,000	398.20	65,000	1,176.50		
40	.7240	82	1.4842	725	13.1225	4,100	74.21	22,500	407.25	70,000	1,267.00	900,000	16,290.00
		83	1.5023	750	13.5750	4,200	76.02	23,000	416.30	75,000	1,357.50	925,000	16,742.50
41	.7421	84	1.5204	775	14.0275	4,300	77.83	23,500	425.35	80,000	1,448.00	950,000	17,195.00
42	.7602	85	1.5385	800	14.48	4,400	79.64	24,000	434.40	85,000	1,538.50	975,000	17,647.50
43	.7783	86	1.5566	825	14.9325	4,500	81.45	24,500	443.45	90,000	1,629.00	1,000,000	18,100.00

FOR THE BOROUGHS OF BROOKLYN AND QUEENS.

The Rate is 1.85 for the Year 1913—Tabulated by the Department of Taxes and Assessments.

Assessed Valuation.	Tax.	Assessed Valuation.	Tax.	Assessed Valuation.	Tax.	Assessed Valuation.	Tax.	Assessed Valuation.	Tax.	Assessed Valuation.	Tax.	Assessed Valuation.	Tax.
\$1	\$0.0185	\$44	\$0.8140	\$87	\$1.6095	\$850	\$15.7250	\$4,600	\$85.10	\$25,000	\$462.50	\$95,000	\$1,757.50
2	.0370	45	.8325	88	1.6280	875	16.1875	4,700	86.95	25,500	471.75		
3	.0555	46	.8510	89	1.6465	900	16.65	4,800	88.80	26,000	481.00	100,000	1,850.00
4	.0740	47	.8695	90	1.6650	925	17.1125	4,900	90.65	26,500	490.25	125,000	2,312.50
5	.0925	48	.8880			950	17.5750			27,000	499.50	150,000	2,775.00
6	.1110	49	.9065	91	1.6835	975	18.0375	5,000	92.50	27,500	508.75	175,000	3,237.50
7	.1295	50	.9250	92	1.7020			5,500	101.75	28,000	518.00		
8	.1480			93	1.7205	1,000	18.50	6,000	111.00	28,500	527.25	200,000	3,700.00
9	.1665	51	.9435	94	1.7390	1,100	20.35	6,500	120.25	29,000	536.50	225,000	4,162.50
10	.1850	52	.9620	95	1.7575	1,200	22.20	7,000	129.50	29,500	545.75	250,000	4,625.00
		53	.9805	96	1.7760	1,300	24.05	7,500	138.75			275,000	5,087.50
11	.2035	54	.9990	97	1.7945	1,400	25.90	8,000	148.00	30,000	555.00		
12	.2220	55	1.0175	98	1.8130	1,500	27.75	8,500	157.25	30,500	564.25	300,000	5,550.00
13	.2405	56	1.0360	99	1.8315	1,600	29.60	9,000	166.50	31,000	573.50	325,000	6,012.50
14	.2590	57	1.0545	100	1.85	1,700	31.45	9,500	175.75	31,500	582.75	350,000	6,475.00
15	.2775	58	1.0730			1,800	33.30			32,000	592.00	375,000	6,937.50
16	.2960	59	1.0915	125	2.3125	1,900	35.15	10,000	185.00	32,500	601.25		
17	.3145	60	1.11	150	2.7750			10,500	194.25	33,000	610.50	400,000	7,400.00
18	.3330			175	3.2375	2,000	37.00	11,000	203.50	33,500	619.75	425,000	7,862.50
19	.3515	61	1.1285	200	3.70	2,100	38.85	11,500	212.75	34,000	629.00	450,000	8,325.00
20	.37	62	1.1470	225	4.1625	2,200	40.70	12,000	222.00	34,500	638.25	475,000	8,787.50
		63	1.1655	250	4.6250	2,300	42.55	12,500	231.25	35,000	647.50		
21	.3885	64	1.1840	275	5.0875	2,400	44.40	13,000	240.50	36,000	656.00	500,000	9,250.00
22	.4070	65	1.2025	300	5.55	2,500	46.25	13,500	249.75	37,000	665.00	525,000	9,712.50
23	.4255	66	1.2210	325	6.0125	2,600	48.10	14,000	259.00	38,000	674.00	550,000	10,175.00
24	.4440	67	1.2395	350	6.4750	2,700	49.95	14,500	268.25	39,000	683.00	575,000	10,637.50
25	.4625	68	1.2580	375	6.9375	2,800	51.80	15,000	277.50				
26	.4810	69	1.2765	400	7.40	2,900	53.65	15,500	286.75	40,000	692.00	600,000	11,100.00
27	.4995	70	1.2950	425	7.8625			16,000	296.00	41,000	701.00	625,000	11,562.50
28	.5180			450	8.3250	3,000	55.50	16,500	305.25	42,000	710.00	650,000	12,025.00
29	.5365	71	1.3135	475	8.7875	3,100	57.35	17,000	314.50	43,000	719.00	675,000	12,487.50
30	.5550	72	1.3320			3,200	59.20	17,500	323.75	44,000	728.00		
		73	1.3505			3,300	61.05	18,000	333.00	45,000	737.00	700,000	12,950.00
31	.5690	74	1.3690	500	9.25	3,400	62.90	18,500	342.25	46,000	746.00	725,000	13,412.50
32	.5875	75	1.3875	525	9.7125	3,500	64.75	19,000	351.50	47,000	755.00	750,000	13,875.00
33	.6060	76	1.4060	550	10.1750	3,600	66.60	19,500	360.75	48,000	764.00	775,000	14,337.50
34	.6245	77	1.4245	575	10.6375	3,700	68.45			49,000	773.00		
35	.6430	78	1.4430	600	11.10	3,800	70.30	20,000	370.00			800,000	14,800.00
36	.6615	79	1.4615	625	11.5625	3,900							

RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

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

Vol. XCII

No. 2372

New York, August 30, 1913 (9)

PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

Barrow st, 22.	30th st, 229, 237 E.	117th st, 509 E.	Claremont av, 99.
Christopher st, 117.	32d st, 353 E.	117th st, 147 W.	Lexington av, 119.
Columbia st, 119.	36th st, 343-5 W.	120th st, 52 E.	Marble Hill av, 19-21.
Cortlandt st, 46.-50.	40th st, 529 W.	121st st, 410 E.	Park av, 1076.
Dey st, 54-6, 57.	65th st, 323 E.	130th st, 21 E.	Riverside dr, 137, 490.
Division st, 237-237½, on map 237.	66th st, 16 E.	131st st, 132 W.	1st av, 557, 1751A.
Fulton st, 214.	77th st, 159-61, 165 E.	137th st, 218 W.	8th av, 464, 2609, 2672.
Greenwich st, 171-185.	77th st, 144 W.	139th st, 255, 300 W.	WILLS.
Jay st, 47-51.	79th st, 206 E.	147th st, 291 W.	Stanton st, 17.
Mangin st, 134.	81st st, 334, 414 E.	150th st, 610 W.	20th st, 233-5, 312-8 W.
Oak st, 42.	84th st, 159 W.	155th st, 507 W.	21st st, 234-8, 242 W.
Orchard st, 198-200.	85th st, 252-4 W.	155th st W (n s), 2114- pt lt 52.	34th st, 325 W.
16th st, 415 W.	86th st (sec Riv dr), blk 1247-57.	176th st W (s s), 2144- 66-69.	41st st, 258 W.
18th st, 439 E.	88th st, 68 E.	182d st, 532 W.	42d st, 308 W.
19th st E (s w c Av P). blk 976, pt lt 26.	94th st, 311 W.	191st st W (s s), 2161- 130.	56th st, 125 E.
20th st, 339-43 E.	105th st, 72-4 E.	Av B, 318-22.	71st st, 223 E.
22d st, 49 W.	110th st, 170 E.		79th st, 346-50 E.
28th st, 135 E.	111th st, 526 W.		110th st, 230 E.
	112th st, 117 E.		1st av, 1506.
			6th av, 618.

EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000-\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of 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.
admtrix—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corp—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.

dwg—dwelling.

decd—deceased.

e—East.

exr—executor.

extrx—executrix.

et al—used instead of several names.

foreclos—foreclosure.

fr—from.

fr—frame.

ft—front.

individ—individual.

irreg—irregular.

impt—improvement.

installs—installments.

lt—lot.

ls—lease.

mtg—mortgage.

mos—months.

Mfg—manufacturing.

Nos—numbers.

n—north.

nom—nominal.

(o)—office.

pr—prior.

pt—part.

pl—place.

PM—Purchase Money Mortgage.

QC—Quit Claim.

R T & I—Right, Title & Interest.

(R)—referee.

r—room.

rd—road.

re mtg—release 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.

tnts—tenements.

w—west.

y—years.

O C & 100—other consideration and \$100.

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

AUG. 22, 23, 25, 26, 27 & 28.

Barrow st, 22 (2:591-36), ns, abt 100 e Bleecker, 25x90, 5-sty bk tnt; Donato Robilotto to Jno A Weekes at Oyster Bay, LI, & Bernard Golden, 4820 13 av, Bklyn; mtg \$22,750; Aug25; Aug26'13; A\$10,000-18,000. O C & 100

Christopher st, 117 (2:619-44), ns, 194 e Hudson, 25x90.6, 6-sty bk tnt & str; Jno A Weekes et al to Donato Robilotto, 35 Barrow; mtg \$21,000; Aug25; Aug26'13; A \$14,000-33,000. O C & 100

Columbia st, 119 (2:335-24), ws, 150 s Houston, 25x100, 5-sty bk tnt & str; Jacob L Isaacs et al to Jos Isaacs, 51 E 97; ½ pt; AT; mtg \$39,000; Aug25; Aug26'13; A\$18,000-35,000. O C & 100

Cortlandt st, 46-50, see Fulton, 214.

Dey st, 54-6, see Fulton, 214.

Dey st, 57, see Fulton, 214.

Division st, 237 & 237½, (on map 237), (1:286-66), ss, 109.10 w Montgomery, 28.1x 41.8x27.5x44.7, 4-sty bk lft & str bldg; David Shaff et al to Aaron Milder, 415 Cherry; mtg \$14,000 & AL; Aug25; Aug27'13; A\$12,000-13,500. O C & 100

Fulton st, 214 (1:81-21), ss, abt 105 e Greenwich, 25x irreg x22x78, 6-sty bk lft & str bldg; mtg \$18,000; A\$45,000-55,000; also DEY ST, 54-6 (1:81-12), ns, 74.1 e Greenwich, 50x78.4x50.9x77.5, 5-sty stn lft & str bldg; mtg \$100,000; A\$130,000-160,000; also CORTLANDT ST, 48-50 (1:61-11), nec Greenwich (Nos 171-5), 40.6x80.7x54.3x81.5, 3 4-sty stn lft & str bldgs; mtg \$165,000; A\$200,000-225,000; also GREENWICH ST, 183 (1:61-16), es, abt 40 s Dey, 25.11x61.6x25 x50.3, ss, 5-sty stn lft & str bldg; mtg \$31,000; A\$32,000-43,000; also GREENWICH ST, 179 (1:61-13), es, 106.2 n Cortlandt, 25.2x59.1x21.11x54.1, 4-sty bk tnt & str; mtg \$32,500; A\$30,000-34,000; also GREENWICH ST, 181 (1:61-15), es, 69.11 s Dey, 25.8x43.4x25x52.8, 4-sty bk tnt & str; AL; A\$26,000-29,000; also GREENWICH ST, 177, (1:61-12), es, abt 80 n Cortlandt, 24.9x54.1 x23.7x49.5, 4-sty bk tnt & str; AL; A \$31,000-37,000; also CORTLANDT, 46 (1:61-10), ns, 40.6 e Greenwich runs n80.7xw4.10xn 44.5xe25xs125 to st xw20 to beg, 5-sty stn lft & str bldg; mtg \$105,000; A\$110,000-120,000; also GREENWICH ST, 185 (1:61-17), sec Dey (No 57), 43x62.2x40.3x77.8, 5-sty stn tnt & str; mtg \$104,000; A\$120,000-140,000; Hudson Companies, a corp, 62 Cedar to Central Trust Co of NY, a corp, 54 Wall, as TRSTE under 1st lien & refdrg mtg of Hudson & Manhattan R R Co, dated Feb'13; B&S & AL; Aug25'13. secures bonds, O C & 100

Fulton st, 214; also DEY ST, 54-6; also CORTLANDT ST, 46-50; also GREENWICH ST, 177-85; also DEY ST, 57; same to Guaranty Trust Co of NY, 140 Bway, as TRSTE under the adjustment income mtg of Hudson & Manhattan R R Co dated Feb'13; B&S, sub to mtg & AL & c as above; Aug25'13. secures bonds, O C & 100

Fulton st, 214; also DEY ST, 54-6; also CORTLANDT ST, 46-50; also GREENWICH ST, 177-85; also DEY ST, 57; same to Hudson & Manhattan R R Co, a consolidated corp, 30 Church, NY & 243 Washington, Jersey City, NJ; B&S & confirmation deed; sub to mtg & AL & c & two conveyances as above; Aug25'13. O C & 100

Greenwich st, 171-85, see Fulton, 214.

Jay st, 47-51 (1:182-24), ns, 112.5 w Washington, runs w66.9xn78.4 & 8.7 x66.6 x88.7 to beg, 3 4-sty bk lft & str bldgs; mtg \$40,000, all of this; A\$63,000-68,000; also WEST ST (1:57), being a 1-32 pt or portion of wharf or pier extending out from ws West st into Hudson or N R at or opposite foot Barclay st & occupying in part the site of old pier 25, N R, & adj on n the slips and ferry houses of the Hoboken Ferry, together with bulkhead adj said pier on n & extdg from s l of said pier 25 to pt ½ distance bet n l said old pier 25 & s l of old pier 27, being about 137 ft in length, including the width of old pier 25, along new ws of West st, with rights of wharfage, crantage, etc; Edw R Wharton TRSTE will Lucretia S Jones (decd) for benefit Edith N Wharton to Herman L R Edgar at Dobbs Ferry, NY, as sub-TRSTE will Lucretia S Jones for benefit Edith N Wharton; AL; Aug21; Aug26'13. order of court

Mangin st, 134 (2:325-47), es, 175 s Houston, 25x100, 1-sty fr rear storage; Annie M Waterbury indivd & ano EXRS, &c, Wilbur N Waterbury to Julius Rayner at Asbury Park, NJ [Ft E Houston]; ½ pt; Apr30; Aug26'13; A\$8,000-8,000, nom

Mangin st, 134 (2:325-47), es, 200 n Stanton, 25x100, 1-sty fr rear storage; Jno I Waterbury to Julius Rayner at Asbury Park, NJ; QC; June17; Aug26'13; A\$3,000-8,000. nom

Oak st, 42 (1:278-3), ns, abt 75 w Oliver, 25x50, 5-sty bk tnt & str; Antonio Marciano to Rosa Garone, 136 Cherry; ½ pt; mtg \$17,300; June6'12; Aug25'13; A\$9,000-17,000. nom

Orchard st, 198 & 200 (2:412-14) ses, 31 sw Houston, 37.10x100.7 2 5-sty bk tnts & str; Fannie Werner to Saml Werner, 316 W 94; AL; Aug26; Aug27'13; A\$35,000-55,000. nom

West st, being pt of pier opposite foot of Barclay, see Jay, 47-51.

16TH st, 415 W (3:714-26), ns, 175.3 w 9 av, 25x92, 5-sty bk tnt; Jacob L Isaacs et al to Jos Isaacs, 51 E 97; ½ pt; AT; mtg \$16,500; Aug25; Aug26'13; A\$9,500-16,000. O C & 100

18TH st, 439 E (3:950-25), ns, 90 w Av A, 25x92, 4-sty bk tnt 1 & 2-sty ext; Jno J Mahedy to Edw J Bickmann, 327 E 18; mtg \$4,000 & AL; Aug25'13; A\$11,000-18,000. O C & 100

19TH st E, swe Av B, see Av B, 318-22.

20TH st, 339-43 E (3:926-25), ns, 186.11 w 1 av, 35.8x92, 6-sty bk tnt & str; Henry H Jackson to Edith A Mohrmann, 1271 Hancock Bklyn; mfg \$50,650; Aug22; Aug27'13; A\$18,500-45,000. O C & 100

22D st, 49 W (3:824-12), ns, 212 e 6 av, 24x98.9, 4-sty bk lft & str bldg; Perfect Holding Corp to Mary C Stewart, 28 St Johns pl, Bklyn; B&S & C A G; mtg \$60,000; Aug4; Aug28'13; A\$86,000-98,000. O C & 100

28TH st, 135 E, see Lex av, 119.

30TH st, 229 E, see 1 av, 557.

30TH st, 237 E (3:911-22), ns, 210 w 2 av, 20x98.9, 3-sty & b bk dwg; Cath V Corderue to Bridget McGauran, 237 E 30; mtg \$11,000; Aug25; Aug26'13; A\$9,600-13,500. O C & 100

32D st, 353 E, see 1 av, 557.

36TH st, 343-5 W (3:760-16), ns, 275 e 9 av, 36x98.9, 6-sty bk stable; A\$18,500-40,000; also 8TH AV, 464 (3:783-3), es, 49.4 n 33d, 24.8x100, 4-sty stn tnt & str & 4-sty bk rear tnt; Agnes C Geoghegan to Wm J Connors, 250 Main st, Buffalo, NY, & Christian F Tietjen, 485 8 av, as TRSTES for benefit creditors of Patk A Geoghegan, decd; AT; B&S; AL; Aug14; Aug25'13; A \$44,000-49,000. nom

40TH st, 529 W (4:1069-15), ns, 350 e 11 av, 25x98.9, 4-sty bk tnt; Frank J Schwarz to Jno J Matthe, 450 W 44; mtg \$9,500; Aug26; Aug27'13; A\$10,000-13,500. O C & 100

65TH st, 323 E (5:1440-12), ns, 275 e 2 av, 20x100.5, 3-sty & b bk dwg; Annie T Renn to Kleinschmidt Magnesia Co, a corp, 429 E 58th; mtg \$4,500 & AL; Aug 19; Aug28'13; A\$7,000-9,000. O C & 100

66TH st, 16 E (5:1380-62), ss, 250 e 5 av, 25x100.5, 4-sty & b stn dwg, 2-sty & b ext; Reginald H Sayre to Hugh H Baxter, 316 West End av; mtg \$75,000; Aug26; Aug27'13; A\$100,000-115,000. nom

77TH st, 159-61 E (5:1412-25-25½), ns, 266.7 w 3 av, 33.5x102.2, 2 3-sty & b bk dwgs; Sigmund Meyer to Ardsley Garage Co, Inc, a corp [care Jos Fischer, R 910], 115 Bway; mtg \$23,800; July11; Aug28'13; A \$18,000-25,500. O C & 100

77TH st, 165 E (5:1412-27), ns, 225 w 3 av, 25x102.2, 5-sty bk tnt; Julius Levy et al to Ardsley Garage Co, Inc, a corp, 115 Bway; mtg \$18,000 & AL; Aug28'13; A\$13,500-22,000. O C & 100

77TH st, 144 W (4:1148-50), ss, 430 w Col av, 17x102.2, 4-sty & b bk dwg; Albt T Sanden to Alice E Sanden, 68 W 87; mtg \$20,000; Aug26; Aug28'13; A\$13,500-30,000. O C & 100

79TH st, 206 E (5:1433-44), ss, 105 e 3 av, 20x102, 3-sty & b stn dwg; Jos Feldman to Lena Feldman, 206 E 79; B&S; AL; Aug23'13; A\$10,000-14,000. nom

81ST st, 334 E (5:1543-40), ss, 310 e 2 av, 15.6x102.2, 3-sty & b stn dwg; Geo W Simpson, ref, to Bertha Griff, 354 E 81; FORECLOS Aug25; Aug26; Aug27'13; A \$4,500-6,000. 5,175

81ST st, 414 E (5:1560-42), ss, 156.6 e 1 av, 25x102.2, 5-sty bk tnt; Saml Beamish to Jas O'Connell, 350 E 79; ½ pt; mtg \$17,500; Feb20'11; Aug22'13; A\$8,500-18,000. O C & 100

84TH st, 159 W (4:1215-5), ns, 100 e Ams av, 25x102.2, 5-sty stn tnt; Abr Brown to Carolyn Holding Co, Inc, a corp, 44 Cedar [care Jacob Rothstein, pres, 2109 Bway]; mtg \$27,000; Aug26; Aug27'13; A \$15,000-29,000. O C & 100

85TH st, 252-4 W (4:1232-57-59), ss, 100 e West End av, 80x102.2, 2 5-sty bk tnts; Michl Friedsam to Woolsey Realty Corp, 252 W 85; mtg \$66,000; May14; Aug28'13; A\$68,000-110,000. O C & 100

86TH st W, see Riverside dr, see Riverside dr, 137.

88TH st, 68 E, see Park av, 1076.

94TH st, 311 W (4:1253-16), ns, 175 w West End av, 50x100.8, 6-sty bk tnt; Louis M Ogden (ref) to Portland Development Co, a corp, 32 Nassau R 4101; FORECLOS Aug14; Aug21; Aug22'13; A\$41,000-90,000. 73,000

105TH st, 72-4 E (6:1610-42-43), ss, 80 w Park av, 50x100.11, 2 5-sty bk tnts & str; Fennie Holzhapfel to Lena Jurkowitz, 118 Cannon; mtg \$46,000; Aug21; Aug28'13; A\$22,000-39,000. O C & 100

110TH st, 170 E (6:1637-42), ss, 145 w 3 av, 25x100.11, 6-sty bk tnt & str; Emma Pawel to Loward Realty Co, Inc, a corp, [care Wm J Lowrie], 160 Bway; mtg \$26,000; Aug20; Aug26'13; A\$11,000-29,000. O C & 100

111TH st, 526 W (7:1882-47), ss, 341.8 w Ams av, 108.4x91.10, 6-sty bk tnt; Vandever Estates, Inc, to Alma C Stem, 211 W 101; AL; Aug21; Aug27'13; A\$82,000-180,000. O C & 100

111TH st, 526 W (7:1882-47), ss, 341.8 w Ams av, 108.4x91.10, 6-sty bk tnt; Alma C Stem to Vandever Estates, Inc, a corp, 52 Bway; AL; Aug21; Aug22'13; A\$82,000-180,000. O C & 100

112TH st, 117 E (6:1640-9½), ns, 195 e Park av, 20x100.10, 4-sty & b stn tnt; Bernard Blumberg to Julia Manheimer, 223 W 140; mtg \$9,500 & AL; Aug22; Aug23'13; A \$9,000-12,000. nom

117TH st, 509 E (6:1716-5), ns, 98 e Pleasant av, 30x100.10, 6-sty bk tnt & str; Edw Keale to Margaretta La Falce, 2111 1 av; mtg \$20,000 & AL; Aug21; Aug25'13; A\$6,000-26,000. nom

117TH st, 147 W (7:1902-10), ns, 200 e 7 av, 25x100.11, 5-sty bk tnt; Jennie A Rosenberg to Henry Rosenberg, 69 E 7, St Paul Minn; mtg \$27,000 & AL; May26; Aug 27'13; A\$15,000-26,000. nom

120TH st, 52 E (6:1746-49), ss, 75 e Mad av, 19x100.11, 5-sty bk tnt; Esther Weiss to Jennie Weiss, 1540 54th, Bklyn; mtg \$17,500 & AL; Aug22; Aug23'13; A\$8,500-16,000. nom

121ST st, 410 E (6:1808-44½), ss, 175 e 1 av, 25x100, 6-sty bk tnt; Jacob L Isaacs et al to Jos Isaacs, 51 E 97; mtg \$33,500; Aug25; Aug26'13; A\$7,000-22,000. O C & 100

130TH st, 21 E (6:1755-10½), ns, 246 e 5 av, 16x99.11, 3-sty & b stn dwg; Elzey Walters et al to Wm McBrien, 1417 Walnut, Richmond Hill, B of Q; B&S; mtg \$8,000 & AL; Aug13; Aug23'13; A\$5,750-7,750. nom

131ST st, 132 W (7:1915-48), ss, 370 e 7 av, 20x99.11, 3-sty & b stn dwg; Melville E Morse to Jos F Dempsey, 275 Macon, Bklyn; B&S; AL; Aug19; Aug26'13; A\$8,000-12,500. nom

137TH st, 218 W (7:1942-43), ss, 242 w 7 av, 16x99.11, 3-sty & b stn dwg; Benj Rosenblum to David L Lustig, 601 W 113; C A G; mtg \$9,000; Aug21; Aug25'13; A \$6,400-12,500. nom

139TH st, 255 W (7:2025-7), ns, 618.10 w 7 av, 19x99.11, 4-sty bk bk dwg; Julia Von Eberhard to Louis H Bailey, 113 St Johns pl, Bklyn; B&S; mtg \$11,000 & AL; Aug2; Aug28'13; A\$8,300-12,500. nom

139TH st, 300 W, see 8 av, 2609.

147TH st, 291 W (7:2033-7), ns, 137.6 e 8 av, 37.6x99.11, 5-sty bk tnt; Fredk Kaufman et al to Louis Reich, 291 W 147; mtg \$30,000; Aug22; Aug27'13; A\$13,000-37,000. O C & 100

150TH st, 610 W (7:2096-40), ss, 125 w Bway, 130x99.11, 6-sty bk tnt & str; Wm Allen, ref to Bermuda Realty Co, Inc, a corp [care Albt C Maerle, R 808], 291 Bway; mtg \$140,000; FORECLOS Aug14; Aug25; Aug27'13; A\$65,000-195,000. 32,750

155TH st, 507 W (8:2114-50), ns, 150 w Ams av, 50x99.11, 3-sty bk asylum; Lawyers Realty Co to TRSTES of the Welsh Calvinistic Methodist Church of City NY, a corp, 225 E 13; mtg \$20,000 & AL; Aug 25; Aug27'13; A\$27,000-31,000. O C & 100

155TH st W (8:2114-pt lt 52), ns, 200 w Ams av, a strip 10x99.11, pt 3-sty bk dwg; Danl F Mahony to TRSTES of the Welsh Calvinistic Methodist Church of City NY, a corp, 225 E 13; AL; Aug25; Aug27'13. O C & 100

155TH st W, ns, 100 e Wadsworth av, see 176th W, ss, 100 e Wadsworth av.

176TH st W (8:2144-66-69), ss, 100 e Wadsworth av, runs s199.10 to ns 175th xe75xnl54.5xw25.1xn43.1 to 176th x—50 to beg; vacant; Minnie E Hurst to N Y Telephone Co, a corp, 15 Dey; Aug28'13; A \$36,500-36,500. O C & 100

182D st, 532 W (8:2155-7), ss, 28 e Audubon av, 18x70, 3-sty fr dwg; Gustav Saenger to Helene A Saenger, his wife, 532 W 182; B&S; Mar14; Aug28'13; A\$4,600-8,000. O C & 100

191ST st W (8:2161-130), ss, 100 e St Nich av, 150x95.9x150.3x104.3, vacant; City Real Estate Co a corp to John Boyland Co, 2302 Andrews av; B&S; AL; Aug21; Aug22'13; A\$27,000-27,000. O C & 100

Av B, 318-22 (3:976-pt lt 26), swc 19th, 84x120, 2-sty fr bldg; Adelaide J Alcott et al EXRS & Chas W Alcott to Levy Dairy Co, a corp, 320-2 Av A; mtg \$30,000; Aug8; Aug27'13; A\$—\$. 39,200

Claremont av, 99, see Riverside dr, 490.

Lexington av, 119 (3:884-26), nec 28th (No 135), 22.4x80, 4-sty stn tnt & str; W R Hearst to W C Reeves & Co, a corp, 124 E 23; AL; July28; Aug26'13; A\$32,000-41,000. O C & 100

Marble Hill av, 19-21 (13:3402-522) nws, 166.11, ne 25th (Terrace View av), 50x 100, 2-sty fr dwg; Annie Brandt to Anne Goldstone, 3609 Bway; mtg \$10,080; Aug 25; Aug26'13; A\$10,000-13,000. O C & 100

Park av, 1076 (5:1499-40), swc 88th (No 68), 25.2x82.2, 5-sty bk tnt & str; Geo Marbach to Gustav Eckert, 345 E 103; AT; B&S & CaG; mtg \$35,000; Aug21; Aug22'13; A \$31,000-44,000. O C & 100

Riverside dr, 137 (4:1247-57), sec 86th, 102.2x100, 12-sty bk tnt; Eliz A Wilcox to Wm R Hearst, 137 Riverside dr; mtg \$525,000 & AL; Aug4; Aug27'13; A\$230,000-675,000. O C & 100

Riverside dr, 490 (7:1991-37), es, 125 s 122d, 100x100, 12-sty bk tnt; mtg \$375,000; A\$140,000-475,000; also CLAREMONT AV, 99 (7:1991-23), ws, 125.7 s 122d, 99.5x100, 8-sty bk tnt; mtg \$275,000; Kinsella United Properties Co, Ltd, a corp, to Imperial Property Co, Inc, a corp, at Port Washington, LI [care Wm A Cooper, 64 Wall r 702]; Aug22'13; A\$90,000-305,000. O C & 100

1ST av, 557 (3:938-29), nwc 32d (No 353), 19.9x70, 4-sty bk tnt & str; mtg \$5,000; A\$13,000-15,000; also 30TH ST, 229 E (3:911-18), ns, 290 w 2 av, 20x98.9, 3-sty & b bk dwg; mtg \$5,000; Mary E Loomam to Marcella T Mahony, 229 E 30; AT; B&S; Aug 21; Aug22'13; A\$9,600-12,500. nom

1ST av, 175A (5:1553-29), ws, 25.8 s 91st, 25x100, 5-sty bk tnt & str; Jos Feldman to Lena Feldman, 206 E 79; B&S; AL; Aug23'13; A\$12,000-22,000. nom

8TH av, 464, see 36th, 343-5 W.

STH av, 2609 (7:2041-56), swc 139th (No 300), 19.11x75.4, 5-sty bk tnt & str; Esther Kellogg to Lillias F Comber, 166 E 67; AL; Aug22; Aug23'13; A\$17,000-30,000. O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Clinton st, 69 (misc), the business; power of atty; Rose L Pick to Lazar Pick; Aug25; Aug26'13.

Worth st, 142-50 (1:166); asn portion of proceeds from sale of above as collateral for note of \$6,000, due 6 mos from date at 6%; Ethel D Shepherd of Mastic, NY to Fiss, Doerr & Carroll Horse Co, a corpn, 24th near 3 av [155 E 24]; Dec23'12; Aug23'13. nom

19TH st, 12 W, see 131st, 614-8 W. 74TH st, 323 W (4:1184-64), ns, 28.11 e Riverside dr, 30x80, 5-sty & b bk dwg; re-dower; Kath A wife Robt E Todd to 74th St Holding Co, Inc, a corpn [care A S Wolfel], 32 E 42; Aug14; Aug27'13; A \$33,000-63,000. nom

S1ST st, 301 W (misc), nwc West End av, 66x22; power of atty; Marie V Mestre of Paris, France, to Alfred Mestre, NY; May28; Aug25'13.

111TH st, 526 W (7:1882), ss, 341.8 w Ams av, 108.4x91.10; asn rents; Vandever Estates Inc, a corpn, 52 Bway & Alma C Stem, to Rental Mtg Securities Corpn, 15 Broad; Aug21; Aug22'13. 6,000

131ST st, 614-8 W (7:1997-44), ss, 250 w Bway, 75x99, 5-sty bk stable, valuation \$64,000; mtg \$35,000; A\$25,500-45,000; CONTRACT exchange for 19TH ST, J2 W (3:820-53), ss, 210 w 5 av, 25x92, 3-sty str tnt & str; valuation \$45,000; A\$49,000-53,000; Mary F Grassman, at Morsemere, NJ, with Annie T L Atterbury, — Barand rd, New Rochelle, NY; Aug6; Aug28'13. exch

150TH st, 608-10 W (7:2096); asn rents; Bermuda Realty Co, Inc, to Lawyers Title Ins & Trust Co, a corpn, 160 Bway; Aug25; Aug27'13. nom

155TH st W (8:2114-pt lt 52), ns, 200 w Ams av, a strip 10x99.11, pt 3-sty bk dwg; re-mtg; NY Title Ins Co to Danl F Mahoney, 2264 Loring pl; Aug8; Aug27'13; A\$—\$— 4,000

West End av, nwc S1st, see S1st, 301 W. Assn (misc) of all R, T & I in real and personal estate of Erzelia F Metcalfe decd, wheresoever situate; Frances M Wolcott widow et al, heirs & Erzelia F Metcalfe to Metcalfe Realty Corpn, 292-8 Main, Buffalo, NY; B&S; Aug9; Aug23'13. nom

Assn (misc) of all RT&I to legacy under will of Adolph Seelig (decd); Otto Loewenthal to Alfred Loewenthal, 216 E 15; Aug27; Aug28'13. nom

General release (misc), especially as to legacy, &c; Rebecca Simpson, 357 E 193, & Chas Mahler, 4372 Martha av, to Grant Williams, 357 E 193, & Alvah L Williamson, 265 E 240, as EXRS Maria Stephenson; Aug9; Aug28'13. 9,088.75

Power of atty (misc); Jno E Marsh at Rahway, NJ to Caroline A Marsh, his wife; Aug19; Aug23'13.

WILLS.

Borough of Manhattan.

Stanton st, 17 (2:426, 24), ss, 66.8 w Chrystie, 33.4x50, 2-3-sty bk tnts & str; Isidor Goldenberg Est, Cecelia Leibowitz EXTRX, care Leibowitz Bros, 1620 St Marks av, Bklyn; atty, Lester M Friedman, 233 Bway; A\$18,000-23,000. Will filed Aug16'13.

20TH st, 233-5 W, see 20th, 312-18 W.

20TH st, 312-18 W (3:743-53 & 56), ss, 200 w 8 av, 75x92, 1-6-sty bk tnt & 1-3-sty bk tnt; A\$39,000-100,000; also 21ST ST, 234-8 W (3:770-59), ss, 400.5 w 7 av, runs w 58.2xsl09.6xe19.1x again e39.8xnl6xw0.7xn 92 to beg, 7-sty bk tnt; A\$40,000-120,000; also 21ST ST, 242 W (3:770-63), ss, 478 w 7 av, 19.8x110, 3-sty bk dwg; A\$12,000-14,000; also 20TH ST, 233-5 W (3:770, 21 & 22), ns, 410 w 7 av, 25x75, 2-3-sty bk dwgs; 1/2 int; A\$10,000-14,000; Francis A Ray Est, Annie B Ray EXTRX, Montclair, NJ; atty, Chas F McDermott, 2 Rector. Will filed July 10'13.

21ST st, 234-8 W, see 20th, 312-18 W.

21ST st, 242 W, see 20th, 312-18 W.

34TH st, 325 W (3:758,26), ns, 321 w 8 av, 21x98.9, 4-sty bk tnt; 1/2 int; A\$21,500-24,500; also 41ST ST, 258 W (4:1012-58), ss, 150 e 8 av, 25x98.9, 5-sty bk tnt & str; 1/2 int; A\$35,000-37,500; also 42D ST, 308 W (4:1032, 39), ss, 150 w 8 av, 25x98.9, 5-sty bk tnt & str; 1/2 int; A\$28,000-41,000; also 110TH ST, 230 E (6:1659-35), ss, 250 w 2 av, 25x100.11, 2-sty frame & bk tnt & 1-1-sty bk shop in rear; 1/2 int; A \$8,000-8,500; Bessie Bratty Est, 1/2 int, Mortimer E Le Grau EXR, 5 W 107; attys, Simpson & Simpson, 2 Rector; will filed Aug19'13.

41ST st, 258 W, see 34th, 325 W.

42D st, 308 W, see 34th, 325 W.

56TH st, 125 E (5:1311-11), ns, 135 w Lex av, 20x100.5, 5-sty bk dwg; Robt C Ogden Est, Howard C Wood EXR, 831 St Marks av, Bklyn; atty, W G Cooke, 63 Wall; A\$26,000-56,000; will filed Aug25'13.

71ST st, 223 E (5:1426-13), ns, 310 e 3 av, 25x102.2, 5-sty bk tnt; Pauline Hille Est, Otto Hille, EXR, 444 E 84; atty, Theo Sattler, 147 4 av; A\$11,000-25,000. Will filed Aug26'13.

79TH st, 346-50 E (5:1453, 31 to 32), ss, 93 w 1 av, runs s102.2xw17xn22.2xw34xn80xe 51 to beg, 3-3-sty str ft dwgs; A\$16,000-26,500; also 1ST AV, 1506 (5:1473, 49), es, 60.6 s 79th, 16.8x94, 4-sty bk tnt & str; A \$7,000-9,000; Jas O'Connell Est, Mary O'Connell, EXTRX, 350 E 79th; atty, Chas Recht, 80 Maiden la. Will filed July25'13.

110TH st, 230 E, see 34th, 325 W.

1st av, 1506, see 79th, 346-350 E.

6TH av, 618 (3:838-2), es, 24.8 n 36th, 20.6x60, 4-sty bk tnt & str; Wm T Sabine Est; 1/2 int; Wm T Sabine Jr, EXR, 960 Mad av; atty, Yorke Allen, 55 Liberty; A \$54,000-57,000. Will filed Aug26'13.

CONVEYANCES.

Borough of the Bronx.

Field pl, 240, see Grand blvd & concourse, sec 198.

Fox st, 1052 (10:2726), es, 423.2 n 165th, 37.6x100, 5-sty bk tnt; Olive H Chesebro to Jno R Agnew at Tuckahoe, NY; mtg \$34,500; Aug20; Aug23'13. nom

Jennings st, 785-91 (11:2963), nec Prospect av (No 1400), runs e98.11xn40xw18.3x s20.2xw74.8 to es of av xs20.9 to beg, 3-sty fr tnt & str & 2-sty fr dwg; Ferd W Fey to Caroline V Fey, his wife, Sea Cliff, LI; mtg \$13,000; Aug8; Aug25'13. nom

Rogers pl, 972 (10:2698), es, 492.4 n Westchester av, 30x89x22.1x90, 2-sty fr dwg; Guiseppina Lo Monte to Anna La Paglia, 161 Chrystie; mtg \$9,000; Aug23; Aug26'13. nom

Taylor st (*), es, 150 n Van Nest (Col) av, 25x100, except part for Taylor st; Cora M Shaw to Edw J Meade, 230 W 142; mtg \$5,500; Aug15; Aug25'13. O C & 100

Weiler et, sec Washington av, see Washington av, 1010.

135TH st, 608 E (10:2547), ss, 424.10 e St Ann's av, 25.2x100, 4-sty bk tnt; Kate Fadigen to Patk Weldon, 608 E 135; mtg \$12,000 & AL; Aug25; Aug28'13. O C & 100

140TH st E, nwc Brook av, see Brook av, nwc 140.

149TH st, 145 E (9:2347), ns, 45.10 e Walton av, 17.8x89.6x17.10x87, 3-sty bk tnt; Jas O'Flaherty to Agnes C wife Chas S Horgan, 2191 Ryer av, 1/2 pt; sub to 1/2 mtg \$6,000 & AL; Aug26; Aug27'13. nom

151ST st E, see Concord av, see Concord av, sec 151st.

152D st E, see Bolton av, see Bolton av, sec 152.

164TH st, 271 E, see Morris av, 980-2.

164TH st E, see Washington av, see Washington av, 1010.

164TH st E, swc Teller av, see Teller av, 983.

165TH st, 650 E (10:2633), ns, 110.11 w Trinity av, 37.6x100, 5-sty bk tnt & str; Royal L Wolcott to Kovacs Consn Co, 293 Alex av; mtg \$34,000 & AL; Aug26; Aug28'13. O C & 100

165TH st, 870 E (10:2691), ns, 75 e Stebbins av, 25x113.4, 2-sty fr dwg; Edw V Hogan to Herbert H Herrman Co, a corpn, 76 Wm; Decl4'12; Aug25'13. nom

175TH st, 487 E (11:2917), ns, 87 e Wash av old line, 17.6x102.11, 3-sty fr tnt; Carl Lahr to Kate Lahr, 487 E 175; 1-3 pt; mtg \$4,000; Aug23'13. O C & 100

178TH st, 921-9 E, see Daly av, 1996.

180TH st E (11:3069), ss, 146.7 w Hughes av, runs s105xw34xn64.2 & 38.3 & 10.4 to st xe40.11 to beg, vacant; Pasquale D'Auria to D'Auria Consn Co, a corpn, 670 E 180; AL; Aug25; Aug27'13. nom

180TH st, 357 E (11:3143), ns, 60 e Tiebout av, 20x90, 3-sty fr tnt; Saml Stark ref to Barbara Haggerty & Mary Raichle both at 357 E 180; mtg \$4,000; FORECLOS July8; Aug21; Aug22'13. 2300

181ST st E (11:3110), ss, 100 w Mapes av, 45.3x59, 4-sty bk tnt; Margt Lyons to Thos Mulhare, 404 E 141 & Michl J Donohue, 2185 Arthur av; B&S & CaG; AL; Aug21; Aug22'13. nom

182D st E, swc Ryer av, see Ryer av, s wc 182.

184TH st E, sec Park av, see Park av, sec 184th.

198TH st, 240-4 E (12:3301), ss, 55 w Briggs av, 50x98, 2 2-sty fr dwgs; Chas A Siener to Valentine Consn Co, a corpn, 4439 3 av; mtg \$14,000; Aug15; Aug25'13. O C & 100

198TH st E, sec Grand blvd & concourse, see Grand blvd & concourse, sec 198.

210TH st E (12:3343), sws, 75 ne Reservoir Oval W, 55.8x128.2x6.11x116.10; vacant; Julius B Worpitzky to Minnie Worpitzky, 3328 Perry av; mtg \$1,000; Aug23; Aug27'13. nom

220TH st E (6th st) (*), ss, 105 e White Plains av (3d st), 50x114, Wakefield; Owen Ward to Peter J Ward, 710 E 220; Aug26; Aug27'13. nom

220TH st E (6th st) (*), same prop; Peter J Ward to Owen Ward & Mary his wife, tenants by entirety, 710 E 220; Aug26; Aug27'13. nom

234TH st, 267 E (12:3375), ns, 210 w Katonah av, 24.10x100, 2-sty bk dwg; Wm C Grossman to Chas I Brusie, 2066 Anthony av; mtg \$5,150 & AL; Aug28'13. O C & 100

236TH st, 324-8 E (12:3384), ss, 199.3 e Katonah av, 57.2x100, 2 2-sty bk dwgs; Robt S Conklin, TRSTE in bankruptcy of German Real Estate Co, to Max Hirsch, 210 W 140; mtg \$13,500; July31; Aug28'13. O C & 200

236TH st, 324-8 E; Max Hirsch to Louis H Maier, 328 E 236; mtg \$13,500; Aug27; Aug28'13. nom

236TH st E, nec Keppler av, see Keppler av, nec 236.

Av St John, 903 (10:2686), es, 11.4 s from es Prospect av, 20.3x98.1x20.2x99.8, 4-sty bk tnt; Bertha Leichtag to Jeanette Leichtag, both at 903 Av St John; AL; Aug20; Aug22'13. nom

Anthony av, 1691-3 (11:2889), ws, 190 n 173d, 54x84.2 to es Clay av (No 1690), x55.6 x71.5, 5-sty bk tnt & str; Mellwin Realty & Consn Co to Alice E Keller, 252 W 76; mtg \$42,000; Aug25; Aug26'13. O C & 100

Bailey av (12:3263-188), ss, abt 290.7 nw on curve from Cannon pl, 38x121.10x18.11x 112.11, vacant; Henry Feichtegger to Sadie Feichtegger, 132 Bay 35, Bklyn; AT; mtg \$682.50 & AL; Aug21; Aug27'13. nom

Barnes av, es, 175 n Lydig av, see Bronxdale av, es, abt 325 s Van Nest av.

Bassett av (*), ws, 321.11 n Saratoga av, 24.7x100x25.11x100; Christine Elnersens to Geo Kazamek, 3714 Dyre av; mtg \$3,500; Aug20; Aug25'13. O C & 100

Beach av (*), es, 150 s Lacombe av, 125 x100; Tulloch Impt Co to Peter Gorman, 49 Division st, Somerville, NJ; mtg \$8,000; Aug22; Aug25'13. O C & 100

Beach av (*), ws, 250 s Lacombe av, 50x100; Beach Estates Impt Co to Tillie M, wife Henry A Stadler, Jr, 1861 McGraw av; AL; Aug21; Aug22'13. O C & 100

Bogart av (*), es, 100 s Brady av, 25x 100; Morris Park Estates to Emmanuel P Stratigos, 182 West End av; July30; Aug26'13. nom

Bolton av (*), sec 152d, 25x100; Eliz Dietrich to Henrietta Muller, 898 Prospect av; Aug22; Aug26'13. nom

Brady av (*), sec Barnes av, runs e50xs 90.6xsw12.9xw41.6xn100 to beg; Morris Park Estates to Harry & Philip Reshes, 135 E 114, & Harry Resnicow, 62 E 114; Aug1; Aug26'13. nom

Bronxdale av (*), es, 251.11 n Morris Park av, runs n50.5xe114.5 to Fowler av xs50xw120.8 to beg; Morris Park Estates to Harry Hyman, 220 Roebing, Bklyn; July29; Aug26'13. nom

Bronxdale av (*), es, abt 325 s Van Nest av, 184.8x126.6x208.3x128.6; also LURTING AV, es, 175 s Morris Park av, 75x174.8x 76.4x189; also COLDEN AV, sec Rhineland-der av, runs e75xs100xe25xs100xw100xn290 to beg; also BARNES AV, es, 175 n Lydig av, 25x100; Elias Frankel to Elias Gottfried, 351 E 77, & David Steckler, 30 N Hammel av, Rockaway Beach, NY; mtg \$15,075; Aug26'13. 100

Bronx & Pelham pkway (*), ss, abt 52.8 w Hone av, 26.4x112.4x25x120.7; Morris Park Estates to Annie Smith, 680 Bway; Aug14; Aug22'13. nom

Brook av (9:2285), nwc 140th, —x97.8x 100x107.2, vacant; Joshua Silverstein to Consolidated Impt Co, Inc, a corpn, 419 W 119; AL; Aug21; Aug26'13. O C & 100

Brook av, 423 (9:2289), ws, 25 s 145th, 25x90, 5-sty bk tnt & str; Andw Streit to Anna Wiedersih, 695 Beck; B&S; AL; Aug22; Aug27'13. nom

Burnside av (11:3149 & 3156), ns, 218.7 w Ryer av, runs ne125.5xe74.5xsw49.8xe5x s133.1 to av xw104.11 to beg, vacant; Josephine De Hooton to Jos McCue, 2340 Aqueduct av; Aug22; Aug25'13. nom

Burnside av (11:3149-3156), same prop; Jos McCue to Wm L Phelan, 2049 Ryer av; mtg \$15,600; Aug22; Aug25'13. O C & 100

Clay av, 1690, see Anthony av, 1691-3.

Colden av, sec Rhineland-der av, see Bronxdale av, es, abt 325 s Van Nest av.

Colden av (*), es, 250 n Rhineland-der av, 50x100; Morris Park Estates to Josephine Becker, 1428 Crotona Park E; July21; Aug27'13. nom

Concord av (10:2577), es, 100 s 147th (Dater), 20x100, vacant; Checchina Carucci by her atty Samuele Carucci to Sole Realty & Consn Co, a corpn, 641 E 183; Aug26; Aug27'13. O C & 100

Concord av (10:2642), see 151st, 173.7x 94, vacant; Kovacs Consn Co to Royal L Wolcott, 14 Irving pl; mtg \$18,500; Aug27; Aug28'13. O C & 100

Daly av, 1996 (11:3127), nec 178th (Nos 921-9), 117.1x112.5x122.1x112.1, 1 & 2-sty fr dwgs & vacant; Jas J McLarney & ano EXRS Jas E McLarney to Chas M Breidenbach, 2025 Daly av; mtg \$9,000; Aug21; Aug22'13. O C & 100

Dyre av (*), es, abt 280.2 s Light, runs s28.3xe99.7xn2.5xe0.5xn25.11xw100 to beg, with any land lying bet es Dyre & es 5 av; Annie B Russell to Geo J Johnston, 3708 Dyre av; mtg \$1,500; Aug25; Aug27'13. nom

Esplanade, sec Haight av, see Esplanade, sec Hone av.

Esplanade (*), sec Hone av, 112x140.3x 100x90.1; also ESPLANADE, sec Haight av, 112.5x162.11x100x111.6; also LYDIG AV, swc Paulding av, 118x46.5x100x109; also MORRIS PARK AV, ns, 75 e Munroe av, 25x100; Morris Park Estates to Aron Realty Corpn, 1018 E 163; Aug15; Aug23'13. nom

Findlay av, 1300 (11:2783 & 2784), es, 90 n 169th, 21x100, 3-sty fr tnt; Benj Pollak to Louis Pollak, 1300 Findlay av; 1/2 pt; A L; Aug21; Aug25'13. nom

Forest av (10:2660), es, 194 n 165th (Wall), being a strip bounded s by line in prolongation of s line lot 61 map Eltona, &c, w by es Forest av n by land conveyed to Zimmerman & Flood in l 36 p 67; Frank D Hadley, individ & ADMR Robt H Elton (decd) et al to Isaac & Esther Breakstone, 62 W 124; B&S; Aug15; Aug27'13. 20

Fowler av, ws, 250 n Morris Park av, see Bronxdale av, es, 251.11 n Morris Park av.

Fowler av (*), es, 175 s Rhineland av, 25x100; Morris Park Estates to Morris Konigsberg, 49 Attorney; July 28; Aug 27 '13. nom

Fowler av (*), es, 200 s Rhineland av, 25x100; Morris Park Estates to Saml Fishkin, 587 Beck; July 28; Aug 27 '13. nom

Fowler av (*), es, 100 n Van Nest av, 50x100; Morris Park Estates to Pauline Glachman, 501 E 173; July 29; Aug 26 '13. nom

Gleason av (*), ss, 205 w Castle Hill av (Av C), 50x108, Unionport; Frank Gass to Chas Heimstadt, 445 E 140; B&S; July 22; Aug 26 '13. O C & 100

Grand blvd & concourse, see **Field pl**, see Grand blvd & concourse, sec 198.

Grand blvd & concourse, es, 100 s Field pl, see Grand blvd & concourse, sec 198.

Grand blvd & concourse (12:3304), sec 198th, 121.9x180.11x120.10x164.10, vacant; mtg \$15,925; also **GRAND BLVD & CONCOURSE** (11:3159), see **Field pl** (No 240), 100x34, 3-sty fr dwg & 1-sty fr stable; mtg \$7,500; also **RYER AV**, 2345, swc **Field pl** (No 244), 100.8x67.10x100x56, 3-sty fr dwg & 2-sty fr bldg; also **GRAND BLVD & CONCOURSE** (11:3159), es, 100 s **Field pl**, 50x107.9 to ws Ryer av x50.4x 101.10, vacant; Thos J O'Neill to B T Realty Co, a corpn, 309 Bway; Aug 21; Aug 25 '13. nom

Haight av (*), ws, 325 n Morris Pk av, 50x100; Morris Park Estates to Annie Smith, 680 Bway; Aug 14; Aug 22 '13. nom

Houghton av (*), ss, 305 e Havemeyer av, 100x216 to ns Quimby av; Jno F Cowan ref to Annie M Harrison, 31 Woodland av, New Rochelle, NY; mtg \$9,000 & taxes & of \$766.49; FORECLOS Aug 19; Aug 21; Aug 22 '13. 1,000

Jerome av (12:3321), es, 150 n Bedford Pk blvd, 75x100, vacant; Danl J Murphy to Wm Gully, 114 E 198; mtg \$9,000 & AL; Aug 20; Aug 23 '13. nom

Jerome av (12:3321), es, 225 n Bedford Pk blvd, 25x100, vacant; Danl J Murphy to Wm Gully, 114 E 198; AL; Aug 20; Aug 23 '13. O C & 100

Johnson av (13:3407 & 3410), sws, 20.10 se from lot 260 of blk 3410 on land map runs se along sws of said av, old line, 462.5xnxw along sws of said av, new line, 461.3 to beg; A Welles Stump, ref. to Geo Murray, 228 Etna, Bklyn; FORECLOS transfer of tax lien Aug 13; Aug 19; Aug 28 '13. 25

Kepler av (12:3377), nec 236th, 100x 100, vacant; Ignatius M Wilkinson, ref. to Benj J Kline, 926 W Front st, Plainfield, NJ; FORECLOS Aug 7; Aug 25; Aug 26 '13. 6,000

Lurting av, ws, abt 195.6 s Bronx & Pelham pkway, see **Paulding av**, ws, 150 n Morris Pk av.

Lurting av, es, 175 s Morris Park av, see Bronxdale av, es, abt 325 s Van Nest av.

Lurting av, es, 100 n Neil av, see Neil av, sec Haight av.

Lurting av, (*), es, 325.3 n Pierce av, 50x100; Morris Park Estates to Annie Smith, 680 Bway; Aug 14; Aug 22 '13. nom

Lurting av (*), ws, 225 s Van Nest av, 25x100; Morris Park Estates to Fred P Fundis, at Bronxville, NY; July 30; Aug 28 '13. nom

Lydig av, swc Paulding av, see Esplanade, sec Haight av.

Lydig av (*), ns, 37 e Hone av, 50.10x 88.10x50x98.1; Morris Park Estates to Stephen P, Rebecca E & Sarah E Norton, all at 469 W 163; Aug 15; Aug 27 '13. nom

Martha av, 4378, see Martha av, 4380.

Martha av, 4380 (12:3394), es, 50 s 241st, 25x100, 2-sty fr dwg; also **MARTHA AV**, 4378 (12:3394), es, 75 s 241st, 25x100, 2-sty fr dwg; Alice E Keller to Mellwin Realty & Constn Co, a corpn, 2096 Honeywell av; C a G; mtg \$8,000 & AL; Aug 25; Aug 27 '13. nom

Matthews av (*), ws, 286.3 n Neil av, runs n— to ss lands N Y W & B Railway Co ex— to es of av xs— to pt 100 s Brady av xw30xs50xe30 to es of av xse30xs50xe 30 to es of av xs25xw30xs100xw30 to beg, being land in bed of av; Morris Park Estates to City NY; July 11; Aug 28 '13. nom

Morris av, 980-2 (9:2432), nec 164th (No 271), 100x104.9, 2-sty & a fr dwg & 1-sty fr bldg; Thos H Roff to Leo J Lehman, 2178 Bway; mtg \$18,000 & AL; Aug 25; Aug 28 '13. nom

Morris Park av (*), ss, 50 e Hone av, 25 x100; Morris Park Estates to Louis Lahrmann, 2173 5 av; Aug 21; Aug 27 '13. nom

Morris Park av, ns, 75 e Munroe av, see Esplanade, sec Haight av.

Munroe av (*), ws, abt 216.10 s Esplanade, 50x100; Morris Park Estates to Gus-sie Berler, 16 W 111; July 17; Aug 23 '13. nom

Neil av (*), sec Haight av, 50x100; also **NEIL AV**, swc Munroe av, 50x100; also **NEIL AV**, nec Lurting av, 25x100; also **LURTING AV**, es, 100 n Neil av, 50x100; also **WILLIAMSBRIDGE RD**, ws, 121.5 n Lydig av, 50x100; Morris Park Estates to Michl Levine, Barnett Duberstein, Abr Cohen, Saml Madfes & Max Goldberg, all at 388 Oakland, Bklyn; July 31; Aug 23 '13. nom

Neil av, nec Lurting av, see Neil av, sec Haight av.

Neil av, swc Munroe av, see Neil av, sec Haight av.

Nelson av, 1017 (9:2512), ws, 150.5 n 164th, 25x62.9x25x60.10; 3-sty fr tnt; Mary McGann to Anna Warner, 1014 Ogden av; mtg \$4,000; Aug 21; Aug 27 '13. nom

Palisade av (13:3411), ws at s l land of Peter O Strang, now land of Along the Hudson Co, runs s93.8 to ns New Drive xw 100.9x again w—xn116.6xe100 to beg, containing 10,000 sq ft; Ralph H McKelvey to Nellie B Ball, 622 W 113; AL; Aug 18; Aug 27 '13. nom

Park av (11:3038), sec 184th, 50x100, vacant; Mary Deeley to Jno H Buscall Co, a corpn, 1825 Anthony av; mtg \$5,000; Aug 14; Aug 22 '13. O C & 100

Paulding av (*), ws, 150 n Morris Pk av, 25x100; also **LURTING AV**, ws, abt 198.6 s Bronx & Pelham pkway, 25x100; Morris Park Estates to Phillip Silverman, 358 Greenwich; July 24; Aug 23 '13. nom

Paulding av, (*), ws, 200 s Morris Pk av, 50x100; also **VAN NEST AV**, ss, 25 w Fowler av, 25x100; Morris Park Estates to Morris Perlman, 180 E 104; Aug 14; Aug 22 '13. nom

Perry av, 3328 (12:3348), es, 425 s Gun Hill rd, runs e100xs34.3 & 10.5 xw100.11 to av xn10.5 & 20.5 to beg, 2-sty fr dwg & 2-sty fr rear stable; Julius B Worptzky & Minnie, his wife, to Louise O Krueger, 888 E 176; mtg \$5,500; Aug 23; Aug 26 '13. nom

Perry av, 3328; Louise O Krueger to Minnie Worptzky, 3328 Perry av; B&S & CaG; mtg \$5,500 & AL; Aug 23; Aug 26 '13. nom

Pierce av (*), sec Bogart av, 87.5x50x 97.7x50.11; also, **PIERCE AV**, swc Rad-cliff av, 25x100; Morris Park Estates to Jas Byrne, 131 Columbus av; July 21; Aug 28 '13. nom

Pierce av, swc Radcliff av, see Pierce av, sec Bogart av.

Prospect av, 1400, sec Jennings, 785-91.

Putnam av (12:3271), es, 250 n 238th, 25x95.1x25x93.7, vacant; Arthur F Kessler to Amelia B Hale, 1815 Weeks av; mtg \$1,462 & AL; Aug 20; Aug 22 '13. O C & 100

Putnam av E (12:3270-104), es, 181.6 s 238th, 50.2x70; vacant; Henry Feichtegger to Sadie Feichtegger, 132 Bay 35, Bklyn; AT; mtg \$1,690 & AL; Aug 21; Aug 27 '13. nom

Quimby av, ns, 305 e Havemeyer av, see Houghton av, ss, 305 e Havemeyer av.

Roebling av (*), ns, 100 w Mayflower av, 25x100; Clotilda, wife Frank Zambetti, to Jno E McNabb, 456 E 135; mtg \$4,500; Aug 25; Aug 28 '13. O C & 100

Ryer av, ws, 100 s Field pl, see Grand blvd & concourse, sec 198.

Ryer av (11:3157), swc 182d, 114.8x110.4 x140.7x124.3, vacant; Theadela Realty Co to Alex Wilson, 2230 Grand blvd & concourse; mtg \$8,000; Aug 26 '13. O C & 100

St Lawrence av, 1248-50, see Westchester av, 1780-2.

Seton av (*), ws, 275 s Randall av, 50x 100; Ella C Weinz to Theo A H Weinz, of Larchmont, NY; Aug 21; Aug 25 '13. nom

Teller av, 983 (9:2423), swc 164th, 18.7x 110x—x—, 3-sty fr dwg; Kunigunda Lucking to Minnie L Favarolo, 983 Teller av; B&S & C a G; Aug 28 '13. gift

Teller av, 1306 (11:2782), es, 41.9 n 169th, 16.6x80, 2-sty fr dwg; Jos F Holder to Liz-zie Van Riper, 207 W 111; mtg \$4,300; Oct 10 '12; Aug 27 '13. nom

Van Nest av (Columbus) (*), ss, 25 w Lincoln, 25x100, except pt for Van Nest av; Sadie Schaffer et al, EXRS & C Wash-ington H Beaudine, to Jacob Ruppert, a corpn, 1639 3 av; Aug 5; Aug 28 '13. 1,600

Van Nest av (Columbus) (*); same prop; asn award for opening Kinsella st & Van Nest av; same to same; Aug 22; Aug 28 '13. nom

Van Nest av, ss, 25 w Fowler av, see Paulding av, ws, 200 s Morris Pk av.

Virginia av (*), ws, begins at ss Public pl at junction of Westchester & Tremont avs, now called the Hugh J Grant Circle, runs se along av 6.1xe30 to c l of av xn 6.1xw30 to beg, being land in bed of av; Jno C Fisher to City NY; Mar 26; Aug 26 '13. nom

Virginia av (*), es, at ss Hugh J Grant Circle, runs se along av 75.11xw30 to c l of av xn75.11xe30 to beg, being land in bed of av; Hiram R Fisher to City NY; Mar 26; Aug 26 '13. nom

Vyse av, 1221 (11:2986), ws, 228.10 n Home, 18.9x100, 3-sty bk dwg; Sarah F Cahill, widow, individ & ano EXRS, & c, Edw J Cahill, decd, to Helena S Moss, at Glen Ridge, NJ; mtg \$7,500 & AL; Aug 26; Aug 27 '13. 125

Wallace av (*), es, 770 n Morris Park av, runs n25xw25 to c l of av xs25xe25 to beg, being land in bed of av; Regent Realty Co to Alois Mussler, 1880 Wallace av; QC; Jan 25; Aug 26 '13. nom

Wallace av (*), es, 770 n Morris Park av, runs e5xn25xw30 to c l of av xs25xe25 to beg, being land in bed of av; Alois Mussler to City NY; Jan 25; Aug 26 '13. nom

Washington av, 1010 (9:2369), es, 200 n 164th, 25 to ss Weiher ct x105, 5-sty bk tnt & str; Bertha Heyer, widow, to Diedrich Sidden & Bertha, his wife, tenants by entirety, 259 Summit av, West Hoboken, NJ; AL; Aug 14; Aug 27 '13. nom

Washington av, 1186-8 (9:2372), es, abt 260 s 168th, 50x137, except pt for av, 6-sty bk tnt; Venice Realty Co to Rosina Laquidara, 1916 Barnes av, & Marguerite Cavaliere, 2167 Belmont av; mtg \$54,000; Aug 25; Aug 26 '13. O C & 100

Westchester av, 1780-2 (*), sec St Lawrence av (Nos 1248-50), or 172d st, 50.11x 126.10x50x117.4; McGusty Realty Co to Nicola Martoccia, 162 Sullivan; mtg \$21,000; Aug 25; Aug 26 '13. nom

Williamsbridge rd, ws, 121.5 n Lydig av, see Neil av, sec Haight av.

Williamsbridge rd (*), ws, 75 s Rhineland av, 100x100; Morris Park Estates to Fredk W & Robt C Siemens at Wellsboro, Pa; Aug 16; Aug 27 '13. nom

2D av (*), ws, 300 n 213th (1st st), 100x 100, Olinville; Denis O L Cohalan to Robt L Irving, 231 E 237; QC; May 27; Aug 27 '13. O C & 100

5TH av (11:2836), es, 250 s Walnut, 50 x100, Mt Eden, vacant; Duncan McGibbon to Harold Swain; B&S; Aug 27 '90; Aug 25 '13. nom

8TH av, ws, 300 s Walnut, see 8 av, ws, 100 s Walnut.

8TH av (11:2837), ws, 100 s Walnut, 50 x100, vacant; 8TH AV, (11:2837), ws, 300 s Walnut, 100x100, vacant; also **LOT 427** (11:2837), map Mt Eden, with all title to land in bed of 8 av; Katinka Heinze to Duncan McGibbon, NY; B&S & C a G; June 22 '03; Aug 26 '13. nom

8TH av (11:2837), same prop; Duncan McGibbon to Anna A Byrne, NY; B&S & CaG; July 9 '03; Aug 26 '13. nom

8TH av (11:2837), same prop; Emma Zschau et al heirs, & c, of Louis Weigelt to same; B&S & CaG; Mar 4 '05; Aug 26 '13. nom

8TH av (11:2837), same prop; Louis Brass to same; B&S & CaG; AL; May 5 '06; Aug 26 '13. O C & 100

8TH av (11:2837), same prop; Walter H Sternberg & ano to same; B&S; Aug 29 '08; Aug 26 '13. nom

8TH av (11:2837), same prop; Ella Schuelein & ano to same; B&S & CaG; Apr 3 '09; Aug 26 '13. nom

8TH av (11:2837), same prop; Celia Vogt to Harold Swain, 1650 Grand blvd & concourse; B&S; Mar 11; Aug 26 '13. nom

8TH av (11:2837), same prop; Reinhold Eurich & ano to same; B & S; Mar 15; Aug 26 '13. O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Beach av (*), ws, 250 s Lacombe av, 50 x100; re-mtg; Alice L Beach to Beach Estates Impt Co, a corpn at Clasons Pt, near Clasons Pt rd; Aug 19; Aug 22 '13. nom

Bedford Park blvd (12:3273), ss, 99.1 e Webster av, 100 to land N Y & H R R Co x95.9x106.4x97.3, 1 & 2-sty bk garage; re mtg; Clara E Barnard to Church E Gates & Co, a corpn, 227 Mott av; Dec 2 '12; Aug 27 '13. nom

Bolton av (*), es, 225 s 152d, 25x100; re mtg; Adolf Sundmacker to Eliz Dietrich, 28 Poplar st, Hackensack, NJ; Aug 23; Aug 26 '13. 350

Boston rd (*), ws, 350.8 s Julianna, 50 x139x50x137; re mtg; Mary A wife Jno J Fay to Wm A Keating EXR, & c, Jno Skehan, 680 E 226; Aug 19; Aug 26 '13. nom

Palisade av (13:3411), ws at sl land of Peter O Strang, now land of Along the Hudson Co, runs s96to ns New Drive xw 95.7x again w 387.9 to land N Y C & H R R Co xn57.8 xe473.11 to beg, contains 42,771 sq ft, owned by party 1st pt; also land adj above on n, —x—, owned by Along the Hudson Co; agmt that boundary line between above shall be Palisade av, ws, 56.3 s Kappock st, runs w— to said land of R R; Ralph H McKelvey, 1 Johnson av, et al, with Along the Hudson Co, a corpn, 84 Wm, et al; Aug 21; Aug 27 '13. nom

Palisade av (13:3411), ws, at s l land of Peter O Strang, now land of Along the Hudson Co, runs s93.8 to ns New Drive xw 100.9x again w—xn116.6xe100 to beg, contains 10,000 sq ft; to mtg; Henry Kroger et al TRSTES Wm Kohring to Ralph H McKelvey, 1 Johnson av, Spuyen Duyvil; Aug 18; Aug 27 '13. 5,500

Southern blvd, 962-6 (10:2743); asn rents; Oval Constn Co, Inc, a corpn, 958 Southern blvd to Abr & Louis Davis, 201 W 113; June 26; Aug 23 '13. 2,000

Wallace av (*), es, 770 n Morris Park av, runs e5xn25xw5xs25 to beg, being land bet new & old lines of av; re mtg; Wilhelmeline & Herman Linke to City NY; May 3; Aug 26 '13. nom

Wallace av (*), es, 770 n Morris Park av, runs e5xn25xw30 to cl of av xs25xe25 to beg, being land in bed of av; re mtg; Freidrich Woerner to City NY; Jan 25; Aug 26 '13. nom

Whitlock av (10:2731), es, 100 s Tiffany, runs e55xs100xel100xs75xw155 to av xn175 to beg; re mechanics lien; Jas McBride Co to Lockwhit Co, Rider av & 139th; Aug 21; Aug 25 '13. 1,200

Lot 16, blk 4763, sec 16 on tax map, owned by party 1st part; lot 57, blk 4763, sec 16 on tax map, owned by party 2d pt; agmt & privilege for party 2d pt to lay 1 inch water service pipe across land of party 1st pt; Peter J Shields, 68 Prospect pl, with Otto A Siefert, 3228 Tieman av, Wmsbridge; Aug 14; Aug 25 '13. nom

Lot 427, map Mt Eden, see 8 av, ws, 100 s Walnut.

Lots (*) 3 & 4 blk 10; lots 22 to 24, blk 32; lot 5, blk 33; lots 47 to 52, blk 43; lots 1 to 4 & 33 to 36, blk 64; lots 13 to 18, blk 65; lot 3, blk 67; lot 9, blk 45; lots 13 & 14; blk 57, all on map of Morris Pk; also **BRADY AV**, ss, 75 w Radcliffe av, 25x100; re-mtg; NY Trust Co to Morris Park Estates, a corpn; Aug 19; Aug 23 '13. 12,200

Lots (*) 46 & 47, blk 12; lots 3 & 4, blk 25; lots 1 & 2 & 8 & 9, blk 28; lots 45 to 47, blk 30; lots 4 & 57, blk 38; Lot 21, blk 39; lots 36 & 37, blk 73, all on map of Morris Park; also **BRADY AV**, ss, 50 w Radcliffe av, 25x100; re-mtg; NY Trust Co to Morris Park Estates, a corpn; Aug 15; Aug 23 '13. 6,400

Lot (*) 54, blk 31; lot 4, blk 36; lots 27 & 28 & 33 & 34, blk 38; lots 23 & 24, blk 59; lots 1, 5 & 6, blk 62; lots 41 & 42, blk 65; lots 21 to 24 & 33 & 34, blk 66; lots 15

to 18, blk 68; lot 25, blk 68A, all on map of Morris Park; re-mtg; NY Trust Co to Morris Park Estates, a corp; Aug22; Aug23'13. 10,000

Lots (*) 3 & 49, blk 18; lots 26 & 27, blk 19; lot 38, blk 27; lots 39 & 40, blk 39; lots 25 & 26, blk 40; lots 35 and 36, blk 42; lots 23 to 26, blk 60; lot 10, blk 64; lots 13 & 14, blk 67A; lots 4, 43 to 47, blk 69A, all on map of Morris Park; re mtg; NY Trust Co to Morris Park Estates, a corp; Aug20; Aug23'13. 9,200

Lots (*) 3 & 4, blk 2; lot 25, blk 14; lots 7 & 8, blk 27; lot 27, blk 37; lots 23 & 25, blk 45; lots 5 & 6, blk 65; lots 21, blk 69A; all on map of Morris Park; re mtg; NY Trust Co to Morris Park Estates, a corp; Aug14; Aug23'13. 4,100

Lots (*) 32 & 33, blk 2; lots 20, 39, 40 & 41, blk 4; lots 19 & 24, blk 7; lot 1, blk 7A; lots 13 to 23, 31, 32 & 33, blk 10; lots 5 & 6, blk 11; lot 36, blk 13; lot 12, blk 16; lots 10, 11 & 28, blk 21; lots 13 to 16, blk 26; lot 56, blk 29; lots 1 to 4, blk 30; lot 41, blk 32; lot 24, blk 33; lots 1, 2, 3, 4 & 57 to 60, blk 35; lot 19, blk 36; lots 31 to 35, blk 37; lots 5, 6 & 52, blk 39; lots 10 & 11, blk 40; lots 4, 31 & 32, blk 42; lots 17 to 22, 55 & 60, blk 43; lot 22, blk 48; lots 36 to 39, blk 65; lots 1 to 6, 46 to 51, blk 66; lots 10, 12, 13, 30 to 36, blk 67; lots 3 to 10, blk 67A; lots 7, 8, 27 to 32, blk 68A; lots 29 to 31, blk 72, map Sects 1 to 4, Morris Park; re-mtg; NY Trust Co to Morris Park Estates, a corp, 25 Broad; Aug23'13. 43,400

Lot (*) 22, blk 4; lots 8, 9 & 10, blk 8; lot 29, blk 19; lots 35 & 36, blk 20; lots 54 & 55, blk 29; lots 5 to 8 & 20, blk 30; lot 14, blk 32; lots 5 to 10 & 53 to 56, blk 35; lots 3, 17, 18, 36 & 37, blk 36; lots 26 to 30, blk 37; lots 42 & 43, blk 40; lot 31, blk 43; lot 42, blk 49; lot 18, blk 57; lot 14, blk 62; lots 15 & 16, blk 63; lot 11, blk 67; lot 9, blk 70; lots 11 to 13, blk 70B; lot 17, blk 40; lot 35, blk 45; lots 2 & 44, blk 49; lot 16, blk 50; lot 7, blk 52; lots 25 to 30, blk 55; lots 8 & 9, blk 57; lots 2 to 4 & 55, 63 & 64, blk 72; map sect 1, 2, 3 & 4, Morris Park; re-mtg; NY Trust Co to Morris Park Estates, 25 Broad; Aug11; Aug23'13. 27,100

Lots (*) 11 & 29, blk 12; lots 16, 17 & 35, blk 14; lots 26 & 27, blk 15; lot 5, blk 17; lots 37 & 38, blk 18; lots 30 & 31, blk 19; lot 19, blk 20; lots 24 & 25, blk 24 lot 10, blk 29; lot 29, blk 30; lot 59, blk 34; lots 36 & 37, blk 37; lot 40, blk 44, lots 2 & 17, blk 51; lots 11, 12, 23 & 24, blk 55; lot 36, blk 62; lot 18, blk 66; lots 7, 8, 61, 62, blk 72; lot 54, blk 73, map Sect 1, 2, 3 & 4, Morris Park; also LOTS 18 & 19, blk 44 & lot 39, blk 54, map Sect 1 Morris Park; re-mtg; NY Trust Co to Morris Park Estates, 25 Broad; Aug12; Aug23'13. 13,300

Lot (*) 11, blk 5; lots 1, 20 & 21, blk 7; lots 14 & 15, blk 14; lots 13 to 14, blk 24; lots 21 to 22, blk 50; lot 14, blk 61; lot 19, blk 65; lot 4, blk 73, map Sect 1 to 4, Morris Park; re-mtg; NY Trust Co to Morris Park Estates, a corp, 25 Broad; Aug18; Aug23'13. 7,500

Lot (*) 25, blk 9; lots 14 & 15, blk 16; lots 28 & 29, blk 22; lots 46 & 47, blk 34; lot 27, blk 69A, map Sect 1 to 4, Morris Park; re-mtg; NY Trust Co to Morris Park Estates, 25 Broad; Aug23'13. 2,700

LEASES

Borough of Manhattan

AUG. 22, 23, 25, 26, 27 & 28.

Chrystie st, nwc Hester, see Hester, nwc Chrystie.

Goerck st, 77 (2:323), str; H Drexler to Sam Krivis, 77 Goerck; 5yf May7; Aug22'13. 180

Grand st, 542 (2:326); asn Ls; Arthur Jost to Max Goldstein, 542 Grand; Aug15; Aug22'13. nom

Grand st, 542; asn Ls; Max Goldstein to Isidor Grumet, 542 Grand; Aug9; Aug22'13. nom

Grand st, 542; asn Ls; Isidor Grumet to Ebling Brewing Co, 760 St Anns av; Aug 9; Aug22'13. nom

Hester st (1:304), nwc Chrystie, 6th str & b from Chrystie st; also a basement adj same on e; Saml Abeloff to Chas Pergola, 141 Chrystie; 5yf May1'12; Aug26'13. 3,600

Hudson st, 298 (2:579), sec Spring (No 290), all; Fanny C & Chas I Hawkins, TRSTES will Abial M Hawkins to Patk E Magee, 290 Spring; 4 9-12yf Aug1; Aug26'13. 4,200

Hudson st, 298, sec Spring (No 290); asn of all R T & I to deposit of \$2,500 to secure covenants under Ls; Patk E Magee to Lion Brewery, 104 W 108; Aug22; Aug 26'13. nom

John st 4-10, see Bway, 182-4.

Monroe st, 234-6 (1:261), all; Louis Levy et al to Max Joseph, 209 E 103; 3yf Sept1; Aug28'13. 5,400 & 5,500

Mulberry st, 75 (1:199), n str & pt b; Rose Pennacchio to Dante Anselmi & ano, 75 Mulberry; 5yf July1; Aug22'13. 840

Spring st, 290, see Hudson, 298.

6TH st E, sec Av A, see Av A, sec 6.

13TH st, 400 W, see 9 av, 27.

13TH st, 504 W (3:695), sws, 25x98.8; all; Kath E Moore to Robt Henderson; 21 yf Dec1'09, option of 3 rens of 21 yrs each; Aug28'13. taxes &c & 500 to 900

14TH st W, nwc 5 av, see 5 av, nwc 14.

19TH st, 280-2 W, see 8 av, 176.

20TH st, 228 W (3:769), all; Leon Dryer to Hart Brothers, Inc 148 W 20; 5yf Oct1; 5yrn; Aug26'13. 3,000

28TH st E, nec Lexington av, see Lexington av, 119.

28TH st, 145-7 W (3:804); str & b; The Manray Co, Inc, to L'Araldo Italiano Publishing Co, a corp, 243 Canal; 21yf Feb'14; Aug23'13. 4,000

34TH st, 43-5 W (3:836) & 35TH ST (Nos 62-4), the 35th st store in said bldg; agmt as to covenants, deposit, etc, by party 2d pt under asn Ls; Monolith Realty Co with Julius J Havjar, 205 E 79; Aug16; Aug26'13. nom

35TH st, 62-4 W, see 34th, 43-5 W.

37TH st, 245 W (3:787), 5th loft; Marnac Constn Co to Clarence S Nathan, 46 W 83; 10yf Feb'14; Aug28'13. 3,250 & 3,500

38TH st E, sec 5 av, see 5 av, sec 38th.

46TH st, 511-3 W (4:1075), all; Mathilde Bouthin to Standard Cleaning & Dyeing Co, a corp, 785 Humboldt, Bklyn; 8yf Oct'11; Aug26'13. 1,800 & 2,100

46TH st, 511-3 W (4:1075); asn Ls; Standard Cleaning & Dyeing Co to Best Laundry (Inc), a corp, at Esopus, NY; Jan17; Aug26'13. nom

55TH st, 220-32 E (5:1328), ss, 260 e 3 av, 100x100.5; all, with option to purchase for \$60,000; Caroline Doelger wid et al, heirs & Anthony Doelger to Jacob Hoffmann & Bwg Co, 211 E 55; 21yf Aug15; Aug23'13. taxes &c & 3,000

57TH st E, sec Av A, see Av A, sec 57.

73D st, 322 E (5:1447); asn Ls & all title to chattels; Jos Hala Jr to Albert Smidt, 433 E 72; Aug22; Aug27'13. nom

77TH st, 143 E, see Lex av, 1101.

78TH st E, nwc 1 av, see 1 av, nwc 78th.

81ST st, 309 E, see 3 av, 1439.

81ST st, 219 W (4:1229); sobrn of Ls recorded July15'13 to mtg for \$900,000 made by party 1st pt to Metropolitan Life Ins Co, recorded Apr15'13; Brogan Bldg Co, Inc, with Louis Pinkus, 22 W 113; July18; Aug26'13. nom

92D st, 323 E (5:1555), str, b & east flat above str; Michl L Goetz GDN of & Elsie C Monatsberger to Leopold Kainz, 233 E 86; 5yf Sept1; Aug27'13. 1,000

100TH st, 319 E (6:1672), two b str; Max Gilefsky to Jacob Landman, 319 E 100; 3yf Mar1; Aug25'13. 240

106TH st E, nec Park av, see Park av, nec 106th.

109TH st, 62 E (6:1614), all; Jacob Goldberg & ano to Herman Schapierer, 60 E 109; 5yf Aug1; Aug25'13. 750

112TH st, 344-6 E (6:1683); asn Ls; Thos Abbussi to Guiseppe Russo, 222 E 111; Oct18'11; Aug23'13. nom

113TH st, 78-80 E (6:1618), all; Saml Precker to Chaja Wideltz, on premises; 3y & 15 days f Mar15; Aug22'13. 3,300

116TH st, 54 W (6:1599), e str & b; Jacob London to Marcus Fleischner, 54 W 116; 5yf Apr15; Aug25'13. 1,020 & 1,080

116TH st, 66 W (6:1599); str & c; Bessie A Wilson to Jeremiah Moran, 43 W 98; 5yf Oct1; Aug28'13. 1,980

133D st, 173 W, see 7 av, 2261.

141ST st, 501 W (7:2073); e str & two rooms on 1st fl; Jno B McCaffrey to Louis Perillo, 501 W 141; 3yf Sept1; Aug28'13. 330

180TH st W, swe St Nicholas av, see St Nicholas av, 1395-9.

Av A (2:401), sec 6th, str & b floors; Jos Burger to Isidor & Morris Zucker, firm Zucker Bros, 200 Av A; 4 1/2yf May1; Aug26'13. 3,000

Av A (5:1372), sec 57th, 75x115 to East River, x—x; consent to asn Ls to Burns Bros, a corp; Richd H Handley to Schmitt & Schwanenfluegel, 970 Franklin av, Bklyn; Aug13; Aug22'13. nom

Broadway, 156-8 (1:64), s b str; Jno A Beall & ano TRSTES Estate of David H Haight to McCue Brothers & Drummond, a corp, 52 New; 4 4-12yf June1'12; Aug 22'13. 7,350 to 9,000

Broadway, 182-4 (1:65), also JOHN ST (Nos 4-10), all; Eliz Hesebrough et al individ, heirs, &c, of Margt & Chas A Chesebrough to Convent Park Constn Co, a corp, 198 Bway; 21yf May1; Aug22'13. taxes, &c, 1st year \$40,000 & thereafter 45,000

Broadway, 1770 (4:1028); agmt reducing rent to \$20,500 per annum & modifying Ls recorded Feb5'12; A T Demarest & Co, a corp, with International Motor Co, a corp, 1770 Bway; Aug16; Aug27'13. nom

Lexington av, 119 (3:884), nec 28th; agmt as to rel & cancellation of Ls; Millicent V Hearst with Geo B Fraley; Sept 13'09; Aug26'13. nom

Lexington av, 1101 (5:1412), cor str fl; also 77TH ST, 143 E, str; Addie M Pembleton to Esther Gordon, 329 E 77; 7 1/2yf Jan1'14; Aug27'13. 900 & 1,020

Mt Morris Park W 5 (6:1720), 4-sty bk & stn dwg; all; Anna M Ford to Dr M J Schwerd, 206 Lenox av; 3yf Oct1; Aug28'13. 1,200 to 1,400

Park av (6:1634), nec 106th; asn Ls; Patk McAneny to Patk & Mary Huvane; 79 E 105; mtg \$—; Aug28'13. O C & 100

St Nicholas av, 1395-9 (8:2162), swe 180th, 50x90, part of str fl; Stephen J Egan to Julia A & Lizetta J Gumpertz, 701 W 178; 3yf Mar1'14; Aug25'13. 6,800 to 7,400

1ST av (5:1453), nwc 78th; asn Ls; Max Marcus to Max Fischer, 60 W 117; Aug19; Aug28'13. nom

1ST av, 1546 (5:1560); n str & front part e; Christene Frey to Sam Berliner, 342 E 80; 5yf May1'14; Aug28'13. 780

3D av, 606 (3:895), all; Mary J Odell to Chas F Hartmann, 606 3 av; 5yf Aug1; Aug27'13. 1,020

3D av, 629 (5:1314), es, 98.9 n 40th, 24.8x 105, all; Margt D Wise to Carl F Dahlen, 629 3 av; 20yf Aug1; Aug28'13. 3,300 to 3,984

3D av, 1439 (5:1527); also 81ST ST (No 209); asn two leases; Max Greenberg, 302 E 82, to Fannie Podolsky, 447 E 9; AT; Aug 21; Aug22'13. 2,000

3D av, 1439 (5:1527); also 81ST ST (No 209); agmt as to covenants, &c, in lease & in case of default in rental by party 2d part then all title to pass to party 1st pt; Max Greenberg with Rainbow Amusement Co, Inc, a corp; Aug20; Aug22'13. 50

3D av, 1516 1/2 (5:1514); asn Ls; M Marcus, Inc, a corp, to Max Fischer, 60 W 117; Aug19; Aug28'13. nom

3D av, 1592 (5:1518), two stores & parts cellars; Lillie Cohen EXTRX, &c, Saml J Cohen to Adolphe Kantor, 1592 3 av; 5yf May1'15; Aug22'13. 1,080 to 1,200

5TH av (3:867), sec 38th, 4th & 5th lofts; Bonwit, Teller & Co to Leon Rheims Co, a corp, 160 5 av; 10 2-12y & 15 days from Nov15'11; Aug28'13. net 34,000

5TH av (3:816), nwc 14th, 103.3x100; asn Ls; 84 5th Ave Corp, 341 5 av, to Wm T Whiting, 46 W 15; mtg \$350,000 & AL; Aug2; Aug23'13. 1,000

6TH av, 695 (3:815); all; Abby M Gardner & ano to Edw C Curry, 695 6 av; 21yf July1; Aug28'13. taxes &c & 4,000 to 5,500

7TH av, 2261 (7:1918), nec 133d (No 173), str fl & pt c; Patk Oates to Henry Martinson, 2100 5 av; 5yf Sept1; Aug22'13. 2,100

8TH av, 176 (3:768); also 19TH ST (Nos 280-2 W); asn Ls; Michl Finneran to Jas Mansfield, 490 W 136, & David Robbins, 303 W 19; Aug26'13. nom

9TH av, 10 (3:741); n str & b; A Kreutzberg to Jno F Wohlberg, 110 9 av; 5yf May1; Aug28'13. 696

9TH av, 27 (2:645), swe 13th (No 400); all; Maurice Murphy, agent, to Emma Luedeke, 400 W 13; 5yf Dec1'15; Aug28'13. 2,660

LEASES.

Borough of the Bronx.

171ST st E, nwc Brook av, see Brook av, 1509.

240TH st, 522 E, see Webster av, swe 240.

Aqueduct av (11:2878), ws, 491 n 176th, 25x100, all; Decatur Constn Co to Mary A Broderick, 2019 Jerome av; 3yf Oct1'17; Aug25'13. 600 & 720

Aqueduct av (11:2878), same prop; asn Ls; Mary A Broderick to Patk Moran, 671 E 179; Aug20; Aug25'13. nom

Brook av, 1509 (11:2896), nwc 171st, 100 x45, all; 171st St & Brook Ave Co to Harry Smolenski, 258 W 146 & ano; 3yf May1; Aug27'13. 5,500

Hughes av, 2120 (11:3081), str & b; Zauderer & Spiegel to Saml Stern, 2120 Hughes av; 3yf June1; Aug25'13. 540

Morris Park av (*) , ss, 87.3 w Unionport rd, 25.7x120.10x25x115.4; sobrn of Ls to mtg; Anna Schukraft to Saml J Ashley, 749 St Nicholas av, & Edw E Ashley, 747 St Nicholas av; Aug25'13. nom

Morris Park av, 640 (*), Van Nest; agmt as to cancellation of Ls; Robt Adelman with Jos Gelhaus, 2130 Hughes av; Aug 25'13. nom

Prospect av, 667 (10:2675), moving picture theatre; also PROSPECT AV, 671-81, rear of, with exits; Carrie Lazar & ano to Harry Feldman, 1035 Tiffany; 10yf Sept1; Aug28'13. 2,500 to 3,600

Prospect av, 667 (10:2675); also PROSPECT AV, 671-81, rear of; asn Ls & deposit; Harry Feldman to Otto & Fanny Goetzel, 1041 Hoe av; Aug27; Aug28'13. nom

Prospect av, 671-81, see Prospect av, 667.

Southern Blvd, 1052 (10:2743), str & c; David Rosing to Michl O'Shea, 405 W 131, & Jno Bligh, 153 E 85; 10yf July1; Aug 26'13. 1,500 to 2,790

Washington av, 2148 (11:3049), all; Cath Fox to Luigi Ferrero, 2148 Washington av; 2yf July1; 1y ren; Aug23'13. 420

Webster av, 2524 (11:3033), str; Arthur H Murphy to Arcangelo Galeota, 2524 Webster av; 3yf Sept1; Aug25'13. 480

Webster av (12:3398), swe 240th (No 522), 81x34x83x27, ground fl & c; Athanasios Crickellas to Nicholas Crickelas, 522 E 240; 15yf Sept1; Aug26'13. 960 to 1,449

Westchester av, 1780 (*); str fl & b; McGusty Realty Co to Henry Winter, 1800 Westchester av; 5yf Oct1'13; option 5y ren at \$1,800 to \$2,280; Aug23'13. 840 to 1,200

Wilkins av, 1330-2 (11:2976), store No 3; asn Ls; Max Nowack to Morris Rosen, 135 Bay 17, Bklyn; Aug27'13. nom

Wilkins av, 1332 (11:2976); asn Ls; Mendel Rosenberg to Max Nowack, 811 Kelly; AT; Apr26; Aug27'13. nom

Willis av, 164 (9:2280); asn Ls; Jno Kubizek to Jno J Ryan, 264 W 144; Aug25; Aug26'13. nom

3D av, 2791 (9:2327); asn Ls; M Marcus, Inc, a corp, to Max Fischer, 60 W 117; Aug19; Aug28'13. nom

3D av, 3704 (11:2927), str fl & loft over str; Isaac Shapiro to Washington Wet Wash Co, Inc, a corp, 3704 3 av; 5yf Aug 1; 5y ren at \$1,800; Aug23'13. 1,200 & 1,440

MORTGAGES.

Borough of Manhattan.

AUG. 22, 23, 25, 26, 27 & 28.

Attorney st, 17-19, see Grand, 423.

Christopher st, 61, see 4th, 215 W.

Christopher st, 117 (2:619), ns, 194 e Hudson, 25x90.6; PM; pr mtg \$21,000; Aug 25; Aug 26'13; installs; 6%; Donato Robilotto to Jno A Weekes, Oyster Bay, L.I. & ano. 6,500

Christopher st, 137, see Church, 50.

Church st, 30, see Church, 50.

Church st, 50 (1:81), ws, extends from Fulton (Nos 190-204) to Dey (Nos 32-43), —x198.8x—x187.8; also CHURCH ST, 30 (1:61), ws, extends from Dey (Nos 35-55) to Cortlandt (Nos 28-44), —x281.9x—x236.4; also CHRISTOPHER ST, 137 (2:630), ns, abt 75 e Greenwich, —x—; also GREENWICH ST, 683-5 (2:630), es, abt 55 n Christopher, —x—; also GREENWICH ST, 181 (1:61), es, 68.11 s Dey, 25.8x43.4x25x52.8; also GREENWICH ST, 177 (1:61), es, abt 80 n Cortlandt, 24.9x54.1x23.7x49.5; also CORTLANDT ST, 46 (1:61), ns, 40.6 e Greenwich, runs ns0.7xw4.10xw44.5xe25xs 125 to Cortlandt xw20 to beg; also GREENWICH ST, 179 (1:61), es, 106.2 n Cortlandt, 25.2x59.1x21.1x51.1; also GREENWICH ST, 171-5 (1:61), see Cortlandt (Nos 48-50), 81.5x54.3x80.7x40.6; also FULTON ST, 214 (1:81), ss, abt 100 e Greenwich, 25x irreg x22x78; also GREENWICH ST, 183 (1:61), es, abt 40 s Dey, 25.11 x61.6x25x50.3, ss; also DEY ST, 54-6 (1:81), ns, 74.1 e Greenwich, 50x78.4x50.9x77.5; also GREENWICH ST, 185 (1:61), see Dey (No 57), 43x62.2x40x77.8; also tunnels & railroad extending from terminus at 6th av & 33d, under 6th av to Christopher st, under Christopher st, Greenwich & Mor-ton sts, & Hudson River, NY, to pt near foot of 15th st, Jersey City, NJ; also tunnels & railroad extending from terminus in State of N J, preceding to a pt near R R Station of Erie R R Co in Jersey City; thence to pt near R R Station of Penna R R Co in Jersey City; thence under Hudson River & under Cortlandt, Dey & Fulton sts in City of N Y to a terminal in said city on Church st, bet Cortlandt & Fulton sts; also all trackage rights, &c; also all terminal rights granted by Gree-ley Sq Realty Co in premises situated bet 6th & 7th avs & 32d & 33d sts; pr mtg \$74,703,500; Feb1; Aug 25'13; due Feb1 57, 5%; Hudson & Manhattan Railroad Co to Central Trust Co of N Y trste, 54 Wall; securing first lien & refunding mtg gold bonds; amount advanced \$36,562,-633.66; total amount 65,000,000

Church st, 50, ws, from Cortlandt to Dey to Fulton sts, etc, same prop as above; certf as to mtg for \$65,000,000; July 23; Aug 26'13; same to Central Trust Co of NY as trste.

Church st, 50, etc, same prop as above; pr mtg \$74,703,500; Feb1; Aug 25'13; due Feb1 57, 5%; same to Guaranty Trust Co of NY trste, 140 Bway; securing adjust-ment income gold bonds; amount advanced \$33,102,000; total amount 33,574,000

Church st, 50, &c; same prop as above; certf as to mtg for \$33,574,000; July 23; Aug 26'13; same to Guaranty Trust Co of NY as trste.

Cortlandt st, 28-44, see Church, 50.

Cortlandt st, 46-50, see Church, 50.

Dey st, 32-48, see Church, 50.

Dey st, 35-57, see Church, 50.

Division st, 237-237½ on map 237 (1:-286), ss, 109.10 w Montgomery, 28.1x41.8x27.5x44.7; PM; pr mtg \$10,000; Aug 25; Aug 27'13; due, &c, as per bond; Aaron Milder, 415 Cherry, to Saml J Silberman, 133 E 79, & ano. 4,000

Forsyth st, 121 (2:419); ext of \$22,000 mtg to Aug1'18 at 5%; Aug19; Aug 27'13; Abr Isaac with American Bible Society, 6 Bible House. nom

Front st, 121-3 (1:37); ext of \$50,000 mtg to May 15'18 at 5%; Aug 25; Aug 26'13; Jas W Phye with Seamen's Bank for Savgs in City NY. nom

Front st, 121-3, see 73d, 246 W.

Fulton st, 180 (1:80); ash Ls by way of mtg to secure payments of \$10,000; Aug 26; Aug 28'13; Mehler Fulton Co, Inc, a corp, to S Liebmann's Sons Brewing Co, 36 Forrest, Bklyn. nom

Fulton st, 190-204, see Church, 50.

Fulton st, 214, see Church, 50.

Grand st, 143-5 (1:233), ss, 59.1 w La-fayette, 35.7x80; given to secure mtg for \$1,500 covering 145 Grand; Aug 21; Aug 22'13; due Dec17, 5%; Francis A Rida-bock to Henry G Ridabock, Stamford, Conn, et al. 1,500

Grand st, 145 (1:233), ss, 59.1 w La-fayette, 17.8x80.3x17.1x80.3; Aug 7; Aug 22'13; due Dec17, 5%; Frances M Rida-bock widow; Francis A, Arthur J & Henry G Ridabock; Louisa, wife Geo E Marks, Grace M, wife Saml G Lindeman to U S Trust Co, 45 Wall. 1,500

Grand st, 145; agmt that mtg for \$8,000 and mtg for \$1,500 are equal liens on above premises; Aug 7; Aug 22'13; Same & U S Trust Co of NY with Henry G Rida-bock, Stamford, Conn, et al. nom

Grand st, 423 (1:314), swc Attorney (Nos 17-19), 20x100; pr mtg \$47,250; Aug 20; Aug 25'13; 3y6%; Rebecca Harris, 231 Rodney, Bklyn to Maurice Robinson, 253 Throop av, Bklyn. 3,400

Grand st, 423 (1:314); ext of \$41,000 mtg to Aug 25'18 at 5½%; Aug 25; Aug 26'13; Lawyers Title Ins & Trust Co with Re-becca Harris. nom

Greenwich st, 171-85, see Church, 50.

Greenwich, 295-7 (1:137), es, 54.4 s Chambers, runs e65x51.8xellx83.7xw 70.3xw26.5 to beg; pr mtg \$18,000; Aug 4; Aug 23'13; 2y5%; Selma Herzog to Jno Heidelberg, 3 Surf av, Edgemere, L I. 2,000

Greenwich st, 683-5, see Church, 50.

Henry st, 142, see Rutgers, 20.

Hudson st, 298 (2:579), see Spring (No 290), leasehold; Aug 22; Aug 26'13; demand; 6%; Patk E Magee to Lion Brewery, a corp, 104 W 108. 5,000

John st, 4-10, see Bway, 182-4.

Lewis st, 96 (2:329), es, 25 s Stanton, 25x75; pr mtg \$15,000; Mar1; Aug 22'13; due Sept1'13, 6%; Sarah Grozeczy, Bklyn to Harry Goldman, 598 W 152. 1,542.75

Macdougall st, 8 (2:504), ses, 115.8 n Spring, 22x76.1x21x75; ext of \$11,000 mtg to Aug 25'16 at 5%; Aug 25; Aug 28'13; St Christopher's Home with Zeleck Peshkin, 8 Macdougall. nom

Monroe st, 81-3 (1:272), ns, 50.6 e Pike, 39.8xirregx17.4x17.7; ext of \$5,500 mtg to June1'18 at 6%; Junel; Aug 23'13; Saml B Rosenthal with Sol Insky, 48 Division. nom

Mulberry st, 75 (1:199); str ls; Aug 12; Aug 22'13; demand, 6%; Dante Anselmi & Giacinto Bove to Jos Doelger's Sons, 234 E 55. 950

Norfolk st, 131-3, see Rivington, 128-30.

Park pl, 14-6 (1:123), ss, 150.1 e Church, 47.2x75.3x47.5x74.8; ash ls by way of mtg to secure \$1,000; Aug 20; Aug 22'13; Kalis Catering Co to Merchants Exchange Natl Bank, 257 Bway. nom

Rivington st, 128-30 (2:354), nwc Nor-folk (Nos 131-3), runs n100xw100xs25xe40 xs75 to xt x60 to beg; ext of mtg for \$100,000 to Jan 24, 5%; Feb17'13; Aug 22'13; Cath, Ernst & Mary Keckeissen with Henry Biermann, 412 Bway. nom

Rutgers st, 20 (1:273), swc Henry (No 142), 25x84.7; Aug 25; Aug 26'13; 3y5%; Garfield Development Co, a corp, to Lin-coln Trust Co, 208 5 av & ano trstes Mary G Pinkney for Julia M C Lawrence. 45,000

Rutgers st, 20; certf as to mtg for \$45,-000; Aug 25; Aug 26'13; same to same.

Rutgers st, 20; pr mtg \$45,000; Aug 25; Aug 26'13; due &c as per bond; same to David Garfield, 29 Commerce, Bridgeton, NJ. 31,500

Rutgers st, 20; certf as to above mtg; Aug 25; Aug 26'13; same to same.

Spring st, 70 (2:482); sal Ls; June 27; Aug 26'13; demand; 6%; Rocco J Coluzzi to Jacob Ruppert, a corp, 1639 3 av. 3,079.89

Spring st, 200, see Hudson, 298.

Stanton st, 160 (2:349), ss, 75 w Clinton, 24.6x100; pr mtg \$20,000; Aug 22; Aug 23'13; 3y6%; Fredk E Degener, Throggs Neck to Ignatz Seidemann, 327 E 79. 3,000

Wall st, 67-9 (1:27), ext of \$500,000 mtg to Sept 7'14 at 6%; July 21; Aug 22'13; NY Life Ins Co with U S Realty & Impt Co, 111 Bway. nom

Washington st, 26, see West, 17.

West st, 17 (1:15), es, abt 155 s Morris, 25.7x— to Washington (No 26); Aug 19; Aug 23'13; 3y5%; Jas A Glover, 36 E 76, to S Stanwood Menken, 34 W 52. 40,000

4TH st, 215 W (2:610), see Christopher (No 61), 25x86; Aug 22'13; 1y6%; Louise H Richmond to Burnett C MacIntyre, 137 W 78. 395

6th st E, sec Av A, see Av A, sec 6.

9TH st, 734-6 E (2:378), ss, 218 w Av D, 40x93.11; pr mtg \$—; Aug 20; Aug 23'13; 1y6%; Benj & Louis Sonnenschein to Annie Moss, 395 Ft Wash av. 900

13TH st, 225 E (2:469), nes, 302.6 nw 2 av, 50x103.3; Aug 25; Aug 26'13; due &c as per bond; Trstes of the Welsh Calvinistic Methodist Church of City of NY to Title Guar & Trust Co, 176 Bway. 20,000

14TH st, 608 E (2:396); ext of \$18,000 mtg to Aug 1'16 at 5%; Aug 21; Aug 28'13; Adolf Kagel with Anna W Kircher, 162 E 81. nom

14TH st, 608 E; certf as to payment of \$1,000 on account of mtg; Aug 27; Aug 28'13; Anna W Kircher to Adolf Kagel. —

17TH st, 117 E (3:843); ext of \$20,000 mtg to Aug 17'18 at 5%; June 28; Aug 27'13; Lawyers Mort Co with Alonzo D Grey. 30,000

19TH st E, swe Av B, see Av B, 318-22.

22D st, 205 E (3:903); ext of \$15,000 mtg to June 8'16 at 4½%; July 15; Aug 23'13; Banned Friend with Bowery Savings Bank. nom

28TH st, 135 E, see Lex av, 119.

29TH st, 33 E (3:859), ns, 100 e Mad av, 75x197.6 to 30th (No 32); supplemental to mtg recorded for \$65,000 June 21'13; Aug 15; Aug 23'13; due &c as per mtg re-corded June 21'13; Womans Hotel Co to Title Guar & Trust Co, 176 Bway. —

29TH st, 33 E; also 30TH ST, 32 E; certf as to above mtg; Aug 15; Aug 23'13; same to same. —

30TH st, 32 E, see 29th, 33 E.

30TH st, 39 E (3:860), ns, 240 e Mad av, 20x98.9; Aug 27; Aug 28'13; 5y or sooner; 6% 1st year & 5% thereafter; Frances L Glover, at Phillipstown, NY, to Metropol-itan Savgs Bank, 59-61 Cooper sq E. 30,000

35TH st, 342 E, see 1 av, 609-11.

35TH st, 18-22 W (3:836); ext of \$400,-000 mtg to Aug 5'16 at 5%; July 24; Aug 22'13 NY Life Ins Co with Louisa Stewart, 4 Wash sq No. nom

44TH st W, ns, 327.5 W Bway, see 45th, W, ss, 327.5 W Bway.

45TH st W (4:1016), ss, 327.5 W Bway, 126x200.10 to ns 44th, leasehold; agmt modifying terms of supplemental mtg; Aug 1; Aug 23'13; Central Theatres Leasing & Constn Co with Equitable Trust Co of NY trstes, 37 Wall. nom

45TH st W (4:1016), ss, 327.5 W Bway, 126x200.10 to ns 44th, leasehold; certf as to above agmt; Aug 1; Aug 23'13; same to same. —

51ST st, 68 W (5:1266), ss, 58.4 e 6 av, 16.8x100.5; pr mtg \$30,000; Aug 25; Aug 27'13; due, &c, as per bond; Grace E Carr, 68 W 51, to Edw A Hannan, 334 E 17. 5,000

57TH st, 351 W (4:1048), ns, 175 e 9 av, 22x100.5; ext of \$10,000 mtg to Nov 30'15 at 4½%; May 19; Aug 25'13; Henry Wiener with Geo B Frisbie, Newark, NJ, indiv & as exr, &c, Florence V W Frisbie & ano. nom

59TH st, 131-3 E, see Lex av, 744.

60TH st, 34 E (5:1374); ext of \$20,000 mtg to June 30'16 at 5%; Aug 8; Aug 27'13; Lawyers Title Ins & Trust Co with Rose M O'Brien. nom

65TH st, 323 E (5:1440), ns, 275 e 2 av, 20x100.5; PM; pr mtg \$4,500; Aug 27; Aug 28'13; due Jan15, —; Kleinschmidt Magnesia Co, a corp, 429 E 58, to Annie T Renn, 1 Penfold rd, Elmhurst, LI, 1,000

67TH st, 60 E (5:1381), ss, 20 w Park av, 20x80; pr mtg \$7,000; Aug 26; Aug 27'13; due, &c, as per bond; Isaac Oppenheimer to Barnett G Davis, 446 E 75. 2,000

68TH st, 73 W (4:1121), ns, 50 e Col av, 18x100.5; pr mtg \$16,000; Aug 22'13; due &c as per bond; Hannah Elias, 236 C P West to Margt Finnigan, 501 W 113. 2,750

73D st, 204 E (5:1427), ss, 110 e 3 av, 25x102.2; Aug 27; Aug 28'13; due &c as per bond; Sarah Duncan, indiv & as extrx Walter F Duncan, to Annie Kimberley, 137 Hicks, Bklyn. 1,000

73D st, 246 W (4:1164), ss, 349.9 e West End av, 24.9x102.2; also FRONT ST, 121 (1:37), ss, abt 70 e Wall, 18.6x100.10; also FRONT ST, 123 (1:37), ss, abt 90 w Pine, 18.6x108.2x18.6x109.9; pr mtg \$70,000; Aug 25'13; due, &c, as per bond; Jas W Phye to Geo R Cannon, 229 W 139. 10,000

73D st, 246 W (4:1164); ext of \$25,000 mtg to May 15'18 at 5%; Aug 25; Aug 26'13; Jas W Phye with Seamens Bank for Sav-ing in City NY. nom

80TH st, 213 W (4:1228), ns, 200 w Ams av, 25x102.2; ext of \$25,000 mtg to Sept 17'18 at 5%; July 31; Aug 25'13; Henry Wien-er with Eugen Schulz indiv & Eugen Schulz & Otto Herbort, exrs, &c, Louisa Schulz. nom

81ST st, 324 E (5:1543), ss, 310 e 2 av, 15.6x102.2; PM; Aug 26; Aug 27'13; 3y5%; Bertha Griff to Chas Moran, 56 E 81, admr Louise B Foster. 4,500

83D st, 69 W (4:1197); ext of \$13,500 mtg to Sept 1'16 at 5%; Aug 20; Aug 25'13; Chas Salomon with Edw Wessel, 69 W 83. nom

83D st, 69 W; ext of \$3,000 mtg to Sept 1'16 at 6%; Aug 20; Aug 25'13; same with same. nom

84TH st, 159 W (4:1215), ns, 100 e Ams av, 25x102.2; pr mtg \$23,000; Aug 26; Aug 27'13; 5y6%; Abr & Rose Brown to Oscar Englander, 408 W 130. 4,000

84TH st, 159 W; ext of \$23,000 mtg to June 23'16 at 5%; June 23; Aug 27'13; Emily Fowler with Abr Brown, 127 Manhattan. nom

86TH st, 34 W (4:1199), ss, 475 w Cen-tral Park W, 25x102.2; pr mtg \$50,000; Mar 5'12; Aug 22'13; due &c as per bond; May L Haskin to Jno H Unlandhner, 210 E 53. 5,000

86TH st W, see Riverside dr, see River-side dr, sec 86.

88TH st, 164 E (5:1516); sal ls; Aug 22'13; demand 6%; Jno & Stephen Breit-feller to Geo Ehret, 1197 Park av. 1,000

88TH st, 408 E (5:1567); ext of \$10,000 mtg to July 18'16, at 4½%; July 18; Aug 23'13; Charlotte Himmelweit with Bank for Savings in City NY, 280 4 av. nom

89TH st, 129-31 W (4:1220), ns, 325 e Ams av, 75x100.8; pr mtg \$20,000; Aug 25; Aug 26'13; 3y6%; Trustees for the Corpora-tion of the African Methodist Episcopal Church in City NY to Chelsea Realty Co, 135 Bway. 5,000

91ST st, 69 E (5:1503), ns, 247.8 e Mad av, 19x100.8; pr mtg \$22,000; Aug 27; Aug 28'13; due &c as per bond; Andw A Smith, 69 E 91, to Miles A Stadler, 701 W 178. 3,000

91ST st, 29 W (4:1205), ns, 405.10 e Col av, 19x100.8; given as additional security to mtg for \$9,000 recorded June 21'97; Aug 14; Aug 22'13; due July 1'14, —; Eugene H Wessells, Mamaroneck, NY; Frank C Wessells, Cornwall, NY; Helen D Wessells, Larchmont, NY; indiv & as exrs Chas H Wessells & Anna M Wessells, Larchmont, NY; Harriet M Wessells, Mamaroneck, NY; & Eliz T Wessells, Corn-wall, NY, to North River Savings Bank, 31 W 34. 9,000

92D st, 323 E (5:1555); sal Ls; Aug 27'13; demand, 6%; Leopold Kainz to Geo Ehret, 1197 Park av. 1,500

94TH st, 311 W (4:1253), ns, 175 w West End av, 50x100.8; PM; Aug 22'13; 5y5½%; Portland Development Co to Lawyers Mtg Co, 59 Liberty. 67,500

103D st, 150 E (6:1630), ss, 29.6 e Lex av, 20x106.10; also land in Brooklyn, NY; pr mtg \$—; Aug 21; Aug 25'13; due, &c, as per bond; Jacob Vogelfanger, Bklyn, to Sadie Plunkett, 365A Quincy, Bklyn. 1,500

110TH st, 170 E (6:1637), ss, 145 w 3 av, 25x100.11; ext of \$26,000 mtg to Jan 14'15 at 5%; Oct 30'09; Aug 26'13; Julius Samuels with Henry C Glaser. nom

111TH st, 115 W, see 111th, 119 W.

111TH st, 119 W (7:1821), ns, 426 e 7 av, 14x100.11; also 111TH ST, 115 W (7:-1821), ns, 455 e 7 av, 15x100.11; pr mtg \$16,500; Aug 25; Aug 28'13; due Nov 13, 6%; Land Map Realty Corp, a corp, to Saml Sonin, 74 W 113. 4,000

111TH st, 115 & 119 W; certf as to above mtg; Aug 25; Aug 28'13; same to same. —

111TH st, 526 W; certf as to above mtg; Ams av, 108.4x191.10; pr mtg \$186,500; Aug 21; Aug 22'13, due Feb 21'14, 6%; Vande-veer Estates Inc, a corp, 52 Bway to Rental Mtg Securities Corp, 15 Broad. 6,000

"111TH st, 526 W; certf as to above mtg; Aug 21; Aug 22'13; same to same.

"111TH st, 526 W; ext of mtg for \$26,500 to Feb 1'14, 6%; Feb 23'12; Aug 22'13; Max Bernstein, 35 Mt Morris Pk W with Alma C Stem, 211 W 101.

"116TH st, 236-S W (7:1831), ext of \$48,000 mtg to Aug 21'18 at 5 1/2%; Aug 21; Aug 27'13; Lawyers Mortgage Co with Thompson J S Flint, Fredk W Flint, Wm H Flint & Jessie F Morgan.

"116TH st W, see Riverside dr, see Riverside dr, 435.

"117TH st, 509 E (6:1716), ns, 98 e Pleasant av, 30x100.10; Aug 21; Aug 25'13; 3y6%; Margaretta La Falce to Edw Keale, 202 Patchen av, Bklyn. 20,000

"120TH st, 166 W (7:1904), ss, 90 e 7 av, 35x100.11; Aug 26'13; due, &c, as per bond; Nellie Voit, 465 Bedford av, Bklyn, to Bernard Galeswski, 26 W 120. 12,000

"122D st, 226-S W (7:1927), ss, 423 e 8 av, 35.4x100.11; Aug 27; Aug 28'13; 5y5%; Morris Metzler & Augusta Herz, 224 W 122, to Emigrant Indust Savgs Bank. 28,500

"123D st, 141 W (7:1908), ns, 440.11 w Lenox av, 19x100.11; also 123D ST, 143 W (7:1908), ns, 459.11 w Lenox av, 18.9x100.11; also 123D ST, 204 W (7:1928), ss, 96 w 7 av, 16x100.11; pr mtg \$31,000; Aug 26'13; due, &c, as per bond; Adelaide G Hoyt to Harry D Tyler, 2207 Bway. 1,000

"123D st, 143 W, see 123d, 141 W.

"123d st, 204 W, see 123d, 141 W.

"130TH st, 211 W (7:1935), ns, 155 w 7 av, 15x99.11; Jan 14'84; Aug 25'13; demand, 6%; Sarah H Bennett to Nathan J Bennett. 8,760

"133D st, 15-21 W (6:1731), ns, 210 w 5 av, 100x99.11; pr mtg \$102,500; July 24; Aug 28'13; demand, 6%; Ray Maisel & Regina Rohman to Max Gold, 2 Wave Crest av, Arverne, B of Q. 3,600

"133D ST, 173 W, see 7 av, 2261.

"134TH st, 5 W (6:1732), ns, 110 w 5 av, 25x99.11; Aug 25; Aug 26'13; due as per bond, 6%; Babetta Levor to Jos Adler, 535 W 135. 2,000

"150TH st, 610 W (7:2096), ss, 125 w Bway, 130x99.11; PM; pr mtg \$140,000; Aug 25; Aug 27'13; due Aug 1'14, 6%; Bermuda Realty Co Inc, a corpn, to Lawyers Title Ins & Trust Co, a corpn. 17,510

"150TH st, 610 W; certf as to above mtg; Aug 25; Aug 27'13; same to same.

"150TH st, 610 W; PM; pr mtg \$157,510; Aug 25; Aug 27'13; due Aug 1'14, 6%; same to Jacob Strauss, Ansonia Hotel, Bway & 73d. 20,000

"150TH st, 610 W; certf as to above mtg; Aug 25; Aug 27'13; same to same.

"150TH st, 610 W; pr mtg \$177,510; Aug 25; Aug 27'13; due Aug 1'14, 6%; same to Lawyers Title Ins & Trust Co, a corpn. 4,130

"150TH st, 610 W; certf as to above mtg; Aug 25; Aug 27'13; same to same.

"150TH st, 610 W; sobrn agmt; Aug 25; Aug 27'13; Lawyers Title Ins & Trust Co with Jacob Strauss, at Ansonia Hotel, Bway & 73d. nom

"152D st, 625 W (7:2099), ns, 375 w Bway, 25.5x199.10 to ss 153d; Aug 21; Aug 22'13; 3y5 1/2%; Jno J. Jos A, Eileen M & Frank W Kelly, by Matt Phelps Jr gdn & Agnes C Salinger, Constance M Phelps, Margt M Kelly, children of Michl J Kelly, deed & Annie M Kelly widow to Stephen D Pringle at Villa Pringle, Biarritz, France. 10,000

"153D st W, ss, 375 w Bway, see 152d, 625 W.

"155TH st, 507 W (8:2114), ns, 150 w Ams av, 60x99.11; PM; Aug 25; Aug 27'13; 3y5%; Trustees of The Welsh Calvinistic Methodist Church of City of NY, a corpn, to Jno Whalen, 458 W 155 & ano. 12,000

"191ST st W (8:2161), ss, 100 e St Nich av, 49x101.5x49.1x104.2; bldg loan; Aug 21; Aug 22'13; 5y6% until final advance is made & 5% thereafter; Jno Boyland Co to City Real Estate Co, 176 Bway. 50,000

"191ST st W (8:2161), ss, 149 e St Nich av, 50x98.7x50.1x101.5; bldg loan; Aug 21; Aug 22'13; 5y6% until final advance is made & 5% thereafter; Jno Boyland Co to City Real Estate Co, 176 Bway. 50,000

"191ST st W (8:2161), ss, 199 e St Nich av, 51x95.9x51.1x98.7; bldg loan; Aug 21; Aug 22'13; 5y6%, until final advance is made and 5% thereafter; Jno Boyland Co to City Real Estate Co. 50,000

"191ST st W (8:2161), ss, 100 e St Nich av, 49x101.5x49.1x104.2; also 191ST ST W (8:2161), ss, 149 e St Nich av, 50x98.7x50.1x101.5; also 191ST ST W (8:2161), ss, 199 e St Nich av, 51x95.9x51.1x98.7; certf as to 3 mtgs aggregating \$150,500; Aug 21; Aug 22'13; Jno Boyland Co to City Real Estate Co, 176 Bway.

"191ST st W, ss, 149 & 199 e St Nich av, see 191st W, ss, 100 e St Nich av.

"Av A (2:401), see 6th, —; asn Ls by way of mtg as collateral security for payment of \$2,200; June 26; Aug 26'13; Isidor & Morris Zucker to Rubsam & Horrmann Brewing Co, 163 Canal. nom

"Av B, 318-22 (3:976), swc 19th, 84x120; PM; pr mtg \$—; Aug 26; Aug 27'13; 1y6%; Levy Dairy Co, 320 Av A, to Adelaide J Alcott et al exrs, &c, Chas W Alcott. 3,000

"Av B, 318-22; agmt as to payment of \$30,000 on a/c of mtg any time before Sept 1'14; Aug 26; Aug 27'13; Guaranty Trust Co of N Y with Levy Dairy Co, 320-22 Av A. nom

"Broadway, 182-4; also JOHN ST (Nos 4-10) (1:65); leasehold; Aug 13; Aug 22'13; due &c as per bond; Convent Park Constr Co to Elias A Cohen, 49 W 113. 40,000

"Broadway, 182-4; also JOHN ST (Nos 4-10); certf of consent of stockholders to above mtg; Aug 13; Aug 22'13; same to same.

"Broadway, 182-4; also JOHN ST (Nos 4-10); certf of Prest, Secty &c as to stockholders consent to above mtg; Aug 20; Aug 22'13; same to same.

"Broadway, 182-4; also JOHN ST (Nos 4-10); leasehold; agmt given to secure loan of \$25,000 to Elias A Cohen that in case of fire & the Convent Park Constr Co elect not to erect new bldg, then in that event the lease shall become prop of party 2d pt &c; Aug 20; Aug 22'13; Convent Park Constr Co, a corpn, 198 Bway, with Abr L Kass, 226 So 9, Bklyn. nom

"Lexington av, 119 (3:884), nec 28th (No 135), 22.4x80; PM; Aug 25; Aug 26'13; due, &c, as per bond; W C Reeves & Co, 124 E 23, to Henry Bendheim, 42 W 89. 42,000

"Lexington av, 119; pr mtg \$42,000; Aug 25; Aug 26'13; 5y6%; same to Wm R Hearst, 137 Riverside dr. 14,275

"Lexington av, 744 & 59TH ST, 131-3 E (5:1394); ext of \$75,000 mtg to July 9'16 at 5%; July 22; Aug 28'13; N Y Life Ins Co with Murray Lenox Land Co. nom

"Madison av, 644-6 (5:1374); ext of mtg for \$150,000 to June 30'16 at 5 1/2%; July 12; Aug 28'13; N Y Life Ins Co, a corpn, with Robt W Tailer, 76 William. nom

"Madison av, 1745 (6:1620), es, 25.11 s 115th, 25x70; also 2D AV, 2423 (6:1789) ws, 74 n 124th, 26.11x80.6; given to secure legacy of \$5,000; pr mtg \$29,000; July 1; Aug 25'13; 3y6%; Pauline Samuels, Meyer C Jacobs & Jennie Adler, NY, & Emanuel Jacobs, County of Westchester, NY, to Minnie Lindsey, 100 W 80. 5,000

"Manhattan av, 101 (7:1840); ext of mtg for \$7,000 to Aug 15'16, 5%; Aug 12; Aug 22'13; Lawyers Mtg Co with Jno J Moorhead. nom

"Marble Hill av, 19-21 (13:3402), nws, 166.11 ne 225th (Terrace View av), 50x100; PM; pr mtg \$9,500; Aug 25; Aug 26'13; due Nov 25'13, 6%; Anne Goldstone, 3609 Bway, to Annie Brandt, 19-21 Marble Hill av. 580.70

"Marble Hill av (13:3402), nws, 166.11 ne 225th (Terrace View av), 50x100; ext of \$8,500 mtg to Aug 25'16 at 5 1/2%; Aug 25; Aug 26'13; Clara B Brophy gdn Helen Brophy with Anne Goldstone, 22 W 39. nom

"Marble Hill av (Kingsbridge av) (13:3402), nws, 166.11 ne 225th (Terrace View av), 50x100; ext of \$1,000 mtg to Feb 25'14 at 6%; Aug 25; Aug 26'13; Michl Tully with Anne Goldstone, 22 W 39. nom

"Riverside dr, 137 (4:1247), sec 86th, 102.2 x100; PM; pr mtg \$525,000; Aug 4; Aug 27'13; installs \$25,000 on Feb 4'14 & \$50,000 yearly thereafter, 6%; Wm R Hearst to Ranald H Macdonald, 137 Riverside dr. 175,000

"Riverside dr, 435 (7:1896), sec 116th, begins 116th st, ss, 400 w Bway, runs s 65.11xw103.1 to es of Drive xn along dr & n & e along ss 116th to beg; ext of \$250,000 mtg to Sept 18'18 at 5%; July 30; Aug 22'13; NY Life Ins Co with Paterno Bros, a corpn, 601 W 115. nom

"1ST av, 609-11 (3:940), swc 35th (No 342), 50.9x75; pr mtg \$10,000; Aug 21; Aug 22'13; 2y5%; Mary E Loooram, 342 E 35 to Marcella T Mahony, 229 E 30. 4,000

"2D av, 1265 (5:1421), ws, 41.11 n 66th, 39x100; pr mtg \$—; Aug 25; Aug 27'13; installs, \$600 monthly, 6%; Daycor Realty Co, a corpn, to Canal Realty Co, a corpn, 41 Canal. 6,000

"2D av, 1265; certf as to above mtg; Aug 25; Aug 27'13; same to same.

"2D av, 2423, see Mad av, 1745.

"3D av, 884-6 (5:1308), ws, 60.5 s 54th, 40 x70; pr mtg \$32,500; Aug 25'13; 1y 6%; Harry E Fry to Myron Straus, 6 Storm av, B of Q, NY. 1,500

"3D av, 1439 (5:1527), es, 51.1 n 81st, 26x101.8; pr mtg \$20,500; Aug 20; Aug 22'13; installs, 6%; Max Greenberg, 302 E 82 to Fannie Podolsky, 447 E 9. 2,000

"7TH av, 2261 (7:1918); also 133D ST No 173); asn ls by way of mtg to secure \$4,024.23; Aug 18; Aug 22'13; demand, 6%; Henry Martinson to Ebling Bwg Co, 760 St Anns av. nom

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

"Rockaway Park, B of Q (miscel); certf as to mtg for \$5,250; Aug 22'13; Vito Contessa Realty Co, a corpn, to Fredk Midendorff, 90 Schenck av, Bklyn.

MORTGAGES.

Borough of the Bronx.

"King st, swc Tier av, see Tier av, swc King.

"Kingsbridge ter (12:3256), ws, 141.3 s Boston av, 20x95.3x19.11x96; pr mtg \$5,500; Aug 22'13; 1y6%; Edson Bldg Co a corpn, 2251 Tiebout av to Inland Holding Co, a corpn, 507 Tremont av. 1,000

"Kingsbridge ter, 3017 (12:3256), ws, 131.3 s Boston av, runs w119.11x14.11x25.1x15.5x95.3 to st xs 20 to beg; pr mtg \$5,500; Aug 22'13; 1y6%; Edson Building Co, a corpn, 2251 Tiebout av to Inland Holding Co, a corpn, 507 Tremont av. 1,000

"Kingsbridge ter (12:3256), ws, 131.3 s Boston av, runs w119.11x15.5x2.9xs19.10x e116.11 to st xn20 to beg; pr mtg \$5,350; Aug 22'13; 1y6%; Edson Bldg Co, a corpn, 2251 Tiebout av to Inland Holding Co, a corpn, 507 Tremont av. 1,000

"Kingsbridge ter (12:3256), ws, 201.3 s Boston av, runs w116.11x17.8xw3xs2.1x e119.11 to st xn19.9 to beg; pr mtg \$5,350; Aug 22'13; 1y6%; Edson Bldg Co, a corpn, 2251 Tiebout av to Inland Holding Co, a corpn, 507 Tremont av. 1,000

"Kingsbridge ter; certf as to above four mtgs; Aug 19; Aug 22'13; same to same.

"Tiffany st (10:2706), nwc 167th, 92.11x 94.5x109.2x75.1; Aug 22'13; due &c as per bond; Gifford Bldg Co Inc to Manhattan Mtg Co, 200 Bway. 2,000

"Tiffany st (10:2706); same prop; certf as to above mtg; Aug 22'13; same to same.

"Willow la, nws, see Eastern blvd, nws, 284.2 n Willow la.

"135TH st E, nwc Willis av, see Willis av, 165.

"136TH st, 311 E (9:2312), ns, 125 w Alex av, 25x100; ext of \$9,000 mtg to Aug 26'16 at 5%; Aug 8; Aug 27'13; Mary Stern with Jno J Sullivan, 111 E 118. nom

"140TH st E, nwc Brook av, see Brook av, nwc 140.

"144TH st E, nec 3 av, see 3 av, nec 144.

"158TH st, 811 E, see Westchester av, 801-15.

"161ST st, 807 E (10:2668); leasehold; pr mtg \$—; Sept 5'12; Aug 27'13; due &c as per notes; Fanny Levy, 807 E 161 to Minnie S Beltz, 807 E 161. 700

"165TH st E (10:2633), ns, 110.11 w Trinty av, 37.6x100; ext of \$30,000 mtg to Feb 1'16 at 5%; Jan 6'11; Aug 28'13; Eliz Schaefer with Mary E M Mulligan, 447 54th, Bklyn. nom

"167TH st E, nwc Tiffany, see Tiffany, nwc 167.

"169TH st, 887 E (11:2973); ext of \$2,750 mtg to Sept 9'16 at 5%; Aug 19; Aug 25'13; Bankers Trust Co with Julia Storck, 887 E 169. nom

"170TH st E (11:2911), ns, 110.11 e Wash av, runs n100.8x30.3xn0.9xe27.11xs101.6 to st xw58 to beg; Aug 28'13; 3y5 1/2%; L & S Constr Co to Lawyers Mtg Co, 59 Liberty. 40,000

"170TH st E (11:2911); same prop; certf as to above mtg; Aug 27; Aug 28'13; same to same.

"174TH st, 511 E (11:2922), ns, 95.7 e Bathgate av, 20x100; pr mtg \$—; Aug 4; Aug 25'13; due Sept 4'15, 6%; Lena Callahan, 511 E 174, to Ferd Langer, 4029 3 av. 2,500

"179TH st E (11:3093), ss, 100 w Prospect av, 72x95, a bond & mtg for \$2,000 sub to prior mtg \$6,500 to above; also MARTHA AV, 4378-80 (12:3394), a deed to this parcel sub to mtgs \$11,000; agmt as to collateral security for loan; May 16 '11; Aug 27'13; due &c as per agmt; Prospect Blvd Realty Co to Alice S Keller, 252 W 72. 3,250

"180TH st E (11:3069), ss, 146.7 w Hughes av, runs s105xw34xn64.2 & 38.3 & 10.4 to st xe40.11 to beg; bldg loan; Aug 21; Aug 27'13; demand, 6%; D'Auria Constr Co, a corpn, to Jas G Wentz, 335 West End av. 30,000

"180TH st E (11:3069); same prop; certf as to above mtg; Aug 21; Aug 27'13; same to same.

"182D st E, swc Ryer av, see Ryer av, s wc 182.

"185TH st E (11:3039), ns, 100 e Park av, 50x100; pr mtg \$30,000; Aug 26; Aug 28'13; due Mar 1'14, 6%; Spear Constr Co, a corpn, to Matilda Kleban, 1116 Jackson av, 7,500

"185TH st E (11:3039); same prop; certf as to above mtg; Aug 26; Aug 28'13; same to same.

"198TH st, 112 E (12:3315); ext of \$6,000 mtg to May 25'17 at 5 1/2%; June 25; Aug 22'13; Lawyers Mtg Co with Quiller Morgan Co. nom

"210TH st E (12:3343), sws, 75 nw Reservoir Oval W, 55.8x128.2x6.11x116.10; Aug 22; Aug 25'13; 3y6%; Julius B Worpitsky, 3328 Perry av, to Emma A Bedell, 2317 Loring pl. 1,000

"235TH st E, nwc Keppler av, see Keppler av, nwc 235th.

"240TH st E (12:3380), ss, 300 w Katonah av, 40x100; Aug 25; Aug 26'13; 3y6%; T Sherman Vreeland to Nicholas Wapler, 670 Napier av, B of Q, NY. 1,000

"Aquaduct av (11:2878), ws, 491 n 176th, 25x100; sal Ls; Aug 20; Aug 25'13; demand, 6%; Patk Moran to A Hupfel's Sons, a corpn, 842 St Ann's av. 2,500

"Bailey av (12:3261), es, 1025 n Boston av, 25x138; except pt for Bailey av; Aug 20; Aug 22'13; installs, 6%; Edw L Walker, 3160 Bailey av to Eureka Co-operative Savings & Loan Assn, 553 Courtlandt av. 2,400

"Bainbridge av (12:3298), ws, 175 s 201st, 25x112.1x25x112.3; Aug 14; Aug 27'13; due &c as per bond; Adelbert J Howe to David A Tower, 151 W 79. 6,000

"Baisley av (*), swc Kearney av, 50x100; Aug 25; Aug 26'13; due, &c, as per bond; Gustav A Christian, 2021 Boston rd, to Wm Singer on Ferry lane. 1,000

"Bassett av (*), ws, 321.11 n Saratoga av, 24.7x100x25.11x100; PM; pr mtg \$3,580; Aug 20; Aug 25'13; installs, 6%; Geo Kazamek to Christine Einersen, 633 53d, Bklyn. 255

"Bathgate av, 1664 (11:2920), es, 66.3 s 173d, 16.8x81.1; Aug 27; Aug 28'13; due &c as per bond; Saml Jacklowitz to Robt W Cooper, 438 Gates av, Bklyn. 4,600

"Bathgate av (11:3049), ws, 72.3 s 182d, runs w100xs27.8xw54xs35xe153.7 to av xn 62.8 to beg; Aug 23; Aug 25'13; 3y6%; Helen Farrell & Edw L Loughman to Emma K Janss, 795 Crotona Park North. 4,000

"Beach av (*), ws, 250 s Lacombe av, 50x100; Aug 1; Aug 22'13; due Nov 1'16, 6%; Tibba M Stadler to J Homer Hildreth, 362 E 136. 4,500

"Beach av (*); same prop; PM; pr mtg \$4,500; Aug 21; Aug 22'13; 1y6%; same to Beach Estates Impt Co at Clasons Pt, NY. 800

"Bedford Park blvd (12:3273), ss, 99.1 e Webster av, 100 to land of N Y & H R R Co x95.9x106.4x97.3; ext of \$25,000 mtg to

- Oct'16 at 5%; Aug26; Aug27'13; Church E Gates & Co with Harry Linn, 303 E 157. nom
- Bogart av (*)**, es, 100 s Brady av, 25x 100; PM; July30; Aug26'13; 3y5%; Emmanuel P Stratigos, 182 West End av to Morris Park Estates. 595
- Bolton av (*)**, es, 225 s 152d, 25x100; P M; Aug25; Aug26'13; installs, 5 1/2%; Henrietta Muller, 898 Prospect av, to Eliz Dietrich, 28 Poplar st, Hackensack, NJ. 500
- Brady av (*)**, sec Barnes av, runs e 50 xs90.6xsw12.9xw41.6xn100 to beg; PM; Aug 1; Aug26'13; 3y5%; Harry & Philip Reshes & Harry Resnicow to Morris Park Estates. 1,135
- Bronxdale av (*)**, es, 251.11 n Morris Park av, 50.5x54.5x50x60.8; PM; July29; Aug26'13; 3y5%; Harry Hyman, Bklyn, to Morris Park Estates. 1,645
- Bronx & Pelham Pkway (*)**, ss, abt 52.8 w Hone av, 26.4x112.4x25x120.7; PM; Aug 14; Aug22'13; 3y5%; Annie Smith to Morris Park Estates. 2,240
- Bronx & Pelham pkway, ns, at land H R R & P R R**, see Eastern Blvd, nws, 284.2 n Willow la.
- Brook av (9:2285)**, nwc 140th, runs w 107.2xn100xw16xn100 to ss 141st xe104.2 to av xs— to beg; bldg loan; Aug25; Aug26'13; due Apr30'14, 6%; Consolidated Impt Co Inc, a corpn, 419 W 119, to Jacob Levy, 1187 Lex av. 45,000
- Brook av (9:2285)**, same prop; certif as to above mtg; Aug25; Aug26'13; same to same.
- Brook av, 1341-3 (11:2893)**; ext of \$27,000 mtg to Aug4'18 at 5 1/2%; Aug15; Aug26'13; Wm Gratz with Jno Koch & Augusta Aussenhofer. nom
- Brook av, 1341-3**; agmt as to share ownership in mtg; Aug15; Aug26'13; Wm H Hottes with Wm Gratz, 401 West End av. nom
- Burnside av (11:3149 & 3156)**, ns, 218.7 w Ryer av, runs nel25.5xe74.5xsw49.8xe5x s133.1 to av xw104.11 to beg; PM; Aug22; Aug25'13; 3y5%; Jos McCue to Josephine De Hooton, Wash, DC. 15,600
- Carpenter av (2d st) (*)**, es, 114 s 226th (12th av), 50x105, Wakefield; Aug 26'13; due Sept24-14, 6%; Eliz C Garofalo & Julia V, Margt R, Anthony A & Anna Meade, all at 947 E 156 & Mary F Smyth, 643 Concord av, to Metropolitan Savings Bank, 59 Cooper sq E. 400
- Colden av (*)**, es, 250 n Rhinelander av, 50x100; PM; July21; Aug27'13; 3y5%; Josephine Becker to Morris Park Estates. 980
- Dyre av (*)**, es, 280.2 s Light, runs s28.4 xe99.7xn25xe0.5xn25.11xw100 to beg, with any land lying bet es Dyre av & es 5 av; Aug27'13; due July1'16, 5 1/2%; Geo J Johnston to Anna B Russell, 3706 Dyre av. 5,150
- Eastern Blvd (*)**, also BRONX & PELHAM PKWAY (*); same prop; certif as to above mtg; Aug15; Aug27'13; same to same.
- Eastern Blvd (*)**, nws, 284.2 n Willow la, runs w175xsw307.6 to nws Willow la xse100xe200 to beg; also BRONX & PELHAM PKWAY (*), ns, at land Harlem River & Portchester R R, runs nel79.9xse 216.2xsel63.5 to Bronx & Pelham pkway xw90.2 to beg, contains about 4 acres; pr mtg \$—; Aug15; Aug27'13; 1y6%; Colorado Realty Co to Elmer M Kimbark, 617 PAVONIA av, Jersey City, NJ. 2,700
- Elton av, 810 (9:2380)**; ext of \$30,000 mtg to Oct24'15 at 5%; Aug21; Aug25'13; Italian Savings Bank of City N Y with Mary A Walters, 51 E Radford st, Yonkers. nom
- Esplanade (*)**, ss, 28 e Haight av, 28.7 x111.10x25x99.1; PM; Aug15; Aug23'13; 3y 5%; Aron Realty Corpn to Morris Park Estates. 1,645
- Esplanade (*)**, ss, abt 56 e Haight av, 28.2x124.9x25x111.10; PM; Aug15; Aug23'13; 3y5%; Aron Realty Corpn to Morris Park Estates. 1,645
- Esplanade (*)**, sec Haight av, 28x99.1x 25x86.6; PM; Aug15; Aug23'13; 3y5%; Aron Realty Corpn to Morris Park Estates. 2,625
- Esplanade (*)**, ss, 84.2 e Haight av, 28.2x137.11x25x124.9; PM; Aug15; Aug23'13; 3y5%; Aron Realty Corpn to Morris Park Estates. 1,645
- Esplanade (*)**, ss, 83.11 e Hone av, 28x 140.3x25x127.8; PM; Aug15; Aug23'13; 3y 5%; Aron Realty Corpn to Morris Park Estates. 1,540
- Esplanade (*)**, ss, 55.11 e Hone av, 28x 127.8x25x115.2; PM; Aug15; Aug23'13; 3y 5%; Aron Realty Corpn to Morris Park Estates. 1,540
- Esplanade (*)**, sec Hone av, 28x102.8x 25x90.1; PM; Aug15; Aug23'13; 3y5%; Aron Realty Corpn to Morris Park Estates. 2,415
- Esplanade (*)**, ss, 28 e Hone av, 28x 115.2x25x102.8; PM; Aug15; Aug23'13; 3y 5%; Aron Realty Corpn to Morris Park Estates. 1,540
- Fowler av (*)**, ws, 250 n Morris Park av, 50x60; PM; July29; Aug26'13; 3y5%; Harry Hyman, Bklyn, to Morris Park Estates. 1,120
- Fowler av (*)**, es, 175 s Rhinelander av, 25x100; PM; July28; Aug27'13; 3y5%; Morris Konigsberg to Morris Park Estates. 850
- Fowler av (*)**, es, 200 s Rhinelander av, 25x100; PM; July28; Aug27'13; 3y5%; Saml Fishkin to Morris Park Estates. 850
- Fowler av (*)**, es, 100 n Van Nest av, 50x100; PM; July29; Aug26'13; 3y5%; Pauline Glachman to Morris Park Estates. 1,575
- Grace av (*)**, es, 50 n Glebe av, 25x100; Aug11; Aug28'13; installs, 6%; Jas McClure to Wm Balfour, 850 Washington st, et al. 750
- Greystone av (13:3406)**, es, 325 s 238th, 25x60; also GREYSTONE AV (13:3414), e s, 425 s 238th, 25x52.8 to Waldo av x27.8 x64.7; Aug18; Aug26'13; 1y6%; Lililan B Williams to Pauline Wurzbarger, 342 W 88. 1,000
- Greystone av, es, 425 s 238th**, see Greystone av, es, 325 s 238. 1,000
- Haight av (*)**, es, 86.6 s Esplanade, 25x 100; PM; Aug15; Aug23'13; 3y5%; Aron Realty Corpn to Morris Park Estates. 1,120
- Haight av (*)**, ws, 325 n Morris Pk av, 50x100; PM; Aug14; Aug22'13; 3y5%; Annie Smith to Morris Park Estates. 1,085
- Holland av (*)**, es, 50 n 214th, 25x100, except pt for sts; Aug20; Aug22'13; 3y6%; Mt Vernon Bldg Supply Co, Mt Vernon, NY, to Eastchester Savings Bank, 9 S 3 av, Mt Vernon, NY. 7,000
- Hollers av (*)**, ns, 25 e Rombout av, 25x 100; Aug9; Aug25'13; 4y4 1/2%; Anacloto Aldi to Antonio Rocco, 414 Jefferson, Hoboken, NJ. 1,000
- Jerome av (12:3317)**, es, 121.9 n Kingsbridge rd, 100x260 to ws Morris av; agmt modifying ext agmt; Aug20; Aug23'13; Nathan I Bennett with Metropolitan Life Ins Co, 1 Mad av. nom
- Kearney av, swe Baisley av**, see Baisley av, swe Kearney av.
- Kepler av (12:3370)**, nwc 235th, 75x100; pr mtg \$9,000; Aug22; Aug27'13; due & c as per bond; Ida L Senior, 4271 Kepler av to Andw C Jung, 672 Eagle av. 1,500
- Lurting av, ws, abt 198.6 s Bronx & Pelham pkway**, see Paulding av, ws, 150 n Morris Pk av.
- Lurting av, es, 100 n Neil av**, see Neil av, sec Haight av.
- Lurting av (*)**, es, 325.3 n Pierce av, 50x100; PM; Aug14; Aug22'13; 3y5%; Annie Smith to Morris Park Estates. 1,120
- Lurting av (*)**, ws, 225 s Van Nest av, 25x100; PM; July30; Aug28'13; 3y5%; Fred P Fundis, Bronxville, NY, to Morris Park Estates. 400
- Lydig av (*)**, ns, 37 e Hone av, 50.10x 88.10x50x98.1; PM; Aug15; Aug27'13; 3y5%; Stephen P, Rebecca E & Sarah E Norton to Morris Park Estates. 1,680
- Lydig av (*)**, swe Paulding av, 21.5x 100x84.6x118; PM; Aug15; Aug23'13; 3y5%; Aron Realty Corpn to Morris Park Estates. 1,295
- Marmion av (11:2960)**, sec 177th or Tremont av, 100x45.10; Aug21; Aug25'13; 3y 5 1/2%; C Edwin Duppel to Lawyers Mtg Co, 59 Liberty. 26,090
- Martha av, 4378-80**, see 179th E, ss, 100 w Prospect av.
- Morris av, 519 (9:2337)**; asn ls by way of mtg as collateral security for payment of \$4,000; Aug23; Aug27'13; Elvira Rainaldi to Ebling Bwg Co, 760 St Anns av. nom
- Morris av, ws, 121.9 n Kingsbridge rd**, see Jerome av, es, 121.9 n Kingsbridge rd.
- Morris Pk av (*)**, ns, 75 e Munroe av, 25x100; PM; Aug15; Aug23'13; 3y5%; Aron Realty Corpn to Morris Park Estates. 1,015
- Morris Park av, 640 (*)**, ss, 87.3 w Unionport rd, 25.7x120.10x25x115.4, except pt for av; Aug25'13; due & c as per bond; Robt Adelman to Saml J Ashley, 747 St Nicholas av. 8,000
- Morris Pk av (*)**, ss, 50 e Hone av, 25x 100; PM; Aug21; Aug27'13; 3y5%; Louis Lohrmann to Morris Park Estates. 1,225
- Munroe av (*)**, ws, abt 216.10 s Esplanade, 50x100; PM; July17; Aug23'13; 3y5%; Gussie Berler to Morris Park Estates. 2,485
- Neil av (*)**, see Haight av, 50x100; also NEIL AV, swe Munroe av, 50x100; also NEIL AV, nec Lurting av, 25x100; also LURTING AV, es, 100 n Neil av, 50x100; also WILLIAMSBIDGE RD, ws, 121.5 n Lydig av, 50x100; PM; July31; Aug23'13; 3y5%; Michl Levine, Barnet Duberstein, Abr Cohen & Max Goldberg, Bklyn, to Morris Park Estates. 11,950
- Neil av, nec Lurting av**, see Neil av, sec Haight av.
- Neil av, swe Munroe av**, see Neil av, sec Haight av.
- Paulding av (*)**, ws, 21.5 s Lydig av, 25x100; PM; Aug15; Aug23'13; 3y5%; Aron Realty Corpn to Morris Park Estates. 875
- Paulding av (*)**, ws, 200 s Morris Pk av, 50x100; PM; Aug14; Aug22'13; 3y5%; Morris Perlman to Morris Park Estates. 2,170
- Paulding av (*)**, ws, 150 n Morris Pk av, 25x100; also LURTING AV, ws, abt 198.6 s Bronx & Pelham pkway, 25x100; PM; July24; Aug23'13; 3y5%; Philip Silberman to Morris Park Estates. 2,765
- Pierce av (*)**, see Bogart av, 87.5x50x 97.7x50.11; also PIERCE AV, swe Radcliff av, 25x100; PM; July21; Aug28'13; 3y5%; Jas Byrne to Morris Park Estates. 2,000
- Pierce av, swe Radcliff av**, see Pierce av, sec Bogart av.
- Ryer av (11:3157)**, swe 182d, 114.8x110.4 x140.7x124.3; PM; pr mtg \$8,000; Aug26; x140.7; due, & c, as per bond; Alex Wil- son, 2230 Grand Blvd & concourse, to Thea- dela Realty Co, 99 Nassau. 4,000
- Ryer av (11:3165)**, ws, 325 s Irving, 50x 100, except pt for Grand Blvd & concourse; Aug27; Aug28'13; 3y5%; Excelsior Realty Co, 110 W 34, to Bronx Savgs Bank, 429 Tremont av. 24,000
- Ryer av (11:3165)**; same prop; certif as to above mtg; Aug25; Aug28'13; same to same.
- Ryer av (11:3165)**; same prop; sobrn agmt; Aug26; Aug28'13; same & Jno H Leith & Century Bank with same. nom
- St Lawrence av, 1248-50**, see Westches- ter av, 1780-2.
- Southern Blvd, 1052 (10:2743)**; sal Ls; Aug5; Aug26'13; demand, 6%; Michl O'Shea & Jno Bligh to Lion Brewery, a corpn, 104 W 108. 3,500
- Stebbins av (11:2965)**, es, 200 n 170th, 62.6x82.4x62.9x87.11; also STEBBINS AV (11:2965), e 262.6 n 170th, 62.6x76.9x62.9x 82.4; agmt as to cancellation of agmt dated June9'13; Aug25; Aug26'13; NY Trust Co & City Mtg Co with Freeminstreet Co, Inc, a corpn, at Shakespeare av & 172d. nom
- Stebbins av (11:2965)**, es, 262.6 n 170th, 62.6x82.4x62.9x76.9, ss; ext of \$35,000 mtg to Aug25'16 at 5 1/2%; Aug25; Aug27'13; Lawyers Mtg Co with Freeminstreet Co, Inc, a corpn. nom
- Stebbins av (11:2965)**, es, 200 n 170th, 62.6x87.11x62.9x82.4; ext of \$35,000 mtg to Aug25'16 at 5 1/2%; Aug25; Aug27'13; Lawyers Mtg Co with Freeminstreet Co Inc, a corpn. nom
- Stebbins av, es, 262.6 n 170th**, see Stebbins av, es, 200 n 170th.
- Tier av (*)**, swe King, 120.5x50; pr mtg \$—; June30; Aug28'13; demand, 6%; Annie A Leviness to A Lawrence Kerker, 1642 Madison av. 500
- Tremont av, sec Marmion av**, see Marmion av, sec 177th or Tremont av.
- Tremont av or Transverse rd (11:2804)**, see Mt Hope av (Monroe), 24.6x60.1x24.6x 60.3; Aug27'13; 3y5%; Clement H Smith Co to Rebecka M Lausen, 1946 Clinton av. 12,000
- Tremont av or Transverse rd (11:2804)**; same prop; certif as to above mtg; Aug25; Aug27'13; same to same.
- Tremont av or Transverse rd (11:2804)**; same prop; Aug27'13, 2y6%; same to Pauline Ewert, 423 Summit av, West Hoboken, NJ. 1,500
- Tremont av or Transverse rd (11:2804)**; same prop; certif as to above mtg; Aug25; Aug27'13; same to same.
- Trinity av (10:2557)**, es, —s 149th, being lot 94 blk 2557 tax map; transfer of tax lien for yr 1908 assessed to unknown; July 10'11; Aug25'13; 3y5 1/2%; City NY to Wm G Wadhams, 820 Powers Bldg, Rochester, NY, assigned to Municipal Liens Co, Rochester, NY. 1,105.59
- Union av, 800-18**, see Westchester av, 801-15.
- Valentine av (*)**, es, 100 s Baisley av, 75x100; Aug21; Aug28'13; due & c as per bond; Patk Sheridan to Philip Sheridan, 1765 So Blvd. 1,200
- Valentine av (11:3142)**, es, 50 n 179th, 16.8x88.7x16.8x87.11; pr mtg \$—; Aug7; Aug25'13; 1y6%; Jno Gaudier, 218 Valen- tine av, to Chas Malthorn, 206 E 32d. 700
- Van Nest av (*)**, ss, 25 w Fowler av, 25x100; PM; Aug14; Aug22'13; 3y5%; Morris Perlman to Morris Park Estates. 715
- Van Nest av (*)**, ss, 25 w Mathews av, 25x95, except pt for Van Nest av; Aug25; Aug26'13; 3y5 1/2%; Max Laks to Jno P Markham, trste for Mary J Markham, will Benj Hutchinson, 249 W 131. gold 3,500
- Van Nest av (*)**; same prop; pr mtg \$—; Aug25; Aug26'13; 3y6%; same to Eliz K Dooling, 179 E 80. gold 500
- Webster av (12:3355)**, ws, 376.11 s Gun Hill rd, 25x110; pr mtg \$3,000; Aug25; Aug 26'13; due & c as per bond; Annie E Burke, Lodi, NY, to Florence Zimmerman, 2980 Valentine av. 500
- West Farms rd (11:3021)**, es, 110.6 s of, a lane on map of land Estate late of Wm Crowther, 65x100.3x67x100.3, except pt for rd & Tremont av; leasehold; Aug26; Aug27'13; due & c as per bond; Bronx County Realty Co, Inc, to Eliz K Dooling, 179 E 80. 15,000
- West Farms rd (11:3021)**, same prop; consent to above mtg; Aug25; Aug27'13; same to same.
- West Farms rd (11:3021)**, same prop; certif as to above mtg; Aug25; Aug27'13; same to same.
- Westchester av, 801-15 (10:2666)**, ws, 246.9 s 160th, runs nw17.4xw89.2 to es Union av (Nos 800-18) xs201.2 to 158th (No 811) xe21.2 to Westchester av xne200 to beg; pr mtg \$205,000; Aug22'13; 2y6%; Wolf Eurland to David Schwartz, 107 6 av, Bklyn. 34,000
- Westchester av, 1780-2 (*)**, sec St Lawrence av (Nos 1248-50), 50.11x126.10x50x 117.4; PM; pr mtg \$21,000; Aug25; Aug 26'13; 1y4 1/2%; Nicola Martoccia to Jacob Ruppert, a corpn, 1639 3 av. 4,000
- Williamsbridge rd, ws, 121.5 n Lydig av**, see Neil av, sec Haight av.
- Willis av, 165 (9:2298)** nwc 135th, 25x 100; pr mtg \$—; Aug22; Aug23'13; 2y 6%; Lina E Walinder, 165 Willis av to Chas L Walinder, 165 Willis av. 1,500
- Willis av, 368 (9:2287)**; agmt to hold deed to above as collateral for payment of said note; pr mtg \$9,000, taxes & c; Mar10; Aug22'13; 3mos—; Mary C Mahonv, 25 Tier st, City Island, to Henry Wollner, 337 Alex av. note 700
- 3D av (9:2306)** nec 144th, 28x91.9x25x 104.5, except pt for st; pr mtg \$25,000; Aug 26'13; demand, 6%; Rudolph A Hofmann to Beadleston & Woertz, 291 W 10. 1,000
- 3D av, 2712 (9:2306)**; ext of \$2,000 mtg to Aug20'14 at 6%; Aug19; Aug27'13; Wm Dittenheimer with Rudolph A Hofmann, 2712 3 av. nom
- 3D av, 2712**; ext of \$6,000 mtg to Aug15 '15 at 6%; June30; Aug27'13; Michl Faulhaber & Jno H Knoepfel exrs Kate Faulhaber with same. nom
- 3D av, 2712 (9:2306)**; ext of \$17,000 mtg to Aug15'16 at 5 1/2%; Aug27'13; American Mtg Co with Rudolph A Hofmann, 2712 3 av. nom