NEW YORK, APRIL 26, 1913

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REAL ESTATE

# THE COST OF GOVERNMENT IN NEW YORK CITY

A Study of the Principal Causes of the 98 Per Cent. Budget Increase Which Has Taken Place in the Last Ten Years—Remedies Suggested.

By HENRY BRUERE, Director, Bureau of Municipal Research.

N EW YORK CITY'S gross funded debt is \$1,122,690,042.75. Its annual interest and debt redemption bill, as shown in the 1913 budget, is \$54,977,-381.34. Its budget is rising toward the \$200,000,000 mark, and its taxes continue to increase. Since 1903, as indicated by budget appropriations, the expenditures of the city and county governments in-cluding State taxes have increased from \$98,119.031.10 to \$192,711,441.16, or 98.43 per cent. In this time the population of the greater city has increased from 3,-781,423 to 5,372,983, or 42.09 per cent. Obviously the outgo of dollars is out of proportion to the income of population. Mere growth in the number of persons to be served by the government, there-fore, does not furnish a complete explanation of why taxes increase. From 1908, the year when the budget-making and accounting reorganization began, the annual budget has risen from \$143,572,-266.17 to \$192,711,441.16, a 34.23 per cent. increase. Here again, the rise in the cost of government has outsped the growth of population, which in this period was 21.49 per cent. If the average annual rate of increase in the past five years holds good for 1913, the 1914 budget will be something over \$205,000,000.

#### A Business Administration's Expenditures.

Five years ago Comptroller Metz announced that the city could be put on a self-paying basis, were business methods adopted. Since then it has been repeatedly proclaimed by men in touch with city affairs that the waste in supplies and payrolls approximated from \$20,000,000 to \$25,000,000 a year. With the convic-tion that this waste could be eradicated tion that this waste could be eradicated the present administration went into office pledged to business management. For the past three years this administration has made the city budget. What is the result? The 1911 budget, the first budget made by the present administra-tion was \$174,079,335.16. In 1913 it is \$192,711,441.16, having increased \$18,632,-106, or 75 per cent. of the \$25,000,000 estimated waste of four years ago. Questions such as the following inevitably come to mind:

#### Who Is Responsible?

Who is responsible for this increase? Was it unavoidable?

Have the activities of government increased in proportion to these increased expenditures?

Is the city now run on business lines? Will city expenditures continue to grow?

These questions and others of interest to taxpayers and citizens who wish efficient government, this and following articles will attempt to answer.

articles will attempt to answer. It is only by analyzing the budget in some detail that responsibility can be The present article is the first of a series of five, written by Mr. Bruere at the request of the Record and Guide. The purpose of the series is to discover why taxes are increasing out of proportion to the growth of population. If the causes of the disproportionate increase in taxes can be ascertained, there should be no great difficulty in getting the men of public spirit in the community to cooperate toward obtaining effective remedies.

Mr. Bruere's first article, the second installment of which will follow next week, analyzes the increased cost of government, locating (1) the divisions of governmental activity in which the principal increases have occurred and (2) the causes of these increases. It emphasizes the important fact that the concentration of fiscal responsibility supposed to exist in the city administration is more apparent than real, as the Board of Estimate has "more or less jurisdiction" over only \$85,000,000 in a budget of nearly \$193,000,000.

The second article will discuss what will be shown to be a principal factor in the rising cost of government—the mounting bonded indebtedness of the city. The third article will describe present efforts under way to eliminate waste and to obtain a dollar's worth of service for a dollar's taxes, and results already obtained from them. The fourth will deal with obvious next steps for taxpayers to insist upon in bringing about greater efficiency and economy in city government. The fifth article will forecast tendencies in development of city activities, prospective undertakings and methods of financing them.

placed for increases in expenditure. Let us begin with the budget for 1913.

The budget is made up of mandatory and discretionary items. The mandatory items are those fixed by act of Legislature or those representing binding legal commitments, as the debt charges. An illustration of expenditures compelled by statute is the product of the three-mill tax which the city must impose for educational purposes. The discretionary part of the budget consists of items which the board may deny, but never does; as, for example, minimum allowances for running the necessary business of the city, and of items providing for the extension of activities or the enlargement of working forces.

By all odds the largest group of expenditures in the entire budget is discretionary in its origin, but becomes a

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mandatory charge upon the city once the initial step is taken, namely, charges for the payment of interest on and for the redemption and amortization of the city debt. The growth of the city debt charges explains approximately one-third of the growth of the total budget, as is indicated by Table I.

BUILDERS

#### The Corporate Stock Budget.

In the 1913 budget the debt charges amount to \$54,977,381.34, or 28.53 per cent. of the total. Problems involved in the city's \$1,000,000,000 debt, of which the annual debt service appropriations furnish only a part, are so numerous that they will be treated in a separate article. It may be said here, however, that the present enormous debt service appropriation results largely from an utterly chaotic method of initiating and financing public improvements during previous administrations. One of the first steps taken by the present administration was the establishment of a corporate stock budget which, for the first time in the history of the city, coordinated public improvement authorizations with the actual borrowing capacity of the city. In 1909 at one time the outstanding authorizations for the issue of corporate stock amounted to \$180,000,-000 as compared with a borrowing ca-pacity of \$3,000,000. This condition the present administration has sucessfully corrected.

Deducting city debt services from the total budget there is left \$137,734,059.82. The next largest single item of expenditure is for educational purposes. The educational budget for this year is \$35,-206,846.96. Of this sum \$24,614,587.29 or 69.91 per cent. is a mandatory charge representing the product of the three mill school tax. Since 1908 the discretionary part of the school budget has increased \$7,735,994.34, or 270.84 per cent. A part of this increase is attributable to the fact that except in the purchase of supplies no one has ever attempted to apply scientific principles of administration to the schools. Studies made as part of the recent school inquiry show that there is considerable waste in school management. An expert engineer, after study-ing the heating plants of the various school buildings, reported that an annual saving of \$350,000 could be effected if the department of education adopted as

Table I-Growth of I	Debt Service Debt Ser		riations. Other Cha	arges.
Total Budget. us in 1903 \$97,119,031.10	Amount. \$23,694,068.85	Per cent. of total. 24.39	Amount. \$73,424,962.25	Per cent. of total. 75.61
ease 1903-1908 46,453,235.07 ease 1908-1913 49,139,174.99	16,760,704.01 14,522,608.48	$\frac{36.08}{29.56}$	29,692,531.06 34,616,566.51	
l increase 1903-1913 \$95,592,410.06	\$31,283,312.49	32.72	\$64,309,097.57	67.28
us in 1913\$192,711,441.16	\$54,977.381.34	28.53	\$137,734,059.82	71.49

efficient methods in the operation of the school heating plants as prevail in the buildings under the jurisdiction of President McAneny.

Neither of the central responsible authorities of the government, the Mayor nor the Board of Estimate and Apportionment, has full power to correct these conditions in the schools. The Mayor may remove the members of the Board of Education on charges, but this is a poor remedy when the administration is given over to part-time volunteers. The Board of Estimate can only recommend to a school board wholly irresponsible to it and which never yet has been organized successfully to control the business of school management. If you deduct the \$35,206,846.96 of

school appropriations from the net bud-get after debt service has been deducted, you have left \$102,527,212.86. Further de-

the Mayor is regarded as less responsible for city expenditures than the Board of Estimate and Apportionment which appropriates all funds. Neither Mayor nor Board of Estimate may in fact be held fully responsible because the powers of each are circumscribed. The Mayor has full power to compel economy in certain departments, has partial power in others, and only a moral influence over a considerable proportion of expenditures. Properly exercised this moral influence can be made very powerful. Indeed, it may be made to extend to every branch of the service whether under elective officers or not, for in New York the Mayor's office is one of commanding position. Thus the Mayor has control over 54 per cent. of the expenditures for city purposes through his power of appointment and removal. Tucked away in this sum are numerous items of

Table II-Comparative Statement of Budget Appropriations for Current Expenses of the Various Legislative and Executive Departments, Bureaus and Offices of the City Government Grouped According to Official Responsibility.

STATE I CONTRACTOR		1908.		19	13.	
New and Scherich Devel	1903, Amount.	Amount.	% In- crease over. 1903.	Amount.		% In- crease over 1908.
Mayor and Subordinate Depart- ments	\$55,039,994.23	\$74,045,189.77	34.53	\$96,800,312.58	75.87	30.73
Mayor's Office		\$43,800.00	14.23	\$56,600.00	47.61	29.22
Departments, etc., under complete control of Mayor Departments, etc., under incomplete control of	32,674,163.20	43,117.115.68	31.97	55,239,699.80	69.06	28.12
Mayor (including depart- ment of education) Board of Aldermen	22,327,486.03	30,884,274.09 1,277,506.00	$38.32 \\ 28.86$	41,504,012.78 1,634,873.84		$34.39 \\ 27.97$
Finance Department (except Chamberlain)		\$1,303,140.00	38.97	\$1,560,150.00	66.37	19.72
Borough Presidents	\$5,037,979.38	\$8,168,202.55	62.13	\$8,644,603.45	71.59	5.83
Manhattan The Bronx Brooklyn Queens Richmond Offices, etc., not under control of popularly elected officers of	\$1,705,430.50 1,026,000.00 1,164,260.25 769,308.63 372,980.00	\$2,715,428.75 1,512,975.85 2,019,952.45 1,282,827.50 637,018.00	$59.22 \\ 47.46 \\ 73.49 \\ 66.75 \\ 70.79$	$\substack{\$2,671,777.06\\1,157,826.17\\2,159,474.61\\1,837,417.41\\818,108.20}$	56.66 12.85 85.48 138.84 119.34	$16.08 \\ 23.47 \\ 6.91 \\ 43.23 \\ 28.43$
City Government	11,800.00	11,000.00	6.78	27,363.00	131.04	148.75
Boards, etc., of mixed responsi- bility	\$355,927.50	\$683,170.00	91.94	\$856,707.25	140.69	25.40
4	\$62,374,808.71	\$85,488,208.32	37.06	\$109,524,010.12	75.59	28.12

ductions must be made before you reach the field of responsibility of elective officials; \$7,947,031.96 must be taken out for State taxes, for economy in State administration, while largely governed by representatives of the people of New York City, is not in any way subject to the control of city authorities.

In the nature of a mandatory impost on New York taxpayers, the sum of \$6,-234,661.86 is included in the budget for county purposes. Nominally, the Board of Estimate has power to regulate expenditures of county offices, but practically the Legislature exercises this con-In 1912 Albany added \$250,000 to trol. the cost of county government exclusive of the Bronx County Bill, which if held constitutional will mean possibly \$1,000,-000 more in 1914.

In addition to these items, there are numerous others of a mandatory character, as, for instance, the city's contribution to the police pension fund, which for 1913 amounts to \$1,264,538.34.

## Has Jurisdiction Over 85 Millions.

With the foregoing elements eliminated there is left approximately \$85,-000,000 as the part of the budget over which the Board of Estimate and Apportionment, individually or collectively, has more or less complete jurisdiction. This jurisdiction is a collective jurisdiction in the sense that the board determines appropriations. It is an individual jurisdiction of the several members of the board in that they have individual responsibility for administering their respective departments.

The Mayor is the so-called responsible head of the city government. Popularly a quasi-mandatory character, but prac-tically all is subject to such standards of administration as the Mayor may prescribe.

The Board of Estimate and Apportionment has power to deny certain appropriations but no power to supervise their expenditure.

The Borough Presidents together are responsible for administering only 4.58 per cent of the annual budget expendi-ture for city purposes. The Comptroller is directly responsible for administering only .87 per cent.

#### Locating the Increases.

What have been the increases occurring in these different fields of expenditure since 1908? This question can best be answered by presenting figures in tabular form. Table II shows in summary form the increases in budget appropriations for the current expenses of various city departments, bureaus and offices, grouped according to official responsibility.

#### Honoring Efficient Public Officers.

A notable gathering of citizens gave Mayor Gaynor and the members of the Board of Estimate, the Public Service Commissioners, William R. Willcox and Seth Low a complimentary dinner at the Hotel Astor last Monday evening, in celebration of the successful termination of the subway negotiations. The Mayor spoke for over an hour, and there were speeches by President McAneny, Judge McCall and Seth Low.

Five hundred citizens filled the great banquet hall, and a large proportion of them were men prominently identified with the real estate and building inter-ests of the city. The following sat at the guests' table:

the guests' table: Justice Alton B. Parker, Mayor Gay-nor, Mr. Prendergast, Mr. McAneny, Mr. Steers, Mr. Miller, Mr. Connelly, Mr. Cromwell, Mr. Mitchel, Mr. Willcox, Mr. Low, Mr. McCall, Mr. Maltbie, Mr. Cram, Mr. Eustis, Mr. Williams, Mr. Parker, Justice McLaughlin, Justice O'Brien, Justice Pendleton, Mr. Towne, Father Chidwick, Mr. Rea, Mr. E. M. Father Chidwick, Mr. Rea, Mr. E. M. Bassett and Mr. James Speyer.

The committee of citizens who tender-ed the dinner to the officials included:

Robert E. Dowling, William Berri, Louis B. Bright, John D. Crimmins, Edward C. Blum, John Clafin, George B. Cortelyou, William A. Day, Thomas Dimond, Samuel W. Fairchild, John H. Finley, Robert Goelet, William E. Harmon.

Day, Thomas Dimond, Samuel W. Fairchild, John H. Finley, Robert Goelet, William E. Harmon.
Clinton R. James, Darwin P. Kingsley, Will-iam H. McIntyre, Daniel P. Morse, Thomas M. Mulry, William W. Niles, E. H. Outerbridge, Francis K. Pendleton, Herman Ridder, Isaac N. Seligman, Robert E. Simon, Olin J. Stephens, George R. Valentine, Felix M. Warburg and James L. Wells.
Henry S. Black, Edward B. Boynton, Elisha Sniffin, Howard Carroll, F. W. Conn, Joseph P. Day, Robert W. De Forest, P. Henry Dugro, Charles E. Finlay, Austin B. Fletcher, Joseph P. Grace, William F. Havemeyer.
Bryan L. Kennelly, Henry Morgenthau, Harry J. Luce, Theodore F. Miller, Frank A. Munsey, Morgan J. O'Brien, Charles A. Peabody, Samuel Rea, Allan Robinson, William F. Sheehan, R. A. C. Smith, James Speyer, Henry R. Towne, Will-iam J. Van Clief, Archibald R. Watson.
The sentiment expressed in the fol-

The sentiment expressed in the following words from the Mayor's address was reiterated by the several guests of honor: "This testimonial is an adequate compensation to all of us for what we have gone through in the last three years."

#### TRUTH IN THESE FIGURES.

#### The Loft District Below 14th Street Has Only 131/2 Per Cent. of Vacancies.

The exact state of affairs in the old textile manufacturing section between Canal and 14th street has been ascertained by a careful canvass under the direction of the real estate firm of Spear & Co., of 713 Broadway. For two months two men were engaged in the arduous work of visiting every building in the district and noting the number of floors either occupied or vacant. Over thirteen hundred owners were communicated with either by letter, telephone or personal interview.

They found 1,365 loft buildings in the district, which is bounded by Crosby street on the east and by West Broad-way on the opposite side. These buildings contain five to twelve stories each and 7,567 rentable lofts. The stores and basements were considered in the calculations as one.

The investigators counted 979 vacant lofts, or 131/2 per cent.-less than one vacant loft to each building, on the average. It is interesting to note in the table of statistics which Spear & Co. have sent out in their bulletin that the streets in the old silk district, namely, Prince, Canal, Greene, Grand, Broome, Wooster and Mercer, have the highest percentage of vacancies.

It is argued from these figures that they disprove the current belief that the district is almost deserted. It is true that rental rates have fallen, but on the whole the district has withstood the tremendous northward migration surprisingly well.

#### Reason for Optimism.

In conclusion Spear & Co. state: "One cannot help but feel optimistic about this section. It is important that all people feel more hopeful, and that they stop decrying conditions, because there is no real reason. This is a great field for operators and investors. There should be no fear on the part of mortgagees placing loans on property in this district at present-day values."

## MAKE REAL ESTATE OWNERSHIP DESIRABLE

How the City Can Promote Its Own Interests-Stop Harassing Owners and Find Other Sources of Revenue.

By SAMUEL STRASBOURGER, Former Commissioner of Taxes and Assessments

R EAL estate owners and tenants are all taxpayers. The city depends on its taxpayers for its income, and if the city continues to treat its taxpayers so as to exterminate them, it will be compelled to seek elsewhere for its income.

Another source from which the amount of income now produced by real estate is to be had would be difficult to find. The city will, therefore, promote its own interests by making the ownership of real estate desirable and attractive to investors. To do this one of the first require-

ments will be to stop legislative baiting and harassing. Only such men should be endorsed for legislative office as will pledge themselves not to introduce or vote for any measure unfair to real estate interests or ownership.

Taxes on real estate should be reduced by providing other sources of income for the city, and here I wish to emphasize the importance of having this in-come from other sources collected for the benefit of the locality from which it is procured. A serious defect and weakness is that much of the income obtained in the city is applied to the benefit of the State at large. The personal property tax law should be made more effective, so that personal property will pay to the city its fair proportion of the expenses of city government.

The wholesale central purchasing system suggested by Comptroller Prendergast should be quickly adopted. In-creases of salaries for city employees by the State Legislature should be prohibited, and candidates for legislative office should be pledged not to support such. This is one of the greatest evils from which the city has suffered.

#### Reform in Condemnation Proceedings.

No real estate should be acquired by the city for public purposes unless the price to be paid be approved by a commission named in each case, which commission should consist of seven members te be appointed by the Supreme Court and selected as follows: Each of the following shall name one Commissioner: The Judge by whom the appointment is made, the head of the department for whose needs the property is to be ac-quired, the Chamber of Commerce, the Real Estate Board, the Board of Trade and Transportation, the Bar Association of the City of New York, and the Mer-chants' Association.

Unless such commission by a vote of five-sevenths should approve an award made in condemnation proceedings, the award should be opposed when application is made to the court to confirm the commissioners' report.

Another direction in which large savings could be made is in the cost of public improvements. In most instances, if not in all, it will be found that the costs of public buildings erected by the city is much greater than the cost of such buildings would be if erected by private parties. This expenditure might be controlled by commissions similar to the commission plan suggested in the acquiring of land for public uses.

The payment to these commissioners should be regulated so that the expense

would be nominal. The purpose being to obtain the services of men who would consider it a duty and an honor to serve the city and who would serve in a spirit of civic pride.

#### Hold Tenants Responsible.

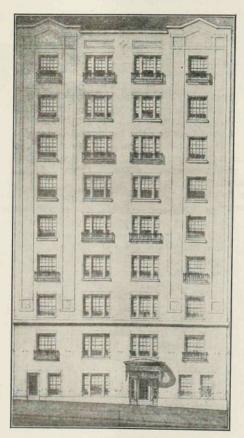
An important reform would be to impose certain duties upon tenants so that they would be directly responsible to the various city departments, and directly subject to punishment and penalties, instead of, as at present, holding the owner liable for conditions in rented premises over which he has no control, and over which the tenant is in absolute control; particularly such cases as the obstruction of fire-escapes, and the proper care of the inside of premises.

Another suggestion is to amend the law so that firemen and inspectors in the Tenement House, Building and Health departments can be required to do police duty in a modified form, so as not to in-terfere with their regular duties.

No doubt many other remedies can be found that would make the ownership of real estate more desirable and, therefore, more valuable, and of direct benefit to the city at large, without sacrifice or injury to anyone.

#### No Use to Complain.

Complaining of the condition of real estate in regard to its marketability will not improve conditions; the causes of the evil must be found and remedied. Advertising the undesirability does not relieve the situation, but only aggravates it. Most real estate today, from the



#### Neville & Bagge, Architects.

Proposed apartment house to be erected by the Wesley Realty Company at a cost of \$150,000.

standpoint of rentals, is a profitable and desirable investment. The petty annoyances to which the owner is subjected the objection. These annoyances can be largely overcome, and the interests of the tenants and the public can still be safe-guarded. Real estate owners are They talk too their own worst enemies. much of the undesirability of owning real estate, instead of going about in a systematic and businesslike way to improve conditions and eradicate the evils which afflict it. No merchant who has goods for sale decries his wares in the way that real estate owners do their property.

#### Opening of the Woolworth Building.

The new Woolworth Building, the highest in the world, was officially opened on Thursday night with a dinner in honor of the architect, Cass Gilbert. The President of the United States turned a switch at Washington which lighted the thousands of electric lights

throughout the building. F. Hopkinson Smith, after inviting the audience to stand on the sidewalk some day and "look up until you got the roof of your mouth sunburned while gazing at the Gothic tower piercing the referred to Mr. Woolworth's rise blue.' from the farm to a position among the country's great business men. Mr. Woolworth declined to take much of the credit for the big building to himself, giving the major part to others, in-cluding the architect, Cass Gilbert, who declared that the \$13,500,000 monument to the genius of his "sympathetic client" was a structure unique in New York in that "it stands without mortgage and without a dollar of indebtedness." Other speakers were Louis J. Horowitz, William Winter and Patrick Francis Murphy.

Among the guests were: Judge War-ren W. Foster, Charles M. Schwab, President John H. Finley of the City College, Collector William Loeb, Jr., Lewis Nixon, J. C. McCreery, Rear Ad-miral Charles D. Sigsbee, R. A. C. Smith, miral Charles D. Sigsbee, R. A. C. Smith, John W. Alexander, George Gordon Battle, Rene Bache, John Barrett, Col. William C. Church, Robert E. Ely, C. Grant La Farge, Herman A. Metz, Police Commissioner Waldo, Chief Magistrate McAdoo, Charles E. Perkins, James Speyer, W. R. Willcox, Timothy L. Woodruff, Robert Sterling Yard, Capt. Albert Gleaves, commandant of the Brooklyn navy yard and Dr George the Brooklyn navy yard, and Dr. George Kuntz.

A special train from Washington brought sixty-nine Congressmen. With them came Senator Robinson, Brig.-Gen. Robert G. Smith and Commissioner Rudolph of the District of Columbia.

### A Fast-Growing Section.

Ridgewood Heights is the fastest growing section on Long Island. five years many German families have been going there from the old Williamsburgh and Bushwick sections. While few two-family houses are now being built either in Brooklyn or Queens, hundreds are being erected and marketed promptly in Ridgewood Heights. The opening of the Williamsburgh Bridge made such an active market for property in Williamsburgh that the Germans took advantage of it to make a profit. A large number have gone to Bay Ridge, but the principal stream is toward Ridgewood, where they constitute ninety per cent. of the population. Situated within the limits of Queens Borough, the new section can be reached in thirty-five minutes from Park Row.

#### LIEN LAW AMENDMENTS.

#### Bill Now Before the Senate Explained

by the Author. The following are the important changes covered by the proposed amendments to the Lien Law as passed by the Assembly:

The right to file a lien is given to architects, engineers and surveyors, and it is further extended to cover any construction attached or annexed to the land, whether the attachment is permanent or removable. By extending the right to file a lien to fixtures which go into a building and which are now largely the subject of conditional bills of sale, because no lien can be filed to cover the cost of installation, it is probable that there will be a considerable limitation in the filing of conditional bills of sale.

The bill provides a plan of composition between a builder and his creditors. If a deed in trust or a trust mortgage be given for the benefit of creditors, and creditors having claims for at least three-quarters of the amount of total debts for labor and materials, accept the terms of such trust deed or trust mortgage, upon an application to the Court, the Court must cancel any mechanic's lien filed by non-assenting creditors or the Court may modify the terms of the trust deed or trust mortgage and upon the acceptance of such modification by three-quarters of the creditors the liens shall be discharged.

#### A Simple Method.

Here we have a simple method whereby settlements may be made between a builder and his contractors without encountering the usual chaotic conditions due to a few small lienors blocking the reorganization unless their demands for payment in full are met. Practically all of the foreclosures of building loan mortgages are the result of such tactics on the part of a small minority of a builder's creditors. If this amendment becomes a law, there should be no justification for a foreclosure of a mortgage on a new building.

The large number of foreclosures which have taken place in the last year and the great number of finished buildings upon which it is impossible, by reason of liens, to place permanent mortgages, may well be the cause of the present stagnation in the sale of real estate. Investors are always timid and there is no greater deterrent to the sale of property than the knowledge that similar buildings in the same neighborhood will be offered under the hammer and bid in by mortgagees at ridiculous prices.

Frauds in the sale of new buildings will be prevented by the provision requiring purchasers of buildings sold within four months after completion to file with the County Clerk a statement in writing showing the parties to the contract, a description of the property to be sold and the day fixed for closing of title, at least ten days before the closing of such title. An opportunity will thus be given to contractors, if the situation is one that calls for action, to take measures to protect themselves.

#### Where a Lien Has Preference.

A lien is given a preference over assignments made by a contractor or subcontractor, of payments due or to become due from an owner or contractor, where the assignment is not given to secure moneys due for work done and materials furnished on the premises affected by such payment. In most of the recent failures by contractors, banks have turned up as the assignees of all payments due to the exclusion of contractors and material men. The foregoing amendment should prevent similar transactions. The time to file a lien is extended to four months instead of ninety days. It may only be filed for the amount actually due on the contract instead of the face amount. No good reason has ever been given why a person could file a lien without having done any work or furnished any materials, but on the other hand, the lien may include the value of materials actually manufactured for use on the building even if not delivered, a provision which formerly did not exist.

No lien may be filed unless there has been a default in payment to the lienor or in the event of the builder's or contractor's insolvency and the nature of the default or other ground for the filing of the lien must be stated in the lien. The lien must be verified by the lienor, or if the lienor is a corporation, by an officer having knowledge thereof and the affidavit must set forth that the facts are true so far as they are within the knowledge of the lienor and so far as they are derived as information from others; that he has made a careful examination and inquiry as to the truth This will prevent the filing of thereof. liens upon data furnished over the telephone and thereupon sworn to upon information and belief.

#### The Priorities.

The priorities of liens is abolished. All contractors and material men stand on the same footing. There is no greater reason for a preference in the building business than in the mercantile business. The existing law has been an invitation to file mechanic's liens because of such priority and the filing of a lien even if unwarranted, usually precipitated an avalanche without any inquiry or investigation as to the reasons. Many contractors have been able to levy blackmail through the threat of liens and many a run has been started through the panic that followed the first lien.

The holder of a mortgage that is subordinated to a building loan mortgage must state the time when the principal sum shall be payable in his mortgage, and he cannot receive payment prior to such time without making himself liable to the contractors. The reason for this provision is that in some cases, where purchase money mortgages have been subordinated to building loan mortgages, the contractors have furnished materials or performed work in reliance upon the fact that the entire building loan mortgage would be available for the payment of their claims, only to find out, when it was too late, that a secret agreement existed between the builder and the land operator to pay off the subordinated mortgage out of the building loan payments.

#### Dower Rights.

The lien is extended to cover the dower right of the wife of an individual builder. It will be possible by this provision to obtain a good title on a mechanic's lien foreclosure as against a builder using his own name. There are a number of other changes which affect the procedure and renewal of liens.

We believe that the foregoing changes will help to improve conditions existing in the building trade. Something will have to be done to meet the situation. The equities are with the contractors. It should be borne in mind that the ground mortgage at the time of its execution is a lien only on the land. It automatically extends to the improvements as they go into the building operation, whether they are paid for or not, and for every dollar that is unpaid to the contractor the land operator on a foreclosure adds one dollar to the value of his mortgage.

J. CHARLES WESCHLER.

#### THE WEEK AT ALBANY.

#### New Law Exempts Buildings Under Construction From Taxation.

Assembly Bill 1231, introduced by Mr. Kerrigan, has been signed by the Governor. This bill is important to the Tax Department and the public. It makes clear that the department, through its employes, acting on its behalf, may enter upon real property and into buildings at all reasonable times in performance of its duties. Hereafter "a building in course of con-

Hereafter "a building in course of construction, commenced since the preceding first day of October, and not ready for occupancy, shall not be assessed." This means that a building commenced now and not ready for occupancy on the first of next October will not be assessed for 1914; a building commenced prior to the first day of October is not assessed on the first of October following, but the following year if the building is not completed it will be assessed for what it may be worth at the time, regardless of the fact that it has not been completed.

The bill has been recommended by such well-known real estate men as Robert E. Dowling, William H. Chesebrough and Clinton R. James. They are satisfied that it will remove many occasions for friction and difficulty and will exert substantial encouragement to builders to commence their operations earlier than would otherwise be the case. The bill deals with a few other matters of some importance to the Department of Taxes but of no interest to the general public.

#### Reorganizing State Architect's Office.

A bill was introduced by Senator White on Monday, reorganizing the office of the State Architect, to be known as the Department of the State Architect. The bill authorizes the following: A State Architect at \$15,000 a year, who shall hold office for five years; a First Deputy State Architect at \$10,000 a year; a Second Deputy at \$7,500 a year; a Third Deputy at \$5,000 a year; a Secretary at \$7,500 a year; an Auditor at \$7,500 a year, and five confidential in spectors at \$2,500 a year.

The department is to have the custody of all the plans, specifications, apparatus and records heretofore in the custody of the Capitol Comissioner, and th: plans, specifications and architectural records in the custody of the officers or boards in charge of all State institutions. The State Architect is to let all contracts and prepare all drawings and specifications for the construction of all new buildings erected at the State's expense and for the alteration or improvement of existing buildings, and to supervise such construction and alteration. He must prepare standard forms of contracts. Jurisdiction over the erection, alteration and improvement of State buildings is to pass from the board, de-partment officer or institution in charge to the State Architect as soon as the act takes effect. Contracts must be let to the lowest bidder who gives adequate security except that all bids may be rejected when the State Architect deems the lowest bid excessive. Duplicate spe-cifications must be filed in the office of the department and in the office of the State Comptroller and are to be at all times open to public inspection. No bids may be withdrawn or cancelled until after the contract has been awarded. No payments are to be made for work done or materials furnished in the construction or alteration of State buildings until the bills or estimates have been certified by the Architect and approved by the State Comptroller. The Comptroller is given full power to pass upon all bills and estimates presented for payment and may make investigations to

**RECORD AND GUIDE** 

#### determine whether or not he will approve and pay them. All acts or parts of acts inconsistent with the bill are repealed.

#### Central Purchasing Agency.

Assemblyman Caughlan's bill (Pr. 2236, Int. 1933), which provides for a central purchasing agency for the de-partments of the City of New York, was severely criticised by Borough President Cyrus C. Miller in a letter addressed to Assistant Corporation Conrad Edward J. McGoldrick, representing the New York City administration at Albany. Store-houses, he pointed out, would mean the purchase of costly real estate, the pense of numerous employes and useless trucking of goods, which should be taken directly from the manufacturer to the place of use. Instead of a purchasing agency Borough President Miller suggested "the creation of a supply bureau which could prepare specifications for the standardization of the various things used by the city. Every three months it could advertise for the supplies needed for the next quarter year. A list of the supplies and the names of the successful bidders could be sent to the various departments. The approxi-mate amount of every class of such supplies would be the average used by all the departments during three months for a period of years past. Whenever a de-partment needed any such supplies it could order them directly from the manufacturer or dealer whose name was on the list, and get them directly without the expense and delay of passing the requisition through a central purchasing agency. By this method the benefits of buying by wholesale and through open competition would be gained by the city, while the expense entailed by a central purchasing agency would be avoided. No storehouses, no trucking, no long list of employes, no bookkeeping, no de-lays, no red tape." This is practically the method followed by some large real estate firms in buying supplies for buildings under their management.

#### J. Berre King.

The death of J. Berre King, this week at Cranford, N. J., removes from building material circles in this city and vicinity, one of the most prominent men in the trade. Born on the twenty-ninth of September, 1854, he was educated in Providence, R. I., and started in business in 1876, at that time organizing and starting the firm of J. B. King & Company, manufacturers and dealers in plaster, and continued to be active in the business until the last three years, when owing to illness he left most of the firm's affairs in charge of his two brothers, Jerome A. and George R. King, who always had been associated with him.

J. Berre King was a member of the Building Material Exchange of which he was one of the founders, his certificate being No. 5 and that of his brother Jerome's being No. 6. He was also a member of the New York Yacht Club, the Metropolitan club, the Downtown Association and of the General Society of Mayflower Descendants.

Mr. King died suddenly on Tuesday evening at Hampton Hall, Cranford, where he had lived for more than a year, hoping there to find rest and ultimate recovery from a nervous disorder of long duration. His wife and daughter are abroad, and one of his sons is in Harvard, while the other in business at 17 State street where the company's offices are located.

# CHIMNEY SMOKE.

#### Richard Deeves, the Builder, Submits to Arrest for a Principle.

To maintain a principle, Richard Deeves, one of the oldest, best known and most highly respected builders of New York, suffered imprisonment, procured his release on bail and successfully defended a prosecution instituted by the almost omnipotent Health Department of this city.

Twenty-seven years ago he built a home at 58 West 83d street, a handsome four-story, twenty-five foot front house, and has resided there ever since.

Two years ago a Mr. Polstein, operating under the name of and as president of the Hennessey Realty Company, tore down several buildings adjoining Mr. Deeves' home and erected in their place a nine-story apartment house. Realizing from his practical building

Realizing from his practical building experience the effect that such a blanket would have on his flues and the probable annoyance to Mr. Polstein's tenants, Mr. Deeves spoke to him about these flues and later wrote to the Hennessey Company asking them to place hooks in their wall to which flues could be attached to connect with his chimneys. These suggestions were ignored, but instead, the builder had the temerity to open windows in his wall right over the Deeves roof.

Experience finally taught Polstein that the smoke did annoy his tenants, as Mr. Deeves had foreseen, and in the summer of 1912 he wrote Mr. Deeves demanding that he stop this smoke annoyance. In view of what had gone before Mr. Deeves naturally resented this.

#### Health Officer Called In.

Then the power of the Board of Health was invoked, theoretically in the name of a tenant. The board sent a violation notice to Mr. Deeves, who consulted his lawyers, Thornton & Earle. They wrote to the board for precedents and in reply were referred by the Corporation Counsel to the Sanitary Code. This not appearing to cover the case, they wrote the Corporation Counsel asking to be referred to any court decision. The answer to this was a summons to appear in a police court.

No two of the authorities at the Health Department agreed as to the remedy. Dr. Lederle thought to carry Mr. Deeves' flues to the center of the building would be sufficient, the Assistant Corporation Counsel wanted these flues carried completely across the building and the sanitary superintendent was not sure that anything short of carrying flues above the new building would satisfy the department.

In the police court the magistrate was compelled by statute, without even a hearing, because it was a Health Department case, to hold the defendant for trial at the Court of Special Sessions. The procuring of the bail bond took some time, during which Mr. Deeves was under arrest. Magistrate Harris stated from the bench that he hoped Mr. Deeves would carry the case to the Appellate Division.

The trial at Special Sessions was delayed because at the time of his arrest Mr. Deeves was suffering from appendicitis for which he was operated on at Roosevelt Hospital in December.

Magistrates Forker, Deuel and Mc-Inerney, sitting at the trial at Special Sessions, made this unnecessary by deciding that Mr. Deeves, the owner of a four-story private house, using it in a reasonable way, and having fires for cooking, could not be compelled to carry his chimneys five stories above his roof or fifty stories above his roof

(Continued on Page 882.)

#### CITIZENS' CAMPAIGN.

#### Meetings to be Held at the Real Estate Exchange—Signing the Declaration.

The committee of citizens which last week issued the Declaration of Principles in behalf of the real property interests of the City of New York has arranged with a committee of the Auctioneers' Association for the use of the Real Estate Exchange room in Vesey street for public meetings. Messrs. James L. Wells, D. Phoenix Ingraham and Lewis Phillips acted for the association. A vigorous campaign will be started in due time in behalf of the principles set forth in the Declaration, as printed last week in the Record and Guide.

The Declaration is being numerously signed in all the five boroughs and by the most substantial citizens. A name has not yet been selected, but Mr. Lewis Phillips has suggested one, "the Conservation Party," whose object is to conserve the resources of the city, lighten the burden of taxation and make real estate ownership more desirable than it has been. Among the new signers of the Declaration are:

President Black of the United States Realty and Improvement Company, President Kelsey of the Title Guarantee and Trust Co., President Paul Starrett of the George A. Fuller Company, the Chesebrough Building Co., President James of the New York Title Insurance Co., President Boynton of the American Real Estate Co., William E. Harmon, of Wood, Harmon & Co., President Dowling of the City Investing Co., Edward M. Buckley of Spencer, Trask & Co., owner of the Bowling Green Building; Clifford Potter, Benjamin Mordecai, Oakley Thorne, John D. Crimmins and other big operators;

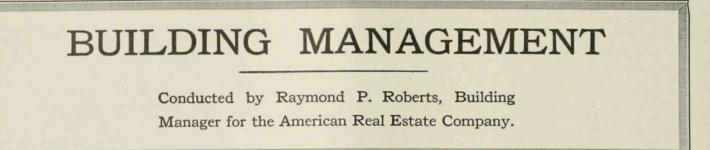
Thousands have signed in the various boroughs.

A meeting was held on Thursday at the office of Horace S. Ely & Co., over which William H. Chesebrough presided, which was attended, among others, by representatives from practically every real estate owners' and taxpayers' organization in all the boroughs of the city. Delegates were there from all these associations, including the Allied Real Estate Interests, the Board of Brokers and the United Real Estate Owners.

Addresses were made by Messrs. Henry Morgenthau, Robert E. Dowling, E. A. Tredwell, Allan Robinson, Dr. Abraham Korn, Jos. S. Schwab, Robert E. Simon, Dr. Geo. W. Brush and Edward P. Doyle, and after a most harmonious meeting, in which everybody expressed the belief that the movement would prove to be a success, and that the various organizations throughout the boroughs would line up solidly in support of it, the Chairman was authorized to appoint a committee of not less than ten and not more than thirty, from each borough, to continue the work of organizing the taxpayers and voters, such committee also to provide a more complete platform for the new association.

Among the gentlemen present at the meeting were Alfred E. Marling, Dr. Geo. W. Brush and De Hart Bergen of Brooklyn, Emanuel G. Bullard and F. W. Scott of Queens; Joel S. De Selding, David Clarkson, Irving Ruland, George T. Mortimer, Charles H. Schnelle, Frank Demuth, John William Jones of the West Side Taxpayers Association, of Manhattan, Edward P. Boynton and Robert E. Simon of The Bronx, and Dr. Abraham Korn, Jos. S. Schwab, Arthur G. Muhlker and Charles W. Eidt of the United Real Estate Owners' Association, and Sigmund Feust, President, South Bronx Taxpayers' Association.

<sup>-</sup>The Center Street Loop, on which tracks are being laid, will be ready for operation in July.



#### UNITS OF COST.

#### As Applied to Operation, and as Means of Comparison for Economical Management.

Contributed by the

CHARLES F. NOYES COMPANY.

T is customary to figure cost of operation on the square foot of either the rented or rentable area, or as a percentage of the gross rents, in which method the total cost of operation per square foot, of rented or rentable area, becomes a useful unit. When the costs of the various parts of the service are required, the square foot of rented or rentable area is misleading.

The following calculations are not intended to be a formula for calculating the cost of operating buildings nor are they as broad as they can be made. They merely illustrate a particular case. They may, however, be of some value in showing the necessity of keeping careful data regarding quantities and costs in connection with the operation and the necessity of careful supervision. During the past year cases have come to the attention of the company where from one to six of the classified items have been double what they should have been, and among the cases referred to most every item, in one instance or another, has been found double what it should have been. In order to know whether or not a

In order to know whether or not a given building is operated at a cost which is commensurate with the service required, a careful analysis of the various items, which in the aggregate make up the total cost of operation, must be made.

The operation of a building may appear to cost a reasonable amount in the aggregate, but this does not mean that certain elements of the service are not maintained at costs very much higher than they should be.

The logical and natural course to pursue in making a correct analysis of the cost of operating any given building is: 1. To decide carefully the service re-

quirements of the building in question. 2. To know what the cost of the vari-

ous components of the service should be.

#### Service Required.

The service must be in keeping with the class of occupancy. Α building which can afford and does deliver a higher class of service for the same rentals is more desirable than other buildings in the neighborhood charging equal rentals. The maintenance of proper service at a low cost therefore has its effect, directly as a financial profit to the owner shown in net earnings, and indirectly as a financial profit to the owner by enabling the owner to keep the space rented. Not much is to be said on the subject of what service a given building in this city requires, except that it should be equal or better than that given by other buildings of the same type in the neighborhood. An experienced and pro-gressive real estate agent, given a certain type of building in a certain location, could quickly decide what should be the necessary requirements as to service. He must, in order to succeed in his management, have a fairly well designed building to work upon. For instance, he cannot provide artificial daylight, nor can he make five elevators do the work of eight and keep everybody happy. Bad conditions can, however, in most cases be improved by careful study and work.

#### Cost of Service.

In order to determine whether the cost of operating a given building is within reason, or in order to compare the cost of operation of various buildings of the same class, it is essential that proper units be selected upon which to base these costs. It would, for instance, be disastrous to say that the cost of cleaning a building of a given area and occupied partly by loft tenants would be the same per square feet as that of cleaning a building of the same size occupied entirely by office tenants. A statement frequently heard in connection with the cost of elevator service is that "An elevator costs about so much per year for power." As a mater of fact, the amount As a mater of fact, the amount that power may cost per elevator may vary anywhere from \$5 to \$100 per month or more, depending upon the load carried, amount of travel, type of machine, condition of machine, cost of electric or other power, efficient operation, It is readily seen that the elevator etc. is not the proper unit upon which to base the cost of power for itself.

Our experience has shown that the following units are the most useful and practicable in connection with figuring the cost of the various parts of the service. Certain allowances, however, must be made for each individual case. Given two buildings of the same size and type, having the same equipment and the same service requirements, the total cost of each portion of the service may be compared with good results.

#### Specific Items.

Cleaning: The cost per square foot of floor space actually cleaned is the most logical unit. This may be further subdivided into cost of labor and cost of cleaning implements and materials per square foot.

Elevator Service: A convenient unit upon which to figure the cost of elevator service is the cost per square foot of the space actually served, and this cost should include and may be subdivided into cost of labor, power for operating, repairs and maintenance. A better unit, however, to use for computing cost of labor, power, repairs and total cost is the car mile travel. Where electric current is purchased or supplied for power the variation in cost of power per car mile is affected not only by the consumption of the motors themselves, but by the cost per unit of current, and this must be kept in mind.

Electric Current Production: The cost per kilowatt hour of current produced is the proper unit.

Electric Current Consumption for Lighting: It is convenient in many cases to figure the consumption in kilowatt hours per year per square foot of space lighted which at the cost of production per kilowatt hour establishes the cost of electric current for lighting per year per square foot. This cost is subject to wide variation, depending upon the kind of lamps installed, hours of service, character of occupancy, etc.

acter of occupancy, etc. Electric Current Consumption for Elevator Power: The consumption of current for elevators may be figured on the basis of kilowatt hours per car mile, which at the rate current is produced establishes the cost of electric current per car mile. This figure is subject to wide variations, and it is impracticable to compare the cost per car mile travel unless the conditions are known and allowances made. Incandescent Lamps: The installation

Incandescent Lamps: The installation being known and the amount of current consumed for lighting purposes, a good basis to figure cost of incandescent lamps upon is the cost of the lamps per kilowatt hour of current consumed. Allowance must be made, however, for the price paid for lamps, and where arc lamps are used as well as incandescent lamps care must be taken that proper amount of current is charged to the former. Where arc lamps are not metered a convenient basis to figure on is percentage of lamp renewals.

percentage of lamp renewals. Water: There is probably no unit to base this cost upon better than the square foot of gross area, when due allowance is made for number of fixtures installed, number of occupants in building, type of plumbing fixtures, etc.

Coal.—(a) Where building is heated only, a fairly accurate unit upon which to figure coal is the cubic foot of volume, when allowance has been made for exposure, hours of service and type of equipment.

(b) Where electric current is produced in addition to heat, the most useful unit is the kilowatt hour, after proper allowance has been made for the amount of coal required to heat the building.

(c) Where elevators or other machines are operated by steam-pumps, it then becomes necessary to determine how much coal should be charged to this item, how much to electric current and how much to heating. The practical way of figuring the cost of coal for hydraulic elevators is to deduct from the total consumption of the plant an amount of coal which is equal to the amount required to heat the building under similar conditions with a low pressure plant (this can be estimated very closely), then preferably by test, to ascertain the approximate ratios demanded by the elevators and the electrical apparatus. After the proper percentage chargeable to the elevators is ascertained the car mile unit is the best to figure on.

#### Classification of Accounts and Unit Costs.

All Quantities in Connection with Cost of Producing Light and Power:

Labor, coal, ash removal, water, engineer's supplies, repairs to boilers, engines, dynamos, etc., may be figured on kilowatt hours, car miles or other units after due allowance has been made for heating. Further study of the plant, however, is necessary in order to determine whether economies can be made in this connection, and careful records as to load, coal, water, ashes, oil, supplies, repairs, etc., are essential for intelligent and economical operation. RECORD AND GUIDE

A subdivided or classified system of accounting is necessary in order to be able to ascertain the yearly cost of the various items. The following table is a record taken from our books for a first-class 12-story office building of the following dimensions and description:

Area of lot	10,800	sq.	ft.
Total gross floor area, including basement	113,000	"	**
Total gross floor area above ground floor Total rentable area, including	90,900		•
basement	89,675	-	
Total rentable area above ground Total rented area, including base-	73,535		
ment Total rented area above ground	82,990	"	**
floor	68,000		-11
Total volume above ground1			

Occupancy: Real estate, commercial and professional offices.

Elevators: Three vertical cylinder hy-draulic elevators, 2,500 lbs. capacity, 400 ft. per minute.

Private Plant: Furnishes light, heat and power for entire building and oper-ates from 6 A. M. to 11 P. M.

Finish of Interior: Floors in offices are concrete, and a large portion are covered with carpets or linoleum. Floors in halls and toilets are of terrazzo tile. All trim throughout is quartered oak. Stairways white marble.

Windows: There are about 600 outside windows aside from about 1,500 panes of inside glass of various sizes:

Electric Load:	
Light:	
Tungsten lamps $1,921$ $25$ -watt = $48.1$	03 KW.
207  60 -watt = 12.	
159  100 -watt = 15.	
1 500-watt = .	
1 000-wate	00
2,388 76.	95 11
2,000 11. 000 moth = 97	00 11
Arc lamps 41 660-watt =: 27.	00
	ALC: CARLES
Total lamp load 103.	91
Value of incandescent lamp in-	00
stallation\$703.	00
Power:	
Vacuum cleaner motor 6	H. P.
Cash system	4
Engine room fan 21	4 1/2 1/2 1/2 1/2 1/2
Store 11	12 " "
Tenants 2	S 11 11
Total motor load 123	4
Matal Elemeter Macanel : About 15 000 on	r milor
Total Elevator Travel: About 15,900 ca	1-miles
per year.	- France
Number of People Handled by Elevator	s from
and to Ground Floor per Day; About	13,000
Plumbing: There are 212 fixtures using	water,
as follows:	
Public Basins, hot and cold water	20
Private basins, cold water only	
Urinals	
Toilets	56
Shower bath	1
Barbershop, doublin basin	1
	-
Total	212
Number of Occupants in Building: 700.	
Classified Operating Expenses:	3,248.88
	0,210.00
Labor, Janitor's Department, includ-	7 007 04
	7,827.24
	3,380.00
Coal	5,322.99
Removal of ashes and rubbish	284.22
Water (actual consumption given, as	
bills do not cover period)	753.90
Gas	114.80
Electric lamps	462.23
Janitor's cleaning implements and	
supplies	503.67

supplies	000.01
Building supplies	325.94
Engineer's supplies (oil, waste, tools,	
packing, etc.)	656.42
	000.42
Repairs and supplies for electric	and the second second
wiring and fixtures	317.53
Repairs to building	908.78
	244.45
Repairs to plumbing	
Repairs to heating plant and piping	144.85
Repairs to power plant	222.91
Repairs to elevators	573.77
Miscellaneous, not classified above.	573.21

While the above subdivision of the expenses made may be further carried out, in handling a large number of buildings we find that the items above referred to give an excellent means for analyzing the cost of operation.

From the above data we have computed the following:

68.000

.0677

- Yearly Unit Cost: Area actually cleaned..... Cost of Janitor's labor per square foot of space actually cleaned, including salarles of night watchman and window cleaners Cost of cleaning labor per square foot of space actually cleaned, exclusive of salaries of night watchman and window cleaners \$7,827.24 \$1,872.00 \$0.0889

88,000 sq. ft. -

Cost of cleaning supplies per square foot actually cleaned..... 

\$2,095.00

0166

.279

.1234

.527

22.600

1.66

.0067

.0078

.131

.008

.349

.657

1.15

Cost o incl lab \$3,491.14

209,900

Cost of elevator power per car-mile, including proper proportion (.56) of items as above after allowance of \$2.095 has been made for heating .56, \$3.248.88 + \$5,322.99 + \$284.22 + Est. water = \$294.00 + \$656.42 + \$222.91 --- Est. \$2,095.00) ÷ 15,900 2.91 — Est. \$4,443.27 =

15,900

Cost of elevator service, including op-erators' salarles, power and repairs, per square foot of space rented above ground floor \$3,380.00 + \$4,443.27 + \$573.77

68,000 sq. ft.

- 68,000 sq. ft. Cost of elevator service per car-mile. Consumption of electric current for light and about 13 H. P. in motors = in K. W. HS...... Estimated consumption of motors per year, in K. W. HS...... Electric current consumed for lighting only, K. W. HS..... Electric current consumed per square foot of space lighted (2,-388 Tungsten lamps, 41 arcs), 187,300 ÷ 113,000 = per year, in K. W. HS..... Cost of water per square foot gross area, including that used for plant \$753.90 ÷ 113,000 Cost of coal per KW, hour of current produced after heating and elevator allowance has been made Est. (5,322.99 1,600) 209,900 187.300
- (5,322.99 1,600)

209,900

- Cost of coal per car-mile travel for elevators after heating and electri-cal requirements have been met Est.
- .56 (5,322.99 1,600)15,900

Cost of building repairs per sq. ft. Cost of plumbing repairs per sq. ft. Cost of plumbing repairs per occupant Cost of plumbing repairs per fixture

Cost of water per occupant after al-lowance of \$294.00 has been made for power plant..... Cost of water per fixture .. 2.17 Cost of lamp renewals, per cent. of installation ..... 66%.

Total cost of operation, exclusive o superintendence, management, im provements, alterations and fixed charges (insurance, taxes and in terest), per square foot of rented area equals \$25,865.79 ÷ 82,990 =

.3118

NOTE-In the above calculations the cost of running the steam house pump has not been figured separately and is included in the cost of electric current and elevator power.

## QUESTIONS and ANSWERS

#### Efficiency and Ventilation.

Can you tell me whether there is any department in the City or State from which I can obtain data showing the relationship between efficiency and ventilation in industrial or commercial buildings?

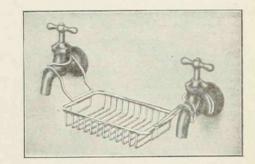
Answer .- The report of the New York State Department of Labor carries out examinations of factory air at stated intervals and publishes the results. Some of these reports show that out of 215 workrooms examined at seasons when the out-door temperature was 70 de-grees or less, 71 per cent of these at temperatures of 73 degrees or over and 20 per cent of these of 40 degrees of 80 degrees of 20 degrees of 2 29 per cent at temperatures of 80 de-grees or over. For further information on this subject we refer you to Prof. C. E. A. Winslow, of the College of the City of New York City of New York.

## USEFUL APPLIANCES

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

#### A New Soap Rack.

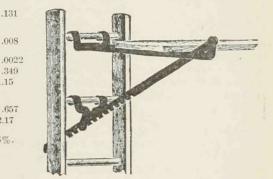
The Art Brass Company, of 299 West 134th street, is putting on the market something new in the way of a soap rack. Its distinctive feature rests upon the fact that it fits any pair of faucets in sinks or in the laundry trays, is handy



and utilizes space which usually goes to waste. It may be used for soap, dish cloths, brushes and other things. It has the advantage of being sanitary. It is inexpensive and has nothing about it to wear out.

#### A Quick Adjusting Ladder Bracket.

In buildings where there is always more or less ceiling or wall work in progress, especially in hotels and com-mercial structures, the time consumed in rigging up scaffolding is considerable. There is a device on the market manu-



factured by B. P. Hummelbaugh Manufactured by B. F. Hummelbaugh Manu-facturing Co., of Elyria, Ohio, which is illustrated herewith. The distinctive fea-ture of this device is that it is reversible, thus doing away with the necessity of changing the entire scaffold when a shift of position is necessary. It weighs only seven pounds and is strong enough to guarantee it against breakage in as much ar it is made on high grade steel.

#### A Quick Rope-Splicer.

Every builder having to do with scaffold work and hoisting in general, also building managers who are troubled with oil-rotting idler guys in elevator shafts have long sought a quickly op-erating device for splicing rope in such a way as to make it absolutely secure. In this day when employers are liable for assidants when long their employees for accidents befalling their employees



they cannot afford to take chances, and for that reason it would appear that the tension adjusting coupling being intro-duced by the C. W. Hunt Company, of West New Brighton, this city, would be worth investigation. The coupling is so made that it will not slip over sheaves.

## The Taxpayers' Rebellion.

The attempt which is now being made to form a more comprehensive and representative organization of the taxpayers of New York has been meeting with a great deal of success. During the past week the accessions have been very large, and it is evident that the new association will be supported by practic-ally all the large property owners of York. It is necessary, however, New that the association should represent more than the large New York taxpayers. It is being organized at the present moment because a political campaign is approaching which will result in the election of a mayor and a board of estimate, who will govern New York for four years. It is absolutely necessary that the question of municipal expenditures and taxes should be made an issue in this campaign and that public opinion should be fully informed as to the grave dangers of the existing situation, and that no candidate should be elected to any responsible office who is not pledged to the exercise of the most rigid economy.

In order to accomplish this result the association will need two weapons. It will need money to spend so that the necessary publicity work can be effectu-ally performed, and it will need to control so many votes that the election of any candidate who proves to be indifferent to the necessity of economy will be compromised. For this reason a large membership is needed all over the city, but particularly among the small property owners in the outlying boroughs. It is men of this kind who have always remained indifferent to the attempts to organize New York taxpayers, but without their co-operation the political effectiveness of the association will be very much diminished. As soon as the association is fairly on its feet a systematic attempt should be made to secure the support of this class in the community, and if the attempt is vigorously and intelligently made there is no reason why it should not be successful.

city can begin to economize, parin its capital expenditures, ticularly without doing any damage to the public The past fifteen years service. have necessarily constituted a period of heavy investment in permanent improvements. When the various municipalities of the old metropolitan district were consoli-dated into Greater New York an immense amount of constructive work had to be done in order to bind these scattered districts together. The intervening water courses had to be bridged and tunneled. The long distances to be traversed and the immense concentration of traffic required the building of subways of unprecedented capacity. In these and in many other respects New York needed a thoroughly modern equipment, which could not be provided unless the city was willing to appropriate enormous sums for their purchase.

But as a result of the work of the past fifteen years the same necessity no longer exists, for these huge capital expenditures. Of course much remains to be done by way of taking care of the needs of a constantly increasing population. New school houses must be built, new parks purchased and laid out, and additional street improvements must be undertaken. But it remains none the less true that the very expensive constructive work has been done or has been arranged for. No new bridges are necessary. The subway problem is settled. Provision has been made for a water supply sufficiently large to meet the increase in population during the next two generations. The time has come when the amount of capital expenditures can be very much diminished

without injuring the growth of the city or doing anything to cause its population inconvenience and loss. A period of quiescence and recuperation should follow after this period of costly but necessary expansion.

All that real estate and its owners need is a little breathing space. If it could be relieved of any increase in taxes for three or four years a wholesome adjustment to existing burdens, heavy as they are, would soon take place, and real estate would again begin to increase in value. Population and business are increasing steadily and the increase will have its former effect on real estate values just as soon as the enlargement of the tax-rate is checked. As soon as prices begin to increase the city will again be in a position to undertake a more liberal policy of improvements, because it will have larger taxable assets from which to pay for them. But as long as real estate values are stationary or diminishing, rigid economy is obviously imposed, because under such conditions an increase in taxation must be derived from capital rather than from income. The present rate of ex-penditure is nothing short of suicidal and must necessarily be checked. Property owners will have an opportunity to check it during the coming electoral campaign, and they will not have another such opportunity for four years.

An additional indication that the present system is breaking down is fur-nished by the constantly increasing prices which the City of New York is obliged to pay for the money it borrows. Time was when a bond of the City of New York bearing three per cent. interest could be sold at par. At present in seems doubtful whether a bond bearing four and a half per cent. interest could be sold at par. This does not mean that investors do not expect that New York will not meet its obligations. It merely means that New York has issued more of its securities than the money market could well absorb, and from this point of view, also, economy is imposed upon the city, particularly as regards capital ex-penditures. It must borrow less for a period long enough to restore its credit at least to a four per cent. basis, for a continuance of past profusion would im-pose an intolerable burden on the future prosperity of the city.

# The Amusement Center of the Metropolis.

It is good news that certain members of the Public Service Commission, including the chairman, seem to favor the location of the express station of the Broadway subway at 42d street. If any other action is taken a serious mistake will be made, which will be the cause eventually of an immense amount of inconvenience to the public. There only one argument against such a location of the express station that can be considered sufficient, if true, and that is the argument originally advanced, that the situation of the station at 42d street would involve insuperable difficulties of planning. We understand, however, that this argument is no longer advanced. An entirely practicable plan has been prepared that will provide for the handling of the necessities of all the passengers on the various lines without congestion or inconvenience.

The plan proposes to create an underground plaza at the lower end of Times Square which will permit the freest possible movement of traffic in every direction, and which will be furn:shed with an abundance of outlets to every part of the square. An arrangement of this kind does not cause congestion. It relieves congestion by providing a really sufficient safety valve. Of course no arrangement which the sub-

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RECORD AND QUIDES.

Devoted to Real Estate

Building Construction and Building Management

in the Metropolitan District

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#### (Section One.)

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The Board of Aldermen might obtain some valuable information concerning the effect of high taxes and other matters of public policy if, instead of merely passing an ordinance forbidding city employees to reside outside the State, it made a thorough investigation of the reason why so many persons on the city's payroll have thought it expedient to live in the suburbs.

A bill introduced at Albany by Senator Patten at the request of Borough President Connolly of Queens would enable the city to credit property owners with the cost of legally authorized street pavements constructed by private contract. At present the acceptance of the city of such pavements does not relieve property owners from assessments when the pavement is worn out and the city itself puts down another.

The Board of Estimate on March 6 authorized Borough President Miller of The Bronx to cause to be removed all building encroachments beyond the street lines on Third avenue from the Harlem River to Fordham road, on Washington avenue from Third avenue to Fordham road and on Tremont avenue from Webster avenue to Boston road. After a public hearing on March 25, the Borough President on April 15 issued a notice that the encroachments in question must be removed within thirty days of that date. At a conference of property owners, held last Tuesday in the office of Albert E. Davis, it was resolved to call a meeting for next Monday evening at Muller's Bronx Casino with a view to organizing property owners to test the legality of the Board of Estimate's resolution. If there is any real doubt about the position taken by the board toward building encroachments, it is rather curious that the big property interests along Broadway and Fifth avenue did not undertake to settle it.

way engineers can make will diminish the concentration of traffic which necessarily results from the fact that so many thousand people will want to reach or leave destinations in and about Times Square at the same time. A location of the express station six blocks farther north will not in the long run appreciably diminish it. The fact will remain that by far the larger number of passengers on the express stations will want to get off at 42d street, rather than 48th street, and that all of these people will have to change from an express to a local in order to reach their destination.

The only practicable alternative is that of fairly facing the necessarily enor-mous concentration of traffic at this point and of providing for it at any necessary expense. And there can be no doubt that the provision will have to be made on an unprecedented scale. The number of passengers using the existing station do not afford the slightest indication of the number of passengers that will be carried to and away from this point after the new system is completed. Quite apart from any increase in population the improvement in the means of communication will stimulate the patronage of the places of amusement in and around the square. No form of business is capable of being so completely centralized as the business of providing for popular entertainment; and after the new system is complete many thousand people all over the metropolitan district who now patronize local theatres and restaurants will yield to the superior seductions and greater brilliancy of the larger resorts in Manhattan.

#### THE WEEK IN REAL ESTATE.

Large transactions comprised the bulk of the dealing in the real estate market during the week, with a number of ordinary transactions making up the to-tal. A notable sale was that of the new 13-story apartment house at the northwest corner of Park avenue and 82d street. It has been taken over by a new corporation. The Fullerton-Weaver Company, which built this house, has made a number of distinct improvements on Park avenue. The company is now erecting a fine apartment house at the southeast corner of the avenue and 66th street and before many months it will improve the northwest corner of the same streets with a large apartment house. These build-ings accentuate the fine improvements that began in Park avenue several years ago and which give promise of extensive ago and which give promise of extensive continuance. Another sale that at-tracted attention was that of the dwell-ing at 21 West 53d street, by Mrs. Florence C. Eno Graves. The block on which this dwelling stands is one of the choice residential blocks south of Central Park; and it is not likely that Central Park; and it is not likely that business will capture the same for a long time to come, inasmuch as the owners of property there have agreed to maintain the character of the block intact until 1025. intact until 1925. Taken as a whole there was very little investment feature to the dealing of this week. Some fine apartment houses changed hands, but exchanging was a phase of the dealing. Probably the best speculative transac-tion of the week was the sale of a large plot in the Dyckman tract for improvement with apartment houses. The Nathan Hale apartment house, at a Fort Washington avenue corner and which was given in payment for the old Academy of Music site in Montague street, Brooklyn, a few weeks ago, was sold during the week and other property was given in payment.

A mortgage loan for \$105,000 on the property at the southeast corner of Sixth avenue and 47th street calls attention to the improved quality of real estate in that thoroughfare. The owner bought the property in 1907, for \$91,-000 at auction. It is a 4-story building, on a lot 22.6x70. Of course, the numerous modern improvements in the intersecting streets, together with the general northward march of business on Manhattan Island, has had much to do with the increment that is shown in this instance.

The sale of 451 to 455 Pearl street, near William street, marked a transaction of which there are very few in that part of the city. Several weeks ago there was a sale and resale of an old building in New Chambers street, which was an innovation in the vicinity. The latest sale would seem to show prospects of considerable activity to come consequent on the selection of the new civic center nearby. The leasing of Dolan's old restaurant site on Park Row, adjoining the southeast corner of Beekman street, for a term of 60 years, to Thompson, a restaurateur of Chicago, was another notable downtown transaction. The old building has been razed and a 3-story structure is replac-Park Row ing it. is one of the best thoroughfares in the city for an all night restaurant business and the fact has a great deal to do with strong ren-tals there for that class of trade.

#### No Law for Chimney Smoke.

Editor of the RECORD AND GUIDE: With reference to the prosecution of Mr. Richard Deeves by the Health Department of this city, it seems to me an outrage that, in order to have such a question determined it was necessary for Mr. Deeves to be subjected to all the ignominy of appearing in a police court, and being held in bail; and while in the police court, pending the signing of the bail bond, that he should have been subjected to arrest.

In my interview with the representative of the Corporation Counsel's Office permanently assigned to the Department of Health, he informed me that there had been no written opinion by any court on this subject. That in most cases, if not in all cases, the requirements of the department had been complied with. It is evident from our experience that criminal prosecution is employed to procure a civil remedy, and we are not at all surprised that owners spend the few hundred dollars necessary to comply with these unlawful requirements of the Board of Health, rather than subject themselves to the ignominy of arrest and trial in a criminal court. THORNTON EARLE.

THORNTON EARLE. New York, April 23.

#### AN ANNOUNCEMENT.

#### Concerning the Publication of the Judgments and Municipal Improvements.

With the current number, the Record and Guide discontinues the publication of the judgments and satisfied judgments filed in the County Clerk's office. The considerations which led to this step are in themselves interesting as evidence of the notable change which has been taking place in the real estate business under the influence of the general introduction of tall buildings.

When the real estate business was essentially a brokerage business, even the biggest of the men engaged in it were as a rule satisfied to keep tabs on the credit standing of a few "names," which could be done by glancing over the judgments and other "records." Today, when every real estate house of any consequence has in its charge the management of a numher of big and costly buildings, for the financial prosperity of which it is responsible, the sort of credit information that used to be sufficient is no longer adequate.

Placed where they must themselves pass on the desirability of intending tenants of valuable space, real estate men subscribe to the service of commercial credit houses. In other words, credit records have been specialized out of modern real estate offices, and the attention formerly given to them is given to, for example, such expert and highly technical records as are described by the Charles F. Noyes Company in our Building Management Department this week. The discontinuance of the judgments and satisfied judgments will enable us to give more space to matters of practical value.

Another departmental change in the Record and Guide which, we hope, will increase the usefulness of the paper affects the news relating to municipal improvements. The publication of this in full was undertaken before the Borough Presidents now in office had instituted radically new methods of publicity with respect to local board meetings and calendars. The Information Bureau, originated in The Bronx by President Miller and copied in the other boroughs, justifies us in replacing the detailed index method of treating public projects with more readable and, under existing circumstances, more valuable descriptive news summaries.

#### BOARD OF ESTIMATE.

#### Filtration Project Reported On.-Roebling Street Assessment Reduced.

Comptroller Prendergast announced at the meeting of the Board of Esti-mate, Thursday, that the sub-committee of engineers to which was referred the application of Commissioner Henry S. Thompson, of the Department of Water Supply, Gas and Electricity, for a bond issue to cover the cost of constructing a filtration plant at the Jerome Park reservoir, has completed its re-port, and, that the matter would be in the hands of the board by Friday. The committee, it was learned, favors the construction of the filtration plant, which will cost, with the necessary connections and the acquirement of necessary real estate, in the neighborhood of \$7,500,000. A minority report will be presented, however, which will question seriously the necessity of constructing lant at all. ar

The board took steps to have the New York City Railways Company resume operation of a trolley line across the Madison avenue bridge to 138th street and Mott avenue, which the company discortinued when the board notified it that the line was being operated without a franchise. H. P. Nicolls, chief of the franchise division of the board, submitted a petition from 300 property owners declaring the service necessary.

### Roebling Street Assessment.

A committee reported on the appeal of Brooklyn women for relief from the assessment for the widening of Roebling street for the Brooklyn approach of the Williamsburgh bridge, recommending a reduction of the tax on abutting property from 10 per cent. to 3 per cent. Property owners appeared before Mayor Gaynor a few weeks ago in support of a bill which had been put through the Legislature placing the cost of the improvement on the city at large.

provement on the city at large. The Mayor said that he would veto the bill because it struck at home rule, but that the property owners should have appealed to the Board of Estimate. He appointed Borough Presidents Steers, Connolly and Miller a committee

The committee, with President Miller

dissenting, reported to the board in favor of an assessment of 25 per cent on the city, 20 per cent. on Manhattan, 52 per cent. on Brooklyn and 3 per cent. on the abutting property owners. This will reduce the average assessment on of latter class from an average the latter class from an average of \$34.43 per foot to between \$8 and \$9 a front foot. The cost of the proceeding was \$830,253.60, of which local property owners, under the original assessment figures, would have had to bear \$83,-025.36 the 025.36.

The Board also selected a site at the new Seaside Park at Rockaway for "Smiling Joe's" \$250,000 hospital.

## Court House Plans in Competition.

The architectural plans submitted in competition for the new court house are competition for the new court house are on exhibition at the Fine Arts Building in 57th street—every one of them, in-cluding the winner—so that the public can see what the problem was which the three members of the jury had to decide. Take the Lowell plan away, and it might have been a very difficult matter to choose between the American sky-scrapers and the Greek temples which

predominate among the other designs. With only one round building among them all, and with a site which a round building will fit as no other ever would, it is not at all surprising that the judges chose Lowell's. It was the chance in a million for a round building, a chance which American architects had long been waiting for, in order to design an American coliseum. When the opportunity came they forgot. "If I had only thought," said they all. Lowell was the one who did not forget.

Beautiful buildings are included among the designs-tower buildings like But-ler and Morris's, Murchison and Greeneley's, and Sire and Kaufman's, massive Roman buildings, like York and Sawyer's, buildings, the Tork and Saw-yer's, buildings with a university feeling like Griffith & Wynkoop's, and those after the order of the Municipal Build-ing. Walker & Gillette, Trowbridge & Livingston's, Cass Gilbert's, Lafarge & Morris's, George B. Post & Son's, Ar-nold W. Brunner's, Magonigle's and the rest-all are chaste conceptions credita-ble to New York.

## Central Purchasing Agency.

Comptroller Prendergast has asked for a hearing by the Committee on Af-fairs of Cities in the Senate and Assem-bly on the Cullen-Coughlin Bill, which provides for the establishment of a central purchasing department for the City of New York. He has been assured that such a hearing will be given. The Comptroller has been informed that the only opposition to the bill has been entered by the Police Department of the City of New York. The reason given for the opposition by the Police Department is that the establishment of the central purchasing agency "would be an over-centralization which would not op-erate in the interest of efficiency." The bill has the support of the Chamber of Commerce, the Merchants' Association, and practically all civic organizations which are interested in the improvement of New York City's business methods.

Chimney Smoke. (Continued from page 877) simply because some adjoining owner pleased to erect a nine-story tenement house or a skyscraping office or loft building alongside.

This is a very important decision; but there should be some statute or provis'on in the building code to cover the situation, just as there is now a rule for supporting adjoining buildings when excavations go ten or more feet below the curb; so in erecting a new building provision should be made for maintaining the draft of flues on lower properties.

# 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,

A	1913 pril 18 to 24	1912 April 19 to 25
Total No	151	197
Assessed value	\$7,186,500	\$16,062,850
No. with consideration	17	12
Consideration	\$704,600	\$618,400
Assessed value	\$955,000	\$612,500
Tan. 1 to	April 24 Jar	1. 1 to April 25
Total No.	2,599	3,039
Assessed value.	\$157,681,412	\$247,483,345
No. with consideration.	350	280
Consideration.	\$17,069,295	\$13,598,477
Assessed value.	\$16,173,962	\$20,150,650
Mon	tgages.	

А	pril 18 to 24	April 19 to25
Total No	73	120
Amount		\$2,779,676
To Banks & Ins. Cos		40
Amount		\$1,620,306
No at 6%	30	35
Amount		\$231,176
No. at 516%		4
Amount		\$110,000
No. at 5%		81 125 500
Amount		\$1,135,500
No. at 41/2%		\$843,500
Amount		\$010,000
No. at 4%		
Amount		
Unusual rates		
Interest not given		24
Amount	\$530,540	\$459,500
Amounter and a second		
		1
Jan. 1 t	o April 24 Jan	
	1,693	2,027
Total No	1,693 \$69,371,811	2,027 \$121,318,615
Total No	1,693 \$69,371,811 403	2,027 \$121,318,615 454
Total No	1,693 \$69,371,811 403 \$38,260,850	2,027 \$121,318,615 454 \$83,894,671
Total No Amount To Banks & Ins. Cos	1,693 \$69,371,811 403 \$38,260,850	2,027 \$121,318,615 454 \$83,894,671
Total No. Amount. To Banks & Ins. Cos Amount.	1,693 \$69,371,811 403 \$38,260,850	2,027 \$121,318,615 454 \$83,894,671
Total No Amount To Banks & Ins. Cos Amount Mortgag	1,693 \$69,371,811 403 \$38,260,850 Extension April 18 to 24 32	2,027 \$121,318,615 454 \$83,894,671 •. April 19 to 25 36
Total No. Amount. To Banks & Ins. Cos. Amount. Mortgag Total No.	1,693 \$69,371,811 403 \$38,260,850 <b>e Extension</b> April 18 to 24 32	2,027 \$121,318,615 454 \$83,894,671 • April 19 to 25 36 \$3,109,250
Total No Amount To Banks & Ins. Cos Amount Mortgag	1,693 403 \$69,371,811 403 \$38,260,850 <b>Extension</b> April 18 to 24 32 \$1,003,500 9	2,027 \$121,318,615 454 \$83,894,671 • April 19 to 25 \$3,109,250 16
Total No. Amount. To Banks & Ins. Cos. Amount. Total No. Amount. To Banks & Ins. Cos. Amount.	1,693 403 \$38,260,850 <b>e Extension</b> April 18 to 24 31,003,500 <b>9</b> \$460,500	2,027 \$121,318,615 454 \$83,894,671 • April 19 to 25 \$3,109,250 16 \$2,527,000
Total No. Amount. To Banks & Ins. Cos. Amount. Total No. Amount. To Banks & Ins. Cos. Amount.	1,693 \$69,371,811 403 \$38,260,850 <b>Extension</b> April 18 to 24 \$1,003,500 9	2,027 \$121,318,615 454 \$83,894,671 • April 19 to 25 \$3,109,250 16 \$2,527,000 n. 1 to April 25
Total No. Amount. To Banks & Ins. Cos. Amount. Total No. Amount. To Banks & Ins. Cos. Amount.	1,693 \$69,371,811 403 \$38,260,850 <b>e Extension</b> April 18 to 24 32 \$1,003,500 \$460,500 to April 24 Ja 682	2,027 \$121,318,615 454 \$83,894,671 • April 19 to 25 36 \$3,109,250 15,2527,000 n. 1 to April 25 855
Total No. Amount. To Banks & Ins. Cos Amount. Total No. Amount. To Banks & Ins. Cos Amount. Jan. J	1,693 \$69,371,811 403 \$38,260,850 <b>e Extension</b> April 18 to 24 \$1,003,500 \$460,500 to April 24 Ja \$30,140,335 \$30,140,335 \$30,140,335 \$30,140,335 \$30,140,335 \$30,140,335 \$30,140,335 \$30,140,335 \$30,140,335 \$30,140,335 \$30,140,335 \$30,140,335 \$30,140,335 \$30,140,335 \$30,140,335 \$30,140,140,140 \$30,140,140,140 \$30,140,140,140 \$30,140,140,140 \$30,140,140,140,140 \$30,140,140,140,140 \$30,140,140,140,140 \$30,140,140,140,140,140,140,140,140,140,14	2,027 \$121,318,615 454 \$83,894,671 • April 19 to 25 6 \$3,109,250 16 \$2,527,000 n. 1 to April 25 \$24,901,510
Total No. Amount. To Banks & Ins. Cos. Amount. Total No. Amount. To Banks & Ins. Cos. Amount. Jan. J Total No. Amount. To Banks & Ins. Cos.	1,693 \$69,371,811 403 \$38,260,850 <b>e Extension</b> April 18 to 24 \$1,003,500 \$460,500 to April 24 Ja 652 \$30,140,335 251	2,027 \$121,318,615 454 \$83,894,671 • April 19 to 25 36 \$3,109,250 16 \$2,527,000 n, 1 to April 25 \$24,901,510 276
Total No. Amount. To Banks & Ins. Cos. Amount. Total No. Amount. To Banks & Ins. Cos. Amount. Jan. 1 Total No. Amount.	1,693 \$69,371,811 403 \$38,260,850 <b>e Extension</b> April 18 to 24 \$1,003,500 \$460,500 to April 24 Ja 652 \$30,140,335 251	2,027 \$121,318,615 454 \$83,894,671 • April 19 to 25 36 \$3,109,250 16 \$2,527,000 n, 1 to April 25 \$24,901,510 276

#### Building Permits.

P	pril 19 to 25	April 20 to 26
New buildings Cost Alterations Ian. 1 t	. \$1,155,200 . \$150,580	22 \$3,313,425 \$384,815 . 1 to April[26
New buildings Cost Alterations	210 \$22,279,085	279 \$41,246,875 \$4,029,411
E	BRONX.	

Convey	ances.		
April	18 to 24	April	19 to 25
Total No No. with consideration	1	23 18	132 7
Consideration	\$126,4	152	\$77,575
Jan. 1 to Ay	pril 24	Jan. 1 to	April 25
Total No No. with consideration Consideration	2,0 2 \$2,426,9	40	2,318 198 2,994,536

#### New Buying.

There is significant buying along the lines of the new subways. Lexington avenue is the favorite section, but the Bronx and Brooklyn branches are showing a more vigorous disposition to discount coming big transit readjustments .-- R. E. Board of Brokers' Bulletin.

-Home mortgages are among the soundest investments. Usually the home owner will not let go until he is torn loose by adverse circumstances of the severest kind and when the other fellow walks the floor-you don't have to .-R. E. Board of Brokers' Bulletin.

-The number of dark public halls in tenements in New York City was re-duced from 17,093 to 13,579 last year. The number of tenement rooms with-out windows was reduced from 50,500 to 23,788.

pril 18 to 24	April 19 to 25
9	
\$901,69	1 \$1,163,940
	7 .9
	7 14
- + 0 - 0 D	
April 24 J	an.1 to April 26
1.46	9 1,650
	9 \$3,548,866
e Extension	a. <b>#.</b>
	\$901,69 \$50,40 4 \$481,39 \$35,00 1 \$104,96 \$46,68 \$233,65 46,68 \$233,65 46,68 \$15,658,30 1 \$15,658,30 15 \$3,026,67

Mortgages.

	April 1	8 to 24	April 19 to 25
Total No Amount To Banks & Ins. Cos. Amount.		8 \$191,500 5 \$173,000	\$222,000 1
Jan.	1 to Apr	il 24 Ja	in 1 to April 25
Total No Amount To Banks & Ins. Cos Amount		215 \$4,509,935 49 \$1,334,750	\$4,331,175 51
Buil	ding I	Permits.	
	April	18 to 24	April 20 to 26
New buildings Cost		20 \$270,450 \$25,300	\$732,750

Alterations	\$25,300	\$21,300		
Jan. 1 to	April 24 Jan.	1 to April 26		
New buildings Cost Alterations	341 \$9,153,716 \$323,325	449 \$12,177,725 \$430,805		
BRO	OKLYN.			

COMV	cy macces.	
Δ.	1913	1912 3 April 18 to 24
Total No No. with consideration Consideration	4 \$178,8	466 477 49 26
Total No No. with consideration Consideration	7,3	742 7,743 573 448

#### Mortgages

	Apri	il 17 to 2	3	April 18 to 24
Total No.			351	425
Amount		\$1,231		
To Banks & Ins. Cos			75	95
Amount		\$476		\$500,000
No. at 6%			211	259
Amount		\$610		\$860,060
No. at 51/2%			50	48
Amount		\$218		\$185,660
No. at 5%	• •	0054	70	96
Amount		\$354	,110	\$410,800
Unusual rates		00	,200	\$1,000
Amount Interest not given		\$0	18	21
Amount			,006	\$83,000
				A A A A A A A A A A A A A A A A A A A
				n. 1 to April 24
Total No			,488	5,832
Amount		\$20,351		
To Banks & Ins. Cos		1		1,360
Amount		\$8,308	,343	\$9,781,823
Build	ing	Permi	ts.	
А	pril	18 to 24		April 18 to 24
			1 1 1	000

New buildings	113	323
Cost	\$705,943	\$1,337,775
Alterations	\$116,826	\$122,668
Jan. 1 to	April 24 Jan.	1 to April 24
New buildings	1,316	2,056
Cost	\$10,406,888	\$14,513,213
Alterations	\$1,180,916	\$1,305,069

#### QUEENS. Building Permits.

	April 18 to 24	April 19 to 25
New buildings	1	30 116
Cost		70 \$373,630
Alterations		13 \$12.785
Jan. 1	to April 24	Jan. 1 to April 25
New buildings	1,5	
Cost		
Alterations		97 \$322,060

## RICHMOND.

Buildin	g Permits.	
A	prll'18 to 24	April 19 to 25
New buildings Cost Alterations	43 \$50,370 \$5,525	13 \$102.900 \$3,275
Jan. 1 to	April 24 Jan	n. 1 to April 25
New buildings Cost	266 \$423.692 \$68,407	261 \$1,209,288 \$121,569

## BUILDING MATERIALS AND SUPPLIES

Administration's Whip Hand Over Politicians and Big Business in Tariff Debates Keeps Up Optimism-Building Outside of New York Active.

Prices Holding Firm, Despite Light Demand, Owing to Low Mill Supplies and Shortage of Steel.

MTV

CONDITIONS which have depressed the New York building material market for the last three months are changing. The first indication of changing. The first indication of this shift in temperament was dis-covered when it was shown that the steel companies were in receipt of orders sufficiently large to give April a fair showing from the East in building requirements, notwithstanding the delay caused by floods. Another reason for a more optimistic sentiment among building material interests was found in the continued demand for lumber, which, contrary to steel, reflects the building temperament of the suburbs. In Newark there was reported to be a slight shortage in brick supply, which is also the case of certain kinds of lumber, notably spruce and oak. Throughout East Jersey there was an advance of fifty cents a thousand for spruce lath and select common brick was reported to be slight-ly stiffer, although here in New York the demand was so light as to make current prices of \$7 to \$7.25 weak at top.

Consumers of building materials have doubtless been waiting for the recent depreciation in the eastern building field to bear prices, but the supplies at the mills are so low that no decrease in prices seems likely, even though the market fails to continue the strengthening tone it revealed this week. On the floor of the Building Material Exchange there was a decidedly optimistic sentiment, based largely upon the fact that the ad-ministration's tariff revision program, calls for prompt action and that there seems to be good grounds for expecting this business disturbing matter to be safely out of the way by the time the building season gets its full momentum. Construction interests here believe that the money market will continue to hold firm so long as Washington shows a disposition to hold a whip hand over poli-ticians and big business interests.

In considering the much-talked-of depression in building material circles during the first quarter of 1913, it is significant that the total contemplated expenditure for construction of buildings under permits issued in various cities for the first quarter exceeds that of any pre-vious year. Of 139 cities reporting in March 88 showed increases, but owing to the large decreases in New York and Boston the total of all is only \$84,129,-150, as against \$86,256,800 last year. The falling off is slightly greater as com-pared with 1911, and the decline from 1910 reaches over \$10,000,000. For Greater New York the comparison is Greater New York the comparison with between \$17,905,881 and \$27,049,988, with to talk of the loss in Manhattan. The the bulk of the loss in Manhattan. The cities outside of New York, 138 in num-ber, show a total of \$66,223,000, against \$59,206,812 in 1912 and \$70,538,776 in 1911. The cities of Elizabeth and New-ark are among the 22 in the middle section showing greater activity than was recorded a year ago.

All the sections or groups show an aggregate prospective outlay for 138 cities, exclusive of New York, of \$156,000,000 for the three months of 1913, as against \$136,509,463 in 1912, and a total of a little in excess of \$140,000,000 in 1911. New York's results for the corresponding period are \$43,804,100, \$52,200,557 and \$40,-461,336.

## BRICK KILNS RESUME. Several North River Plants Reopen for 1913 Season—Demand Light.

1913 Senson-Demand Light. W HILE there are numerous barge loads of brick at various docks consigned to deal-ers, the movement of this commodity into buildings is moderate. On Tuesday of this week there were 73 boat loads of brick avail-able in the wholesale market where they were bringing from \$7 to \$7.25 in a dull market. Three plants, one at Dutchess Junction, and others at Haverstraw, resumed operations this week and are using about the same capacity as last year or about one-half the maximum output.

last year or about one-half the maximum output. The outlook for the season is for a moderate demand although conditions may change in this respect when the steel mills begin to throw back some of their capacity now largely devoted to railway fabrication under forced orders and the effect of pending tariff revision on build-ing materials can be gauged. If the adminis-tration's plan for speedy action on this mea-sure is consummated it is probable that the brick market will attain a normal pace by about the river still available to take care of the market's requirements for the next six weeks or until new brick begins to come into the market. Official transactions for North river com-mon brick duriffs the last week with records covering the corresponding week last year fol-low : 1913.

### 1913.

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## STEEL FABRICATORS ACTIVE. Local Interests Expect Subway Require-ments to Fill Depletion Here.

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LATH GENERALLY HIGHER. Prices of All Lumber Hold Firm Despite Light Demand.

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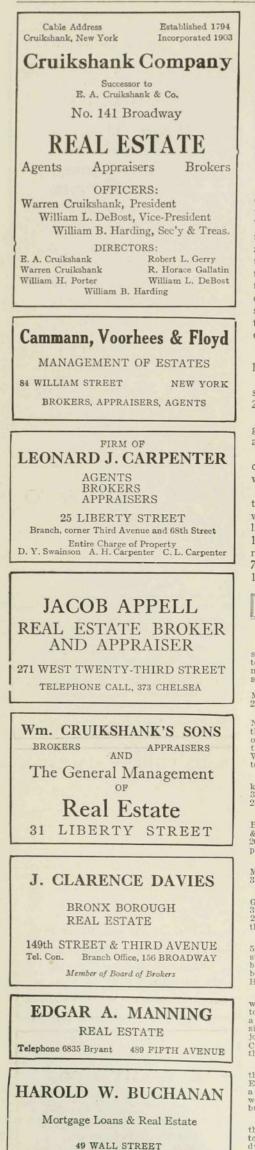
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## BETTER INQUIRY FOR LIME. Outlook for Plaster Market Considered Better.

Better. T HE general market for lime and plaster seems to be stronger in tone, prices being struction work during the first quarter now gives promise of little more strength, but whether this is temporary or an indication of increasing activity in this department none of the lime interests were prepared to say this week. Reports from the kilns are to the effect that about the same capacity used last year is being worked at present, but some agents here are inclined to look upon the future market with considerable optimism because of the splen-did building movement in the West.

#### PORTLAND CEMENT EASY. E. B. Goode, Jr., Takes Local Manage-ment for Lehigh Company.

E. B. Goode, Jr., Takes Local Management for Lehigh Company.
CEMENT is easy and quotations are generally held firmly. The mill stocks are a little havier than two months ago, owing to the temporary falling off in demand in New York and vicinity and the tie-up of freight following the recent floods did not help matters much the particular.
The of the recent developments in the local distributing market was the appointment of E. B. Goode, Jr., as manager of the New York office of the Lehigh Portland Cement Company, of 26 Broadway, succeeding in that department H. A. Brocas, the well-known line man, who, following the death of Hiram Snyder, temporarily assumed the sales management of both the Kelly Island Lime & Transport Company's products in this territory. The development of both departments, hence the elevation of Mr. Goode, who was formerly a salesting of the New York office of the Lehigh Company. Mr. Brocas will be continue to manage the New York office of the Kelly Island Lime & Transport Company, at 103 Park avenue, while the offices of the Lehigh Company. Mr. Brocas will be continue to manage the New York office of the Kelly Island Lime & Transport Company, at 103 Park avenue, while the offices of the Lehigh Company. Mr. Brocas will be continue to manage the New York office of the Kelly Island Lime & Transport Company, at 103 Park avenue, while the offices of the Lehigh Company.



# THE WEEK'S REAL ESTATE NEWS

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

Apartment Houses Formed the Bulk of the Week's Dealing.

Our news columns show extensive dealing in apartment houses throughout the upper half of Manhattan this week. There were signs of approaching summer lethargy. The Bronx contributed a large corner property to the week's total of dealing. Brooklyn still con-tinues active and private dwellings and two-family houses appear to be in good demand there. Staten Island was the scene of a large sale, a famous old ho-tel having been bought together with extensive riparian rights on the harbor.

The total number of sales in Manhattan this week was 40.

The number of sales south of 59th street was 13 against 14 last week and 21 a year ago.

The sales north of 59th street aggregated 27 compared with 18 last week and 23 a year ago.

From The Bronx, 17 sales at private contract were reported, against 13 last week and 26 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was \$900,230, compared with \$1,445,765 last week, making a total since January 1 of \$1,926,772. The figure for the cor-responding week last year was \$1,926,-772, making the total since January 1, 1912, \$16,800,438.

#### PRIVATE REALTY SALES.

#### Manhattan-South of 59th Street.

MADISON ST.—The Lawyers Mortgage Co. sold through Chas. Wolinsky and Jos. Roberts to Sigmund Levine 352 Madison st, a 5-sty tene-ment house, on a lot 23.6x94.11, near Scammell

st. MERCER ST.-Lewis Freedman sold 79 Mercer st, a 6-sty loft building, on a lot 24.10x100, between Broome and Spring sts.

PEARL ST.—Michael Bacci bought through Nicholas F. Walsh and A. H. Matthews from the estate of John Matthews 451 to 455 Pearl st, old 3-sty buildings, on a plot 38x87x79x37, in the west side of the street, 17.8 ft north of William st. Extensive alterations will be made to the property by the new owner. the

10TH ST.-J. Adler sold through David Chen-en to David Greenberg 207 East 10th st, a sty dwelling, on a lot 25x94.10, 125 ft east of d av. The buyer has resold. 2d av.

10TH ST.-Douglas Robinson, Chas. S. Brown Co., in conjunction with E. H. Ludlow & Co., sold for the estate of Francis M. Bacon 20 and 22 West 10th st, a 4-sty dwelling, on a plot 42x100 42x100.

18TH ST.—John Peters sold for Margaret Meyer to Bernard W. Kelly, 304 East 18th st, a 3-sty and basement dwelling on a lot 22x78.

34TH ST.—Dr. Geo. S. Youngling sold through Geo. B. Corsa to Dr. Robt. S. Bickley 455 West 34th st. a 3-sty and basement dwelling, on a lot 20.10x98.9. The buyer has been the tenant of the house the house

37TH ST.—The estate of Saul J. Levey sold 52 West 37th st, a 4-sty and basement brown-stone front dwelling, on a lot 21.6x98.9. The buyer is a well-known physician. Last Novem-ber the property was bought, at auction, by Henry Moeller, a party in interest, for \$66,000.

43D ST.—The Faile estate sold to an operator, who resold to Mrs. Mary L. Willoughby, of Bos-ton, 106 West 43d st, an old 3-sty dwelling, on a lot 22.6x100.5. The buyer will reimprove the site with a 6-sty bachelor apartment house. Ad-joining is the Elks Club house and abutting is Childs' restaurant in 42d st. John Durand was the broker.

47TH ST.—The estate of Harriet Hayden sold through Pease & Elliman to Henry G Trevor 5 East 47th st, a 4-sty and basement dwelling on a lot 25x100.5, 150 ft east of 5th av. The buyer will remodel the structure into a 6-sty business building with store.

53D ST.--Mrs. Florence C. Eno Graves sold through Douglas Robinson, Chas. S. Brown Co. to Henry F. Shoemaker 21 West 53d st, a 5-sty dwelling, on a lot 23x100.5, in the north side of the street. The buyer owns and occupies 26, opposite. E. S. Willard & Co. represented the buyer.

58TH ST.—Chas. P. Barkley sold to Alex. Smith Cochran, of Yonkers, N. Y., the 4-sty dweling, on a lot 20x100.5 at 23 West 58th st, between 5th and 6th avs. Mr. Smith owns 24 to 28 West 59th st, the old Alhambra apart-ment house, abutting. 10TH AV.—Louis W. Mayer sold through David Vogel 368 10th av, at the northeast corner of 31st st, a 3-sty tenement house with stores, on a lot 24.8x60.

#### Manhattan-North of 59th Street.

HAMILTON PL.—The Braude-Papae Co. sold to the Domain Realty Co. the vacant plot, 81.4x 66.5x irregular, in the south side of Hamilton pl, 135.8 ft east of Broadway. The buyer will improve the plot with a store, loft and office building and a moving picture theatre. The property faces the 137th st subway station.

 $62\mathrm{D}$  ST.--Margaret Boylan sold through the Duross Co. 159 West 62d st, a 5-sty tenement house, on a lot  $25 \mathrm{x} 100.5$ , between Columbus and Amsterdam avs.

69TH ST.—Samuel D. Hollis sold through Pease & Elliman 105 West 69th st, a 4-sty and basement dwelling, on a lot 19x100.5, 43 ft. west of Columbus av.

of Columbus av. 70TH ST.—Jos. F. A. O'Donnell bought through Adolf Cohn from Virginia Danziger and Moses J. Sneudaira 320 to 326 East 70th st, four 4-sty tenement houses with stores, on a plot 100x100.5, between 1st and 2d avs. 71ST ST.—Jos. Paterno sold for the owners to the Campagna Construction Co. 230, 232 and 234 West 71st st, three 3-sty and basement brown-stone front dwellings, on a plot 60x100.5. The sellers were respectively Rebecca M. Laidlaw, Mary L. Seyd and J. W. Westerfield. The pur-chasing company has recently completed an apartment house opposite the site just bought. 72D ST.—Earle & Calhoun sold for Mrs. Lucy A. Ledwith 248 West 72d st, a 4-sty and base-ment dwelling on a iot 20x102.2, between Broad-way and West End av. \_\_\_\_\_83D ST.—John Bolton Simpson sold 117 East

A. Detwith 243 West 120 st, a 4-sty and base-ment dwelling on a lot 20x102.2, between Broad-way and West End av.
83D ST.—John Bolton Simpson sold 117 East 83d st. a 3-sty brick building on a lot 25x102.2. The seller had owned the property since 1900.
89TH ST.—George Baker and Arnstein & Levy, acting as the Excelsior Holding Co., bought through Geo. Ranger from Laura Heilner 311 West 89th st. a 3-sty and basement dwelling. on a lot 20x100.8. This property will be added to the plot at 313 to 317 West 89th st, which is owned by the buyers. They now control a plot 80x100.8. between West End av and Riverside drive. The buyers will probably erect on the combined site a 12-sty apartment house.
93D ST.—O'Reilly & Dahn sold for Charlotte Rosekrans to Ennis & Sinnott 159 East 93d st, a 3-sty and basement dwelling, on a lot 14x 615, 36 ft east of Lexington av.
94TH ST.—Rudolph J. Schaefer sold 9 East 94th st. a 4-sty and basement dwelling, on a lot 20x100.8, 190 ft. east of 5th av.
95TH ST.—Frederick Zittel & Sons sold for Maria L. James to Wm. Colgate 164 West 95th st. a 3-sty dwelling, on a lot 17x100.8. The buyer also owns 158 to 162, adjoining, and he now holds a plot 68x100.8.
120TH ST.—Mrs. Ada Sultan sold 110 West 120th st, a 3-sty dwelling, on a lot 18.10x100.
133D ST.—Chas. R. Protze sold through J. B. Wood to L. Laing 119 West 133d st, a 5-sty flat, on a lot 19x85x99.11.
145TH ST.—Clover Construction Co. sold through Harden & Co., 346 and 348 West 145th

on a 101 DYRS5X59.11. 145TH ST.—Clover Construction Co. sold through Hayden & Co., 346 and 348 West 145th st, two 3-sty dwellings, on a plot 32.5x106x irregular, between Edgecombe and St. Nicholas avs. Alterations will be made to the property. Stores will be installed and a moving picture theatre will be made in the rear with a seating capacity for 300 persons.

160TH ST.—Jerome C. Geiger, in conjunction with L. T. Alton, sold for Lowenfeld & Prager 547 and 549 West 160th st, a 6-sty apartment house, on a plot 44x100.

house, on a plot 44x100. 1787H ST.—Chas. Meisel sold 659 West 178th st, a 3.stv and basement dwelling, on a lot 12.6x 100, between Broadway and Wadsworth av. 183D ST.—Mrs. Alice Eaton sold to John Katzman the vacant plot. 170x74.11, in the north side of 183d st. 100 ft west of Amsterdam av. The buver will improve the plot with two apartment houses. The plot is part of the old farm that was purchased by Mrs. Eaton's father more than 60 years ago. and this is the first sale of the property since that time. Mrs. Eaton still owns both the adjoining corner of Amsterdam and Audubon avs, each a plot 100x 74.11. 74.11

74.11. BRADHURST AV.—The estate of Patrick Skelly sold to Lowenfeld & Prager the north-east corner of Bradhurst av and 149th st, a vacant plot 50x100. Forming part of the same sale was the southeast corner of Washington av and 165th st. Bronx, a plot 96x96. The buyers gave in payment 391 and 393 Central Park West, at the north corner of 99th st, two 6-sty apartment houses, on a plot 78x100.

BROADWAY.—The Sutherland Realty Co. sold rough Wm. A. Darling & Son to the Maze ealty Co. the southeast corner of Broadway through W Realty Co.

884

and Arden st, a plot of about 8 lots, fronting 87 ft. on Broadway and 245 ft. in Arden st and proved by the purchasing company. BROADWAY.-Michael J. Dowd sold to a builder the vacant plot 50x151 on the east side of Broadway, 100 ft west of Academy st. FORT WASHINGTON AV.-Sinbar Realty Co., Nathan Wilson, president, sold to Irving Judis the northwest corner of Fort Washington av and 161st st, a vacant plot 100x100, which the buyer will improve with a large apartment house. LENOX AV.-Louis Lese and others sold to of Leoax av, 24.11 ft, south of 143d st. The buyer owns the adjoining southeast corner of 143d st, a 1-sty theatre which he recently bought in foreclosure proceedings. He now con-trols a total plot of 75x85. PARK AV.-The Fullerton-Weaver Co. sold to the 960 Park Avenue Co. the new 13-sty apartment house at 960 Park av, northwest corner of \$2d st, on a plot 1022x115. The pur-hasing company was incorporated for the pur-pose and consists of Robt B. Knowles, W. V. A. Kemp and Almora Meikeljohn. PARK AV.-Frederick Danneman sold to the Markwin Realty Co. of which Frederick W. Marks is president, 1128 and 1130 Park av, two 5-sty apartment houses, on a plot 50.2x82.2. John J. Kavanagh was the broker. The properties are between 90th and 91st sts. RIVERSIDE DRIVE.-Silverson & London Construction Co. sold to Alfonse Montant 552

between 90th and 91st sts. RIVERSIDE DRIVE.—Silverson & London Construction Co. sold to Alfonse Montant 552 Riverside drive, overlooking the Hudson River at the upper end of the drive, a 6-sty apartment house, with a front of 75 ft., with a rear line of 92.9 ft., a depth of 141.11 ft. on one side and 174.4 ft. on the other. VERMILYEA AV.—Minturn Post Collins and Francis J. McLaughlin sold to John Katzman the vacant plot, 1002100, at the softheast corner of Vermilyea av and 204th st. The buyer will erect on the plot two 5-sty apartment houses. 10TH AV.—J. Allen Townsend sold to Michael

10TH AV.-J. Allen Townsend sold to Michael Dowd the northeast corner of 10th av and 206th st, a vacant plot 100x100. The buyer gave, in payment, the vacant plot 50x151, on the east side of Broadway, 100 ft north of Academy st, which was recently reported as sold.

#### Bronx.

MINFORD PL.—Arnold, Byrne & Baumann, in conjunction with B. Morris sold for Geo. F. Johnson & Sons to Lowenfeld & Prager 1558 and 1562 Minford PJ, two 5-sty flats, on a plot 87x 100, 275 ft north of 172d st. The buyers gave in part payment 1111 Intervale av, a vacant lot. MINEORD PL Arnold Byrne & Baumann

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101, 215 Hard Physical Action 1111 Intervale av, a vacant lot.
MINFORD PL.—Arnold. Byrne & Baumann resold for Geo. F. Johnson 1551 to 1557 Minford pl. two 5-sty apartment houses, each on a plot 37.6x100; also the southeast corner of Minford pl and 173d st, a 5-sty apartment house, on a plot 33x100.
167TH ST.—The Cloffi Co. sold through A. Elumenthal to the Keats Co., S26 East 167th st, a 5-sty apartment house on a plot 40x100.
180TH ST.—Kovacs Construction Co. sold the store building, covering the block front. 154.3x70.10x irregular, in the north side of 180th st, between Hughes and Belmont avs. The buyer, whose name is Levy, gave in part pavment the southeast corner of Concord av and 151st st, a plot 173.6x94.
BOSTON RD.—Wm. H. Booth sold through

BOSTON RD.-Wm. H. Booth sold through John A. Steinmetz to the Land Realty Co. the southwest corner of Boston rd and East 181st st, a plot 114x125. The property has been in the Booth family for more than 80 years. The buyer will improve the plot with a store buildins

BROOK AV.—Katcher Realty Co. sold through Cowen the Nicolet Theatre, on a plot 31x 00. on the east side of Brook av, 50 ft south St. Paul's pl. S. 100. of

BRYANT AV.—S. Cowen sold for L. Davis the plot, 50x100, on the east side of Bryant av, 225 ft north of Lafayette av, to a builder, for immediate improvement.

immediate improvement. COURTLANDT AV.—Kurz & Uren sold for the Renenson Realty Co. to Morton Green 790 and 792 Courtlandt av, two 3-sty flats, with stores, on a plot 50x91. JACKSON AV.—Frank D. Wagner sold 751 Jackson av a 5-sty flat, on a lot 25x77. MANIDA ST.—Alex. Selkin sold for R. Sal-vesen 725A Manida st, a 2-family house, on a lot 15x77.

vesen 725A Manida st, a 2-family house, on a lot 15x77.
PARKER AV.—John A. Hallet sold through John A. Steinmetz lot 28, size 25x100, on Parker av, St. Raymond Park, to Geo. Barthold.
SOUTHERN BOULEVARD.—Jas. T. Meehan sold to Adolph and Henry Bloch the northwest corner of Southern Boulevard and 180th st, a 1-sty store, on a plot 118x112.6.
SOUTHERN BOULEVARD.—Terrence Smith sold through Jos. Bergmann to the Lederer Construction Co. the vacant plot. 75x100, on the east side of Southern Boulevard. 125 ft. south of Jennings st. The buyer will improve the plot with two 5-sty apartment houses.
WESTCHESTER AV.—Helen S. Leube sold for the Regent Realty Co. the vacant plot 161.8x from 50 to 98 ft in depth, on the west side of Westchester av, between Edison and Hobart avz. The plot will be improved with "taxpayers" for business purposes. The same broker sold for on Westchester av, running through to and fronting 25 ft on Edison av, with a depth of 75 ft on the other.
3D AV.—Lewis Spencer Morris bought through JC larence Davies from Benj F Gilbert, 4223 to

the other. 3D AV.—Lewis Spencer Morris bought through J. Clarence Davies from Benj F Gilbert, 4223 to 4233 3d av, 2-sty "Taxpayers," on a plot 104.12x 113.8x irregular. The property is on the west side of the avenue, 102.10 ft north of Tremont

3D AV.-W. E. & W. I. Brown, in conjunction with Mooyer & Marston, sold for Mrs. M. A. Irwin the southwest corner of 3d av and 179th st, a plot 91.6x90.7,

3D AV,--J. Clarence Davies, in conjunction with Douglas Robinson, Chas. S. Brown Co., sold for B. F. Gilber 4223 to 4233 3d av, a 2-sty "taxpayer," on a plot 104x112, just north of 177th st.

#### Brooklyn.

DAHLGREN PL.—John Singlehurst sold for a client the 2-sty frame dwelling, on a plot 32x irregular, in the east side of Dahlgren pl, 318 ft north of Fort Hill pl, Bay Ridge.

FULTON ST.—Thos. Hovenden, of the Chaun-cey Real Estate Co., sold to the Stuyvesant-Fulton Co. the vacant plot, 175x100, in the south side of Fulton st, 250 ft, east of Schenectady av. A moving picture theatre will be built on the plot.

SENATOR ST.—The Eltoma Realty Co. sold through John Singlehurst the vacant plot, 40x 100, in the north side of Senator st, 339 ft west of 3d av.

6TH AT.—Jerome Property Corporation sold for the estate of Caroline Feser 366 6th st, a 2-sty and basement dwelling. EAST 14TH ST.—John S. Roberts sold for Fred R. Davis, 1957 East 14th st, a detached frame dwelling, on plot 35x100, to Mrs. Ann E. Hunt, who gave in exchange her farm at Lake-wood, N. J.

wood, N. J. EAST 22D ST.—Geo. M. Smith Co. sold for Warnock Bros. to G. F. Ridgway, for occupancy, the detached stucco dwelling, on a plot 40x100, in the east side of East 22d st, south of Av J. EAST 23D ST.—Mrs. Gertrude H. Keyes sold through the Geo. M. Smith Co. to S. A. Beach 5026 East 23d st, a detached frame dwelling, on a plot 50x100.

EAST 23D ST.-S. A. Becker sold the Geo. M. Smith Co. to Earl M. Farrington 868 East 23d st, a frame detached 2-family house, on a plot 40x100.

39TH ST.-John F. Burke sold for B. C. Am-royd the plot, 50x100, in the south side of 39th st, 50 ft. west of 6th av. 57TH ST.-Frank A. Seaver sold for C. Hayes 257 57th st, a frame dwelling.

257 57th st, a frame dwelling. 87TH ST.—John Singlehurst sold for Mrs. Josephine Lowe the lot, 20x100, in the north side of 87th st, 80 ft east of 4th av; also for Will-mer Gauntt the lot, 20x100, in the north side of 87th st, 100 ft east of 4th av. 87TH ST.—Michael Cooper sold through Mal-colm McKinnon Jr. the vacant plot, 40x100, in the north side of 87th st, 120 ft east of 4th av. 88TH ST.—Malcolm McKinnon Jr. sold for Henry Thornley the dwelling, on a plot 22.6x 115, in the north side of 88th st, 655 ft east of Fort Hamilton Parkway. 93D ST.—John Singlehurst sold for John

Fort Hamilton Parkway. 93D ST.—John Singlehurst sold for John Whitely the lot, 25x109, in the north side of 93d st, 159 ft east of 3d av. BEDFORD AV.—The estate of Henry B. Scholes sold through Jas. B. Fisher to Dr. Andrew W. Lawrence 599 Bedford av, at the northeast corner of Hooper st, a 3-sty and base-ment brownstone dwelling, on a lot 23x103. The buyer will occupy the property. Dr. Lawrence, last week, sold his home at 558 Bedford av, at the southwest corner of Ross st. OCEAN AV.—Wood, Harmon & Co. sold to a builder the southwest corner of Ocean av, and Cortelyou rd, Flatbush, a vacant plot of 8 lots. Three apartment houses will be erected on the plot.

MARCY AV.—The Smith estate sold to Jacob Siras the northwest corner of Marcy av and South 9th st, a vacant plot 56x64. The buyer will improve the plot with an apartment house. The Smith estate had owned the property for 20 vecase

THROOP AV.—The Realty Associates sold to M. Kaplan 505 to 523 Throop av, ten 4-sty brick flats, on a plot 200x100, forming the east block front between Putnam and Jefferson avs. The buyer gave property in Canarsie in part payment

5TH AV.—Tutino & Cerny, sold for I. Gobus 5410 5th av, a 3-sty brick building with store, on lot 20.11x100.

on lot 20.11x100. FLATBUSH GARDENS.—Wood, Harmon & Co. sold at Flatbush Gardens, one lot on Kim-ball av, near Av Q, to Mary J. Dicks; one lot in Hendrickson st, near Av Q, to Miss Bertha Ashlee; two lots at the corner of Kimball av and Av Q to Arthur N. Cote; one lot on Av P, near Hendrickson st, to Ludger Gauvin, and one lot in East 52d st, near Church av, to Mrs. Grace I. Ludke. At Midwood Manor West, two lots in East 4th st, near Bay Parkway, to George L. Carney.

#### Queens.

RICHMOND HILL.—Frank J. Magerle sold for Henry Herrmann the 3-sty flat with store at 2709 Jamaica av, Richmond Hill. The prop-erty is between Greenwood av and Welling st.

#### Richmond.

STAPLETON.—Louise Lechnert sold through Cornelius G. Kolff to Leah Clark a plot, 50x100, on the west side of Catlin av, near Cebra av, Stapleton, Staten Island.

Stapleton, Staten Island. NEW DORP.—J. Sterling Drake sold for the Riverhead Savings Bank to E. Munger the ex-tensive hotel property known as the New Dorp Beach Hotel, comprising 15 acres of upland, with groves, baseball grounds, etc., 15 acres of riparian rights on the lower New York bay or ocean edge, 400 ft of beach frontage and over 1.600 ft of frontage on Cedar Grove av and Marine Way; the hotel building, a concrete structure; a steamboat pier, extending 1,200 ft into the bay; dancing pavilions, field dining on Cedar av, all at New Dorp, Staten Island. This is the original south shore hotel of Staten Island and was erected by the late Alphonse Peteler 40 years ago. There is a fine grove of st 14 put Alaedoud an uo sean up put suppo

#### Established in 1853

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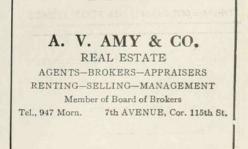
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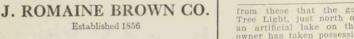
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from these that the government named Elm Tree Light, just north of the hotel. There is an artificial lake on the property. The new owner has taken possession.

#### Near-By Cities.

JERSEY CITY, N. J.—Charles L. Cost sold for the Claremont Presbyterian Church to Samuel Berkowitz a 2-sty frame church build-ing on a plot, 50x100, on the south side of Clare-mont av, near Ocean av, Jersey City; also for Catharine Fitzgerald to George W. Flaacke 154 Vroom st, Jersey City, four dwellings on a plot 40x190.

JERSEY CITY, N. J.—A. W. Robertson sold JERSEY CITY, N. J.—A. W. Robertson sold through Samuel T. Fairbanks to Henry J. Rus-sell 22 Monticello av, Jersey City, a 3-sty dwelling, on a lot 18X100.

dwelling, on a lot 18x100. NEWARK, N. J.—Louis Schlesinger sold for Lilla M. Flournoy to Mary L. Kingston 100 Treacy av, Newark, a frame dwelling; for Peter T. Wood to Fannie Chance 55 Spring st, New-ark, a 2-family house.

SUMMIT, N. J.-J. O. Prescott sold to Ed-in J. Gardiner 45 Mountain av, Summit, a elling.

#### Rural and Suburban.

BAY SHORE, L. I.—John M. Howells sold rough John R. Strong to J. H. Lester a plot 2½ acres on Penataquit av, Bay Shore. This one of the fashionable summer residence avs the place. of is of

or the place. BAY SHORE, L. I.—The T. B. Ackerson Co. sold, at Brightwaters, Bay Shore, to Hattle A. Iffla a semi-bungalow, on a plot 100x155, on the north side of Hiawathe drive, 100 ft. west of Peters boulevard; and to David J. O'Connell a bungalow, on a plot 70x140, on the east side of Pine Acres boulevard, 200 ft. north of Howells vd

COLD SPRING HARBOR, L. I.—Pease & El-liman sold for a client to Francis M. Weld, of Manhattan, a tract of 17 acres at Cold Spring Harbor, with an extensive frontage on the har-

EAST ORANGE, N. J.—Westervelt Real Estate Co. sold for E. E. Clapp to Clara B. Fowle the apartment house at G9 Carnegie av, Eas Orange; also for a client the dwelling at I Hawthorne av, East Orange. 12

EAST ORANGE, N. J.-Stiger & Taylor sold tr the estate of Harriet J. Boyce the plot at the northeast corner of Grove and William sts, ast Orange. A modern apartment house will e erected on the plot. for

East Orange. A modern apartment house will be erected on the plot. FARMINGDALE, N. J.-Wm. R. Moore sold for a client to Ernest Gehlet the Central Hotel, with 150 acres, at Farmingdale, on the road leading to Lakewood. FLORAL PARK, L. I.-The Windsor Land and Improvement Co. sold, at Floral Park, a plot 40x100 and one 20x100, to W. Wissell, and to H. E. Murphy a plot 60x100, on Plainfield av; to J. C. MacDevitt a plot 60x100, on Tulip av, and a plot 100x162 at Belmont st and Floral Parkway; to J. Rosenthal and F. G. Goldsack each a plot 60x100 on Tulip av; to M. J. Corley a plot 45x100, on Childs av; to A. Murphy a plot 50x100 on Granium av; to K. Sheridan a plot 40x100 on Granium av; to K. Sheridan a plot 40x100, on Daisy av; to J. Brutzos a plot 40x100, on Daisy av; to J. Brutzos a plot 40x100, on Belmont av; to E. Harvey a plot 60x100, on Belmont av; to H. Weinberg a plot 40x100, in Aspen st. GREAT NECK, L. I.-Rickert Finlay Realty Co. sold, at Kensington, Great Neck, to B. F. Wallace, of Manhattan, a plot fronting 100 ft. on the north side of Arleigh rd, 106 ft. west of East drive.

of East drive. GREAT NECK, L. I.—The Rickert-Finlay Realty Co. sold to William F. Hyde, of Man-hattan, a plot with 101 ft, frontage on the north side of Nassau rd, 225 ft. west of Park rd, Kensington, Great Neck. HEMPSTEAD, L. I.—Windsor Land & Im-provement Co. sold, at Hempstead, to N. De laney and M. Fay each a plot 40x100, in Miller st; to W. Powers, J. Orna and D. Lawlor each a plot 40x100, in Bernhard st; to J. Moran a plot 40x100, in Emerhy st; to S. McGarry a plot 40x100, on Oceanside av. HEWLETT, L. I.—The Hewlett Bay Co. sold

How How Harley St.; to J. Barry a plot 40x100, in Emery st.; to S. McGarry a plot 40x100, on Oceanside av.
HEWLETT, L. I.—The Hewlett Bay Co. sold through Payson McLane Morrill to John C. Greenleaf an acre of land on the north side of Maadow View av, Hewlett. The buyer will erect a home for himself on the property.
MT. VERNON, N. Y.—Elmer A. Walsh sold to a buyer, for occupancy, 513 Gramatan av, southeast corner of Ridgway st, Mount Vernon, a 2½-sty dwelling, on a plot 95x140.
MUNCIE ISLAND, L. I.—The Town and Country Estates sold to Edward J. Drake, of the Mutual Life Insurance Co., a building plot on Algonquin av; to Dr. Samuel C. G. Watkins, of Montclair, N. J., a building plot on Seneca av, and to Dr. Jasper J. Garmany a building plot on Towanco av, facing Great South Bay, all on Muncle Island, off Babylon.
OCEANSIDE, L. I.—Windsor Land and Improvement Co. sold, at Oceanside, to V. Bodeker, P. Schuerman, M. Ochler and A. Luhmann each a plot 40x100, on Yost Parkway; to W. E. Mann, F. Boyle, A. T. Stippel and R. H. Meyer each a plot 40x100, on Perkins av; to M. J. Bockstahler a plot 40x100, on Herkins av; to M. J. Bockstahler a plot 40x100, on Herkins av; to M. J. Bockstahler a plot 40x100, on Herkins av; to M. J. Bockstahler a plot 40x100, on Herkins av; to M. J. Bockstahler a plot 40x100, on Herkins av; to M. J. Bockstahler a plot 40x100, on Herkins av; to M. J. Bockstahler a plot 40x100, on Herkins av; to M. J. Bockstahler a plot 40x100, on Herkins av; to M. J. Bockstahler a plot 40x100, on Herkins av; to M. J. Bockstahler a plot 40x100, on Herkins av; to M. J. Bockstahler a plot 40x100, on Herkins av; to G. and V. Brewer a plot 40x100, on Herkins av; to G. and V. Bleek a plot 60x100, on Ebert av.
SCARSDALE, N. Y.—Fish & Marvin, in conjunction with C. E. Griffen, sold for F. B. Parker

Ebert av. SCARSDALE, N. Y.-Fish & Marvin, in con-junction with C. E. Griffen, sold for F. B Parker to Robertson Honey a parcel of 2 acres, adjoin-ing the holdings of the latter on Cambridge rd, The Grange, at Scarsdale. The same brokers sold for Mrs. Helen Adams to the Scarsdale

Estates a tract of about 4 acres southeast of the station, at Scarsdale.

TENAFLY, N. J.—Wm. S. Hine sold to W. E. Brower, of Manhattan, the country estate known as the Huyler place, at Tenafly, comprising 6 acres, dwelling and outbuildings, fronting on Madison av. The buyer will remodel the dwell-

ing. VALLEY STREAM, L. I.—Windsor Land and Improvement Co. sold, at Valley Stream, to M. J. Buckley, a plot 40x100, on Fairview av; to M. Hasselbusch a plot 100x110, at Euclid st and Rockaway Parkway; to K. Dilon a plot 40x 100, in. Berry st; to J. Cahill a plot 60x110, on Rockaway Parkway; to P. McConnell a plot 40x105, at Maujer and Cottage Parkway; to P Malloy a plot 40x100, on Morris Parkway; to M. J. Priester a plot 60x105, on Beverly Parkway; to C. Moberg a plot 40x100, in Chester st; to M. J. Wenger a plot 40x100, on Elmond av. YONKERS, N. Y.—Leroy Coventry sold for

YONKERS, N. Y .- Leroy Coventry sol Carrina de S. S. Benjamin 70 Morsemer Yonkers, a dwelling. sold for

#### LEASES.

#### Manhattan,

THE CROSS & BROWN CO. leased for John C. Reavis to the Peerless Rental Service, of 146 West 50th st, the building at 350 West 50th st, and for W. A. Pond to "McBride" the parlor store in 18 West 37th st, for a term of years.

THE DUROSS CO. leased the northwest cor-ner of 8th av and 146th st for Eliza T. Wray to George B. Gardner; also the stores, 70 7th av to the Wolmark Chemical Co., of 70 7th av, and the store, 152 West 14th st to Arthur D. Barton.

THE DUROSS CO. leased for Michael F. Far-ley the store in 156 11th av; also the store in 86 7th av to George Peter.

FREDERICK FOX & CO. leased for the Have-meyer Real Estate Co. the entire 6-sty bulding at 112 and 114 Prince st. The lessees are James Thompson & Co., who for the past 75 years have been located at 16 Greene st. The lease is for a long term of years.

The least for the least of part is part in the lease is for a long term of years.
THE GROSS & GROSS CO. leased the building at 193 William st for a term of ten years at an aggregate rental of about \$100,000 to the Fletcherstander of a long term of 32 Frankfort st; the store and basement in 133 Maiden lane for a term of years to Charles Amen; the 2d floor front in 182 Broadway, corner John st, for a term of years at an aggregate rental of \$100,000 to the Undwig Nissen & Co., of 182 Broadway; it he store in 182 Broadway for a term of years at aggregate rental of \$100,000 to H. A. Groen, of 52 Nassau st; also with William C. Walker's Sons, to Kathryn Condit, the store in 25 Maiden lane for a term of years at aggregate rental of about \$30,000; to Emile Silverman, the store and basement in 172 Amsterdam av, for a term of years, to Henry Schroeder, office in S0 Maiden lane, for a term of years at aggregate rental of \$5,000; also with Horace S. Ely & Co., the store and basement in 83 Maiden lane, to Zigmund Feichman; to the Macey Dohme Co., of 182 Broadway, the top 1061 in 180 White st; to Isaac Treuhold, the 3d loft in 179 Broadway; to Stephen H. Keating, of 34 Nassau st, an office in 80 Maiden lane; to Geiger & Bauer, of 182 Broadway; the top floor of 182 Broadway; to Lamont & Co., space in 65 Nassau st, and to Herman A. Groen space in 180 Broadway; to Lamont & Co., space in 65 Nassau st, and to Herman A. Groen space in 180 Broadway; sau st, an Broadway.

Broadway. EDWARD J. HOGAN leased to the Chicago & Alton Railroad Co. for a term of years part of the 13th floor of the Woolworth building for their freight traffic department. JOHN J. KAVANAGH leased for H. W. & B. W. Vogel his house at 73 East 80th st, a 4-sty dwelling on lot 20x82.2, for a term of years. SAMUEL H. MARTIN leased for the Society of the Immaculate Conception the 4-sty dwell-ing 140 West 65th st to D. P. Saltzman. WILLIAM B. MOORE Leased the store and

Will The Hamber and Schleghend and Table Table and the second s

James F. Wilkenson. THE CHARLES F. NOYES CO. leased a floor in 113-115 Spring st to Schneider & Friedman, of 19 Eldridge st; a lot in 221 Pearl st to the Perfect Window Regulator Co., of 43 Exchange pl; a floor in 61 Ann st to Amundsen & Lally, and a loft in 131 and 135 Prince st to the Reinecke-Domovsky Co.; also space in 21 and 23 Ann st to Edward Schmelter. PEASE & ELLIMAN leased 8 West 9th st, a 3-sty private house for the Securities Co. of Maine, to Charles Sheldon; also 159 East 64th st for Mrs. Henrietta Hirschfield to Miss Louise Townsend. L. J. PHILLIPS & CO. leased the following

Townsend. L. J. PHILLIPS & CO. leased the following private houses: 257 West 74th st to Dr. E. E. Williams; 74 West 68th st to Alfred M. Bernon; 114 West 116th st to the American Business In-stitute; 30 West 82d st to Milton Lewitter and 140 East 72d st to a Dr. Graham; also the fol-lowing apartments: in 2 West 86th st to Lieu-tenant H. D. Walter; in 119 West 71st st to F. M. Lake, and in 521 West End av to Julian S. Hees.

PEASE & ELLIMAN leased for Halsey & Flint a parlor store at the southeast corner of Madison av and 48th st for a term of years and to John Fitzgibbon the 3d loft in the Dempsey & Carroll building at 431 5th av

PEASE & ELLIMAN leased the store in 50 West 46th st to Mrs. Tessie Heine for a term of years; apartment in 71 East 92d st to Mrs. Jena Plout; and an apartment in 510 Park av to Mise Amy F<sup>UIS</sup>

Plout; and an apartment in 510 Park av to Miss Amy Ellis. JOHN N. GOLDING leased in 44 and 46 Ce-dar st offices to A. W. Booraem, of 50 Pine st; H. A. L. Sand, of 50 Pine st; E. S. Bownson; Ferdinand I. Haber, of 30 Broad st; Reigelman & Bach, of 141 Broadway; L. T. Fetzer; William H. Shack; Reuben S. Baldwin, of 320 Broadway; Louis C. Tetard, of 30 Pine st; Garvin, Palmer & Searles, and Maurice Delavante; also in 141 Broadway offices to Blau & Zalkin, J. Charles Weschler, of 135 Broadway; Walter T. Kohn, of 309 Broadway, and Kremer & Leavitt, of 302 Broadway. Broadway

Broadway. GOODWIN & GOODWIN leased to a client for the Thorn Realty Co., Max Thorn, president, for a long term of years at a rental aggregating about \$50,000 a 5-sty apartment house at 215 and 217 West 108th st on a plot 50x100; also 210 West 109th st, a 5-sty apartment house on plot 40x100.

and 217 West 108th st on a plot 50x100; also 210 West 109th st, a 5-sty apartment house on NSPACE HAS BEEN LEASED in the new 20-sty building at Madison av and 42d st to the following firms: The North American Public-ity Co., of 154 Nassau st; the Princeton Con-struction Co., of 220 Broadway; Nicholson & Son; McIntyre & Foster; the Richard L. Walsh Co., of 100 William st; Harry Baer, of 115 Broadway; Mathew McNaughton, of 949 Broad-way; John Walters, of 200 5th av; the Permutit Co., of 20 Beaver st; the Hartsdale Estates; the Rapid Transit Subway Construction Co., of 165 Broadway; the Rapp Construction Co., of 165 Broadway; Stevest 200 Sth av; the Permutit Co., of 20 Beaver st; the Hartsdale Estates; the American & British Mfg. Co., of 165 Broadway. THE ROSE & PEIXOTTO CORPORATION leased space in the Masonic Temple Building for the Charles F. Noyes Co. to George Beinert. LOUIS C. SCHLIEP leased space in the fac-tory at 4th and Lewis sts to Isaac Goldfarb. D. H. SCULLY & CO. leased 114 East 127th st to George Alberts; 62 West 126th st to Mrs. A. Reynolds; 18 East 126th st to R. D. Lord; 85 East 116th st to S. Mendoza, and 9 West 128th st to W. Burghardt; also stores in 117 and 119 West 116th st to Francis Clarice, a milliner; in 1441 5th av to S. Calamaro; in 614<u>E</u> East 125th st to Yung's Employment Agency. SLAWSON & HOBBS rented for A. W. Ros-siter the 4-sty dwelling 255 West 72d st to J. A. Burke. MALCOLM E. SMITH leased offices in the Cameron building to the Standard Asphalt & Bubber Co.

A. Burke. MALCOLM E. SMITH leased offices in the Cameron building to the Standard Asphalt & Rubber Co., William K. Fertig, of 17 Madison av, Crawley Co. and Jeannie Clark. S. STEINGUT & SON leased for the Minsker Realty Co. for a term of years the southeast corner of 2d av and 1st st to the Rose Amuse-ment Co. The Minsker company will erect a moving picture theatre for the lessee, for oc-cupation by August 15, at a cost of about \$100,-000. THE U. S. DUMENTICS.

<text><text><text><text><text><text><text>

northeast corner 42d st and Lexington av, for William H. Reynolds to Gustav Grammas, for a term of 10 years. This store will be situated 32 ft. from the corner, on 42d st. adjoining the stores already leased by the United Cigar Stores.

32 ft. from the corner, on 42d st. adjoining the stores already leased by the United Cigar Stores. AMES & CO., INC., leased the store and basement in 11 East 22d st to "Ramels," which has conducted a restaurant in the downtown section of Thomas and Worth sts for over 80 years. "Ramels' is now under the management of Pierre Bustanoby. Also leased for P. Lavigne to F. W. Woolworth Co. the store and basement of 74 and 743 Sth av for a term of years. AMES & CO., INC., leased the entire building at 115 West 28th st for Sumner Gerard, trustee, to N. Lecckes & Co. for a term of years; also the entire building at 248 and 250 West 27th st for L. R. Kerr to the Columbia Transfer Co. for a term of years; also the entire building at 429 West 14th st for John J. Gillen to Charles Gachot, of 16 10th av, for a term of years; also for W. A. Robinson the building at 450 7th av to Samuel Becker, of 267 Stanton st, for a term of years.
G. W. BARNEY leased for Daniel Birdsall & Co. at the store of the stor

for a term of years. G. W. BARNEY leased for Daniel Birdsall & Co. to Neal & Scott Co. of Si Warren st, the store, basement and sub-basement in 73 War-ren st; also to the U. S. Auto Battery Co., of 143 Chambers st, the 4th loft in 60 and 62 War-ren st; also to Smith & Smyth, of 165 William st, the 3d loft in 57 Reade st; also to Ridge-way's. Inc., of 100 Hudson st, the 1st loft in 111 Hudson st; also the 3d loft in 78 Duane st to William Dill, of 61 Duane st, and to Moe Biltchik the 3d loft in 71 and 73 West Broad-way.

Biltchik the 3d lott in 71 and 73 West Broadway.
CARSTEIN & LINNEKIN in connection with Frederick Southback & Alwyn Ball, Jr., leased two floors in 339 and 341 Canal st,
THE CROSS & BROWN CO. leased space in the United States Rubber Company Building to the Brown Car Corporation, Dunlap-Ward Advertising Co. and M. A. Dolbeck.
THE DUROSS CO. leased 223 West 12th st to George Deusend; also 338 West 14th st for Mary E. Vaile to John F. Devlin.
THE DUROSS CO. leased the 2d loft in 506 Broome st to Charles I. Greenberg for a term of years.
J. B. ENGLISH leased for George P. Doherty

J. B. ENGLISH leased for George P. Doherty and Edwin C. Hoff for a term of years 109 West 48th st to F. K. and M. E. G. Schilling; also in conjunction with the John J. Clancy Co. the dwelling at 334 West 58th st.

dweiling at 334 West 55th st. FREDERICK FOX & CO. leased for the Twentieth Street Realty Co. the easterly store and basement in 115 to 123 West 29th st to Louis Rabinowitz, furrier, of 43 West 28th st, for a term of years. This completes the rent-ing of the entire building, which has recently been erected.

THE JULIUS FRIEND, EDWARD M. LEWI CO. leased for the Inter City Holding Co. the 11th floor in 122 to 130 West 27th st to L. Si-mon & Co., of 684 Broadway, for a term of mon & years.

M. & L. HESS leased to Edgar A. Asch the easterly 3d loft in 28-32 West 36th st; to the Wright Formette Co., of 149 West 36th st, the fifth loft in 13S-40 West 17th st; to the Ameri-can Label & Tape Co., of 757 Broadway, and M. Wishinksy space in 49-53 East 21st st.

EDWARD J. HOGAN leased to the San Pedro Los Angeles & Salt Lake Railroad, of 290 Broad-way, space in the Woolworth Building for their freight traffic department.

HUBERTH & HUBERTH and J. B. English rented the 4-sty dwelling at 340 West 58th st to B. Hara.

to B. Hara. THE CHARLES F. NOYES CO. leased the top floor of the "Fox Building" at 338 and 340 Pearl st to Sidney S. Raymond; premises in 102 and 104 Fulton st to Max Proujansky; a floor in 289 3d av to Bernard Rosengarten; the 7th floor in 56 East 13th st to E. I. Cohen & Co. and a portion of the 12th floor in 71 West 23d st to Aetna Waist Co. All leases are for a term of years. PEASE & ELLIMAN rented the dwelling at

PEASE & ELLIMAN rented the dwelling at 115 East 65th st for Alfred R. Conkling to Wil-liam B. Dillon.

WILLIAM J. ROOME & CO., INC., leased the 2d floor in 285 6th av to Henry Messtrum, suc-cessor to C. B. Kleine, dealer in stereopticons; also the store in 162 and 164 East 28th st to Alexander Carlson for restaurant purposes.

Alexander Carlson for restaurant purposes. SAMUEL WEIL rented the new 8-sty ware-house occupying the block front in the east side of Greenwich st, between Hubert and Laight sts, to the Mercantile Warehouse Co., of 59 Laight st. THE F. R. WOOD-W. H. DOLSON CO. leased for David H. Miller, as committee of the es-tate of Walter T. Miller, the 3½-sty dwelling at 314 West 104th st to James M. B. Drummond, for a term of years.

JAMES E. BARRY & CO. leased for Antho F. Koelble three stores in 1126 and 1128 Nicholas av to a moving picture company.

Nicholas av to a moving picture company. DANIEL BIRDSALL & CO. leased the 1st loft in 22-24 West 38th st to Breitkope & Har-tell, of 24 West 20th st, for a term of years at a total rental of about \$50,000; also leased part of the store at 348 6th av to G. Brill; space in 501 5th av and 32 Union sq to the Patterson Commercial Co.; offices in 35 Nassau st to Z. E. Cline; space in 2-6 West 47th st to Paul Rosa and to Faucher & Golden, of 7 West 38th st; a loft in 23 East 20th st to Nathan Ludria; a loft in 36-38 West 25th st to Louis Smith ; store at 1142 Broadway to the Postal Telegraph Co., and a loft at 12 West 17th st to the Physi-cal Culture Publishing Co., of 949 Broadway.

cal Culture Publishing Co., of 949 Broadway. ARTHUR H. COHEN leased the 2-sty garage at 536 and 538 West 49th st to J. Kent Warden. THE CROSS & BROWN CO. leased to the McGraw Tire Co., of 1706 Broadway, the store and basement in 1664 Broadway, and to the Glidden Motor & Supply Co., of 239 West 58th st, a floor in 3 to 7 West 61st st. FREDERICK FOX & CO. leased to Theo Tiedemann & Sons, importers and commission

merchants, now occupying the building at 73-75 Mercer st, over 30,000 ft. of space, includ-ing the entire 10th and a large part of the 9th floor in the building recently built by Irons & Todd on the east side of 4th av, from 25th to

THE JULIUS FRIEND, EDWARD M. LEWI CO. leased for Philip Braender 30,000 sq. ft. at 603-95-97 Broadway.



Leases (Continued).

HEIL & STERN leased the store and base-ment in 1177 Broadway to the Hurley Shoe Stores Co., of 7 Astor House for a long term of vears.

S. STEINGUT & SON leased for William Kirk to the Minsker Realty Co., of 228 2d av, for a term of 21 years the 5-sty building at 224 East 14th st. It will be altered for busi-

224 East 14th st. It will be altered for business. FROMAN & TAUBERT leased for Patrick J. Kiernan, 123 Madison av, the southeast corner of 8th st, a 4-sty dwelling, to a client for the term of 5 years, who will make extensive al-ters; also for the Reckendorfer Estate, 177 East 95th st, a 3-sty dwelling, to Sigmund Haas, for a term of years. AMES & CO., INC., leased the following dwell-ings: 354 West 27th st for S. W. VanSaun to B. Cullen; 74 West 12th st for L. E. Mirick to E. Mourraille; 208 East 31st st for S. B. Althous to M. Savage; and 154 East 27th st for the es-tate of I. D. Thomas to C. R. Jordan. HARVEY ELOOMER leased 12,500 sq. ft. in the Nauss Building at the northwest corner of 125th st and 7th av to 0. J. Gude Co.; also for Fowler Bros. to J. Bishop the store and base-ment in 262 West 125th st; also for W. J. Nauss to Henry Weissman the store and basement in 201 West 125th st; also for J. M. Horton the store and basement in 135 West 125th st to J. Blum. These leases run for a term of years; aggregate rental over \$300,000. THE CROSS & BROWN CO. leased to Rubber-

aggregate rental over \$300,000. THE CROSS & BROWN CO. leased to Rubber-Aer Sales Co., of 1789 Broadway, space in 1926 Broadway, and with the F. R. Wood-W. H. Dolson Co. space on the top floor of 102 and 104 West End av to John T. McCracken. THE CROSS & BROWN CO. leased space in the Knickerbocker Annex, 140 and 142 West 42d st, to C. Henry Corliss and William H. Mac-Namee; Nichols, McDonnell & Schider, of 60 Broadway; and the Society of the Alumni of the American Academy of Dramatic Arts. THE DUROSS CO. leased the building at 46 and 48 10th av to the Sulzberger & Sons Co., of 406 East 47th st. FREDERICK FOX & CO. leased this spring 9

and 43 for hav to the Subberger & Sons CO., or 406 East 47th st. FREDERICK FOX & CO. leased this spring 9 floors containing about 55,000 sq. ft. of floor space in the 22-sty loft building at 141 to 145 West 36th st, recently completed by E. W. Browning, the new tenants being Stanley & Pat-terson, of 329 4th av; Hamilton S, Gordon; Chas. Munter; F. H. Samuels & Co., of 141 West 36th st; N. Berger & Bro., of 141 West 36th st; L. Schwartz; B. H. Goldschmidt; N. Y. Monotype Co., of 141 West 36th st; Arrow Knit-ting Mills, of 141 West 36th st; and Rebman Co., of 1123 Broadway; and Chas. S. Clark Co. The renting of this space leaves the building with but one vacant floor out of the total of 23 stories and marks the building as one of the most successful in the newer structures north of 34th st. of 34th st.

FROMAN & TAUBERT leased the 3-sty dwell-ing at 177 East 95th st to Sigmund Haas, JOHN N. GOLDING leased for ten years the 3d floor in the Continental Building at 44 and 46 Cedar st to the Home Insurance Co., of 56 Cedar st, which will use the floor in connection with their building adjoining.

THE LIBMAN REALTY CO. leased through Bleiman & Co. space in 48 to 56 West 38th st; also through L. Tanenbaum, Strauss & Co. the 3d loft in 48 to 56 West 38th st for five years to Warschauer & Rosemond.

WILLIAM R. MOORE leased the building at 106 West 46th st to Kessler Bros, who will re-model it into a 6-sty business structure. They will occupy the two lower floors for their busi-ness

PEASE & ELLIMAN leased apartments in 11 PEASE & ELLIMAN leased apartments in 11 East 63th st, on the site of the former Marquand House, at the northwest corner of Madison av, to H. J. Fisher, to Jacob Schmitlapp, to Miss Evelyn Longman, to Louis Horowitz, vice-presi-dent of the Thompson-Starrett Co.; to Robert J Turnbull and to William F. Hencken. DEASE & FLUMAN repited a loft in 481 5th

J Turnbull and to William F. Hencken. PEASE & ELLIMAN rented a loft in 481 5th av to George K. George, of 481 5th av. GEO. R. READ & CO. leased for Martin Shrenkeisen 92 Front st for a term of years to Samuel S. Beard & Co., of 180 Duane st; the 6-sty warehouse at 37 and 39 Vestry st for Harry J. Meyer to George N. Tower, of 281 West st; for Charles F. Noyes Co. the store and basement in 256 Pearl st to Sharman Brothers, of 132 William st; and for the same company the store and basement in 2 Cedar st to Eugene F. McCarthy. A. SCHULTE has added another store to his

F. McCarthy.
A. SCHULTE has added another store to his chain of 50, having just taken a lease of the store and basement at the southeast corner of Fulton and Church sts from Samupel K. Jacobs, who last month leased the entire property from L. & M. Goldsticker for a term of 21 years, at a aggregate rental of \$50,000. A. an aggregate rental of \$500,000. A. Schulte will occupy the corner store of the remodeled building and will sublet the six other stores, into which the remodeled building will be subdivided. The basement is to be occupied by a restaurant.

JAMES A. SHEERAN leased to Catherine Berlenbach the 3-sty dwelling at 207 East 82d

st. N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., rented for Isaac J. Mayer the 3d loft in 15 West 45th st to Miss Nellie Wheeler, and for Webster B. Mabie & Co. as agents space on the 7th floor in 110 and 112 East 19th st to the Popular Games Co., of 47 West 34th st. HARRY WEAVER leased the store and base-ment at the southeast corner of Boston road and Union av to the F. W. Woolworth Co. HAROLD H. HARDING leased 985 Woody-crest av for William Walter to Florence Eve-leigh; also for Margaret Crowley 940 Sedgwick av to Cea Brothers; also for Rose Duffy 945 Summit av to William Martin.

Brooklyn.

Brooklyn. AUSTIN, NICHOLS & CO. leased from the Havemeyer & Elder Co. a building to be con-structed with a frontage of 500 ft in Kent av, Brooklyn, between North 3d and North 4th sts, on a plot running to the water front. The plant will be used by the leasing company to distribute their groceries. The top floor will contain a restaurant for the employees of the company, and there will be a separate building for the power plant and another for the wagons and automobiles used by the con-cern.

#### Queens.

Queens. THE LEWIS H. MAY CO. leased at Edge-mere L. I. for P. H. McCaffrey a cottage in Ocean av to Ernst Hoeber, for S. & L. Construc-tion Co. a cottage in Hudson av to Louis Kauf-man; for New York Trust Co. a cottage at the corner of Mermaid and Grandview avs to Louis Lewy; at Arverne, L. I., for Max Ernst 105 Jer-ome av to Louis Hoffman; for Herman Burger a cottage in Carlton av to Annie Blaine; for William Scheer a cottage in Cedar av to Mayer Stern, and for Mary Quinlan 3 Jerome av to Adolph Meyer.

THE LEWIS H. MAY CO. leased at Far Rock-away for E. B. Corey a cottage in Ocean av to Emile Tas; also for F. Haberman 2 Reads lane to Moses Wallach; also for Ellen Monoghan a cottage in Carlton av to E. S. Haldane, and for Mrs. T. W. Williams a cottage in Gipson place to Arthur B. Leffler.

to Arthur B. Leffler. HERMAN FRANKFORT rented for Herman Reineman to S. Rosenthal his cottage in Cedar av, Far Rockaway; also for Henry Travers to Benjamin Gerhardt his cottage in Chandler av; for William A. Duncan to Charles Katzenberg is cottage at the corner of Seneca and Mill sts; for Arthur Butler to Joseph Seeman a cottage in Neilson av; for R. Evelyn Norton to A. W. Ast a cottage in Ocean av; for Bernard Fee to L. M. Newberger a cottage at Wave Crest; for S. & L. Construction Co. to Jacob Goldman a cottage in Linda st; for E. B. Corey to A. Lau-terbach a cottage in Franklin av; for L. T. Walter, Jr., to Henry Kleinert a cottage in Cen-tral av; and for Mrs. E. Kirkman to Dr. J. H. Frankenberg at Wave Crest.

#### Richmond.

W. F. BANKS leased for H. W. Doremus his house on Fisk av, Westerleigh, to a Mr. Graen-nels.

#### Suburban.

Suburban. THE-DUROSS CO. leased the Libaire cot-tage on 4th ave, Atlantic Highlands, N. J., to Mrs. Jessie Halsted; also for Mrs. E. S. Miller her residence at 215 Madison av, Hasbrouck Heights, N. J., to Adam Zobel. PEASE & ELLIMAN leased for Frank B. Highet his country place, known as The Hie-lands, in Round Hill road, Greenwich, Conn., to Miss Anne S. Richardson. The property con-tains about 21 acres, with dwelling, and is ad-jacent to the estates of I. N. Phelps Stokes, Percy S. Rockefeller and Ernest Thompson Se-ton.

JOHN F. SCOTT, in conjunction with Doug-lass L. Elliman & Co., rented for Herbert A. Weeks, his cottage, known as the Meenahga, in Longwood Crossing, Cedarhurst, L. I., to John P. Kane, Jr.

P. Kane, Jr. P. Kane, Jr. PEASE & ELLIMAN rented for Mrs. J. West Roosevelt her country place at Oyster Bay, to Acosta Nichols, for the season. W. K. MacDONALD rented at Woodmere, for Annie E. Coombs her house, in Woodmere, for Annie E. Coombs her house, in Cedar lane, to L. L. Parker, and for Mrs. Charlotte Shields her house, in Franklin place, to Carlisle N. Greig, for 2 years, unfurnished. THE LEWIS H. MAY CO. leased at Law-rence, for Herbert A. Weeks a cottage in Briar-wood Crossing to Julius Loeb; also for Paul E. Lehman a cottage in Fulton av to M. G. Stein-hardt.

LOUIS SCHLESINGER, INC. leased for George W. Jacobs to Alexander R. Boyd of Philadelphia, for a term of years, the theatre at 395 to 401 Washington st, Newark, known as Jacob's Theatre. Mr. Boyd will make ex-tensive alterations, including a \$10,000 pipe or-gan.

JOHN F. SCOTT rented for Mrs. Hannah N. L. Sherman her country place known as Sun-nyside, on Osborn av and Breezy Way, Law-rence, L. I., for a term of years, to Foster Mil-liken; also for Mrs. Katharine Brady Harris, her cottage at Lawrence Beach, to Charles A. Marshall.

PEASE & ELLIMAN rented "Wind Sweep." the beautiful country place belonging to Mrs. W. R. Houghtaling, at Sharon, Conn. to Harry G. Costello.

G. Costello.
W. BURLING COCKS and Samuel Willets leased the William R. Farquhar place at Hemp-stead to J. Randolph Robinson.
DE BLOIS & ELDRIDGE leased to Nicholas Murray Butler, president of Columbia University, the Colonel George R. Fearing estate, known as Shelton Place, corner of Narragansett av and Annandale rd, Newport, R. I.
PEASE & ELLIMAN leased for F. R. Coudert his cottage at Oyster Bay, L. L., to a client for the summer season.

JOHN F. SCOTT rented for Mrs. Le Grand L. Benedict her country place on Hollywood Cross-ing, Cedarhurst, L. I., to Charles Palmer.

#### REAL ESTATE NOTES.

MALCOLM E. SMITH has been appointed agent of 120 West 94th st. DOUGLAS L. ELLIMAN & CO. have been ap-pointed agents of 122 and 124 East 82d st. WM. E. FINN is the buyer of 49 West 68th st, a dwelling, which was sold recently by Mrs. Elizabeth D. Greene.

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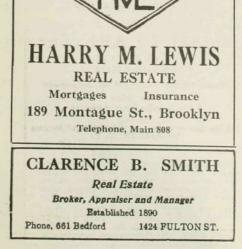
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## **RECORD AND GUIDE**

MAYER S. AUERBACH, Real Estate, for-merly of 71-73 Nassau st, has moved to 30 East 42d st.

ERNEST M. VICKERS, POLIZZI & CO., nego-tiated the sale of the tenement house at 335-37 East 118th st for A. Baur, who took title last Wednesday.

THE ROFFLER CONSTRUCTION CO. is the buyer of the dwelling at 52 East 78th st, re-ported sold recently by Mary R. Haines, who gave the property in part payment for the Aron-are Apartment house at 504 to 510 West 111th st.

are Apartment house at 304 to 310 west 111th st. THE J. ROMAINE BROWN CO. was the broker in the sale for the Simbar Realty Cor-poration, Meyer Solomon, president, of half the block front on Fort Washington av at the northwest corner of 161st st, to the Hilliard Construction Co. Irving Judas, president. ALFRED B. STONE has succeeded to the real estate business of his father, the late Burke Stone, who for many years was the lead-ing broker in Bronxville, Westchester County. Burke Stone died about two weeks ago. The Imm name now is Burke Stone, Incorporated. MILLER, M'MANN & DONLEY were the brok-ers in the lease of the property at 306 Madison at the function of the Chas. McPherson, for a term of 19 years and 3 months. Mr. McPher-son represents the Johnson-Billings-Brady syn-dicate. THE LEASE closed in the latter part of 1911,

dicate. THE LEASE closed in the latter part of 1911, whereby the firm of Einstein, Wolff & Co. agreed to take over the 12-sty loft building erected by Mrs. Louisa M. Gerry on the cite of the old Hoffman House annex was recorded on Apr. 18 and shows that the lessees will pay a rental of \$83,250 a year for the property. The lease is for 20 years from last February. THE VYSE ESTATE PROPERTY OWNERS!

and shows that the lessees will pay a rental of \$83,250 a year for the property. The lease is for 20 years from last February. THE VYSE ESTATE PROPERTY OWNERS' ASSOCIATION will hold a public meeting on May 5, at the Superior Theatre, 172d st and Southern Boulevard, for the purpose of urg-ing the establishing of a subway station of the lenox av branch at 172d st, Bronx. It is de-sired that all property owners interested in this part of New York City, whether members of the association or not, will attend. The point men-tioned is the center of a rapidly growing sec-tion and the nearest station is from 5 to 6 blocks either north or south of that point. EDWIN GOLDSMITH has become a member of the real estate firm of A. L. Mordecai & Son, who have removed their offices from 135 Broad-way to 30 East 42d st. The firm will retire from the brokerage branch of the business and con-fine their activities to the business and con-tand under contract for others. The offices of the following concerns with whom the Mordecais are associated have also removed their offices to the 42d address: The Alle adale Building Co., the Allenel Construction Co., the Montana Con-struction Co. and the Realty Mortgage Co. BONDHOLDERS in Henry Corn's defunct at Alany the S4 Fifth Avenue Corporation and the 110 Fifth Avenue Corporation, each with a capital of \$5,000, to take over the properties of those locations. The incorporators recently acquired several of the properties of the Im-proved Property Holding Co. have incorporated at Alhany the S4 Fifth Avenue Corporations and the 110 Fifth Avenue Corporation, each with a copital of \$5,000, to take over the properties of those locations. The incorporators recently acquired several of the properties of the Im-proved Property Holding Co. which were sold in foreclosure proceedings. The parcel at 84-90 for an 11-sty loft building on plot 103x100. A 10-sty building 158,4x92 occupies the site at 10-112 5th av, northwest corner of 16th st.

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THE 1913 LAND TAX bills have been com-THE 1913 LAND TAX bills have been com-pleted by the Finance Department and are now ready for distribution. Payments, however, can-not be made before May 1, when the first half of the bill or the whole tax may be paid, thus receiving a rebate on the second half, which is not due until November, at the rate of 4 per cent. premium. Failure to pay the first half of the tax during May, however, will add inter-est on the amount due from May 1, at the rate of 7 per cent. per annum.

#### DUPONT TAKES TITLE.

## Equitable Site Is Now His in Fact.

Equitable Site Is Now His in Fact. T. C. Dupont, of Delaware, who is the head of the company that bought the site of the old Equitable Building, bounded by Broadway, Nas-sau, Pine and Cedar streets, took title to the same yesterday. The transaction was closed in the office of the Equitable Life Assurance So-clety, at 165 Broadway, when Mr. Dupont paid over \$\$,000,000 in cash and securities. A mort-gage for \$20,500,000 accompanies the transfer. It is the largest mortgage ever recorded in connection with a single plot in this city. A 30-story office building will be built on the Equitable site. The mortgage bears interest at the rate of 4 per cent, a year. When the build-ing is completed the total property will repre-sent an investment of \$30,000,000. The title stands in the name of the Equitable Building Company. The Thompson-Starrett Company has the contract to erect the building. The Equiteble Building Company was incorporated at Albany during the week, with a stated capital of \$400,-000.

#### Assessment Area to be Enlarged.

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#### Property Valuation in Great Cities.

Property Valuation in Great Cities. The total assessed valuation of taxable prop-erty in 184 cities having a population of more than 30,000 each was \$26,059,387,438 in 1910. Of this total, \$17,491,117,653, or 67.2 per cent., was in eighteen cities which have a population of more than 300,000. The assessed valuations in some of the largest cities are shown as fol-lows (a report from a United States Census Bureau): Mew York, \$8,322,958,952; Chicago, \$848,994,-536; Philadelphia, \$1,458,551,880; Boston, \$1,-536; Philadelphia, \$1,458,551,880; Boston, \$1,-536; Philadelphia, \$1,457,108,534; Bos-ton, \$1,118,992,100; Jersey City, \$184,481,409, Personal property: New York, \$7,044,192,674; Chicago, \$603,022,875; Philadelphia, \$1,457,108,534; Bos-ton, \$1,118,992,100; Jersey City, \$184,481,409, Personal property: New York, \$312,644,825; Chicago, \$208,607,727; Philadelphia, \$1,746,346; Boston, \$278,471,478; Jersey City, \$184,481,409, Personal property exported: Chicago, \$37,363,934 Basis of assessment: New York, Philadel-phia, Boston and Jersey City, 100 per cent.; Chicago, 33 per cent. In order to make a com-parative calculation, therefore, it is necessary to multiply the above totals for Chicago by three.

#### Strengthening the Banking Standard.

Strengthening the Banking Standard. By a decision of the Court of Appeals handed down the question of the liability of stockhold-ers of a defunct banking institution, which has been argued in the courts for the last thirty years, has been finally settled. In accordance with this decision, all stockholders of institu-tions which are liquidated through the State Banking Department are liable to depositors for a full 100 per cent, of the amount of stock at par held. This ruling, it is expected, will have far-reaching influence in strengthening the bank-ing standard of New York State.

#### 1913 Tax Bills Payable.

Half the real estate taxes and all the per-sonal taxes are payable in May. If the second half of the real estate tax is paid at this time, a rebate at the rate of 4 per cent, per annum is granted until Nov. 1, when the second half will be payable. On June 1 interest will be charged at 7 per cent., from May 1, on unpaid taxes due in May.



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#### Suburban Long Island.

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#### The New South American Market.

The New South American Market. Investigations made at the direction of Sec-retary Knox indicate that after the Panama Canal is open the American manufacturer can sell at least \$50,000,000 worth of goods each year to the countries of the west coast of South America more cheaply than the people of those countries are now purchasing the same articles from Europe. This list includes cotton and woolen goods to the amount of \$17,000,000, ma-chinery, carriages and hardware and similar ar-ticles, \$14,000,000, and coal and coke, \$11,000,-000; pharmaceutical articles, chemicals, print paper, shoes, canned goods, furniture, cigarettes, cigars and mineral waters. A reat deal of this trade will of course come to New York, and together with the new do-mestic trade from the West, via the New York State Barge Canal, and the stimulation from subways, start a most remarkable era of real estate prosperity in this country.

### Rational Utilization of Coal.

Rational Utilization of Coal. Power for April contains on page 445 an article by F. E. Junge on the subject of the rational utilization of coal, in which he states that inferior grades of coal, which would hardly be worth transporting to industrial centers are used in Germany at the mouth of the mines in coal ovens by producers. The gas is used in gas engines for producing high tension electric cur-rent and innumerable byproducts are obtained from the tar residues. The article describes the practice followed abroad and it gives interesting details to show the wonderful economic results obtained by these processes. It is an article that any one at all interested in industrial economics will read with a great deal of interest.

#### The New United States Income Tax.

The New United States Income Tax. The tax is to be collected through the internal revenue division of the Treasury Department, which now collects the taxes on tobacco, cigars, liquors, oleomargarine and similar objects of in-ternal revenue. The Commissioner of Internal Revenue will have direction and supervision over the collection of the income tax. He like-wise has been in charge of the collection of the corporation tax for the past four years. Mr. Cobell, Commissioner of Internal Revenue, has found that the corporation tax was the easiest of all taxes to collect. The Commissioner will be required to issue forms and regulations for the collection of the income tax, and these regulations will indicate in everyday language, and very specifically, just how and where the tax must be paid and upon what it is to be paid. The regulations will indi-cate clearly who are to make returns and pay the tax direct to the Government and those whose incomes are not to be returned by them-selves, but which are to be collected at the source.

The tax will be payable at the office of the Collector of Internal Revenue in the district where the individual paying the tax resides, providing the individual pays his tax direct. That portion of the tax which is to be col-lected at the source must be paid in the dis-trict in which that source of payment resides. Corporations will pay to the Collector of Inter-nal Revenue in the district where they are situ-ated.

Payment at tho source must be made in the case of all income which have a fixed annual basis. This is provided for in the paragraph of the bill which says that "all persons, firms,

corporations, copartnerships, companies, joint stock companies, or associations and insurance companies, in whatever capacity acting, includ-ing lessees or mortgages of real and personal property and others having control of the pay-ment of interest, rent, salaries, wages, pre-miums, annuities, compensation, remuneration, emoluments, or other fixed or determinable an-nual gains, profits, and income, exceeding \$4,000 for any taxable year, other than dividends on capital stock, who are required to make and render a return in behalf of another, as required by the income tax law, shall deduct and with sold from such annual income such sum as will be sufficient to pay the normal income tax pro-posed to be imposed." The income must be fixed and determinable, and must extend over the period of an entire year, in order to be collectible at the source.

## LAW DEPARTMENT

#### An Agent's Compensation.

Editor of the RECORD AND GUIDE :

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#### Who May File a Mechanic's Lien.

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#### Covenants.

**Covenants.** Where a tract of land is divided into build-ing lots and a plan exhibited, showing the prospective purchasers of the streets and lots thereof, and such purchasers are induced to buy the lots by and in reliance upon repre-sentations, either public or private, that all conveyances would contain protective restri-tions of a designated character and purpose, it is held in Sanford v. Keer (N. J.) 40 L. R. A. (N.S.) 1090, that the restrictive covenants in-serted in the conveyances of the lots in accord-ance with these representations, constitute a general or neighborhood scheme, and may be enforced between the lot purchasers inter se.

## MORRIS PARK AT AUCTION.

## Will Be the Largest Real Estate Auction Sale in History .- Will Begin

May 31. The action of the Banking Department of the State of New York, in authorizing the sale of the Morris Park Race Track, has cleared the way for what will be the largest real estate auction sale in the history of this or any other

auction sale in the history of this or any other city. The property, comprising 3,019 city lots, or about 260 acres, is to be sold on the premises by Joseph P. Day and J. Clarence Davies, beginning May 31. Some idea of the size of the property and what its sub-division and development will mean to The Bronx, may be gathered from the fact that it measures nearly a mile from north to south, and over half a mile from east to west —nearly half the size of Central Park. Its total street frontages on the thoroughfares al-ready established by the city amount to about 14 miles. For weeks a force of several hundred men has been at work opening and grading those streets on which this work had not already been done, and before the sale these improve-ments will have been completed throughout the property, and title to every street ceded to the city. Other Dire Soles city.

#### Other Big Sales.

Other Big Sales. Some further idea of the size of this offering is to be had from comparison with other large auctions. The Ogden Estate sale in 1907 covered 1,000 lots in the West Bronx and extended over three days. The former Dyckman Estate sales, including practically all of what is now the Dyckman section, probably ranked as the largest, in the aggregate, of any auction of Manhaitan and Bronx property, but those sales were spread over a period of three years, so that the sale of Morris Park, on several successive days, will easily take first place in point of magnitude in the history of realty selling. **Banking Claims**.

### Banking Claims.

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#### Without Reserve.

New York. Without Reserve. Messrs. Davies and Day in speaking of the sale yesterday, emphasized the importance of "They mean," said Messrs. Davies and Day, "that the sole object of this sale is to convert real estate into cash and that every lot in Mor-ris Park must be sold to the highest bidder. If there has ever been a sale of real estate to which the phrase 'absolute and without reserve' can be attached, this is it, and when desirable real estate is offered openly under these con-ditions, it is beyond the power of anyone to es-timate the buying power back of the New York and the berna set and that every lot in Mor-ris Park is character have always ended with his buying power unexhausted. That, briefly, is why we have felt confident in taking up the vast undertaking involved in this offering of over 3,000 lots." Real estate interests in The Bronx have heard with satisfaction the definite announcement that provements now in operation, and others about of The Bronx, will have a highly beneficial effect, not only upon this property itself but upon a great deal of surrounding property and the whole area beyond. **Thene Mer Berne Mer Berne Stare Sta** 

Transit Facilities. A glance at the map will serve to emphasize the importance of the phase of the situation. The two great transit arteries which now tra-verse this territory, are the New York, West-chester & Boston R. R. and the six-track Harlem River branch of the New Haven. Between the Morris Park stations of these two lines lies the Morris Park property, in effect a barrier, in its present shape, to the development of the ter-ritory beyond. Similarly with regard to the ex-tensions of the present subway system, soon to be built up White Plains avenue and out South-ern Boulevard and Westchester avenue. On the White Plains avenue road there will be a sta-tion within two blocks of the Morris Park prop-

# Borrowers

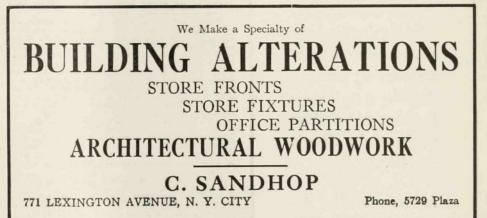
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360 Pearl Street

Telephone, 8000 Main

erty. Furthermore, taking the area between these two lines immediately beyond the Van Nest and the Westchester Village sections, it will be seen that over half of it is within the boundaries of Morris Park, so that the sub-division and opening up of that property to builders will have a stimulating influence over the whole of the intervening district between these two new lines. Another illustration of how the uncertainty as to Morris Park's future has blocked the expan-sion of The Bronx is afforded by the Morris Park avenue trolley line which comes to an abrupt end at the westerly boundary of the Morris Park property. Now that the rapid development of the old race track is assured in connection with the coming auction sale, this trolley line is to be extended. Arrangements are now well dovaried for the extension of the line through Morris Park avenue to Williamsbridge road. This will probably be done within the next month, placing the whole of the Morris Park property in direct communication with the sub-way terminus at West Farms.

#### A New Railroad Station.

<text><section-header><text><text><text>

from. The 3,000 lots in Morris Park will be sold singly, and if past auction sales may be made a basis of judgment there will be plenty of buyers who will recognize the possibilities of this property fully as keenly as did the Morrises

#### Subway Extension Asked.

Budway Extension Asked. Because of the protests of Jacob A. Cantor and others that they had spent considerable money in improving their property on Lex-ington avenue south of 42d street on the sup-position that a subway was going through there, the Board of Estimate conference committee and the Public Service Commission will hold a pub-lic hearing next week on the question as to where the Lexington avenue subway shall be diverted into the present subway in Park avenue. They propose that the Lexington avenue line be carried down that thoroughfare as far as 33d street and through that street to a con-nection with the Park avenue line.

#### West Side Tracks.

West Side Tracks. The special committee appointed by the Mer-chants' Association to consider the Board of Es-timate committee's report on the relocation of the New York Central tracks on the West Side of Manhattan, has made an inspection of the route covered by the plan, and on Monday held a conference with property owners. The committee consists of Mr. Walter Stabler, chairman; Mr. George B. Francis, Mr. William E. Cleary, Mr. William Crawford and Mr. Fran-cis L. Pruyn. The details of the plan were ex-plained by the Board of Estimate's engineers.

Broadway Subway Construction Soon. The Broadway subway contracts of the New York Municipal Railway system will be adver-tised next week. They have been delayed for five days in order to give the Broadway mer-chants a chance to arrange dumps along the route which will obviate interruptions to traffic during the three and a half years of construc-tion.

tion. Chairman McCall told some of the merchants they could not have more than five days, as the Commission is very anxious to get to work on this part of the Broadway line. The Fifty-ninth street sections are not yet ready to advertise, but, as this part of the line is to be only double-tracked, it will be finished before the Broadway main line.

It is expected the Whitehall-Montague street route, which will include the downtown Brook-lyn-Manhattan tunnel of the New York Munic-ipal Railway, will also be built in about two and a half years. Contractors have informed the Commission it will take less than three years at any rate, by the improved methods of con-struction now possible to employ. Terminal plans at the Battery present the freatest engineering difficulties on this line, but they have been about worked out by the com-mission and B. R. T. engineers. Part of the work on the Canal street spur of the Broadway line is now being done. The E. R. T. has bought the building at the northeast corner of Broadway and Canal street and is preparing to construct the track connection there, which will ensure a through train ser-vice for Brooklyn people via Manhattan Bridge to the uptown theatre- and shopping districts of Manhattan. The plans are so elaborate here the cost will overrun the first estimates. The B. R. T. stands this expense.

#### Damage Awards Confirmed.

Damage Awards Confirmed. The report of the commissioners in condem-nation proceedings of the awards of damages, amounting to about \$3,200,000, for land re-quired for the passage of the Fourth avenue subway through Fulton street, between Ashland place and the Flatbush avenue extension, was this week confirmed by the Supreme Court. The three commissioners were ex-Judge William B. Hurd, Arthur Somers and Eustace Conway. About thirty separate damage parcels are in-volved in the awards now confirmed. The two largest awards were to the Realty Asso-ciates, owners of a building and corner plot at Fulton street and the Flatbush avenue exten-sion, for which they were given \$826,250, which represents an increase in value of about 100 per cent. in a very short time. The next largest Josiah T. Marean, who owned a building at 627 Fulton street, ocupied by Silsbe's restaurant. He will receive \$234,631.11.

#### AUCTION SALES OF WEEK.

Except where otherwise stated, the proper-ties offered were in foreclosure. Adjourn-ments of legal sales to next week are noted under Advertised Legal Sales.

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

#### Manhattan and Bronx.

The following is the complete list of property sold, withdrawn or ad-journed during the week ending Apr. 25, 1913, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, \$208-10 \$ av.

#### JOSEPH P. DAY.

**\*Barclay st, 105-7,** nec West (Nos 149-50), 43.1x83.4x-x81.8, 4 & 5-sty bk hotel; Helen S Dixon & A E Schaff, parties in interest. 132,000

\*Batavia st, 14, see New Chambers, 71-3. <sup>a</sup>Front st, 163, es, 32.5 n Fletcher, 25.7x 101.9x24.6x93, 5-sty bk & stn loft & str bldg; Waterman Bldg Co. 25,750 bldg;

<sup>a</sup>Front st, 166, ws, 52.9 n Fletcher, 16.6x 75.4x16.10x73.10, 5-sty bk loft & str bldg; Wm H Bedford. 19,250

<sup>a</sup>Hudson st, 611, nwc 12th (No 317), 37x 4.6, 3-sty bk tnt & strs; voluntary; bid in at \$21,500.

\*New Chambers st, 71-3, nec Batavia (No 14), runs nw54.11xn19.3xe25.11xn2.7xe26xs 62.6xw14.6 to beg, 2 4-sty bk tnts & strs; due, \$17,615; T&c, \$713.13; Theresa Poggi. 18,200

"Water st, swc Catharine sl (No 16), 40x 40, vacant; voluntary; E C Mulligan, party in interest. 7,000 West st, 149-50, see Barclay, 105-7.

<sup>a</sup>3D st, 120 W, ss, 50 w Macdougal, 25x 100, 5-sty bk tnt & strs; voluntary; bid in at \$22,000.

<sup>44</sup>**TH st**, **37-9 W**, ns, 25 w Greene, runs n 94xw3xn2.5xw47x:96.5xe50 to beg, 2 4-sty bk & stn loft & str bldgs; partition; J E de Balaine. 50,250

\*11TH st, 358-60 W, ss, 187.2 e West, 44 x100, 1-sty bk stable & 3-sty bk tnt; vol-untary; bid in at \$18,000.

\*17TH st, 37 W, ns, 360 e 6 av, 25x92, 7-sty bk loft & str bldg; voluntary; Jno H Dwyer.

\*17TH st, 37 W, ns, 94 e 1 av, 25x92, 4-sty bk tht & strs; voluntary; bid in at \$14,000

<sup>a1</sup>STH st, 114 E, ss, 250 e 4 av, 25x92, 4-sty & b stn dwg; A E Schaff, party in in-terest. 36,000

\*23D st, 106 E ss, 75 e 4 av, 25x98.9, 4-sty stn loft & str bldg, 2-sty ext; parti-tion; Douglas Robinson & Chas S Brown 106,000

x-x8 bldg;

a6STH st, 170 E, see 3 av, 1164.
 a73D st, 503-5 E; adj to May8.
 a73D st, 507 E; adj to May 8.
 a73D st, 507 E; adj to May 8.
 a7STH st, 217 W, ns, 182.10 e Bway, 21x
 102.2, 3-sty & b bk dwg; voluntary; bid in at \$24,500.
 a1015 st 217 E (a) ps 225 m 2 av 25x

<sup>1</sup>10 at \$24,500.
 <sup>a</sup>101ST st, 217 E (\*), ns, 325 w 2 av, 25x
 <sup>1</sup>00.11, 4-sty bk tnt & strs; due, \$13,334.78;
 T&c, \$248.59; Harriett B Morse et al. 13,900
 <sup>a</sup>125TH st, 332 E (\*), ss, 375 e 2 av, runs
 <sup>a</sup>150xe30.2xn33xe6xn100xw25.6 to beg, 6-sty
 <sup>b</sup>k tnt & strs; due, \$29,592.54; T&c, \$926.93;
 Bway Savg Int in City NY. 30,000

cant; d O'Hara.

2 7-000.

**\*166TH st, 435 E** (\*), ns, 127.11 e Park av, runs n92xw99.6 to Park av (Nos 3402-6) xn78.3xe212.1xn49.11xe35xs121.11xw.01xs 5xw64.7xs90xw95.11 to beg, 1-2 & 3-sty bk mill; due, \$34,447.35; T&c, \$2,785.87; sub to a mtg of \$37,000; Jno G Dolson. 48,500

to a mtg of \$37,000, 310 c 214 **\*170TH st, 394 E** (\*), ss, 30.9 w Clay av, 16.11x74.4x16.8x74.4, 2 & 3-sty fr dwg; due, \$1,977.88; T&c, \$610.89; Paul Armitage. 4,600

**\*Amsterdam av, 151,** es, 50.2 s 67th, 25x 100, 4-sty bk tnt & strs; voluntary; Jno C Foster. 26,750

**Andrews av, 2266,** es, 150.8 n 183d, 100x 100, 3-sty & b fr dwg; withdrawn.

00, 3-sty & 5 fr d.s.s. Briggs av, es, 121.6 s 198th, 25.1x-, va-ant; due, \$1,636.65; T&c, \$27.45; Peter S 2,125

**\*Brook av, 1220 (\*),** es, abt 95 s 168th, 25 x95, 1-sty fr dwg; due, \$575; T&c, \$325; Bessie Ronginsky. 4,000

\*Central Park W, nwc 108th, 100.11x100, 7-sty bk tnts; voluntary; bid in at \$260,-

## **RECORD AND GUIDE**

\*College av, 1273, ws, 340 s 169th, 20x85, 2-sty fr dwg; due, \$5,418.62; T&c, \$171.44; Pheland Constn Co. 5,900 \*Naegle av, ss, 330 w Ellwood, 50x250, vacant; due, \$8,499.96; T&c, \$91.50; Wm A Knapp. 9,000

 \*St Nicholas av, 734, 17x100, 3-sty & b bk

 dwg; voluntary; bid in at \$14,950.

 \*3D av, 3704, es, 52.7 n 170th, 26x100, 5-sty bk tnt & strs; due, \$15,127.92; T&c, \$690.68; Henry Rubino.

\*3D av, 1164 (\*), swc 68th (No 170), 25.5x 100, 2-sty bk tnt & strs; due, \$17,180.17; T &c, \$336.80; Farmers & Manufacturers Na-tional Bank of Poughkeepsie. 37,500

HENRY BRADY.

**\*Ft Charles pl E, sec Jacobus pl, see** Jacobus pl, sec Ft Charles pl E.

\*Jacobus pl (\*), sec Ft Charles pl E, 13.8 x100x63.2x80, vacant; due, \$3,733.57; T&c, \$91.50; Park Mtg Co. 4,000 a25TH st W, ns, 81 w 7 av, 6x98, part of 3-sty bldg; Jno B Clark. 100

**\*127TH st, 152 (\*) on map 152-4 W**, ss, 185 e 7 av, 27.6x99.11, 5-sty bk laundry; due, \$22,998.72; T&c, \$6,374.18; Geo W Sil-berhorn. 25,000

\*137TH st, 213 W (\*), ns, 193 W 7 av, 19x
 99.11, 3-sty & b stn dwg; due, \$13,766.72;
 T&c, \$156.83; Germania Life Ins Co. 10,009 BRYAN L. KENNELLY.

BRYAN L. KENNELLY. **\*Ludlow st. 19**, ws. 157.11 s Hester, 19x87, 6-sty bk loft & str bldg; due, \$23,660.15; T &c, \$359.25; Rosa Saberski. 24,400 **\*Union sq E, 30, or 4 av, 187** (\*), es, 128.6 n 15th, 26x125, 5-sty bk loft & str bldg; 1-sty ext; due \$107,861.38; T&c, \$1,800; Jno H Hicks. 50,000

 H Hicks.
 50,000

 \*4TH av, 187, see Union sq E, 30.
 JAMES L. WELLS.

 229TH st E, nwc Paulding av, 95x114.

 Wakefield; withdrawn.

Boston rd, 1603, ns, 120.4 w 173d, runs n 113.5xw21.11xn20.9xw61.1xs130.8x e 97.2 to beg, 2-sty fr dwg & vacant; partition; Jno L Meyer. 25,600

\*Paulding av, nwc 229th, see 229th E, nw c Paulding av.



# Auction Sales of the Week, Manhattan and Bronx-Continued.

894

PHOENIX INGRAHAM. D.

**a73D st, 509 E (\*),** ns, 173 e Av A, 37.6x 102.2, 6-sty bk tnt; due, \$10,695.96; T&c, \$...; sub to a prior mtg of \$27,000; Un-ion Bank of Bklyn. 29,315

**a73D st. 511-13 E (\*).** ns. 210.6 e Av A. 37.6x102.2, 6-sty bk tht; due, \$10,742.38; T &c, \$\_\_\_\_; sub to a prior mtg of \$27,000; Union Bank of Bklyn. 28,815

 Total
 \$900,230

 Corresponding week, 1912...
 1,926,772

 Jan 1, 1913, to date......
 19,982,056

 Corresponding period 1912...
 16,800,438

#### Borough of Brooklyn.

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

### WM. H. SMITH.

McDONOUGH st (\*), ns, 100 e Marcy av, 40x 0; Peter Green. 21,000 100

PALMETTO st (\*), ses, 62 ne Knickerbocker av, 79.4x79; Frank W Eckelsbecker. 200 PROSPECT pl (\*), ss, 120 w Nostrand av, 20x 106; Thos W Weeks. 11,250

E 2D st, es, 180 n Av Q, 20x100; withdrawn

E 2D st, es, 200 n Av Q, 20x100; withdrawn.

2D st (\*), sws, 288.6 se 7 av, 19.6x95; Maria L Atwater, 7,000

S 4TH st (\*), ss, 100.3 se Hewes, 24.9x85 Albt C Hatfield. 4,50 4.500

Albt C Hatfield. E STH st (\*), es, 172 n Av T, 126x100; also E STH st, es, 316 n Av T, 18x100; also E STH st, es, 370 n Av T, 54x100; also AV R, ss, 60 e E 13th, 40x100; Henry Lankenau. 46,350 10TH st, ns, 331.10 e 8 av, 19.5x92.6; Gustav A Clean. 8,300

Olson. W 32D st, ws, intersec bulkhead line of At-lantic Ocean, runs n 135 to Sea pl xw41.1xs135x e41.1 to beg; withdrawn. 70TH st (\*), ss, 460 e 8 av, 20x100; Cath S Porteld 4,100

arteld. 95TH st, ss, 335 w 3 av, 40x100; A B Roberts. 3,500

BEDFORD av, ws, 101 s Park pl, 27x100; also BEDFORD av, ws, 128 s Park pl, 27x100; with drawn. also

BEDFORD av, es, 630 s Clarendon rd, 20x 100; withdrawn.

BLAKE av (\*), nec Rockaway av, 110.2x75; Isaac P Hubbard. 7,900

CONEY ISLAND av, es, 40.1 s Turner pl, 20x 75.2; Wm Gremler. 5,000 CONEY ISLAND av, es, 80.2 s Turner pl, 20x 72.3; Wm Gremler. 5,000

CONEY ISLAND av, es, 60.2 s Turner pl, 20x 73.8; Wm Gremler. 5,000

5,000 FLATLANDS av, swc Flatbush av, 200x17.7x 231.9x134.9; withdrawn.

GRANT av, ws, 33.3 s Etna, 125x50; withdr

RIDGE boulevard, es, 50.6 s Bay Ridge av, 20x90; withdrawn.

STONE av (\*), nec Liberty av, 50x100; Sarah F Mead.

Maad. WASHINGTON av (\*), ws, 250 s Willoughby , 75x200; County Trust Co. 25,000 11TH av (\*), ws, 60.2 s 53d, 40x80; Wm L ewton. 500 av Ne

20TH av (\*), sws, intersec nes Cropsey av, 160x96.8; Geo E Nostrand. 12,500

LOT 35 (\*), blk 6011, sec 18; City Real Es-te Co. 2000 tate te Co. LOT 36 (\*), blk 6911, sec 18; City Real Estate 1,800

Co D. LOT 44, blk 5651, sec 17; Addie J Powers. 250

WILLIAM P. RAE.

DOUGLASS st, ns, 100 e Bond, 25x100; Fred Sullivan. 1,600 RICHARDSON st (\*), ss, 150 e Graham av, ix75; Jos Fries. 1,000 25x7

25x75; Jos Fries. 1,000 SMITH st, ses, 64.5 sw Livingston, 19.4x100; withdrawn.

STERLING pl. ss, 91.1 w Troy av, 18x110.7; Michl Murphy. 3,450

Michi Murphy, 5,300 n Voorhies av, runs e125.6 xn233.9x— to Jerome av xw64xsw63.6xs212.11 to beg; withdrawn. AV W, ss (\*), 29 e E 12th, 28x100; Minnie D Gescheidt. 2,500

D Gescheidt. NEW LOTS rd, nec Williams av, 158.1x200x irreg to Alabama av; F. P Hue. 25,481 ST MARKS av, ns, 360 e Howard av, 20x100; A. P. Roherts. 7,100

#### JAMES L. BRUMLEY.

MADISON st (\*), ss, 273.9 w Bedford av, 18.9x 0; Sarah Berry. 4,100 100 KENILWORTH pl (\*), es, 233.4 s Av F, 20x 100; Jos H Breaznell. 5,000

KENILWORTH pl (\*), es, 213.4 s Ay F, 20x 0; Jos Pirnie. 5,000 E 37TH st (\*), es; S0 n Snyder av, 20x100 Julia Stelle. 2,50

CARLTON av, ws, 437.3 s Park av, 16.2x100; m Gremler. 1.500 Wm

CARLTON av, ws, 453.5 s Park av. 17.4x100; m Gremler. 1,500 Wm CARLTON av, ws, 470.9 s Park av, 16.6x100; Wm Gremler.

PITKIN av, sec Stone av, 25x100; with-

CHARLES SHONGOOD.

STERLING pl. ns, 100 w Howard av, 125x 127.9; withdrawn.

VARICK st (\*), es, 101.4 n Nassau, 25x107 Conrad Rhodes. W 2D st, ws, 50 n West av, 75x100x irreg; Sophie Panzer. 8,975

44TH st (\*), nees, 450 se 12 av, 50x100; fred Bernstein. 2,500

MARLBOROUGH rd, ws, 432.7 s Caton av, 60x 100; withdrawn. Alf

100; withdrawn. ROAD (\*) to Kimballs Landing, ws. intersec cl Av Q. runs swi189.11xnw120.4xnw762.2xne1787.3 xne601.9xse197xse1478.9 to beg, except parts re-leased; KINGS HIGHWAY, ses, 383.2 ne land of Jno L Bergen, runs ne424.6xne1107xne78xne 29xne62xne154xne349xse644.2xsw601.9xsw1606.6 x nw1078.6 to beg, except parts released; FLAT-LANDS av, swc Flatbush av, 200x17.7; United States Realty & Impt Co et al. 402,369

THE CHAUNCEY REAL ESTATE CO.

6TH st, swc 6 av, 78.10x20; adj May 9.

#### VOLUNTARY AUCTION SALES.

#### Brooklyn.

WILLIAM H. SMITH.

#### APR. 29.

FULTON st, 2015-21, ns, at ss Somers, 127.4x 27.11x124.2; gore, 3-sty bk tnt & strs.

FULTON st, 2029, ns, 160 e Somers, 23.6x A to Somers x22.11x35.2, 3-sty bk tht & strs. FULTON st, 2041, ns, 160.6 w Rockaway av, x62.3 to Somers x19.6x66.8, 3-sty bk tht & strs. 40.4 20x62

HERKIMER st, 1182, sec Radde pl, 20x89.6, sty bk tnt & strs. 3-

BROOKLYN av, nec Hawthorne, 242.9 to Fen-nore x100; vacant. imore

#### JOSEPH P. DAY.

#### APR. 30.

BARBEY ST. 381, nec Pitkin av. 2297, 25x 0, 3-sty b tnt & strs. 100.

COLUMBIA Heights, 81-3, sec Cranberry, -x 101x100, 3-sty bk sanitarium. ELTON st, nec Fulton, see Fulton, 2983-93. FULTON st, 2983-93, nec Elton, 102x87.11x -x108.6, 4-3-sty fr tnt & strs.

WILLOUGHBY st. 48, ss. 57.6 e Jay, 20x also JAY, 385, es, 30 s Willougaby, 20x57.6, sty bk bldg & str.

EAST 14TH st, 1754, ss, 345 w Av R, 35x100, sty & a fr dwg. 9\_sty

ALABAMA av. 165-7, es, 100 s Glenmore av. 40x100, 2-3-sty fr tnts.

EASTERN Pkway, ss, 189 w Nostrand av, 20 ts, ea 200x155.7 to Union. lots FORT HAMILTON pkwy, 7509, es, 19 s 75th, 20x101.4x-x97.8, 2-sty & b bk dwg.

GREENPOINT av. 79, ns. 80 e Franklin, 25 95, 4-sty bk tnt with strs.

NEWKIRK av, 2409, nwc Flatbush av, 120x 169x120.1x180, 3-sty bk & fr dwg. PITKIN av, 2297, see Barbey, 381.

STH av, 34, ws, 62 s Lincoln pl, 19x100, 3-sty stn ft dwg.

#### ADVERTISED LEGAL SALES.

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

#### Manhattan and Bronx.

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

#### APRIL 26.

No Legal Sales advertised for this day. APRIL 28.

APRIL 28. 69TH st, 217-21 W, ns, 205 w Ams av, 60x 100.5, 1-sty bk church; Warren McConihe-Lawson C Rich et al; Warren McConihe (A), 42 Bway; Samson Friedlander (R), due \$7,343.15; T&c, \$679.65; sub to a prior judgment of fore-closure sale of \$27,923.89 and interest and also \$334.50, costs, &c; Joseph P Day. 148TH st, 400 W, see St Nicholas av, 755. 148TH st, 502-4 W, ss, 100 w Ams av, 41.8x 99.11, 5-sty bk tnt; Sigmund Ashner-Harris Friedman et al; Goldfogle, Cohn & Lind (A), 271 Bway; Robt F Wagner (R); due, \$10,-087.35; T&c, \$1,305.70; Henry Brady. CARPENTER av 3811 ws 541.7 s 222d .25x

CARPENTER av. 3811, ws. 541,7 s 222d, 25x 105, Wakefield; Lillie Winkens et al-Louise Ringelstein et al; J J Karby O'Kennedy (A), 99 Nassau; Jas A Foley (R); due, \$4,428,25; T&c, \$155.29; Henry Brady.

JEROME av, 1756-60, es, 50 n 175th, 90x100, 2 5-sty bk tnts; Prospect Investing Co--Ibrow Realty Co et al; action 1; Stephen W Collins (A), 63 Wall; Max S Levine (R), due \$14,-453.69; T&c, \$1,980.80; sub to two prior mtgs aggregating \$32,500; Henry Brady.

ST NICHOLAS av, 755, swc 148th, (No 400), 24.11x100, 5-sty bk tnt & strs Rembrandt Realty Co-St Nicholas Holding Co et al; Weschler & Rothschild (A), 135 Bway; Benj Tuska (R), due \$23,733.49; T&c, \$----; sub to a prior mtg of \$30,000; Joseph P Day.

#### APRIL 29.

April 26, 1913

APRIL 29. 79TH st, ns, 313 e Av A, 135x102.2, 1-sty fr stable & vacant; Jos Hamershlag--Wendover Bronx Co et al; Nash & Jones (A), 63 Wall; Wm F Clare (R); due, \$9,703.80; T&c, \$1,268.89; sub to mtg \$30,375; Joseph P Day. 113TH st, 202 E, ss, 69 e 3 av, 25x100.11, 4-sty bk tnt & strs; Henry Steindler--Jno Carucci et al; Ottenbourg, Steindler & Houston (A), 200 5 av; Jno T McGovern (R); due, \$4,410.74; T&c, \$631.04 sub to mtg \$14,400; mtg recorded July16'07 Joseph P Day. 132D st 34 W vs 360 w 5 av, 25x99.11, 5-sty

132D st. 34 W. ss. 360 w 5 av. 25x99.11, 5-sty bk tnt; Marie L. Mead extrx—Herman W Oster et al; Man & Man (A), 56 Wall; Saml Thorne Jr (R); due, \$17,285.70; T&c, \$500; Herbert A Sherman. bk

160TH st, 310 E, see Park av, 3152. EASTBURN av, 1675, ws, 43.4 n 173d, 25x95, sty bk tnt; Janet Muller—Henrietta L Frohne al; Henry P Botty (A), 302 Bway; Geo Burn-um (R), due \$9,828.05; T&c, \$229.12; Joseph Day.

MORRIS av. 2308, es. 134.6 n 183d, 18.9x117.6, 3-sty bk dwg; Cornelia H Hughes—A Warren Constn Co et al; McClure & McClure (A), 22 William; Albt W Ransom (R); due, \$8,187.98; T&c, \$350; mtg recorded Nov30'10; Joseph P T&c, Day

Day. PARK av, 3152, sec 160th (No 310), 26.6x85.6 x23.5x73.1, 2-sty & b fr dwg & 2-sty fr stable; Aug Freutel-Jas C Corbett et al; Chas P Hal-lock (A), 999 E 180; Frank A Spencer Jr (R); due, \$3,367.20; T&c, \$825; Joseph P Day. TREMONT av or 177TH st, ss, 184.8 w Mont-gomery av, 25.5x98.5x-x94.2; vacant; Kath V McEvoy-Eliz J Stancliffe et al; Peter A Lauria (A), 45 Nassau; Jos V Mitchell (R), due \$957.85; T&c, \$822.62; Henry Brady. APRIL 30. JACKSON st, 91, nwc South (Nos 386-7), 50x 104.4, 6-sty bk tnt & strs; Sheriffs sale of all right, title, &c, which Adolph Schlesinger had on Mar5'12, or since; Edw S Napolis (A), 63 Park row; Julius Harburger, Sheriff; Henry Brady. PITT st, 7, ws, 100 n Grand, 25x100, 5-sty

Brady. PITT st, 7, ws, 100 n Grand, 25x100, 5-sty bk tnt & strs; Frank J Dupignac, com—Barnet Fishman et al; E Clarence Dorsett (A), 25 Pine; Phoenix Ingraham (R), due \$28,114.79; T&c. \$220; D Phoenix Ingraham. \$220; D Phoenix Ingraham. 23D st, 155-9 E, ns, 84 w 3 av, 78x98.9, 6-sty bk loft & str bldg; Louis Masbach—Jas Jordan et al; Max Stern (A), 64 Wall; Chas Levy (R), due \$12,227.28; T&c \$2,041.70; sub to prior migs aggregating \$146,000; Joseph P Day. 39TH st, 311 E, ns, 175 e 2 av, 25x98.9, 5-sty bk tht & strs; Bernhard Mayer—Jacob Aber-bach et al; Isaac S Heller (A), 35 Nassau; Sampson H Weinhandler (R); due, \$6,125.56; T&c, \$---; Joseph P Day. 116TH et 350 E ss 125 w 1 av, 16 Sx100.11

Sampson H Weinhandler (R); due, \$6,125.56;
T&c, \$---; Joseph P Day.
116TH st, 350 E, ss, 125 w 1 av, 16.8x100.11,
3-sty & b stn dwg; Eliz H Hoar-Lordi Pernetti
& De Respiris Constn Co et al; Levi S Tenney
(A), 27 William; Jas M Donohue (R); due,
\$8,676.59; T&c, \$374.54 Henry Brady.
118TH st, 364 W, ss, 196 w Manhattan av, 18x
100.41, 3-sty & b bk dwg Danl J O'Conor, exr-Emma B Richardson et al; Gannon, Siebert &
Riggs (A). 2 Rector; Francis S McAvoy (R),
due \$11.288.50 T&c, \$237.75; Henry Brady.
154TH st, 412 W, ss, 131.9 w St Nicholas av,
20x39.11, 3-sty & b stn dwg; Manhattan Life
Ins Co-Emblem Constn Co et al; R H Bag-nell (A), 66 Bway; Rapallo & Kennedy (R), due
\$23.519.35; T&c, \$363.55; Joseph P Day.
174TH st E, ns, 110.5 e Webster av, 40.3x
99.5x47x100.8; vacant; Tremont Mills-Rose M
Coyle et al; E Louis Jacobs (A), 31 Nassau;
PitH st, 709 E, ns, \$0.11 e White Plains rd,
25x100, Wakefield; Grant Squires, exr-Catherina
Di M Salzano et al; Jno M Rider (A), 44 Cedar;
Francis W Pollock (R), due \$5,126.85; T&c,
\$601.66; -sub to a mtg of \$1,000; Joseph P Day.
233D st E, nec Kepler av, see Kepler av nec

233D st E, nec Kepler av, see Kepler av, nec 233d.

233d.
233d.
233d. st. 920-2 E, ss. 205 e Bronxwood av, 50x
64, Wakefield; Jennie Breitenbach—Mary Buhler
et al; Wm Klingenstein (A), 309 Bway; Jas
A Lynch (R), due \$2,113.19; T&c, \$874.77; sub
to mig of \$1,500; Henry Brady.
BAINBRIDGE av (WOODLAWN rd), ws,
177.4 s 212th, 25.1x103.7x25x103.7; vacant; Mary
LWhiting—Geo Daily et al; Jas C Hizgins (A),
44 Wall; Jno H Rogan (R), due \$1,761.44; T&c,
\$57.07; Herbt A Sherman.
HEATH av, 2880, es. 161.9 n land of T N
Reed and opp 229th, 20.2x100.5x20x100.5, 3-sty
bk dwg; Thos M Crowley et al—Pouch Realty
Co et al; Fuller & Prest (A), 145 Nassau;
Warren Leslie (R), due \$7,119.97; T&c, \$178.58;
Joseph P Day.
KEPLER av, nec 233d, 53.7x100x\$9.11x1065;

KEPLER av, nec 233d, 53.7x100x89.11x106.5; vacant Florence S Biggart et al-Elsmere Cab & Car Co et al; Martin & Howe (A), 265 Bway; Sydney Bernheim (R), due \$3,765.99; T&c, \$36.60 Herbt A Sherman.

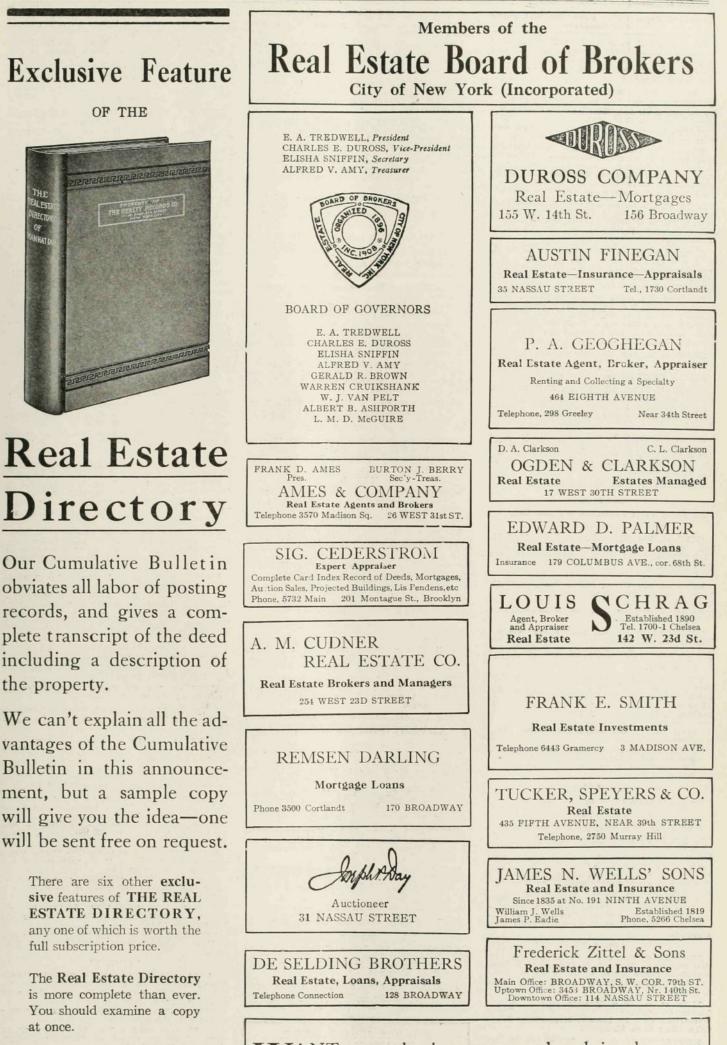
LAMPORT av. ss. 250 w Ft Schuyler rd. 25x 100, Throggs Neck; Aug Funck-Jas Knox et al; Alfred J Wolff (A), 115 Bway; Jno T Canavan (R), due \$3,356.19; T&c, \$102; Joseph P Day.

LONGFELLOW av. 883, ws. 125 n Seneca av. 25x100, 2-sty bk dwg; Mathilde Weinberg-Frank W Davis et al; Geo Meyer (A), 115 Bway; Phoenix Ingraham (R), due \$1,868.93; T&c, \$43; sub to mtg of \$6,000; D Phoenix Ingraham

Ingraham. MAY 1. LUDLOW st, 179, ws, 124 s Houston, 23,10x 87,10, 3-sty bk tnt & str & 3-sty bk rear tnt; Gertrude Palmer-Israel Wolfish et al; Lindsay, Kalish & Palmer (A). 27 William; Vincent L Leibell (R), due \$17,254.38; T&c, \$1,280.91; Henry Brady. 11TH st, 57-9 E, ns, 302.9 w Bway, 54x103.3, 10-sty bk loft & str bldg; U S Trust Co of NY-Bryant Real Estate Co et al; Stewart & Shearer (A), 45 Wall; M Spencer Bevins (R), due \$192,709.15; T&c, \$9,545.15; Joseph P Day.

ngraham.

## **RECORD AND GUIDE**



The Realty Records Co. 11 E. 24th Street New York WANT your business story placed in the most conspicuous position possible, before the best Real Estate Brokers and Operators, or the Builders and Managers of Greater New York? Then, get in an order quick for a front cover. The sale is limited.

# Advertised Legal Sales, Manhattan and Bronz (Continued).

896

76TH st, 431 E, ns, 413 e 1 av, 25x102.2, 4-sty bk tnt; Metropolitan Savings Bank-Mayer Deutsch et al; A S & W Hutchins (A), 84 Will-iam; Alex Rosenthal (R); due, \$11,772.28; T&c, \$392.79; Joseph P Day.

MAY 2. MERCER st, 246, sec 3d (No 8), 25x100, 6-sty bk loft & str bldg Windham Realization Co, Inc-Henry Corn et al; Alexander & Green (A), 165 Bway; Mortimer B Bernstein (K); due, \$\$1,237.76; T&c \$2,986.75; Saml Marx.

WYATT st, 1150, sec Bronx Park av, 25x 100; Henry Breslauer, trste-Rebecca Zucker-kandel et al; Simon M Roeder (A), 119 Nassau; Robt F Wagner (R); due \$5,413.10; T&c, \$550; mtg recorded July2909; Henry Brady. 3D st, 8 W, see Mercer, 246.

128TH st, 255 W, ns, 258 e 8 av, 15x99.11, 3-sty & b stn dwg; Marie H Burt-Sieg Tynberg Jr et al; Robt D Elder (A), 32 Nassau; Jno H Judge (R), due \$8,600.38; T&c, \$85.78; Bryan L Kennelly.

130TH st, 63 W, ns, 175 e Lenox av, 20x99.11, 4-sty & b stn dwg Utica Trust & Deposit Co-Edw Lemberger et al; Cary & Carroll (A), 59 Wall; Wm F Clare (R), due \$12,716.12; T&c, \$240.92; Joseph P Day.

175TH st, 401 (667) E, nec Webster av (No 1808), 31.1x99.2, 2 & 3.sty fr tht & strs; Dollar Savgs Bank of City N Y-Geo M Katzenberger et al; Lexow, Mackellar & Wells (A), 43 Cedar; Chas L Hoffman (R); due, \$11,531.02; T&c, \$639,09; Joseph P Day.

238TH st E, swc Katonah av, see Katonah av, 4325.

BRONX PARK av, sec Wyatt, see Wyatt, 1159.

CENTRAL PARK W, 464, ws, 57.11 n 106th, 18x100, 5-sty bk tnt; Mary A Cohnfeld-Margt Furlong et al; J Philip Berg (A), 99 Nassau; Shirley Shackelford (R); sale of dower; Joseph P Day.

KATONAH av, 4325, swc 23Sth, 25x95, 2-sty fr dwg;; Central Mtg Co-Benj Grabisch et al; Otis & Otis (A), 60 Wall; Alfred J Talley (R), due \$5,856.03; T&c, \$165; mtg recorded Feb17 '10; Henry Brady.

WEBSTER av, 1808, see 175th, 401 E.

#### MAY 3.

No Legal Sales advertised for this day.

MAY 5. 137TH st, 250 W, ss, 525 w 7 av, 18x99.11, 3-sty & b stn dwg; Germania Life Ins Co-Paul Chopak et al; Dulon & Roe (A), 41 Park row; Harry Bijur (R), due \$13,777.60; T&c, \$14; Joseph P Day.

137TH st, 230 W, ss, 343 w 7 av, 18x99.11, 3-sty & b stn dwg Germania Life Ins Co-Fannie Bick et al; Dulon & Roe (A), 41 Park row; Jno T Quinlan (R), due \$13,257.90; T&c, \$160.40; Joseph P Day.

LONGFELLOW av, ws, 150.5 n Garrison av, 50x100; vacant; Charlotte A O'Shea-Henry Gundlach et al; Wm C Arnold (A), 165 Bway; Wm J A McKim (R), due \$4,532.98; T&c, \$32.94; Joseph P Day.

THERIOT av, ws, 150 n Gleason av, 25x100, Unionport; Sheriff's sale of all right, title, &c, which Chas & Mary O'Rourke had on Jan24 '13 or since; Saml Ecker (A), 261 Bway; Julius Harburger, Sheriff; Henry Brady.

#### Brooklyn.

The following advertised legal sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated.

#### APRIL 26.

No Legal Sales advertised for this day.

APRIL 28. 66TH st, es, 75 n 6 av, 25x100; Caroline Hill-man—Thos Pisarra et al; Richd R Dikeman (A), 26 Court; Jno T Walsh (R); Chas Shon-good.

GRAVESEND av, ws. adj land of Jane Voor-hies, runs n99.6xnw99.6x-48.6xw135 to Van Sicklen xs49.3xse97.2xne1.9xse313.7 to beg; also VAN SICKLEN st, ws. adj land of Jane Voor-hies, runs n99.1xnw592.8xse112.2xse554.3 to beg; Kraslow Constn Co-International Metal Ceil-ing Co et al; Saml N Freedman (A), 55 Llb-erty, Manhattan; Joerp M Bernstein (R); Chas Shongood.

#### APRIL 29.

APRIL 29. BEATTIE st, nes, 240 nw road leading from New Utrecht to Flatbush, 60x100; Mary E Gies-senhoffer-Victor Ernst et al; Furst & Furst (A), 215 Montague; Meier Steinbrink (R); Wm H Smith,

GLEN st, ss, 48 w Crescent, 26x100; Minnie Glucksman-Eveline Lawrence et al; Frank Wasserman (A), 39 Liberty, Manhattan; Fredk Cobb (R); Chas Shongood,

HENDRICKSON st, sws. 140 se Av P, 40x 100; Title Guarantee & Trust Co-Rosa Papa et al; Harry L Thompson (A), 175 Remsen; Jacob Kirschenbaum (R); Chas Shongood.

W 3D st, ws, 110.8 n Sheepshead Bay rd, 300 119.4; also SHEEPSHEAD BAY rd, ns, 157.5 W 5th, 36.4x92.7; Sarah A Haughian—Jos Sal-via et al; Wilson & Van Wagoner (A), 16 Montague; Almet R Latson (R); Wm P Rae.

W 8TH st. es. 58.10 n Av S, 19.4x82.5; Jo-hanna M Moller-Emma L Neppert et al; Ac-tion 1; Miller & Bretzfelder (A), 55 Liberty, Manhattan; Thos E O'Brien (R); Wm H Smith.

W 8TH st. es, 39.6 n Av S. 19.4x82.5; same-same; Action 2; same (A); same (B); Wm H Smith.

W 8TH st, es, 20.2 n Av S, 19.4x82.5; same-same; Action 3; same (A); same (R); Wm H Smith.

73D st, ss, 287.6 w 11 av, 31.3x100; Julia F Hellwig-Louis P Shein et al; Felix Reifschnei-der, Jr (A), 391 Fulton; Chas Y Van Doren (R); Wm H Smith,

S3D st. sws. 463.6 se 20 av. 18.2x100; Jas H Mullarky et al-Morris L Baird et al; Wm H Good (A), 44 Court; Chas E Fiske (R); Wm H Smith.

FORT HAMILTON av. es. 40.8 s 75th, 20.4x 97; Herbert Cracauer-Max Roller et al; Josh-ua Haberman (A), 132 Nassau, Manhattan; Wm P Pickett (R); Wm H Smith.

ROGERS av, ws, 48.5 s Prospect pl, 16.1x80; Carrie D Lee-Beatrice Pomeroy et al; Hirsh & Newman (A), 391 Fulton; Wm Watson (R); Wm H Smith.

ŚNEDIKER av, ws. 60 s Blake av. 100x100; Empire City Lumber Co-Snediker Constn Co, Inc; L & J Weinberger (A), 5 Beekman, Man-hattan; Albt L Phillips (R); Chas Shongood,

10TH av, ws, 140 s S0th, 20x100; Home Title Ins Co of N Y-Bernard Quirk et al; Henry J Davenport (A), 375 Pearl; Albt W Linton (R); Wm H Smith.

#### APRIL 30.

PRESIDENT st. nes, intersec es Hamilton av, 22.10x100; Saml Broom et al-Jos Zoffer et al; Jonas, Lazansky & Neuberger (A), 44 Court; Wm Lieberman (R); Wm P Rae.

ROBINSON st, ss, 52.5 w Bedford av, 87.11x 120; Louis Rosenberg-Seymour Rosenberg et al; Walter L Durack (A), 215 Montague; Chas S Warbasse (R); Wm H Smith.

TILLARY st, ss, bet Hudson av & Navy, lot 137; Max Zeitz-Lipman Lipsitz et al; David Zirinsky (A), 67 Morrell; Hugh A McTernan (R); Chas Shongood.

MERMAID av, ns, bet W 15th & Stillwell av, t 38; Tax Lien Co of N Y-Luigi Fringo et ; Wm Lustgarten (A), 68 William, Manhat-n; Thos Troy (R); Wm H Smith.

NORMAN av, swc Baker, -x-; Tax Lien Co of N Y-Richd M Henry et al; Wm Lustgarten (A), 68 William, Manhattan; Thos Troy (R); Wm H Smith,

#### MAY 1.

MONTGOMERY pl, sws, 278.10 se 8 av, 16.9x 100; Chas D Robbins—Grace W Duryea et al; Hedges, Ely & Frankel (A), 165 Broadway; Harry G Anderson (R); Wm H Smith.

62D st, sws, 100 nw 24 av, 27x100; 62D st, sws, 154 nw 24 av, 27x100; 62D st, sws, 208 n w 24 av, 162x100; Chas H Finch & Co-Leon W Pease et al; Harry W McChesney (A), 177 Montague; Hugh McTernan (R); Wm H Smith.

LOTS 567 to 590, 594 to 635, 829 to 844, map of property of Eensonhurst Land Co; Co-opera-tive Building Bank-Milton S Kistler et al; Lexow, MacKellar & Wells (A), 43 Cedar, Man-hattan; Arnon L Squires (R); WM P Rae.

#### May 2.

W 28TH st. es. 180 s Neptune av. 200x118.10; Orin H Cheney—Julius Hepke et al; Frank M Patterson (A). 27 William, Manhattan; Chas S Murphy (R); Wm H Smith.

53D st, ss, 180 e 7 av, 20x100.2; Jennie Simon —Harry W Lippman et al; Herzfeld & Sweed-ler (A), 44 Court; Hermon H Shook (R); Chas Shongood,

78TH st, nes, 517.6 nw 18 av, 55.1x100.1; Frances A de Beer-Anna Hoerlein et al; Geo W Pearsall (A), 49 Court; Jno J Kean (R); Wm H Smith.

NOSTRAND av, ws. 55.7 s Hawthorne, 16.8x 90; Bond & Mortgage Guarantee Co-Arthur J Waldron et al; Harry L Thompson (A), 175 Remsen; Henry S Goodspeed (R); Wm P Rae.

NOSTRAND av, ws, 22 s Hawthorne, 16.11x 90; Percy M Kessler, gdn—Arthur J Waldron et al; Harry L Thompson (A), 175 Remsen; Floyd J Adams (R); Wm P Rae.

NOSTRAND av. ws, 72.3 s Hawthorne, 16.8x x90; Maria L Mount—Arthur J Waldron et al; Harry L Thompson (A), 175 Remsen; Forrest S Chilton (R); Wm P Rae.

NOSTRAND av, nwc Kosciusko, 22.2x75; Er-nest C Kinney—Arthur J Waldron et al; Harry L Thompson (A), 175 Remsen; Allen A Deutsch (R); Wm P Rae.

#### MAY 3.

No Legal Sales advertised for this day.

MAY 5. CENTRE st, ns, 139 e Columbia, 20x100; Chas Held-Max Turner et al; Stewart Engel (A), 255 Bway, Manhattan; Ira L Rosenson (R); Chas Shongood.

E 10TH st, es, 540 s Caton av, 20x100; Mer-chants Co-operative Mortgage Co-Sarah Lam-burg et al; Milton Hertz (A), 391 Fulton; Harrison C Glore (R); Chas Shongood.

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

#### Manhattan and Bronx. APRIL 19.

LEWIS st, swc Stanton, 50x99.8; Ernestina Trick-Louis Cohen et al; C Brandt Jr (A). MAIN st, ws. 50 s Beach, 225x129x irreg; Jas T Barry-Martin J Earley et al; D L O'Reilly (A).

45TH st. ns. 200 w 3 av. 20x100.5; Wm A Hughes-Jno Conville; M S Borland (A).

PINEHURST av, nwc 177th, 125x98; Jacob Hirsh-Helene Realty & Constn Co et al; Kan-trowitz & Esberg (A). 227TH st, ns, 130 e Barnes av, 25x114.5, Bronx; Louis W Slocum-Frank Zanetti et al; H O Dobson (A). 3D av, swc 183d, 94x58; Wm Sudbrink-Alex-ander Development Co et al; Cahn, Leventritt & Goetz (A).

April 26, 1913

#### APRIL 21.

LEWIS st, 144; Dora D Forbes et al-Sophia Moore et al; Weekes Bros (A).

27TH st, 454 W; Al Hayman et al-Mary L Hubener et al; Cary & Carroll (A). 56TH st. 233 E; Lawyers Mtg Co-Wilhelmine Braun et al; Cary & Carroll (A). 63D st. ns. 100 w Amsterdam av. 275x100.5; Harris Mandelbaum et al-Friedland Realty Co et al; Elsman, Levy, Corn & Lewine (A). 127TH st. ss. 204.7 w 3 av. 45.3x99.11; Isaac N Hebberd-Wm E Barnes et al; B F Gerding (A).

(A).
AV C, es. 58 n 12th, 50x105, Bronx; Sidney B Hickox—Albt Buttner et al; A J Wolff (A).
ARNOLD av, es. 100 s Libby, 25x125.4; Sidney B Hickox—Zerega Realty Co et al; A J Wolff (A).

BELMONT av, ws, 96.6 n 180th, 18.1x85.1; Letita McMurtry-Rebecca Miterstein et al; Ar-rowsmith & Dunn (A).

COLLEGE av, 426; Jno W Schumacher et al Bertha Kaufman; F P Woglom (A).

MADISON av. es. 25.5 n 101st. 25.2x84.7x25.9 x59.2; Morris Kahn et al-Chas Henschke et al; H Greenberg (A).

MANHATTAN av, ws. 48.5 s 121st, 15x80; Mu-tal Life Ins Co of N Y-Clara S Knight et al; L Allen (A),

#### APRIL 22.

ALLEN st, 97; Jno A Brown, Jr-Minnie L Simon et al; F H Comstock (A).

CANAL st, 432; Emma McA Lawrence—Nan-nette E Winter et al; G W Ellis (A). 27TH st, ns, 475 w 6 av, 50.2x98.9; Henry Goldstone—Louise M Stevens et al; J Eisner (A).

63D st, 236-8 E; two actions; Jonas Weil et al-Louis Levin et al; M Sundheimer (A). 127TH st, ss, 100 e 7 av, 50x99.11; Geo D Eightmie-Jessie H Eames et al; E Sweeney (A)

169TH st. ss. 39.4 e Nelson av. 69.5xirreg; Theo Wentz-Saint Francis Realty Co et al; Boothby, Baldwin & Hardy (A) .

BARKER av, see Bridge, 284x205.11 to Olin-ville av; also BRIDGE st, sec Olinville av, 83.11x295.9 to Elliott av; Jas H Aldrich et al -Rachael Altman et al; Harrison, Elliott & Byrd (A).

BROOK av, 992; Edw L Coster-Jno B Gart-er et al; Anderson, Iselin & Anderson (A).

HUGHES av. 2530; Adelaide B Stilwell-Raphael Diliza et al; Merrill & Rogers (A). 5TH av. ses. Lot 3. 15th Ward, 26.4x100; Hudson Mtg Co-Otto Werber et al; T H Bas-kerville. (A).

#### APRIL 23.

SUFFOLK st, 45-51; Fifth Avenue Baptist Church of the City of N Y et al-Saml Agid et al; E S Clinch (A).

119TH st, 510 E; Annie Kimberly-Nicolo Arenella et al; E Goldschmidt (A).

144TH st, 510 W; International Distributors orpn-Geo B Bergkamp et al; G C De Lacy-Corpn-

217TH st. ns. lot 612, map of Village of Wakefield, Bronx; Kate A Brennan-Mildred Bonavia; G Squires (A). BRIGGS av. ns. lot 43, map of Briggs Es-tate, Bronx; Bridget Williamson-Jas J O'Con-nell et al; amended; Friend & Friend (A).

BROOK av, sec Wendover av, 104.10x25.1; Julius Loewenthal-Marks Lewine et al; Bern-heim & Loewenthal (A). MACLAY av, nws, 79.10 ne Zerega av, 20x 100.4; Eliz B Beyer-Henry Osterholt et al; F A Southworth (A). MADISON av, nec 48th. 22x100; National Re-serve Bank of City of N Y-Lesk Realty Co; Sullivan & Cromwell (A).

PARKER av. ws, 125 n Rose pl, 25x100; Lou-ise F Hovey-Vincenzo Verro et al; Carrington & Pierce (A), UNION av. es, 80 n 166th, 80x100; two ac-tions; Archibald Douglas-Harry Levy et al; F Armitage (A),

LOTS 43-4. map of Siems Estate, Bronx; Jno Heintz, adm-Felix De Canlo et al; G Frey

APRIL 24. 116TH st. ns. 130 w 8 av. 20x96.8; Rector Churchwardens, &c. of the Church of the In-carnation of the City of N Y-Fredk P Forster et al; Harrison, Elliott & Byrd (A).

118TH st. 9 W; Ignatz Mantler—Meyer Tilbor et al; C Recht (A). 124TH st. ns. 241.3 w 5 av, 18.9x100.11; Went-worth Mortgage Co-Anna Lacroix; Sproull, Harmer & Sproull (A).

PARK av. 4464; Sophie Prager-Wm Gug-golz Constn Co; H A Gordon (A). TINTON av. ws, 79.9 s 163d, 18.4x95; Mary M Bauch-Henry De Vivo et al; Todd & St John (A).

APRIL 25.

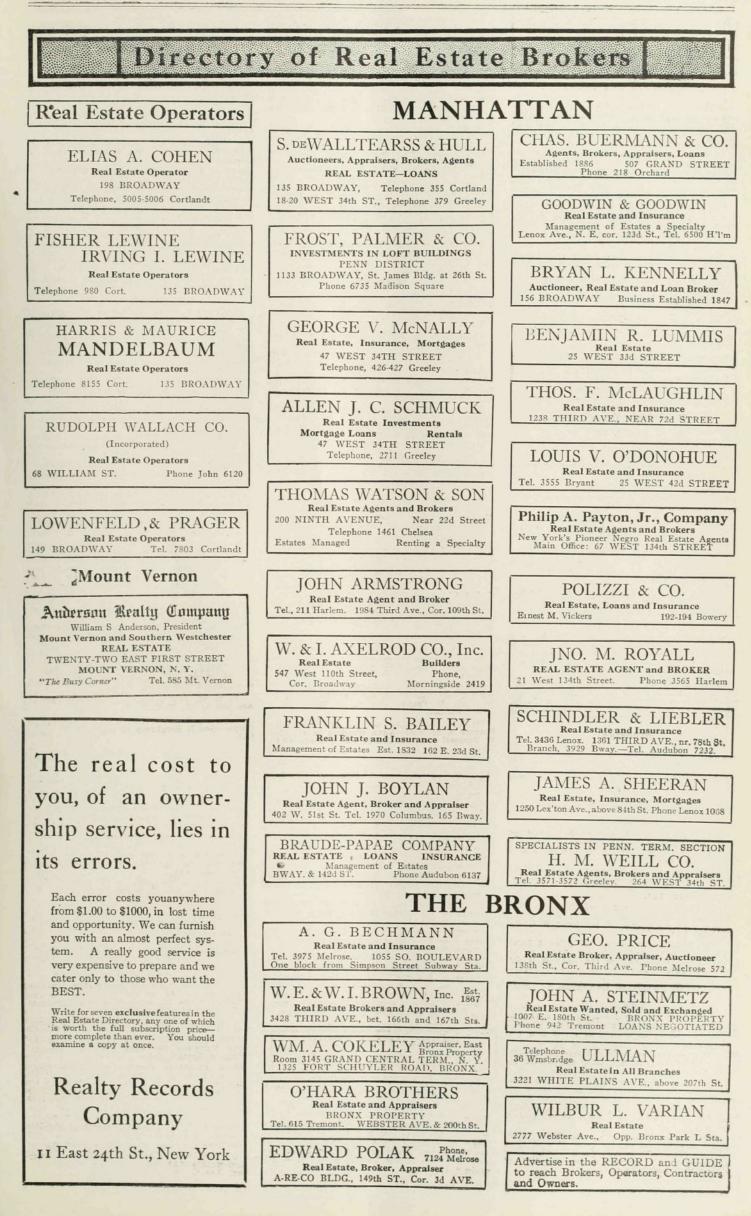
APHIL 25. 130TH st, 31 E; Stephen H Jackson-Marie F Farrell; S H Jackson (A). 168TH st, ss, Lot 124, map of Village of Morrisania, 61.5x101.2; Michl Piel-Rebecca Goldberg et al; Ashbel P Fitch, Mott & Grant. (A).

AV A. 1743; Jadwiga Grunert-Martha Real-ty Co et al; A & H Bloch (A).

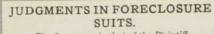
C H (A)

#### April 26, 1913

## **RECORD AND GUIDE**



897



\$98

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

#### Manhattan and Bronx.

#### APRIL 17.

AMSTERDAM av, ws, 75.11 n 105th, 75.11x 100; Eloomingdale Constn Co-NY Urban Real Estate Co et al; I H Kramer (A); A Wells Stump (R); due, \$2,762.50. APRIL 18 & 19.

No Judgments in Foreclosure Suits filed these days.

#### APRIL 21.

PEARL st. 362; U S Trust Co of N Y-Mary Kirschenbluth et al; Stewart & Shearer (A); Chas S Fettretch (R); due, \$17,717.78. APRIL 22. BRONX blvd, es. 100 s 216th st. 45x100; Chas S Whitney—Jno J Zuelch; Jos A Middlebrook (A); Melvin H Dalberg (R); due, \$1,579.09.

LOTS 9 to 12, map of Bronxdale Manor; Jno Ringen-Wm Guggolz Constn Co et al; Ger-lich & Schwegler (A); Dennis O'L Cohalan (R); due, \$2,598.98.

#### APRIL 23,

No Judgments in Foreclosure Suits filed this day

#### LIS PENDENS.

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

#### Manhattan and Bronx.

#### APRIL 19.

21ST st, ns, 400 w 10 av, 100x98.8; Isaac Rossell-Chas Hofferberth et al; action to fore close mechanics lien; Eidlitz & Hulse (A). APRIL 21.

226TH st, ss, 505.1 e Barnes av, 100x114.6; Chas J Breck-Michl Agugliaro et al; action to declare ownership; M S Hagar (A).

3D av, ws, 25.5 s 68th, 100x100; Bella Glaser Sol Herzog et al; action to set aside deed; J Joachimsen (A).

APRIL 22.

53D st. ss. 150 e 11 av. 25x100.5; Ike Fein-gold-Helen Degnan; action to foreclose me-chanics lien; J F O'Neil (A).

LOT 119, revised map of Seneca Park, Bronx; Sadie Glassman-Jno A Dannies et al; parti-tion; Goldfein & Weltfisch (A).

#### APRIL 23.

139TH st. ss. 128 e So Eoulevard, 25x100; . Margoles—Junction Realty Co et al; action declare deed mortgage; A & H Bloch (A).

BROADWAY, sec 185th, lot 8; Eliz R Daly-as F King et al; foreclosure of tax lien; Mayham (A).

MORRIS av. ws. bet 164th & 165th, lot 56; osefine Deutsch-Gertrude J Lubs et al; fore-losure of transfer of tax lien; Saxe & Powell

#### APRIL 24.

Washington av, nwc 178th, 1 foot x 88.5; 178TH st. ns. 88.5 w Washington av, 16.8x1 ft; 178TH st. ns. 121.8 w Washington av, 16.8 x1 ft; Bettie Sam-Geo W Skinner et al; fore-closure of transfer of tax lien; Clocke, Koch & Reidy (A).

H av, 369; Amelie Lambert—Camille O A val et al; partition; R P Beyer (A). STH Perc

#### APRIL 25.

236TH st, ss, bet Albany rd & Putnam av, Lot 113; Eaml Hollander—Nathan P Eailey et al; foreclosure of transfer of tax lien; B G Oppenheim (A).

236TH st, ss, bet Oneida av & Kepler av, Lot 16; Sami Hollander—Martha J Jackson et al; foreclosure of transfer of tax lien; B G Oppenheimer (A).

CRESTON av. ws. bet Burnside av & 181st, Lot 35; Saml Hollander-Gel Spencer et al; foreclosure of transfer of tax lien; B G Op-penheim (A).

VON HUMEOLDT av. es, bet 259th & 260th, Lot 581; Saml Hollander—Geo Baier et al; foreclosure of transfer of tax lien; B G Op-penheim (A).

## Borough of Brooklyn.

#### APRIL 17.

BERGEN st, ns, 342 e Classon av, runs e9xn 130xw84xs65xe65xse23xs43 to beg; Jno Morton's Sons Co-Bertha Schmerzler et al; G E & E C Brower\*(A).

DOUGLASS st, es, 217. n Sutter av, 25x100; Bushwick Saving Bank—Jas D O'Brien et al; R L Scott (A).

HOYT st, swc 4th, runs w22xs54xe27xn54; Chas & Margarethe Spreckles—Sig B Heine et al; Van Alen & Dyckman (A). HURON st, 241-55; also HURON st, 246-56; Wm H Peer-Henry C Fischer et al; C & T

(A). Perry

KEAP st, es. 85 s So 4th, runs e70xn to Abr Meserole farm line xnw to point 68 e of Keap xw68 to Keap xs21 to beg; Dani T Doane—Abr J Doane et al; compelling determination of claim; H A Ingraham (A).

MACON st, ns, 255 w Lewis av, 20x100; Andw Ayers—Arthur W & Mary L Baldwin; Watson Kristeller (A).

PRESIDENT st, ns, 100 w Prospect Park W, 24x95; Jno Pullman-Lillian B Koepke et al; C A Clayton (A).

W 9TH st, es, 100 s Av S, 16x100; Thos J Van Natter-Highlawn Constn Co et al; H J Daven-port (A).

W 9TH st. es. 116 s Av S, 16x100; United eighborhood Guild-Highlawn Constn Co et al; J Davenport (A).

W 9TH st, es. 132 s Av S, 16x100; First Presbyterian Church—Highlawn Constn Co et al; H J Davenport (A).

37TH st. sws, 154 se 8 av, 100x100; also 37TH , sws, 94 se 8 av, 20x100; also 39TH st. ss. 00 e 8 av, 25x100; also 7TH av, nws, 50 sw 0th, 25x100; also ST JOHNS pl, ss, 140 w uffalo av, runs w40xs140xe20xs100 to Degraw st, 300 20th, 2 Buffalo Buffalo av, runs w40xs140xe20xs) xe20xn240 to beg; Melvin Brown-et al; A A Hovell (A). -Saml J Flash

E 40TH st, es, 117 s Av I, 20x100; Bertram J Cooper-Mounts Realty & Bldg Co et al; Herz-feld & Sweedler (A).

E 46TH st, ws, 120 s Lenox rd, 40x100; Annie ambui-Rugby Investors Bldg Co et al; Cald-ell & Holmes (A).

63D st, ss, 182 w 19 av, 30x82; Waterbury & Mapleton Realty Co-Muskoka Realy Co et al; Clark & Frost (A).

63D st. ss. 152 w 19 av. 30x82; Waterbury Mapleton Realty Co-Muskoka Realty Co et ; Clark & Frost (A).

75TH st, ss, 240 w 13 av, 20x100; Jessie S Robertson-Ponce Realty Co et al; C A Des-hon (A).

AV S. ss. 52 e W 9th, 16x100; Home Title Ins Co-Guiseppina Parmegiani et al; H J Dav-enport (A). AV S. ss. 100 e W 9th, 16x100; Home Title Ins Co- Anna C Farrell et al; H J Daven-port (A).

BROADWAY, see Berry, runs e92xs100xw46xs 3xw46 to Berry xn123 to beg; City Real Es-tte Co-Wave Improvement & Constn Co et al; wens, Gray & Tomlin(A)..

MONTROSE av, sec Leonard, 75x100; Otto Huber Brewery—Louis A Phillips et al; Frank Obernier (A).

OVINGTON av .sws, 150 se 14 av, 20x84; Alex Doecks et al-Michl Schiavone et al; E L Holywell (A).

VANDERBILT av, es, 37 n Park pl, 22x100; Henry Berberich—Thos O'Connor et al; Milton Hertz (A).

5TH av, nec 54th, 25x100; Annie T Hanrahan —Patk Hanrahan et al; set aside deed; Theo Witte (A).

APRIL 18.

CLINTON st, ws, 99 n Nelson, runs w90xn19 xw70xs19 to beg; Karoline Nygaard—Bonifacio Colombo et al; to set aside deed; Sparks & Fuller (A).

DENYSE st. nes. 210 e Stewart av. 54x100; Leon C Weinstock-Emanuel & Marie Hallen-beck; to obtain payment of judgment; J H Regan (A).

GROVE st, 73A; Jno Buser—Chas & Kath Hentschel; to set aside deed; J D Barben (Å). HAWTHORNE st, ns, 500 e Flatbush av, 30x 126; Philip Butz—Edw S Dix et al; Amend & Amend (Å).

ST JOHNS pl, ss, 150 e Schenectady av, 40x 240; Home Title Ins Co-Realty Dealers et al; H J Davenport( A).

H J Davenport(A). TROUTMAN st, nws, 350 sw Irving av, 25x 100; Bond & Mtg Co-Mamie Strebel formerly Mamie Motz et al; H L Thompson (A). WATKINS st. ws, 176 s Eastern pkwy, 25x 100; also WATKINS st. ws, 151 s Eastern pkwy, 25x100; also WATKINS st, ws, 176 s Eastern pkwy, 25x100; Isaac P Hubbard & David A Revnolds as exrs-Jacob Adler et al; G C Frisbie (A).

2D st. ss, 138 e 5 av, 30x100; Marcus Bulkow-ein-Max & Yetta Corpuel; Ginzburg & Picker

9TH st, ns, 119 e 4 av, 19x120; Frank J Wilson-Frank J Wilson as adm et al; partition; H E Heistad (A).

H E Heistad (A). E 12TH st. es. 320 s Av V. 30x80; Home Mtg Investment Co-Clover Holding Corpn et al; H J Davenport (A). E 12TH st. es. 290 s Av V. 30x80; Home Mtg Investment Co-Clover Holding Corpn et al; H J Davenport (A).

E 12TH st. es. 260 s Av V, 30x80; Home M vestment Co-Clover Holding Corpn et al; Davenport (A).

E 12TH st. es, 350 s Av V, 30x80; Home Mtg Investment Co-Clover Holding Corpn et al; H J Davenport (A).

49TH st, nee 4 av. 25x100; Isaac Metzger-Mary J & Jno Dobbin; T F Redmond (A). 56TH st, sws, 250 se 14 av. 75x100; Harry E Failey-Frank A Ernst et al; partition; H O Patterson (A).

SGTH St. wc Bay 16th, 20x65; J Geo W Schu-ann-Leana Shostak et al; Jas Gray (A). ATLANTIC av, nec New Eirecht, runs ne V2xse200xsw59xnw242 to bee; Jos F McKeon Im-Eliz DeMars et al; J P Judge (A). mann

adm BEDFORD av. es. 140 n Newkirk av. 20x100; Robt K White-Isabel L Bartlett et al; H L Thompson (A).

LINDEN av. ns. 271 e Flatbush av. runs n99 xe20xse93xw26 to beg; Augusta Kuhnla—Jos A Peterman et al.

4TH av, wc 21st. 50x60; Lewis L Bowden-bcco M & Amelia Agoglia; T F Redmond (A). Ro ROCCO M & Amelia Agoglia; T F Redmond (A). PLOT bounded by n Neptune av. e Sheepshead Ray, Brishton Beach R & land of Manhattan Reach Hotel & Imn Co. s Atlantic Ocean, w cen-tre line Coney Island av; Brighton Beach De-velopment Co-Jaques DeNyse et al; H A In-graham (A).

#### APRIL 19.

April 26, 1913

UNION st, ns, 313.4 e Hoyt, 16.8x75; Terence Brady-Gabriele Delmonico & ano; Paul A Katsee (A).

E 7TH st, es, 360 n Av M, 40x120.6; Simon Lipshitz-Ester Lutwak et al; foreclosure me-chanics lien; I M Silberman (A).

N 9TH st, swc Roebling, 30x100; Jas S Rourk Abigail C Frost et al; to bar defendants; Wat on & Kristeller (A). son

73D st, nes, 95 se 15 av, 75x100; Henry L ostrand-Michl J Grady et al; Furst & Furst (A)

FT HAMILTON av, nec 37th, 40.8x110.10x40x 118.1; Jno Molander-Eva Olsen et al; A A Hovell (A).

GRANT av, ws, 275 n Union av, 25x50; Mary E Roberts—Thos Donohue et al; to regain pos-session; Merchant, Olena & Merchant (A).

PROSPECT PARK W, nc 14th, 32.6x97.10; Sing Sing Savgs Bank-Margt V McNulty et al; T F Redmond (A).

T F Redmond (A). 15TH av, nws, 100 sw S1st, runs sw469.7 to Kings Hway xnw-xne to cl block bet S1st & S2d xse624.5 to beg; Landon A Thomas et al-Harry D Johnson et al; Alexander & Green (A), 15TH av, nws, 100 sw 80th, runs sw-to cl S1st and S2d xnw624.5xne-xse633.10 to beg; Landon A Thomas et al-Harry D Johnson et al; Alexander & Green (A).

#### APRIL 21.

CHAUNCEY st, sec Hopkinson av, runs e325 xs200 to Marion xw50.7xnw323.9xn29.10 to beg; also HOPKINSON av, es, 8 n Marion, runs e-to Bklyn & Jamaica plank rd xnw-xs24.6 to beg, gore; also MARION st, ns, 130 e Hop-kinson av, runs n30xse41.3xw35.4 to beg; Wm F Ahrens-Philip Schmitt Bldg Co et al; Halbert & Quist (A).

HURON st, 246-56, 241-55; Wm H Peer-Henry C Fischer et al; C & T Perry (A).

JAVA st, ns, 415 e Franklin, 20x100; Wm F Waldron individ & as exr & Mary A Waldron-Cath Sullivan et al; partition; Joyce & Kava-nagh (A).

SEIGEL st, ss, 250 w Graham av, 25x100; N Y Produce Exchange Gratuity Fund-Simon Levy et al; T F Redmond (A). STAGG st, swc Humboldt, 25.2x75; Bklyn In-stitute of Arts & Sciences-Abr Titton et al; T F Redmond (A).

4STH st, nes, 140 se 16 av, 40x100.2; Amelia Johnston-Godwin Realty Co et al; T F Red-mond (A).

63D st, ns, 235 w 20 av, 45x100; Jas H Mc-ool-Eugenio Garguilo et al; B R Duncan Cool-(A).

(A). 86TH st, ss, 522 w Shell rd, 50x160; also 86TH st, ss, 572 w Gravesend rd, runs s-xw-to land K Willis xn- to 86th xe200 to beg; also PLOT bounded on ne by 86th xsw Meadow heirs of Ann J Lake xse-xnw-; also PLOT bounded ne by 86th xse land Cath B Willis xsw by ditch xnw by land of Johanna Stillwell; Laura E Fitzgerald-Chas C Overton et al; specific performance; J C McLeer (A). F 1020 st swe 280 se Av D 30x100; Nellie E 103D st, sws, 280 se Av D, 30x100; Nellie Kunstler—Jno F Steilen et al; H Koppel-an (A).

BENSON av, sws, 80 se 16 av, 28.4x100; Mary A Young et al-Frank Malczynski et al; Furst Furst (A).

& Furst (A). MANHATTAN av. es, 75 n Clay, runs el00xn 62.6xw100xs62.6 to beg; also MANHATTAN av. es, 43.9 s Box, 18.9x100; also MANHATTAN av. es, 25 s Box, 18.9x100; also DCLAY st. ns, 175 e Manhattan av. 25x100; also DCLAY st. ns, 175 e Manhattan av. 25x100; also DCLAY st. ss, 150 e Manhattan av. 25x100; also DRIGGS av. ns, 26 w Eckford, runs n53xw33.5xs45.4xe33.5 to beg; also DUPONT st. ss, 175 e Manhattan av. 25x 100; also JAVA st. ss, 95 w Franklin, 50x100; also DUPONT st. ns, 225 w Manhattan av. 50x100; also DAVA st. ss, 50 s Clay, 50x100; also JAVA st. ss, 50 s Clay, 50x100; also JAVA st. ss, 50 s Clay, 50x100; also JAVA st. ss, 170 e Franklin av. runs ne 63.3xn-xe25xn100 to st xw50 to beg; also JAVA st. ns, 435 e Franklin, 20x100; also CLAY st & MANHATTAN av. ss thereof. 25x100; wm F Waldron individ & as exr & Mary A Waldron-Cath Sullivan et al; partition; Joyce & Kava-nagh (A). MYRTLE av. ns, 180 w Tompkins av. 20x100;

MYRTLE av. ns. 180 w Tompkins av. 20x100; Title Guar & Trust Co-Annie Driscoll et al; T F Redmond (A).

APRIL 22. WEST st, ws. 50 n 40th, runs w47xnw44xe77x 32 to beg; Adolph & Frederick Leibowitz-Jos B. Thompson Real Estate Co et al; C S Jullien (A). APRIL 22.

36TH st, nes, 260 nw 15 av, 20x100; Clara B Owen-Yorklan Realty Co et al; H L Thomp-son (A). AV C, swc E 7th, 34x100; Gulian Ross as trste-Mortimer M Sloss et al; H A Ingraham

(A). BROADWAY. ns. 125 e Bedford av. 20x80x21x 81; also MANHATTAN av. 129; also MARCY av. 484; also FLOYD st. 125; also MANHAT-TAN av. 138; also TROUTMAN st. 17; Louise C Freitag-Frederick Willis et al; settlement of estate; Alvin R Johnson (A).

estate; Alvin R Johnson (A). BROADWAY, ns, 125 e 4th, 21x100; also LOT S4. D Ewen's map, village of Williamsburg; also MARCY av. ws, 50 n Ellery, 25x100; also FLOYD st. ns, 421 e Marcy av. 20x100; also LOT 51. D Ewen's map, village of Williams-burz; Emilie R Wills—Frederick Wills et al partition; Fisher & Voltz (A). CONEY ISLAND av. es, 460 n Av S, 20x100; Alva E Belmont—Harvey J Couch et al; Her-bert Reeves (A). CONEY ISLAND av. es, 480 n Av S, 20x100; Alva E Belmont—Harvey J Couch et al; Her-bert Reeves (A).

PITKIN av. nwc Barbey, 50x100; N Y In-estors Corporation—Fredk Reiss et al; T F

man

vestors

(A)

OCEAN pkwy, sec road from Sheepshead Bay to C I Point, runs sw1349.6xse200xsw175.11xsw 193.8 to cl Sea Breeze av xe197.6xne201.11xne 424xse525.2 to land Bklyn Union Elev R R Co xne106.2xnw55.4xne50xnw200xne150xse226.4 x ne 55.7xse165.8xe248.5xne203.7xne236.5xne487.5 to C I av xne1166.8 to old Sheepshead Eay rd xsw 1828.8xsw276.3 to beg; also LAND under water beginning at int high water mark Atlantic Ocean with line 417 e Ocean pkwy, runs sw1129 xse1294.6xne524.10xne497.4 to high water mark Atlantic Ocean xnw525.2xsw424xsw201.11 to beg; also LAND shown as extensions north from and across Sheepshead Bay rd to Neptune av on map Ashton pl, Avalon pl & Otis pl, belonging to Brighton Beach Racing Assn; Mutual Life Ins Co-Brighton Beach Estates et al; H L Thomp-son (A). WAVERLY av, es, 491 n Myrtle av, 16x100;

WAVERLY av, es, 491 n Myrtle av, 16x1( Wm O Ennis-Bridget McCormack et al; G Holahan (A).

19TH av, nws, 80 sw Benson av, 20x70x20x68; Ernst J Hanford-Benj Norris et al; Cary & Carroll (A).

APR. 23. BERRY st, 260; S 1ST st, 94; N 5TH st, 127 & 129; Philip A Diehl—Wm F Fricke et al; F D Smith (A). CHESTER st, es, 850 s Sackett, e100xs25x w6xse29xw8xs to Hunterfly rd xw to Chester xn99 to beg; Nassau Trust Co—Jos D Cohen, Inc, et al; E T Horwill (A). ST EDWARDS pl es 45 se Tillary e34xse25

ST EDWARDS pl, es, 45 se Tillary, e34xse25 xsw23xnw25xw24 to St Edwards pl xn22 to beg; Grazia Cassano-Menoti Bonanno et al; parti-tion; Felix Reifschneider Jr (A).

E 7TH st, es, 140 s Av M, 80x100; Wm F Johnston-Jas F Collins et al; H E Lewis (A) 18TH st, sws, 18 nw 8 av, 20x75; Welz & Zerwick-John J Rowan et al; H E Lewis (A).

20TH st, nes, 100 se 4 av, 25x100; Mary E Campbell et al-Harris Nevin et al; T F Red-mond (A).

mond (A).
60TH st, sws, 100 se 17 av, 40x100; Preston B Bailey, as trste-Edgar L Jones et al; W B Hopping (A).
63D st, nes, 550 nw 19 av, 29x100x28x100; Jas & Margt Harkins-Muskoka Realty Co et al; J H Fleury (A).
75TH st, sws, 375 nw 14 av, 31x100; Jennie G Saeger-Hustler Realty Co et al; Chas E Hill (A). Hill (A).

BATH av, ec 15 av, 85x100; Dauntless Realty Co-Augustus Realty Co; B W Levy (A). 4TH av, ses, 54 ne 20th, 45x100; Long Island Loan & Trust Co-Nevin Realty Co & ano; T F Redmond (A).

#### MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor,

#### Manhattan and Bronx.

#### APRIL 19.

APRIL 15. 22D st, 115-9 E & 23D st, 114-20 E; Jiffy Fire Hose Rack Co-Fredk C Beach & Jennie B Gaspar & 114 E 23d St Co (140). 317.75 23D st, 115-7 E; Hull, Grippen & Co-115 E 23d St Co & Simplex Constn Co; renewal (138). 249.31

249.31 45TH st, 17-21 W; Bayer-Gardner-Himes Co-Midville Realty Co; renewal (143). 196.00 80TH st, 501 E; Lemkin, Lichtenstein & Klein -Max A Kreielsheimer (142). 200.00 86TH st, 302 W; Holmes Plumbing & Con-tracting Co-Mary A Stange, Wm P Fogarty, Nannie H Fogarty, Helen Fogarty, Maude Fog-arty, Amie Fogarty & Mona Fogarty & Hiram D Layman (139). 335.00

D Layman (139). D ARK AV, ws, 60 n 188th, 60x100; Bronx Ar-tificial Stone Works—Henry J Hemmens & N Y Edison Co; Wm A Burr Co (137). WASHINGTON av, nec Fletcher pl, 93x152; Felix N De Luca—Nora Constn Co (141). 1,775.00

APRIL 21. 16TH st, 427 W; Wm A Thomas Co—Public Service Realty & Mtg Co, Jos Fishler, Jacob Moskowitz & Moses Gottesman (146). 54.53

16TH st, 427 W; Jos Fischler-Public Ser-vice Realty Co & Jacob Moscivitz (147). 220.00 23D st, 114-20 E; also 22D st, 115-19 E; M F Westergren Inc-114 East 23d St Co (145),

672.00

672.00 32D st. 34-8 E; Chas H Darmstadt—Harry Wehmer & Jno McClelland (148). 117.15 AMSTERDAM av. ws. 50 s 150th. 50x100; Geo Colon Co-Eliz Van Buren, Kerlock Realty & Constn Co, Geo Erown, Vereior Constn Co Inc & Julius Mueller (150). 2,503.00 LEXINGTON av. 1822.84 C. Smith A. 2

& Julius Mueller (100). LEXINGTON av, 1822-8; G Smith & Son-Beth David Hospital & Jacob Goshen (149) 87.5

#### APRIL 22.

23D st. 114-20 E; also 22D st. 115-19 E; Gurney Elevator Co-Fredk C Beach, Jennie B Gasper & 114 East 23d St Co (156). 3,600.00 SAME prop; M F Westergren, Inc-same (157). 672.00

32D st, 126-8 W; Eugene J Flood-Elbridge T Gerry, Jas Carroll, Foster Box & Lumber Co (151). 370.00

47TH st, 222-6 W; Eugene J Flood—Mary E Ray Estate, Frolic Operating Co, Max Hochstim, Fred Selig, Fred Selig, Jr, Harry Goodman & Jacob Kostman (152). 51.10

AQUEDUCT av, 1492-4; Hyman D Fleisher -Towanda Constn Co (renewal) (155). 300.00 WASHINGTON av. nec 182d, 93x152; Webster ron Works—Nora Constn Co (153). 750.00

Iron 3D av, es. 225 s 171st, 50x100; Webster Iron Works-Nora Constn Co (154), 1,320.00

#### APRIL 23.

APRIL 25. 37TH st, 405 W; Wm G Clark—Jno Dela-hunty & Jos Stern (163). 57.00 56TH st, 321-3 W; Commonwealth Roofing Co —Young Men's Christian Ass'n, Cauldwell Win-gate Co & Coleman & Krause, Inc (renewal) (129). 325.00 gate (162).

 (162).
 325.00

 UNION av, ws, 143 n 147th, 160x100; Philip
 525.00

 Stein—Ibrow Realty Co (160).
 400.00

 WEST END av, swc 92d, 123.9x175; Muller
 6

 Doing, Inc—A C & H M Hall Realty Co &
 20.00

 BD av, sec 175th, 138x113; Colonial Mantel &
 331.00

 3D av, sec 175th, 138x113; Colonial Mantel &
 209.00

 (161).
 209.00

TTH av, swc 116th, 100.11x144; Muller & Do-ing, Inc—St Nicholas Theatre Co & Lexington Sheet Mctal Works (158). 86.13

#### APRIL 24.

DECATUR av, 3192-4; Westchester Wood Working Co-Wm Freeland (165). 567.80 DECATUR av, 3192-4; Westchester Wood Working Co-Wm Freeland (165). 567.80 WILLIAM st, 45; Geo F Root Co-Jno Doe, Neil & Mackay & Wm Young Co (168). 725.00 21ST st, 64 W; Adolf Weisz-Estate of Bradis Johnson & Fries & Newman (173). 100.00 23D st, 114-21 E; 22D st, 115-19 E; Traitel Marble Co-Fredk C Beach, Jennie B Gasper & 114 East 23d St Co (174). 1,360.38 23D st, 114-20 e; 22D st, 15-19 E: Oberg, Blumberg & Bleyer-Fredk C Beach, Jennie B Gasper & 114 E 23d St (164). 1,521 97 23D st, 114-20 E; 22D st, 115-19 E; Wm Somerville-Fredk C Beach, Jennie B Gasper & 114 E 23d St Co (166). 3,465.50 95TH st, ns, 127 e Bway, 30x100; Liberty Sheet Metal Works-Geo Brown, Kelve Realty & Constn Co (171). 312.10 BROADWAY, 57-61; Grant Pulley & Hard-ware Co-Adams Express Building Co & United States Metal Products Co (172). 1,854.87 LEXINGTON av, 805-7; Garant Mosaic & Tile Co, Inc-Albt Klenk & E N Doring (169). RIVERSIDE drive, es, 172.3 s 181st, 104.68

RIVERSIDE drive, es, 172.3 s 181st, 104.6x 168.1x85.8x161.1; Henry F Markthaler-Con-stantin Riegger, Geo P Chappell & Chas Bos-worth (renewal) (167). 826.33 worth (renewal) (167). ST ANNS av, 633; Jos Shanske—L C Ernst & Co, Max Minskoff & Lena Minskoff (170). 9.50

#### APRIL 25.

STH st, ns, 150 e 6 av, 25x93.11; Otto Reiss-mann-Arlington Estate, Inc; Emanuel Kapel-sohn (175). 65.00 

 main-frinkton (175).
 65.00

 23D st, 114-20 E; also 22D st, 151-19 E; Jno
 P Bengtson—Fredk C Beach, Jennie B Gasper

 & 114 E 23d St Co (176).
 1.461.00

 SAME prop; Elbert Skannel—Fredk C Beach,
 Margt A Beach, Jennie B Gasper & 114 E 23d

 St Co & Henry Corn (177).
 483.80

 JEROME av, 1934; Frank Spadacini—Jno
 Schreiber, Paul Euell General Contracting Co & Chas Loesch (178).

 OGDEN av, ws, 164 s 168th, 27.3x95xirreg;
 Richd E Thibaut, Inc—Carr Bidg Co, Inc, & Benj J Carr (179).

#### Borough of Brooklyn. APRIL 17.

BERGEN st, ns, 125 e 3 av, 25x100; Jno Mor-ton's Sons Co-R F Stevens Milk Co & F J Ashfield & Sons. 800.28 BERGEN st, ns, 75 e 3 av, 100x120; Com-unipaw Steel Co-same. 600.00 munipaw BERGEN st, 309-15; Waldhauer Stevens Co-same. 1,700.00 e. 19TH st, 480; Fred Portman—Frank C 34.75 E 1 Baker.

Baker. 54.10 DITMAS av. — —, 125 e Gravesend av. 45x 100; Antonio Galante—Ditmas Theatre Corpn & Gustav Baron. 800.00 PARKSIDE av. ss. 340 w Bedford av. 125x 100; Chas Bennett—Wm A A Brown. 1,579,57 SUTTER av. nec Barrett, 99.11x100; Chestnut Ridge White Brick Co—Barrett Constn Co. 650.00

650.00 WILLIAMS av, swc Newport av, 100x100; Mario Nicolisi-Book & Larice. 36.00 ario Nicolisi-Book & Larice. WOODRUFF av, swc St Pauls pl, 145.3x126.3; rank J Gallagher-F J Ashfield & Sons , Inc. 2,200.00

#### APRIL 18.

BERGEN st, ns, 125 e 3 av, 100x100; Louis risse—R F Stevens Co & F J Ashfield & Sons. 537.80

SACKETT st, 155; Sam Bassewitz-Guiseppe Borati. 50,00 SO 6TH st, ns, 119.3 w Bedford av, 63,7x84x 67x84; Thos Simonetti-Hyde & Behman Amuse-ment Co & Louis Lapersonnerie. 115.25

ment Co & Louis Lapersonnerie. 115.25 W 17TH st, es, 180 n Mermaid av, -x--; Lorenze Vastola-Frank Ferranti, Michele Di Bitetto & D Aspromonte. 81.90 66TH st, ns, from 19 to 20 avs, 700x100; Watson & Pittinger Co-Aplo Constn Co, Arthur Pinover & Lester Osterman. 9,173.00 NASSAU av, 153; Frank Green—Hannah M Benson & Saml M Weeks. 18.00 ROGERS av, es, 100.2 s Tilden av, 65.8x100; Louis Frisse—Robt Gibson, Fredk J Ashfield & F J Ashfield & Sons. 1,050.00

#### APRIL 19.

JAY st. 408; Emil Tietze-Geo Horn & Roth-child Realty Co. 760.00 PROSPECT pl, ns. 120 e Kingston av. 20x100; Benj J Firth & Son-Est of Saml Cohen, dec. & Annie Cohen. 8.00

& Annie Cohen. 8.00 58TH st, ns, 140 e 12 av, 20x70; Alberene Stone Co-Wm & Robt Smith, "Smith Bros Bldg Co & Phillips Plumbing & Heating Co. 42.00 89TH st, ns, 225 e 1 av, 100x100; Alberene Stone Co-Nelson Constn Co & Phillips Plumbing & Heating Co. 52.50

ATLANTIC av, swc Warwick st, 25x100; Wm Fishkind-Wittmann Constn Co & R Wittmann. 1.250.00

BELMONT av, swc Wyona, 75x105; Saml Feinstein-Rachel Melnick & Harry Topp. 650.00 ST MARKS av, 970-4; Benj J Firth & Son-Est of Saml Cohen & Annie Cohen. 53.00 SUTTER av, nwc Barrett-99.1x100; Wolovitz-Max Appelbaum & Barrett Hyman Constn 239.17

#### APRIL 21.

HINSDALE st, swc Livonia av, 100x100; Square Lumber Co-Mendel Realty Co (Inc). 790.07

REMSEN st. 159-61; Saml Kaplan-Ellen A O'Connell & Von Wagner Constn Co. 164.00 W 17TH st, es, 180 n Mermaid av, 40x90; A A Smith-De Bitetto & Ferranto. 27.00 58TH st, ns, 140 e 12 av, 20x100; Phillips Plumbing & Heating Co-Wm & Robt Smith. 200.00

WOODRUFF av, 162-74; Peter C Pauels-Cos-mos Constn Co. 1,230.90

APRIL 22. REMSEN st, 159-61; N Ryan Co-Ellen A 'Connell & Van Wagner Constn Co. 245.75 SAME prop; Goldfein Bros-same. 125.00 SAME prop; Edw K Anderton-same. 165.00 E 37TH st, ws, 20x140.6; Danziger Painting o-Sylvester Baker & Chester A Hoff. 55.00

APRIL 23. REMSEN st. 159-61; M Talsky & Co-Ellen O'Connell & Van Wagner Constn Co. 925.00

#### SATISFIED MECHANICS' LIENS.

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

#### Manhattan and Bronx.

#### APRIL 19.

No Satisfied Mechanics Liens Filed this day. APRIL 21.

76TH st, 14 E; Jno H Goetschins—S Reading Bertron et al; Jan30'13. 526.14 DALY av, ws, 555.10 s 177th; Bklyn Fireproof Sash & Door Co Inc-Defender Constn Co et al; Mar7'13. 470.00

Marr13. 470.00 GRAND blvd & concourse, sec Fordham rd; Bklyn Fireproof Sash & Door Co-Defender Con-stn Co et al; Apr7'13. 1,124.00 SOUTHERN blvd, nwc Elsmere pl; Bklyn Fireproof Sash & Door Co, Inc-Defender Con-stn Co et al; Mar7'13. 465.00 4TH ay, swc 30th : A C Horn Co. 440

47H av, swc 30th; A C Horn Co-440 Fourth Av Co et al; Mar15'13. 600.00

#### APRIL 22.

30TH st, 9 W; Meade Transfer Co-West 30th St Constn Co et al; Apr7'13. 195.52 <sup>245th</sup> st, 25-33 W; Levering & Garrigues Co -Century Holding Co et al; Apr21'13. 30,238.75

30,238.10 142D st, ss, 250 w Lenox av; Bklyn Fire-proof Sash & Door Co-Kramer Impt Co et al; Mar8'13. 2WEBSTER av, es, 268 s 183d;Louis Wein-stein-Greystone Holding Co et al; Apr17'13. 1,084.00

APRIL 23.

SOUTH CHESTNUT drive, ns, 445 e North Chestnut drive; Title Guarantee & Trust Co-Columba Basso et al; Mar4'12. 35.00

#### APRIL 24.

<sup>1</sup>Christie st, 197-9; Antonio Bonagur-Minsker Realty Co, Inc et al; Apr18'13. 66.07 4TH av, 450-60; Greenpoint Metal Covered Door Co-Mary R Goelet et al; Jan28'13. 202.67 4TH av, 440; American Bar Lock Co-Four Forty Fourth Avenue Co et alffi MarS'13. 329.25

#### APRIL 25.

56TH st, 6 E; Kingston Foundry Co-Jos Larocque et al; Decl2'11. 199.00 SAME prop; Geo Mulligan Co-same; May 2012 2. AME prop; Baker, Smith & Co-same; May 1,255.17 23'12 
 60TH st, 128-30 E; V J Hedden & Sons Co 

 28 East 60th St Co et al; Mar15'13.

 12,069.80

 87TH st, 115 W; Jos Stolz-De Witt Stet 

 m et al; Sept28'11.

 140.00
 128 ten HOLE av, 1545-63; Jos Starobin—Solid Realty & Constn Co et al; Mar3'13. 900.00 "SD BOULEVARD, ws, 815.1 s Westchester av; Century Sand & Gravel Co, Inc—Kellwood Realty Co et al; Mar7'13. 499.00 o et al; Mar7'13. WASHINGTON av, nec 182d; Henry J Braun Nora Constn Co et al; Mar10'13. SAME prop; Felix N DeLuca-same; Mar10 3. SAME prop; same-same; Apr19'13. SAME prop; Hyman Rappaport-same; Jan 0'12. 1,50.00 13

ne; Jan 1,150.00 20'1 SAME prop; D Pizzatello Co-same; July5 '12. 725.00

<sup>2</sup>5TH av, nec 116th; General Krompolite C Ancient Order of Hibernians et al; Mar26'13 70.00

<sup>25</sup>TH av, nec 116th; Selly Iron Works, Inc-Ancient Order of Hibernians et al; Mar28'13, 1,455.50

5TH av, swc 26th; Meade Transfer Co-5th Av & 26th St Co et al; Apr7'13. 1,057.97

 A O connent a van wagner constn co.
 925.00

 TAYLOR st, 144; Wm Welge (Inc)—Eliza M

 Parkinson.
 1,900.00

 W 2D st, es, 147 n Neptune av, -x-; Giuseppe Agneto—Wm Pollack.
 600.00

PARK av, 533; Jos Litowitz—Pasquale Di inna & Levy & Co. 120.00

APRIL 22.

Etz Aslatique, Francais; Chas S Soule; \$01,-291.83; Burlingham, Montgomery & Beecher.

APRIL 23,

CHATTEL MORTGAGES. AFFECTING REAL ESTATE

Manhattan and Bronx. APR. 18, 19, 21, 22, 23, & 24.

J J Flanagan & E Zschoche. 3d av, sec 61st.. —x. .. L Kern. Bar Fixtures. \$4,500 Pierce & Goldstein & Esposito Realty Co. Hoffman st, ws, 170.6 s 187th, 25x94.10.. Colwell Lead Co. Plumbing Fixtures. 700

Borough of Brooklyn. APRIL 17, 18, 19, 21, 22 & 23.

Bristol Bldg Co. West st nr Av C. Wm Kerby Co. Ranges. 292 Books & Gaucharick. Alabama av nr New-port av. Globe Mantel & Mirror Co. Man-tels. 135

tels. Cohen & Schwartz Constn Co. Van Siclen av nr Livonia av. Globe Mantel & Mirror Co. 155

tels. 135 Cohen & Schwartz Constn Co. Van Siclen av nr Livonia av. Globe Mantel & Mirror Co. Mantels. 155 Commonwealth Impt Corpn. Sterling pl nr Saratoga av. Levin Kronenberg & Co. Win-dow Linings, &c. 2,000 Geo E Rinkenberger & Co. 41st st & Ft Hamilton av, "St Catherine Parochial School," Ft Hamilton av & 40th st, "St Catherine of Alexandria School"...Titusville Iron Co. Boilers, &c. 876 Hab Bldg Co. E 29th st & Foster av. Daru & Hufiman. Gas Fix. 120 Joseph D Cohen (Inc). Essex st nr Atlantic av. Excellent Stone Mfg Co. Ranges. 264 Parkside Court Realty Co. Parkside av nr Parkside Court. Colonial Mantel & Mirror Co. Mantels. 216 Property Impt Co. Nostrand av cor Midwood st. Voletsky & Jarcho. (R) 200 Singer, Otto, Kings hway & W Sth st. West End Gas Fix Co. Gas Fix. 100 13TH Assembly Dist Realty Co. Powers st nr Leonard st. Chas H Colby. Chairs, Gas Fix &c. 8,000

BUILDING LOAN CONTRACTS.

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

Manhattan and Bronx.

APRIL 19. No Building Loan Contracts filed this day. APRIL 21. PLYMOUTH av, es, 50 n Zulette av, 25x100; also PLYMOUTH av, nwc Zulette av, 125x17.7 x irreg; Charlotte L Waldron loans Albt & Carrie L Knoeller to erect a --sty dwelling; 3 payments. 4,000

APRIL 22. TELLER av. swc 167th, 231.7x100.1; City Mtg Co loans O J Schwarzler Co to erect six 5-sty apartments; 10 payments. 105,000

APRIL 23. FORT WASHINGTON av, nec 161st, 102.3x 108.10; Germania Life Ins Co loans Friedman Constn Co to erect a —sty bldg; — payments. 180,000

APRIL 24.

19TH st, ns, 195.5 e 7 av, 46.7x90.1; Mont-rose Realty Co, loans Builders Protective Co, Inc, to erect a —sty bldg; 6 payments. 57,000 WEBSTER av, swc 173d, 215.10x86.7x irreg; Paragon Mortgage Co loans Nan Realty Corpn to erect a —sty bldg; — payments. 50,000

APRIL 25. EANK st, 33-5; Samson Lachman loans Saml Lipman to erect a — sty bldg; 9 pay-ments. 34,000

ments. 34,000 NASSAU st, BROADWAY, CEDAR st & PINE st, whole block; Equitable Lift Assurance So-ciety of the United States loans Equitable Of-face Bldg Corporation to erect a 36-sty office; -payments. 7,000,000

payments. HUNTS POINT av, nec Gilbert pl, 102.9x108.4; City Mtg Co loans Burnett Weil Constn Co to erect two 5-sty offices; 11 payments. 82,500 WEST END av, nec 83d, 112x125xirreg; Met-ropolitan Life Ins Co loans Charmion Constn Co to erect a 12-sty apartment; 14 payments. 665,000

INTERIOR PARCEL beg at a point 840 e White Plains rd & 620 n Morris Park av, 25x 100; Johanna Wagner loans Paul & Mary Reil-ing to erect a — sty bldg; — payments. 3,500

No Attachments filed this day

#### Borough of Brooklyn.

APRIL 17.

MILFORD st, ws, 90 s Belmont av, 50x100; Chestnut Ridge & White Brick Co-Crystal Constn Co & Mary Madansky; Mar18'13. 116.00 HOPKINSON av, swc Newport av, 80x100; Treib & Brodsky--Weiss & Chodorovsky Constn Co, David Weiss & Hyman Mendelowitz & Jno Sadeotsky; Jan17'13. 1,350.00 SAME prop; Sam Peres-David Weiss & Max Cheradotsky; Jan3'13. 30.00

Cheradofsky; Jan3'13. 30.00 MYRTLE av, sc Manhattan Beach R R Co, 13 xirreg; Bindrum Bros—Frieda & Michl F Hoepfner & Jno Gerathwohl; Feb24'13. 165.00 WILLIAMS av, 381-7; Benj Jackerson—Grant Bldg Co & Hayman Schiller; Feb13'13. 30.00

#### APRIL 18.

79TH st, 1947-65; Central Chandeller Co-Marloe Constn Co & Mrs T M Linnert & Henry Marx; Feb6'13. SAME prop; Waterbury Hard Ware Co-same; Jan31'13. 60.22

me; Jan31'13. PROSPECT PARK W, swc Union, -x-; Syl-ster Gass-E Lewnes & T De Bones; Jan18'13. 74.72

SCHENCK av, ws, 150 s New Lots rd, 40x 100; Carter, Elack & Ayers—F & D Weintraub, Inc; Mar15'13. 234.90

3D av, sec 30th st, 40x100; D A Ziccaidy Trim o-Antonio Sanzo; Mar7'13. 687.50

 Co-Antonio Sanzo; Mar7'13.
 687.50

 3D av, sec 30th, 50.2x100; Bklyn Fireproof

 Sash & Door Co-Antonio & Nicholas Sanzo;

 Mar2S'13.
 76.00

 SAME prop; same-same; Mar2S'13.
 75.00

 SAME prop; Gowanus Wrecking Co-Antonio
 619.11

 SAME prop; Brough Park Cornice & Roofing Co-same; Feb18'13.
 60.00

#### APRIL 19.

APRIL 19. WEST st, ws, 20 s 40th, 40x95; Rubin Musi-cant-First Congregation of Kensington Tifereth Israel; June27'12. 125.00 SAME prop; A P Hogle Co-First Congrega-tion of Kensington, Harry Jacobson & 'Jno' Rosenstein; July9'12. 280.00 EAST 35TH st, ws, 300 n Av K, 180x100; Chestnut Ridge White Brick Co-H K Realty Co; Mar29'13. 448.00 SAME prop; Louis Kroll-same & Nathan Gofman; Apr15'13. 540.00

#### APRIL 21.

BAY 35TH st, es, 360 s Benson av, 40x96.8; Garrett Moore—Francesco Ruffiero; Jan11'12. 565.05

MANHATTAN av, ws, 147.2 sw Highland av, 180x100; Dwight Hosford-Rosa T Carroll; Aug 9'12. 90.00

912. 9000 PLOT begins at mean high water mark Ruf-fle Bar on the Raunt or Ruffle Bar Channel, 1311.11 sw Schmeelk's Hotel xnw407.6xnel808 to mean high water mark in Ruffle Bar Channel x along same s & w — to beg, excepting cer-tain portions thereof; Fred B Langston—Ruffle Bar Co & Pierre Noel; Jan24'13. 1,500.00

#### APRIL 22.

ELTON st, es, 100 s Blake av, 100x400; Gilkes & Tallman—Milford Constn Co; Feb18'13. 300.00

300.00 E 14TH st, ws, 380 s Av R, -x-; Max Kop-pel, Inc-Jno Murphy & Norton Contracting & Supply Co; Dec13'12. 65.00 E 19TH st, es, runs e230 to Ocean av xs125 xw-xn212 to beg; Robt Clarke-Clara J Mon-euse; Jan4'13. 468.26 BAY 38TH st ses 700 cm Percenary 20.000

euse; Jan4'13. 468.26 BAY 38TH st. ses, 700 sw Benson av. 20x96.8; Lewis G Mitchell—Salvatori Scilisi & Jno Scha-monte; Nov18'12. 260.47

 58TH st, ns, 140 e 12 av, 20x70; Alberene Stone Co-Wm & Robt Smith & Phillips Plumb-ing & Heating Co; Apr19'13.
 42.00

 84TH st, nes, 368.3 se Ft Hamilton av, 200x 100; Parshelsky Bros (Inc)-Ft Hamilton Constn Co & Abr Brody; Jan28'13.
 368.21

Source of the formation of the second second

pt2012. PARKSIDE av. ss. 340 w Bedford av. 125x 0; Chas Bennett-Wm A A Brown; Apr1713. 1,579.57 100 :

<sup>2</sup>WOODRUFF av. 162; Peter C Puels—Cosmos onstn Co; Apr21'13. WOODRUFF av. s s. 40 e Kenmore pl. 76.6 183; Peter C Puels—Cosmos Constn Co. Jno Fittal & F D Berry; Apr15'13. 1,249.88

#### APRIL 23.

No Satisfied Mechanics Liens filed this day.

<sup>1</sup>Discharged by deposit. <sup>2</sup>Discharged by bond. <sup>3</sup>Discharged by order of Court.

# ATTACHMENTS.

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

## Manhattan and Bronz.

APRIL 17.

N Y & Pennsylvania Smokeless Coal Co; Sally Wiesbader; \$2,001.39; L Oppenheimer. APRIL 18.

Heath, Chas; Chas Hedges; \$924.52; Feiner &

APRIL 19 & 21.

No Attachments filed these days.

## DEPARTMENTAL RULINGS.

# Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combusti-bles and Places of Public Assembly

ASignif	ies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B "	Fire Escape.
C "	Fireproofing and Structural Alteration.
D "	Fire Alarm and Electrical Installation.
E "	Obstruction of Exit.
F "	Exit and Exit Sign.
G "	Fireproof Receptacles and Rubbish.
H "	No Smoking.
I "	Diagrams on Program and Miscellaneous.
J **	Discontinue use of premises.
K "	Volatile, Inflammable Oil and Explosive,
L "	Certificates and Miscellaneous.
M "	Dangerous condition of heating or power plant.
0 "	Discontinue use of Oil Lamps.

#### BUREAU OF FIRE PREVENTION. 157 East 67th Street. ORDERS SERVED.

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

Orders marked "H" are omitted from these records.

#### MANHATTAN ORDERS SERVED.

from these records.

 MANHATTAN ORDERS SERVED.

 Named Streets.

 Bleecker st, 147—Luigi Cotelli.
 A.I

 Crosby st, 163-5—De Lucia & De Fina.
 A.C

 East Houston st, 335—B Kirchstein.
 G

 Grand st, 60—Moses Gerla.
 C-D-G

 Greene st, 263—Louis Cantor.
 C

 Greene st, 263—James Zohler & Co.
 C

 Greene st, 265—Beil & Haber.
 A-C

 Greene st, 265—Beil & Haber.
 C

 Greene st, 265—Galman Nassberg.
 A-C

 Greene st, 265—Beil & Haber.
 C

 Greene st, 265—Beil & Mabel.
 D

 Hurdson st, 67—Society N Y Hospital.
 D

 Hurdson st, 174—Basac Kalmowitz.
 A-34th st, 410-2 W-J J Downey Est. B-C-E-F 38th st, 308 W-Jos Levy & Son. A.G 41st st, 308 W-Jos Levy & Son. A.G 41st st, 331 W-Anton Sattler, Inc. A-C 42d st, 427 W-Hexter Motor Truck Co. K-L 42d st, 428 W-John Dutil. A.G 43d st, 524 W-Wesser Bros. A-G 45th st, 49 W-Anna Malloy & Oaksmith. G 45th st, 49 W-Anna Malloy & Oaksmith. G 45th st, 49 W-Morris Maidoff. G 45th st, 49 W-Morris Maidoff. G 45th st, 49 W-Morris Maidoff. G 45th st, 49 W-Anna Malloy & Oaksmith. G 45th st, 10 W-Anderson & Co. K 51st st, 107 W-Anderson & Co. K 55th st, 117 W-F B Stearns Co. K 55th st, 117 W-F B Stearns Co. K 63d st, 41 W-Bryant Motor Service Co. K 63th st, 246 W-W E Taxi Service Co. K 65th st, 123 W-J R Stanton. G 67th st, 42-50-William Woofe. G 67th st, 42-50-William Moore. G 67th st, 42-50-William D Bird. E 67th st, 42-50-William D Bird. E 67th st, 42-50-William Monze. G 67th st, 42-50-William D Bird. E 67th st, 225 E-Bohemian W G A. A-F-G-I 73d st, 182 E-Geo H Cornish. K-L 75th st, 205 E-Bohemian W G A. A-F-G-I 73d st, 182 E-Geo H Cornish. K-L 75th st, 205 E-Bohemian W G A. A-F-G-I 73d st, 182 E-Geo H Cornish. K-L 75th st, 205 E-Bohemian W G A. A-F-G-I 73d st, 182 E-Geo H Cornish. K-L 75th st, 205 E-Sth Av Coach Co. K-L 89th st, 50 E-5th Av Coach Co. K-L 89th st, 60 E-Bias Cohen. C-D-EF-F 118th st, 66-7 W-Alhambra Garage Co. K 124th st, 114 E-Lewis Harrison. B-C-E-F 118th st, 66-7 W-Alhambra Garage Co. K 124th st, 114 E-Lewis Harrison. B-C-E-F 118th st, 66-7 W-Alhambra Garage Co. K 124th st, 114 E-Lewis Harrison. B-C-E-F 118th st, 66-7 W-Alhambra Garage Co. K 124th st, 114 E-Lewis Harrison. C-D-EF-F 118th st, 66-7 W-Alhambra Garage Co. K 124th st, 114 E-Lewis Harrison. B-C-E-F 118th st, 66-7 W-Alhambra

# ORDERS.

## Borough of Brooklyn.

APRIL 17, 18, 19, & 23. No Orders filed these days.

#### APRIL 21.

STERLING pl. n s, 100 w Saratoga av, 175x 143; Commonwealth Impt Co on N Y Mtg & Security Co to pay Fanny Feldman. 357.50 APRIL 22.

E 35TH st, ws, 300 n Av K, 130x100; H K Realty Co on Title Ins Co to Chestnut Ridge White Brick Co. 200.00 EAY 47TH st, ws, 420 n Cropsey av, 20x96.8; T D'Aneillson Paolo Luvizio to Cropsey & Mitchell. 3,300.00 Mitchell

APRIL 23. No Orders filed this day.

 Audubon av, 284-6-Mary Kranichfeld.
 A-G

 Av A & 63d st-Flower Hospital.
 D

 Broadway, 1463-Michaud Catering Co.
 F

 Broadway, 2906-Cimiotit Garage Co.
 K

 Lenox av, 315-Samuel Pooley & Co.
 G

 Lenox av, 315-Henry Horden.
 A

 Lenox av, 315-Walter J Salmon.
 K

 Madison av, 315-Walter J Salmon.
 K

 Madison av, 345-Chas J Koss.
 D

 West B'way, 345-Chas J Cornell.
 D

 West B'way, 345-Henry Cohen.
 C-D-E

 West B'way, 345-Henry Cohen.
 C-D-E

 West B'way, 345-Henry Cohen.
 C-D-E

 West End av, 205-13-White Co.
 L

 West End av, 205-13-U Garage Co.
 J

 Numbered Avenues.
 Ist av, 2097-Frank Portale.
 C-I

 Sd av, 110-2-Variety Photoplay Co.
 A-G
 4th av, 390-E T Gerry.
 A-E

 4th av, 390-Jacob Kridel Sons & Co.
 F
 5th av, 259-Lacoh Haskel.
 C-G

 1th av, 425-35-Anheuser Busch Agency.
 L

April 26, 1913

#### BRONX ORDERS SERVED.

 BRONX ORDERS SERVED.

 Numbered Streets.

 135th st, 214 E—Callan Bros......K

 135th st, 214 E—Callan Bros......K

 187th st, sec Grand Concourse—T G & J L

 Holland
 Named Avenues.

 Morris Heights, Harlem River & 179th st—

 Chas F Seabury & Co....
 C

 Washington av, 1897—Empire Photoplay Corp.A

 Washington av, 1665—Dr A Krakowsky....O

 Washington av, 1663—Dr A Krakowsky....I

 Westchester av, 768—Walter J Hall....I

 Westchester av, 1822—Esther Brill....I

 Willis av, 371—Pauline Levy.....C-G

 Numbered Avenues.

 3d av, 3786—H London.....A-D-G

 3d av, 4430—Manuel Blum.....A-G-I

#### BROOKLYN ORDERS SERVED.

 au v, 4430 - Manuel Blum.
 A-D-G

 3d av, 4430 - Manuel Blum.
 A-G-I

 **BROOKLY ORDERS SERVED.** 

 Named Streets.
 C-M

 Amboy st, 441-5 - Isaac Muss.
 C-M

 Amboy st, 441-5 - Isaac Muss.
 C-M

 Amboy st, 441-5 - Isaac Muss.
 C-M

 Ames Ia & 92d st - Ella H silliman.
 C-M

 Bogart st, 55-63 - National Cork Co.
 A-F

 Chinton st, 40 - Edward Packard.
 C

 Columbia st, 147½ - Mary Genaro.
 C

 Garden st, 58 - Bklyn Union Gas Co.
 A

 Garden st, 55 - Charles Betts.
 C-M

 Garden st, 55 - Joseph Abramson.
 C

 Hendrix st, 656 - Joseph Abramson.
 C

 Hendrix st, 656 - Joseph Abramson.
 C

 Herkimer st, 306 - Bklyn Union Gas Co.
 A

 Hope st, 155 - Vincent Struogis.
 C-G

 Macor st, 91 - Dr Elit Munci. A-B-C D-F
 Macor st, 91 - Abraham Bernstein.
 E

 Powell st, 28 - Morris Rudnick.
 C-G

 Owell st, 28 - Morris Rudnick.
 C-G

 Scholes st, 131 - Laxer Bros.
 Garden Storets.

 Scholes st, 131 - Henry & Alex Cohn.
 G

 Scholes st, 429-37 - E

Gas Co..... Nostrand av, 177—Kate Lyster.... Putnam av, 94-100—Bklyn Union Gas Co..... Varick av, 47-53—Bklyn Union Gas Co..... Varick av, 47-53—Ferdinand Hosch....B-C-F-Woodruff av, 170—Cosmo Con Co.....

#### QUEENS ORDERS SERVED.

Grand st (Maspeth)-Ingles Bros.....A-C-G Mill's st, 45-59 (L I City)-Lexauer & Lemke Iron Works.....A Mill's st, 45-59 (L I City)-Ellen Tompkins. C-E

Mil's st, 45-59 (L I City)—Enten Tompania. C-E Mill's st, 45-59 (L I City)—Star Silk Mills. C-F-G Young st, 208 (L I City)—Eliza McIntyre..C-M Named Avenues. Central av, 437 (Far Rockaway)—Helena W Faber Jackson Boulevard (North Beach)—Edward Roe Rev F J McMurray. Rev St McMurray. Rev St McMurray. Moodward av, 883—Killian Schurker. B Woodward av, 883—Killian Schurker. Comparison of the first start start

APPEAL 36 of 1913, New Building 671 of 1912, premises 33 West 51st street, Manhattan, J. Riely Gordon, appellant, Pent house; section 105.

DISAPPROVED. APPEAL 37 of 1913, New Building 1155 of 1912, premises west side Rogers avenue 40 feet south of Newkirk avenue, Brooklyn, Thomas Bennett, appellant. Theatre; moving pictures. APPROVED ON CONDITION that the centre aisle be eliminated; that two (2) side aisles be provided at least 3' 6'' in width that a cross-aisle, from wall to wall, at least 5' 0'' wide, be provided opposite the centre side-exit door; and that no more than fourteen (14) seats in a row shall be provided. APPEAL 3S of 1913, New Building 58 of 1913, premises 11 and 13 West 116th street, Man-hattan, V. Hugo Koehler, appellant. Theatre; moving pictures. APPROVED ON CONDITION that the last row of seats on the orchestra floor be elimi-nated; that two (2) additional side exits be provided at points marked 'A'' and 'B'' on or-chestra floor plan; that the courts be so graded as not to require any steps at side exits; that the last row of seats in the balcony be elimi-nated; that the space between the rear wall and the picture-booth and last row of seats be at least ten feet eight inches (10' S''); and on the courts be made to empty towards the street. APPEAL 39 of 1913, Alteration 486 of 1913, premises 256 West 145th street, Manhattan, Messrs. Von Beren & La Velle, appellants. Theatre. Withdrawn by appellant.

Messrs. Von Beren & La Velle, appellants. Theatre.
Mithdrawn by appellant.
APPEAL 40 of 1913, New Building 353 of 1912, premises 221-233 West 44th street, Manhattan, Henry B. Herts, appellant.
Theatre. Chases in front wall.
APPEAL 41 of 1913, Fireproof shutter case 2 of 1913, premises west side Crotona place 284 feet southwest of Crotona place and 171st street,
The Bronx, Gillespie & Carrel, appellants.
APPEAL 42 of 1913, Alteration 2829 of 1910, premises Edison Power House, east side First avenue, 38th to 39th streets, Manhattan, William Weissenberger, Jr., apellant.
DISMISSED. (No adverse decision from which to appeal.)
APPEAL 43 of 1913, New Building 116 of 1913, premises southeast corner 81st street and Broadway, Manhattan, Thomas W. Lamb, appellant.
Theatre.
DISAPPROVED.

Broadway, Manhattan, Thomas W. Lamb, ap-pellant. Theatre. DISAPPROVED. APPEAL 44 of 1913, Alteration 430 of 1913, premises Winter Garden, Broadway, Seventh avenue and 50th street, Manhattan, W. Albert Swasey, appellant. Altering theatre front to provide small stores. APPROVED ON CONDITION that all open-ings in the brick wall separating auditorium from stores and toilet-room door, be bricked up the same thickness as the wall; and on the further condition that a self-closing fireproof door be provided for the toilet-room door-opening. APPEAL 45 of 1913, New Building 87 of 1913, premises west side of 207th street 125 feet north of Sherman avenue, Manhattan, Paul B. La Velle, appellant. Withdrawn by appellant.

Theatre. Withdrawn by appellant. APPEAL 46 of 1913, New Building 343 of 1912, premises 126-132 West 46th street, Manhattan, Messrs. Nast & Springsteen, appellants. Pent house, ten per cent, area. APPROVED ON CONDITION that the pent house be constructed of fireproof materials throughout. APPEAL 47 of 1913, New Building 12 of 1913, premises northwest corner 47th street and Broad-way, Manhattan, Thomas W. Lamb, appellant. Theatre.

Theatre. Withdrawn by appellant.

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1913

APPROVED: (Signed) E. V. FROTHINGHAM, Acting President of the Borough of Manhattan. Superintendent of Buildings. April 1, 1913. BULLETIN NO. 11-1913. BULLETIN NO. 125-PLUMBING &

901

April 1, 1913. BULLETIN NO. 11-1913.
MODIFICATION-SECTION 125-PLUMBING & DRAINAGE REGULATIONS.
In re Application No. 551. New Buildings.
J12: premises, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11
Vanderbilt avenue, 51-53 East 42d street and 52 East 43d street.
In a six-story store and office fireproof building, it is proposed to substitute for the open shafts required by section 125 of the Plumbing and Draining Regulations for the ventilation of interior toilet rooms, a mechanical system of interior toilet room to an exhaust fan on the roof, the ducts and fans being carefully designed to produce a positive circulation of air. All the mechanism is under the care of a competent engineer whose duty it is to look after the entire mechanical equipment of the building.
A modification of section 125 of the Plumbing and Drainage Regulations is requested and breeby granted to permit the substitution outlined above, inasmuch as the ventilation of the toilet rooms under this system will be equally as good as that required by the Regulations.
Dated, New York, Feb. 18, 1913. (Signed) E. V. FROTHINGHAM,

Approved: (Signed) E. V. FROTHINGHAM, Acting President of the Borough of Manhattan. Superintendent of Euildings. April 1, 1913.

BULLETIN NO. 12-1913. Modifications have been issued similar to those reported in previous bulletins, as indi-cated below:

BULLETIN NO. 20-1910.

Application No. 535. Alterations 1913; prem-es 73 West 88th street, 581-587 Columbus ave-

BULLETIN NO. 22-1910.

BULLETIN NO. 22-1910. Application No. 59. New Buildings 1913; premises 105-111 East 53d street. Application No. 48. New Buildings 1913; premises 106-108 East 52d street. Application No. 393. Alterations 1913; prem-ises 120 East 73d street. Application No. 94. New Buildings 1913; premises 401-407 West 114th street, 40-43 Morn-ingside drive. Application No. 69. New Buildings 1913; premises 1245-1259 First avenue. Application No. 54. New Buildings 1913; premises 424-434 Fifth avenue, 1-11 West 38th street, 2-14 West 39th street. Application No. 110. New Buildings 1913; premises 106-108 East 52d street. Application No. 117. New Buildings 1913; premises 106-108 East 52d street. Application No. 123. New Buildings 1913; premises northeast corner Madison avenue and 33d street. BULLETIN NO. 26-1910.

BULLETIN NO. 26-1910.

BULLETIN NO. 26-1910. Application No. 237. Alterations 1913; prem-ises 26 East S2d street. Application No. 329. Alterations 1913; prem-ises 580 Grand street. Application No. 610. Alterations 1913; prem-ises 122-126 Greenwich avenue.

ises 122-126 Greenwich avenue. BULLETIN NO. 28—1910. Application No. 127. Alterations 1913; prem-ises 484 West Broadway. Application No. 3242. Alterations 1913; prem-ises 81 Second avenue. Application No. 326. Alterations 1913; prem-ises 111 West 48th street. Application No. 522. Alterations 1913; prem-ises 216 Greenwich street. Application No. 502. Alterations 1913; prem-ises, 2129 Second avenue. Application No. 605. Alterations 1913; prem-ises 259 West 126th street. Application No. 515. Alterations 1913; prem-ises 300-302 West 41st street, 635-637 Eighth avenue.

BULLETIN NO. 35-1910.

Application No. 110. New Buildings 1913; emises 106-108 East 52d street. BULLETIN NO. 39-1910.

Application No. 614. New Buildings 1912; premises 261-269 Ninth avenue and 400-406 West 26th street.

BULLETIN NO. 50-1910.

Application No. 18. New Buildings 1913; premises 140-148 Lafayette street and 12-20 Howard street. Application No. 64. New Buildings 1913; premises 449 Washington street. Application No. 69. New Buildings 1913; premises 1245-1259 First avenue. BUILETIN NO. 56 - 1012

BULLETIN NO. 56-1912. Elevator Application No. 14 of 1913; prem-es 116 West 22d street. ises

BULLETIN NO. 11-1913.

Application No. 551. New Buildings 1912; premises 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11 Van-derbilt avenue, 51-53 East 42d street and 52 East 43d street. Application No. 550. New Buildings 1912; premises Park avenue, east side, 49th-50th streets

Application No. 683. New Buildings 1912; premises 108-124 Broadway, 2-16 Pine street, 13-25 Nassau street and 70-84 Cedar street. Application No. 79. Plumbing and Drainage 1913.

13. Application No. 105. Alterations 1913; prem-es, 50 Wall street. Application No. 354. New Buildings 1912; emises 222-230 West 45th street. Application No. 133. Plumbing and Drainage 13. pre

1913. Application No. 148. Alterations 1913; prem-ises 4-22 West 35th street and 1½ to 9 West 34th street. RUDOLPH P. MILLER. Superintendent of Buildings. Dated New York, April 1, 1913.

# CURRENT BUILDING OPERATIONS

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

#### Architect for New Parish House.

Charles C. Haight, architect, 452 Fifth avenue, is preparing tentative plans for a twelve-story parish house to be erected by the Church of the Holy Communion, of which the Rev. Dr. Henry Mottet is pastor, on the easterly part of the church's property at the northeast corner of Sixth avenue and 20th street. The building will cover a frontage of about 80 feet with a depth of 60 feet, taking in 47-49 West 20th street. Two of the upper floors will be occupied by a gymnasium and adequate provision will be made for other branches of educational and social work. The estimated cost is The estimated cost is placed at \$500,000.

### New Restaurant to Replace Dolan's.

Francis Hustace, of Montclair, N. J., now owner of Dolan's restaurant propnow owner of Dolan's restaurant prop-erty at 33 Park Row, adjoining Beekman street, 23x85.11 feet, is having plans pre-pared by H. R. Wilson & Co., of 111 South Michigan avenue, Chicago, for a four-story store and loft building to re-place the three-story structure now oc-cupying the premises. John R. Thomp-son, of 186 North State street, Chicago, is the lessee, and in all probability will open a new restaurant there. The site is now being cleared is now being cleared.

Broadway and 181st Street Taxpayer. The Estate of Robert E. Westcott, 33 Wall street, will soon start the erection of a two-story taxpayer, 100x150 feet at Broadway and 181st St., from plans by Townsend, Steinle & Haskell, Broad-way and 34th street. The first story will be used as a moving picture theatre, and the second floor for offices. The architects will call for bids on the general contract about May 15.

Plans for Jewish School. The Yorkville Jewish Religious School has had plans prepared by George Fred Pelham, Madison avenue and 42d Street Building, for a brick school to be erected at 123 to 125 East 85th street, on a plot 34x75 feet. It is not decided when operations will be started. Isaac Cohen, 132 Nassau street, is in charge.

#### PERSONAL AND TRADE NOTES.

DAWSON & ARCHER, general contractors, ormerly of 150 5th av, have moved to 15-17 DAWSON & Alcollary, Sale moved to 15-17 formerly of 150 5th av, have moved to 15-17 East 40th street. NEPTUNE B. SMYTH (INC.), contractors, have removed their offices from 1123 Broadway to 413 East 34th st. MILTON McGUIRE, architect, formerly of 1123 Broadway, has moved to the Madison Ave-nue and 42d Street Building.

LORD & BURNHAM, architects, formerly of 1133 Broadway, have moved to the Madison Ave-nue and 42d Street Building. FRED W. BURNHAM, builder, formerly of 5-7 East 42d street, has moved to the Madison Avenue and 42d Street Building.

JAMES P. WHISKEMAN, engineer, formerly of 39 West 38th street, has moved to the Mad-ison Avenue and 42d Street Building. GEORGE A. FREEMAN, architect, formerly of 39 West 38th street, has moved to the Mad-ison Avenue and 42d Street Building. FRANCIS G. MASSEY MAN.

FRANCIS G. HASSELMAN, architect, for-merly of 39 West 38th street, has moved to the Madison Avenue and 42d Street Building. J. C. LYONS SONS CO., contractors, formerly of 4-6 East 42d street, have moved to the Mad-json Avenue and 42d Street Building.

FRANK SEERY, builder, formerly of 1453 Broadway, has moved to the Madison Avenue and 42d Street Building. H. P. WRIGHT & CO., contractors, formerly of 1123 Broadway, have moved to the Madison Avenue and 42d Street Building.

H. C. ROSELLE, architect, formerly of 1123 Broadway, has moved to the Madison Avenue and 42d Street Building. HOWARD CHAPMAN, architect, formerly of 1123 Broadway, has moved to the Madison Ave-nue and 42d Street Building.

nue and 42d Street Building. THE ANNESS & POTTER FIRE CLAY CO., formerly of 1 Madison av, is now located at 30 East 42d st. Phone, Murray Hill 3582. JOSEPH DUKE HARRISON, of 542 Broad-way, has submitted a plan for the Academy building to be erected at Kingston, N. Y. BUILDING CODE.—The Building Committee of the Board of Aldermen will hold a hearing with reference to the terra cotta provision in the code next Monday afternoon at 2.30. LANES & KIETLAND ranges and furnaces

the code next Monday afternoon at 2.30. JANES & KIRTLAND, ranges and furnaces, have established new and larger quarters at 133-135 West 44th street, next door to Hudson Theatre, between Broadway and 6th av. THE NA: ONAL ERECTORS' ASSOCIATION, Walter Drew, Commissioner, C. E. Cheney, Secretary and Treasurer, will move to 286 5th av on May 1. Telephone, Madison Square 2612. THE EQUITABLE OFFICE BUILDING COR-PORATION of Manhattan, T. Coleman du Pont, Lewis L. Dunham, Ross A. Mackay, officers, filed papers of incorporation this week at Al-

THE STANDARD IRON WORKS, formerly 157-9 West 29th st, have moved to 540-550 fest 58th st. On account of increasing busi-ess they have had to move to more commo-ous quarters.

ness they have had to move to more commo-dious quarters. FORDHAM STONE RENOVATING CO., who make a specialty of cleaning, repairing and painting the fronts of stone and brick build-ings, have removed their offices from 1123 Broadway to 413 East 34th st. OWNERSHIP OF DRAWINGS.—The new court house plans are by agreement to be re-garded as instruments of service and to remain the property of Guy Lowell, the architect. Mr. Lowell is to have full charge of the superin-tendence of the work. METROPOLITAN LEAGUE OF SAVINGS AND LOAN ASSOCIATIONS.—The annual meet-ing of the League for the election of officers and three trustees will be held in the offices of the Atlantic Association, No. 321 Court st, Brooklyn, on Saturday night. April 26, at 8 o'clock. Wal-ter L. Durack, President.

HARRY SCHIFF has raised the flag over the steel frame of the 12-story apartment house he is erecting on the site of the house and grounds where Isador Straus lived, near Bloom-ingdale square. The "Celburne" has an ex-ceptional location on three streets—Broadway, West End avenue and 105th street.

SARAH M. BUSH, widow of Rufus T. Bush, owner of vast property along the South Brook-lyn waterfront, and mother of Irving T. Bush, present head of the Bush Terminal Comrany, and Wendell Eush, also interested in that con-cern, died on Tuesday in Chicago, when return-ing to her home in Brooklyn from a sojourn in California.

CAMORNA. THE TECHNICAL SOCIETY OF THE PA-CIFIC COAST has elected as officers of the society for the ensuing year the following: G Alexander Wright president; Professor Herman Kower, vice-president; Otto Von Geldern, sec-retary; Adolnh Lietz, Sr., treasurer; Heinrich Homberger, Harry Larkin, Bruce Lloyd, Her-man Meyer, and Henry A. Schulze, directors. Herman

man Meyer, and Henry A. Schulze, directors. OLIVER JOHNSTON, builder and former owner of the Johnston Building in Brooklyn, whose home was at 141 South Elliott place, died on Tuesday at the Seney Hospital. He was born in Ireland fifty-seven years ago and came to this country in his boyhood. He retired from the grocery business with a large fortune eight years ago and had since been in the real estate business.

WOOLWORTH BUILDING, the tallest in the world, was officially opened on Thursday night, when a dinner was given by F. W. Woolworth to the architect. Cass Gilbert. The President of the United States flashed an electric current from the White House which lighted eighty thousand lamps. Members of the President's Cabinet and party came to New York on the "Woolworth Special" over the Pennsylvania Railroad to attend the banquet.

WFSTINGHOUSE. CHURCH, KERR & COM-PANY have recently undertaken the following contracts: For the Central Railroad of New Jersey, Communipaw, N. J., the design and construction of one 90-ft. 32-stall concrete round-house and one 100-ft. 34-stall councrete round-house and one 100x60-ft ascholar and another shop and one 100x60-ft storehouse, both made of brick, concrete and steel; one 1.300-kw power house, 134x92 ft, with steel water tanks and cooling towers,

JAMES R. KIMBALL has been appointed sales manager for the Dahlstrom Metallic Door Co., of Jamestown, N. Y. Previous to his connec-tion with the Dahlstrom organization, Mr. Kim-ball was associated with the Art Metal Con-struction Company, also at Jamestown, for more than thirteen years, during which time he re-spectively filled the positions of district sales manager and special bank salesman. Within the last few years Mr. Kimball designed and personally supervised the sales of practically all the large bank installations made by the Dahlstrom company. His headquarters will be at Jamestown.

#### NO ARCHITECTS SELECTED.

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

BROOKLYN.-The Church of St. Francis Xavier, R. C., Rev. D. J. Hickey, pastor, Car-roll and Hick sts, contemplates the erection of a brick parochial school in President st, between 6th and 7th avs. Architect will soon be se-lected.

BOUND BROOK, N. J.—The First National Bank of Bound Brook, Geo. Lamont, president, and H. G. Herbert Cohen, cashier, contemplates the erection of a brick or stone bank building at Main st and Depot Park. No architect has been selected.

BELLEMEAD, N. J.-Robert L. McElroy, 30 Church st, N. Y. C., care of McElroy, Shepard & Cramp, contemplates the erection of a rest-dence here in Somerset County, for which no architect has been selected.

YONKERS, N. Y.—The Halstead School, Mary S. Jenkins, principal, 211 North Broadwar, own-er, contemplates the erection of a school to cost \$60,000. No architect has been selected. Prop-erty was recently purchased and details have not been decided.

BINGHAMTON, N. Y.—The Roman Catholic Slovant Church of St. Cepil and Methodius, Rev. Father John Porubsky, pastor, contemplates the erection of an addition to the church and school here. No architect has been selected. WATERTOWN, N. Y.—The City of Water-town Board of Education, F. C. Tisdale, presi-dent, F. W. Streeter, city clerk, contemplates the erection of two 3-sity brick schools, one in Arsenal st, and one in the 3d ward, site not selected. In all probability appropriation will be voted June 11. No architect or engi-neer have been selected. Total cost, about \$110,000. CAULDWELL, N. I.—The First Presbyterian

\$110,000. CAULDWELL, N. J.—The First Presbyterian Church of Cauldwell, Rev. N. B. Chester, Bloom-field av. Cauldwell, contemplates the erection of a 2½-sty frame parsonage. The exact loca-tion has not been determined. No architect has been selected. Cost, about \$8,000. ELIZABETH, N. J.—M. Levey & Son, 201 2d st. contemplates altering the 3-sty brick store at 78-82 Broad st, for which no architect has been selected. BINGHAMTON N. X.—The Tabernade Methe

BINGHAMTON, N. Y.—The Tabernacle Metho-dist Episcopal Church, Rev. Dr. J. W. Sheffield, pastor, contemplates the erection of a Sunday school in Main st, for which no architect has been retained.

been retained. BINGHAMTON, N. Y.—The Board of Educa-tion of Binghamton, Chas. S. Miller, presi-dent, City Hall, contemplates the erection of an addition to the Alfred St School in Broome County, for which no architect has been selected. IRVINGTON. N. Y.—The Town of Irvineton, William L. Glorieux. 944 Clinton av, president of council. and Mr. Hartkoff, chairman of build-ing committee, contemplates the installation of a municipal electric plant. Nothing definite has been decided.

HOBOKEN, N. J.—Funds are being raised for the erection of a 3-sty brick addition to St. Mary's Hospital at the corner of Willow av and ath st. Sister Mary is in charge. No architect has been retained. Cost, about \$200,000.

\$200,000. WESTWOOD, N. J., The Board of Educa-tion of Westwood, N. J., J. E. Ackerman, ...s-trict clerk, is receiving competitive plans for a 2-sty high school to be erected at the northeast corner of 3d av and Mills st, to cost \$29,000. The competition will close May 1.

#### PLANS FIGURING.

#### DWELLINGS.

DWELLINGS. BAYPORT, L. I.—James H. Snedecor con-templates the erection of a new residence on the west side of Bayport av and Main st. Plans are now in the hands of contractors for figures. FOREST HILLS. L. I.—D. W. Davin, builder. 74 Irving pl, N. Y. C., is figuring the general contract and is taking bids on subs for a resi-dence at Forest Hills Gardens, for Hugh Mul-len, owner. Grosvenor Atterbury, 20 West 42d st, N. Y. C., is architect.

## **RECORD AND GUIDE**

SCHOOLS AND COLLEGES. BRONX.-McDermott & Hanigan, 103 Park av, are figuring on the school of St. Pius, 144th st and Willis av, from plans by A. Schmidt, architect, care of owner.

STORES, OFFICES AND LOFTS. BRONXVILLE, N. Y.—The Lawrence Park Realty Co., Lawrence Park, is taking bids on the general contract for a 2-sty frame store and apartment to be erected at Depot sq. from plans by Bates & How, 542 5th av, N. Y. C., archi-tects. Cost about \$12,000.

THEATRES. BLOOMFIELD, N. J.—The Libman Contract-ing Co., 107 West 46th st, N. Y. C., is figuring the general contract for the theatre and store building to be erected at 62-64 Bloomfield av, Bloomfield, N. J., according to plans made by Nathan Myers, Metropolitan Building, Newark, N. J.

N. J. MANHATTAN.—T. A. Meyer, 114 East 28th st, will call for bids at once for a 1-sty moving picture theatre, 27x100 ft., to be erected by Theodore W. Myers, of 20 New st, at the south-east corner of Lenox av and 130th st. MANHATTAN.—Euchman & Fox, 11 East 59th st, are taking bids for \$10,000 worth of alterations to the department store at 34th st and 6th av, for Saks & Co. The store fronts will be altered.

#### MISCELLANEOUS.

MISCELLANEOUS. MANHATTAN.—The Lambs Club, 130 West 44th st, Mackle Arbuckle, secretary, is taking bids on the general contract for a 12-siy annex to the Club building, 40x90 ft, at 132-134 West 44th st, at a cost of \$350,000. James P. Whis-keman, 42d St. Building, Madison av and 42d st, will be the steel engineer. The plans have been prepared by Freeman & Hasselman, 42d St. Building. The construction will be of marble, terra cotta and light brick. The top floor will be devoted to a gymnasium and baths and there will be a garden and cafe on the roof.

#### CONTEMPLATED CONSTRUCTION.

#### Manhattan.

APARTMENTS, FLATS AND TENEMENTS. PARK AV.—The Markwin Realty Co., 29 West 42d st, has purchased 1128-30 Park av, a 5-sty building, 50x82 ft. No improvements are contemplated and in all probability the owner will resell.

FT. WASHINGTON AV.—The Germania Life Insurance Co. has loaned \$180,000 to the Fried-man Construction Co. on the new apartment being erected on the northeast corner of Fort Washington av and 161st st, a plot 102.3x108.10 ft

LENOX AV.—Neville & Bagge, 217 West 125th st, have completed plans for the 10-sty apartment house, 125x irreg, to be erected at the northeast corner of Lenox av and Cathedral Parkway for John A. Sontag, 2 Lenox av, own-er. Cost about \$500,000.

WADSWORTH AV.—Sommerfeld & Steckler, 31 Union sq. have completed plans for a 5-sty tenement, 111x irregular, to be erected at the southeast corner of Wadsworth av and 192d st for 191 St. Construction Co., 35 Nassau st, own-er. Cost about \$80,000.

er. Cost about \$80,000, VERMILYE AV.—Sommerfeld & Steckler, 31 Union sq. have completed plans for two 5-sty tenements to be erected at the southeast corner of Vermilye av and Hawthorne st, for the In-wood Construction Co., 35 Nassau st, owner. Cost about \$80,000.

Cost about \$80,000. SHERMAN AV.—Moore & Landsiedel, 148th st and 3d av, have completed plans for two 5-sty tenements to be erected at the southwest corner of Sherman av and Hawthorne st, for the Vermilye Realty Co., 3856 10th av. One measures 55x90 ft., to cost \$45,000, and other 45x88 ft., to cost \$30,000. 59TH ST.—Alfred Joseph Bodker, 62 West 45th st, has plans for altering the two 7-sty buildings at 24-28 West 59th st, for Alex S. Cochran, 527 5th av, to cost \$90,000. 52D ST.—F. P. Platt 1123 Broadway has

52D ST.-F. P. Platt, 1123 Broadway, has repared plans for \$13,000 worth of alterations the 6-sty tenements, 200-206 West 52d st, Henry A. Taylor, of South Portsmouth,

ARDEN ST.—The Maze Realty Co., 2650 Broadway, contemplate the erection of an apart-ment house, at the southeast corner of Arden st and Broadway, the Dyckman section.

183D ST.-John Katzman, 790 Riverside Drive, contemplates the erection of two apartment houses in the north side of 183d st, 100 ft west of Amsterdam av.

#### DWELLINGS.

10TH AV.—Michael Dowd, 2541 Valentine av, has purchased the northwest corner of 10th av and 206th st, a plot 100x100 ft. No building operations are contemplated at this time.

68TH ST.—Trowbridge & Livingston, 527 5th av, are preparing plans for the 5-sty brick and limestone colonial residence, 25x100 ft., to be erected at 49 East 68th st for J. William Clark. Bids on general contract will be taken about June 1, by architects.

#### HOTELS.

HOTELS. 58TH ST.—Robert T. Lyons, 505 5th av, has completed plans for the 12-sty apartment hotel to be erected at 50 East 58th st, 74x92 ft, at a cost of \$400,000. The Sutherland Realty Co., 505 5th av, is the owner. The Speedwell Con-struction Co., 505 5th av, has the general con-tract.

3D AV.—A 3-sty hotel with stores, 50x100 ft, ill be erected on the southwest corner of 3d y and 42d st by Wm. Volk, lessee of the land. will av a

The cost has been placed at \$35,000 by William Kurtzer, the architect. No contracts have been awarded.

Ruff2er, the architect. No contracts have been awarded.
STABLES AND GARAGES.
53D ST.—H. M. Peck, 25 East 26th st, has plans ready and will soon take bids for a 3-sty private garage, 25x60 ft, to be erected at 146 East 53d st, for J. W. Aitkin, 28 West 54th st. Estimated cost about \$20,000.
STORES, OFICES AND LOFTS.
25TH ST.—Maximilian Zipkes, 220 5th av, has been commissioned by the 108-110 West Twenty-fifth Street Co., of which A. Gordon is President, to prepare plans for a 12-sty loft building, at 108 and 110 West 25th st. The cost will be \$200,000.
TOTH ST.—Work has been started as othere

be \$200,000. 79TH ST.—Work has been started on altera-tions to the 2-sty brick stores, 75x75 ft., at the northeast corner of 79th st and Broadway, from private plans. Archibald D. Russell, 30 Pine st, is owner. Oliver Olsen, care of gen-eral contractors, is lessee. Pierson & Goodrich, 30 West 38th st, are general contractors. Cost about \$15,000.

#### THEATRES.

THEATRES. HAMILTON PL.—The Domain Realty Com-pany has purchased a plot \$1.3 ft. on Hamilton pl, beginning 135.8 ft. above the northeast cor-ner of 136th st. A 2-sty business building with a moving picture theatre will be erected. 3D AV.—Thomas W. Lamb, architect, has prepared plans for a moving picture theatre, 36.9x100 ft, to be erected adjoining the south-west corner of 3d av and 42d st. Estimated cost, \$25,000.

## Bronx.

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#### Brooklyn.

APARTMENTS, FLATS AND TENEMENTS. APARTMENTS, FDATS AND TRANSMENTS SOTH ST.—Cohn Bros., 361 Stone av, have completed plans for a 4-sty brick apartment, 30x 90 ft., to be erected at the northeast corner of S0th st and 3d av for Peter Lythgoe, 276 78th st, owner. Cost about \$20,000.

the plot, which measures 50.839.3. OCEAN AV.—Wood, Harmon & Co. have sold to a builder a large plot at the southwest corner of Ocean av and Cortelyou rd, in the Flatbush district. It comprises about eight lots, and will be improved by three apartment houses.

## FACTORIES AND WAREHOUSES.

JAY ST.-General contract will be awarded about May 3 for the brick and steel factory 130x200 ft., to be erected at Jay and Plymouth sts, for the E. W. Bliss Co. Adams and Plymo outh sts, owner. Mr. Pfaendler, care of owner, is engineer. Cost about \$150,000.

#### HALLS AND CLUBS.

ATLANTIC AV.—Arragements have been completed by the various committees of the Bedford Council Knights of Columbus for rais-ing funds for a new building to be erected in the vicinity of Atlantic and Bedford avs, Brooklyn.

#### PUBLIC BUILDINGS.

METROPOLITAN AV.—The sum of \$30,000 corporate stock for the construction of a build-ing in which to house the present Manhattan av Magistrate's Court was voted by the Board of Estimate. The building is to be erected on a plot on Metropolitan and Bedford avs, 75x100 ft.

#### SCHOOLS AND COLLEGES.

SCHOOLS AND COLLEGES. BROOKLYN.—Bids were opened by the Board of Education April 21 for item 1, installing heat-ing and ventilating apparatus, and item 2, in-stalling temperature regulation in new P. S. 99. Item 1, John F. Dalton, \$38,567, low bidder. Item 2, John Service Co., \$1,810, low bidder. BROOKLYN.—The Board of Education opened bids April 21 for furnishing and delivery glass to the various schools in this borough. The Pittsburgh Plate Glass Co., \$3,369.63 were low bidders.

STORES, OFFICES AND LOFTS. PRESIDENT ST.—John Burke, 603 East 2d st, has completed plans for a 3-sty brick store, loft and residence, 25x90 ft., to be erected in the south side of President st, 165 ft. east of Co-lumbia st, for P. Luccaro, 119 President st, owner. Cost, \$14,000.

#### Queens.

APARTMENTS, FLATS AND TENEMENTS. RIDGEWOOD, L. I.-L. Berger & Co., 1652 Myrtle av, have completed plans for a 3-sty brick tenement, 22x81 ft., to be erected at the northeast corner of Seneca and Stephen sts for Schmidt & Holterman, 1810 Myrtle av, owners. Cost about \$12,000.

RIDGEWOOD, L. I.—L. Berger & Co., 1652 Myrtle av, have completed plans for six 3-sty brick tenements, 28x68 ft., to be erected in the east side of Seneca st, 22 ft. north of Stephen st for Schmidt & Holterman, 1810 Myrtle av, owners. Cost about \$48,000.

#### DWELLINGS.

DWELLINGS. JAMAICA, L. I.—Robert Kurz, 324 Fulton st, has completed plans for a 2½-sty frame rest-dence, 26x34 ft. to be erected for Henry Curtis, this place, owner. G. H. Brott, 16 Clinton av, has the general contract. Cost about \$4,000. MASPETH, L. I.—William Finn, Fulton st, Jamaica, L. I., has completed plans for a 2½-sty frame parsonage, 22x50 ft., to be erected on Clinton av for the Holy Cross Polish R. C. Church, of this place, owner. G. Vorotsky is pastor. Jos Hrostoski, Hollis, L. I., has the general contract. Cost about \$6,000. MORRIS PARK, L. I.—Robert Kurz, 324 Ful-ton st, Jamaica, has completed plans for four 2½-sty frame residences, 20x32 ft., to be erected on Morris av, for Miller & Reuben, 1480 Ne-raska av, Dunton, owners. Cost about \$12,000. JAMAICA, L. I.—H. T. Jeffrey & Co., Morris Fark, L. I., have completed plans for four 2½-sty frame residences, 18x36 ft., to be erected on Degraw av for Ignatz Wohl, 27 North Washing-ton st, owner. Cost about \$14,000.

FACTORIES AND WAREHOUSES. RIDGEWOOD, L. I.-L. Berger & Co., 1652 Myrtle av, have completed plans for a 3-sty brick storage building, 25x93 ft., to be erected on the east side of St. Nicholas av, corner of Gates av, for William C. Edwards, 23 Palmetto st, Brooklyn, owner. Cost about \$12,000.

#### SCHOOLS AND COLLEGES.

CEDARHURST, L. I.—The Rev. Father Pat-rick McKenna, rector of the Catholic Church of St. Joachim, has started a campaign to raise \$100,000 with which to erect a new parochial school in connection with his parish. Building will be erected across from the church on Cen-tral av. The size and particulars of construc-tion will depend upon the result of the money raised.

#### Nassau

#### SCHOOLS AND COLLEGES.

MANHASSET, L. I.—A new branch primary school is to be erected here, three sites having been submitted to the voters for consideration. Algernon Smith is president of the Board of Education. It is expected that work will be started shortly.

#### Westchester.

APARTMENTS, FLATS AND TENEMENTS. NEW ROCHELLE, N. Y.-G. J. Fernschild, Hamilton av, owner, has had plans prepared for a 2-sty apartment, store and loft building to be erected on North av. Cost about \$25,000.

CHURCHES. WHITE PLAINS, N. Y.-All Souls Church So-ciety (Unitarian) plan to erect a church home at Maple av and Grove st. Rev. Dr. Shelander is pastor.

DWELLINGS. GREENACRES.—Dr. James C. Stout, Ridge-view av, White Plains, owner, is having plans prepared privately for a 2½-sty residence to be erected here at a cost of \$13,000.

GREENACRES.—E. J. Baird, Gilmore et orgressed here at a cost of \$13,000. GREENACRES.—E. J. Baird, Gilmore et, owner, contemplates the erection of a 2½-sty from private plans. Cost about \$10,000. LARCHMONT.—J. Gahan, McGovern Build-ing, New Rochelle, is preparing plans for a 1½-sty frame residence to be erected at Larch-mont Gardens for N. E. Boulle, care of archi-tect, owner. Cost about \$6,000. NEW ROCHELLE, N. Y.—A. Sundberg, Hugenot st, is preparing sketches for a 2½-sty frame residence to cost \$10,000. Owner's name is for the present withheld. Architect will take bids.

NEW ROCHELLE, N. Y.—The Quaker Ridge Improvement Co., Quaker Ridge, is having plans prepared for four 2½-sty hollow tile and stucco residences to be erected at Quaker Ridge from private plans.

#### HOTELS.

RYE, N. Y.-The Rye Beach Inn was com-pletely destroyed by fire on Sunday with a loss of \$40,000. Chas. E. McManus, of N. Y. C., is the owner. Plans for rebuilding have not been determined.

#### Suffolk.

#### MISCELLANEOUS.

MISCELLANEOUS. BABYLON, L. I.—The Babylon Trolley Co. contemplate improvements costing \$60,000. The company is planning to build a power house of its own near the site of the present car barns in West Babylon. Several trolley extensions will also be built.

#### CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS. APARTMENTS, FLATS AND TEMEMENTS. MT, VERNON, N. Y.—Jacob Haag, 109 Park av, has received the general contract to erect a 4-sty brick apartment, 50x78 ft., on the east side of North 5th av, south of Sidney av, for Guisseppe Angello, 24 North 5th av, owner. Jas. Perry, 3 South 3d av, is architect. Cost about 825 000. erry, 5 000.

HARRISON, N. J.—Vincenzo Altieri, Chest-nut st, Newark, N. J., has received the con-ract to erect a 2-sty flat on Harrison av, for H. Schneider, 784 Broad st, to cost \$14,000. nut

#### BANKS.

BANKS. 149TH ST.—R. S. Pollock Co., 118 East 28th st, has received the general contract to erect the 1-sty bank, 25x74 ft, at 375 e 149th st, for the Corn Exchange Bank, 15 William st. Albro & Lindeberg, 2 West 47th st, are the architects.

#### DWELLINGS.

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 MOUNT KISCO, N. Y.-Rogers & Blydenburgh, Babylon, L. I., have received the general con-tract to erect a 2½-sty brick and marble resi-dence, 50x21 ft., on Guard Hill, for Miss M New-ell, 247 West 38th st, N. Y. C., owner. Foster & Gade, 15 West 38th st, N. Y. C., are archi-tects. Cost about \$75,000.
 39TH ST,-William Crawford, 5 East 42d st, has received the general contract to erect a 4-sty brick and limestone residence, 43x52 ft., at 134-136 East 39th st for Thomas Smidt, 134 East 39th st, owner. Rogers & Zogbaum, 437 5th av, are architect. Clark, MacMullen & Riley, S0 Maiden lane, steam and electrical engineers. Cost about \$75,000.
 JAMAICA ESTATES, L. I.-The Standard Buildings, Inc., 70 East 45th st, N. Y. C., has received the general contract to erect a 2½-sty brick residence, 30x45 ft., at Midland Parkway and Lancaster Boulevard for Chauncey M. De-pew, 27 West 54th st, N. Y. C., owner. Mann & MacNeille, 70 East 45th st, N. Y. C., are archi-tects. Cost about \$25,000.
 GARDEN CITY, L. I.-E. E. Paul Co, 1 Mad-ison av, has received the general contract to erect five two-family dwellings, 35x40 ft, in st, to cost \$10,000 each. Chas. S. Butler, care of the architects, Ford, Butler & Oliver, 103 Park av, N. Y. C., is the owner.
 HEWLETT, L. I.-Peter Roche, Far Rocka-way, has received the general contract to erect a residence here for John F. Scott, from plans by Wm. Adams, 15 West och st, N. Y. C.

#### FACTORIES AND WAREHOUSES.

FACTORIES AND WAREHOUSES. BAYONNE, N. J.-O. W. Shelly, 1123 Broad-way, N. Y. C., has received the general contract to erect a 1-sty barrel factory at Constable Hook, for the Tidewater Oil Co., 11 Broadway, N. Y. C., owner, Robert D. Benson, president, George L. Webb, secretary, and William S. Ben-son, treasurer. E. H. Shelly in charge of bids, Cost about \$100,000.

26TH ST.—(sub.) The White Contracting Co., 181 Chrystie st, has received the contract for demolishing and excavating at 521-523 West 26th st, for a 6-sty addition, 40x100 ft, to the plant of the Harris H. Uris Iron Works, 525 West 26th st, owner.

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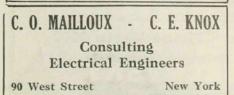
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## **RECORD AND GUIDE**

BROOKLYN.—Clark & Tunison, 18 Davis st, L. I. City, have received the general contract to erect an extension to the factory of Ball & Jewell, 28 Franklin st. F. L. R. Sweet, 1074 Prospect av, Brooklyn, is architect. Cost, about \$10,000.

#### HOTELS.

HOTELS. BROADWAY.—George Sykes, Inc., 316 East 34th st, has received the general contract to erect a 1-sty brick, stucco and terra cotta block roof garden, 18x82 ft, at the southeast corner of Eroadway and 34th st (Hotel McAlpin), for the Greeley Sq Hotel Co., C. H. Rembold, presi-dent Hotel McAlpin, on premises. W. H. Fenn, Jr., 452 5th av, is architect. Cost, about \$20,000. 51ST ST.—(sub) The Libman Contracting Co., 107 West 46th st, has received the contract for the mason work for the 12-sty hotel at 33 West 51st st, in accordance with plans by J. Riely Gordon, Architect, and are now receiving bids for granite, and face brick.

#### PUBLIC BUILDINGS.

FONDA, N. Y.—Bids for the construction of the proposed jail at Fonda exceed the appropri-ation by nearly \$6,000. Architect Eeardsley, of Poughkeepsie, prepared plans for a structure to cost not more than \$50,000. The matter was held over, no awards being made.

#### THEATRES.

THEATRES. BROADWAY.—Fleischmann Bros., 507 5th av. have received the general contract to erect a 3 or 4-sty theatre and business building at the southeast corner of Broadway and 81st st, for the Bernheimer Estate, care of W. Walter, 52 Broadway, owner. The Fulton Building Co., 2255 Broadway, is lessee, Arthur L. Shakeman, president. Thomas W. Lamb, 644 8th av, is architect.

#### PLANS FILED FOR NEW CONSTRUCTION WORK.

#### Manhattan.

APARTMENTS, FLATS AND TENEMENTS. APARTMENTS, FLATS AND TENEMENTS. HAWTHORNE ST AND VERMILYEA AV, s e cor, two 5-sty brick tenements, 50x87; cost, \$80,000; owner, Inwood Const. Co., John Katz-man, Pres., 35 Nassau st; architects, Somer-feld & Steckler, 31 Union sq. Plan No. 205. ST. NICHOLAS PL, 46, 6-sty brick tenement, 99x86; cost, \$150,000; owner, Strathcona Const. Co., Harry Falk, Pres., 1673 424 st. Brooklyn; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 202. 1607TH ST 505-511 West two fosty brick

No. 202. 169TH ST, 505-511 West, two 6-sty brick tenements, 50x68; cost, \$90,000; owner, Fair Deal Realty Co., Aaron Koodman, Pres., 117 West 119th st; architect, Geo. Fred Pelham, 30 East 42d st. Plan No. 201.

West Holl st, architect, doc, frid Folkman, 65 East 42d st. Plan No. 201.
COLONIAL PARKWAY, 383, 6-sty brick tenement, 99x100; cost, \$150,000; owner, Strathcona Const. Co., Harry Falk, Pres., 1673 42d st. Brooklyn; architect, Geo. Fred Pelham, 30 E 42d st. Plan No. 203.
WADSWORTH AV AND WEST 192D ST, s e cor, 5-sty brick tenement, 111x54; cost, \$80,000; owner, 191st Construction Co., John Katzman, Pres., 35 Nassau st; architects, Somerfeld & Steckler, 31 Union sq. Plan No. 197.
T8TH ST, 45-47 East, 4-sty brick tenement, 33 x70; cost, \$80,000; owner, Albert Rathbone, 130 East 65th st; architect, Arthur C. Jackson, 346 4th av. Plan No. 206.

#### FACTORIES AND WAREHOUSES.

RIVERSIDE DRIVE, 64, store house; cost, \$800; owners, Riverdale Realty Co., 1947 Broad-way; architects, Tandy & Foster, 1931 Broad-way. Plan No. 191.

#### DWELLINGS.

68TH ST, 49 East, 5-sty brick dwelling, 25x75; cost, \$60,000; owner, Mrs. J. Wm. Clark, 51 East 74th st; architects, Trowbridge & Livings-ton, 527 5th av. Plan No. 193.

#### HALLS AND CLUBS.

GRAND ST, 466-470, 3-sty brick assembly hall, 50x100; cost, \$35,000; owner, The Law-rence Realty Co., Geo. S. Nelson, Pres., 95 Lib-erty st; architects, Ingalls & Hoffman, 527 5th av. Plan No. 196.

#### HOTELS.

3D AV, 652-656, 3-sty brick stores and hotel, 50x100; cost, \$35,000; owner, Bartow S. Weeks, 240 West 73d st; architect, Wm. Kurtzer, 192-4 Bowery. Plan No. 199.

#### SCHOOLS AND COLLEGES.

S5TH ST, 123-5 East, 1-sty brick school, 34x 75; cost, \$40,000; owner, Yorkville Jewish Re-ligious School, 123-5 East 85th st; architect, Geo. Fred Pelham, 30 East 42d st. Plan No. 189.

#### STABLES AND GARAGES

53D ST. 146 East, 3-sty brick private gar-age, 25x62; cost, \$20,000; owner, John W. Ait-ken, 28 West 54th st; architect, Howard M. Peck, 25 East 26th st. Plan No. 192.

STORES, OFFICES AND LOFTS. 12TH ST. 58-60 East, 12-sty brick store and lofts, 40x90; cost, \$225,000;; owner, \$22-824 Broadway Co., J. Andrews Coon, Vice-Pres. 31 Nassau st; architects, Townsend, Steinle & Has-kell, Inc., 1328 Broadway. Plan No. 190. SHERMAN AV & 207TH ST. n w c, 1-sty brick taxpayer's store, 60x90; cost, \$20,000; own-er, Gustave L. Lawrence, 2228 Broadway; archi-tect, Geo. F. Pelham, 30 East 42d st. Plan No. 188. VERMULYEA, AU, 2000

VERMILYEA AV & 207TH ST, s w c, 1-sty brick taxpayer's stores, 222x90; cost, \$60,000; owner, Gustave L. Lawrence, 2228 Broadway; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 187.

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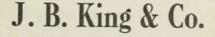
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## Plans Filed, Manhattan (Continued).

#### THEATRES.

3D AV, 648-650, 2-sty brick theatre, 36x100; cost, \$25,000; owner, Wm. Volk, 301 West 42d st; architect, Thos W. Lamb, 644 8th av. Plan No. 198.

1797H ST, 650 West, 1-sty frame moving icture booth, 7x6; cost, \$450; owner, Rose C, ewman, 601 West 179th st; architect, Philip rown, 601 West 179th st, Plan No. 207. picture boo Newman, 6 Brown, 601

#### MISCELLANEOUS.

54TH ST East, 5 ft w of w building line of Depew pl & 14 ft n of n building line of East 45th st, 1-sty brick oil storage, 23x25; cost, \$2,-000; owners, N. Y. C. & H. R. R. R. Co., Grand Central; architect, Frederick H. Judd, 70 East 45th st. Plan No. 195.

45th st. Plan No. 195. 140TH ST, 54 W, concrete wall to 5-sty build-ing, 83x83; cost, \$200; owner, Benj. Erlich, 2238 5th av; architect, Alfred H. Zink, 219 East 73d st. Plan No. 194. 19TH ST, 544 East, 1-sty frame tool house, 22x15; cost, \$250; owner, Alcott Estate, 539 East 19th st; architect, W. J. Hatch, 157 Wel-man st; lessee, Leopold Eidlitz, 1123 Broadway. PBD0 AUMAN, 2641 1 ctr former on the state of the state o

BROADWAY, 3641, 1-sty frame outhouse, 10; cost, \$1,500; owner, The Broadway a: 151st St. Co., Benj, Mordicai, Pres., 128 Broa way; architect, Louis A. Sheinart, 194 Bower Plan No. 204.

#### Bronx.

APARTMENTS, FLATS AND TENEMENTS. MARMION AV, w s, 62.2 n 179th st, 5-sty brick tenement, slag roof, 66.08x81; cost, \$30,-000; owner, John P Leo, 770 St, Nicholas av; architect, Frank J. Schifcik, 4168 Park av. Plan No. 252.

BRYANT AV, s e cor 179th st, two 5-sty brick tenements, 45x89.2x86.3, slag roof; cost, \$100,000; owner, Mrs. Anna Reiss, 1509 Bryant av; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 264.

149th st. Plan No. 204. ISIST ST, n e cor Arthur av, 5-sty brick tenement, plastic slate roof, 46.7x83.9; cost, \$50,-000; owner, Chas. Corby, 2308 Hughes av; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 268.

#### DWELLINGS.

DWELLINGS. TYNDALL AV, e s, 145 s 259th st, 2½-sty frame dwelling, shingle roof, 21x60; cost, \$5,-000; owner, Hanah Gerlach, Riverdale; archi-tect, Wm. Kenny, 420 West 259th st. Plan No. 253.

237TH ST, n s, 100 e Martha av, three 24 sty frame dwellings, shingle roof, 22x38; cos \$10,500; owner, Wesley Const. Co., Jas. V Black, 167 East 56th st. Pres.; architect, Ge W. Lockwood, 78 East 236th st. Plan No. 250. three 21%.

230TH ST, n s, 80.6 w White Plains av, 2-sty brick dwelling, slag roof, 20x55; cost, \$5,000; owner, Mrs. Grace Pandolfa, 220 East 97th st; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 257.

Plan No. 257. STORY AV, n s. 100 e Olmstead av, two 2-sty frame dwellings, tin roof, 25x63; cost, \$12,000; owners, Mink Constn. Co., Adam Mink, 2251 Gleason av, Pres.; architect, Anton Pirner, 2066 Blackrock av. Plan No. 255. EASTCHESTER RD, e s, 196 n Astor av, 1-sty frame dwelling, 21x24, rubberoid roof; cost, \$450; owner, Dominick Cappello, on premises; architect, M. A. Buckley, 1513 Hone av. Plan No. 261.

GIFFORD AV, n s, 305.71 e Balcom av, three 2-sty frame dwellings, 21x48, tin roof; cost, \$16,500; owner, Rudolph Hall, Gifford av; arch-itect, Henry Nordheim, 1087 Tremont av. Plan No. 202.

PRATT AV, e s, 40.26 s Kingsbridge rd, 2-sty ame dwelling, tin roof, 22x56.6; cost, \$5,300; wner, Ema Lubhacher, 465 East 145th st; ar-litect, A. Schoeller, Corona, L. I. Plan No. frame d owner, chitect, 265.

#### HOSPITALS AND ASYLUMS.

KINGSBRIDGE RD, s s, from Aqueduct to Webb av, 2-sty brick hospital, tile roof, 57.6x 27.6; cost, \$15,000; owners, Hebrew Infant Asylum, Benno Newberger, 55 East 74th st, Pres.; architect, Edw. Necarsulmer, 507 5th av. Plan No. 259.

KINGSERIDGE RD, s s, from Aqueduct to Webb av, 2-sty brick hospital, tile roof, 53.4x 27.6; cost, \$15,000; owners, Hebrew Infant Asylum Benno Newberger, 55 East 74th st, Pres.; architect, Edw. Necarsulmer, 507 5th av. Plan No. 258.

SCHOOLS AND COLLEGES. EASTERN BOULEVARD, w s, 525 s Baisley av, two 1-sty frame portable schools, 25x36; cost, \$1,000; owner, City of New York; archi-tect, C. B. J. Snyder, 500 Park av. Plan No. 54

#### STABLES AND GARAGES.

STABLES AND GARAGES. FORDHAM RD, s s, 118 w Andrews av, 1-sty frame garage, 34x20; cost, \$400; owners, Mc-Lernon Realty Co., on premises; architect, An-drew J. Thomas, 2526 Webster av. Plan No. 263. GRAND AV, e s, 147.95 n Fordham rd, 1-sty brick stable, 30x20, slag roof; cost, \$600; own-er, L. Jalbino, 331 East 13th st; architect, Jas. P. Boyland, Fordham rd and Webster av. Plan No. 260.

#### MISCELLANEOUS.

143D ST, n s, from Brook to St. Ann's av, new strong vault, size irregular; cost, \$3,000; owner, St. Joseph's Hospital, on premises; ar-chitect, Thos. J. Duff, 407 West 14th st. Plan No. 251.

CODDINGTON AV, s s. 825 e Fort Schuyler rd. 1-sty frame shed, 24.6x9; cost, \$100; owner, Pasquale Cestra, 320 East 122d st; architect, Arthur Boehmer, 178th st and Arthur av. Plan No. 256.

187TH ST, n s, 25 e Hughes av, 1-sty frame shed, 12x24; cost, \$100; owner, Giovanni Ben-ardoni, 624 Morris av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 266. MARION AV, w s, 322.94 s 196th, 1-sty brick shed, 12x16; cost, \$500; owner, Forest C. Hirle-man, on premises; architects, Tremont Archt'l Co., 401 Tremont av. Plan No. 267.

#### Brooklyn.

APARTMENTS, FLATS AND TENEMENTS. 19TH ST. s s, 225 e 5th av, 4-sty brick tene-ments, 62.6x89, slag roof, 25 families; cost, \$50,000; owner, Rogers Improvement Co., 322 6th st; architects, Shampan & Shampan, 772 Broadway. Plan No. 2149.

CONEY ISLAND AV, e s. 120 s Av 0, ten 3-sty brick tenements, 30x71.4, tar and gravel roof, 6 families each: total cost, \$105,000; own-er, Gabrielle A. Kahaly, 1029 East 10th st; architect, A. White Pierce, 59 Court st. Plan No. 2150.

No. 2150.
PARK PL, s s, 191 e Ralph av, 4-sty brick tenement, 43.4x100, gravel roof, 20 families; cost, \$75.000; owner, Abraham Kaplan, 1462 Eastern Parkway; architects, Cohn Bros., 361 Stone av. Plan No. 2156.
SOUTH 2D ST, s s, 103.9 w Roebling st, 6-sty brick tenement, 56.3x107, slate roof, 41 families; cost, \$50.000; owner, Karp Constn. Co., 904 Myrtle av; architect, Sam'l Sass, 32 Union Sq., N. Y. C. Plan No. 2177.

#### CHURCHES.

CHURCH AV, s e cor Marlborough rd, 1-sty brick synagogue, 85x67, composition roof; cost, \$22,000; owner, Wm. Goldsmith as president; architects, S. B. Eisendrath & ano, 500 5th av, New York. Plan No. 2137.

#### DWELLINGS.

DWELLINGS. COREIN PL, e s, 340 s Oriental boulevard, 1-sty and attic frame dwelling, 22.6x33.6, shingle roof, 1 family; cost, \$3.600; owner, Maurice Simmons, 198 Broadway, N. Y.; architect, Benj. F. Hudson, 319 9th st. Plan No. 2078. FENIMORE ST, n s, 70 w Bedford av, three 2-sty brick dwellings, 20x43, tar and slag roof, 1 family each; total cost, \$18,000; owner, John W. Egan, 27 Winthrop st; architect, Geo, M. Lawton, 1330 East 15th st. Plan No. 2073. EAST 4TH ST, e s, 290.3 n Greenwood av, two 2-sty frame dwellings, 14x50, tar and gravel roof, 2 families each; total cost, \$4,000; owner, John Pulley, 57 Reeve st; architect, Benj. F. Hudson, 319 9th st. Plan No. 2075. EAST 10TH ST, e s, 120 n Av M, five 2-sty

EAST 10TH ST, e s, 120 n Av M, five 2-sty and attic brick dwellings, 19.6x44.6, shingle roof, 1 family each; total cost, \$20,000; owner, Hol-low Wall Const. Co., 280 Broadway, N. Y.; ar-chitect, Benj. F. Hudson, 319 9th st. Plan No. 2076.

EAST 13TH ST, e s, 140 s Av R, 2-sty frame dwelling, 24x32, shingle roof, 1 family; cost, \$4,000; owner, J. R. Jungerson, 65 Kouvenhoven pl; architect, B. F. Hudson, 319 9th st. Plan No. 2041.

36TH ST, n s, 100 w 15th av, 1-sty frame dwelling, 29x34, gravel roof, 1 family; cost, \$1,000; owner, Eristol Bldg. Co., 300 West st; architect, Chas. Wessel, 1456 35th st. Plan No. 2053.

EAST 2D ST, w s, 280 s Av J, 2-sty frame dwelling, 20x50, felt roof, 2 families; cost, \$4,-000; owner, Fairfield Building Co., 26 Court st; architect, C. G. Wessell, 1456 35th st. Plan No. 2116.

No. 2116. EAST 7TH ST, s e cor Henry st, 2-sty frame dwelling, 20x50, gravel roof, 2 families; cost, \$1,500; owner, Chris Morgensen, 1335 New York av; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 2114.

EAST 24TH st, w s, 180 s Av M, 2-sty frame dwelling, 24x32.8, shingle roof, 1 family; cost, \$4,000; owner, F. B. Norris, 188 Fenimore st; architects, Slee & Bryson, 153 Montague st. Plan No. 2095.

EAST 24TH ST, w s, 260 s Av M, 2-sty frame dwelling, 21.8x35, shingle roof, 1 family; cost, \$4,000; owner, F. B. Norris, 188 Fenimore av; architects, Slee & Eryson, 153 Montague st. Plan No. 2096.

No. 2096. WEST 2STH ST, n w cor R R av, two 1-sty frame dwellings, 12x24, rubberoid roof, 1 fam-ily each; total cost, \$600; owner, Katherine Ol-tenberg, on premises; architect, Jas. A. McDon-ald, Surf av and West 28th st. Plan No. 2125. BEDFORD AV, w s, 180 s Av F, 2-sty frame dwelling, 26x33, shingle roof, 1 family; cost, \$4,500; owner, Geo. Eaur, 2746 Bedford av; architect, Benj. Driesler, 153 Remsen st. Plan No. 2143.

CYPRESS AV, s s. 240 w Sea Gate av, 2-sty frame dwelling, 22x35, shingle roof, 1 family; cost, \$6,000; owner, A. S. Haer, 189 Montague st; architect, B. G. Dodge, 381 4th av, New York. Plan No. 2126.

York. Plan No. 2126. NOSTRAND AV, e s. 42.6 s Atlantic av, seven 3-sty brick dwellings, 19.3x55, gravel roof, 2 families each; total cost, \$41,500; owner, C. G. Reynolds, 1359 Union st; architects, Koch & Wagner, 26 Court st. Plan No. 2119. R R AV, w s. 116 w West 28th st, 1-sty frame dwelling, 12x24, rubberold roof, 1 family; cost, \$300; owner, Katherine Oltenberg, on premises; architect, Jas. A. McDonald, surf av and West 28th st. Plan No. 2124.

28th st. Plan No. 2124.
SNEDIKER AV, w s. 90 n Hegeman av, four
2-sty brick dwellings. 20x43, gravel roof, 2 fam-ilies each; cost, \$10,800; owner Abraham Sagle-witz, 736 Williams av; architect, Morris Roth-stein, 627 Sutter av. Plan No. 2133.
FORBELL AV, ws, 180 n Magenta st, nine
2-sty brick dwellings, 18.3x32, tin roof, 1 fam-ily each; total cost, \$18,000; owner, Magenta
Development Co., 99 Forbell av; architects, Par-fitt Bros., 26 Court st. Plan No. 2160.
AV L, s s, 80 e East 25th st, two 2-sty frame dwellings, 22x33, shingle roof, 1 family each; total cost, \$80,000; owner, Fannie Smith, 927
East 35th st; architect, Jos. A. Brock, 865A
Gates av. Plan No. 2164.

EAST 45TH ST, w s, 140 s Linden av, two 2-sty frame dwellings, 17x41.6, gravel roof, 1 family each; total cost, \$6,000; owner, Wm. Herod, Jr., 1209 Sterling pl; architect C. P. Cannella, 60 Graham av. Plan No. 2167. 82D ST, n s, 240 w 1st av, 2-sty frame dwell-ing, 37.2x28.10, shingle roof, 1 family; cost, \$7,000; owner, C. C. Valentine, 55 82d st; architects, Slee & Bryson, 153 Montague st. Plan No. 2176. LUNCOLN PL, n s, 315.8 e Schenectady av.

Plan No. 2176.
LINCOLN PL, n s. 315.8 e Schenectady av, five-2-sty brick dwelling, 18.10.35, gravel roof, 1 family; cost, \$15,000; owner, Robt. Ward, Jr., 179 Remsen st; architect, E. Tatje, 106
Van Siclen av. Plan No. 2212.
PRESIDENT ST, n s. 200 w Brooklyn av, 3-sty brick dwelling, 22x62, tile roof, 1 family; cost, \$12,000; owner, Jos Kellner, 1544 Union st; architect, Benj. Cohn, 361 Stone av. Plan No. 2205.

No. 2205.
SEELEY ST, s s, 130 w Coney Island av, 2-sty brick dwelling, 17x38, gravel roof, 1 fam-ily; cost, \$3,500; owner, Wm. M. Calder, Sherman st and 11th av; architect, Benj. F. Hudson, 319 9th st. Plan No. 2184.
SEELEY ST, s s, 153 w Coney Island av, thirteen 2-sty brick dwellings, 17x38, gravel roof, 1 family each; total cost, \$32,000; owner, Wm. M. Calder, Sherman st and 11th av; archi-tect, Benj. F. Hudson, 319 9th st. Plan No. 2183.

WARWICK ST, w s, 100 s Ridgewood av, 2-sty brick dwelling, 25.2x46.10, shingle roof, 1 fam-ily; cost \$5000; owner Emily Hild 106 Win-field st; architect E. Tatje 106 Van Siclen av. Plan No. 2213.

NEWKIRK AV s e cor E 26th st 4-sty brick tenement 50x80 gravel roof 16 families; cost \$25,000; owner, Marcus Bldg Co., 1770 Park pl; architect Benj. Cohn 361 Stone av. Plan No. 2208.

#### FACTORIES AND WAREHOUSES.

FACTORIES AND WAREHOUSES. 11TH ST. n s, 350 w 3d av, 1-sty brick fac-tory, 40x100, gravel roof cost, \$4,000; owner, Eclipse White Lead Co., 111 8th st; architect, W. H. Wirth, 358 17th st. Plan No. 2063. 3D AV, s w cor 55th st, 1-sty brick storage, 21x20, gravel roof; cost, \$300; owner, Hy. Heib, 272 55th st; architect, Jos. A. Brock, 865 Gates av. Plan No. 2066.

av. Plan No. 2066.
STH AV, w s. 14th to 15th sts, 1-sty iron storage, 50x78.10, iron roof cost, \$1,000; owner, City New York (Armory Board); architect, Jas.
Boyle, 357 Fulton st. Plan No. 2079.
DUPONT ST, s s. 225 w Provost st, two 2-sty brick factories, 25x60, gravel roof; cost, \$4,000; owner, Margaret McGrath, 1101 Lorimer st; architect, Gustave Erda, 826 Manhattan av. Plan No. 2113.
KENT AV, n.e. cor South 10th et 1 strategies.

KENT AV, n e cor South 10th st, 1-sty frame storage, 28x8.6, — roof; cost, \$100; owner, Improved Appliance Co., on premises; archi-tect, W. B. Wills, 1181 Myrtle av. Plan No. 2163.

#### HALLS AND CLUBS.

SURF AV, n, 55 e West 30th st. 2-sty frame club, 22.6x100, shingle roof; cost, \$5,000; owner, Wm. C. Canning, on premises; architect, Jas. A. McDonald. Surf av and West 24th st. Plan No. 2155.

STABLES AND GARAGES. PROSPECT PL, n s, 85 w Buffalo av, 1-sty brick garage, 25x30, tin roof; cost, \$2,300; own-er, St. Mary's Hospital, on premises; architect, Hy. J. Huberty, 115 Marion st. Plan No. 2035.

SEA GATE AV, s w cor Nautilus av, 1-sty frame garage, 11x18, shingle roof cost, \$200; owner, C. Stubenborg, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 2069.

Geo. H. Suess, 2966 West 29th st. Plan No. 2069.
EAST 18TH ST, e s, 50 s Tennis ct, 1-sty brick garage, 16x18, shingle roof; cost, \$300; owner, Israel Oeland, 45 Sth av; architect, S. Olsen, 526 Cortelyou rd. Plan No. 2080.
53D ST, n s, 120 w 5th av, 2-sty brick stable, 20x100, gravel roof; cost, \$1,200; owner, Anna Bothwelhnek, 6926 5th av; architect, A. J. Mc-Manus, 1905 86th st. Plan No. 2087.
BROOKLYN AV, p w cor Pacific st, 1-sty steel garage, 18x18, slate roof; cost, \$328; owner, Anna G. Madison, 1249 Pacific st, 2 architect, N. Madison, 1249 Pacific st, 2 rehitect, N. Madison, 1249 Pacific st, 2 rehitect, N. Madison, 1249 Pacific st, 2 rehitect, Padulla, 1465 President st; architect, Lew Keon, 9 Debevoise st. Plan No. 2099.
RUTLAND RD, s, 3, 300 e Nostrand av, 1-sty frame garage, 17x16, shingle roof; cost, \$500; owners, Gustave Larson & ano, 336 Rutland rd; architect, E. 0. Holmgren, 371 Fulton st. Plan No. 2139.

WEST 1ST ST, w s, 220 n Neptune av, 1-sty brick garage, 14x20, — roof; cost, 865; owner and architect, Jas. N. Brewster, 2625 West 2d st. Plan No. 2172.

and architect, Jas. N. Brewster, 2020 West 2d st. Plan No. 2172. BAINBRIDGE ST, s s, 100 e Patchen av, 1-sty brick garage, 30x44, gravel roof; cost, \$2,000; owner, Hy J. Altwater, 294 Bainbridge st; archi-tect, Benj. Cohn, 361 Stone av. Plan No. 2206. PRESIDENT ST, n s, 200 w Brooklyn av, 1-sty brick garage, 18x18, tile roof; cost, \$600; owner, Jos. Kellner, 1544 Union st; architect, Benj Cohn, 361 Stone av. Plan No. 2204. SOUTH 4TH ST, n s, 75 w Hewes st, 3-sty brick stable and dwelling, 25x45, gravel roof, 2 families; cost, \$4,000; owner, Lipman Lif-shitz, 67 Morrell st; architect, Tobias Gold-stone, 19 Graham av. Plan No. 2194. 5TH AV, n w cor 36th st, 1-sty brick stable and garage, 140.8x68; asbestos roof; cost, \$24,-000; owner, Greenwood Cemetery, 5th av and 24th st; architect, Eric Steinberg, 29 West 34th st, N.Y. C. Plan No. 2201.

STORES AND DWELLINGS. HOYT ST, w s, 62 n Schermerhorn st, two 3-sty brick stores and dwellings, 19x50, gravel roof, 2 families; cost, \$11,000; owner, Geo. L. Baur, 1318 Fulton st; architect, Wm. Debus, 86 Cedar st. Plan No. 2047.

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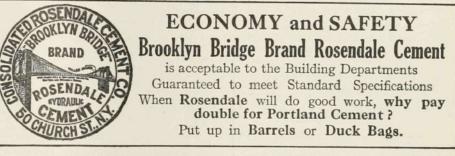
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BAY 47TH ST, n e cor Cropsey av, 2-sty frame store and dwelling, 37x19, tin roof, 1 fam-ily; cost, \$2,200; owner, Guiseppi Ribando, 94 Humboldt st; architect, C. P. Cannella, 60 Gra-ham av, Plan No. 2105.

#### STORES AND TENEMENTS.

CONEY ISLAND AV, e s, 100 s Av 0, 4-sty brick store and tenement, 20x84.4, tar and gravel roof, 7 families; cost, \$14,000; owner, Gabrielle A. Kahaly, 1029 East 10th st; archi-tect, A. White Pierce, 59 Court st. Plan No. 2151.

CONEY ISLAND AV, e s, 420 s Av O, 4-sty brick store and tenement, 20x84.4, tar and gravel roof, 7 families; cost, \$14,000; owner, Gabrielle A. Kahaly, 1029 East 10th st; architect, A. White Pierce, 59 Court st. Plan No. 2148.

#### THEATRES.

NOSTRAND AV, s e cor Rutland rd, 1-sty frame moving picture show, 90x100, tin roof; cost, \$1,500; owner, Thos Flood, 3 Erasmus st; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 2051.

No. 2051. DITMAS AV, n s, 40 e 2d st, 1-sty frame moving picture show (open air), 46.6x100; cost, \$900; owner, Ditmas Theatre Corpn., 43 Cedar st, New York; architect, A. J. McManus, 1905 86th st. Plan No. 2102. 40TH ST, s s, 200 e 7 av, 1-sty frame open air moving picture show, 125x69; cost, \$800; owners, Sampo & Soc, on premises; architect, John Burke, 603 East 2d st. Plan No. 2197.

#### MISCELLANEOUS.

EAST 45TH ST, w s. 77.8 s Lenox rd, 1-sty brick greenhouse, 57.5x98.7; cost, \$10,800; own-er, Dallidouze Bros., Lenox rd and Troy av; architects, Lord & Burnham, 1133 Broadway, N. Y. Plan No. 2033.

N. Y. Plan No. 2033.
SHEFFIELD AV, es, 137.6 n Pitkin av, 1-sty brick laundry shop, 34.6x56, slag roof; cost, \$3,000; owner, Daniel Silverstein, 250 Sheffield av; architect, Jas. Millman, 1780 Pitkin av.
Plan No. 2031.
CATON PL, s e cor Bowne st, 1-sty frame sitting room, 25x754, — roof; cost, \$570; owner, Walter Keley, on premises architect, Lew Keon, 9 Debevoise st. Plan No. 2108.
"LUNA PAEK" 600 p. Surf av. 1 new amuse-

Keon, 9 Debevoise st. Plan No. 2108. "LUNA PARK," 600 n Surf av, 1 new amuse-ment device; cost, \$1,500; owner, G. Roeder, "Luna Park," architect, J. D. Brodeck, "Luna Park." Plan No. 2093. "LUNA PARK," 60 s main tower, 1-sty frame amusement device, 20x76, —— roof; cost, \$300; owner, Wm. R. Inohan, 91 Av C West; archi-tect, A. D. Hinsdale, 552 56th st. Plan No. 2136. MYRTLE AV, s s, 40 w Steuben st, 1-sty frame shed, 57x17, —— roof; cost, \$200; owner and architect, Herbert Blume, 201 St James pl. Plan No. 2081.

APARTMENTS, FLATS AND TENEMENTS.

Plan No. 1255. LONG ISLAND CITY.—4th av, s e cor Pot-ter av, 4-sty brick tenement, 25x119, tar and gravel roof, 17 families; cost, \$18,000; owner, Freida Pichler, 407 East 91st st, N. Y. C.; archi-tect, Frank Braun, 585 9th av, L. I. City. Plan No. 1254.

No. 1234. LONG ISLAND CITY.—Theodore av. e s. 175 n Ditmars av. four 2-sty frame tenements, 25x 68, tin roof, 4 families; cost, \$18,000; owner and architect, Phillip Vacerelli, 91 Graham av. L. I. City. Plan No. 1299.

L. I. City. Plan No. 1299. LONG ISLAND CITY.—Park pl, w s. 25 n Pleasure pl, 4-sty brick tenement, 25x51, tin roof, 7 families; cost, \$8,000; owner, John Basta, 267 Park pl, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 1306. RIDGEWOOD.—Norman st, n s, 49 w Sen-eca av, four 3-sty brick tenements, 28x68, tin roof, 6 families; cost, \$40,000; owners, Schmidt & Holterman, 1810 Weirfield st, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1285.

#### CHURCHES.

MASPETH.-Clinton av, e s, 100 s Clermont av, 1-sty brick church, 40x100, slate roof; cost, \$17,000; owner, Holy Cross R. C. Church, Mas-peth; architect, Wm. A. Finn, 358 Fulton st, Jamaica. Plan No. 1302.

#### DWELLINGS.

DWELLINGS. ARVERNE.—Ocean av, s s, 1800 e Storm av, 1-sty frame dwelling, 14x28, paper roof, 1 fam-ily; cost, \$225; owner, M. F. McLaughlin, Pater-son, N. J. Plan No. 1247. COLLEGE POINT.—11th st, e s, 100 n Monu-ment av, 2-sty frame dwelling, 21x35, shingle roof, 1 family; cost, \$4,200; owner, Samuel E. Shau, 221 11th st, College Point, architect; Geo. M. Andrews, 31 11th st, College Point. Plan No. 1252.

Andrews, 31 11th st, College Point. Plan No. 1252.
CORONA.--Railroad av, s s, 175 e Albertis av, 2½-sty frame dwelling, 18x28, shingle roof, 1 family; cost, \$2,000; owner, John J. Connolly, Colonial av, Corona; architect, C. L. Varrone, Corona av, Corona; architect, C. L. Varrone, COLLEGE POINT.--20th st, w s, 280 n 5th av, 2-sty frame dwelling, 18x45, slag roof, 1 fam-ily; cost, \$3,100; owner, Paul Bay, 307 East 55th st, N. Y. C.; architect, Harry T. Morris, 321 13th st, College Point. Plan No. 1225.
CORONA.-Granger st, n s, 117 e Shopoler av, 2-sty frame dwelling, 20x26, tin roof, 1 family; cost, \$2,500; owner, H. Kauffmann, 19 Granger st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 1257.
CORONA.--Opdyke av, n s, 325 e 51st st, 2-sty briek dwelling, 20x50, tin roof, 2 families; cost, \$4,500; owner, Jos. Brienze, 119 Opdyke st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 1258.

DOUGLASTON.—Boulevard, e s, 565 s Broad-way, 2-sty frame dwelling, 34x33, shingle roof, 1 family; cost, \$4,500; owner, Mrs. A. L. Schroeder, 160 Waverly pl. N. Y. C.; architect, E. C. Edwards, Woolworth Building, N. Y. C. Schroeder, 160 V E. C. Edwards, Plan No. 1243.

DOUGLAS MANOR.-Grosvenor st, s e cor Douglas rd, 2½-sty frame dwelling, 26x26, shin-gle roof, 1 family; cost, \$4,500; owner, Mrs. T. A. Miner, 38 West 10th st, N. Y. C.; architect, E. C. Edwards, Woolworth Euilding, N. Y. C. Plan No. 1242.

Plan No. 1242. ELMHURST.—Dunham av, e s, 150 n Lamont av, 2½-sty frame dwelling, 20x32, shingle roof, 1 family; cost, \$3,500; owner, A. M. Rennoch, Dunham st, Elmhurst; architect, S. Maxon, 56 Ithaca st, Elmhurst. Plan No. 1259.

Ithaca st, Elmhurst. Plan No. 1259. ELMHURST.—Petit st, e s, 50 n 2d st, 2½-sty frame dwelling, 19x32, shingle roof, 1 family; cost, \$3,500; owner, A. Petterson, 1247 4th av, Astoria, L. I.; architect, C. L. Varrone, Cor-ona av, Corona. Plan No. 1239. FAR ROCKAWAY.—Columbus av, e s, 517 n Mott av, three 2½-sty frame dwellings, 18x41, shingle roof, 1 family; cost, \$9,300; owner, Frank J. Hennessy, Cedar av, nr Mott av, Far Rockaway; architect, G. E. Crane, Richmond Hill. Plan No. 1249-50-51. FOREST HILLS.—Olive st, n e s, 160 n w

FOREST HILLS.—Olive st, n e s, 160 n w Greenway South, 2½-sty brick dwelling, 27x38, tile root, 1 family; cost, \$6,500; owner, Sage Foundation Homes Co., 47 West 34th st, N. Y. C.; architect, G. Atterbury, 20 West 43d st, N. Y. C. Plan No. 1269.

Y. C. Plan No. 1269. FOREST HILLS.—Harvest st, n s, 250 w Col-onial av, 2-sty brick dwelling, 29x30, Spanish tile roof, 1 family; cost, \$4,500; owner, Cord Meyer Co., Forest Hills; architect, W. S. Wor-rall, 9 Twombly pl, Jamaica. Plan No. 1235. FOREST HILLS.—Seminole av, s w cor Fife st, 2-sty brick dwelling, 42x26, tile roof, 1 fam-ily; cost, \$5,500; owner, Cord Meyer Co., For-est Hills; architect, W. S. Worrall, 9 Twombly pl, Jamaica. Plan No. 1236. JAMAICA.—Meyer av, n s, 380 e Rockaway rd.

pl, Jamaica. Plan No. 1236.
JAMAICA.—Meyer av, n s, 380 e Rockaway rd, 2-sty frame dwelling, 16x37, shingle roof, 1 fam-ily; cost, \$2,200; owner, Mrs. J. B. Grener, 10th st, N. Y. C.; architects, Henry & Russell, Vaughan av, Jamaica South. Plan No. 1260.
JAMAICA.—Borough la, n s, 160 w Baldwin av, seven 2-sty frame dwellings, 14x36, shingle roof, 1 family; cost, \$11,900; owner, Martin Wohl, 16 North Washington st, Jamaica; archi-tect, John F. D. Beball, 324 Fulton st, Jamaica. Plan Nos. 1275-6-7-8-9-80-81.
JAMAICA.—Vine st, w s, 70 n Pacific et 91/

Plan Nos. 1275-6-7-8-9-80-81. JAMAICA.—Vine st, w s, 70 n Pacific st, 2½-sty frame dwelling, 16x35, shingle root, 1 fam-ily; cost, \$2,000; owner, John Blan, Gaylord st, Jamaica; architect, Ole Harrison, 328 Fulton st, Jamaica. Plan No. 1230. JAMAICA.—Degraw av, n w cor Alsop st, 2½-sty frame dwelling, 27x37, shingle root, 1 fam-ily; cost, \$8,000; owner, B. W. Baker, Degraw st, Jamaica; architect, J. Green, Essex Building, Newark, N. J. Plan No. 1241. LAMAICA.—Texpendent st. e.s. n.e. cor Cedar

Newark, N. J. Flan No. 1241. JAMAICA.—Prospect st, e s, n e cor Cedar la, 2-sty frame dwelling, 20x50, tin roof, 2 families; cost, \$4,500; owner. Herman Freund, care architect; architect, J. G. Biedenkapp, 355 Fulton st, Jamaica. Plan No. 1214.

Fulton st, Jamaica. Plan No. 1214.
JAMAICA.—Terrace av, n s. 106 w Flushing av, 2½-sty frame dwelling, 26x34, shingle roof, 1-family; cost, \$2,800; owner, Henry Curtis, 16 Clinton av, Jamaica; architect, Robert Kurz, 324 Fulton st, Jamaica. Plan No. 1231.
JAMAICA.—Beaufort st, s s, 50 w Irving pl. 2½-sty frame dwelling, 18x38, shingle roof, 1 family; cost, \$2,500; owner, Max Gross, West st, Jamaica; architect, Ole Harrison, 328 Ful-ton st, Jamaica. Plan No. 1226.
LITTLE NECK.—Glenwood av, w s, 60 s Cut-ter av, 2-sty frame dwelling, 25x29, shingle roof, 1 family; cost, \$4,500; owner, F. C. Burges, Bayview av, Little Neck; architect, Ludwig Ludemeier, 37 East 28th st, N. Y. C. Plan No. 1237. 1237

MIDDLE VILLAGE.—Catherine av, s w cor Juniper Swamp rd, 2½-sty frame dwelling, 30x 30, shingle roof, 1 family; cost, \$4,200; owner, Joseph Riede, 15 Juniper av, Middle Village; architect, Henry Buecker, 160 Prospect av West, East Williamsburg. Plan No. 1228.

MORRIS PARK.—Morris av, e s, 127 s Gar-den st, two 2½-sty frame dwellings, 18x32, shin-gle roof, 1 family; cost, \$3,600; owners Rueben & Miller, 1480 Nebraska av, Dunton; architect, Robert Kurz, 324 Fulton st, Jamaica. Plan Nos. 1929.32

MORRIS PARK.—Cochrane av. e s. 123 s Chi-chester av, two 2½-sty frame dwellings, 20x36, shingle roof, 1 family; cost, §8,500; owner, M. Kalt, 87 Clinton st, N. Y. C.; architect, S. Mill-man & Son, 1780 Pitkin av, Brooklyn. Plan Nos. 1264-65.

1264-65. SPRINGFIELD.—Willow pl, e s, 75 n Davison av, 2½-sty frame dwelling, 20x21, shingle roof, 1 family; cost, \$2.000; owner, Dennis J. Killane, 14 Lafayette av, Glendale; architect, Ole Harri-son, 328 Fulton st, Jamaica. Plan No. 1229. SOUTH OZONE PARK.—Kennett av, n s. 100 w Field av, four 2½-sty frame dwellings, 18x30, shingle roof, 1 family; cost, \$10,000; owner and architect, Richard H. Ashby, 396 Rockaway rd, Jamaica. Plan Nos. 1271-2-3-4.

RIDGEWOOD.—Centre st. w s. 90 s Covert av. five 2-sty brick dwellings, 20x52, tar and gravel roof, 2 families; cost, \$15,000; owner, Harry Druss, 2875 Atlantic av. Brooklyn; architect, Henry Rockmore, 1531 48th st, Brooklyn. Plan No. 1238.

ROCKAWAY BEACH.—South Center st, e s, 75 s Boulevard, 1-sty frame summer residence, 17x24, shingle roof, I family; cost, \$350; owner, Michael J. Frizzelle, 365 Pleasant av, N. Y. C. Plan, No. 1218.

WOODHAVEN.—Dumas pl. w s. 140 n Ja-maica av, 2½-sty frame dwelling, 20x34, shingle roof, 1 family; cost, \$3,500; owner, Frederick E. Noback, 194 Ridgewood av, Brooklyn; archi-tect, G. E. Crane, 67 Welling st, Richmond Hill. Plan No. 1248.

ARVERNE.-Germain av. e s. 60 s Almeda av. 2-sty frame dwelling, 14x48, shingle roof, 2 fam-ilies; cost, \$1,500; owner, Josephine Macks, 785

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LONG ISLAND CITY.—4th av, s w cor Pleas-ure pl, 4-sty brick tenement, 25x119, tar and gravel roof, 17 families; cost, \$18,000; owner, Freida Pichler, 407 East 91st st, N. Y. C.; architect, Frank Braun, 585 9th av, L. I. City. Plan No. 1255.

RECORD AND GUIDE

East 149th st, N. Y. C.; architect, J. B. Smith, 67 North Fairview av, Rockaway Beach. Plan No. 1300.

EVERGREEN.—Sandol st, w s. 6 n Cooper av, ten 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, \$40,000; owner, Albin Wagner, 419 Dill pl, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1283.

GLENDALE.—Olmstead pl. e s. 520 s Myrtle av. 2-sty brick dwelling, 20x55, tin roof, 2 fam-ilies; cost, \$2,500; owner, Sabina Galleghar, 22 Harman st, Glendale; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1286.

HOLLIS.—Cornwall av, e s, 140 n Chichester av, 2½-sty frame dwelling, 18x35, shingle roof, 1 family; cost, \$2,500; owner, F. W. Scutt, 676 Fulton st, Jamaica; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 1312.

HolLIS.—West Point st, w s, 262 s Chiches-ter av, 2½-sty frame dwelling, 18x35, shingle roof, 1 family; cost, \$2,500; owner, F. W. Scutt, 676 Fulton st, Jamaica; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 1313.

No. 1313. JAMAICA.—Fleming pl, n s, 261 e Rockaway rd, 2-sty frame dwelling, 16x32, shingle roof, 1 family; cost, \$2,000; owner, H. A. O'Brien, 5 Flushing av, Jamaica; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill, Plan No. 1314 on, a 1314

No. 1314. ROCKAWAY BEACH.—Judson av, e s, adjoin-ing Jamaica Bay, three 2-sty frame dwellings, 16x50, paper roof, 2 families; cost, \$1,050; owner, E. F. Marshall, 320 Broadway, N. Y. C.; architects, J. P. Powers Co., Rockaway Beach. Plan Nos. 1290-91-92.

Plan Nos. 1290-91-92.
JAMAICA.—Hackett st, e s, 250 n South st, 2½-sty frame dwelling, 18x28, shingle root, 1 family; cost, \$2,600; owner, Effle Taylor, 331 West 16th st, N. Y. C.; architect, Harry Taylor, same address. Plan No. 1301.
ROCKAWAY BEACH.—Judson av, e s, adjoining Jamaica Bay, 1-sty frame dwelling, 16x 50, felt roof, 2 families; cost, \$350; owner, E. F. Marshall, 320 Broadway, N. Y. C.; architects, J. P. Powers Co., Rockaway Beach. Plan No. 1297.

J. F. Fowers CO., ROCKAWAY BEACH. - Vernam av. n e cor Almeda av, three 2½-sty frame dwellings, 24x 40, shingle roof, 1 family; cost, \$15,000; owner, Michale Tortansaldi, 1670 S1st st, Brooklyn; architect, Alex. F. W. Leslie, 180 Montague st, Brooklyn. Plan Nos. 1307-8-9.
WINFIELD.--Railroad av, s w cor Jefferson av, 2-sty brick dwelling, 23x44, tin roof, 2 fam-ilies; cost, \$3,800; owner, Edward Porkany, S2 Henry st, Winfield; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 1311.
CORONA.--Flushing rd, s w cor Washington st, 2½-sty frame dwelling, 20x30, shingle roof, 1 family cost, \$2,500; owner, Paul Thomas, 21 Washington st, Corona; architect, J. H. Smith, 607 3d av, Corona. Plan No. 1327.
CORONA.--Flushing av, e s, 30 www.Washing-

601 3d av, Corona. Plan No. 1327. CORONA.—Flushing av, e s, 30 w Washing-ton av, 2½-sty frame dwelling, 20x32, shingle roof, 1 family; cost, \$2,500; owner, Thomas Suhran, 21 Washington st, Corona; architect, John H. Smith, 607 3d av, Corona. Plan No. 1328.

HOLLIS.—Cornwell av, e s. 180 n Chichester av, 2½-sty frame dwelling, 18x36, shingle roof, 1 family; cost, \$2,500; owner, F. W. Scutt, 636 Fulton st, Jamaica; architects, H. T. Jeffrey & Son, 933 Lefferts av, Richmond Hill. Plan No. 1218 Son, 1 1318.

No. 1318. HOLLIS.—Palatina av, w s, 100 n Belleview av, 2½-sty frame dwelling, 18x36, shingle roof, 1 family; cost, \$2,500; owner, F. W. Scutt, 636 Fulton st, Jamaica; architect, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill, Plan No. 1319.

HOLLIS.—Cornwell av, e s, 100 n Chichester av, 2½-sty frame dwelling, 18x36, shingle roof, 1 family; cost, \$2,500; owner, F. W. Scutt, 636 Fulton st, Jamaica; architect, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 1320 Son, 1320.

1320. HOLLIS.—Palatina av, w s, 60 n Belleview av, 2½-sty frame dwelling, 18x36, shingle roof, 1 family; cost, \$2,500; owner, F. W. Scutt, 636 Fulton st, Jamaica; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 1991 Son, 1321.

HOLLIS.—West Point st, w s, 225 s Chiches-ter av, 2½-sty frame dwelling, 18x36, shingle roof, 1 family; cost, \$2,500; owner, F. W. Scutt, 636 Fulton st, Jamaica; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 1316

HOLLIS.-2½-stv HOLLIS.—Fishkill st, w s, 100 s Atlantic av, 2½-sty frame dwelling, 18x36, sbingle roof, 1 family; cost, \$2,500; owner, F. W. Scutt, 636 Fulton st, Jamaica; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 636 Son, 1317.

JAMAICA.—Bandman av. s s, 50 w Baltic st, three 2½-sty frame dwellings, 18x40, shingle roof, 1 family; cost, \$7,500; owner, A. D. Stanca, 48 Smith st, Jamaica; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan Nos. 1324-5-6.

Plan Nos. 1324-5-6. JAMAICA.—Pacific st, n s, 200 w Vine st, 2-sty frame dwelling, 18x32, shingle roof, 1 fam-ily; cost, \$2,500; owner, J. A. Blum, Jamaica; architects, H. T. Jeffrey & Son, 023 Lefferts av, Richmond Hill, Plan No. 1315. MASPETH.—Firth av, e s, 104 s Grand st, 2-sty brick dwelling, 20x53, gravel roof, 2 fami-lies; cost, \$12,000 (4 houses); owner, C. Wm. Chamberlain, Maspeth; architect, Frank E. Losee, Maspeth. Plan No. 1330.

MASPETH.—Juniper av, ws, 50 w Oak st, 2-sty frame dwelling, 21x38, tin roof, 2 families; cost, \$2,000; owner, Aug. Klagus, Juniper av, Maspeth; architect, Frank E. Losee, 56 Fisk av, Maspeth. Plan No. 1329.

FACTORIES AND WAREHOUSES.

RIDGEWOOD.-St. Nicholas av, s e c Gates av, 3-sty brick storage, 25x03, tar and slag roof; cost, \$10,000; owner, Wm. C. Edwards, 23 Pal-

metto st, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1282.

#### HALLS AND CLUBS.

RICHMOND HILL.--Newtown rd, n w cor Au-gustine av, 1sty frame dance hall, 30x40, felt roof; cost, \$2,000; owner, Frank Wetzel, Lewis av and Hillside av, Jamaica; architect, Edward Jackson, 3215 Jamaica av, Richmond Hill, Plan No. 1256.

#### HOTELS.

MASPETH.—Juniper av, w s, 110 s Floral pl, 2-sty frame hotel, 30x75, tin roof; cost, \$14,000; owner, Juniper Park, Inc., Juniper av, Maspeth; architect, Albert H. Stines, 132 4th st, L. I. City. Plan No. 1296.

### STABLES AND GARAGES.

DOUGLASTON.-Hillside av, n s. 300 e Cen-ter drive, 1-sty frame garage, 14x18, shingle roof; cost, \$150; owner, Dr. J. Billings, Douglas Manor; architect, W. C. Worrall, 9 Twombly pl, Jamaica. Plan No. 1234.

Manor, Architec, W. C. Will, W. S. Man, J. S. Manica, Plan No. 1234.
UNION COURSE.—Grant st, s s, 75 n Drew av, 2-sty frame stable, 25x15, tar and gravel roof; cost, \$700; owner, Henry G. Andrean, 19 New Jersey av, Brooklyn; architect, Walter B. Wills, 1181 Myrtle av, Brooklyn. Plan No. 1263.
FLUSHING.—25th st, 43, 1-sty frame garage, 15x15, gravel roof; cost, \$100; owner, Jas. D. Tullis, premises. Plan No. 1298.
FOREST HILLS.—Ascan av, n s, 130 e Greenway South, 1-sty brick garage, 16x19, tile roof; cost, \$1,000; owner, G. Brainard, 1170 Broadway, N. Y. C.; architect, Eugene Schoen, 25 West 42d st, N. Y. C. Plan No. 1293.

LONG ISLAND CITY.—Steinway av, 893, 1-sty brick garage, 25x50, tin roof; cost, \$5,000; owners, E. J. Scully & Sons, 895 Steinway av, L. I. City; architect, Fred W. Koffmann, 287 9th av, L. I. City. Plan No. 1289. WOODHAVEN—Woodhaven av, w s, 60 n Elmwood st, 1-sty frame garage, 10x17, rubber-oid roof; cost, \$150; owner, Frank Droessel, 1466 Ward av, Woodhaven. Plan No. 1294.

#### STORES AND DWELLINGS.

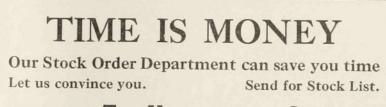
CORONA.—Jackson av, s s, 40 w Grant st, two 2-sty brick store and dwellings, 20x55, tar and gravel roof, 2 families; cost, \$10,000; owner, Thompson Bros., Jackson av and Grant st, Corona; architect, Albert Morris, 808 Pros-pect pl, Brooklyn. Plan No, 1227.

#### STORES AND TENEMENTS

RIDGEWOOD.--Norman st, n w cor Seneca av, 3-sty brick store and tenement, 21x81, tin roof, 6 families; cost, \$10,000; owners, Schmidt & Holterman, 1810 Weirfield st, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1284.

#### STORES, OFFICES AND LOFTS.

STORES, OFFICES AND LOFTS. EAYSIDE.—Willets Point rd, w s, 650 s Bell av. 1-sty frame office, 10x10, paper roof; cost, \$50; owner, J. Di Bernetti, 423 East 115th st, N. Y. C. Plan No. 1245; and 1-sty frame ce-ment shed, 16x10, paper roof; cost, \$50; owner, same. Plan No. 1246. QUEENS.—Jamaica av, n w cor Manor av, five 1-sty brick stores, 62x49, slag roof; cost, \$25,000; owner, Mrs. S. C. Holliday, 45 Brevoort pl, Brooklyn; architects, Smith & Holler, 82 Wall st, N. Y. C. Plan No. 1261.



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## RECORD AND GUIDE

Plans Filed, New Buildings, Queens (Cont.).

Funs Filed, New Buildings, Queens (Cont.).
 ROCKAWAY PARK.—5th av. e s. 116 n Triton av. 1-sty frame store, 40x35, gravel roof; cost, \$2,000; owner, Matinecock Realty Co., 31 Nassau st. N. Y. C.; architect, Axel S. Hedmann, 371 Fuiton st, Brooklyn. Plan No. 1266.
 QUEENS.—Cornaga av. n w cor James st, 1-sty frame store, 135x47, rubberoid roof; cost, \$4,500; owner and architect, Wm. Willett, Jr., 31 Mott av, Far Rockaway. Plan No. 1310.
 RIDGEWOOD.—Fresh Pond rd, e s. 100 n Hughes st, 3-sty brick store and dwelling, 22x 51, tin roof, 2 families; cost, \$10,000; owner, Andrew Goetz, 700 Palmetto st, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs. Ridgewood. Plan No. 1287.
 LAUREL HILL.—Bliss st, w s, 92 s Celtic av, 1-sty frame store, 22x50, slag roof; cost, \$900; owner, A. Moloney, 326 Harold av, L. I. City; architect, A. D. Ansty, Queens Plaza, L. I. City; plan No. 1322.

#### THEATRES.

JAMAICA.—Rockaway rd, w s, 250 n South st, open airdome; cost, \$700; owner, Jacob H. Greenebaum, 167 Rockaway rd, Jamaica. Plan No. 1268.

#### MISCELLANEOUS.

MISCELLANEOUS. COLLEGE POINT.—2d av, 460, 1-sty frame shed, 12x16, paper roof; cost, \$35; owner, Mrs. H. Horn, premises. Plan No. 1262. CORONA.—Park st, s e cor Cleveland av, 1-sty frame shed, 13x16, shingle roof; cost, \$200; owner, E. H. Dale, premises. Plan No. 1253. JAMAICA.—Jamaica av, 200 w Richmond st, frame sign board, 48x12; cost, \$75; owner, Paul H. Irvin, Met. Tower, N. Y. C. Plan No. 1267. LONG ISLAND CITY.—7th st, s, 250 w West av, 1-sty frame shed, 47x20, paper roof; cost, \$150; owner, Atlantic Blau Gas Co., premises. Plan No. 1270. RIDGEWOOD.—Madison av. cor. Wyckoff av

Plan No. 1270. RIDGEWOOD.—Madison av, cor Wyckoff av, erect tent, 20x40; cost, \$10; owner, William H. Miller, 268 Bowery, N. Y. C. Plan No. 1244. METROPOLITAN.—Metropolitan av, s s, 125 e Forest av, 1-sty frame shop, 18x42, tar and gravel roof; cost, \$300; owner, Louis Sietz, on premises; architect, Albert H. Stines, 132 4th st, L. I. City. Plan No. 1295. METROPOLITAN—Satterlee av, s s, 100 e Nagy, 1-sty frame shop, 11x28, paper roof; cost, \$75; owner, John Siez, 8 Satterlee av, Metro-politan. Plan No. 1323.

#### Richmond.

#### DWELLINGS.

AMBOY RD & CANAL ST, s w cor, Grant City, 1-sty frame dwelling; cost, \$280; owner, Guiseppe Maffio, Grant City; architect and builder, Chas. Munich, Grant City. Plan No. 238.

BURCHARD AV, s s, 100 w Parkwood av, Princes Bay, 2-sty frame dwelling, 20x28; cost, \$1,800; owner, Frank Murphy, 2412 Bedford rd, Brooklyn; architect, I. B. Ells, 261 Eroadway, N. Y. C. Plan No. 218.

BEACH RD, e s Oakwood Beach, Oakwood, five 1-sty bungalows, 12x32; cost, \$750; owner and builder, E. R. Frichs, 205 East 9th st, N. Y. C. Plan No. 229.

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Spinolo, owner, Carl Kingsley, West New Brighton; architect and builder, Jas. Whitford, St. George. Plan No. 252.
LINCOLN AV, n s, near 7th st, Grant City, 1-sty frame bungalow, 15x35; cost, \$520; owner, T. Munson, Hoboken, N. J.; builder, A. Alverson, Grant City. Plan No. 215.
MIDLAND AV, s s, near 1st st, Grant City, 1-sty frame bungalow, 14x30; cost, \$375; owner, M. T. Schafer, Grant City; builder, A. Alverson, Grant City. Plan No. 216.
NEPTUNE ST, n s, 80 s Erliton Ia, New Dorp, 1-sty frame bungalow, 14x20; cost, \$250; owner, M. T. Schafer, Grant City; builder, A. Alverson, Grant City. Plan No. 216.
NEPTUNE ST, n s, 80 s Erliton Ia, New Dorp, 1-sty frame bungalow, 14x20; cost, \$250; owner, Mrs. M. Newendorf, New Dorp; builder, West New Brighton, 2-sty frame building, 21x28; cost, \$3500; owner, Mrs. M. Newendorf, New Dorp, Plan No. 244.
NEW YORK AV, s s, 50 w Bank pl, Rosebank, 2-sty frame dwelling, 22x27; cost, \$1,850; owner, Andrea Pastarino, 279 Wooster st, N. Y. C.; architect, Jas. E. Grumert, New Dorp; builder, Vito Ariosto, Rosebank, Plan No. 225.
ROME AV, e s, 80 n Marine Way, New Dorp, 1-sty frame bungalow, 16x20; cost, \$150; owner, Maneriso Catalato, 75 Rivington st, N. Y. C.; architect, Jos. E. Grumert, New Dorp; builder, Scalato, 75 Rivington st, N. Y. C.; architect, Jos. E. Grumert, New Dorp, 1-sty frame bungalow, 14x20; cost, \$300; owners, Ocean Edge Land Co., N. Y. C.; builder, Fred Sanjour, New Dorp. Plan No. 225.
SIDNEY PL, w s, 100 n St Stephens pl, New Dorp, two 2-sty brick dwellings, 30x38; cost, \$2,500; owner, Pietro Genovigo, South Beach; architect, E. S. Schroll, Richmond; builder, W. C. Murphy, New Dorp. Plan No. 248.
SEASIDE BOULEVARD, e s, 150 n Seaview av, South Beach, 1-sty frame bungalow, 16x38, cost, \$100; owner, Pietro Gen

SEASIDE BOULEVARD, w s, 500 n Burgher av, Dongan Hills, 1-sty frame bungalow, 16x 18; cost, \$100; owner and builder, John Erick-son, South Beach. Plan No. 241.

SEASIDE BOULEVARD, e s, 200 n Seaview av, South Beach, 1-sty frame bungalow, 16x25; cost, \$200; owner and builder, John Erickson, South Beach. Plan No. 240. SHARROTT RD, e s, 609 w Bldale rd, Pleas-ant Plains, 2-sty frame dwelling, 16x28; cost, \$1,700; owner, Jos. Peidl, Princes Bay; archi-tect and builder, Jos. Vollimer, Kruchville, Plan No 236.

No 236. TOMPKINS AV, e s, 75 n School la, Ft. Wadsworth, 2-sty frame dwelling, 21x34; cost, \$2,000; owner and builder, Jos. Coniglio, Ft. Wadsworth; architect, Chas. B. Heweke, Tomp-kinsville. Plan No. 223. WYMAN AV, e s, 900 s boulevard, Great Kills, two 1-sty frame bungalows, 16x20; cost, \$200; owner, Jos. Gillies, Great Kills; builder, L. E. Decker, Great Kills. Plan No. 220. WAGCREST AV, e s, 100 s Britton la, New Dorp, 1-sty frame bungalow, 14x20; cost, \$300; owners, Ocean Edge Land Co., New York City; builder, Fred Sanjour, New Dorp. Plan No. 250.

builder, Fred Sanjour, New Dorp. Plan No. 250.
WOODLAND AV, s s, 150 w Giffords la, Great Kills, two 1½-sty frame dwellings, 24x24; cost, \$2.000; owner and builder, Julius De Roch, Great Kills; architect, Julius De Roch, Great Kills, Plan No. 234.
WILLIAM ST w s, 100 n Amboy rd, Tottenville, 2-sty frame dwelling, 23x42; cost, \$3,950; owrer, Chas. Jones, Tottenville, architect and builder, E. R. Paugh, Tottenville, Plan No. 237.
4TH ST, w s, near Elm st, Grant City, 1-sty frame bungalow, 14x32; cost, \$380; owner, J. Ryan, 86 1st pl, Brooklyn; builder, A. Alverson, Grant City. Plan No. 217.
5TH ST & LINCOLN AV, s e cor, Midland Beach, 1-sty frame bungalow, 10x26; cost, \$100; owner, E. Pollock, 35 Frankfort st, N. Y. C.; builder, Victor Girdelli, 145 West 10th st, N. Y. C. Plan No. 227.

Y. C. Plan No. 227. 10TH ST, w s, 120 n Barnes boulevard, Grant City, 1-sty tile bungalow, 13x38; cost, \$700; owners, U. B. & J. Firth, Grant City; builder, H. W. Putnam, Grant City. Plan No. 246.

#### HOTELS.

OLD TOWN RD, n s, 67 e Madison av, South Beach, 3-sty brick hotel and dwelling, 51x71; cost, \$6,000; owner, Nicola Moncini, South Beach; architect, Jos. De Rose, South Beach; builder, Paolo Colletti. Plan No. 232.

#### STABLES AND GARAGES

LINCOLN AV, n e s, 100 n West 1st st, New Dorp, 1-sty frame stable, 16x16; cost, \$100; owner, Annie Eitner, Grant City; builder, W. F. Dalton, Grant City. Plan No. 249.

#### STORES, OFFICES AND LOFTS.

STORES, OFFICES AND LOFTS. EURCHARD ST, s s, 100 w Parkwood av, Princes Bay, 1-sty frame shop, 20x20; cost, \$250; owner and builder, Frank Murphy, 2412 Bedford av, Brooklyn; architect, I. B. Ells, 261 Broadway. Plan No. 233. CLINTON AV, s s, 165 s e Rich av, Port Richmond, 1-sty frame shop, 15x18; cost, \$125; owner and builder, H. G. Pierce, Port Rich-mond. Plan No. 222. HATFIELD AV & SHARP AV, s e cor, Port Richmond, 2½-sty frame store and flat, 24x42; cost, \$4,000; owners, A. E. & C. E. Leadley, Port Richmond; architect and builder, R. H. Leadley, Port Richmond. Plan No. 221. LINCOLN AV, s s, 50 s Ocean boulevard, Grant City, 1-sty frame store, 20x30; cost, \$200; owner and builder, H. W. Putnam, New Dorp. Plan No. 219. RARITAN BAY, n s, 200 w Beach st, Totten-ville, 1-sty frame store, 15x35; cost, \$100; owner and builder, John H. Lafarge, Totten-ville, Plan No. 231. STH ST & LINCOLN AV, s e cor, Midland Beach. 1-sty frame stourant, 16x20.

ville. Plan No. 231. 57H ST & LINCOLN AV, s e cor, Midland Beach, 1-sty frame restaurant, 16x30; cost, \$350; owner, E. Pollock, 35 Frankfort st, N. Y. C.; builder, Victor Girdelli, 145 West 10th st, N. Y. C. Plan No. 228.

MISCELLANEOUS. AMBOY RD, n s, 200 w R R Crossing, Prin-ces Bay, 1-sty frame wagon shed, 22x30; cost, \$350; owner, Louis E. Sohl, Princes Bay; arch-itect and builder, Sam Lafarge, Princes Bay. Plan No. 230. HAPPOP PD

HARBOR RD, w s, 75 n Richmond terrace, Mariner's Harbor, 50-ft. brick wall; cost, \$50; owner, Hannah Erikson, Mariner's Harbor; builder, A. J. Berringer, Mariner's Harbor. Plan No. 224.

Minder, A. S. Derringer, Marner's Frieder, No. 224.
LINCOLN AV, e s, 100 s e Brown pl, Ft. Wadsworth, 1-sty frame shed, 12x24; cost, \$125; owner, builder and architect, A. A. Reydel, Ft. Wadsworth. Plan No. 235.
LINCOLN AV, s s, Midland Beach, two signs, 24x12; cost, \$40; owner, J. A. Matthews, 18 Broadway, N. Y. C.; builder, Adam Marks, Jr., Dongan Hills. Plan No. 214.
SURF AV, n s, 300 e Seaside boulevard, South Beach, frame sign, 96x20; cost, \$200; owner, O. J. Goode Co., 40th st, N. Y. C.; builder, W. McCall, N. Y. C. Plan No. 245.
WASHINGTON AV, s s, near Hassan av, 182, Annadale, 1-sty frame chicken house, 12x28; cost, \$50; owner and builder, Louis W. Raasch, Annadale. Plan No. 247.

#### PLANS FILED FOR ALTERATIONS.

#### Manhattan.

BLEECKER ST, 146, new skylight, stone and partitions to 4-sty brick stores and dwelling; cost, \$150; owner, Francis Cinon, 100 Broadway; architects, Lasquia & Salvati, 525 Grand st. Plan No. 996.

Plan No. 996. DELANCEY ST, 30, masonry, new show win-dow, partitions and stairs to 6-sty brick tene-ment; cost, \$5,000; owner, Fannie Alter, 115 West 10th st; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 998.

## April 26, 1913

DELANCEY ST. 128, alterations to 6-sty brick tenement; cost, \$500; owner, Chas. J. Miller, 381 East 8th st; architect, Henry Regelmann, 133 7th st. Plan No. 980. DUANE ST, 44 and 46, new store front ma-sonry and fireproofing to 5-sty brick stores and lofts; cost, \$2,000; owners, Est. Wm. H. Lane, Eugene Lane Exr., 44-46 Duane st; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 1000.

Geo. Hof, Jr., 371 East 158th st. Plan No. 1000. ELDRIDGE ST, 41, new stairs to 5-sty brick tenement and stores; cost, \$500; owner, Wil-helmina Muller, 28 West 68th st; architect, Jacob Fisher, 25 Av A. Plan No. 979. ELDRIDGE ST, 161, new store front, parti-tions and plumbing to 4-sty brick tenement; cost, \$1,200; owners, Michael J. Adrian Corp., Jos. M. Adrian, Pres., 137 East 34th st; archi-tect, Chas. M. Sutton, 70 5th av. Plan No. 1054. tions Jos.

M. Kuhan, Yu. 70 5th av. Plan No. 1054.
FULTON ST, 138, rear extension to 5-sty brick store and lofts; cost, \$1,500; owner, Geo. Powers, 389 Washington pl; architect, Arthur J. Malloy, 43 Ann st. Plan No. 1013.
MULBERRY ST, 219-221, masonry to 6-sty brick tenement; cost, \$100; owner, John Palmieri, 61 Paark row; architect, Chas. B. Meyers, 1 Union Sq W. Plan No. 1052.
MURRAY ST, 24-26, masonry, new dumbwaiter shaft, marquises and fireproof doors to 5-sty brick stores and lofts; cost, \$1,200; owner, Geo. A. Low Est., Martha W. Low, trustee.
Alberty st; architects, Eruno W. Berger & Son, 121 Bible House. Plan No. 1029.
NASSAU ST, 81, alterations to 6-sty brick stores and offices; cost, \$400; owner, Herman Leroy Edgar, 81 Nassau st; architect, Korales Volz, 2 West 45th st. Plan No. 1047.
ORCHARD ST, 182, new partitions and plumbing to 5-sty brick stores and tenements; cost, \$1,000; owner, Morris Levine, 182 Orchard st; architect. Otto Reissmann, 30 1st st.
PARK PL, 3, alterations to 5-sty brick stores and done stores brick stores and the park stores by brick stores by brick stores by brick stores and tenements; cost, \$1,000; owner, Morris Levine, 182 Orchard st; architect, Otto Reissmann, 30 1st st.

chard st; architect. Otto Reissmann, 30 1st st.
Plan No. 1041.
PARK PL, 3, alterations to 5-sty brick stores and offices; cost, \$1,000; owner, Gherardi Davis, 15 William st; architect, Charles Volz, 2 West 45th st. Plan No. 1048.
PITT ST, 104-6, masonry and girders to 5-sty brick stores and tenements; cost, \$50; owner, Abraham J. Dawarsky, 5 Beekman st; architect, Otto Reissmann, 30 1st st. Plan No. 1040.
RIDGE ST, 32, masonry to 5-sty brick tenement; cost, \$200; owner, Sigmund Mulberg, 325 2d av; architect, Morris Schwartz, 194 Eowery.
Plan No. 1036
VANDAM ST, 70-90, new partitions, stairway and plumbing to 9-sty brick candy factory; cost, \$1,000; owner, Henry Heide, 84 Vandam st; architects. Maynicke & Franke, 75 Madison Sq W. Plan No. 1055.
2D ST, 218-20 East, masonry and partitions to 4-sty brick tenement; cost, \$1,000; owner, Ike Isler, 220 2d st; architect, Henry Klein, 505 East 15th st. Plan No. 1044.
5TH ST, 222 East, brick chimney to 3-sty brick stores and dwelling; cost, \$200; owner, Mollie Simon, 374 Bowery; architects, Cantor & Levingson, 39 West 38th st. Plan No. 982.
1TTH ST, 222-224 West, alterations to 4-sty brick tenement; cost, \$200; owner, Juntor 52, Stath st. Plan No. 1045.

Levingson, 39 West 38th st. Plan No. 982. 17TH ST, 222-224 West, alterations to 4-sty brick tenement; cost, \$2,000; owner, John T. Stanley, 642 West 30th st; architect, Peter J. Ryan, 314 West 44th st. Plan No. 978. 24TH ST, 160 and 162 East, rear extension to 2-sty brick stable; cost, \$500; owners, Fiss, Doer & Carroll Co., 149 East 24th st; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 985.

24TH ST, 11, 13 and 15 East, pent house for 7,500 gallon tank to 16-sty brick and stone of-fices; cost, \$2,000; owner, Metropolitan Life Ins. Co., John R. Hegeman, Pres., Mamaroneck, N. Y.; architect D. Everett Waid, 1 Lexington av. Plan No. 993.

25TH ST, 422-426 East, alterations to 4-sty brick factory; cost, \$750; owner, Bishop Gutta Percha Co., 420 East 25th st; architect, Frank F. Ward, 203 Broadway. Plan No. 979.

F. Ward, 203 Broadway. Plan No. 979.
27TH ST, 28-32 West, new partitions and kalamine doors to 12-sty brick loft building; cost, \$300; owners, The Sperry Realty Co., W. J. McKee, treasurer. 2 West 45th st; architect, Beverley S. King, 103 Park av. Plan No. 1038.
28TH ST, 120 East, fruit stand to 3½-sty brick office; cost, \$100; owner, Marcs Ehrlich, 123 South 1st st, Brooklyn; architect, Nathan Korn, 1042 So. Boulevard. Plan No. 1011.

Xura, 1942 So. Boulevard. Plan No. 1011. 28TH ST, 23 East, removal of encroachments o 3-sty brick and stone residence; cost. \$700; wnner, Robt. Walton Goelet, Newport, R. I.; irchitect, Albert Morton Gray, 1402 Broadway. Plan No. 1035.

Plan No. 1035. 28TH ST, 21 East, alterations to 3-sty brick and stone store and dwelling; cost, \$50°; own-er, Robt. W. Goelet. 9 West 17th st; architect, Freeman P. Sunperato, 356 Fulton st, Brook-lyn. Plan No. 1030. 29TH ST, 234 East, new store front to 5-sty brick tenement; cost, \$300; owner, Frank A. Setaro, 324 East 11th st; architect, Richard Rohl, 128 Bible House. Plan No. 1045.

Rohl, 128 Bible House. Plan No. 1045.
34TH ST. 102-106 West, reset show windows to 7-sty brick store; cost, \$500; owner, Herald Sq. Realty Co., Henry Margauth, Pres., 165 Broadway; architects, Buchman & Fox, 11 East 59th st. Plan No. 1006.
35TH ST, 108-144 West, electric frame to 10-sty brick department store; cost, \$950; owner, R. H. Macy & Co., Broadway and 35th st; builders, The O. J. Gude Co., 220 West 42d st. Plan No. 1066.
37TH ST, 129 West, mercaping from the output of the state of the stat

No. 1066. 37TH ST, 129 West, mezzanine floor to 2-sty brick store and loft; cost, \$30; owner, Mary A. Fitzgerald, 129 West 37th st; architect, H. L. Goldbaum, 1103 Sterling pl; builder, J. A. Handa, 277 West 36th st. Plan No. 1016. 38TH ST, 209-19, masonry and steel to 12-sty brick printing; cost, \$1,000; owners, P. J. Carline Construction Co. 16 East 23d st; archi-tect, owners. Plan No. 1042. 41ST ST, 125 West mew store front and fire-

tect, owners. Plan No. 1042. 41ST ST, 125 West, new store front and fire-proof doors to 3-sty brick dwelling and store; cost, \$300; owner, Philip R. Freisinger, 127 West 41st st; architect, Eugene Schoen, 25 West 42d st. Plan No. 1051.

45TH ST, 110-112 West, masonry to 3-sty brick restaurant; cost, \$50; owner, Chas. L. Homme, 110 West 45th st; architects, Von Beren & La Velle, 507 5th av. Plan No. 1015. 46TH ST, 240-50 West, partitions and new-plumbing to 4-sty brick and stone dwelling; cost, \$5,000; owner, Edward Margolies, 19 East 33d st; architect, M. Jos. Harrison, 230 Grand st. Plan No. 1034. 47TH ST, 416 West, new partitions to 5-sty brick tenement; cost, \$100; owner, Louis P. Deffaa, 541 6th st; architect, Henry Klein, 505 East 15th st. Plan No. 1043. 48TH ST, 421 West, masonry, enlarged win-dows and new partition to two 5 and 4-sty brick store and tenement; cost, \$1,000; owner, John Peters, 102 East 80th st; architect, Ru-dolph Moeller, 1007 Tinton av, Bronx. Plan No. 1050.

54TH ST, 415-423 East, masonry and new partitions to 2-sty brick storage and loft; cost, \$200; owner, Louis Schnurmacher, 1128 1st av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 992.

No. 392.
54TH ST, 26 East, brick wall to 5-sty brick residence; cost, \$100; owner, Mary C. Cuyler, 26 East 54th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1057.
56TH ST, 153 East, pent house to 3-sty brick and stone dwelling; cost, \$350; owner, Emeline F. Parsons et al. 147 East 56th st; architect, Frank Hansle, 81 East 125th st. Plan No. 986.
64TH ST, 40 East, contention and 1 etc.

Frank Hansle, 81 East 125th st. Plan No. 986. 64TH ST, 40 East, rear extension and 1-sty addition to 4-sty brick residence; cost, \$4,500; owner, Wm. T. Biodgett, Fishkill, Duchess County, N. Y.; architects, Renwick, Aspinwall & Tucker, 320 5th av. Plan No. 1056. 60TH ST, 403 East, masonry and new parti-tions to 5-sty brick stores and tenement; cost, \$400; owner, Daniel S. Lowenthal, 542 West 112th st; architect, Fred. J. Dassau, 1373 Broad-way. Plan No. 1012. 70TH ST, 159 East, masonry and new parti-tions to 4-sty brick and stone dwelling; cost, \$3,500; owners, Herbert B. Wilcox et al, 159 East 24th st. Plan No. 984. 72D ST, 176 West, alterations to 4-sty brick

East 24th St. Fran 100, 303, 72D ST, 176 West, alterations to 4-sty brick stores and apartments; cost, \$2,000; owner, Mary C. Brown, 881 West End av; architect, Peres B. Polhemus, 41 West 33d st. Plan No. 1005

1005. 74TH ST, 15 East, front and rear extension to 5-sty brick and stone residence; cost, \$17,000; owner, Walcott G. Lane, 353 West S4th st; architects, Hewitt & Bottomley, 527 5th av. Plan No. 983.

83D ST, 132 West, rear extension to 3-sty brick and stone dwelling and bakery; cost, \$1,-000; owner, Walter A. Wells, 81 Manhattan av; architect, Geo. F. Pelham, 507 5th av. Plan No. 1008. archite No. 100

No. 1008.
110TH ST, 139 East, reset show window and masonry to 5-sty brick stores and tenement; cost, \$350; owner, Henry Kovner, 202 Greene st; architect, Horace G. Knapp, 111 Broadway. Plan No. 1017.
111TH ST, 132-142 East, side extension to 4-sty brick school; cost, \$6,000; owners, Uptown Talmid Tharsh Ass'n, Harry Fischell, Pres., World Bldg.; architect, M. Joseph Harrison, 230 Grand st. Plan No. 987.
116TH ST, 114 West, remove partition to 3-sty brick private school; cost, \$75; owner, John C. F. Jacoby, Broadway and 108th st; architect, Nathan Langer, \$1 East 125th st. Plan No. 1027.

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1027. 116TH ST, 68 West, new dumbwaiter, parti-tions and firenroof doors to 5-sty brick store and tenement; cost, \$175; owner, Max E. Bern-heimer, 39 West 72d st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 1031. 116TH ST, 221-225 West, roof bulletin to 2-sty brick stores and lofts; cost, \$350; owner, Simon Strauss, Inc., 221 West 116th st; build-ers, O. J. Gude Co., 220 West 40th st. Plan No. 1025.

1025. 125TH ST, 365-369 West, new store front to 1-sty brick stores; cost, \$600; owner, Clara Kinsman, 348 West S7th st; architect, Geo. H. Griebel, 4-6 East 42d st. Plan No. 995. 126TH ST, 265 West, front and rear exten-sion to 3-sty brick dwelling; cost, \$3,500; owner, Edward Muldoon, 286 Wadsworth av; architect, Frank H. Helnes, 104 West 124th st. Plan No. 999. 144TH ST, 305 West, masonry, steel and new

Frank H. Heines, 104 west 124th st. Than 105 999. 144TH ST, 305 West, masonry, steel and new partitions to 5-sty brick tenement and store; cost, \$2,000; owner, Hervey Thompson, 176-178 East 119th st; architect, Otto Reissmann, 30 1st st. Plan No. 1059. AMSTERDAM AV, e s, 120 n 178th st, ma-sonry, iron and new stairs to 1-sty brick water pumping station; cost, \$6,000; owner, New York City, City Hall; architect, S. M. De Varona, 13-21 Park Row. Plan No. 991. BROADWAY, 300, masonry, flooring and par-titions to 3-sty brick store; cost, \$3,500; owner, Arthur Astor Carey, Waltham, Mass.; archi-tects, Eisendrath & Horwitz, 500 5th av. Plan No. 988.

cts, 988

Archin Assort Carey, Walkan, Mass., Archinecter, Elsendrath & Horwitz, 500 5th av. Plan No. 988. BROADWAY, 1672-74, water tank to 9-sty brick apartment; cost, \$600; owner, Geo. H. Earle, Jr., Philadelphia, Pa.; architect. James P. Whiskeman, Madison av and 42d st. Plan No. 1037.

1037. BROADWAY, 2461, new show windows to 5-sty brick stores and tenement; cost, \$500; own-er, Samuel McMillan, 210 West 42d st; architect, Adolph G. Rechlin, 233 5th av. Plan No. 1068, LEXINGTON AV, 1872, alterations to 4-sty brick store and tenement; cost, \$4,500; owner, Robt' S. Lloyd, 137 East 116th st; architect, Benj, W. Levitan, 20 West 31st st. Plan No. 1049.

LEXINGTON AV, 733-737, extensive alterations to 3-sty brick and stone stores and apartments; cost, \$10,000; owner. Schaefer Co., 142
East 59th st; architects, Reilly & Steinback, 481
5th av. Plan No. 981.
MADISON AV, 682, new stairway to 5-sty brick stores and studios; cost, \$200; owner, Investment Security Co., Francis R. Hart, Vice-

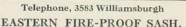
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Pres., Exchange pl, Jersey City, N. J.; archi-tect, Herbert M. Baer, 665 5th av. Plan No. 1010.

1010.
MADISON AV, 1519, masonry, steel, new show windows and partitions to 3-sty brick stores and dwelling; cost, \$1,000; owner, Marcus Jacobson, 1537 Madison av; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 1053.
MADISON AV, 392, alterations to 6-sty brick lofts; cost, \$100; owner, Morris L. Perlmutter, 392 Madison av; architect, Harold L. Young, 1204 Broadway. Plan No. 989.
MANHATTAN AV, 376, masonry, new floor-ing and boiler room to 5-sty brick dwelling and

# PROPOSALS The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday,

minimum of four lines. Copy received until 3 P. M. Friday.
TREASURY DEPARTMENT, Office of the Supervising Architect, Washington, D. C., April 15, 1913.—Sealed proposals will be received in this office until 3 o'clock p. m., on the 27th day of May, 1913, and then opened, for the construction (includ-ing plumbing, gas piping, heating appa-ratus, electric conduits and wiring, in-terior lighting fixtures, and approaches) of the United States post office at Marlin, Tex. The building is to be of one story, basement and mezzanine, and has a pround area of approximately 3,450 square feet; nonfireproof construction; stone and brick facing, and tin roof. Drawings and specifications may be obtained from the custodian of site at Marlin, Tex., or at this office, at the discretion of the Super-vising Architect. O. WENDEROTH, Su-pervising Architect. Washington, D. C., April 24, 1913.—Sealed proposals will be received in this office until 3 o'clock p. m., on the 2d day of June, 1913, and then opened, for the extension (including plumbing, gas piping, heating apparatus, electric conduits and wiring, and ap-proaches) of the United States post office at Winston-Salem, N. C. The extension is two stories and basement, and has a ground area of approximately 14,150 square feet; fireproof construction; stone facing and metal roof. Certain buildings now on the site will be required to be re-moved and separate proposals for the purchase and removal of these build-ing. Drawings and specifications may be obtained from the custodian at Winston-slem, N. C., or at this office, at the dis-cretion of the supervising Architect. O. WENDEROTH, Supervising Architect. O.



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RECORD AND GUIDE

stores; cost, \$2,500; owner, Dietrich W. Weh-renberg, 116 West 122d st; architect, F. L. J Weiher, 271 West 125th st. Plan No. 1004.

Weiner, 2/1 West 125th st. Plan No. 1004. LEXINGTON AV, 1785-1789, reset show win dows and repairs to 6-sty brick tenement an stores; cost, \$5,000; owner, Julius Soloman, 15 East 11th st; architect, Mitchell Bernstein 131 East 23d st. Plan No. 997.

LEXINGTON AV, 1125, alterations to 7-sty brick tenement; cost, \$50; owners, Morris L. and Carl Eurst, 35 Nassau st; architects, Gross & Kleinberger, Bible House. Plan No. 990.

WADSWORTH AV, 181ST ST, s e cor, rear extension to 3-sty brick theatre; cost, \$10,000; owner, Geo. L. Lawrence, 2228 Broadway; ar-chitect, S. S. Sugar, 140 West 42d st. Plan No. 1028

chitect, S. S. Sugar, 140 West 42d st. Plan No. 1028.
WEST EROADWAY, 496-498, masonry, new partitions and plumbing to 4 and 5-sty brick stores and dwelling; cost, \$1,500; owner, Joseph Personeni, 490-498 West Broadway; architect, John P. Voelker, 979 3d av. Plan No. 1058.
4TH AV, 398-402, side extension to 4-sty brick stores and lofts; cost, \$10,000; owner, Robert Wilton Goelet, 9 West 17th st; lessees, United Cigar Stores Co., 44 West 18th st; architect, Leonidas E. Denslow, 44 West 18th st; architect, Leonidas E. Denslow, 44 West 18th st; outled, Soft & Baust, 424 East 50th st. Plan No. 1067.
5TH AV, 615, new partitions and bath rooms to 13-sty brick bachelor apartments; cost, \$7,-500; owners, Geo. Kemp Real Est. Co., 613 5th av; architects, Renwick, Aspinwall & Tucker, 320 5th av. Plan No. 1003.
5TH AV, 500, extension of elevator shaft to 6-sty brick stores and offces; cost, \$900; owner, Hermine Haan, St. Regis Hotel, 5th av and 55th st; puilder, J. Odell Whitenack, 231 West 18th st; Plan No. 1009.
5TH AV, 718, store front and interior alterations to 5-sty brick and stone stores and

18th st. Plan No. 1009. 5TH AV, 718, store front and interior alter-ations to 5-sty brick and stone stores and bachelor apartments; cost, \$4,000; owner, Bau-douine Est, Chas. A. Baudouine, trustee, 1181 Broadway; architect, Henry Otis Chapman, Woodmere, L. I. Plan No. 1026. 5TH AV, 546, masonry and steel to 6-sty brick stores and offices; cost, \$500; owner, Ade-laide S. Browning, 16 Cooper aq; architect, Robt. E. Kelly, 219 East 33th st. Plan No. 1033.

1033. 6TH AV, 213-15, new store front to 4-sty brick stores and lofts; cost, \$1,000; owners, Est. Alice Davis, 395 Broadway; architect, Edw. A. Tehman, 40 Cedar st. Plan No. 1046. 6TH AV, 659, reset show window and masonry to 5-sty brick store and tenement; cost, \$300; owner, Fred. H. Mellinger, 395 Broadway; ar-chitect, Horace G. Knapp, 111 Broadway. Plan No. 1018.

No. 1018. 6TH AV, 650-654, reset store front and new cellar to 4-sty brick stores and offices; cost, \$700; owner, John D. Wendel Est., John G. Wendel, exr., 175 Broadway; architect, Chas. G. Flygare, 144 West 39th st. Plan No. 1014. 6TH AV, 845, removal of encroachments to 5-sty brick store and tenement; cost, \$300; own-er, Richard P. Lydon, 35 Nassau st; architect, Horace G. Knapp, 111 Broadway. Plan No. 1022. 6TH AV, 193 reset store front to 4-sty brick

6TH AV, 193, reset store front to 4-sty brick office; cost, \$200; owners, Adams Realty Co., Flat Iron Bldg; architect, Benj. Leoni, 22 East 17th st. Plan No. 1002.

6TH AV, 421, reset store front to 4-sty brick office; cost. \$200; owners, Adams Realty Co., Flat Iron Bldg.; architect, Benj. Leoni, 22 East 17th st. Plan No. 1001.

6TH AV, 778-780, reset show window to stores and saloon; cost, \$250; owners, Will Rafel et al 65 West 45th st; architect, A. N. Allen, 2 West 45th st. Plan No. 994.

45th st. Plan No. 394. 6TH AV, 798, reset show window and masonry to 5-sty brick store and tenement; cost, \$300; owner, Sarah C. Clark, 29 East 29th st; ar-chitect, Horace G. Knapp, 111 Broadway. Plan No. 1019.

No. 1019. 6TH AV, 847, alterations on store front to 5-sty brick tenement; cost, \$500; owner, Richard P. Lydon, 35 Nassau st; architect, Horace G. Knapp, 111 Broadway. Plan No. 1023. 6TH AV, 399, reset window to 4-sty brick store; cost, \$200; owner, Henry Hesse, 399 6th av; architects, Buchman & Fox, 11 East 59th st. Plan No. 1007. 6TH AV, 879, remove projections to 5-sty brick store and tenement; cost, \$200; owner, Moses A. Kuh, 41 Union sq; architect, Horace G. Knapp, 111 Broadway. Plan No. 1024. 6TH AV, 817, reconstruct show window to 5-

6TH AV, 817, reconstruct show window to 5-sty brick store and tenement; cost, \$250; own-er, Alfred Rigney, 817 6th av; architect, Horace G. Knapp, 111 Broadway. Plan No. 1020.
6TH AV, 843, reset show window to 5-sty brick store and tenement; cost, \$300; owner, Richard P. Lydon, 35 Nassau st; architect, Horace G. Knapp, 111 Broadway. Plan No. 1021.

1021.
6TH AV, 201, new show window to 3-sty brick store and offices; cost, \$300; owner, Sarah J.
W. Bennet, 1773 Washington av; architect, Mor-ris Schwartz, 194 Bowery. Plan No. 1060.
6TH AV, 220, reconstruct show window to 4-sty brick store and loft; cost, \$300; owner, Sarah J. W. Bennet, 1773 Washington av; ar-chitect, Morris Schwartz, 194 Bowery. Plan No. 1061. 1061

67H AV, 203-207, reset show window to 4-sty brick stores and hotel; cost, \$500; owner, Sarah J. W. Bennet, 1773 Washington av; architect, Morris Schwartz, 194 Bowery, Plan No. 1062.

6TH AV. 218, removal of encroachments to 4-sty brick stores and loft; cost, \$150; owner, Sarah J. W. Bennet, 1773 Washington av; archi-tect, Morris Schwartz, 194 Bowery. Plan No. 1063.

6TH AV, 210, reset show windows to 4-sty brick store and lofts; cost, \$300; owner, Sarah J. W. Bennet, 1773 Washington av; architect, Morris Schwartz, 194 Bowery. Plan No. 1064.

6TH AV, 216, reconstruct show windows to 4-sty brick stores and loft; cost, \$150; owner, Sarah J. W. Bennet, 1773 Washington av; ar-chitect, Morris Schwartz, 194 Bowery. Plan No.

8TH AV, 981-85, reconstruct store fronts to 2-sty brick stores and offices; cost, \$500; owner, John Reisenweber, Far Rockaway, N. Y.; arch-itect, Eli Benedict, 1947 Broadway. Plan No.

STH AV, 2170, new stairs to 5-sty brick tene-ment; cost. \$150; owner, Mary H. Tompkins, Lakewood, N. J.; architect, Wm. J. Boyd, 203 West 14th st. Plan No. 1039.

#### Bronx.

BERGEN ST, n w cor 152d st, new columns, ew girders to 5-sty brick stores and tenement; ost, \$5,000; owner, Jacob Reich, 191 East 11th t, Bklyn; architect, Jacob Fisher, 25 Av A. Plan No. 180. cost, st, I Plan

FREEMAN ST, n w cor Intervale av, 2-sty brick extension, 9.10x24.4, new partitions to 3-sty frame store and dwelling; cost, \$3,000; owner, Ferdinand Hecht, 380 Riverside Drive; architect, Fred Hammond, 391 East 149th st. Plan No. 178.

architect, Fred Hammond, 391 East 149th st. Plan No. 178. 137TH ST, s s, 100.21 w 3 av, 1-sty brick extension, 24.4x27 to 1-sty brick garage; cost. \$1.500; owner, Henry H. Meyer, 137th st and Mott av; architect, Harry T. Howell, 3d av and 149th st. Plan No. 179. 144TH ST, 413, move 2½-sty frame dwelling; cost, \$1,500; owner. Church of St. Pius, 416 East 145th st; architects, Moore & Landsiedel ;3d av and 148th st. Plan No. 176. 152D ST, s s, 116 w Melrose av, new coping wall to 3-sty brick engine roof; cost, \$3,000; owners, J. & M. Haften Brew. Co., on premises; architect, Harry T. Howell, 3d av and 149th st. Plan No. 165. 152D ST, 761, new partitions to 4-sty brick store and tenement; cost, \$25; owners, Nalpak Realty Co., 299 Broadway; architects, Goldner & Goldberg, 301 East 149th st. Plan No. 175. 164TH ST, n s, 262.9 w Washington av, 1-sty

164TH ST, n s, 262.9 w Washington av, 1-sty frame extension, 50x5, to 2-sty frame dwelling and loft; cost, \$150; owner, Marie Troxler, 439 East 164th st; architect, F. E. Kirschner, 830 Westchester av, Plan No. 172.

Westchester av. Plan No. 172. 165TH ST, s w cor 3d av, new partitions to 5-sty brick store and tenement; cost, \$100; own-er, Andrew Davey, 350 Greenwich st; architect, Chas. H. Richter, 68 Broad st. Plan No. 173. 179TH ST, 948, new brick partition to 5-sty brick tenement; cost, \$125; owners, G. G. & E. L. Davis, 2888 Briggs av; architects, Arthur Arctander Co., 391 East 149th st. Plan No. 174. 181ST ST, owner Bratt and Part inter and Participation and 1915 ST, are are Bratt and part inter and 1915 ST, are are Bratt and part inter and 1915 ST, are are Bratt and part inter and 1915 ST, are are Bratt and part inter and 1915 ST, are are Bratt and part inter and 1915 ST, are are Bratt and part inter and 1915 ST, are are Bratt and part inter and 1915 ST, are are Bratt and part inter and 1915 ST, are are Bratt and part inter and 1915 ST, are are Bratt and part inter and 1915 ST, are are Bratt and part inter and 1915 ST, are are Bratt and part inter and 1915 ST, are are Bratt and part inter and 1915 ST, are are Bratt and part inter and 1915 ST, are are Bratt and part inter and 1915 ST, are are Bratt and part inter and 1915 ST, are are Bratt and part inter and 1915 ST, are are Bratt and part inter and 1915 ST, are are Bratt and part inter and part inter and 1915 ST, are are Bratt and part inter and part inter and 1915 ST, are are Bratt and part inter and part inter and 1915 ST, are are Bratt and part inter and part inter and part inter and part inter and 1915 ST, are are Bratt and part inter and part inter and part inter and 1915 ST, are are are are are are and part inter an

IslST ST, s w or Boston rd, new girders, new columns to 2-sty frame store and loft; cost, \$500; owner, The Land Realty Co., 1009 East 180th st; architect, H. G. Steinmetz, 1009 East 180th st. Plan No. 163.

Plan No. 163. ARTHUR AV, 2316 to 2326, alterations to 1-sty frame extensions, 3x4 to three 2-sty frame stores and dwellings; cost, \$600; owner, Wm. Stonebridge, 2278 Belmont av; architect, Robt. H. Taylor, 2411 Lorrillard pl. Plan No. 177. BOLTON AV, w s, 125 s Lacomb av, 1-sty frame extension, 5x8, to 1-sty frame shop; cost, \$200; owner, Karl Gluck, 882 Longwood av; ar-chitect, Louis Kaysser, 1711 Pitman av. Plan No. 166.

MORRIS AV, s w cor 151st st, 1-sty brick ex-tension, 4x55.7 to 3-sty frame tenement; cost, \$500; owner, Giovanni Serracini on premises; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 181.

Fian No. 181. THERIOT AV, w s, 280 s Westchester av, new porch to 2½-sty frame dwelling; cost, \$100; owner, Geo. Devine, 173d st and Gleason av; ar-chitect, Henry Nordheim, 1087 Tremont av. Plan No. 168.

No. 168.
TREMONT av. n s. 77 w Vyse av. 1-sty frame extension, 13x43.2, to 2½-sty frame store and dwelling; cost, \$1,000; owner, John Rudolph, 939
Tremont av.; architect, Henry Nordheim, 1087
Tremont av. Plan No. 167.
VALENTINE AV. e s. 125 s 179th st, 1-sty frame extension, 22.3x12.2, to 2-sty frame store and dwelling; cost, \$700; owner, Ernest Somererer, on premises; architect, Frank P. Schiavone, 4182 Park av. Plan No. 164.
WASHINGTON AV, 1332, 1-sty frame extension, 18.6x10.6, to 2-sty frame dwelling; cost, \$200; owner, John Lamborghim, on premises; architects, Tremont Architectural Co., 401 Tremont av. Plan No. 171.
WILKINS AV, e s, 205 n Jennings st, 1-sty

#### Brooklyn.

Brooklyn. ASHFORD ST, w s, 150 s Atlantic av, exten-sion to 3-sty dwelling; cost, \$230; owner, John McKensie, 284 Ashford st; architect, Ernest Dennis, 241 Schenck av, Plan No. 2131. ASHFORD ST, 105, interior alterations to 2-sity and attic dwelling; cost, \$300; owner, Henry Koebrick, 16 Evergreen av; architect, Ernest H. Tatje, 106 Van Siclen av, Plan No. 2153. BARTLETT ST, s s, 90 w Broadway, interior alterations to 3-sty storage; cost, \$300; owner, Patrick A. McElroy, \$24 Bartlett st; architect, Tobias Goldstone, 49 Graham av, Plan No. 2100. BEDFORD ST, e s, 125 n Atlantic av, in-terior alterations to 3-sty dwelling; cost, \$100; owner, Flora Schin, Boyd and Liberty avs, Wood-haven; architect, L. F. Schillinger, 167 Van Sic-len av, Plan No. 2046.

BERGEN ST, s s, 100 e Nevins st, interior alterations to 4-sty store and tenement; cost, \$100; owner and architect, Wm. A. Hill, 29 Ashland pl. Plan No. 2134. BERUM ST, n e cor Leonard st, plumbing to 3-sty store and dwelling; cost, \$300; owner, Wm. C. Gluck, 402 Hart st; architect, Jos. A. Graf, 971 DeKalb av. Plan No. 2174. BOGART ST, w s, 50 n Cook st, extension to 2-sty shop; cost, \$1,200; owners, Jos. & Harry Pierson, 15 Bogart st; architect, Max Hirsch, 391 Fulton st. Plan No. 2050.

Fulton st. Plan No. 2050.
CHEEVER PL, n \$, 180 \$ Hanson st, extension to 4-sty tenement; cost, \$1,500; owner, Angellia Fontana, 266 Van Brunt st; architect, H. A. Dening, 382 Van Brunt st. Plan No. 2054.
CLINTON ST, n e cor Pacific st, interior alterations to 3-sty dwelling; cost, \$800; owner, T. K. Malouf, 199 Clinton st; architect, F. Lanson, 13 Park av, N. Y. Plan No. 2055.
COLUMBIA ST, w s, 100 n Carroll st, interior alterations to 4-sty dwelling; cost, \$200; owner, Louis Siemer, 256 Columbia st; architect, F. P. Imperato, 356 Fulton st. Plan No. 2072.
CROWN ST, n s, 180 w Bedford av, exterior and interior alterations to 3-sty dwelling; cost, \$200; owner, network St. 520; owner, Park Whitney, 965 Carroll st; architect, Hy Vollweiler, 636 Bushwick av, Plan No. 2106.

No. 2100. DUFFIELD ST, e s, 234 n Willoughby st, interior alterations to editorial rooms; cost, \$250; owners, The M. P. Publishing Co., 175 Duffield st; architect, A. E. Parfitt, 26 Court st. Plan No. 2112.

Plan No. 2112.
ELLERY ST, s s, 300 w Tompkins av, repair elevators; cost, \$900; owner, Mr. Berger, 108
West 111th st, N. Y.; architect, Eskelson Co., 146 St. Nicholas av, N. Y. C. Plan No. 2175.
FULTON ST, n w cor Elm pl, new store front; cost, \$385; owner, C. V. Barker, 472 Fulton st; architect, Wm. P. Carl, 510 1st av, N. Y. C.
Plan No. 2195.
FULTON ST, s s, 50 w Howard av, exterior and interior alterations to 1-sty moving picture show; cost, \$800; owners, Harry Lautag & ano, 429 Fulton st; architect, E. O. Holmgren, 371
Fulton ST, s w cor Buffalo av, exterior al-

FULTON ST. s w cor Buffalo av, exterior al-terations to 3-sty office; cost, \$500; owner, Ma-thilda Lubeck, 1875 Fulton st; architect, C. In-fanger, 2634 Atlantic av. Plan No. 2044.

fanger, 2634 Atlantic av. Plan No. 2044. HALL ST, e s. 2017 s Park av, extension to 3-sty dwelling; cost, \$500; owner, Geo. Hilde-brand, Hollis, L I; architect, W. J. Conway, 400 Union st. Plan No. 2089.

400 Union st. Plan No. 2089. HART ST, s. S. 312 e Marcy av. plumbing to 4-sty dwelling; cost, \$150; owner, J. Weiss-berger, 147 Waverly av; architect, A. Schatzer, 200 East 79th st. Plan No. 2058. HENRY ST, w s. 285.3 s Harrison st, ex-terior and interior alterations to 3-sty tene-ment; cost, \$150; owner, Antonio Schiano, on premises; architect, Morris Rothstein, 627 Sut-ter av. Plan No. 2133. HENRY ST, e. s. 17.3 r. Homitter are stated by the second state of the state state of the state

HENRY ST. e s. 17.3 n Hamilton av. ex-terior alterations to 4-sty tenement; cost, \$200; owners, Salvatore & Amielo Marriello, 681 Henry st; architects, Mullen Bros, 186 Union av. Plan No. 2169.

HENDRIX ST, e s, 82.5 n Jamaica av, win-dows, etc., 3-sty and basement dwelling; cost, \$400; owner, Frank Richards, 47 Ridgewood av; architect, Ernest H. Tatje, 106 Van Siclen av. Plan No. 2152.

Plan No. 2102. HERKIMER ST, s s, 160 w New York av, interior alterations to 4-sty dwelling; cost, \$200; owner, Nathan Firestone, 176 Herkimer st; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 2188.

HICKS ST, w s, 25 n President st, exterior and interior alterations to 4-sty tenement; cost, \$400; owner, Rose Bosso, 576 Hicks st; arch-tect, Edw Scaly, 527 Henry st. Plan No. 2165.

JEROME ST. s e cor Blake av, exterior and interior alterations to 3-sty store and dwelling; cost. \$500; owner, Beckie Schoenfeld, on prem-ises; architect, L. Danancher, 7 Glenmore av. Plan No. 2129.

Plan No. 2129.
LINWOOD ST, w s. 200 n Atlantic av, extension to 3-sty dwelling; cost, \$1,000; owner, Jas Savero. 282 Linwood st; architect, E. Dennis, 241 Schenck av. Plan No. 2180.
LINDEN ST. s s. 240 s Bushwick av, exterior alterations to 3-sty dwelling; cost, \$250; owner, Jos. Epping Estate, 176 Grove st; architect. Jos. Wagner, 1108 Flushing av. Plan No. 2192.
LIVINGSTON ST, s s. 200 w Hoyt st, interior alterations to department store; cost, \$2,500; owners, Abraham & Straus, 422 Fulton st; architect, Hans Arnold, 422 Fulton st, Plan No. 2090.
NOLL, ST, n s. 97 e Bushwick av, exterior

Not. 2000, NOLL ST. n s. 97 e Bushwick av, exterior and interior alterations to 3-sty garage; cost, \$5,000; owners, Obermeyer & Liebman, Bremen and Moll sts; architects, Fred'k Wunder & Son, 957 Broadway. Plan No. 2085.

PARK PL, n e cor 7th av. extension to 3-sty store and dwelling; cost \$5,000; owner, J. P. Duffy Estate, 7 Maiden lane, N. Y. C.; archi-tect, Honkins & McEntee, 37 East 28th st. Plan No. 2199.

PARK PL, s s. 22.6 e 7th av. extension to stv store and dwelling; cost, \$5,000; owner, P. Duffy Estate, 7 Maiden lane, N. Y. C.; chitects, Hopkins & McEntee, 37 East 28th st. No. 2000. 3-st rchitects, Hor lan No. 2200.

PROSPECT PL, n s. 237 w Washington av, extension 3-stv store and dwelling; cost. \$500; owner, John E. Brady, 359 Prospect pl; archi-tect. Jas. F. Bly, 422 St. Marks av. Plan No.

SMITH ST, n e cor State st, new electric sign; cost, \$300; owner, Judson Lawson, 160 Land-scape av, Yonkers; architect, National Elec. Sign Co., 61 Hudson st, Jersey City. Plan No. 2032.

SOUTH OXFORD ST, s e cor Lafayette av. new extension to church: cost, \$1,500; owner, Lafayette Av. Presby. Church, 85 South Ox-ford st; architect, C. L. Calhoun, 16 East 33d st, N. Y. Plan No. 2045.

STOCKTON ST, s s, 140 w Throop av, exter-ior and interior alterations to 3-sty tenement; cost, \$500; owner, Max Goldinger, 130 Cook st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 2118.

UNION ST, s s, 307 w Schenectady av, exten-sion to 3-sty dwelling; cost, \$400; owners, Q, & B, Leslie Co., 196 Utica av; architects, Las-pia & Salvati, 525 Grand st. Plan No. 2092.

VAN BRUNT ST, w s, 65 s Degraw st, ex-terior and interior alterations to 3-sty tenement; cost, \$400; owner, Virginia Gardella, 247 21st st; architect, D. A. Lucas, 98 3d st. Plan No. 2034.

WALLAEOUT ST, s s, 125 w Throop av, Interior alterations to 4-sty tenement; cost, \$450;
owner, Jos. Bauser, 388 Wallabout st; architect,
W. J. Conway, 400 Union st. Plan No. 2109.
WALTON ST, s s, 130 w Harrison av, new elevator; cost, \$350; owner, Pomerantz Bros., 154 Heyward st; architect, Otis Elev. Co., 250
11th av. Plan No. 2059.
WELDON ST, n s, 145.6 e Euclid av ex-

WELDON ST, n s, 145.6 e Euclid av, ex-terior and interior alterations to 3-sty dwell-ing; cost, \$100; owner, Cath. Keenan, 41 Wel-don st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 2043.

av. Plan No. 2043.
IST PL, n s, 25 e Clinton st, interior alterations to 3-sty dwelling; cost, \$1.200; owner, Frank Copola, 505 Hicks st; architect, E. H. Scally, 527 Henry st. Plan No. 2191.
NORTH 7TH ST, n e cor Driggs av, extension to 4-sty store and tenement; cost, \$100; owner, 433 Glenmore av. Plan No. 2084.
I3TH ST, s w cor 40th st, exterior and interior alterations to 3-sty store and dwelling; cost, \$1,000; owner, Marx Helman, 13th av, cor 40th st; architect, Hy Dorf, 614 Kosciusko st. Plan No. 2065.

BAY 13TH ST, e s, 96 n Benson av, exten to 3-sty dwelling; cost, \$540; owner, Corne Powers, on premises; architect. Adolph Gutheil, 875 24th av. Plan No. 2145.

Gutheil, 875 24th av. Plan No. 2145. EAST 31ST ST, s w cor Av J, extension to 2-sty dwelling; cost, \$100; owner, F. W. Shep-herd, 1006 East 31st st; architect. C. B. Brun, 1 Madison av, N. Y. Plan No. 2103. 40TH ST, s s, 20 w 13th av, extension to 3-sty store and dwelling; cost, \$1.000; owner, Marx Helman, 13th av cor 40th st; architect, Hy. Dorf, 614 Kosciusko st. Plan No. 2064.

47TH ST, n s, 120 e 3d av, interior alterations to 3-sty club; cost, \$300; owner, Nelce Larsen, on premises architert. Thos. Bennett, 3d av and 52d st. Plan No. 2097.

52d st. Plan No. 2097. 60TH ST, n s. 80 w 12th av, new plumbing installed in church; cost, \$200; owner, Bethania Church, 60th st and 12th av; architect, Philip Leib, 1304 73d st. Plan No. 2166. 65TH ST, s s. 120 e 14th av, new elevator; cost, \$1,500; owner, Peter Bussi, 1406 65th st; architect, Otis Elev. Co., 250 11th av. Plan No. 2060. arch 2060

73D ST, n s. 370 e 12th av, extension to 3-sty dwelling; cost, \$400; owner. Arthur Raitano, on premises: architect, C. Olsen, 1221 66th st. Plan No. 2074.

Plan No. 2074.
S2D ST, n s. 280 e 21st av. exterior alterations to 3-sty dwelling; cost, \$250; owner, Chas.
Wahn, 8804 24th av; architect, Adolph W.
Gutheil, 8758 24th av. Plan No. 2146.
AV G, n w cor East 3d st, raise extension of 3-sty dwelling; cost, \$100; owner, J. D. Ranck Realty Co. 577 Atlantic av; architect, C. G.
Wessel, 1456 35th st. Plan No. 2196.
ATLANTIC AV, s s, 383.10 w Bond st, inter-ior alterations to 3-stv tenement; cost, \$200; owner, C. E. Annett, 353 Av A. Ravonne; archi-tects, Brook & Rosenberg, 350 Fulton st. Plan No. 2117.

ATLANTIC AV, n s, 165 e Clinton st, exterior and interior alterations to offices and store; cost. \$1,000; owner, A. Saleo, 24 Atlantic av; architect, O. Reissmann, 30 1st st, N. Y. Plan No. 2107.

No. 2107. BATH AV, s w cor 19th av, exterior alter-ations to 2-stv store; cost, \$250; owner Beni. Larzellere. 7821 18th av; architect, Wm. E. Kelk, 32 Douglas st. Plan No. 2182. BELMONT AV, s s, 85 e Barbey st, interior alterations to 4-sty dwelling; cost, \$250; owner, Jacob Weisinger, on premises; architect, C. In-fanger, 2634 Atlantic av. Plan No. 2042. BLAKE AV, s s. 25 w Georgia av, exterior and interior alterations to 4-sty tenement; cost, \$1,500; i: Hyman Riener, 33 West 114th st, N. Y.; architects, S Millman & Son, 1780 Pitkin av. Plan No. 2070. BROADWAY, n w cor North 9th st interior

av. Plan No. 2070. BROADWAY, n w cor North 9th st, interior alterations to 3-stv store and dwelling: cost, \$500; owner, Martin L. Stanton, 650A Halsey st; architects, Steers & Vandechute, 33 West 42d st, N. Y. Plan No. 2138. CLASSON AV, w s, 161.2 n Myrtle av, in-terior alterations to moving picture show; cost, \$150; owner, Elias Cantor, 174 Classon av; architect, Max Hirsch, 391 Fulton st. Plan No. 2154.

EASTERN PARKWAY, n s. 110 w Bedford av, exterior and interior alterations to moving picture show; cost, \$250; owner. John Hann & ano, on premises; architect, Albt. Ulrich, 371 Fulton st. Plan No. 2170.

and, on premises, apartect, Alot. Child., 514
Fulton st. Plan No. 2170.
FRANKLIN AV, e s. 91.10 s Myrtle av, exterior and interior alterations to 3-sty tenement; cost, \$250; owner, Petro Imperato, 159
Franklin av; architect. John A. Satten, 172
Hudson st. Plan No. 2119.
FLUSHING AV, n s. 514.7 w Evergreen av, new elevator; cost, \$400; owner B. Zirinsky, 67 Morrell st; architects. R. H. Emich & Son, 129
Stockholm st. Plan No. 2086.
GRAHAM AV, s e cor Newton st. interior alterations to open air show; cost, \$200; owner, Wm. F. Kitchner, 741
Grand st. Plan No. 2141.
GRAHAM AV, w s. 75 s Scholes st, exterior and interior alterations to 3-sty store and dwelling; cost, \$1.400; owner, Henry Blum, Tannersville, N. Y.; architect, Tobias Goldstone, 49
Graham av. Plan No. 2168.

HAMBURG AV, n w cor Troutman st, exten sion to 3-sty store and dwelling; cost, \$800 owner, Jacob Baneli, on premises; architect Louis Allmendinger, 926 Broadway. Plan No 2157. No

HIGHLAND VIEW AV, s e cor West 23d st, plumbing to 3-sty hotel; cost, \$300; owner, Jacob Silver, on premises; architect, Jas. A. McDonald, Surf av and West 24th st. Plan No. 2056.

No. 2000. HUDSON AV, n e cor Johnson st, exterior and interior alterations to 3-sty store and dwelling; cost, \$400; owner, Agnese Marzali, 121 Navy st; architect, Pasquale Gaglardi, 239 Navy st. Plan No. 2173.

Navy st. Plan No. 2173.
JOHNSON AV, s s, 150 e Humboldt st, exterior and interior alterations to 4-sty store and tenement; cost, \$100; owner, Boldassare Montelone, 210 Johnson av; architect, C. P. Cannella, 60 Graham av. Plan No. 2142.
KNICKERBOCKER AV, s w cor Harman st, exterior alterations to 4-sty store and tenement; cost, \$1,000; owner, Alfred Puthon, 434 Knickerbocker av; architect, Louis Allmendinger, 926 Broadway. Plan No. 2048.
MANHATTAN AV, w s, 20 s Varet st, exterior and interior alterations to 3-sty store; cost, \$1,500; owner, Jacob Strumayer. East 9th st, N. Y. C.; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 2187.

croft, 34 Graham av. Plan No. 2187. MARCY AV, e s, 24.1 n Park av, exterior and interior alterations to 3-sty store and dwelling; cost, \$450; owner, Adeline Bulwinkle, 80 South 9th st; architect, H. M. Entlich, 29 Montrose av. Plan No. 2186. MARCY AV, s e cor Kosciusko st, extension to 3-sty store and dwelling; cost, \$450; owner, Jas. J. Curley, 683 Marcy av; architect, Louis Allmendinger, 926 Broadway. Plan No. 2158. NORMAN AV, s s, 25 w Kingsland av, exten-sion to 6-sty factory; cost, \$3,000; owner, Mor-ris Klein, on premises; architect, Gustave Erda, 826 Manhattan av. Plan No. 2111. NOSTRAND AV, n e cor Lincoln pl, interior

NOSTRAND AV, n e cor Lincoln pl, interior alteration to 3-sty store and dwelling; cost, \$200; owner, W. A. Meyer, 775 Nostrand av; ar-chitect, Wm. H. Ludwig, 801 Eastern parkway. Plan No. 2062.

OCEAN AV, w s, 145 n Ditmas av, extension to conservatory; cost, \$1,450; owner, Geo. Ram-sey, 900 Ocean av; architect, A. R. Snyder, 1170 Eroadway. Plan No. 2101.

OCEAN AV, e s. 175.11 s Ditmas av, exterior and interior alterations to 4-sty dwelling; cost, \$2,000; owner, Wm. Dick Estate, 84 Broadway; architect, A. W. Pierce, 59 Court st. Plan No. 2077. exterior

PARK AV. s e cor Hudson av, exterior al-rations to 3-sty slaughter house; cost, \$1.000; wher, Isadore Wallach, 4 Park av; architect, ax Muller, 115 Nassau st, N. Y. Plan No.

2004. PENNSYLVANIA AV, n w cor Glenmore av, exterior and interior alterations to 4-sty store and tenement; cost, \$125; owner, Jos. R. Clarke, 187 Ocean av, Freeport, L. I.; architect, Max Cohn, 433 Glenmore av. Plan No. 2083. ROGERS AV, n e cor Erasmus st, extension to 3-sty storage; cost, \$300; owner, John A. Sievers, 815 Rogers av; architect, Benj. Dries-ler, 153 Remsen st. Plan No. 2144.

ST MARKS AV, n s. 125 e Underhill av, 2-sty brick extension, 67.7x208.9 to factory; cost, \$40.-000; owners, Davis & Quick. 1246 St Marks av; architect, Geo. P. Chappel, 258 Broauway, N. Y. C. Plan No. 2190.

C. Plan No. 2190. ST. NICHOLAS AV, n s, 75 w Stockholm st, interior alterations to 3-sty storage; cost, \$500; owner, Jacob Schenienger, on premises; archi-tect, Lew Keon, 9 Deveboise st. Plan No. 2052. SEA BREEZE AV, n e cor West 3d st, ex-terior alterations to 2-sty storage and dwelling; cost, \$100; owner, Louis Stauch, "Bowery"; ar-chitect, Richd, Marzari, 2818 West 16th st. Plan No. 2161.

No. 2161. SHERIDAN AV. n s, 145 n Liberty av, plumb-ing to 3-sty dwelling; cost, \$171; owner, Wm. Slagle, 144 Sheridan av; architect, Oxfeld, 462 Sheridan av. Plan No. 2185. SHEEPSHEAD BAY RD, s s, 60.4 e East 15th st, extension to 3-sty hotel; cost, \$4,000; owner, North American Bwg. Co., Hamburg and Greene avs; architect, Carl A. Otto, 130 Fulton st, N. Y. Plan No. 2127. Querrap. AV. c s, 50 w Thatford av exten-

Y. Plan No. 2127. SUTTER AV, s s, 50 w Thatford av, exten-sion to 3-sty dwelling; cost, \$250; owner, Hy-man Moskowitz, on premises; architect, C. Dan-ancher, 7 Glenmore av. Plan No. 2128. SURF AV. n w cor West 30th st, electric sign; cost, \$300; owner, Peter Butz, on prem-ises; architect. Robt. Gerlinger, 229 West 42d st. Plan No. 2135.

5TH AV, e s, 65.5 s 53d av, new bay window; cost, \$250; owner, Jas. Tutino, 631 74th st; architect, Edw. C. Cerney, 4919 5th av. Plan No. 2130. No

No. 2130. 5TH AV, e s. 40 s 11th st, interior alterations to 4-sty store and tenement; cost, \$125; owner, Hamilton Welton, S42 Union st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 2082. TTH AV, s s, 156.5 e Garfield pl, extension to two 3-sty store and dwellings; cost, \$4.000; owner. Realty Associates, 162 Remsen st; archi-tect, J. S. Kennedy, 44 Court st. Plan No.

2198. 13TH AV, s e cor 43d st. exterior and in-terior alterations to 5-sty store and tenement; cost, \$500; owner, Louisa W. Bishop, 338 9th st; architect, A. J. McManus, 1905 85th st. Plan No. 2193.

14TH AV, w s, 40 s 66th st, exterior and in-terior alterations to —stv dwelling; cost. \$400; owner, Filipyno Palaia, 6612 14th av; architect, Angelo Adamo, 64th st and 15th av. Plan No. 2122.

19TH AV, w s. 292 s Cropsey av, extension to bath house; cost, \$350; owner, Otto Huber es-tate, 1 Bushwick pl; architects, Parfitt Bros., 26 Court st. Plan No. 2159.

"LUNA PARK," 300 n Surf av, alterations to Crazy Village (amusement device); cost, \$5,-000; owner, D. B. Simmons, "Luna Park"; architects, Crazy Village Co., "Luna Park." Plan No. 2091.

#### Queens.

CORONA.—National av, e s, 300 n Park av, raise dwelling and erect new foundation, new plumbing; cost, \$500; owner, Mary Collins, 264 National av, Corona; architect, Frank Chmelik, 796 2d av, L. I. City, Plan No. 640. EDGEMERE.—Grandview av and Beach st, erect new elevator shaft in club house; cost, \$1,100; owner, Lancaster Sea Beach Co., 1170 Broadway, N. Y. C. Plan No. 642. EVERGREEN.—Norman st, n s, 347 w Cy-press av, 1-sty frame extension, 8x7, rear, 2-sty dwelling, tin roof, interior repairs; cost, \$180; owner, John Reber, 213 Norman st, Ever-green; architect, Otto Thomas, 354 Fulton st, Jamaica. Plan No. 638. EVERGREEN.—Stephen st, s s, 125 e Wyckoff

Jamaica. Plan No. 636. EVERGREEN.—Stephen st, s s, 125 e Wyckoff av, 1-siy frame extension, 25x46, rear 1-sty gar-age, slag roof; cost, \$600; owner, Jos. Schild-knecht, premises; architect, Otto Thomas, 354 Fulton st, Jamaica. Plan No. 635. FLUSHING.—Murray st, w s, 168 s Madison av, erect new foundation under fire house; cost, \$300; owner, Fire Dept., 67th st, N. Y. C. Plan No. 627.

FLUSHING.—Broadway, 73, erect new elec-ic sign; cost, \$50; owner, Wm. James, prem-es. Plan No. 632.

In No. 632.
FLUSHING.—Broadway, 100, erect new electric sign; cost, \$50; owner, Edward J. Mc-Gahey, premises. Plan No. 631.
GLENDALE.—Proctor st, n s, 100 w Willow pl, erect new cesspool in rear of dwelling; cost, \$125; owner, Samuel Williams, 97 South 6th st, Brooklyn. Plan No. 634.
JAMAICA.—Sayres st, s w cor Samuel st, erect bay window on dwelling; cost, \$50; shin-gle roof; owner, John J. Wissel, 38 Sayres st, Jamaica. Plan No. 643.
LONG ISLAND CITY.—Grand av, e s, 50 s 15th av, install new plumbing in dwelling; cost, \$250; owner, Mrs. Metz, premises. Plan No. 629.
LONG ISLAND CITY.—Washington av, n w

629.
LONG ISLAND CITY.—Washington av, n w cor Lathrop st, 1-sty frame extension, 17x31, on rear 3-sty dwelling, slag roof, interior alter-ations; cost, \$1,100; owner, Christ Stabler, on premises; architect, Geo. J. Fischer, 406 12th av, Long Island City. Plan No. 626.
LONG ISLAND CITY.—Grand av, e s, 75 s 15th av, install new plumbing in dwelling; cost, \$40; owner, John Clary, premises. Plan No. 630.

LONG ISLAND CITY.—8th av, 705, install new plumbing in dwelling; cost, \$150; owner, W. Lamerkaner, premises. Plan No. 639.

Long ISLAND CITY.-Bodine st, s e cor Hancock st, alter 2-sty building to provide for factory; cost, \$1,800; owner. A. C. Horn, prem-ises; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 638.

LONG ISLAND CITY.—Goodrich st. 25. erect bakers oven on rear store; cost, \$400; owner, Salvester Spino, premises. Plan No. 644.

LONG ISLAND CITY.—Sherman st, e s, 33 Payntar av, install new plumbing in dwelli cost, \$200; owner, M. Rongo, 10 Marion st, I City. Plan No. 645. 350 r L

MIDDLE VILLAGE — Main av, e s. 350 s Mar ket st, interior alterations to stable to provid for 2 families; cost, \$1,000; owner. Jos. Lam bert, Main av, Middle Village; architect, Joh H. Vandervegt, 47 Butler st, Evergreen. Pla No. 625.

No. 625. WHITESTONE.—16th st, n s, 135 w 7th av, install gas pipes in dwelling; cost, \$20; owner, Mrs. J. P. Hansen, 70 West 16th st, White-stone. Plan No. 633. CORONA.—South av, w s, 200 n Fairview st, erect new foundation under dwelling; cost, \$200; owner, Jos. Nappo, 9 South av, Corona. Plan No. 661. CORONA.—Corona on Descent Torner 1, the

CORGNA.—Corona av. n e cor Tory st. 1-sty frame extension, 24x38, rear 2-sty frame dwell-ing, tin roof; cost, \$1,600; owner, Gerardi Ju-dice, James st. N. Y. C.; architect, C. L. Var-rone, Corona av, Corona. Plan No. 662.

COLLEGE POINT.—College av, s e cor boule-vard, erect new porch on side dwelling; cost, \$100; owner, J. Dobran, premises. Plan No.

EAST WILLIAMSBURG.—Starr =t. 717, inter-ior alterations to dwelling; cost. \$200; owner, Faul Weisenberger, premises. Plan No. 650

EAST WILLIAMSBURG.—Starr st, 716, gen-eral interior alterations to tenement; cost, \$1,-000; owner, Estate of Maria Feitusch, prem-jses; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood, Plan No. 647.

ELMHURST.—Bay Shore terrace, e Grant, erect foundation under dwelling; cost, \$200; ener, Miss L. Kotasbelz, premises. Plan No. 653

555. FLMHURST.—4th st. n s. 25 e Newtown av. repair dwelling after fire damage; cost, \$1.000; owner. John A. Nolan, 25 4th st, Elmhurst. Plan No. 664.

EVERGREEN.—Summerfield av. s s. 206 e press av. install new plumbing in dwelling; st. \$75; owner, M. Ragl, premises. Plan No. 1. Cy

671. FAR ROCKAWAY.—Central av, n s. 275 w Birdsall av, erect vault lights on sidewalk; cost, \$50; owner. Queensboro Gas & Elec. Co., Far Rockaway. Plan No. 673. FLUSHING.—Locust st. 147, install new gas pipes in dwelling; cost, \$10; owner, M. F. Mol-ley, premises. Plan No. 667. FLUSHING.—Central av, w s. 79, erect addi-tion to green house; cost, \$300; owner, Carl Peterson, 79 Central av, Flushing. Plan No. 678.

Plans Filed-Alterations, Queens (Continued).

FLUSHING.—Jamaica av, e s, 30, interior al-terations to dwelling; cost, \$900; owner, M. Luchwich, Maple av, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 679.

670. FLUSHING.—Geranium av, n s. 174 w Ja-maica av, 1-sty frame extension, 21x8, on rear carriage house, shingle roof; cost, \$4,000; own-er, Mrs. Homer Wise, 243 Jamaica av, Flush-ing; architect, F. Johnson, 46 Prospect av, Flushing. Plan No. 656. JAMAICA.—Prospect st, 111, install new plumbing in dwelling; cost, \$150; owner, Salva-tore Catanzaro, premises. Plan No. 660. JAMAICA.—Washington st, n s, 350 w South st, 2-sty frame extension, 22x5, on front 3-sty dwelling; cost, \$368, shingle roof; owner, An-ton Notto, 121 Washington st, Jamaica; archi-tect, Tony Verrino, 168 New York av, Jamaica. Plan No. 672. JAMAICA.—Fulton st, s s, 100 e Vanderbilt

Plan No. 672.
JAMAICA.—Fulton st, s s, 100 e Vanderbilt av, erect new electric sign; cost, \$60; owner, L. Y. & Q. Elec. & Power Co., 244 Jackson av, L. I. City. Plan No. 677.
LONG ISLAND CITY.—Queens boulevard, n w cor Hancock st, install new plumbing in ho-tel; cost, \$60; owner, R. Bruer, premises. Plan No. 652.

No. 652.
LONG ISLAND CITY.—Lockwood st, s w cor Jamaica av, install new plumbing in dwelling; cost, \$40; owner, Wm. Jones, premises. Plan No. 651.
LONG ISLAND CITY.—Steinway av, s e cor Broadway, 1-sty frame shed, 55x26. cloth roof; cost, \$500; owner, Geo. Ehret, 235 East 14th st, N. Y. C. Plan No. 654.
LONG UCLAND CUTY. Shorman st. o. 5, 225

LONG ISLAND CITY.—Sherman st, e s, 325 n Payntar av, install new plumbing in dwell-ing; cost, \$150; owner, Francesco Ubano, prem-ises. Plan No. 646.

ises. Plan No. 646.
LONG ISLAND CITY.—Purdy st, w s, 162 n Walcott av, 1-sty extension, 8x12, on rear gar-age; cost, \$35; owner, E. N. L. Young, 241
Purdy st, L. I. City. Plan No. 655.
LONG ISLAND CITY.—3d av, e s, 125 s
Pierce av, install new plumbing in dwelling; cost, \$300; owner, John Campion, 154 William st, L. I. City. Plan No. 658.
LONG ISLAND CITY.—Sherman st, e s, 300 s Freeman av, install new plumbing in dwell-ing; cost, \$35; owner, Carl Passo, premises.
Plan No. 669.
LONG ISLAND CITY.—William st, and an No. 669.

Plan No. 669.
LONG ISLAND CITY.—William st, w s, 75 s
Wilbur av, install gas pipes in dwelling; cost,
\$30; owner, Lee Nitte, premises. Plan No. 666.
LONG ISLAND CITY.—Woolsey av, n s, 25 w Steinway av, building to be raised and new sty built underneath; cost, \$2,000; interior repairs; owner, Geo. Seitz, 14 East Rasford st, Yonkers, N. Y.; architect, L. Baumann, 743
Sth av, L. I. City. Plan No. 670.
LONG ISLAND CITY.—Van Alst av, s w cor Main st, repair store front; cost, \$200; owner, James Hutchinson, 42 Broadway, N. Y. C. Plan No. 676.

James No. 676

No. 676. LONG ISLAND CITY.—Boulevard, n s. 250 s Freeman av, building to be raised and new sty built underneath. other repairs; cost, \$1.500; owner, Geo, Stubbings, 262 Hancock st, L. I. City; architect, C. W. Hewitt, 717 Crescent st, L. I. City. Plan No. 675.

L. I. City. Plan No. 675. MASPETH.—Juniper av, w s. 110 s Floral pl, alter store house to provide for kitchen; cost. \$200; owner, Juniper Park, Inc., Juniper av, Maspeth. Plan No. 657. RIDGEWOOD.—Foxhall st, 164, erect new doorway; cost, \$10; owner, Harry Buckley, on premises. Plan No. 649. RIDGEWOOD.—Putnam av, n w cor Prospect av, interior alterations to store and dwelling; cost, \$1,000; owner, Henry Schlachter, 65 Schaeffer st, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 648. RIDGEWOOD.—Sences on 2014 to the

No. 648.
RIDGEWOOD.—Seneca av, 804, interior alterations to store and dwelling; cost, \$1.000; owner, Bernard Leyl, 316 Stanhope st. Ridgewood; architect, Louis Allmendinger, 926 Broadway, Brooklyn. Plan No. 665.
RIDGEWOOD.—Fairview av, e.s. 100 n Gates av, 1-sty frame extension, 29x25, rear 2-sty frame store and dwelling; tar and gravel roof; cost, \$1.500; owner, Simon Asher, 657 Fairview av, Ridgewood; architect, L. Allmindinger, 926 Broadway, Brooklyn. Plan No. 674.
ROCKAWAY EEACH.—Boulevard, n e cor Grove av, erect new store fronts on six stores and dwelling; cost, \$850; owner, James Keenan, Rockaway Beach. Plan Nos. 680-12-2-3-4-5.
WHITESTONE.—11th av, e.s., bet 18th & 19th

WHITESTONE.--11th av. e s, bet 18th & 19th sts. install new plumbing in dwelling; cost, \$125; owner, Wm. Rabitman, 9 11th av, White-stone. Plan No. 659.

#### Richmond.

BAY ST, w s, 500 s Broad st, Stapleton. re-taining wall to frame dwelling; cost, \$600; owner, O. Stoffreiden, Stapleton; builder, W. Mahr, Stapleton. Plan No. 131. VAN DUZEN ST, 971. Stapleton, extension to frame dwelling; cost, \$200; owner, Geo, Kampf, Stapleton; builder, Aug. Kempf, Stapleton. Plan No. 138.

4TH ST, w s, 100 s Midland av, Grant City, extension to frame dwelling; cost, \$100; owner Mrs. Lamgstroth, Grant City; builder, H. W. Putnam, New Dorp. Plan No. 128.

Putnam, New Dorp. Plan No. 128. COLFAX AV. s. s. e Richmond rd. Grant City, front porch to frame dwelling; cost. \$200; owner, Harold E. Witteman, Stapleton; builder, Richard Borcariser, Stapleton. Plan No. 130. JEWITT AV, e s. 25 n Egbert av. West New Brighton, new store to frame dwelling; cost. \$300; owner, Edw. Briggs, West New Brighton, Plan No. 138

JEWITT AV, e s. 200 s Main av, West New Brighton, 2-sty addition to frame dwelling; cost, \$1,500; owner, E. S Ranson, Westerleigh, S. I.;

architect, Jos. Whitford, St. George; builders, W. Osborn & Son, Mariner's Harbor. Plan No. 134.

LINCOLN AV, n s, e 5th st, Grant City, 1-sty addition to frame dwelling; cost, \$280; owner, Edw. Ryan, Beack Park; builder, A. Alverson, Beack Park. Plan No. 133.

MAUER RD, e s, 64 n turnpike, West New Prighton, to frame stable; cost, \$185; owner, G. W. Vroome, West New Brighton; builders, G. E. Vroome & Sons, West New Brighton. Plan No. 120 139

No. 139. NELSON AV, w s. 500 n South Shore boule-vard, Great Kills, laundry to frame laundry; cost, \$60; owner, Mrs. Collins, Great Kills; builder, C. H. Chamberlain, Port Richmoid. Pian No. 132.

OPENITE AV, w s, Mariner's Harbor, exten-sion to brick garage; cost, \$300; owner, Peter Walters, Granite av, Mariner's Harbor; build-ers, Robt. Bailcy & Son, Mariner's Harbor. Plan No 135.

o 135. RICHMOND TERRACE, n s, 500 w Broadway, Cest New Brighton, masonry and repairs to ame store and dwelling; cost. \$400; owner ad builder, Jos. C. Erickson, Bayonne, N. J. Ian No. 129.

TURNPIKE RD, s s, 200 w Center st, Rich-mond, new roof and partitions to frame dwell-ing; cost, \$600; owner, Wm. L. Flake, Rich-mond; builders, Hesse & Offejose, Stapleton. Plan No. 137.

VANDERBILT AND HAMILTON AVS, n w cor, Stapleton, partitions and stairway to frame dwelling; cost, \$800; owner, T. Gunther, Con-cord; builder, T. Gunther, Concord. Plan No. cord ; 127.

### NEW JERSEY NEWS.

#### Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

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 April 19.
 JERSEY CITY.-American Standard Realty Corporation, ws Boulevard, 98 ft. n of Glenwood av, one 4-sty brick, \$50,000; Christian Durstewutz, 172 Cambridge av, one 3-sty brick, \$11,000; John DeSanto, 394 7th st, one 2-sty frame alteration, \$800; Jacob Krause, 38 Paterson st, one 3-sty brick, \$10,000; William Hannan, 147 Hancock av, one 3-sty brick, \$10,000.
 NEWARK.-Frank Janu, 118 16th av, one 3-sty frame, \$5000; Frank, Janu, 118 16th av, one 3-sty frame, \$4,000; Samuel Sodowich, 388 South 6th st, one 3-sty frame, \$8,000; Kuflerman & Essen, 472 South 17th st, one 3-sty frame, \$8,000; Barnet, \$300; Bernard Taub, 123 South st, one 3-sty frame, \$8,000; Bernard Taub, 123 South st, one 3-sty frame, \$5,000; Bernard Taub, 123 South st, one 3-sty frame, \$5,000; Green & Gennet, 25-27-29-31 Lillie st, five 3-sty frame, \$4,000; John Barshow, 29 Holland st, one 3-sty frame, \$4,000; John Synth 13th st, four 3-sty frame, \$5,000; Green & Gennet, 25-27-29-31 Lillie st, five 3-sty frame, \$4,000; Josenh Julian, 104 Ridge st, one 3-sty frame, \$4,000; Josenh Julian, 104 Ridge st, one 3-sty frame, \$4,000; Josenh Julian, 104 Ridge st, one 3-sty frame, \$4,000; Josenh Julian, 104 Ridge st, one 3-sty frame, \$4,000; Josenh Julian, 104 Ridge st, one 3-sty frame, \$5,000; Rudewitz & Rudin, 43 Holland st, one 3-sty frame, \$4,000; Josenh Julian, 104 Ridge st, one 3-sty frame, \$4,000; Josenh Julian, 104 Ridge st, one 3-sty frame, \$4,000; Josenh Julian, 104 Ridge st, one 3-sty frame, \$4,000; Josenh Julian, 104 Ridge st, one 3-sty frame, \$4,000; Josenh Julian, 104 Ridge st, one 3-sty frame, \$4,000; Josenh Julian, 104 Ridge st, one 3-sty frame, \$4,000; Josenh Julian, 104 Ridge st, one 3-sty frame, \$4,000; Josenh Julian,

two

TRENTON.—Ellis Pierson, 81-83 Spring st, vo 3-sty brick alteration, \$10,000. PASSAIC.—Owadgi Provisor, 98-100 Monroe , one 3-sty frame alteration, \$7,000; Harris aike, 46 Quincy st, one 3-sty frame altera-on, \$500.

PASSAIC.—Owadgi Provisor, 98-100 Monroe st, one 3-sty frame alteration, \$7,000; Harris Laike, 46 Quincy st, one 3-sty frame alteration, \$500.
HOBOKEN.—Lottis Nagler, 124 Adams st, one 4-sty frame alteration, \$5,000; Rose Costa, 91 Adams st, one 4-sty brick alteration, \$200; Dominick Chirechelle, 323 Monroe st, one 4-sty brick, \$12,000; Michael Smith, 941 Garden st, one 4-sty brick alteration, \$500.
NUTLEY.—Gugliocciello Felice, 418 Bloomfield av, one 2-sty brick, \$3,000.
ELIZABETH.—Anton Soltva, 75 Florida st, one 3-sty frame alteration, \$1,200.
KEARNY.—Michael Kelly, w s Devon st, 200 ft. s of Hoyt st, one 3-sty frame alteration, \$1,200.
WEST ORANGE.—Home Investment Co., 140 Valley rd, one 2-sty frame alteration, \$5,000.
IRVINGTON.—John Dzick, 380 Grove st, one 3-sty frame, \$5,000.
HARRISON.—Henry Schneider, 402-404 Harison av, one 3-sty brick, \$11,000; Christopher Insello, 15 Cleveland av, one 3-sty brick, \$11,000; Christopher Insello, 350.
PATERSON.—Gaetano Migliorino, 349 Main st one 2-sty frame Superior 10, 249 Main

PATERSON.—Gaetano Migliorino, 349 Main , one 3-sty frame, \$6,000.

st, one 3-sty frame, \$6,000. BAYONNE.—Louis Shapiro, \$4 West 26th st. one 3-sty frame, \$5,000; Hyman Hoberman, 78 West 24th st, one 3-sty frame, \$5,000. PERTH AMBOY.—Italo Co., Inc., 215 Wash-ington st, one 3-sty brick, \$8,000.

APARTMENTS. FLATS AND TENEMENTS. EAST ORANGE, N. J.—Hyman Rosensohn, 800 Broad st. Newark, has completed plans for a 3-sty frame and stucco flat, 27x84 ft., to be erected at Wittsley pl and Garfield st for Herman & Co., Bank st near Washington st, Newark, owners. Cost about \$12,000. TOWN OF UNION N. L. L. Lugosch 408

TOWN OF UNION, N. J.-J. Lugosch, 408 Kosuth st, is preparing plans for a 3-sty brick apartment. 28x70 ft., to be erected in Bloom st, between Hudson Boulevard and Bergenline av, for Mr. Barkenson, care of architect. Cost about \$12,000.

ARLINGTON, N. J.—Peter & Jessie Sedelmeir, owners, have had plans prepared by Joseph Kennedy for a 4-family apartment to be erected at 25-27 Pavonia av. Cost about \$10,000. PATERSON, N. J.—Davis Stein, of 175 Gra-ham av, will erect an apartment house at Lee pl and Hamilton st for 56 families; cost, \$140,-000. Collier & Stein will erect a similar house on Van Houton st, 100 ft. east of Church st, for 40 families, to cost about \$125,000. Plans for both buildings have been prepared by Chas. E. Sleight, of Paterson. Work is to start im-mediately. EAST ORANGE. N. J.—Stiger & Taylor have

EAST ORANGE, N. J.—Stiger & Taylor have sold for the estate of Harriet J. Boyce the prop-erty on the northwest corner of Grove and Williams sts, East Orange, upon which will be erected a modern apartment house.

#### DWELLINGS.

DWELLINGS. HACKENSACK, N. J.—Theo. Boettger, at site, contemplates alterating and making additions to the 2½-sty frame residence at 240 Prospect av from private plans. Cost about \$10,000. TENAFLY, N. J.—The old Huyler homestead at Tenafly, consisting of six acress and a store-house, fronting on Madison av, has been sold by William S. Hine to W. E. Brower, of New York. He will remodel the house for occupancy. POINT PLEASANT, N. J.—At Point Pleas-ant contractors are arranging to erect for Arthur Brisbane twenty modern fireproof dwellings on the block between Arnold and Laurel avs, west of Richmond av. It is understood that work will begin immediately.

#### FACTORIES AND WAREHOUSES.

BOUND BROOK, N. J.—The Commercial Ace-telyne Railroad Light & Signal Co. has pur-chased property along the Lehigh Valley Rail-road east of Bound Brook. It is expected that as soon as arrangements can be made new fac-tory buildings will be erected. Henry G. Op-dycke, Joseph V. D. Field and Runyon Field were interested in inducing the company to lo-cate here. were inte

cate here. NEWFIELD, N. J.—The Vineland Wrapper Manufacturing Co. has started the erection of a new factory, 40x100 ft., 2-stys, at Quince and 6th sts. James D. Pasquale has the contract for the building and the Kimball & Prince Lumber Co. has the contract for furnishing lumber and mill work.

#### HALLS AND CLUBS.

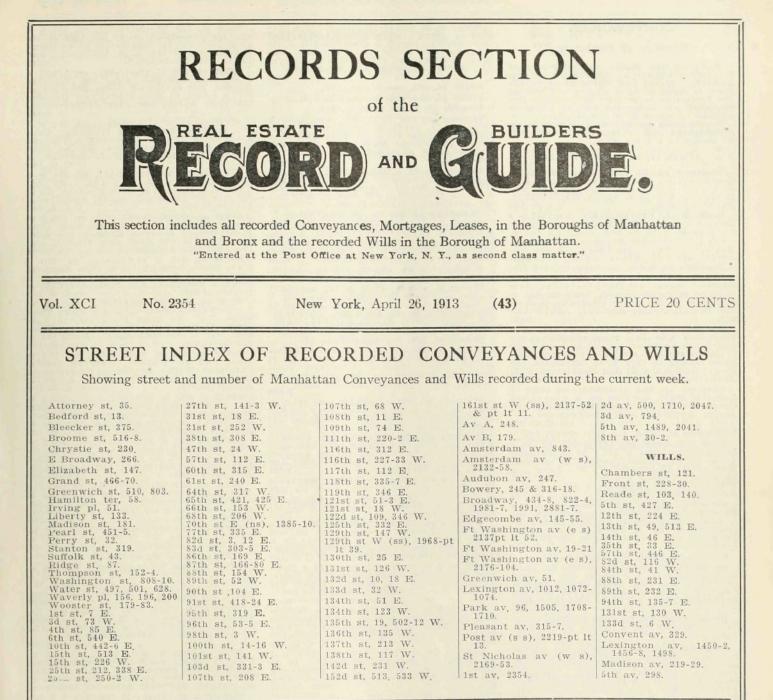
HALLS AND CLUBS. PLAINFIELD, N. J.—The Y. M. C. A., W. D. Murray, president, C. W. Spicer, treasurer, con-templates the erection of a Y M. C. A. building. Nothing will be done until the fall, when a campaign will be conducted for this purpose under the leadership of Mr. Murray. PERTH AMBOY, N. J.—Two local contractors and two out of town bidders have submitted es-timates for the new Y. M. C. A. building. No contracts have been awarded because there was some changes to be made in the building plans and further readjustments in regard to ma-terial. Shattuck & Hussy, of Chicago, are the architects.

#### New "Tapestry" Literature.

New "Tapestry" Literature. "Through the Home of Tapestry Brick" is the title of Brochure No. 28, of exceptional merit, that is being issued by Fiske & Company, of the Arena Building. The book depicts in fine color photor of the Arena Building where Fiske & Com-nany have their offices. Each room shows a dif-description of it by Arthur G. Byne is exception-ally interesting. — Mother booklet, No. 29, just published, shows the application of tapestry brick in the tap room of the Hotel Eelvidere, and also in the entrance lobby of the Otis Elevator Company in this city, as well as the ramps in the Grand Central Sta-tion. It also gives several suggestions all in colors of the applications of decorative brick in foors, walls and ceilings. Copies will be sent upon request.

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Increase Drying Kiln Capacity. The Weisberg-Baer Company, manufacturers of high-grade interior wood work, window frames, sash and doors, of Boulevard and Or-chard street. Astoria, has added a 3-sty brick factory to its plant which contains a most mod-ern kiln operated by a Sturtevant blower equip-ment and giving an additional drying capacity of 200.000 sq. ft. of lumber every ten days. A 500 horsepower Watts-Campbell engine has also been installed to operate the company's new wood-working machinery, which puts the com-pany in a position to handle a much larger quantity of the better class of apartment house work.



EXPLANATION 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 con-veyed omitting all covenants and war-eanty.

deed. i.e., a deed wherein all the right it is and interest of the grantor is control of the grantor is control of the grantor only. In which he control character on the states and months are abbreviated possible, also in some instances of the grantor only. In which he control character on the states and months are abbreviated possible, also in some instances on of Banks, Trusts and Insurance maps where the state on the state one of the date is the fact of the date is the add of this page, is the Index nutre insurance maps when they are not it will occasionally be found, do not corter the fact is the date is the date of the mother, it will occasionally be found, do not corter the states are in all cases, taken from the dates is the date the deed ware of them by the Department of Public is when both dates are the stated year is given. When both addes are the states are in the same year the state is the date the deed ware of the string is other than in the current year the stated year is given. When both addes are the states are in the same year the state is noted in section and its in strictive followed.
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veyance has been, recorded under the Torrens System. Flats and apartment houses are classi-fied as tenements. Residences as dwellings. All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Com-panies. 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 prop-erty recorded is in the annexed district, for which there is no section or block number. **KEY TO ABBREVIATIONS USED.** (A)—attorney. A.T—all title. are another. (A)—attorney. pr-prior. pt-part. pi-place. PM-Purchase Money Mortgage. QC-Quit Claim. R T & I-Right, Title & Interest. (R)-referee. r-room. rd-road. refmg-release mtg. ref-referee. ref-referee, sal-saloon, sobrn-subordination, sl-slip, sq-square, s-south, s-side, sty-story, sub-subject, sub-subject. strs-stores. stn-stores. st-street. TS-Torrens System. T &c-taxes, etc. tnts-tenements. w-west. y-years. O C & 100-other consideration and \$100. 198

## CONVEYANCES.

## Borough of Manhattan.

Conveyances

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or ad-dress is found to be incorrect or fictitious the correction is printed in brackets im-mediately 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.

#### APRIL 18, 19, 21, 22, 23 & 24

Attorney st, 35 (2:346-57), ws, 150 Grand, 25x100, 5-sty bk tnt & strs; V & Barnet Nowick to Chas Shapiro, J E 12; mtg \$28,000 & AL; Apr19; Apr24 A\$19,500-30,000. O C & 150 h Wm

A\$19,500-30,000. O C & L1; Apr19; Apr24'13. O C & 100 Bedford st, 13 (2:528-45), ws, 161.9 s Downing, runs w38.5xnw41.10xs13.5xse43x e38.8 to st xn16 to beg, 4-sty bk tnt & str & 1-sty ext; Jos Rovegno to Domenico Rovegno, 8665 19 av, Bklyn; ½ pt; AL; Apr19; Apr21'13; A\$4,000-5,000. nom \*Bleecker st, 2-4½, see Bowery, 316-8. Bleecker st, 375 (2:621-37), es, 86.9 n Charles, runs e61.10xn8.8xe19.11xn9.8xw 81.10 to st xs18.9 to beg, 5-sty bk tnt & str; Mary G Becker to Maybelle Becker, 533 W 152; Apr17; Apr23'13; A\$9,500-13.-000. nom

000. nom Broome st, 516-8 (2:488-41-42), nec Thompson (No 50), runs n50xe20xx0.2xe 20.1xs49.10 to Broome xw40 to beg; 3-sty fr tnt & str & 2-sty bk tnt & str: Ade-laide Popper to City Real Estate Co, 176 Bway; B&S & C a G; AL; Mar24; Apr19'13; A\$23,500-26,500. O C & 100

**Chrystie st, 230** (2:422-9), es, 74.3 Houston, 25x75, 6-sty bk tht & strs; Da Cohen to Celia Stern, 401 E 154; B&S; A Apr21; Apr22'13; A\$22,000-32,000. 0 C &

Division st, 253-5, see East Bway, 266

Division st, 253-5, see East Bway, 266. East Broadway, 266 (1:287-28), ns, 54 e Montgomery, runs n 103.9 to ss Division (Nos 253-5) xe36xs42xw9xs61.5 to East Bway xw27 to beg, 2 2-sty & 1 3-sty & b bk dwgs; Terrain Realty Co to Rudolph Wallach Co, 68 William [r 509]; Apr15; Apr18'13; A\$19,000-23,000. O C & 100 Elizabeth st, 147 (2:479-33), ws, 103 n Broome, 25.2x76.9x25.2x76.4, 5-sty bk tht & strs; Fanny Gruen to Benj M Gruen-stein, 60 W 95, & Jos L B Mayer, 944 Park av; mtg \$22,000; Mar29; Apr21'13; A \$16,000-30,000. O C & 100 Goerck st, 111-7, see Stanton, 319.

Goerek st, 111-7, see Stanton, 319.

Grand st, 466-70 (2:336-28-30), ns, 24.10 e Pitt, 49.10x100, 2 2-sty bk strs & 3-sty bk loft & str bldg; Benj Doblin to Ru-dolph Wallach Co, a corpn, 68 William [r 509]; May2'12; Apr18'13; A\$44,000-51,000. O C & 100

Grand st, 466-70; Rudolph Wallach Co to Terrain Realty Co, a corpn, 95 Liberty; Apr15; Apr18'13. O C & 100

Apr15; Apr18'13. O C & 100 Greenwich st, 510 (2:595-75), ws, abt 35 s Spring, 18.10x40, 3-sty fr bk ft tnt & str; A\$6,000-6,500; also WASHINGTON ST, 808-10 (2:643-22-23), ws, 58.3 n Horatio, 38.3x75x37.7x72.11, 2 4-sty bk tnts & strs; A\$17,000-20,000; also WATER ST, 501 (1:-248-15 & 32), ss, 315.11 e Pike sl, 24x160 to ns South (No 254), 4-sty bk loft bldg; A\$15,500-26,500; Geo D Bartholomew to Bartholomew Realty Co, a corpn, 200 Hud-son; mtg \$30,000; Apr16; Apr21'13. nom

**Greenwich st**, 803 (2:625-3), es, 36.1 s Jane, 24x82.7x24x83.9, 4-sty bk tnt & str, 1-sty ext; Jno D Shea to Cora E Mooney, 1648 2 av; mtg \$16,500; Apr15; Apr21'13; A \$9,000-17,000. O C & 100

Greenwich st, 803; Cora E Mooney to Jno D Shea & Leopold D V Shea, both at 1648 2 av, joint tenants; mtg \$16,500; Apr 15; Apr21'13. O C & 100

Hamilton ter, 58 (7:2050-66), ws, 119.6 s 144th, 17x100, 3-sty & b stn dwg; An-thony Irsch to St Nicholas Av Presby-terian Church, at nwc St Nicholas av & 141st; AL; Apr17; Apr24'13; A\$5,00<u>0-14</u>,-500. O C & 100 Howard st, 38-42, see Bway, 434-8

Irving pl, 51 (3:873-15), nwe 17th (N 121), 27x100, 4-sty & b stn dwg, 2-sty b studio in st; Mary E Church to Wm Church, 51 Irving pl; June21'12; Apr22'1 A\$61,000-69,500. nom

A\$6,000-65,000. Liberty st, 133 (1:58-31), ns, 64.11 Washington, 25.8x76.1x16x76.10, 4-sty bl tnt & strs; Mary T Donovan to Andw ( Zabriskie, at Red Hook, Duchess Co, NY [34 W 53]; AL; Apr17; Apr22'13; A\$36,000 40,000. O C & 10

40,000. O C & 1 Madison st, 181 (1:273-12), ns, 289.11 Pike, 24.6x100, 5-sty bk tnt & strs; San Snow et al to Sarah Wodiska, 881 Inte vale av; mtg \$31,000; Apr22'13; A\$18,50 33,000. O C & 1

 33,000.
 O C & 100

 Pearl st, 451 (1:119-47), ws, 17.9 n Wil-liam, 12.8x81.10x12.1x78.10, 3-sty bk tnt & str; A\$8,000-9,000; also PEARL ST, 453 (1:119-48), ws, 30.5 n William, 12.8x84.10x 12.1x81.10, 3-sty bk tnt & strs; A\$8,000-9,500; also PEARL ST, 455 (1:119-49), ws, 43.1 n William, 12.8x87.10x12.2x84.10, 3-sty bk tnt & strs; Brooklyn Trust Co TRSTE Jno Mathews to Michele Bacci, 26 Finger-board rd, Fort Wadsworth, SI; Apr21; Apr 22'13; A\$8,000-9,500.

 40,000

Pearl st, 453-5, see Pearl, 451.

Perry st, 32 (2:612-15), ss, 145.10 w Naverly pl, 20.10x95, 3-sty & b bk dwg; Vm La Forge Long to Peter C La Forge, 95 New York av, Westerleigh, West New Srighton, SI: mtg \$5,000; 1-3 pt; Apr19; Apr21'13: A\$9,500-12,000. O C & 100

Ridge st, 87 (2:343-23), ws, 152.11 s Riv-ington, runs w75xn25xw50.7xs51xe125.7 to st xn25 to beg, 3 & 4-sty bk loft & str bldg; Supreme Ridge Realty Corpn to Am-brose H Rosenthal, 1701 Pitkin av, Bklyn; AL; Apr15; Apr18'13; A\$27,000-35,000. nom nom

South st, 252, see Water, 497.

South st, 254, see Greenwich, 510. Stanton st, 1, see Bowery, 245.

Stanton st, 1, see Bowery, 245. Stanton st, 319 (2:329-54), swc Goer (Nos 111-7), 50x75, 6-sty bk tnt & sti Equitable Trust Co of N Y to Arthur Miller, 137 S 1 av, Mt Vernon, NY; B& mtg \$60,000 & AL; Apr11; Apr19'13; A\$3 000-75,000. nom

000-75,000. norm Suffolk st. 43 (2:351-54), ws, abt 75 n Grand, 25x50, 5-sty bk tnt & strs; Nathan Horwitz to Jennie Greenberg, 43 Suffolk, & Rosie Greenberg, 221 Henry; AL; Mar 29; Apr22'13; A\$15,000-21,000. norm Thompson st, 50, see Broome, 516-8.

Thompson st, 50, see Biobile, 510-5. Thompson st, 152-4 (2:516-14-15), es. 73.3 s Houston, 48.11x98.10x48.10x98.11, 2 2-sty bk tnts & strs; Amos F Eno to Citizens Investing Co. a corpn. 226 Lafayette; B&S; Mar31; Apr18'13; A\$29,000-31,000. nom Washington st, 808-10, see Greenwich,

Water st, 497 (1:248-34 & 13), ss, 266.11 e Pike sl, 24x160 to ns South (No 252), 1 & 4-sty bk factory; Geo M Rutherford to Bartholomew Realty Co, a corpn, 200 Hud-son; mtg \$11,000; Apr12; Apr21'13; A\$15,-500-21,000. nom rd to Hudnom

Water st, 501, see Greenwich, 510.

Water st, 501, see Greenwich, 510. Water st, 628 (1:260-4), ns, 24.1 w Scam-el, 24.3x72.6x24.4x73.7, 1 & 3-sty fr bk ft able; Christopher J Musgrave, EXR llen E Driscoll, to Jas Halvey, 641 7ater; AL; Apr22'13; A\$6,200-7,500. 5,000 Ellen Water;

Waverly pl, 156 (2:592-55), ss, 287.6 w av, 22.2x97, 3-sty bk dwg; Mary Becker Maybelle Becker, 533 W 152; Apr17; pr23'13; A\$14,000-16,000. nom

 Apr2s1s;
 As14,000-16,000.
 Non.

 Waverly pl. 196-200 (2:611-24), ws; 38.10

 s Charles, 56.6x75, 6-sty bk tnt; Lawrence

 M D McGuire to Callahan Estate, a corpn,

 135 Bway; ½ p1; mtg \$42,000; Jan29; Apr

 23'13;
 A\$25,000-63,000.

Wooster st, 179-83 (2:524-18), ws, 100 s Bleecker, 74.8x100x74.5x100, 7-sty bk lof & str bldg; Newstate Co, a cornn, to So Brooks, 857 Beck; QC; Apr16; Apr21'13 A\$66,000-135,000.

A\$66,000-135,000. Wooster st. 179-S3 (2:524-18), ws. 1 Bleecker, 74.8x100x74.5x100, 7-sty bk & str bldg; Sol Brooks to Newstate ( Corpn, 686 Bway; mtg \$142,000; M Apr19'13; A\$66,000-135,000. O C &

**1ST st, 7 E** (2:456-17), sws, 116 e Bow-ery, 22.4x73.10x22.4x77.2, 5-sty bk hote¥; Yetta Rosenbach to Maurice Black, 600 W 178; Apr1; Apr21'13; A\$20,000-30,000. nom

**3D st, 73 W** (2:538-27), ns, 50 e Thomp-n, 25x90, 3-sty & b bk dwg; Gertrude ahr to Elena Realty Corpn, 60 S Wash-gton sq; Apr15; Apr22'13; A\$14,500-16,-00. O C & 100

**411** Stor Sq. April (1), April (2), April

37. Apr2113; A\$15,000-38,000. O C & 100
 10TH st, 442-6 E (2:379-30), ss, 69.8 w
 Av D, runs s49.9xw28.3xs31.2xw11xs11.4xw
 35.8xn92.3 to st xe70.1 to beg, 3 4-sty bk
 to st xe70.1 to beg, 3 4-sty bk
 Adeline Spielberger, 510 W 144; mtg \$25.-000 & AL; Apr22; Apr23'13; A\$30,000-38.-000.
 12TH st, 60 E, see Bway, 822-4.
 15TH st, 60 E, see Bway, 822-4.

15TH st, 60 E, see Bwdy, 5224. 15TH st, 513 E (3:973-10), ns, 195.6 e Av A, 25x103.3, 5-sty bk tnt & strs; also asn of interest in estates of Anton Bopp & Geo Bopp, decd; Christopher Bopp to Henry Bopp, 119 Noble, Bklyn; AT; Nov 30'12; Apr22'13; A\$9,000-15,000. 457

30'12; Apr22'13; A\$9,000-15,000. 15TH st, 226 W (3:764-53), ss, 347.7 7 av, 24.9x86.6, 3-sty & b bk dwg; Osci Rose to Frederic O X McLoughlin, 2' Convent av; mtg \$9,000; Apr21'13; A\$11 000-14,000. O C & 14

17TH st, 121 E, see Irving pl, 51. 25TH st, 212 E (3:905-51), ss, 198.5 e 3 av, 26.4x98.9, 5-sty bk tnt; Jno Ohl et al to Wm Reese, 603 Monnoe, Bklyn; mtg \$25,000; Apr22; Apr23'13; A\$12,800-30,000.

25TH st, 338 E (3:930-37), ss, 125 w 1 av, 25x98.9, 5-sty bk tnt; Chas F Kremer individ, heir, &c, of former wife Marie Kremer, decd, to Johanna wife Chas F Kremer, 112 E 57; ½ pt; B&S; Apr19; Apr 21'13; A\$11,500-21,000. nom

2143; A\$11,500-21,000. nom 25TH st, 250-2 W (3:774-67-68), ss, 300 e 8 av, 50x98.9, 2 3-sty & b bk dwgs, 1-sty ext; Philip Levey to Henry Harburger, 1980 7 av, % pts; Florence Cahen, 325 Central Park W; % pts, & Sarah Schlos-ser, 158 E 95; ¼ pt; mtg \$47,000; Apr17; Apr18'13; A\$31,000-38,000. O C & 100

**27TH st, 141-3 W** (3:803-14-15), ns, 475 w 6 av, 50.2x98.9x51.10x98.9, 5-sty bk tnt & strs & 3-sty bk tnt & str; Junction Realty Co, a corpn, to Louise M Stevens, 63 Grant, Corona, LI; mtg \$85,000; Apr21; Apr23'13; A\$84,000-92,000. O C & 100

Aprize 13, A354,000-32,000. O C & 100 28TH st, 301 E, see 2 av, 500. 31ST st, 18 E (3:860-71), ss, 145.4 w Mad av, 21x75, 4-sty & b stn dwg; Hamil-ton V McCroskery to Country & City Corpn, 18 W 39; B&S; Apr19; Apr22'13; A \$58,500-66,500. nom

**31ST st, 252 W** (3:780-70), ss, 150 e 8 av, 25x32.5x—x34.8, 5-sty bk loft & str bldg, 1-sty fr ext; Natl Surety Co to Margt E Weill, 634 W 138; ½ pt; QC; Apr18; Apr 19'13; A\$13,000-19,000. nom

B. Wein, A\$13,000-19,000. **3STH st, 308 E** (3:943-52), ss, 174.11 e 2 av, 21.2x92.8x19x—, 4-sty stn tnt; Albt Ritchie, ref, to Realty Redemption Co of NY, a corpn, 68 Wm; FORECLOS transfer tax lien; Apr16; Apr22'13; A\$8,500-10,000. **5,600** 

**47TH st. 24 W** (5:1262-51), ss. 350 w 5 av, 20x100.5, 4-sty & b stn dwg; Cath Fleming to Thos F J Hannan & Theresa F, his wife, at Chappaqua, NY, as joint tenants; mtg \$50,000; Apr22; Apr24/13; A \$62,000-70,000. O C & 100

; A 100

\$62,000-70,000. C & 100 57TH st. 112 E (5:1311-65), ss. 214.6 w Lex av, 20x100.5, 4-sty & b stn dwg; Chas F Kremer to Johanna Kremer, his wife, 112 E 57, ½ pt; B&S; mtg \$15,000; Apr 19; Apr21'13; A\$31,000-38,000. nom

19; Apr21'13; A\$34,000-38,000. hom 60TH st, 315 E (5:1435-10), ns, 225 e 2 av, 25x98, 5-sty bk tht & strs; Emanuel Lowinson to Lowinson Realty Co. Inc, a corpn, 5 Beekman; AL; Apr3; Apr22'13; A \$10,000-21,500. O C & 100

\$10,000-21,500. O C & 100 61ST st, 240 E (5:1415-31), ss, 165 w 2 av, 20x100.5, 3-stv & b stn dwg; Theo Haas, EXR &c Eliza Eselgroth, to Val-entine M Eselgroth, 84 Shanley av, New-ark, NJ: <sup>1</sup>/<sub>4</sub> pt; AL; Apr17; Apr21'13; A \$12,000-17,000. O C & 100

\$12,000-17,000. O C & 100 64TH st, 317 W (4:1176-26), ns, 150 w West End av, 25x100.5, 5-sty bk stable; Cornelius Walke to Jno J Finnerty, at Croton-on-Hudson, NY; Apr14; Apr2713; A\$5,500-15,500. O C & 100

A\$5,500-15,500. O C & 100 65TH st, 421 E (5:1460-13), ns, 287.9 w Av A, 37.7x100.5, 6-sty bk tnt & strs; Isaacs Realty Co, a corpn, to Saml L Mar-cus, 1032 2 av; mtg \$51,000 & AL; Apr18; Apr19'13; A\$12,000-43,500. O C & 100

April 13; A\$12,000-43,500. O C & 65TH st, 425 E (5:1460-11), ns, 250.2 Av A, 37.7x100.5, 6-sty bk tnt; Isaacs Re ty Co, a corpn, to Saml L Marcus, 1' 2 av; mtg \$51,000 & AL; Apr18; Apr19' A\$12,000-43,500. O C & w al-032 100

A\$12,000-43,500. O C & 100 66TH st. 153 W (4:1138<sup>-</sup>11), ns, 244.2 e Ams av, 30.9x100.4, 5-sty bk tnt; Mary E Sandford to Gramont Constn Co, a corpn, 95 William; mtg \$35,500; Jan18; Apr19'13; A\$22,000-37,000. O C & 100

 30
 0.000-37,000.
 0.0 C & 100

 66TH st, 153 W; Gramont Constn Co to
 Adeline Thomas, 350 W 88; mtg \$35,500 &

 AL; Marl7; Apr19'13.
 0.0 C & 100

 67TH st, 121-7 W, see Bway, 1991.

 68TH st, 206 W (4:1159-38), ss, 125 W

 Ams av, 25x100.5, 2-sty bk stable; Jno A

 McEveety, ref, to Jno J Donohue, 951

 Ams av; FORECLOS Mar24; Apr17; Apr

 22'13: A\$8,000-17,000.

 70TH st E (5:1385-10), ns, 201 e 5 av,

 41x100.5, vacant; Otto H Kahn to Helen

 J James, at Cold Spring Harbor, Li; AL;

 Apr18; Apr21,13; A\$190,000-190,000

 O C & 100

 77TH st, 335 E (5:1452-15), ns, 275 w

O C & 100 77TH st, 335 E (5:1452-15), ns, 275 w 1 av, 25.4x102.2, 4-sty stn tnt & str; Emil Reich to Ida Bergman & Annie S Shan-ske, both at 1341 So blvd; mtg \$16,000 & AL; Apr22; Apr24'13; A\$9,000-17,000, nom

AL; Apr22; Apr2410, Acoust 1, 60 e 5 av, S2D st. 3 E (5:1494-7), ns. 160 e 5 av, 25x102.2, 5-sty & b bk dwg; Trowbridge Hager to Sarah T Gardiner, 2 W 55; mtg 835,000 & AL; Apr19; Apr31'13; A\$60,000-130,000. O C & 100

130,000. S2D st, 12 E (5:1493-64), ss, 207 e 5 av, 21x102.2, 4-sty & b bk dwg; Caroline H & Louise S Palmer to Ida C Bracher, 349 W 85; mtg 220,000; Apr19; Apr22'13; A\$46, 000-55,000. O C & 100

S3D st, 303 E (5:1546-5), ns, 100 e 2 av, 25x102.2, 5-sty bk tnt & strs; Chas F Kre-mer, individ & heir & of Marie Kremer, his former wife, deed, to Johanna, wife Chas F Kremer, 112 E 57;  $\frac{1}{2}$  pt; B&S; mtg \$11,000 & AL; Apr19; Apr21'13; A\$9,-000-22,000. nom

000-22,000. nom S3D st. 305 E (5:1546-6), ns, 125 e 2 av, 25x102.2, 5-sty bk tnt & strs; Chas F Kremer to Johanna Kremer, his wife, 112 E 57; ½ pt: B&S; mtg \$10,000 & AL; Apr 19; Apr21'13; A\$9,000-22,000. nom S6TH st, 169 E, see 87th st, 166-80 E.

S6TH st, 169 E, see 8'th st, 160-80 E. S7TH st, 166-80 E (5:1515-37), ss, 190 e Lex av, runs s100.8xe230 to 3 av (No 1538) xn20.9xw75xn79.11 to 87th xw155 to beg, 3-sty bk theatre; A\$---\$--; also 86TH ST, 169 E (5:1515-32), ns, 100 w 3 av, 28x 100.8; all title strips & gores adj, 4-sty bk stable; Loew's Theatrical Enterprises to Glendive Amusement Co, 260 W 42; AL; Apr16; Apr21'13; A\$21,000-29,000. O C & 100 O C & 100

Apr16; Apr21 10, U C & 1 SSTH st, 154 W (4:1218-50), ss, 342 Ams av, runs s100.8xc18xn100.8 to b (last w course probably omitted), 3-s & b stn dwg; Ance Griffin to Carina I S S Benjamin, 154 W 88; mtg \$20,000 AL; Apr21; Apr22'13; A\$10,000-22,000. O C & 1 O C & 1 O C & 1 & & 100

S9TH st, 52 W (4:1202-53), ss, 280 e Col v, 20x100.8, 4-sty & b stn dwg; Hester ates to Chas T Pegg, 52 W 89; mtg \$21,-00; Feb21; Apr21'13; A\$15,000-31,000. 33,500

**30TH st, 104 E** (5:1518-68), ss, 82.2 e Park av, 25x100.8x29x100.8, 4-sty & b stn tnt; Edw Korminsky to Saul Hotchner, 148 W 131; ½ of ½ pt; mtg \$8,000 & AL on whole; Apr23; Apr24'13; A\$17,500-26,-000. O C & 700

000. O C & 700 91ST st, 41S-24 E (5:1570-37 to 40), ses, 219 e 1 av, 100x100.8, 1-sty bk garage & 1 & 2-sty fr stable; Geo Konop to Mary L Konop, 515 Lockwood, Astoria, B of Q; AT; B&S; AL; Apr19; Apr24'13; A\$34,000-

**95TH st, 319 E** (5:1558-13), ns, 287.6 e av, 37.6x100.8, 6-sty bk tnt; Gertie Hal-n to Martha Trieb, 192 Bowery; mtg 0,000; Apr18; Apr19'13; A\$13,000-42,000. \$30,000; nom

95TH st, 319 E: Martha Trieb to Emil Glaser, 425 Cornelia, Bklyn; mtg \$30,000; Apr18; Apr19'13. nom

Apr18; Apr19'13. nom 96TH st, 53-5 E (6:1602-25), ns, 100 e Mad av, 50x100.11, 6-sty bk tnt; Eva Ar-nold (Stich), heir Chas Stich, decd, to Blanch W Meyer, 1 W 68, 28-100 pts; Mary L Rosenbaum, 612 W 112, 24-100 pts, & Sol D Moss, at Long Branch, NJ, 48-100 pts; mtg \$70,000; Apr23'13; A\$44,000-96 500. nom nom

nom OSTH st, 3 W (7:1834-28), ns, 100 w Central Park W, 25x100.11, 5-sty bk tht; Wm F Unger, ref, to Wm Rankin, 119 W 77; mtg \$20,000; FORECLOS Apr18; Apr 21; Apr24'13; A\$15,000-29,000. **8,500** 100TH st, 14-6 W (7:1835-38), ss, 125 w Central Park W, 40x100.11, 6-sty bk tnt & strs; Harriet Cohen to Emma Jacobs, 174th & St Nicholas av, & Sophie Cohen, 805 St Nicholas av [60] W 174]; AT; mtg \$38,000; Apr23; Apr24'13; A\$24,000-54,000. 0 C & 100 101ST st, 141 W (7:1856-16), ns, 400 W

\$38,000; Apr20, Apr20, Apr20, Constant of 100

O C & 100 103D st. 331-3 E (6:1675-19), ns, 150 w 1 av, 50x100.11, 3-sty bk bldg & str; Reu-ben Bruck to Saml Eckstein, 2670 Marion av [453 E 104]; ½ pt; mtg \$27,000 & AL; Feb1; Apr24'13; A\$16,000-28,000. nom

Feb1; Apr2413; A\$16,000-28,000. nom 105TH st, 253 E, see 2 av, 2047. 107TH st, 208 E (6:1656-43), ss, 135 e 3 av, 21.10x100.11, 4-sty bk tnt & str; Theo K McCarthy (r) to Jno S Higham, 264 Hicks, Bklyn; FORECLOS Apr9; Apr 11; Apr21'13; A\$8,000-15,000. 6,000 107TH st, 208 E; Jno C Higham to Harry W Brodie, 17 Badeau pl, New Rochelle, NY; Apr16; Apr21'13. nom 107TH st 65 W (7:1842-59) ss 100 e

NY; Apr16; Apr21'13. nom 107TH st, 68 W (7:1842-59), ss, 100 e Col av, 48.9x100.11, 7-sty bk tnt; Tion Realty Co to H Frank Darrow, 2811 Clar-endon rd, Bklyn; mtg \$63.000 & AL; Apr 22; Apr23'13; A\$29,200-68,000. nom 108TH st, 11 E (6:1614-11), ns, 175 e 5 av, 17x100.9, 5-sty stn tnt; Jacob Seitz to Emma L, wife Wm R Crawford, 404 Co-lumbia, West New Brighton, SI; mtg \$15,-000 & AL; Apr15; Apr24'13; A\$13,500-25,-000. exch

**109TH st, 74 E** (6:1614-41<sup>1</sup>/<sub>2</sub>), ss, 119 y ark av, 17x100.11, 4-sty stn tnt; Jo orowitz to Benj Feinberg, 2228 2 ay tg \$10,150; Apr18; Apr19'13; A\$7,500 JOE tg nom

nom
 111TH st, 220-2 E (6:1660-38-39), ss, 235
 3 av, 50x100.11, 2 4-sty bk tnts & strs;
 iacinto Carrizzo to Jho Palmieri, 150
 cean Pkway, Bklyn; mtg \$20,000; Apr
 8; Apr21'13; A\$18,000-29,000. nom

 Ocean Pkway, Bklyn; mtg \$20,000; Apr

 B; Apr21'13; A\$18,000-29,000. nom

 112TH st, 601-3 W, see Bway, 2881-7.

 116TH st, 312 E (6:1687-44), ss, 190 e 2

 vov, 21.6x100.11, 5-sty stn tnt; Alex A

 Causky, ref, to Martha Gregg, 71 McLar 

 n st, Ottawa, Can; FORECLOS; Apr1; Apr

 9; Apr23'13; A\$8,500-18,500. 15,000

 116TH st, 227-9 W (7:1922-16), ns, 360

 e av, 40x100.11, 6-sty bk tnt & strs;

 Mbt W Ransom, ref, to Marie M Mills,

 Maison av, Arrochar, SI; mtg \$55,000;

 'ORECLOS Jan2; Apr23; Apr24'13; A\$33,-00-65,000. 1,000

100-65,000. 116TH st, 231-3 W (7:1922-14), ns, 320 e 8 av, 40x10.11, 6-sty bk tnt & strs; Albt W Ransom, ref, to Marie M Mills, Madison av, Arrochar, SI; mtg \$55,000; FORECLOS Jan2; Apr23; Apr24'13; A\$33-1,000

117TH st, 112 E (6:1644-68), ss, 95- e Park av, 20x100.11, 5-sty bk tnt; Isaac Strauss to Minnie Weinlander, 327 Edge-combe av; Rosie Rafalsky, 56 Van Sice av, Yonkers, NY, & Frances Bernstein, 163 W 140; ¼ pt; B&S; AL; Nov29'11; Apr 19'13; A\$9,000-17,000. nom

117TH st E, swe Pleasant av, see Pleas-

ant av, 315-7. **HSTH st, 335-7 E** (6:1795-18), ns, 212.6 w 1 av, 37.6x100.10, 6-sty bk tnt & strs; Salvatore Soraci to Arthur Baur, 39 W 27; mtg \$28,000; Mar11; Apr23'13; A\$14,000-40,000 O C & 100

118TH st, 335-7 E; Arthur Baur to Giu-seppe Balocchi & Antonio & Giovanni Bel-lantoni, all at 198 Elizabeth; mtg \$28,000; Feb19; Apr23'13. O C & 100

**Hereby:** Apr23'13. O C & 100 **HSTH st. 335-7 E:** Vincezzo Cluti to same; QC; Apr22; Apr23'13. O C & 100 **HSTH st. 346 E** (6:1795-34), ss. 150 w 1 av, 25x100.10, 3-sty & b fr dwg; Wm H Talmage to Ralph V Wechsler, 251 W 89; B&S & C a G; mtg \$8,500 & AL; Jan15; Apr22'13; A\$9,000-9,500. nom **121ST st. 51-3 E** (6:1747-35), ns. 262.6 w Park av, runs w137.6 to es Madison av (Nos 1863-7), xn75xe100xn25.11xe37.6xs 100.11 to beg, 1-sty bk church; Pilgrim Church of N Y, a corpn, 105 E 22; mtg 855,000; Mar24; Apr22'13; A exempt-exempt. nom

exempt. nom 121ST st, 1S W (6:1720-27<sup>1</sup>/<sub>2</sub>), ss, 140 e Lenox av, 20x100.11, 3-sty & b stn dwg; F Glenn Young to Wm E Young, 18 W 121; Apr21'13; \$12,500-23,000. O C & 100 122D st, 109 W (7:1907-26), ns, 137 w Lenox av, 19x100.11, 3-sty & b stn dwg; Chas Mayne to Chas A Williams; mtg \$10,-000; June1'08; Apr18'13; A\$11,400-19,000. O C & 100 C C & 100

122D st, 109 W; Chas A Williams to Edna H Brady [now Mrs L M Havey, 120 River-side dr; AL; Junel'08; Apr18'13. O C & 100

122D st, 109 W; Edna B Havey, formerly Edna H Brady, to Anna C Kelly, at East Orange, NJ [109 W 122]; mtg \$10,000; Apr 16; Apr18'13. O C & 100

122D st, 109 W; Caroline Mayne, devisee Chas Mayne, to same; QC ; Apr18'13. O C widow & 16 & 100

**122D st, 346 W** (7:1948-55<sup>1/2</sup>), ss, 1 w Manhattan av, 16x100.11, 3-sty & b dwg; Arthur Blue to Mary E Blue, 1 wife, 355 W 122; Apr22; Apr24'13; A\$ 200-12,000.

200-12,000. nom 125TH st, 332 E (6:1801-35), ss, 375 e 2 av, runs e25.6xs100xw0.6xs33 to cl Old Church rd xsw30.2xn150 to beg, 6-sty bk tnt & strs; Geo E Weller, ref, to Broad-way Savgs Instn of NY, a corpn, 5 & 7 Park pl; FORECLOS Apr22; Apr23'13; A \$13,000-42,000. 30,000

126TH st, 1 E, see 5 av, 2041.

129TH st W (7:1968-pt lot 39). ss, 110 St Nicholas ter, 181x99.11; vacant; Louis olde to Manchester Constr Co. a corpu 110 w St Golde e to Manchester Constn Co, a corpn, Wooster; B&S; Apr21; Apr22'13; A \$----. O C & 100 223 \$\_\_\_\_

O C & 100 129TH st, 147 W (7:1914-13½), ns, 291.8 e 7 av, 16.8x99.8x16.8x99.11, 3-sty & b stn dwg; Geo P Cummings to Julia S Flynn, 147 W 129; AL; Mar12; Apr22'13; A \$8,000-9,500.

**130TH st. 25 E** (6:1755-12), ns. 27 av, 16x99.11, 3-sty & b stn dwg; Cl dler et al to Harry A Grant, 154 Sterl , Bklyn; B&S; mtg \$8,000 & AL; App pr18'13; A\$7,000-9,000. O C & Adl

**131ST st, 126 W** (7:1915-46), ss, 430 e 7 av, 20x99.11, 3-sty & b stn dwg; Wm R Rose to Rebecca Schwabach, 600 W 113; C a G; AL; Apr16; Apr18'13; \$9,600-14,000

132D st, 10 E (6:1756-65), ss, 185 e 5 av, 25x99.11, 5-sty bk tnt; Eva Segelbohm to Hannah Ostrow, 948 Kelly; AL; Apr17; Apr18'13; A\$9,000-21,000. nom

132D st, 18 E (6:1756-60), ss, 93 w M av, 27x99.11, 5-sty bk tnt; Diedrich M ers to Cath A Gasque, 193 Willough Bklyn; mtg \$24,950 & AL; Apr23; Ap '13; A\$9,500-25,000. n Mey-oughby, Apr24 nom

133D st, 32 W (6:1730-53), ss, 460 e
 Lenox av, 25x99.11, 5-sty bk tnt; Jas C
 Thomas to Millie Schwarz, 1044 Findlay
 av; mtg \$20,700; Apr15; Apr18'13; A\$9,000-20,000. O C & 100

20,000. 134TH st, 51 E (6:1759-25), ns, 265 w Park av, 25x99.11, 5-sty bk tnt; Isaac Sakolski to Fisher Lewine [116 E 78]; AT; Oct14'09; Apr18'13; A\$7,000-16,000. O C & 100

134TH st, 51 E; Fisher Lewine to Kate lank, 997 Union av; E&S; Apr8; Apr18 O C & 100

**134TH st, 51 E;** Kate Blank to Kenton Realty Co, a corpn, 135 Bway; B&S; mtg \$11,000; Apr9; Apr18'13. O C & 100

\$11,000; Apr9; Apr18'13. O C & 100
 134TH st, 123 W (7:1919-17), ns, 350 w
 Lenox av, runs n99.11xw11.8xsw16.6xs90 to
 st xe25 to beg, 5-sty bk tnt; Chas J Les-Lie, ref, to Van Beuren Realty Co, a corpn,
 45 Eway [r 211]; FORECLOS Apr8; Apr22;
 Apr23'13; A\$10,800-20,000. 17,900
 135TH st, 19 W (6:1733-27), ns, 235 w
 5 av, 16.8x99.11, 3-sty stn tnt & str; Jas
 C Clarke to Hannah C Walker & Jas H
 Press, both at 19 W 135; QC; Apr23; Apr
 24'13; A\$8,000-10,000. nom
 135TH st, 19 W; J Walter Clarke to

135TH st, 19 W; J Walter Clarke to me; QC; Feb13'11; Apr24'13. nom

same; QC; Feb13'11; Apr24'13. nom 135TH st, 502-12 W (7:1988-37-46), ss, 100 w Ams av, 275x99.11, 6 6-sty bk tnts; McKinley Realty & Constn Co to Abr Nevins [1990 7 av] & Harry W Perelman [1980 7 av]; mtg \$95,600; Apr7'05; re-recorded from Apr8'05; Apr19'13; A\$147,-000-348,000. O C & 100

000-348,000. O C & 100 136TH st, 135 W (7:1921-173/2), ns, 384 e 7 av, 15.6x99.11, 4-sty bk dwg; J An-thony Minott to Wm D Jones, 112 W 139; mtg \$9,000 & AL; Apr14; Apr24'13; A\$6.-800-9,500. O C & 109

**137TH st. 213 W** (7:2023-24), ns, 193 w 7 av, 19x99.11, 3-sty & b stn dwg; Jas M Donohue, ref, to Germania Life Ins Co, 60 Union sq; FORECLOSED & drawn Apr 23; Apr24'13; A\$8,900-15,500. **10,000** 

 Apr24'13; A\$8,900-15,500.
 A38TH st, 117 W (7:2007-20), ns, 438
 7 av, 26x99.11, 5-sty stn tnt; Wm Rod stein to Herman Grosskopf, 23 W 1; and the strength of the strengt us, 438 m Roth W

100. O C & 100 142D st, 231 W (7:2028-15), ns, 350 e 8 av, 25x99.11, 1-sty bk garage; Jas A Lynch, ref, to Wm W Johnson, 612 North Bway, Yonkers, NY, & Jno Jardine, at Chatham, NJ, TRSTES Alvin J Johnson, decd, for benefit Minnie A Worth; FORECLOS Apr 1' Apr16; Apr18'13; A\$11,000-12,000. 8,400

152D st, 513 W (7:2084-24), ns, 212.9
 Ams av, 15x99.11, 3-sty & b stn dwg; Wi G Beard to Eugene C Huber, 47 E 21; mt §8,500; Apr21; Apr22'13; A\$7,800-11,500.
 O C & 10

137

177TH st W, nec Audubon av, see Au-dubon av, 247.

1818T st W, see Ft Washington av, see t Washington av, sec 181st. 190TH st W, nwe St Nicholas av, see St Nicholas av, nwc 190th.

Manhattan

Av A, 248 (3:973-3), es, 51.9 n 15th, 25 x95.6, 5-sty bk tnt & strs; Louis Seiler Rebecca Wasserman, 150 2 av [care Wasserman, 45 E 7]; mtg \$23,250; Apr '13; A\$13,500-22,000. O C & 1

'13; A\$13,500-22,000. O C & 100 Av B, 179 (2:394-3), es, 51.9 n 11th, 17.2 x71, 4-sty bk tnt & strs; David Lazarus to Emanuel Bleyer, 1326 Mad av; mtg \$16,000; Apr10; Apr21'13; \$10,000-13,000. O C & 100

 
 Amsterdam av, 843 (7:1856-2), es, 25

 n 101st, 25x100, 5-sty bk tnt & strs; Ani

 Piza to Alvin Holding Corpn, 391 E 14

 mtg \$22,500; Apr16; Apr21'13; A\$21,00

 29,000.
 O C & 1
 100

**Amsterdam av** (8:2132-58), ws, 8 175th, 119.10 to ss 176th x100, 6-sty tht; Edw Fagan to N 7 Real Estate curity Co, a corpn, 42 Bway; mtg \$180 & AL; Dec27'12; Apr21'13; A\$65,000-F\$ 000 O C & Se-,000 92,-100

 O C & 100
 O C & 100

 Audubon av, 247 (8:2132-21), nec 177th, 107.11x100x—x100, 6-sty bk tnt & strs; Lawyers Mtg Co, a corpn, to Brown-Weiss Realties, a corpn, 61 Park row; B&S; Apr 14; Apr19'13; A\$60,000-190,000.

 O C & 100

 O C & 100

Audubon av, 247; Brown-Weiss Realties, a corpn, to Inter-City Land & Securities Co, a corpn, 5 Beekman; mtg \$152,500; Apr18; Apr19'13. O C & 100

Co, a corpn, 5 Beekman; mtg. C. & 100 Apr18; Apr19'13. O C & 100 Bowery, 245 (2:426-17), sec Stanton (No 1), 25,7X72x55x80, 2 & 4-sty bk tnt & strs; Jno T Sackett & ano, TRSTES for Henry W Lee, will Fredk R Lee, to Eliza C Swainson, 49 W 79 [49 W 73], & Fredk R Lee, Hackensack, NJ; B&S & C a G; Apr17; Apr21'13; A\$31,000-36,000, nom Bowery, 316-8 (2:521-73-74), swc Bleeck-er (Nos 2 & 4½), 40.5x98,10x40,3x95.7, 4-sty bk loft & str bldg; Edw C Parish, ref, to Eugene H Paul, 423 Sterling pl, Bklyn; FORECLOS Apr11; Apr15; Apr18'13; A\$55,-000-72,000. 224 S. (1:232-1), nec Howard

FORECLOS API1, 1970. 75,000 Broadway, 434-8 (1:232-1), nec Howard (Nos 38-42), 60.10x98x60x97.8, 9-sty bk of-fice & str bldg; Martin L Stover, ref, to Metropolitan Life Ins Co, 1 Mad av; FORE-CLOS Apr16; Apr18'13; A\$235,000-430,000 430,000

CLOS Apr16; Apr18'13; A\$235,000-485,000, **Broadway, S22-4** (2:557-17), sec 12th (No 60), runs sel24.8xsw8.10xnw16 & 98.7 to es Bway xne43.4 to beg, 6-sty stn loft & str bldg; Peerless Investing Co to 822 & 824 Broadway Co, Inc, a corpn, 31 Nassau [r 1702]; mtg \$132,500 & AL; Apr18'13; A \$160,000-175,000. O C & 100 Broadway 1001 & corp 1001

Broadway, 1981-7, see Bway, 1991.

Broadway, 1981-7, see Bway, 1991. Broadway, 1991 (4:1139-51), ws, 84.9 s 68th, 28.1x130.2x25x117.4, 1 & 2-sty bk & fr str & stable; A\$70,000-72,000; also BROADWAY, 1983-7 (4:1139), ws, 28.7 n 67th, 56.2x93x50x118.8, 3 4-sty bk tnts & strs & pts 3 4-sty & b stn dwgs in st; also BROADWAY, 1981 (4:1139-this & above lots 14-16), nwc 67th (Nos 121-7), 28.7x 118.8x25.5x1.01.8, 4-sty bk tnt & str & pts 3 4-sty & b stn dwgs; Robt E Dowling to Albt S Mortimer, 67 W 71; 1-6 pt; AT; sub to life estate of Eliza J Arkenburgh; mtg \$25,000 & AL; Aug19; Apr22'13; A\$212,000-237,000. Broadway, 2881-7 (7:1895-16), nwc 112th

37,000. O C & 100 Broadway, 2881-7 (7:1895-16), nwc 112th Nos 601-3), 100.11x100, 7-sty bk tnt & trs; Margt R French to Ellen S Auch-uuty, at Lenox, Mass & Fredk A Scher-terhorn, 101 University pl; mtg \$200,000 AL; Apr21'13; A\$190,000-325,000. O C & 100

Edgecombe av, 145-7, see Edgecombe

Edgecombe av, 149-51 (7:2051-91), ws, 675 s 145th, 40x97.2x41.2x87.2, 5-sty bk tnt; A\$15,000-38,000; also EDGECOMBE AV, 145-7 (7:2051-93), ws, 715 s 145th, 45x 105.7 to cl old Kingsbridge rd x28.4x97.1, 5-sty bk tnt; Sherman Co, a corpn, to Central Development Co, a corpn, 810 Broad, Newark, NJ; mtg \$\$1,000; Apr23; Apr24'13; A\$16,000-40,000. O C & 100 Edgecombe av, 153-5 (7:2051-89), ws, 635 s 145th, runs w100xs1.9xse21.9xsw35.8 xe87.2 to av xn40 to beg, 5-sty bk tnt; Sherman Co to Central Development Co, a corpn, 810 Broad, Newark, NJ; mtg \$40,000; Apr23; Apr24'13; A\$15,000-38,000. O C & 100 Fort Washington av (8:2137-pt lt 52).

Fort Washington av (8:2137-pt lt 52), es, 39 n 161st, runs n15 to cl Knapps lane xse98.6 to ns 161st xw37xnw59 to beg, va-cant; also 161ST st W (8:2137-pt lt 11), s s, 89.6 e Ft Washington av, runs e31 to cl Knapps la xse30xnw28 & 30 to beg, va-cant; Dallas Flannagan, ref, to Gertrude A Vanderbeck, 149 W 126; PARTITION; Mar21; Apr18; Apr22'13. 4,950

Washington av, see 161st, see 161st s, 125 w Bway. Ft

Washington av, nec 161st, see Ft ington av, es, 39 n 161st. Ft W

Ft Washington av, nee 161st, see 161st W, ss, 125 w Bway.

**Ft Washington av, 19-21** (8:2136-50), w s, 250.5 w Bway, runs w103.5xs60xe100xn, 45.2 to av xn41.3 to beg, 6-sty bk tht Harry B Rosen to Robt S Smith, 32 W 92 mtg \$95,000; Apr18; Apr21'13; A\$60,000

Fort Washington av (8:2176-104), so 181st, runs e140.5xs150xw30xs16xw100 av xn173.10 to beg, 6-sty bk tnt; 14 Montague St Realties, Inc, to Brown-Wei Realties, a corpn, both at 63 Park rov mtg \$405,000; Apr17; Apr18'13; A\$113,00 325,000. O C & 14 100

25,000. O C & 100 Greenwich av, 51 (2:612-59), ws. 131.10 Cnarles, 21x73.3x21.5x77.9, except Green-ich av, ws. 131.10 n Charles, 0.2x77.4x0.7x7.9, 5-sty bk factory, 1-sty ext; ienna Pressed Yeast Co to Fleischmann o, a corpn. 699 Washington; Apr15; Apr 8'T3; A10,000-13,500. nom n

100

161ST st W. ns, 175 w Bway, see 161st , ss, 125 w Bway.

161ST st W. ss, 89.6 e Ft Washington av, te Ft Washington av, es, 39 n 161st. 176TH st W, swc Ams av, see Ams av, s, 80 n 175th.

Conveyances

Lexington av, 1012 (5:1407-56), ws, 85.2 s 73d, 17x80, 3-sty & b stn dwg: David Winters to David L Durra, 1012 Lex av; B&S; Nov8'12; Apr18'13; A\$15,000-21,000. O C & 100

**Lexington av, 1072** (5:1410-57), ws, 51.2 s 76th, 17x80, 3-sty & b stn dwg; A\$12,000-16,000; also LEXINGTON AV, 1074 (5:-1410), ws, 34.2 s 76th, 17x80, 3-sty & b stn dwg; Bessie, wife Thos E Fitzgerald, to Mucklen Holding Co, Inc, a Corpn, 1074 Lex av; mtg \$25,000; Apr11; Apr18'13; A \$12,000-16,000. O C & 100 Lexington av, 1074, see Lexington av,

1072. Madison av, 1863-7, see 121st, 51-3 E

Park av, 96 (3:869-43), ws, 16.5 s 40th, 16.5x80, 4-sty & b stn dwg; Jenny P Forbes, devisee Jno Mack, to Emery L Ferris, 600 W 144; mtg \$22,500; Apr17; Apr18'13; A\$54,000-67,000. O C & 100

Ferris, 600 W 144; mtg \$22,000; April' Apri8'13; A\$54,000-67,000. O C & 100
 Park av, 1505 (6:1637-72), es, 75.8 s
 110th, runs \$25.2xel55xn25xw75xn0.23% xw
 80 to beg, 1 & 2-sty bk stable; Dietrich
 W Kaatze et al to Anna E Kraft, 103
 Keap, Bklyn; AT; QC; April; Apr24'13;
 A\$11,000-14,000. nom
 Park av, 170S-10 (6:1746-37-38), ws, 50.5
 120th, 50.6x90, 2 5-sty bk tnts & strs;
 Elise D Pennock to Mattie P Drake, 420
 W 119; mtg \$48,000 & AL; Apr4'12; Apr
 24'13; A\$13,000-37,000. nom
 Plensant av, 315-7 (6:1710-27), swc
 117th, 35.5x94, 6-sty bk tnt & strs; Harriet Cohen to Emma Jacobs, 174th & St
 Nicholas av, & Sophie Cohen, 805 St Nicholas av, 4601 W 174]; '\$ pts; AT; mtg \$40,000; Apr23; Apr24'13; A\$14,000-47,000. O C & 100
 Post av (8:2219-pt lt 13), ss, 175 w 207th

Post av (8:2219-pt lt 13), ss, 175 w 207th (Emerson), 25x100, 5-sty bk tnt; Post Ave Constn Co to Sarah Gilroy, 108 W 111; mtg \$22,000; Apr21; Apr22'13; A\$ 0 C & 100

O C & 100 St Nicholas av (8:2169-53), nwc 190th, 97x120; vacant; Dakota Realty Co to 190th St Holding Co, Inc, a corpn, 35 Nassau; mtg \$72,000 & AL; Apr17; Apr18'13; A \$60,000-60,000. O C & 100 IST av, 2354 (6:1808-50), es, 40.11 s 121st, 20x80, 4-sty bk tnt & strs; Minnie A Brian to Jos Grisler, 290 E 38, Bklvn; mtg \$13,000; Mar25; Apr21'13; A\$7,000-13,000. O C & 100 2D av, 500 (3:934-1), nec 28th (No 301), 20x80, 4-sty bk tnt & strs; Henry Blumen-

13,000. O C & 100 2D av, 500 (3:934-1), nec 28th (No 301), 20x80, 4-sty bk tnt & strs; Henry Blumen-thal to Gene L Blumenthal, 306 W 94; mtg \$16,000; Apr12; Apr21'13; A\$15,000-21,000. O C & 100 2D av, 1710 (5:1551-52), es, 50.8 s 89th, 25x100, 5-sty bk tnt & strs; Jno D Shea to Cora E Mooney, 1648 2 av; mtg \$18,000; Apr15; Apr21'13; A\$14,000-28,000. O C & 100

O C & 100

2D av, 1710; Cora E Mooney to Jno D Shea & Leopold D V Shea, both at 1648 2 av, as joint tenants; mtg \$18,000 Apr 15; Apr21'13. O C & 100 (15); Apr2113. O C & 100 2D av, 2047 (6:1655-21), nwc 105th (No 253), 24.5x94, 5-sty bk tnt & strs; Bertha Kreiger to Martin M Stone, 867 E 23; mtg \$32,000; Apr23; Apr24'13; A\$16,500-31,000.

nom 3D av, 794 (5:1303-39), ws, 20.5 s 49th, 20x60, 4-sty bk tnt & str; David & Rose Winters to David L Durra, 1012 Lex av; E&S; Nov8'12; Apr8'13; A\$13,500-17,500. 3D av, 1538, see 87th, 166-80 E. 5TH av, 1489 (6:1746-72), es, 63.2 s 120th, 37,8x100, 6-sty bk tnt & strs; Inter-City Land & Securities Co to Marie R Winters, at Port Washington, L1; mtg \$49,500; Apr 15; Apr19'13; A\$29,000-54,000. 5TH av, 2041 (6:1751-1), nec 126th (No

57H av. 2041 (6:1751-1), nec 126th (No ), 99.11x120, 6-sty bk tnt & strs; The 041 5th Av Co, a corpn, to Wilson C eed, 440 Riverside dr; mts \$247,000 & AL an25; Apr24'13; A\$110,000-250,000. 1), 2041 Reed, 4 Jan25; AL exch & 100

exch & 100 STH av, 30-2 (2:625-54-55), es, 81.7 s Jane, runs sc52xw22.6xs6.6xw16.6xw16xn6.6xw25xn4 to av at pt 39.9 s from beg<math>x— to beg, 2 3-sty bk this; Chas G Com-stock, EXR & Maria Rhodes, to Rice Mc-Donald, 707 N 7, St Joseph, Mo: 1-24 pt; Apr14; Apr21'13; A\$11,500-14,500. 700 STH av 30.23; Mary C Bholes to recent

STH av, 30-32; Mary C Rhodes to same; 1-24 pt; Mar10; Apr21'13. 700

## MISCELLANEOUS CONVEYANCES

#### Borough of Manhattan.

Arden st, ss, at nws Sherman av, see Sherman av, nws, at ss Arden.

Beckman st, 105-7, see Bowery, 163. Chrystie st, 133, see Bowery, 163.

Chrystie st, 133, see Bowery, 163. Division st, 97 (1:282-71), ss, 110.10 w Pike, 24.11x64.10x25.4x64.11, valued at \$45,-000; sub to mtg \$25,000; agmt that party 2d pt will not sell above before Feb28'15, as same secures performance of covenants in lease of No 1362 5 av, owned by party 1st pt; Max Fertig, 30 E 34, with Sophie Maas; Apr18'13; A\$18,500-27,000. nom Frankfort st, 25, see Bowery, 163. John st, sec Nassau, see Nassau, sec John.

John Nassau st (1:67), sec John; resignation of Henry K Sheldon as TRSTE & appoint-ment of Bklyn Trust Co [177 Montague, Bklyn] as TRSTE under trust created by Anna K Sheldon by deed dated Nov10'03; Apr14; Apr18'13. Pearl st, 284-6, see Bowery, 163. 64TH st W, sec Bway, see Bway, 1914-6. 68TH st, 12 E, see 68th, 14 E. 68TH st, 12 E, see 68th, 14 E. 68TH st, 14 E (5:1382), owned by party 1st pt; also 68TH ST, 12 E, owned by party 2d pt; party wall agmt; Chas H Woodruff, at Litchfield, Conn, with Richd M Hurd, 115 E 60; Apr2; Apr18'13, Note: Conn State State

6STH st, 241 W (4:1160-14), ns, 450 w Ams av, 25x100.5; re judgt; Jos E R Kunz-mann to Chas Prizer Jr Co, Ltd, 81 Maiden la; Apr10; Apr22'13; A\$9,000-19,000. nom 187TH st W, nwc Ams av, see Ams av, vc 188th. św

188TH st W, swe Ams av, see Ams av, see 188th. SWC

Amsterdam av, nwc 187th, see Ams av, vc 188th. sw

Amsterdam av (8:2159-16), swc 188th; 94.10x100; vacant; A\$40,000-40,000; also AMSTERDAM AV (8:2159-23), nwc 187th, 94.10x100; vacant; re mtg; Lawyers Title Ins & Trust Co to Napoleon Constn Co, 206 Bway; Apr17; Apr18'13; A\$41,000-41,000. nom

Bway; Apr17; Apr18'13; A\$41,000-41,000.
nom
Bwowery, 163 (2:424-7 & 31), es, 117.6 n
Broome, runs n23.6xe226.6 to ws Chrystie (No 133), xs23.8xw-xn0.3xw114.4 to beg,
5-sty stn loft & str bldg & 4-sty bk loft & str bldg; mtg \$28,000 on No 163 & mtg \$27,500 on No 133; A\$49,000-67,000; also
FRANKFORT ST, 25 (1:103-12), ss, 67.1 e
William, 21.10x68.10x20.11x68.11, 4-sty bk
tnt & strs; mtg \$24,000; A\$20,000-25,500; also
PEARL ST, 284-6 (1:95-21), see
Beekman (Nos 105-7), runs se53.10xsw11xs
11.6xsw10.2xnw62.6 to es Pearl xne40.2 to beg, 7-sty bk loft & str bldg; mtg \$57,500
& AL; A\$47,000-65,000; trust agmt & re of Lewis E Bamberger as EXR of Abram E
Bamberger, decd; Francis Gosling et al to Julian A Hellman, 106 W 73 in trust for parties 1st pt; Jan2; Apr23'13. nom
Brodway, 1014-6 (4:1116-59), sec 64th, 58.4x20.8x50.5x50, 3-sty bk office & str bldg, valuation \$135,000; coNTRACT to exchange for 5TH AV, 257 (3:858), es, 74.2 n 28th, 24.7x100, 5-sty stn str, 2-sty ext; valuation \$320,000; sub to mtg \$210,000; Junction Realty Co, a corpn, 127-33 W 26, with Louise M Stevens, 63 Grant, Corona, LI; Apr14; Apr18'13; A\$208,000-231,000.

Sherman av (8:2175-pt lots 92 & 94), nws, at ss Arden, 80x125; vacant; re mtg; Walter A Burke, EXR, &c, Matilda B Brown, to Gibraltar Realty Co, a corpn; [485 8 av]; QC; Apr22; Apr24'13; A\$\_\_\_\_\_\_ S\_\_\_\_\_ O C & 3,000

**2D av, 57-9** (2:459); re asn rents; Harry G Rouse to Evarts Holding Co, a corpn, [care H M Murksam] 302 Bway; Apr9; Apr19'13. nom

3D av, 1152-4 (5:1402); consent to c struction of third track; Henry L Mon to Manhattan Railway Co, 165 Bway; J 16; Apr21'13.

16; Apr21'13.
5TH av, 257, see Bway, 1914-6.
Plot (7:2050-164 & 158) begins 204.4 n
141st & 74.5 e Hamilton ter, runs e25.6xn
160.4xw13.2xs— x again s79.8 to beg, except pt conveyed by Cockerill to Ames by two deeds recorded in 1 133 p 402 & 405; vacant; re dower; Gertrude T, wife Jno F Cockerill, to Chas M Ames, 33
Hamilton ter, & Fredk Gehrung, 31 Hamilton ter; AT; QC; Aug13'12; Apr18'13; A \$2,200-2,200.
Nom

Plot (7:2050); same prop; re mtg; West Side Bank to same; QC; Apr12; Apr18'13. 500

Assigns ½ interest (miscl) in estate Wm Molenaor; Martin M Molenaor to Wil-fred Molenaor, 243 W 120; June15'12; Apr 19'13.

Asn (miscl) all RT&I in estate of Jacob Cohen; Edw Korminsky to Saul Hotchner, 148 W 131; Apr23; Apr24'13. O C & 700 Certified copy (wills) last will & testa-ment of Henry Simon, of NY; Aug5'79; Apr2'1'3.

21'13.

Copy (miscl) of last will of Louisa Watts, late of NY; Sept4'09; Apr23'13. Power of atty (miscl) pertaining to Heckman Contracting Co; Geo Curd to S A Heckman, 72 North Moore; Apr8; Apr18'13.

Power of atty (miscl); Du Bois Beale to Isaac E Ditmars, of Bklyn; Apr18'13. — Power of atty (miscl); Bertha F, wife Kaufman I Abrams & heir Canoline M Whitbeck, to Thos W Butts, 36 Gramercy Park E; Jan13; Apr24'13.

Power of atty (miscl); Eugene Leger, Paris, France, to Coudert Bros et al; pr5; Apr24'13.

Revocation of power of atty (PA); Geo Smith to Edgar S McKnight, Bayside, Smith to ; Apr19'13. LI

Revocation of power of atty (miscl); Laura N, wife Geo J Smith, at Kingston, NY, to Mark M Salomon, 852 Eastern Pkway, Bklyn; Apr19'13.

#### WILLS.

#### Borough of Manhattan.

Chambers st, 121 (1:145-10), ns, 124.10 e Bway, runs e25xn150.10 to Reade (No 103), xw25.9xs150.10 to beg, 2 5-sty bk loft bldgs & strs ( $\frac{1}{2}$  int); A\$75,000-100,000; also FRONT ST, 228-30 (1:97-35), ws, 61.8 s Peck sl, 34.9x69.6, 5-sty bk loft bldg ( $\frac{1}{2}$ int); A\$17,500-27,000; also READE ST, 140 (1:141-5), ns, 141.8 w Hudson, 25x55.1, 2-sty bk loft bldg ( $\frac{1}{2}$  int); A\$18,000-20,500; also 14TH ST, 46 E (2:565-13), ss, 78.11 w Bway, runs w32.11xs206.6 to 13th (No 49 E) xe31.8xn206.6 to beg, 6-sty bk theatre & 6-sty bk loft bldg , $\frac{1}{2}$  int); A\$18,000-20,500; 275,000; also 5TH AV, 298 (3:832-47), swc 31st, 30.4x100, 6-sty bk & stn loft & str bldg ( $\frac{1}{2}$  int); A\$545,000-595,000; Frederic E Gibert Est, Chas N Harris, EXR, 72 E 55; attys, Parsons, Closson & McIlvaine, 52 Wm, Will filed Apr913. Front st. 228-30, see Chambers, 121.

Front st. 228-30, see Chambers, 121. Reade st, 103, see Chambers, 121. Reade st, 140, see Chambers, 121.

5TH st. 427 E (2:433-43), ns. 225 w Av A, 12.8x—x57.2x97, 2 & 4-sty bk stable (¼ int): Conrad Hock Estate, Lizzie Hock, EXTRX, 358 E 98; attys, Loeb, Bernstein & Ash, 55 Wall; A\$17,000-\$22,000; Will filed Apr22'13. 12TH st, 224 E (2:467-21), ss, 325.2 e 3 av, 23.4x106.6, 4-sty stn fr dwg; Patk F McGowan Est, Owen Ward (Pres. Lincoln Trust Co), EXR, 208 5 av; attys, Bowers & Sands, 31 Nassau; A\$14,000-21,000. Will filed Apr2413

Bronx

& Sands, 31 Nassau; A\$14,000-21,000. Will filed Apr24'13.
 13TH st, 49 E, see Chambers, 121.
 13TH st, 513 E (2:407-54), ns, 158.5 e Av A, 37.6x103.3, 6-sty bk tnt (pt int); Giu-seppe Lopinto Est, Antonino Lopinto EXR, 513 E 13; atty. Alfonso Bivona, 150 Nassau; A\$26,000-54,000. Will filed Apr19'13.

A. 37.6×103.3, 6-sty bk tnt (pt int); Giuseppe Lopinto Est, Antonino Lopinto EXR, 513 E 13; atty. Alfonso Bivona, 150 Nassau; A\$26,000-54,000. Will filed Apr19'13.
14TH st, 46 E, see Chambers, 121.
31ST st W, swc 5 av, see Chambers, 121.
31ST st W, swc 5 av, see Chambers, 121.
35TH st, 32 E (3:865-26), ns, 185 w Park av, 20x98.9, 3-sty bk stable; A\$64,000-73.-000; also MADISON AV, 219-29 (3:866-25 & 58), nec 36th, runs n197.6 to sec 37th xe151x98.9xe104 6xs98.9xw271.6 to beg; 3 & 4-sty stn ft dwg; 2-sty stn ft library & 2-sty stn ft stable; A\$1,828,000-2,628,000; Jno Pierpont Morgan Est, Jno Pierpont Morgan Jr, EXR, Glen Cove, LI; attys. Carter, Ledyard & Milburn, 54 Wall; Will filed Apr22'13.
36TH st E, nec Mnd av, see 35th, 33 E.
37TH st E, see Mad av, see 35th, 33 E.
37TH st E, see Mad av, see 35th, 33 E.
37TH st E, see Mad av, see 35th, 33 E.
37TH st E, see Mad av, see 35th, 33 E.
37TH st E, see Mad av, see 35th, 33 E.
37TH st G, see (5:1368-31), ss. 124.8 w Av A. runs wf1.10xs125.8xe36.1xn38.3xw 18.2xn90 to beg, 2-sty bk dwg; ½ int; A\$8,500-\$9,500; also 94TH ST, 135-7 E (5:1523-163), ss. 5124.163), nwc 94th, 37.8x80, 2.3-sty stn ft dwgs; ½ int on \$1,450; A\$31,000-24,000; also LEXINGTON AV, 1450-2 (5:1523-14-15), nwc 94th, 37.8x80, 2.3-sty stn ft dwgs; ½ int on \$1,450; A\$31,000-37,000; also LEXINGTON AV, 1456-8 (5:1523-163/2-17), ws, 55.8 n 94th, 36x80, 2-3-sty stn ft dwgs; ½ int on \$1,450; A\$31,000-38,000; Sarah H Crosby Est, Geo P Hotaling, EXR, \$02 West End av, atty; Will filed Apr17'13.
SD st, 116 W (4:1212-40), ss, 186 w Col av, 19x102.2, 4-sty stn ft dwg; Julia A Allen Est, E Hunt Allen, EXR, \$16 W \$2: attys, Allen & Camman, 63 Wall; A Allen Est, Emil Kahn, ADMR, 38 E 60; att, 000-22,000; Will filed Apr16'13.
SSTH st, 231 E (5:1534-19), ns, 150 W \$2 av, 25x100.8, 5-sty bk tnt; A\$10,000-23,500; Letter of adm filed Apr16'13.
SSTH st, 231 E (5:1534-19), ns, 150 W \$2 av, 2

89TH st, 232 E, see 88th, 231 E. 94TH st, 135-7 E, see 57th st, 446 E

94TH st, 135-7 E, see 57th st, 446 E. 94TH st, nwe Lex av, see 57th st, 446 E. 131ST st, 130 W ((7:1915-47),, ss, 390 e 7 av, 20x99.11, 3-sty stn ft dwg: A\$9,600-14.000; also LEXINGTON AV, 1498 (6:-1624-57), ws, 50.11 s 97th, 25x80, 5-sty bk tnt & strs; A\$11.000-19.000; Emanuel Katz Est, Herman Katz, ADMR, 501 W 150; atty, Percy D Adams, 1 Liberty; Letter of admn filed Apr16'13. 133D st, 6 W, see 88th, 231 E. Convent av, 329 (7:2050-28), es, 100 s 144th, 20x100, 3-sty stn ft dwg; Sarah Josephine Grant Est, Danl Whitford, EXR & atty, 165 Bway; A\$9,500-19,000; Will filed Apr19'13. Lexington av, 1450-2, see 57th st, 446 E.

Lexington av, 1450-2, see 57th st, 446 E. Lexington av, 1456-8, see 57th 3t, 446 Lexington av, 1498, see 131st, 130 W. Madison av, 219-29, see 35th, 33 E. 5TH av, 298, see Chambers, 121. 446 E.

#### CONVEYANCES.

#### Borough of the Bronx.

Crotona Park E, swe Suburban pl, see Boston rd, nwe Suburban pl, Crotona pl, 1479 (11:2927), ws, 109.10 s 171st, 25x100, 3-sty fr dwg; Hannah Me-Grath to Louis Guttman, 3909 3 av; mtg \$5,000; Apr21; Apr22'13. O C & 100 Cyrus pl, 443, see 188th, 426 E. Drake st, swe Seneca av, see Seneca av, swe Drake. Faile st (10:2764) as 200 p. Leforentia

swc Drake.
Faile st (10:2764), es, 200 n Lafayette av, 50x100; vacant; Emily A Hock to Theresa Drescher, 816 Faile; <sup>1</sup>/<sub>3</sub> pt; AT; AL; Apr18; Apr19'13. nom Ford st. swc Webster av, see Webster av, 2247-51.

av, 2247-51. Freeman st, 950 (11:2986), ss, 75 w Vyse av, 25x95, 1-sty bk str; Annie L Goebbels to Martha Perna, 1074 Fox; mtg \$7,500; Apr19; Apr21'13. O C & 100 Garden st (11:3099), sws, 350 se Orchard ter, 50x200 to nes 182d, 2-sty fr dwg; Sarah Browning to 182d and Garden Streets Co Inc, a corpn, 784 E 179; mtg \$10,000; Apr 14; Apr22'13. O C & 100 Gilbert pl, 850 (10:2761), nec Hunts Point av (No 1201), 108,4x100x131,11x102.9; vacant; Henry Morgenthau Co to Burnett-Weil Constn Co, a corpn, 165 Bway; B&S; Apr23; Apr24'13. O C & 100 Gray st or Leggett nl (\*) ws 200 n Mar

Apr23; Apr24'13. O Č & 100 Gray st or Leggett pl (\*), ws 200 n Mc-Graw av, 25x125; Jos W Bersin to Carolina W Bersin, his wife, ft 86th & N R; mtg \$350; Apr23; Apr24'13. O C & 100 Hoffman st, 2406 (11:3066), es, 27.7 n 187th, 25x117.11x25x118.1, 2-sty fr dwg; Chas E Moore, ref, to Chas H Lockwood, 305 E 144; FORECLOS Apr15; Apr22; Apr 23'13. 2,700

Hoffman st, 2408 (11:3066), es, 52.7 n 87th, 25x117.10x25x117.11, 2-sty fr dwg; has E Moore, ref, to Smith Williamson t White Plains, NY; FORECLOS Apr15; pr22; Apr23'13. 2.700

Conveyances

Apr22; Apr23'13. 2.700 Hoffman st (11:3067), es, 258 s Fordham rd (Union av), 25x117.11x25x117.9; vacant; Mary Meisel to City Real Estate Co, a corpn, 176 Bway; B&S & C a G; mtg \$1,-250; Mar24; Apr19'13. O C & 100

Home st (Lyon av) (10:2728), ss, 100 w Southern blvd, 50x106.3x50x112, vacant; Sinnott Co, a corpn, to Adele M Harring-ton, 1476 Vyse av; Apr10; Apr23'13. O C & 100

Lorillard pl, 2366 (11:3054), es, 271.7 n 3 7, 50x100, 5-sty bk tnt; Pierce Constn Co Abr L Lazarus, 150 Rodney, Bklyn; tg \$41,750; Apr16; Apr21'13. O C & 100 mtg

Lorillard pl. 2366-S on map 2266 ( 3054), es. 271.7 n 3 av, 50x100, 5-sty bk Abr L Lazarus to Julius Hechtlinger, E 138; mtg \$41,750; Apr19; Apr21'13. O C & & 100

Manida st, 723 (10:2768), es, 191.8 s pofford av, 15x67.11 to ws old Hunts Pt 1 x15.2x65.9, with all title in said old 1, 3-sty bk dwg; Rasin Salvesen to Carl Affe, 827 Union av; mtg \$4,760 & AL; Apr 5; Apr21'13.

Melville st, 1729 (\*), lot 156 map Van Nest Park; Augusta Shelley, heir Annie Bringman, to Arnold Bringman, 505 W 54; ¼ pt; QC; Apr17; Apr24'13. nom

Melville st, 1729; Minnie Wegman & heirs Annie Bringman, to same; ½ p Apr17; Apr24'13.

Melville st, 1729; Edw Bringman, heir Annie Bringman to same; ¼ pt; QC; Apr 17; Apr24'13.

17; Apr24'13. nom Minford pl, 1535 (11:2977), ws, 133.3 n 172d, 36.2x100, 4-sty bk tnt; Sandow Real-ty Co to Riedt Realty Co, a corpn, 2104 Bathgate av; mtg \$17,500; Apr21'13. nom Roselle st (\*' ws, 145.4 n Silver, 25x 147.1x27.11x159.6; Lavilla M Murphy to Janette P Stauder, 1517 Roselle. mtg \$2,-200; Apr17; Apr18'13; O C & 100 Suburban al awa Restor al son Postor

200; Apr17; Apr18'13; O C & 100 Suburban pl, awc Boston rd, see Boston rd, nwc Suburban pl. Suburban pl, swe Crotona Park E, see Boston rd, nwc Suburban pl. Tiffany st, 912 (10:2712), es, 325 s 163d, 50x110, 5-sty bk tnt; Steinmetz Constn Co to 912 Tiffany St Corpn, 49 Wall; mtg \$42,-000; Apr18'13. nom

000; Apr18'13. hom **Timpson pl** (10:2603 & 2604), ss, 301.9 e 149th, runs s512.11 to land N Y, N H & H R R Co xne330 to cl old rd xne190 xn200 to pl xw359.3 to beg, vacant; Fredk W Chesebrough to Robt A Chesebrough at Spring Lake, NJ; 1-12 pt; AT; B&S; mtg \$20,000 & AL; Mar31; Apr22'13. 1,200

\$20,000 & AL; Mar31; Apr22'13. 1,200
 Wyatt st, 1171-3 or 177th (\*), ns, 200 e
 Bronx Park av, 50x100; River Realty Co
 to Wm H Booth, 2074 Vyse av; mtg \$10, 000 & AL; Apr23; Apr24'13. O C & 100
 136TH st E (9:2264), ns, 100 e Brook
 av, 54 to ws Mill Brook x—x—x100; va
 cant; 7th Av Amusement Co to Herman
 Hanauer, 247 E 58; mtg \$5,500; Apr24'13.

136TH st E (9:2264); same prop; Herman Hanauer to Isidor Weissman, 169 Brook av; mtg \$10,000 & AL; Apr24'13. nom 141ST st E, swc Brook av, see Brook av,

wc 141. **141ST st, 400 E,** see Willis av, 316. **142D st, 502 E** (9:2286), ss, 866.8 e Wil-s av, 16.8x100, 2-sty & b bk dwg; Amelia ·Schmidt to Hermann-Stursberg Realty nom o; Apr28'09; Apr23'13.

Co; Apr28'09; Apr23'13. nom 143D st, 431 E (9:2288), ns, 300 e Willis av, 18,8X100, 2-sty & b bk dwg; Emilia K Braun to Chas J Goeller, 280 E 162; Apr 15; Apr19'13. O C & 100 147TH st, 433 E (9:2292), ns, 387.9 w Brook av, 45.3x99.11x40x100, 5-sty bk tnt; Carl H Schurz, ref, to Wm Rankin, 119 W 77; mtg \$29,000; FORECLOS Mar4; Apr23; Apr24'13. 7,000

160TH st, 322 E, see Courtlandt av, 843 166TH st, 781 E, see Tinton av, 1098.

172D st W, swe Shakespeare av, see akespeare av, swc 172d.

173D st E, nwc Southern blvd, see South-ern blvd, nwc 173.

173D st E, swe Webster av, see Webster 7, swc 173. av

173D st E. swe Webster av, see Webster , swe 173d.

174TH st E, see Mt Hope av, see Mt ope av, sec 174. 175TH st, 498 E, see Bathgate av, swc 175.

176TH st, 670 E, see Crotona av, 1845. 177TH st, 29 E (11:2853), nwc Walton av, 77.2x100, 2-sty fr dwg & vacant; Edel Realty Co to Adolph Wexler, 204 Bush; Apr17; Apr19'13. O C & 100

April; April'13. O C & 100 177TH st, 29 E, see Walton av, nwc 177. 178TH st, 228 W (11:2883), ss, 80 w Cedar av, 20x98, 2-sty fr dwg; mtg \$2,500; also 178TH ST, 230 W (11:2883), ss, 100 w Cedar av, 27.3 to es land N Y & Putnam RR x98.6x22.3x98, 2-sty fr dwg; mtg \$2,-500; also 178TH ST, 231 W (11:3231), ns, 105.6 w Cedar av, 25.9x66x27x72, 2-sty fr dwg; mtg \$3,000; Edw L Montgomery Jr to Theor T Lane, 25 Franklin pl, Flushing, B of Q; April8; Apr24'13. nom 178TH st, 230 & 231 W, see 178th, 228 W. 179TH st, 960-82 E, see Vyse av, see

179TH st, 960-82 E, see Vyse av, sec 179th.

180TH st E, nwc Ryer av, see Ryer av, 2081.

181ST st E, swc Boston rd, see Boston rd, 2131-9.

32D st E, nws, abt 350 e Orchard ter, Garden, sws, 350 se Orchard ter.

182D st E, nwe Valentine av, see Val-entine av, nwc 182.

**184TH st, 32 W** (11:3198), ss, 50 w Da-vidson av, 16.8x80, 2 & 3-sty bk dwg; Billiken Realty Co to Viola B Weisker, 32 W 184, Bronx; B&S & CaG; mtg \$5,500; Apr17; Apr18'13.

1871H, April 18. 1871H st, 456-60 E (11:3040), ss, 150 e Park av, 50x100, 3 2-sty fr dwgs; Rose Landes to Morris Siegel, 204 W 23 & Sami Wasserman, 400 Bleecker; mtg \$12,750; Mar20; Apr23'13.

**183TH st. 426, formerly 189th st E** (11:-3041), see Park av (No 4708), runs s37.2xe 100.2xn30.5 to st xw100.5 to beg, 5-sty bk tnt; also PARK AV, 4700 (11:3041), nec Cyrus pl (No 443), formerly 188th, 30.4x 100.2, 5-sty bk tnt; Regina Keller to Maria Nageldinger, 242 E 82; mtg \$70,500 & AL; Apr18; Apr21'13. nom

**ISSTH st. 426 E** (11:3041); also PARK AV, 4708; Mary Keller et al by Monroe Goldwater GDN to same; AT; B&S; AL; Apr18; Apr21'13. **74.765.01** 

Apr18; Apr21'13. 74,765.01 188TH st, 133 W (11:3219), nws, 608.5 ne Webb av (Tee Taw), 25.1x102.4x25x104.11, 2-sty fr dwg; Margaretha Nehmelman in-divid & EXTRX Herman Nehmelman to Eleanor McLoughlin, 2460 Devoe ter; AL; Apr21; Apr22'13. O C & 100

**214TH (Sheil) st E** (\*), ss, 175 w El-wood pl, 25x100; Emma N Polak to Car-mela Ursone, 152 E 116; AL; Apr16; Apr 22'13. O C & 100

2213. O C & 100 227TH st E (\*), ss, 130 e Barnes av, 25x 114; Jos W Bryan, ref, to Ludwig & Apol-lonia Thonges, 677 Wales av; mtg \$\_\_\_; FORECLOS Apr14; Apr22; Apr23'13. 1,900 over & above 1st mtg 233D st E, ses, at nes Barnes av, see Barnes av, nes at ses 233d. 227EH et E (114b) (\*) rg 200 a Cor

Barnes av, nes at ses 233d.
235TH st E (11th) (\*), ns, 200 e Carpenter av, 100x114, Wakefield; Jay Lehrbach to Emma Lehrbach, 2255 Loring pl; mtg \$3,000; Dec2'12; Apr19'13. nom
236TH st, 229 E (12:3377), ns, 275 e Kepler av, 25x100, 2-sty fr dwg; Gustav H Rottgardt to Jno Johnston, 1664 Nostrand av, Bklyn; mtg \$3,250 & AL; Dec 12'12; Apr24'13. 50
241ST st E (\*), swc Fulton st or Rich-

12 12; Apr2+13. 50 241ST st E (\*), swc Fulton st or Rich-ardson av, 100x100; also 241ST ST E (\*), nec Marian st or Bronx blvd, 50x100; Ells-worth J Healy ref to Aurelia L Leu-buscher, 5 W 124; mtg \$9,300; FORECLOS Apr9; Apr17; Apr18'13. 2,000

241ST st E, nec Bronx blvd, see 241st E, vc Richardson av.

swc Richardson av. Anthony av (11:2889), es, 107 s Spring, now 174th, runs e0.6xs75.1xw0.6 to av xn 75.1 to beg; Martin Tully Constn Co to Jno McDermott, 1541 Vyse av; Jan8; Apr nom

Anthony av (11:2889), same prop; Jno McDermott to Patk J Mitchell, 3342 Olin-ville av; Aprl6; Apr21'13. nom Barnes av (4th) (\*), nes, at ses 233d, 112.40x25 3x100x77.8; Rosa Iacoucci to Gio-vanni Altieri, 3483 3 av; ½ pt; mtg \$12,-nom

000; Apr22'13. nom Barnes av (\*), nws, 25 ne 239th, 50x 100.7x50x97.6; Gustav Killenberg to Clara Killenberg, his wife, 1379 Taylor av; mtg \$1,000; Mar22; Apr18'13. O C & 100 Bathgate av (11:2916), swc 175th( No 498), -x-, 3-sty fr dwg; Wm E Sengens, ref, to Mollie Berman, 1117 Westchester av; FORECLOS transfer tax lien Apr1; Apr21; Apr22'13. 6,900

Apr21; Apr2213. **6,900 Belmont av (Madison)** (11:3087), swe Crescent av (No 636), 126.5x100x45 to ss Crescent av x128.9, except pt for Crescent av, 5-sty bk tht & strs; Geo Hooks to Jos P McGovern, 393 17th, Bklyn; mtg \$45,000& AL; Apr24'13. O C & 100 Blackrock av, ps 405 w Havemark

Blackrock av, ns, 405 w Havemeyer av, ee Watson av, ss, 405 w Havemeyer av. Blackrock av, swc Olmstead av, see mstead av, swc Blackrock av.

Olm

Blackrock av, swe Blackrock av. Blackrock av, ss, 100 & 150 v Olmstead av, see Olmstead av, swe Blackrock av. Boone av (11:3015), es, 100 s 174th, 25x 78x25.8x72.1; vacant; Caroline M Chamber-lain to Miner D Randall at Norwalk, Conn; B&S; mtg \$1,085; Mar31; Apr23'13. nom Boscobel av. (11:2027)

Boscobel av (11:2875), ses, 353.8 nw Plympton av, 50x82.9x50.8x74.1; vacant; Eberhardt & Podgur to Ariel Realty Co, a corpn, 55 Liberty; B&S & C a G; Apr15; Apr23'13.

Apr2313. nom Boston rd (11:2939), nwc Suburban pl, 100x260 to ss Crotona Park E, 5-sty bk tnt & vacant: Nathan & David Shiman to Highmount Realty Co Inc, 87 Maiden Ia; mtg \$40,500; Apr14; Apr23'13. nom

Boston rd, 2131-9 (11:3138), swc 181st, 114.8x130.5x112.11x125.5, 2-sty fr str, 1-sty fr str & vacant; Wm H Booth to Land Realty Co, a corpn, 1009 E 180; mtg \$47,-500; Apr23; Apr24'13. O C & 100 Bronx blvd, nec 241st, see, 241st E, swc ichardson av. Rie

Brook av, 1420 (11:2895), es, 46.8 s St Pauls pl, 31x100.8, 1-sty bk theatre; Andw Kitchen Realty Co Inc to Lawrence Davis, 370 Hudson av, Bklyn; mtg \$6,000; Apr23; Apr23'13. O C & 100

Apr23'13. O C & 100 Brook av (9:2285), swc 141st, 100.5x113.9 x100x104.3, vacant; Joshua Silverstein to Consolidated Impt Co Inc, a corpn, 419 W 119; mtg \$15,000 & AL; Apr18; Apr22'13. O C & 100

O C & 100 Bryant av (10:2764), es, 100 n Lafayette av, runs el00xn50xe (?)100 to st xs 50 to beg, ernor two east courses, vacant; Jos Levy to Rebecca Levy, 961 Tiffany; AL; June7'12; Apr23'13. O C & 100

June7'12; Apr23'13. O C & 100 Brynnt av (10:2764), es, 225 n Lafayette av, 50x100, vacant; Lawrence Davis to Andw Kitchen Realty Co, Inc, a corpn, 2009 Bronxdale av; mtg \$2,500; Apr17; Apr 23'13. O C & 100

Cambreling av (Pyne), 2482 (11:3091), e s, 568.9 ne 188th (Bayard), 18.9x107, 2-sty fr dwg; Chas E Moore, ref, to Chas H Lockwood, 305 E 114; FORECLOS Apr15; Apr22; Apr23'13. 3,400 Cedar av (\*), ws, 175 s Bartholdi, 38.6x 118.6x27x118; Raffaella Paonessa to Do-nato Di Pace, 2284 1 av; mtgs \$657; Apr17; Apr22'13. nom

Bronx

Apr22'13. nom Central av, see St Marys av, see St Marys av, see Central av. Clarence av, swc Fairmount av, see Town Dock rd, ns, 50 e Valentine av. College av (9:2326), sec Cottage st, a strip runs n 0.11 to ss 146th xne39xe still along st 2.6 to ss Cottage xsw 41.8 to beg; Mott Haven Co to St Rita's Roman Cath-olic Church, a corpn, 446-8 College av; AT; QC; Apr17; Apr18'13. nom Courtlandt av S43 (9:2419) swc 160th

Constant av, 636, see Belmont av, swc Crescent av, 636, see Belmont av, swc

Crescent av. Creston av, 2386 (11:3165), es, 174.3 n 184th, 25x95, 2-sty fr dwg; Jas M O'Con-nell to Eliz M O'Connell, his wife, 2386 Creston av; ½ pt; deed given to create a tenancy by the entirety bet parties 1st & 2d pts; mtg \$6,000; Apr23; Apr24'13. gift Crotona av, 1845 (11:2945), swc 176th (No 670), 49x100, 5-sty bk tnt & strs; Checchina Carucci to Fanny Jarmulowsky 27 E 95; mtg \$50,000; Feb24; Apr18'13. exch

exch DeKalb av, 3563 (12:3328), ws, 25 s 212th 25x100, 2-sty fr dwg; Jno B Lawrence to W G Crockett, 16 S Main, South Norwalk, Conn; QC; AL; DecS'13 (?) should be 1912; Apr18'13; nom

DeKalb av, 3563, Albt F vom Lehn Geo A Middleton, 2 E 55th; mtg \$4,100 AL; Apr14; Apr18'13. O C & 1 rd.

Edison av (\*), es, 109.5 n Pelham 25x171 to Pelham rd x28.1x158.1, exc parts for Westchester av; Regent Rea Co to Geo J Baxter, 1563 Country Club a Apr21; Apr22'13.

Elder av (\*), ws, 103.11 n Westchester av, 40x100; Winnie Co, a corpn to Minnie F Neely, 1170 Clay av; mtg \$20,000; Apr 16; Apr18'13. O C & 100

Elisworth av (\*), ws. 100 n Fairmount av. 50x100; Dora Frank to Jos Leopold, 1864 7 av; B&S; mtg \$2,200; Mar14; Apr 22'13. Fairmount av, swe Clarence av, see Town Dock rd, ns, 50 e Valentine av.

Town Dock rd, ns, 50 e Valentine av. Findlay av, 1324 (11:2783), es, 345.5 n 169th, 20x100, 2-sty fr dwg; Thornton Bros Co to David E Callahan, 444 E 162, & Mich1 S Claffey, 365 E 169; mtg \$4,000 & AL; Apr22; Apr24'13. O C & 100 Fordham rd (Union av), (11:3078), ss, 76.3 w Cambreling av, 25.5x127.7x25x132.6, vacant; Sarah Gilroy to Post Ave Constn Co, a corpn, 530 W 207; Apr21; Apr22'13. O C & 100

Forest av, 1134 (10:2661), es, 100.10 Home, 19.2x107.2, 2-sty & b fr dwg; Ma F Smith to Wm B Driscoll, 584 E 1 mtg \$4,500; Apr18; Apr19'13. no

**Franklin av, 1240** (10:2615), es, 100.9 n Jefferson pl, 112.7x100, 3 5-sty bk tnts; Brown-Weiss Realties, a corpn, to Isaac Marks, 1342 51st, Bklyn, & Harry M Marks, 1503 51st, Bklyn; mtg \$87,500; Apr 18; Apr21'13. O C & 100

Franklin av, 1240 (10:2615), es, 100.9 n 168th, 40.9x185.5, 5-sty bk tnt; M W Dono-hue Constn Co to Louis Lass, 101 W 118; mtg \$42,000; Apr11; Apr21'13, O C & 100

mtg \$42,000; April: April: 0 C & 1 Franklin av, 1390 (11:2935), es, 38 Jefferson pl, 37.6x100, 5-sty bk tnt; al Franklin av, 1392 (11:2935), es, 75.6 n Je ferson pl, 75x100, 5-sty bk tnt; Ino Stodder to Brown-Weiss Realties, a corp 63 Park Row; mtg \$57,500; Aprif; Apr '13. O C & 1

Franklin av, 1392, see Franklin av, 1390. Garrison av (10:2761), ss. 75 e Bryant av, 50x100, vacant; Matilda Lowy to Law-rence Davis, 370 Hudson av, Bklyn; mtg \$5,500 & AL; Mar4; Apr18'13. nom

Gifford av, ss, 328.10 e Balcom av, see Scribner av, ns, 121.2 e Balcom av. Glebe av, nes, at sws St Peters av, see St Peters av, sws, 50 se Glebe av.

Gouverneur av (12:3252), nes, 175 Sedgwick av, 50x100; vacant; Fredk Weiss to Isaac L Weinstein, 109 W 1 AL; Feb20; Apr23'13. O C &

Hunts Point av, 1201, see Gilbert pl, 850.

Jefferson av (\*), sec Jones av, 25x100 Annie J Murphy & ano heirs Benj F Mur phy to Jno Roache & Julia his wife, 238 123, as joint tenants; QC; Apr16; Apr18'1

Jones av, sec Jefferson av, see Jefferson , sec Jonés av.

av, sec Jonés av. Longfellow av (11:3001), ws, 100 n 172d, 50x100, vacant; Saml Strasbourger, ref, to Wm R Rose, 309 W 81; FORECLOS Jan 7; Apr3; Apr18'13. 3,500

Longfellow av (11:3001), ws, 150 n 172 50x100, vacant; Saml Strasbourger ref Wm R Rose, 309 W 81; FORECLOS Jan Apr3; Apr18'13. 3,56 172d,

 Apris, Apris 13.
 3,500

 Longfellow av (11:3001), ws, 200 n 172d,
 50x100, vacant; Saml Strasbourger ref to

 Wm R Rose, 309 W 81; FORECLOS Jan7;
 Apris; Apris'13.

Apr3; Apr18'13. 3,500 Marion av, 2979 (12:3292), ws, 366.9 n Bedford Park blvd (200th), 70x140, 2-sty fr dwg; Christian H Werner to Mathias Haffen, 652 Courtlandt av; mtg \$15,000; Apr24'13. OC & 100

Monaghan av (\*), es 375 n Jefferson av 25x100; John Muller to Frank A Smith 2447 St Raymonds av; AL; Apr24'13. nor

Morris av, 2304 (11:3172), es, 97 n 183d, 18.9x117.6, 3-sty bk dwg; also MORRIS AV, 2306 (11:3172), es, 115.9 n 183d, 18.9x 117.6, 3-sty bk dwg; 912 Tiffany St Corpn to Steinmetz Constn Co, a Corpn, 1416 Glover; B&S; Apr18'13. O C & 100

Leases

 Morris av, 2304 (11:3172), es, 97 n 183d, 18.9x117.6, 3-sty bk dwg; Sophia W Dau-chy to 912 Tiffany St Corpn, 49 Wall; B&S; Apr18'13.

Apr18'13. O C & 100 Morris av, 2306 (11:3172), es, 115.9 n 183d, 18.9x117.6, 3-sty bk dwg; Mary A Duer et al EXRS Mary W Hamilton to 912 Tiffany St Corpn, 49 Wall; B&S; Apr 15: Apr18'13. **8,000** 

Morris av, 2306, see Morris av, 2304.

Mt Hope av (Monroe), (11:2791), sec 174th (Spring), 100x100, vacant; Michl J Phalon to Belle Fisher, 11a Mad av, Jer-sey City, NJ; B&S & CaG; Apr11; Apr21 sey 13.

nom Mt Hope av (Monroe) (11:2791), same prop; Belle Fisher to Cath A Phalon, 204 Dodd, Weehawken, NJ; B&S & CaG; Apr 11; Apr21'13. nom

; Apr21'13. Nelson av (\*), ns, 50 w Bland av, 5 0; Land Co "D" of Edenwald to Mar Hattrick, 1528 Rosedale av; AL; Apr1 acts'12

100, Lance C. 28 Rosedale av; AL; Aprl1; Aprl8'13. nom
Ogden av, 1012 (9:2512), es, 100 n 164th, 25x70, 3-sty fr tnt & strs; Merwin Realty Co to Chas H Michaels, 101 E 55; mtg \$9,-350; Apr21; Apr22'13. O C & 100
Olmstead av (\*), swc Blackrock av, 33x
100, Unionport; also BLACKROCK AV (\*), ss, 100 w Olmstead av, 25x108; also
BLACKROCK AV (\*), ss, 150 w Olmstead av, 50x108; also OLMSTEAD AV (\*), ws, 383 s Blackrock av, 25x100, except pts for avs; Gustav Killenberg to Clara Killen-berg his wife, 1379 Taylor av; mtg \$18,000; Mar22; Apr18'13. O C & 100
Olmstead av, ws, S3 s Blackrock av, see

Olmstead av, ws, S3 s Blackrock av, see Olmstead av, swc Blackrock av. Palmer av (\*), es, 100 s Kingsbridge rd; Hudson P Rose Co to Raffaele Di Vivo, 4553 White Plains rd; AL; Apr22; Apr23 '13

Park av, 4700, see 188th, 426 E.

Park av, 4700, see 188th, 425 E. Park av, 4708, see 188th, 426 E. Perry av, 3002 (12:3281), es, 106.4 s Mos-holu Pkway S, 25x110, 2-sty fr dwg; Delia O'Connor to Anna E & Edw J O'Connor, 3002 Perry av; AL; Apr22; Apr24'13. O C & 100 Plympton av (11:2874), es, 175 n 172d, 25x96.5; vacant; Danl Ryan to Geo B & Ellen G Cobb, 225 W 46; QC; Apr11; Apr 18'13.

Prospect av, 1322 (10:2694), es, 181 n Home, 37.6x100, 5-sty bk tnt; Millie Schwarz to Ella A Thomas, 89 W 134; mtg \$33,500; Apr15; Apr18'13. O C & 100 es, 181 n nt; Millie

Schwarz to Harls; Apr18'13. U C & 100 \$33,500; Apr15; Apr18'13. U C & 100 **Public rd (\*)**, sws, part plot 15, map 76, present No 480 of Clasons Pt, Westches-ter, begins at line bet 14 & 15, runs se along rd 287xne— to sws of creek xnw— xsw— to beg, excepts parts for sts; Henry Helmke to Jno D Helmke, 321 E 141: ½ pt; AT; mtg \$37,000 & AL; Apr11; Apr23 U C C & 100

Richardson av. swc 241st, see 241st E, vc Richardson av.

ve Richardson av. **Ryer av. 2081** (11:3149 & 3156), nwc 30th, 25x92.1x25.1x91.1, 2-sty fr dwg; Jno Baldwin to Simon J Shlenker, 1730 way; mtg \$4,500; Apr2; Apr22'13. O C & 250 1801 Bway;

Ryer av, nec 182d, see Valentine av, nwc

182d. St Marys av (\*), sec Central av, 25x100, Pelham Park; Marcus Rosenthal to Henry F Kranz, 145 Eleecker, Bklyn; mtg \$375; Apr16; Apr18'13. O C & 100 St Peters av (\*), sws, 50 se Glebe av, 50x100; also ST PETERS AV (\*), sws, at nes Glebe av, 50x100, except pt for Glebe av & St Peters av; Mary, wife of Harvey Deere, to Percy B Wightman, 2200 Loring pl: Orrin S Wightman, 113 W 78, & Robt S Wightman, Waterford, NY; mtg \$12,000; Apr24'13. nom St Peters av, sws, at nes Glebe av, see

Apr24'13. non-St Peters av, sws, at nes Glebe av, see St Peters av, sws, 50 se Glebe av. Scribner av (\*), ns, 121.2 e Balcom av, 25x100; also GIFFORD AV (\*), ss, 328.10 e Balcom av, 50x100; Jno R Peterson to Emma N Polak, 1806 Arthur av; Apr16; Apr22'13. O C & 100

Apr22 15. O C & 100 Seneca av (10:2762 & 2765), swe Drake, runs w125xs100xe85.1xne87.9 to Drake xn 21.10 to beg, vacant; Utility Realty Co to Hunts Point Realty Co, 165 Bway; mtg \$4,000; Apr21'13. nom

\$4,000; Apr21'13. nom Shakespeare av (11:2873), swc 172d, 55x 92x60x92; vacant; Mary S Cronin to Tim-othy L Cronin, 4th & Grove, Elmira, NY; mtg \$10,800; Sept26'12; Apr24'13. 1,537.50 South Chestnut dr (\*), ns, 445 e North Chestnut dr; Columba Basso to Jas Cur-ran, 2378 Webster av; mtg \$900; Apr18; Apr19'13. O C & 100 South Chestnut dt (11:2052). arXiv: construction South Chestnut dr (\*), ns, 445 e North Apr19'13. O C & 100

Apr19'13. O C & 100 Southern blvd (11:2978), nwo 173d, runs n155.5xw44.9xs21xsw95.3xw11xs50 to ns 173d xe100 to beg, vacant; Ekin Holding Co to Trask Building Co, a Corpn, 1718 Southern blvd; CaG; Apr16; Apr18'13. O C & 100 Southern blvd (11:2980), es, 125 s Jen-nings (Charlotte pl), 75x100, vacant; Ter-rence Smith to Jos Bergman, 1333 South-ern blvd; mtg \$11,000; Apr21'13. O C & 100 Southern blvd (11:2980), es, 125 s Jen-nings, 75x100; vacant; Jos Bergman to York Constn Corpn, 233 Bway; mtg \$11,375 & AL; Apr22; Apr24'13. O C & 100 Thiton av, 960 (10:2669), es, \$9.5 n 163d

AD; APF22; APF24'13. O C & 100
 Tinton av, 960 (10:2669), es, 89.5 n 163d, 72.11x132.10x72.11x132.9, 5-sty bk tnt & strs; Annie Alkoff to Jacob Peskin, 664 E 160; AT; AL; Apr15; Apr18'13. nom
 Tinton av, 970 (10:2669), es, 162.4 n 163d, 72.11x132.2, 5-sty bk tnt; Hyman Peskin to Annie Alkoff, 987 Union av; AT; AL; Apr15; Apr18'13. nom

Tinton av, 1098 (10:2671), nec 166th (No 781), 52x99, 1-sty fr bldg; Carolena H von Waffenstein to Adolphus Realty Corpn, 1118 Tinton av; AL; Apr21; Apr23'13. nom

Town Dock rd (\*), ns, 50 e Valentine av, 125x100; also FAIRMOUNT AV (\*), swc Clarence av, 50x100; August Buhr-meister to Sarah Wiseman, 371 Convent av; AT; QC; Apr11; Apr18'13. nom

Tremont av, nes, abt 58 e Watson av, e Watson av, ss, 405 e Castle Hill av.

Valentine av. 2055 (11:3144), ws, 199,5 180th, 25x99.7x25x99.9, 2-sty fr dwg & sty fr rear stables; Christina Peters Henry R Stelling, 2057 Valentine av; m \$5,750; Apr17; Apr18'13. O C & 1

Valentine av (11:3150), nwc 182d, 63.6x 200 to es Ryer av x39.11 to 182d x201.4 to beg, vacant; Caroline Luster to County Estates Inc, a corpn, 1910 Webster av; Apr21; Apr22'13. O C & 109

Villa av. 3095 (12:3321), ws. 145.5 s 204th, 19x136.9 to land Jerome Park R R x34x108.6, 2-sty fr dwg & str; Rovella Realty Co to Filomeno Iserino, 3095 Villa av; Apr17; Apr18'13. O C & 100

Virginia av (\*), ws, 265.6 s Westchester av, 50.8x101.3; Garvey Bros Co to Annie Demmerle, 1554 Bryant av; mtg \$1,500 & AL; Apr17; Apr18'13. O C & 100

Vyse av (11:3131), sec 179th (Nos 960-82), 114.11x251.9x115x254.3, 5 2-sty fr dwgs; Max J Klein & Ignatz Roth to K & R Constn Co, Inc, a corpn, 35 Nassau; mtg \$40,000; Apr19; Apr24'13. nom

\$40,000; Apr19; Apr2413. Walton av (11:2853), nwc 177th (No 29), 100x77.2, 2-sty fr dwgr & vacant; Adolph Wexler to Adolph Wexler Inc, a corpn, 1915 Walton av; B&S; AL; Apr19; Apr22 O C & 100

(13. O C & 100 Walton av (11:2853), ws, 150 n 177th (No 29), runs w116.6xn69.11xse71.10 to ws former Punett st xe47.3 to av xs50.8 to beg, 2-sty fr dwg & vacant; Adolph Wex-ler to Edel Realty Co, a corpn, 140 Nas-sau; AL; Apr18; Apr23'13. O C & 100

Walton av, nwc 177th, see 177th, 29 E. Walton av (Fleetwood) (11:3186-78), we 400 s 183d, 50x100, vacant; Oscar B Thoma ref to Dalton Parmly at Oceanic, NJ FORECLOS of Transfer tax lien Oct25'12 Nov21'12; Apr18'13. 4,65 4.650

Watson av (9th st), (\*), ss, 405 e Castle Hill av, runs c200xs— to 177th or Tremont av, xnw abt 233xn40 to beg; Kath Taylor to Henry E Taylor, 10 E 130; mtg \$8,000 Apr19; Apr21'13. O C & 100

Apr19; Apr21'13. O C & 100 Watson av (9TH st) (\*), ss, 405 w Have-meyer av (Av B, 50x216 to ns 8th now Blackrock av, except pt for Tremont av; Kath Taylor to National Casket Co, 48 Great Jones; also recorded in mtgs; mtg \$3,000; Apr17; Apr21'13. nom Webster av (11:2888), swc 173d, runs s 215.11xw10.4xr40.5xw3.7xn99.9xe 34.4 x n 66.4 to ss 173d xe86.7 to beg, vacant; Albt L Lowenstein to August Nelson, 193 W 168; mtg \$14,000; Apr22; Apr23'13. nom Webster av (11:2888), swc 173d, runs s

Webster av (11:2888), swe 173d, runs s 215.11xw101.4xn40.5xw3.7xn99.9xe34.4xn66.4 to ss 173d xe86.7 to beg; vacant; August Nelson to Nan Realty Corpn, 193 W 168; mtg \$14,000; Apr24'13. O C & 100

Webster ny, 2247-51 (11:3143), swc Ford, 115.5x100.1x111.5x100, 3 5-sty bk this, strs on cor; August Nelson to Camac Street Co, Inc., a coron, 12 W Fordham rd; mtg \$77,-000; Apr22; Apr23'13.

Westchester av (Pelham rd), (\*), ws, 158 n Pelham rd, 28.1x96.10x25x83.11, be-ing lot 389, map 473 lots Haight Estate, Westchester, except pt for Westchester av; Regent Realty Co to Helen S Leube, 943 Union av; Apr21; Apr22'13. nom

Westchester av (\*), ws, 186 n Pelham 4, 97.1x98.4x75x36.8, except pt for West-tester av: Regent Realty Co to Louise Allen, 131 E 27; Apr22; Apr23'13. nom ch R

White Plains rd (\*), ws, 330.1 s West-chester av, 50x159.10x50x160.8; Jacob Co-hen to D J Lahey Building Co, a corpn, at Ellis & Tremont av; mtg \$1,500; Oct31'12; Apr23'13. O C & 2,800

White Plains rd (\*), ws, 430.1 s West-chester av, 50x99.9, Unionport, except pt for st; Geo Mackenzie to Mackenzie Wood Working Co Inc, a corpn, on White Plains rd, ws, 430 s Westchester av; mtg \$2,500; Apr17; Apr21'13. O C & 100

White Plains rd (\*), es, 114 n 223d, 80x 80. Wakefield; Jay Lehrbach to Emma E Lehrbach, 2255 Loring pl; mtg \$8,500; Dec 2'12; Apr19'13.

White Plains rd (\*), ss, a strip bounded e by land conveyed by Dougherty to Hayes July22'10, & partly by present Eastches-ter Landing rd, s by old line Boston Post rd & w by cl of old Eastchester Landing rd; Geo F Bertine to Wm Hayes, 64 E 123; Apr21; Apr24'13. 200

Apr21; Apr24'13. Wilkens av (11:2938), ws. 100.6 se C tona Park E, runs w134.9xs50xe142.1 av xn49.7 to beg, vacant; Riedt Realty to Sandow Realty Co, 198 Bway; mtg 500; Apr21'13. O C &

Willis av, 316 (9:2285), sec 141st (No 400), 25x100, 5-sty bk tnt & strs; Theo Haas, EXK, &c, Eliz Eselgroth to Val-entine M Eselgroth, 84 Shanley av, New-ark, NJ; mtg §23,000; Apr17; Apr21'13. O C & 100

**3D av. 4574** (11:3055), es, 85 n Lor<u>ill</u>ard pl, 69x47x50x97, except pt for 3 av. 2-sty bk str; Land Realty Co to Wm H Booth, 2074 Vyse av; Apr23; Apr24'13. O C & 100

**3D av** (11:2930), es, 439 n 174th, 0.10x 100x-x-; Benj Ludlam to Jno Johnston, 1664 Nostrand av, Bklyn; QC; Apr18; Apr 11'13.

## MISCELLANEOUS CONVEYANCES.

April 26, 1913

Manhattan

#### Borough of the Bronx.

Cyrus pl, 443, see Park av, 4708. Fletcher st, 481, see Washington av, 2200.

McClellan st, see Jerome av, see Jerome av

167TH st E, swc Teller av, see Teller 7, swc 167th.

, swe lotth. 188TH st, 426 E, see Park av, 4708. Cromwell av, swe McClellan, see Jer-ne av, sec McClellan,

ome av, sec McClellan. Gifford av, ss, 328.10 e Balcom av, see Scribner av, ns, 121.2 e Balcom av. Jerome av (9:2503), sec McClellan, 177.5 x164.8 to cl Cromwell Creek x— to Mc-CleELLAN ST (9:2503), swc Cromwell av, 121.3 to cl Cromwell Creek x309x25.5 to Cromwell av x285, owned by party 2d pt; agmt as to rel of easement over strip known as Doughty st or Endrow pl, adj ns of party 1st pt; Edw F Robinson, 194 Washington Park, Bklyn, with Wm W As-tor, 8 Carleton ter, London, Eng (with consent of Edgar S Appleby, 216 W 59 & ano, holders of mtg for \$18,000 on 1st parcel, who also rel mtg on said strip); JanS; Apr21'13. nom Park av, 4700, see Park av, 4708.

Park av, 4700, see Park av, 4708.

Park av, 4700, see Park av, 4708. Park av, 4708 (11:3041), sec 188th (No 426), formerly 189th, 37.2x100.2x30.5x100.5; 5-sty bk tnt; also PARK AV, 4700 (11:-3041), nec Cyrus pl (No 443), formerly 188th, 30.4x100.2, 5-sty bk tnt; re judgt; Max Weddige to Mary Nageldinger, 242 E 82; QC; Apr18; Apr21'13. nom Scofield av (\*), ns, 173 e fnom w shore City Island, 50x106.10x50x106.4; re judgt; Jas T Barry to Ratsey & Lapthorn, a cor-pn, 138 City Island av; QC; Apr18; Apr21'13. Scottone av (\*)

Scribner av (\*), ns, 121.2 e Balcom av, 25x100; also GIFFORD AV (\*), ss, 328.10 e Balcom av, 50x100; re mtg; Robt Miller to Jno R Peterson, 1890 Daly av; QC; Apr16; Apr22'13. nom

Southern blvd, 1349 (miscl), the busi-ness; power of atty; Louis Levenson, 1349 So blvd, to Dora Meyerson; Apr21; Apr24

Teller av (9:2434 & 2429), swc 167th, 231.8x100; vacant; re mtg; Frederic A de Peyster et al to Albt J Schwarzler, 2990 Perry av; Apr9; Apr19'13. 16,000
Villa av, 3095 (12:3321), ws, 559.11 n Bedford Park blvd, late Southern blvd, 19 x108.6x34x136.9, 2-sty fr dwg & str; re mtg; Dollar Savgs Bank of City of NY to Rovella Realty Co, 3071 Villa av; Mar15; Apr18'13. 4,700 ar15: 4,700

Walton av (11:2853), ws, 150 n 177th, runs w116.6xn69.11xse71.10 to ws former Punett x again e47.3 to Walton av xs50.8 to beg, 5-sty bk tnt; re mtg; Bronx Bor-ough Bank to Adolph Wexler, 204 Bush; QC; May27'12; Apr18'13. nom

QC: May27'12; Apr18'13. nom Washington av, 2200 (11:3050), nec Fletcher (No 481), 35.7x86.5x36x93, 5-sty bk tnt & strs; re mtg; Gustav Possehl to Nora Constn Co, a corpn, 2242 Washing-ton av, or 1037 Keller av; QC; Apr21; Apr 24'13.

Washington av. 2200; same prop; re mtg; Jas G Wentz to same; QC; Apr24'13. O C & 100

Washington av, 2246 on map 2204 (11:-3050), es, 36.7 n 182d or Fletcher, 36.7x 79.11x30x86.5, 5-sty bk tnt; re mtg; Jas G Wentz to same; QC; Apr21; Apr24'13. O C & 100

Washington av, 2246 on map 2204; mtg; Gustav Possehl to same; QC; Apn Apr24'13.

Apr24'13. Westchester & Zerega avs (\*); agmt that boundary line will be 98.3 e Zerega av & 100 n Westchester av, runs n125 to pt 98.5 e Zerega av & 225 n Westchester ov; Jno J Paulsen, 221 Echo pl, owner of land on nws of Westchester av, & Bronx County Constn Co, a corpn, 2720 3 av, owner of land on es of Zerega av; Jan20; Apr21'13. nom

#### LEASES

#### Borough of Manhattan

APRIL 18, 19, 21, 22, 23 & 24.

<sup>1</sup>Ann st, 7-11 (1:90); certain spaces; Fredk Frisch to Jos Erlich, 203 Middleton st, Bklyn & ano; 5yf Mayl'13; Apr22'13, 2,400

<sup>1</sup>Chrystie st, 190-2 (2:421); asn Ls; Joe Fontano & ano to Ebling Brewing Co, 760 St Anns av; Apr5; Apr22'13. nom <sup>1</sup>Chrystie st, 192 (2:421), str & b; Jacob Seligman to Joe Fontano & ano, 310 E 12; 3yf Oct1'12; Apr22'13. 1,800 <sup>1</sup>Chrystie st. 226 (2:422) n str & nts of

pts of arietta

<sup>1</sup> Chrystie st, 226 (2:422,) n str & pts basements; Israel Rosenberg to Mariet Spallina, 226 Chrystie; 3yf Marl'13; Apr 13.

Church st, see Fulton, see Fulton, see

<sup>1</sup>Clinton st, 20 (2:350), n str & b & 4 rooms over str; Isaac Sickle & ano to Harry Zuckerberg, 20 Clinton; 6 3-12yf Feb1'11; Apr21'13. 1,200

<sup>1,200</sup> <sup>1</sup>Elizabeth st, 91-3 (1:238); asn Ls; An-onio Macioce to Berardino Maggio, 120 <sup>1</sup>Chompson; Oct5'12; Apr24'13. nom

<sup>1</sup>Elizabeth st, 91-3; asn Ls; Antonio Gen-tile to Francesca Maggio, 91-3 Elizabeth; June19'12; Apr24'13. nom <sup>1</sup>Forsyth st, 147 (2:420), all; Paulina Ryshpan to Abr Sternberg, 86-8 Av B; 3yf Feb1; Apr23'13. 3,311

Fulton st (1:80), sec Church, 33x78.8x 25.11x78; str fl & b; Fulton-Church Co to Schulte Realty Co, a corpn, 63 Park row; Apr23'13 to July1'34; Apr24'13. 20,000 to 24,500

<sup>1</sup>Grand st. 470 (2:336); agmt as to sur Ls & bldg; Ida Nevins to Benj Doblin, 796 Lex av; Feb4; Apr18'13. 2,850 <sup>1</sup>Houston st. 128 E (2:442), str & 3 rooms; Nathan Barsky to Salvator Amato, 128 E Houston; 2 1-12yf Apr1; Apr23'13. 600

600 John st, sec Nassau, see Nassau, sec John <sup>1</sup>Nassau st (1:67), sec John, rooms 47 & 48; sur Ls; Henry K Sheldon to Anna K Sheldon, 20 Columbia Heights, Bklyn; Feb 26; Apr18'13. nom

Norfolk st, 97 (2:353); str above bakery Bertha Levy to Sami Dolmat, 97 Norfolk 3yf May1'13; Apr19'13.

<sup>1</sup>Orchard st. 74 (2:408), es, 137.6 n Grand, 25x87.6; sobrn of Ls to mtg for \$1,000; Morris Goldstein, 23 W 119, owner, & Hy-man Liebler, 18 Forsyth, lessee, with Gussie Morgenstern, 53 Lenox av; Apr19; Apr24'13. nom

Apr24'13. noun <sup>1</sup>Prince st, 26 (2:493), str & b; asn Ls; Ignazio Virga et al to Pietro Sciortino, 26 Prince; Mar11'12; Apr23'13. nom <sup>1</sup>Thompson st, 170 (2:525); str, hall in rear & s b; Victor Mollica to Stefano Spi-nelli, 258 Elizabeth; 5yf May1; 5y ren; Apr19'13. 1,200

<sup>11</sup>ST st, 120 (2:429); also AV A, 5; asn Ls; Saml Weisberg to Jos Goldberg, 97 East Bway; mtg \$3,792.50; Apr19; Apr24'13.

11ST st E, swe 2 av, see 2 av, 11-7. <sup>1</sup>10TH st, 227 E (2:452), all; Sophie Bley-er to Herman Levinsohn, 227 E 10; 5yf Apr 1; Apr18'13. 1,140

; Apr18 13. <sup>1</sup>14TH st, 224 E (2:469); all; Wm P Kirk 0 Minsker Realty Co, 228 2 av; 21yf May ; Apr24'13. 1,200 to

1; Apr24'13. <sup>1</sup>14TH st E, sec 2 av, see 2 av, 231-5. <sup>1</sup>ISTH st, 12-14 W (3:819), space in str, 9x11; Max Lowenthal to Jos & Louis Er-lich, 69 Gold; 5yf Apr15'13; Apr22'13. 630 & 720

<sup>630</sup> & 720 <sup>630</sup> & 720 <sup>120</sup>TH st, 49 E, see 21st st, 48-52 E. <sup>121</sup>ST st, 48-52 E; also 20TH ST, 49 E (3:-849); 3d to 6th floors; Kroywen Realty Co to Otto L Dommerich, 305 W 92 et al, firm L F Dommerich & Co; 4yf May1'13; 5y ren; Apr22'13. 14,666.67 <sup>120</sup>Det 20 20,0000 <sup>123</sup>D st, 30 E (3:851), part str fl & b; The No.30 E 23d St Co to Ernest H Ash, 1141 Lincoln pl, Bklyn; 5yf Mayl'13; Apr18'13.

123D st, 310 W, see 8 av, 259.

<sup>1</sup>24TH st, 9-11 W, see Bway, 1115-7. <sup>1</sup>25TH st, 8-16 W, see Bway, 1115-7.

<sup>125TH</sup> st, S-16 W, see Bway, 1115-7.
<sup>126TH</sup> st, 321 E (3:932); str fl & pt c; Henry Linsmann, EXR Heinrich Lunning, to Saml Lippmann, 524 1 av; 3yf May1; 2y ren; Apr24'13. 420
<sup>127TH</sup> st, 114-16 W (3:802); top loft; Louis Levy to Leopold & Max Rosenberger both at 19 W 86, firm A Wallach & Co, 37 Maiden la; 5yf Septi'13; Apr22'13. 2,250
<sup>136TH</sup> st, 147 W (3:812), ns, 235.2 e 7 av, 20x98.9, all; Finney & Mathews, a corpn, to Wm Postel, 270 Ogden av, Jersey City, NJ; 21yf Septi'13; Apr18'13. taxes, &c, & 3,250 & 3,500
<sup>136TH</sup> st, 147 W; certf & resolution of

'36TH st, 147 W; certf & resolution of corpn to lease as above; same to same Apr14; Apr18'13. of

139TH st W, swc 6 av, see 6 av, swc 39th. <sup>141ST</sup> st, 320 W (4:1031), ss, 275 w 8 av, 25x98.9; asn Ls; Selig Littman to S Litt-man Realty Co, Inc, a corpn, 220 Bway; A T; April; Apri9'13. nom

(44TH st, 205 E (5:1318); sur Ls; Wm E Calkinburg to Gustave E Walter, 1086 Dean, Bklyn; AT; Apr2; Apr18'13. 500

<sup>1</sup>**59TH st, 416-18 E** (5:1370); asn Ls; rew Olejer to Annie Olejer, 30 Sutton Apr21'13.

164TH st, 187 E (5:1399), ns, 80 w 3 av, 20x100; consent to asn Ls to Lena Noss; The Beekman Estate to Adams Realty Co, a corpn; Apr14; Apr24'13.

'64TH st, 187 E (5:1399), ns, 80 w 3 av.
 20x100; all; Beekman Estate to Adams Realty Co; 20yf Mayl'08; 20y ren; Apr24
 '13. taxes &c & 525

<sup>1</sup>64TH st, 187 E; asn Ls; Adams Realty o to Lena Noss, 158 E 65; Apr23; Apr24

<sup>17</sup>STH st, 220-4 E (5:1432), all; Speedway Realty Co to Morris Feldman, 334 E 78, & Isaac Hecht, 334 E 78; 3yf May1'13; Apr23 '13.

<sup>175</sup>**TH st, 226-30 E** (5:1432), all; Spi way Realty Co to Morris Feldman & Is Hecht, 334 E 78; 3yf May1; Apr23'13 Speed-& Isaac

196TH st W, swc Bway, see Bway, swc

96th. <sup>1</sup>104TH st, 348 E, see 1 av, 2017. <sup>1</sup>112TH st, 306-S E (6:1683), all; Cath, Marrone to Anna Iervolino, 320 E 112; 5yf May1; Apr24'13. 4,200 April 4

4,200 **117TH st. 452 E** (6:1710), all: Harriet ohen to Carmela Madonna, 407 E 117; 5y Octl'11; Apr23'13. 4400 <sup>1</sup>117TH st, 452 E, cor str & str w of cor; ame to same; 5yf Octl'11; Apr23'13. 900 sar

same to same; syl Octi 11; Apr23 13. 900 <sup>1125TH</sup> st, 101-5 E (6:1774), nec Park av, 90x99.10, 12-sty bldg, all; Pittsburgh Life & Trust Co to Lee Brothers Storage & Van Co, a corpn, 210 E 125; 21yf May15'13; Apr23'13. 37,500 & 38,000 177'TH st W, nec Audubon av, see Audu-on av, 247. bon

<sup>1</sup>Amsterdam av, 1722 (7:2077); asn Ls; Emil Engel & ano to Henry Ebbighausen, 104 Edgecombe av; Apr18'13. nom

Audubon av, 247 (8:2132), nec 177th, 7.11x100: asn rents to secure loan of 107.11x100; asn rents to secure loan \$13,333.33; Inter-City Land & Securities to Marie R Winters, Port Washington, 1 Apr18; Apr19'13.

Apr18; Apr19'13. nom 'Broadway, 189-91 (1:63); 4th sty; Oceanic Investing Co to Richd Bennett, 419 55th, Bklyn; 5yf May1'13; Apr22'13. 2,400 'Broadway, 1115-7 (3:826), swc 25th (Nos 8-16), runs w210.3xs98.9xe28.6xs98.9 to ns 24th (Nos 9-11), xe50xn98.9ke46.6xn47.7xe 107 to ws Bway xn55.6 to beg, all; new bldg to be erected to cost about \$665,000; Louisa M Gerry to Einstein, Wolff & Co, 443-5 Bway; 20yf Feb1; Apr18'13. taxes, &c, & net 83,250 'Broadway, 1115-7, swc 25th (Nos 8-16) W; also 24TH ST, 9-11 W; agmt ratifying above lease by Adolph Hahn & Isaac H Noerdlinger, both at St Gall, Switzerland; same to same; Apr26'12; Apr18'13. 'Broadway, 1115-7, swc 25th (Nos 8-16)

<sup>1</sup>Broadway, 1115-7, swc 25th (Nos 8-16) W; also 9 & 11 W 24TH ST; consent to asn Ls; Louisa M Gerry et al to Einstein, Wolff Co, a corpn, 443 Bway; June5'12; Apr18'13.

<sup>1</sup>Brondway, 1115-7, swc 25th (Nos 8-16) W; also 9 & 11 W 24TH ST; asn Ls; Isaac D Einstein et al firm of Einstein, Wolff & Co to Einstein-Wolff Co, a corpn, 443 Bway; AT; Apr1'12; Apr18'13. nom

<sup>1</sup>Brondway, 1404 (3:S14); n str; Fannie Isaacs to Jacob Rosenbaum, 226 Ams av; 3yf May1; privilege 5y ren; Apr24'13. .000

<sup>1</sup>Broadway (4:1243), swc 96th, 100.8x125; asn Ls; Henry Elumenthal to Gene L Blumenthal, his wife, 306 W 94; ½ pt; AL; Apr22; Apr23'13. O C & 100 Columbus av, 430 (4:1211); asn Ls; Wm Jensen to Fredk E Butters, 946 6 av & no; Apr22'13.

<sup>1</sup>Madison av, 306 (5:1276), all; Jos H Ma-han to Chas A MacPherson, 536 Hawthorne av, Newark, NJ; 193-12yf Novl'13; Apr22 '13. taxes &c & 4,500 to 6,607.85 taxes &c & 4,500 to 6,501.02
 <sup>1</sup>Madison av, 306; asn Ls; Chas A Mac-Pherson to 42d St & Madison Av Co, a orpn, 30 E 42; Apr21; Apr22'13. O C & 100

<sup>1</sup>Madison av, 308 (5:1276), asn Ls; Geo Maxwell to 42d St & Madison Av Co, a corpn, 30 E 42; Apr5; Apr22'13. O C & 100 <sup>1</sup>Madison av, 540 (5:1290), all; Simeon J Drake to Nicholas Martin, 6 E 30; 15yf May1'13; Apr18'13. taxes, &c, & 3,800 to 4,500 <sup>1</sup>Madison av, 1677 (6:1617); asn Ls; Chas Goldberg to Israel Evans, 542 Hendrix, Bklyn; Apr19'13. <sup>1</sup>Park av, nec 125th. see 125th 101-5 E

<sup>1</sup>Park av, nec 125th, see 125th, 101-5 E. <sup>1</sup>IST av, 1355 (5:1447); s str; Phillip Sohn to Alois Hostomsky, 1355 1 av; 5yf Yeb1; Apr19'13. 780

<sup>1</sup>**1ST av. 2017 & 104th st, 348 E** (6:1675); cor str & b & 9 rms above str; Nathan Cohen & ano to Jos Ferry, 348 E 104; 5yf Mayl; Apr24'13. 1,560

<sup>11</sup>ST av, 2165 (6:1683); str & b; Carmela Palladino to Pasquale De Perno & ano, 334 E 112; 3yf Aprl; Apr24'13. 1,236

<sup>1</sup>**1ST av, 2354** (6:1808), all; Anna Grissler o Jno Lukacs, 1443 Av A; 10yf Mayl'13; o Jno 1 Apr23'13

<sup>12</sup>D av, 11-7 (2:456), swc 1st, runs s70.4 xw58.10xn24.8xn52.10 to st xe59.2 to beg; all title to alleyway leading from 1st st; all; Ernst Plath to Louis Minsky, 224 E 15; 219 2 mos & 11 days from Mar20; Apr 24'13. taxes &c & 6,000

<sup>12</sup>D av, 231-5 (3:896), nwc 14th, two bldgs, all; Evarts Holding Co to Saml Fuss, 409 E 6; 3yf May1; Apr21'13. 16,750

<sup>1</sup>3D av, 514 (3:890), str & pt b; Maybelle Realty Co to Gus J & Geo J Dededimos, both 514 3 av, firm Demos Bros; 5yf May 1/17; Apr23'13.

1'17; Apr2s 13.
 1'3D av, 979 (5:1332), str & b; Lena P
 Voelker to Leo J Weinstein, 326 E 58;
 4 8-12yf Sept1'12; Apr22'13. 1,500 to 2,000

<sup>1</sup>3D av, 1200 (5:1404), str. b & 1st fl; Iarry B Gutner to Richd H Morrison; 3y May 1; Apr21'13. 1,100 
 13D av, 1754 (6:1625), front str & b; Simon
 1,100

 Frank to Salvatore Rizzotto, 1833 3 av; 5
 3 av; 5

 yf Mayl'13; Apr18'13.
 480

<sup>13</sup>D av, 1833 (6:1651), n str fl & b; Morris Konnensohn to Salvatore Rizzotto, 1833 3 av; 10yf Augl'12; Apr18'13. 504

<sup>1</sup>**5TH av, 306** (3:833); agmt ext Ls record-ed Jan7'03 for 5yf May1'13 at \$16,000; Em-ily A Watson to Wilhelm B Soehne of Stuttgart, Germany; Apr14; Apr22'13. nom

<sup>1</sup>6TH av (3:814), swc 39th, 98.8x100; asn Ls; Wm McDonald to Jas E McDonald, 318 W 108, & Cath McDonald, 2609 Voorhees av Sheepshead Bay; Mar5'12; Apr21'13. O C & 100

<sup>1</sup>STH av, 259, & 23D ST, 310 W (3:746) asn Ls; recorded May29'08; Moe Block & Jennie Marx to Oak Holding Co, 302 Bway Apr19; Apr23'13. O C & 100

(STH av, 259; also 23D ST, 310 W; asn s; recorded Junel'08; same to same; Apr b; Apr23'13. O C & 100

19; Apr23'13. O C & 100
 'STH av, 666 (4:1014); str, 20x80; Richd
 S Treacy to Gluseppe Brunelli, 263 W 42,
 & ano; 5yf May1; Apr24'13. 2,300 & 2,400

'STH av, 879 (4:1043); str & c; Meyer Macht to Jos Meyer, 226 E 39; 3yf May1; 2500 Nacht to Apr19'13.

<sup>1</sup>STH av, 985 (4:1048); two stores; Jno Reisenweber to Danl Maschler, 985 8 av; 3yf May1; Apr19'13. 2,500 <sup>1</sup>10TH av, 526 (3:737), n str fl & pt b; Max Weinstein to Albt Kerner, 526 10 av; 3yf Apr1'14; Apr23'13. 780

LEASES.

Manhattan

#### Borough of the Bronx.

1134TH st E, see Brook av, see Brook av,

142D st E, nwc 3 av, see 3 av, 2669. <sup>1</sup>180TH st E, sec Belmont av, see Belmont

av, sec 180. <sup>1</sup>180TH st, 520 E (11:3045), swc 3 av; asn Ls; The Auringer Neckles Co to Patk De-vine, 441 E 180; mtg \$7,200; Apr18; Apr 24'13.

<sup>1</sup>**187TH st, 666 E** (11:3074), cor str & Angera Carretta to Frank D'Alessand 751 E 188; lyf May1'13; privilege 3y 1 at \$900; Apr23'13.

at \$900; Apr23'13. 780 <sup>1</sup>Belmont av (11:3080), sec 180th; asn Ls; Wm J Dolan to Edw Lyons, 149 W 90; mitg \$4,147; Apr19; Apr21'13. omitted <sup>1</sup>Boston rd, 1328; also UNION AV, 1301-7 (11:2961), strs & bs; also space in rear of 1326 Eoston rd; Harry Weaver to F W Woolworth Co, a corpn, 280 Eway; 15 2-12 yf Marl'13; Apr23'13. 3,000 to 5,000 Unot corple (0-2261) sec 13/th; str &

<sup>1</sup>Brook av, 126 (9:2261), sec 134th; str ; Saml Eisnitz to Frank & Frances Young 126 Brook av; 5yf Mayl'13; Apr23'13, 96

<sup>1</sup>Brook av, 476 (9:2273), str fl & pt Adelheid Lieb to Fredk W Pfluger, 470 146 (Los Angeles Wine & Liquor Co); 5 May1'13; 5yren; Apr23'13. 1,200 to 1,3 ; 5yf 1,380 <sup>1</sup>Bryant av, 1424 (11:2999), all; 1 'uld to Harry Pelesovitch, 756 Ho fay1'13; Apr22'13. Herman

<sup>1</sup>Morris Park av, 678 (\*), 3-sty bk bldg, &c, all; Maria Bollati to Henry Brenner, 629 Morris Park av; 5yf Augl'12; 5yren at \$1,020; Apr22'13. 900

31,020; Apr23 13. "Mott av (9:2336-61), ws, 146.3 s 138th, 31 x81x36x70, all, with right to remove bldgs for subway purposes: Bradley L Eaton to City of NY; from Feb19 to June30'14; Apr 18'13. total for term 2,500

<sup>1</sup>Southern blvd, nwe Westchester av, see Vestchester av, 1053 We

Westchester av, 1053. <sup>1</sup>Southern blvd, 955 (10:2725), str; Kell-wood Realty Co to Louis Vasilion, 598 Bergen av; 10yf Mayl'13; Apr22'13. 2,700 to 3,600 2,700 to 3,600

1, two to Leo 2ýre-<sup>1</sup>Southern blyd, S59 & S63 (10:2722), 5-sty bk bldgs, all; Ariel Realty Co to Abraham, 350 E 166; lyf Mayl'13; 2; Apr23'13.

"Tinton av, 966-72 (10:2669); sur Ls; Abr Brandstein & ano to Annie Alkoff, 987 Union av & ano; AT; Mar27; Apr18'13.

<sup>1</sup>Tremont av or 177th st, 781-3 E (11:-3106), 36x70, str & b; Borough Estates to F W Woolworth Co, a corpn. 280 Bway; 5 3-12yf Febl'13; 5y ren at \$2,400; Apr23 '13. 2,200

<sup>135</sup> 2,200 <sup>1</sup>Union av, 1301-7, see Boston rd, 1328. <sup>1</sup>Washington av, 941 (9:2385), s str, 14x <sup>43</sup>, & bake shop in rear b, 24x40; also 5 rooms on 1st fl s; Rice-Fitzgerald Bldg Co to Augusta Wahl, 941 Washington av; Syf Marl; Apr23'13. 888 & 1,188 <sup>1</sup>Wastheret av 2004 co

<sup>1</sup>Westchester av, 980½-82 (10:2714), str & b; also basement of 984; Usona Constn Co to F W Woolworth Co, 280 Bway; 10 5-12yf Decl'12; Apr23'13. 2,000 & 2,400

5-12yf Decl'12; Apr23'13. 2,000 & 2,400 'Westchester av. 1053 (10:2727), nwc Southern blvd, str fl & b & 2d & 3d floors; Chas Kling to Wm R Ehler, 840 Westches-ter av; 15yf May1'13; Apr18'13. 5,000 to 6,500

<sup>1</sup>3D av, 2663 (9:2323), nwc 142d, 25X10; all; Marie E Gibney to Jno J Conroy, 77 E 85; 5yf Apr1, option 5y ren at \$3,600; Apr 2,500 & 3,000

'3D av, 3683 (11:2910); asn Ls; Jos Klass
 Carolina Porco, 764 Fox; Apr18; Apr22

"3D av, swc 180th, see 180th, 520 E. MORTGAGES

#### Borough of Manhattan.

APRIL 18, 19, 21, 22, 23 & 24.

"Cherry st, 246 (1:255), ns, 85 w Rutgers, 21x138x21.6x136.1; also CHERRY ST, 248 (1:255), ns, 64 w Rutgers, 21x90.1x21.1x 89.5; given to secure note for \$3,000; pr mtg \$42,500; Apr9; Apr22'13; due, &c, as per bond; Hafris Shapiro, 205 East Bway, to Barnet Boss, 164 Madison, Passalc, NJ. 3.000

<sup>m</sup>Cherry st, 248, see Cherry st, 246. <sup>m</sup>Chrystie st, 226 (2:422), sal Ls; Apr19; Apr23'13; demand; 6%; Marietta Spallina to Kips Bay Brewing & Malting Co, 650 1 2,500 av

"Delancey st, 100, see Ludlow, 106.

 Division st, 253-5, see East Bway, 266.
 "Division st, 253-5, see East Bway, 266.
 "East Broadway, 102 (1:282),; ext of \$20, 000 mtg to Apr8'14 at 5%; Mar29'11; Apr 23'13; Eliza W Howland with Moskowitz & Gussie & Harris Co & Saml Moskowitz & Gussie & Harris Wolf. nom

Wolf. nom "East Broadway, 266 (1:287), ns, 54 e Montgomery, runs n103.9 to ss Division (Nos 253-5), xe36xs42xw9xs61.5 to East Bway xw27 to beg; PM; Apr15; Apr18'13; due, &c, as per bond; Rudolph Wallach Co to Terrain Realty Co, 95 Liberty. 20.000 0.000

<sup>20,000</sup> <sup>m</sup>Goerek st, 92 (2:324), es, 96.7 n Riving-ton, 25x99.11; pr mtg \$19,500; Apr24'13; 5y 6%; Mendel Greenwald to Peter Ries, 682 St Anns av. 4,000

St Anns av. 4,000 mLudlow st, 106 (2:410), nec Delancey (No 100), 75x19.3; equal lien with two mtgs for \$10,500 & \$10,000, respectively; Apr19; Apr22'13; due, &c, as per bond; Marcus Jalien, 365 W 118, to Young Men's Hebrew Assn, 148 E 92. 3,000

Mortgages

<sup>m</sup>Mitchell pl, 2 (5:1361), ns, 18 e 1 av, 1 (80.10; pr mtg \$1,000; Apr18'13; due Jul 1'13, 6%; Grace Meyer to Jas A Shephar (83 Stone av, Bklyn. 45

<sup>m</sup>Norfolk st, 121 (2:353); ext of \$10,000 mtg to Apri5'18 at 5%; Apri5; Apri8'13; Susan R Kendall et al trstes Isaac C Ken-dall with Rosa Saberski, 45 Gouverneur.

ualt with Rosa Saberski, 45 Gouverneur. nom
mOrchard st, 74 (2:408), es, 137.6 n Grand, 25x87.6; pr mtg \$----; Apr21; Apr22'13; due, &c, as per bond; Morris Goldstein to Gussie Morgenstern, 53 Lenox av. 1,000
mPearl st, 451 (1:119), ws, 17.9 n Wil-lam, 12.8x81.10x12.1x78.10; also PEARL ST, 453 (1:119), ws, 30.5 n William, 12.8x 84.10x12.1x81.10; also PEARL ST, 455 (1:-J19), ws, 43.1 n William, 12.8x87.10x12.2x 84.10; PM; Apr21; Apr22'13; 5y5%; Michele Bacci of Richmond Co, NY, to Brooklyn Trust Co, 177 Montague, Eklyn. 30,000
mPearl st, 453-5, see Pearl st, 451.
mPearl st, 453-6, see Pearl st, 451.
mPearl st, 457 (1:159); sal Ls; Apr18; Apr 23'13; demand; 6%; Alex Scrivani to Lion Brewery, 104 W 108. 2,781
mRivington st, 113 (2:410), ss, 24 w Essex, 22x60.10x21.6x60.10; Apr21'13; due, &c, as per bond; Jos L, Max & Jennie Maschke, heirs, &c, Laura Maschke, decd, all of Eklyn, to Dry Dock Savgs Instn, 341 Bow-ery. 10,000

ery. 10,000 <sup>m</sup>St Marks pl, 2, see 3 av, 19. <sup>m</sup>Suffolk st, 43 (2:351), ws, abt 75 n Grand, 25x50; pr mtg \$13,000; Apr19; Apr22'13; 3 y6%; Jennie & Rosie Greenberg to Jos Horwitz, 696 Cauldwell av. 6,000 <sup>m</sup>Thompson st, 152-4 (2:516), es, 73.3 s Houston, 48.11x98.10x48.10x98.11; PM; Apr 17; Apr18'13; 1y5%; Citizens Investing Co to Amos F Eno, 32 5 av. 35,000

mWashington st, 57 (1:18), es, 184.10 n Morris, 26.1x66.2x25.8x66.11; also WASH-INGTON ST, 59 (1:18), es, 210.11 n Morris, 30.1x58.4x30.1x57; Apr21; Apr22'13; 5y 4½%; St Josephs Maronite Roman Catho-lic Church, 57 Washington, to Emigrant Indus Savgs Bank. 42,000

"BD st, 73 W (2:538), ns, 50 e Thompson, 25x90; PM; Apr15; Apr22'13; 1y5%; Elena Realty Corpn to Gertrude Lahr, 161 W 105. 11,000

**\*\*TH st, 277 E** (2:387); ext of \$26,000 mtg to Apr1'16 at 5%; Apr1; Apr24'13; Anna M Ford, extrx Francis W Ford, with Wm Isaac, 218 W 112. nom <sup>m</sup>6TH st, 443-5 E, see Av A, 95-9.

**"6TH st, 540 E** (2:401); ext of \$22,000 ntg to Apr19'18 at 5%; Apr18; Apr24'13; "itle Guar & Trust Co with Ferd & Wm unk. nom litle Funk

7TH st, 227-9 E, see Av C, 107-9. m13TH st, 410-14 E (2:440); ext of \$42,-000 mtg to Apr3'18, at 5½%; Mar3; Apr 23'13; Hannah Wallach et al exrs Isaac Wallach with Wanderman Constn Co.

<sup>m</sup>15TH st, 206 E (3:896); agmt changing interest days; Apr18'13; Danl Schmidt with German Savings Bank, 157 4 av. nom

<sup>m15</sup>TH st, 208 E (3:896), sws, 100 se 3 av, 22x103.3; pr mtg \$16,000; Apr18'13; due Oct18'16, 6%; Danl Schmidt to F Wm Heide, 68 W 94. 3,300 leide, 68 W 94. m15TH st, 226 W (3:764), ss, 347.7 w 7 av, 4.9x86.6; PM; Apr21'13; 5y5%; Frederic O K McLoughlin to Oscar Rose, 226 W 15. 9,000

m17TH st, 221-5 W (3:767), ns, 229.2 w 7 av, runs w50.10xn42.4xe5xn67.6xe50xs66.7x w4.2xs43.5 to beg; Apr21'13; due, &c, as per bond; Monahan Express Co, Realty Dept, a corpn, to Union Dime Savgs Bank, 701 6 av. 70,000

701 6 av. 70,000 m17TH st, 221-5 W; certf as to above mtg; Apr2l'13; same to same. m17TH st, 457-9 W, see 10 av, 114. m19TH st, 151-3 W (3:795), ns, 195.5 e 7 av, 47.7x90.1x43.4x90; bldg loan; pr mtg \$70,-500; Apr22; Apr24'13; demand, 6%; Build-ers' Protective Co Ins, Inc, to Montrose Realty Co, 135 Bway. 57,000

19TH st. 151-3 W; certf as to above tg; Apr22; Apr24'13; same to same. m19TH st, 151-3 W; sobrn agmt; Apr22; Apr24'13; Realty Holding Co with same.

nom

nom **\*\*19TH st, 410-2 E** (3:950), ss, 165 e 1 av, 43.1x92; Apr18'13; due, &c, as per bond; Cath E McKenna to Title Guar & Trust Go. 9,000

<sup>m23D</sup> st, 202 W (3:772), ss, 25 w 7 av, 25 x80; Apr22'13; 5y4½%; Israel Miller to Saml Woolverton, Scarsdale, NY, track Ann E Cairns. 5,000 Ann

 mnn E Calris.
 5,000

 m24TH st, 163-5 W, see 7 av, 245-51.
 m25TH st, 212 E (3:905), ss, 198.5 e 3 av, 256.4x98.9; PM; Apr22; Apr23'13; 3y6%; Wm Reese, 603 Monroe, Bklyn, to Ernst Ohl, 599 Monroe, Bklyn.
 590 Monroe, Bklyn.

<sup>255</sup> Mollice, Baryn. 4,000 <sup>25</sup>Z5TH st, 329 W (3:749), ns, 325 w 8 av, 25x38.9; Apr16; Apr24'13; due &c as per bond; Marie Louise Kuhnast & Charlotte Kemna, of NY, & Herman J Kemna, of B of R, NY, to Title Guar & Trust Co. 000

<sup>m31ST</sup> st, 252 W (3:780), ss, 150 e 8 av, 25x32.5x—x34.8; ext of \$5,000 mtg to Apr 18'15 at 6%; Apr18'13; Wm Goldstone with Margt E Weill, 634 W 138. nom

"31ST st, 252 W; pr mtg \$17,000; Apr18 '13; due Oct21'13, 6%; same to Rose Baer, 219 E 49. 800

219 E 49. 800 <sup>m</sup>33D st, 152 E (3:888); ext of mtg for \$7,000 to Apr22'16, 5%; Apr22'13; Jos F Gross, 532 W 111, with Mary D Field gdn of Dorothy Hoyt of Plainfield, NJ. nom <sup>m</sup>33D st, 152 E (3:888), ss, 206.3 w 3 av, 18.9x25; pr mtg \$7,000; Apr21; Apr22'13; 1 y6%; Jos F Gross, 532 W 111, to Emma Gutman, 2 W 89. 3,000

Gutman, 2 W 83. <sup>m</sup>33D st, 152 E; sobrn agmt; Apr19; Apr 22'13; Henry P Jackson with same.  $m_{33D}$  st, 243 E (3:914); ext of mtg for 7,000 to Apr16'18, 5%; Feb24; Apr19'13; awyers Mtg Co with Emma Murphy. nom "36TH st, 114 E (3:891); ext of mtg for \$50,000 to Jan2'15, 5%; Dec28'12; Apr19'13; Bronson Winthrop & J Sergeant Cram, trstes of Harry S Cram, decd, with Eliz B T Martin.

Kenney to City Real Estate Co, 1/6 Bway. 1,500 m41ST st, 120 W (4:993), ss, 260 w 6 av, 20x98.9; also 41ST ST, 122 W (4:993), ss, 280 w 6 av, 20x98.9; pr mtg \$40,000; Apr 23'13; due Novl'14; 6%; Mary A Donaghy to Carolyn M Swiney, 570 W 182. 15,000 m41ST st, 122 W, see 41st st, 120 W. m42D st, 633 W (4:1050), ns, 389 w 11 av, 21x100.5; Apr17; Apr18'13; due, &c, as per bond; Arthur B Appleby, Spottswood, NJ, to Title Guar & Trust Co. 6,500 m45TH st, 430 W (4:1054), ss, 400 w 9 av, 25x100.4; given to secure repayment of \$2,000 invested in purchase of <sup>1</sup>/<sub>4</sub> interest in laundry business; pr mtg \$--: Oct29'12; Apr18'13; due upon withdrawal of party 2d part from said business without inter-est; Terence H Forrest, Bklyn, to Eliz McGrady, 124 Sterling pl, Bklyn. 2,000 m47TH st, 80 W, see 6 av, 826-8. m4STH st, 24-6 E, see Madison av, swc 48. m55TH st, 45 W (5:1271), ns, 543.9 w 5 av, 8 av100.5; Apr (5) AV

<sup>m48</sup>TH st, 24-6 E, see Madison av, swc 48. <sup>m55</sup>TH st, 45 W (5:1271), ns, 543.9 w 5 av, 18.9x100.5; also MADISON AV, 1217-21 (5:-1499), sec 88th (No 4b), 100.8x62.2; pr mtg §165,000; Apr21; Apr24'13; 1y5%; N Y Trust Co, as trste ior Carlisie Norwood, to Eugene Underhill, Caldweli, NJ, & ano. <sup>m56</sup>TH st, 60 E (5:1291), ss, 144 e Mad av, 22x100.5; Apr19; Apr22'13; 1y % as per bond; Nora Anna kook to Farmers Loan & Trust Co, 22 William. <sup>m57</sup>TH st, 21 E (5:1293), ns, 49 w Mad av,

5,00 577H st, 21 E (5:1293), ns, 49 w Mad a 23x100.5; Apr18'13; due, &c, as per bone Fannie Arnneim, 21 E 57, to Wm Scholl 13 E 49 et al. 40.00 40.000

"55TH st, 341 E (5:1351), ns, 200 w1 av, 21x100.5; pr mtg \$\$,000; Apr18'13; 3y5%; Amale Muller widow to Emigrant indus Savgs Bank. 2,000

**m53TH st, 101-3 W** (4:1011); ext of \$125,-100 mtg to Apr21'15 at 5%; Apr21; Apr23 13; Title Guar & Trust Co with Robt Connor, 128 Miller av, Bkiyn. nom "59TH st, 515 W (4:1151), ns, 200 w An av, 25x100.5; ½ pt; pr mtg \$16,000; A 18; Apr21'13; 19 int as per bond; He man Sacks, 1482 2 av, to August Loewe berger, 220 E 76. 1,0 v Ams

berger, 220 E 76. **\*\*68TH st, 206 W** (4:1159), ss, 125 w Ams av, 25x100.5; PM; Apr16; Apr22'13; 5y5%; Jno J Donohue to J Van Vechten Olcott, 31 W 72, & ano, exrs &c Theo F Vail. 15,000 1.000

<sup>m68</sup>**TH st, 206 W** (4:1159), ss, 125 w Ams av, 25x100.5; pr mtg \$15,000; Apr16; Apr 24'13; 5y6%; Jno J Donohue to Priscilia Dexter, 1268 81st, Bklyn. 5,000

**TOTH st, 112 E** (5:1404); ext of \$35,000 mtg to July116 at 4½%; April; April '13; Geo W Jacoby with Emily C Camp-bell, 112 E 70.

<sup>m74TH</sup> st, 161 W (4:1146), ns, 81 e An av, 19x104.4; ext of mtg for \$20,000 to An 15'16, 4½%; Mar4; Apr18'13; Chas Frazie 10 South Oxiord, Ekiyn, et al, exrs & Maurice Grau, with Jos J O'Donohue, 3 300 W 109. no Ams

Matrice Grau, with 503 mom 300 W 109. nom **m79TH st, 17 E** (5:1491), ns, 226 e 5 av, 18x102.2; Apr18; Apr22'13; due Octl'16 % as per bond; Jno H Delafieid to Farmers Loan & Trust Co, 22 William. 30,000 **m79TH st, 408 E** (5:1473), ss, 144 e 1 av, 25x102.2; Apr21'13; 5y5%; Marietta Jones, Jennie E C Baker, Anastasia Smith & Clara L Carolin to Lawyers Mtg Co, 59 Liberty. 9,000

"SIST st, 527 E (5:1578), ns, 373 e Av 25x102.2; Fredk or Friedrich Schwamm Emil Frick, 120 E 85. 8, Emili Frick, 120 E 85. 8,000
 <sup>m86</sup>TH st, 124-6 E (5:1514), ss, 51 w Lex av, 51x102.2; asn rents to secure loan of \$1,500; Apr11; Apr22'13; Alex Herzog to Universal Discount Co, 100 5 av. 1,500
 <sup>m86</sup>TH st, 124-6 E; asn rents to secure loan of \$1,500; Apr3; Apr22'13; same to same. 1,500

same. 1,500 <sup>m</sup>SSTH st, 46 E, see 55th, 45 W. <sup>m</sup>91ST st, 56 W (4:1204), ss, 280 e Col av, 20x100.8; ext \$20,000 mtg to June2'16 at 5%; Apr15; Apr18'13; Priscilla T P Starin with Isaac Wolf, 56 W 91. nom <sup>m</sup>94TH st, 100 W, see Col av, 690-6. <sup>m</sup>97TH st, 160 E (6:1624), ss, 105 w 3 av, 27.1x100.11; pr mtg \$\_; Apr17; Apr18 '13; 1y6%; Edna M Troescher, B of Q, NY, to Myron Straus, 6 Storm av, Arverne, LL 500

<sup>m98</sup>**TH st, 55 W** (7:1834), ns, 150 e Col av, 25x100.11; pr mtg \$22,550; Apr18; Apr 21'13; due &c as per bond; Gertrude Par-ker, 57 W 98, to L G Company, a corpn, 15 Broad. 2,600

m101ST st, 329 E (6:1673), ext of \$18,-000 mtg to Nov1'15 at 5%; Feb20; Apr23 '13; Bettie Rothfeld, 163 W 72, with So-cieta Co-operativa Degli Italiani D'Amer-ica, 1133 Bway. nom m101ST st, 329 E: ext of \$3,000 mtg t Nov115 at 5%; Feb20; Apr23'13; sam to N

Manhattan

with same

m101ST st, 34S E, see 1 av, 2017. m111TH st, 21 W (6:1595), ns, 331 w 5 av, 27x100.11; pr mtg \$----; Apr14; Apr23 '13; 3y6%; Clara wife of & Max Glauber to Max Fromkess, 341 E 82. 2,000 to Max Fromkess, 341 E 82. 2, <sup>m</sup>111TH st, 21 W; ext of \$25,000 mtg June21'16 at 5%; Apr18; Apr23'13; Ma: D Bishop with Clara Glauber, 70 Ler n

286.8 W <sup>m</sup>**113TH st. 237 W** (7:1829), ns, 286.8 w 7 av, 18.4x100.11; ext of \$2,000 mtg to Mar 30'15 at 6%; Mar24; Apr18'13; Regina, wife of & Alex Rosenthal with Julius 30 wife polin

Smolin. nom m115TH st, 70-2 E (6:1620) ss, 130 w Park av, 100.11x50; pr mtg -; Apr24'13; due Oct24'13, 6%; Elias Schlomowitz to Isaac Blumberg, 4602 14 av, Bklyn. 3,000 m115TH st, 411 W (7:1867), ns, 233.4 e Ams av, 66.8x100.11; ext of \$87,500 mtg to May1'18 at 4½%; Mar20; Apr19'13; Mar-tha E Hoffort to Union Dime Savgs Bank, 701 6 av. nom

milSTH st, 335-7 E (6:1795), ns, 212.6 w 1 av, 37.6x100.10; pr mtg \$28,000; Marl; Apr23'13; installs; 6%; Giuseppe Baiocchi & Antonio & Giovanni Bellantoni to Ar-thur Baur, 39 W 27. 6,000

thur Baur, 39 W 27. 6,000 <sup>m11</sup>STH st, 335-7 E (6:1795), ns, 212.6 w 1 av, 37.6x100.10; ext of \$28,000 mtg to June 1'16 at 5%; Apr17; Apr23'13; Ameri-can Missionary Assn with Arthur Baur. nom

m124TH st, 226-8 E (6:1788); ext of \$32,000 mtg to Apr3'16 at 5½%; Apr7; Apr23'13; Hannah Wallach et al trstes Isaac Wal-lach with See Em Holding Co. nom

<sup>m130</sup>TH st, 101 W, see Lenox av, 401-3. <sup>m130</sup>TH st, 495 W (7:1970), ns, 125 e Ams av, 25x99.11; pr mtg  $_{--}$ ; Apr2; Apr18 '13; due, &c, as per bond; Isidor Kosmin-sky, 1107 3 av, to Emanuel Marks, 1717 Spring Garden, Phila, Pa, exr, &c, Meyer Gans.

m132D st, 116 W (7:1916), ss, 200 w Lenox av, 19.6x99.11; Apr21; Apr22'13; due &c as per notes; Clothilde Cohn to Fred Kauiman, 215 W 98. 5,000

"132D st, 505 W (7:1986), ns, 125 w Ams av, 25x99.11; ext of \$13,000 mtg to Jan 2'19 at 5%; Apr18; Apr21'13; Louis Biggio with Jno B Avelino, 420 Jackson av. nom

<sup>m134</sup>TH st, 65-7 W (6:1732), ns, 260 e Lenox av, 50x99.11; pr mtg \$22,000; Dec4 '12; Apr23'13; due &c as per bond; Rev-enue Realty Co to Frank Gubin, 515 S Bway, Los Angeles, Cal. 4,000 Bway, Los Angeles, Cal. 4,000 <sup>m135</sup>TH st, 117 W (7:2007), ns, 428 e 7 av, 26x99.11; PM; pr mtg \$17,000; Apr21 '13; due Oct21'15, 6%; Herman Grosskopf to Wm Rothstein, 31 W 115. 2,000 <sup>m135</sup>TH st, 117 W; ext of \$17,000 mtg to Jan4'16 at 5%; Jan4; Apr21'13; Wm Roth-stein with Valentine E Macy, Ossining, NY, & ano, trstes Josiah Macy Jr. nom "144TH st, 275-7 W, see 8 av, 2710-2.

**initial st, 227-9 W** (7:2031), ns, 350 7 av, 40x99.11; ext of \$40,000 mtg to A18'18 at 5%; Mari0; Apri8'13; Chas Geiger & Sol Braverman with Thos Field & ano, committee Wm Field. n Apr nom

miG1ST st W, nec Ft Washington av, see Ft Washington av, nec 161st, miG2D st, 516-18 W (8:2120); ext of \$34,-000 mtg to Aug6'18 at 5%; Mar25; Apr 21'13; N Y Protestant Episcopal Public School with Rembrandt Kealty Co. nom

School with Rembrandt Realty Co. nom  $^{m}177TH$  st W, nec Andubon av, see Audu-bon av, 247.  $^{m}Av$  A, 95-9 (2:434), nwc 6th (Nos 443-5), 68.2x100; Apr1; Apr22'13; 3y5%; Chas A Bristed, Stockbridge, Mass, to U S Trust Co of NY, 45 Wall.  $^{m}Av$  C, 107-9 (2:330), nwc 7th (Nos 227-9), 39.4x63; pr mtg \$51,000; Apr18'13; 3y 6%; Harris Schonzeit to Moses Goodman, 562 W 113.  $^{5}000$ 

<sup>mAmsterdam av, S43 (7:1856), es, 25.11 n 101st, 25x100; Apr21'13; 5y5%; Alvin Holding Corpn to Wm Menke, 333 Central Park W. 25,000 <sup>mAmsterdam</sup> av, S43; certf as to above mtg; Apr21'13; same to same.</sup>

<sup>m</sup>Amsterdam av, 843; sobrn ag 18; Apr21'13; Wm H Schumacher Menke, 333 Central Park W. agmt; Apr her to Wm

nom

Menke, 333 Central Park W. nom "Amsterdam av, 1930 (8:2114), ws, 50 s 156th, 25x100; Apr21'13; 5y5%; Margt R Mulvany, 450 W 149, to Metropolitan Savgs Bank, 59-61 Cooper Sq E. 13,500 "Audubon av, 247 (8:2132), nec 177th, 107.11x100x—x100; PM; Apr18; Apr19'13; due Apr1'18; 5%; Brown-Weiss Realties to Lawyers Mtg Co, 59 Liberty. 152,500 "Audubon av, 247; PM; pr mtg \$152,500; Apr18; Apr19'13; due &c as per bond; In-ter-City Land & Securities Co, a corpn, 5 Beekman, to Brown-Weiss Realties, a corpn, 63 Park row. 14,009 "Audubon av, 247; PM; pr mtg \$166.500:

"Audubon av, 247; PM; pr mtg \$166,5 Apr18; Apr19'13; due Oct10'13; 6%; Int City Land & Securities Co to Marie Winters, at Port Washington, L1 500; Int R 13.333.33

"Audubon av, 247; certf as to mtg for \$13,333.33; Apr14; Apr19'13; Inter-City Land & Securities Co to Marie R Winters.

<sup>m</sup>Columbus av, 690-6 (4:1224), swc 94th (No 100), 100x30; Apr21; Apr22'13; 3y4½%; L Marcia, Harwood, Chester, Conn, to Jes-sie Thomas, Rye, NY. 12,000

**"Fort Washington av** (8:2137), nec 161st, 102.2x130.4x99.11x108.10; PM; Apr18; Apr 22'13; due &c as per bond; Friedman Con-stn Co, 171 Bway, to Germania Life Ins Co, 50 Union sq. 180,000 stn

Sch Co, 50 Union sq. 180,000
mFort Washington ay (S:2137); same prop; certf as to above mtg; Apr18; Apr 22'13; same to same.
mLenox av, 401-3 (7:1915), nwc 130th (No 101), 46.10x90; ext of \$60,000 mtg to Apr27 '18 at 5%; Apr1; Apr24'13; N Y Life Ins Co with Nathan Hutkoff. nom
mLexington av, S58 (5:1399); ext of \$5,000 mtg to Apr17'18 at 4½%; Apr14; Apr 22'13; Bank for Savgs in City of NY with Matilda Schnaper, 860 Lex av. nom
mLexington av, 1940 (6:1768), ws, 40.11 s 120th, 20x64.10; Apr21'13; due May1'16, 5%; Wm Hyman, 515 W 185, to Tillie S Openhym, 170 W 74, et al, exrs &c Augustus W Openhym. 8,000
mLexington av, 1940; pr mtg \$8,000; Apr

The work of the second "Madison av (5:1283), same prop; certf as to above mtg; Apr17; Apr18'13; same to same.

"Madison av, 1217-21, see 55th, 45 W. "Manson av, 1217-21, see 55th, 45 W.
 "IST av, 2017, & 101st st, 348 E (6:1675); sal Ls; Apr21; Apr24'13; demand, 6%; Jos Ferry to Lion Brewery, 104 W 108. 1,940
 "IST av, 2165 (6:1683); sal Ls; Apr10; Apr24'13; demand, 6%; Pasquale Di Perna & Pietro Petraglia to Lion Brewery, 104 W 108. 3,675.83

Appert R. Stranger, 1993.
Appert R. Stranger, 1994.
Appert

<sup>m3D</sup> av, 551-3 (3:917); ext of two mtgs for \$27,000 each to Apr16'18 at 5%; Apr 16; Apr18'13; Lawyers Title Ins & Trust Co with Julius & Nathan Hebald. nom m3D av, 715-7 (5:1318), es, 25 s 45th, 37.7
 x80; pr mtg \$\_; Apr17; Apr18'13; installs, 6%; Terrence J Lynch devisee, Margt M Lynch to Myron Straus, 6 Storm av, Arverne, LI. 

 Marger M Lynch (D Myrlon Straus, 6 Stofm)

 av, Arverne, LI.
 1,000

 "GTH av, S26-S (5:1262), sec 47th (No 80),

 70x22; Apr17; Apr18'L3; due, &c, as per

 bond; Thos J Goodwin, 629 W 23, to Jno

 H Hindley, 131 W 75.

 "TTH av, 245-51 (3:800), nec 24th (Nos

 163-5), 86.11x79.2; PM; pr mtg \$---; Apr

 9; Apr24'13; 396%; Seventh Av Property

 9corpn, 66 Bway, to Seth S Terry, 1 Russell ter, Montclair, NJ.

 5.000

 "TTH av, 1985 (7:1904), es, 27 n 119th,

 26.10x98; all tile to any strips or gores

 adj; Apr21'13; 5y4½%; Theresa Proops to

 Thos Dimond, 20 W 73.
 25,000

 Inos Dimond, 20 W 73.
 25,000

 **mSTH av. 2710-12** (7:2030), nec 144th (No 275-7), 40x100; ext of \$60,000 mtg to Apr 20'18 at 5%; Apr21; Apr23'13; Lawyers Mtg Co with Barwood Realty Co. nom

 **mSTH av. 2722-4** (7:2030); ext of \$40,000 mtg to Apr20'16 at 5%; Jan30; Apr19'13; Lawyers Title Ins & Trust Co with Anita Clark. nom

MIOTH nv, 114 (3:715), nec 17th (Nos 457-9), 20.6x100; pr mtg \$21,500; Apr21 Apr22'13; due Janl'15, 6%; Jno F Curley 339 W 15, to Eliz K Dooling, 179 E 80. 4.000

**10TH av. 657** (4:1075); sal Ls; Apr11; Apr23'13; demand; 6%; Henry Grieme to Lion Brewery, 104 W 108. 5,000

#### MISCELLANEOUS MORTGAGES.

#### Borough of Manhattan.

**"Certf** (file) as to chattel mtg dated Apr 23'13; Apr23; Apr24'13; D Lolis Co. Inc, a corpn, to Geo Papacostopoulas et al. "Land at Baldwin Harbor, LI (miscl); consent & certf as to mtg for \$1,500; Dec 11'12; Apr24'13; Baldwin Harbor Realty Co to Mary S Johnson.

mLand in Queens Co. NY (miscl); certf as to mtg for \$3,000; Apr17; Apr22'13; Broad Realty Co to Alfred C Searle, 941 Fairmount pl, Bronx.

"Land in Queens Co, NY (miscl); certf is to mtg for \$65,000; Apr15; Apr19'13; & L Constn Co to Title Guar & Trust

mLong Beach, LI (miscl); certf as to mtg for \$3,000; Apr14; Apr19'13; Edgeworth Realty Co, a corpn, to Lizzie Metzger, admtrx David Metzger.

#### MORTGAGES.

#### Borough of the Bronx.

**"Belmont st, nwc Walton av,** see Walton av, nwc Belmont,

av, nwc Belmont. "Bristow st (11:2963), swc 170th, 105.6x 57.6x105.7x52.6; ext of \$47,000 mtg to Nov 29'15 at 5%; Maril; Apr23'13; City of New York Ins Co with Sprossig Storage Ware-house Co. <sup>m</sup>Dawson st, SS0-90 (10:2702), es, 781 n Longwood av, runs e100xn35.4xn60.5 to ss Intervale av (Nos 929-41), xw63.5 to curve of sec Intervale av & Dawson xw104.4xs 75.10 to beg; Apr18'13; due, &c, as per bond; Winnie Realty & Constn Co, 939 Intervale av, to Adolph H Fischer, 129 W 70, & ano trstes Mary G Pinkney. 60,000 **mDawson st, 880-90** & INTERVALE AV, 929-41; certf as to above mtg; Apr18'13; same to same.

<sup>m</sup>Dawson st, 880-90, & INTERVALE AV, 929-41; sobrn agmt; Apr18'13; Margt Knox nom

"Devoe st, ss, at ses 1 av, see 1 av, ses at SS

<sup>m</sup>Drake st, swe Seneca av, see Seneca av, swe Drake. SW

we brake. "Fletcher st, nee Washington av, see Washington av, nec Fletcher. "Freeman st, 879 (11:2965), ns, 125 e Stebbins av, runs e40xn118.10xw39.11xs 16.4 to beg; pr mtg \$30,000; Apr16; Apr 18'13; 5y5%; Fredk Jantzen to Emigrant Indus Savgs Bank. 3,000

<sup>m</sup>Freeman st, S79; sobrn agmt; Apr18'13; Wm C Oesting with same nom <sup>m</sup>Freeman st (11:2965), ns, 125 e Stebbins av, 40x118.11x—x116.5; ext of \$30,000 mtg to Apr16'18 at 5%; Apr18; Apr19'13; Emi-grant Indust Savgs Bank with Fredk Jantzen, 879 Freeman. nom

Jantzen, sij Freeman. nom **mFreeman st** (11:2993), sec Vyse av, 54.8x 108.4x50x130.6; pr mtg \$12.000; Apri9; Apr 21'13; due as per bond; 6%; Martha Per-na, 1074 Fox to Bernhard Frank, 88 Mor-ton, Bklyn. 6,000

ton, Bklyn. <sup>m</sup>Gilbert pl, nee Hunts Point av, see Hunts Point av, nec Gilbert pl. <sup>m</sup>Hoffman st, 2406 (11:3066), es, 27.7 n 187th, 25x117.11x25x118.1; PM; Apr22; Apr 23'13; due Julyl'16, 6%; Chas H Lock-wood to Esther J Williamson, 447 E 143. 2,300

<sup>m</sup>Lyman pl (11:2970), ws, 192.8 n 169th, 75x55.3x82.9x90.3; pr mtg \$----; Apr18'13; due, &c, as per bond; Benenson Realty Co to Manhattan Mort Co, 200 Bway. 5,500

mLyman pl, same prop; certf as to above mtg; Aprl8'13; same to same. "Macy pl (10:2688), ns, 200 w Hewitt pl, 25x140; Apr21'13; 5y5%; Jno W Harshbar-ger & Frank B Moses to Lawyers Mtg Co, 59 Liberty. 8,000

Manida st, 722 (10:2768), ws, 225 s Spof-rd av, 25x100; ext of \$4,500 mtg to July 715 at 5%; July16'12; Apr22'13; Fredk A buthworth with Frank Baker, 726 Manom

<sup>m</sup>Matilda st (\*), ws. 100 n Kossuth av, 45.3x100; Apr21; Apr22'13; installs; 6%; Katie Weiss to Railroad Co-oper B & L Assn, 103 Park av. 1,500

"Minford pl, 1535 (11:2977), ws, 133.3 n 172d, 36.2x100; PM; pr mtg \$17,500; Apr21 '13; 2y6%; Riedt Realty Co to Sandow Realty Co, 748 Beck, 2,250

<sup>m</sup>Roselle st (\*), ws. 145.4 n Silver, 25x 147.1x27.11x159.6; PM; Apr17; Apr18'13; 3y 6%; Janette P Stauder, 1517 Roselle, to Lavilla M Murphy, sec Green & High, Huntington, LI. 2,300

"Seddon st. swc Walker av, see Walker

av, swc Sedden. **m134TH st E** (10:2546), ss, 400 e St Anns av, 25x114x26.6x123.5; Apr21'13; 1y6%; Amalia Ricca, 2382 7th av to Cora O Schwabe, 104 W 70. 4,500

<sup>m136TH</sup> st E (9:2264), ns, 100 e Brook av, 54 to Mill Brook, x—x—x100; PM: Apr24 '13; 3y6%; Herman Hanauer, 247 E 58 to Seventh Avenue Amusement Co. 3,000

Sevence Avenue Amusement Co. 3,000<sup>m136</sup>TH st E (9:2264), same prop; PM; Apr24'13; 3y6%; same to same. 1,500<sup>m135</sup>TH st E (10:2566), ss, 262.6 e South-ern blvd, 17.7x100; Apr17; Apr18'13; due, &c, as per bond; Mary Zinser to Title Guar & Trust Co. 4,009

4,009 m13STH st. 464 E (9:2232), ss. 583.4 e Wil-lis av. 16.8x100; Apr18; Apr21'13; 3y6%; Cordelia L Raynor to Wm Beaman, 477 St Anns av. 1,000 St

**"141ST st E** (10:2551-2552), ss. 231.9 e St Ann's av, 25x95; April; Apri8'13; 1y6%; Fredk Jantzen to Pauline A Peetz, 36 E 33. <sup>m</sup>142D st E, nwc 3 av, see 3 av, 2669.

m143D st. 431 E (9:2288), ns, 300 e Willis av, 16.8x100; PM; Apr15; Apr19'13; due &c as per bond; Chas J Goeller to Emilia K Braun, 75 Greenridge av, White Plains, NY. 5,000

NY. 5,009 **m152D st E, nwe 3 av,** see 3 av, nwe 152d. **m156TH st E** (9:2403), ns. 124.6 e Court-landt av, 24.6x100; also MELROSE ST (9:-2403), ns. 124.6 e Courtlandt, old line, runs so.10 to new line 156th xe24.6xn0.10xw24.6 to beg; Apr21; Apr23'13; due, &c, as per bond; Alfd Raabe to Max Soskin, 595 Beach ter. 1,000

Beach ter. 1,000 **m157TH st E** (9:2379), ns. 150 w Elton av, 100x101.10x100x101.11; bldg loan; pr mtg \$20,000; Apr16; Apr18'13; ly6%; Ben-enson Realty Co to Rockland Realty Co, 509 Willis av. 40,000

m157TH st E (9:2379), same prop; certf as to above mtg; Apr16; Apr18'13; same as to a to same

10 Sante: 0 Sante: 0 (9:2422), ns. 290.6 se Mor-ris av. 43.6x115: Apr21; Apr22'13; demand; 6%; Melrose Bldg Co. 933 Teller av to Jno A Murray, 3920 Bway. 3,000

"165TH st W, swe Anderson av, see An-erson av, swe 165. m167TH st E, swe Teller av, see Teller

av, swc 167. **m169TH st. 600-2 E** (10:2612); ext of \$31,-000 mtg to Apr14'18 at 5%; Apr14: Apr18 '13; U S Trust Co of City NY with Eck-man Bldg Co Inc, a corpn, 1054 Grand av. nom

m170TH st E, swe Bristow, see Bristow, m173D st E, nwc Southern blvd, see South-rn blvd, nwc 173.

Bronx

<sup>m</sup>173D st E, swc Webster av, see Webster w, swc 173d. av

m174TH st E, nwe Hoe av, see Hoe av,

<sup>m174TH</sup> st W (11:2876), ss, 125 e Nelson av, 50x100; ext of \$34,000 mtg to June1 '16 at 5° · Apr23'13; Dollar Savings Bank with Stewart Constn Co, 104 W 174. nom <sup>m175</sup>TH st, 498 E, see Bathgate av, swc 175.

175. <sup>m</sup>175.TH st E (11:2900-46), ns, bet Web-ster & Park avs; transfer of tax lien for years 1902 to 1908 assessed to C Young; Mar18'12; Apr21'13; 3y2%; City N Y to Tax Lien Co of NY, 68 Wm. 684.98

Tax Lien Co of NY, 68 Wm. 684.98 **misoTH st E, late Samuel st** (11:3138), n es. — e Bryant av & adj land formerly of Benj Fowler, runs nw30xme100xse abt 28.6xsw100 to beg, except part for 180th; pr mtg \$5.000; Apr21; Apr22'13; 1y6%; Jno A Steinmetz, 912 Bronx Park So to Herman Keil, 408 Tremont av. 2,500 **misoTH st E** (11:3109), ss, 95.2 w Mapes av, 50x118.2; Apr17; Apr18'13; 5y5'4%; Lebaro Constn Co to Noah Spingarn, 207 W 78. 42,000 **misOTH st E** (11:3109), same prop; certf

130TH st E (11:3109), same prop; certf
 st above mtg; Apr17; Apr18'13; same

mISIST st E, swc Boston rd, see Boston d, swe 181st

rd, swc 181st. m182D st E (11:3070), ss, 127.6 w Hughes av, runs s105.11xw22xs0.11xe50xn5.10xw3.11 xn93.6 to st xw25 to beg; pr mtg \$4,000; Apr5; Apr18'13; due Oct5'13, 6%; Nel-lie G Klenke, 614 E 182, to Martin Walter, 1935 Grand blvd & concourse. 300

182D st E. nwe Valentine av, see Valen-ne av, nwc 182.

tine av, nwc 182. <sup>m</sup>IS3D st E (11:3086), ss, 66.8 w Belmont av, 16.8x75; Apr16; Apr18'13; 3y5%; Sarah Deshel to Phebe B Munro, 325 Ams av. 2,500

<sup>m187TH</sup> st, 456-60 E (11:3040), ss, 150 e Park av, 50x100; PM; pr mtg \$12,750; Mar 28; Apr23'13; installs, 6%; Morris Siegel & Saml Wasserman to Victor Levy, 71 Keap, Bklyn, i,400

 m188TH st, 133 W (11:3219). nws, 608.5

 ne Webb av (Tee Taw), 25.1x102.4x25x

 104.11; PM; Apr21; Apr22'13; 5y5%; Eleanor McLoughlin to Margaretha Nehmelman, 133 W 188.

man, 133 W 185. <sup>m</sup>188TH st, 133 W; same prop; PM; pr mtg \$5,500; Apr21; Apr22'13; 1y6%; same to same. <sup>m</sup>204TH st E (12:3311), ns, 125 W Cadiz pl, 25x100; pr mtg \$\_; Apr18'13; due, &c, as per bond; Carmine Vetrano to Man-hattan Mort Co, 200 Bway. <sup>m</sup>204TH st Zis 22 F (s), son rents to see

hattan Mort Co, 200 Bway. 1,000 <sup>m212TH</sup> st, 718-22 E (\*); asn rents to se-cure \$1.000; Apr22; Apr23'13; installs, 6%; Menlo Bldg Co, 720 E 212, to Alema Realty Exchange Co, 1 W 34. 1,000 <sup>m214TH</sup> st E (Sheil) (\*), ss, 100 w Paulding av, 50x100; Apr2; Apr22'13; 3y 5½%; Annie Kopchovsky, 938 E 214, to Merman F Epple, 2516 Grand av. 7,500 <sup>m223D</sup> st E (\*), nes 62.8 se Bronxwood

<sup>m233D</sup> st E (\*), nes, 62.8 se Bronxwood av, 31.4x—x24.4x114.5; Apr16; Apr21'13; in-stalls \$25 per month; 6%; Merendino Soda Water Co Inc. a corpn, 3210 3 av to Bronx Security & Brokerage Co, a corpn, 258 E 138. 300

138. 300 m241ST st E. nec Bronx blvd, see 241st E, swc Richardson av. m241ST st E (\*). swc Richardson av. 100 x100: also 241ST ST E (\*). nec Bronx blvd, 50x100: PM; pr mtg \$9,300: Apr17: Apr18 '13: 3x6%: Aurelia L Leubuscher, 5 W 124 to Marie Freese, 77 Epprit, East Orange, NJ. 3,000 m4ndexm (0:9502) market 550

MAnderson av (9:2508), swc 165th, 50x 100.9: Apr18'13; due, &c, as per bond; Al-pis Soeller. Huntington, LI, to Title Guar & Trust Co. 3,000

 a Trust Co.
 3,000

 mBathgate av, 1593-5 (11:2913), ws, 210
 s

 s 172d. 50x120: pr mtg \$\_\_\_\_; Apr18; Apr
 19'13: 2y6%; Diamond Constn Co, a corpn, to Max Fine, 402 Grand.

mtg:

<sup>mRathente</sup> av (11:2916), swe 175th ( 498), 103.4x345; Apr21; Apr22'13; due J 1'14; 3'4'% Mollie Berman to Lottie B man, 882 Kelly. 4. 4 000

 
 mBoston rd (11:3138), swc 181st, 114,5x
 4,000

 mBoston rd (11:3138), swc 181st, 114,5x
 130,5x112 11x125.6; PM; Apr23; Apr24'13;

 due Decl'14, 6%; Land Realty Co, 1009 E
 180, to Wm H Booth, 2074 Vyse av. 10,500
 "Bronx blvd, nec 241st, see 241st E, swc Richardson av.

<sup>mCambreling</sup> av. 2482 (Pyne st) (11:3091), es, 568.9 ne 188th (Bayard), 18.9x107; PM; Apr22: Apr23'13; due July1'16, 5%; Chas H Lockwood to Walter L Crow, 13 E 126, 2500

"Cedar av (\*), ws, 175 s Bartholdi av, 38.6x118.6x27.1x118; agmt as to reconvey-ance of deed recorded even date upon payment of loans not to exceed \$1.000 & hereby secured, etc: Apr17: Apr22'13; due July1'15, 6%; Raffaela Pacnessa, 1230 Boston rd, with Donato Di Pace, 2284 1 av,

 mclinton av
 (11:3097), es. 297.5 n
 nom

 mclinton av
 (11:3097), es. 297.5 n
 181st,

 16.6x145.2;
 Apr17: Apr18'13; due, &c, as
 av

 per bond;
 Fredk E Buser, 1319 Taylor av,
 to

 mclinton av
 (11:3097), es. 264.4 n
 181st,

 16.6x145.2;
 Apr17: Apr18'13; 35%;
 Frances

 Buser, 1319 Taylor av, to
 Mary E Egner,
 319 E 93.

205

Mortgages

<sup>m</sup>Clinton av (11:3097), es, 280.11 n 181st, 16.6x145.2; Apr17; Apr18'13; 3y5%; Fran-ces Buser, 1319 Taylor av, to Minnie Hum-mel, 3688 Bway. 4,000 **mCreston av, 2386** (11:3165), es, 174.3 n 184th, 25x95; pr mtg \$5,000; Apr23; Apr24 '13; 1y6%; Jas M O'Connell to Cora B Hil-dreth, 362 E 136. (11:2165), es, 174.2 m

dreth, 362 E 136. 1,000 mCreston av, 2386 (11:3165), es, 174.3 n 184th, 25x95; Apr23'13; due, &c, as per bond; Jas M O'Connell, 2386 Creston av to Augusta Loderhose, 349 E 139. 5,000 mEagle av, 563 (10:2616), ws, 49.4 n 149th, 25x100; Apr21; Apr24'13; due, &c, as per bond; Johannah Wienke, Weehawken, NJ, to Matilda Protzmann, 296 E 162. 13,000

to Matilda Protzmann, 296 E 162. 13,000 mEngle av. 563; sobrn agmt; Apr21; Apr 14'13; Geo J Shapiro with same nom mEdison av (\*), es, 109.5 n Pelham rd, (5x171 to Pelham rd x28.1x158.1; part for Westchester av; PM; Apr21; Apr22'13; 3y 12% (Geo J Baxter to Regent Realty Co, 13 W 42. 1,500

83 W 42. 1,500 **"Fieldston rd** (13:3421), ws, 400 ne Gris-wold pl, 50x72.4x51.8x85.8; also FIELDS-TON RD (13:3421), ws, 450 ne Griswold pl, 49.1x57.9x82.11x66.4; Apr16; Apr22'13; in-stalls, 6%; Peter B Sharp, Memphis, Tenn, to N Y & Suburban Co-Oper B & L Assn, 147 E 125. 1,800

[47 E 125. 1,300 **mFieldston rd, ws, 450 ne Griswold pl**, see Fieldston rd, ws, 400 ne Griswold pl. **mFindlay av, 1324** (11:2783), es, 345.5 n
(69th, 20x100; PM; pr mtg \$4,000; Apr22; Apr24'13; due, &c, as per bond; David E Callahan, 444 E 162, & Michl S Claffey, 365
E 169 to Thornton Brothers Co, 1320 Clay IV. 1,450

1,350 **"Fordham rd (Union av)** (11:3078), ss, 6.3 w Cambreling av, 25.5x127.7x25x132.6; Apr21: Apr22'13; due, &c, as per bond; Post Avenue Constn Co to Title Guar & Prust Co. 2,000

2,000 **"Fordham rd (Union av)**, (11:3078), same prop: certf as to above mtg; Apr21; Apr 22'13; same to same. **"Franklin av, 1287-9** (10:2612); ext of \$31,000 mtg to Apr14'18 at 5%; Apr14; Apr 18'13; U S Savgs Bank of City N Y with Eckman Bldg Co Inc, a corpn, 1054 Grand av.

"Gifford av, ss, 328.10 e Balcom av, see cribner av, ns, 121.2 e Balcom av.

<sup>m</sup>Gifford av, ss, 328.10 e Balcom av, see Scribner av, ns, 121.2 e Balcom av.
 <sup>m</sup>Gleason av, nwe Taylor av, see Taylor av, nwe Gleason av.
 <sup>m</sup>Grace av (\*), ws, 251.1 s Boston rd, 50 x95; Mar31: Apr22'13; due, as per bond, 5%; Valentine Morstatt to Michl Streng-lein, 497 Tinton av.
 <sup>m</sup>Hoe av (11:2983-2991), nwe 174th, 100x 15.4x100.8x21.5; Apr22'13; due &c as per bond; Kellwood Realty Co to Title Guar & Trust Co.
 <sup>m</sup>Hoe av (11:2983-2991), same pron: certf

**"Hoe av** (11:2983-2991), same prop; certf as to above mtg; Apr22'13; same to same.

mHoe av (10:2749), es, 110 s Bancroft, 40x 100; pr mtg \$25,000; Apr19; Apr21'13; 5v 6%; Anna G John to Josef Schmalzl, 517 Nelson av, Peekskill, NY. 5,000 mHoe av (11:2979), ws, 125 s Freeman, 75x74.4x75.2x69.4; pr mtg \$7,000; Apr15; Apr21'13; 2v6%; Cornelius O'Keeffe to Robt R Ellison, 299 E 139. 2,000 mHunts Point av (10:2761), nec Gilbert pl, 51.4x120.1x50x108.4; bldg loan; Apr24'13; demand, 6%; Burnett-Weil Constn Co to City Mort Co, 15 Wall. 55,000

**"Hunts Point av** (10:2...), same pro-ertf as to above mtg; Apr24'13; same prop; me to

same. **"Hunts Point av** (10:2761), es, 51.4 n Gil-bert pl, 51.4x131.11x50x120.1; bldg loan; Apr24'13; demand, 6%; Burnett-Weil Con-stn Co to City Mort Co, 15 Wall. 45,000 **"Hunts Point av** (10:2761), same prop; certf as to above mtg; Apr24'13; same to same.

same. **"Hunts Point av** (10:2761), nec Gilbert pl, 102.9x131.11x100x108.4; PM; pr mtg \$100,000; Apr23; Apr24'13; 1y6%; Burnett-Weil Constn Co to Henry Morgenthau Co, 165 Bway. 20,000

"Hunts Point av (10:2761), same prop; obrn agmt; Apr24'13; same with City fort Co. nom "Intervale av, 929-41, see Dawson, 880-90

"Jackson av (Robbins) (10:2623), ws. 200 n 149th, 75x100; ext of mtg for \$5,000 to Apr17'15; 5%; Apr17; Apr21'13; Guaran-teed Mtg Co of NY a corpn, 200 Bway with Katharina Schlaier, 208 27th, Gut-tenberg, NJ.

tenberg, NJ. nom **mNelson av** (\*), ng, 50 w Bland av, 50x 100; Apr17; Apr18'13; due July1'16; 6%; Margt A Hattrick to Bridget Sheriden, 1670 Boston rd. 800 **mOgden av** (9:2522), es, 450 n 170th, 50x 112.4x50x112; Apr14; Apr22'13; due. &c, as per bond; Merwin Realty Co, 5 Beek-man, to Jacob Dohrmann, 3078 Hull av. 4,000

man, to Jacob Dohrmann, 3078 Hull av. 4,000 mPark av, 4461 (11:3030), ws, 147 s 182d, 18x88.6x18x87.10; Nov29'12; Apr21'13; in-stalls; 6%; Jno A Pagano, 4461 Park av to Franklin Soc for Home-Building & Sav-ings, 38 Park row. 4,000 mPaulding av (\*), es, 51.6 n 228th, 50x100, except pt for Paulding av; bldg loan; Apr 23; Apr24'13; due, &c, as per bond; Hen-riette Turkheimer to Jno P Pape, 287 E 236. 3,000

"Plymouth av, es, 25 n Zulette av, see

Plymouth av, nwc Zulette av.
mPlymouth av (\*), nwc Zulette av. 125x.
86.10x143x17.8; also PLYMOUTH AV (\*),
es, 25 n Zulette av. 25x100; bldg loan; Apr 19; Apr21'13; 3y5½%; Albt Knoeller, 531
E 88 to Charlotte L Waldron, 215 West
Side av. Haverstraw, NY. 4,000

Mde av, Haverstraw, NY. 4,000 **Prospect av** (10:2676), ws, 125 n 156th, 5x142.7x25.2x139.5; pr mtg —; Apr5; pr21'13; 1y6%; Rebecca Goldberg to Lil-ian Lanzit, 516 W 169. 3,000 "Richardson av, swe 241st, see 241st E, "Ryer av, nee 152

Ryer av, nec 182, see Valentine av, nwc

182. "Scribner av (\*), ns, 121.2 e Balcom av, 25x100; also GIFFORD AV (\*), ss, 328.10 e Balcom av, 50x100; Apr16; Apr22'13; 3y 5%; Emma N Polak to Josiah A Briggs, 2305 Andrews av. 960

2305 Andrews av. **Seneca av** (10:2762 & 2765), swc Drake runs el25xs100xw85.1xne89 to Drake xn 21'10; Apr18'13; 3y6%; Utility Realty Co, 165 Bway, to Chas E Lansing, 32 W 95. 4,009

"Seneca av (10:2762 & 2765); same prop; certf as to above mtg; Apr9; Apr18'13; to same

msouthern blvd (11:2978), nwc 173d, runs n155.5xw44.9xx21xsw85xnw17.10xs67.5 to st xe100 to beg; PM; Apr16; Apr18'13; de-mand, 6%; Trask Bldg Co to Ekin Hold-ing Co, 15 Wall. 26,000

"Southern blvd (11:2978), same prop; certf as to above mtg; Apr18'13; same to

same. **"Southern blvd** (11:3113), ws, 75.11 n 184th, 25.3x105.5x25x109.3; pr mtg \$3,750; Apr22; Apr23'13; 3y5%; Margt F Warner, 22 Bayside pl, Rockaway Beach, LI, to Rebecca Elson, 2299 Southern blvd. 2,000

"Southern blvd (11:2980), es, 125 s Jen-nings (Charlotte pl), 75x100; PM; Apr21; '13; due June2'13; 6%; Jos Bergman to Terrence Smith, 109 E 88. 375 13; due 5 difference 5 mith, 109 E 88. 375 mTaylor av (174th st), (\*), nwc Gleason av, 100x25, given as collateral security for payment of \$5,000 covering McGraw av, sec Harrison av, 25x100; pr mtg \$3,500; Mar10; Apr21'13; 1y5½%; Clara Fink, 909 Beck to Wm F Eppel, 340 E 135. 5,000

<sup>m</sup>Taylor av (174th st) (\*), same prop; Mar10; Apr21'13; due Apr18'16; 5½%; same to Herman F Epple, 2516 Grand av. 5500 M

<sup>m</sup>**Taylor av. 1219** (\*), 25x100; ext of \$4,-500 mtg to Jan 3'17, at 5½%; Apr23; Apr24 '13; Ottilie J Kane to Jas Purcell, 1219 Taylor av. nom

<sup>m</sup>Teller av (9:2429 & 2434), swc 167th, 40 x100.1; bldg loan; Apr10; Apr18'13; de-mand, 6%; O J Schwarzler Co, a corpn, to City Mort Co, 15 Wall. 35,000 **Teller av** (9:2429 2434), same prop; certf us to above mtg; Apr17; Apr18'13; same

as to al to same.

"Teller av (9:2429-2434), ws, 40 s 167th, 38.4x100.1; bldg loan; Apr10; Apr18'13; de-mand, 6%; O J Schwarzler Co to City Mort Co, 15 Wall. 23,000 "Teller av (9:2429-2434). same prop; certf as to above mtg; Apr17; Apr18'13; same

as to al to same.

**"Teller nv** (9:2429 & 2434), ws, 78.4 s 167th, four lots, each 38.4x100.1; four bldg loan mtgs, each \$22,000; Apr10; Apr18'13; demand, 6%: O J Schwarzler Co to City Mort Co, 15 Wall. 88,000

Teller av (9:2429 & 2434), same prop; two certfs as to above mtgs; Apr17; Apr 18'13; same to same. "Teller av (9:2429 & 2434), swc 167th, 231.8x100.1; sobrn agmt; Apr10; Apr18'13; O J Schwarzler Co with City Mort Co, 15 Wall.

"Tier av (\*), ss, 222.6 w Lafayette av, 100x94x100x93.10; Apr22; Apr23'13; 3y6%; Harry T Booth to Emma L Brown at Pul-aski, Oswego Co, NY. 2,000 100

<sup>m</sup>Tinton av. 1059 (10:2660), ws, 100 166th, 25x100; Apr22'13; due &c as bond; Mary M Strong to Title Guar Trust Co. 5, De ar & 5.000

Trust Co. 5,000 "Tinton av, 1059; sobrn agmt; Aprl6; Apr 22'13; Mary V Morrison with same. nom "Topping av, 1741 (11:2798), ws, 100 n 174th, 32x95; Apr21'13; 3x5½%; Belle M Ryckman admrx, Newark, NJ to Fida-Ima Del Genovese, 1729 Montgomery av. 9,000

<sup>m</sup>**Tremont av** (11:2869), ns, abt 91.3 ne Harrison av, 25x80x26.11x66.3; pr mtg \$5. 500; Apr22; Apr23'13; due as per bond, 6%; Cora Adler to Julian G Straus, 9 W 90. 500

<sup>m</sup>Tremont av, ns, 19 e Watson av, see Watson av, ss, 405 w Havemeyer av.

**"Walentine av** (11:3150), nwc 182d, 63.6x 200 to es Ryer av x39.11x201.4; PM; Apr21; Apr22'13; 3y5%; County Estates Inc, 1910 Webster av to Caroline Luster, 327 Cen-tral Park W. 8,000

"Villa av, 3095 (12:3321), ws, 145.5 s 204th 19x136.9x32x108.6; pr mtg \$3,600; Apr17; Apr21'13; due &c as per bond; Filomeno Isernio to Luigi Palatucci, 3128 Villa av. 400

**Willa av, 3095** (12:3321), ws, 145.5 204th, 19x136.9x34x108.6; PM; Apr17; A, 18'13; due, &c, as per bond; Filomeno Ise nio to Robt C Turnbull, Campbell, NY. 3 600

April 26, 1913

"Vyse av, sec Freeman, see Freeman, sec

"Walker nv (\*), swc Seddon, runs ne200x s151xsw140 & 265 to beg, contains ¾ acre; ext of \$9,000 mtg to Sept18'16 at 5%; Apr 15; Apr22'13; Jas Hennessy with Henry Morgenthau Co, 165 Bway. nom

<sup>m</sup>Walton av (11:2847), nwc Belmont, runs n 100,2xw84.1xsw33.3xe6.1xs100 to Belmont xe24.5xne80.5 to beg; pr mtg \$2,000 Apr17; Apr21'13; due &c as per bond; Mary Connolly, Chicago, Ill to Jno Kiehl at Centre Moriches, LI. 1,000 runs

at Centre Moricnes, Ed. **"Washington av** (11:3050), nec Fletcher, 36.7x86.5x36x33; Apr24'13; 4y5%; Nora Con-stn Co to Frances H Hanford, 117 W 130. 32,000

**"Washington av** (11:3050), same prop; certf as to above mtg; Apr24'13; same to

<sup>mWashington av (11:3050), same prop; sobrn agmt; Apr23; Apr24'13; Harry A Munroe with same. <sup>mWashington av (11:3050), same prop; sobrn agmt; Apr23; Apr24'13; Wm V Simp-son with same. <sup>mWashington av (11:2050)</sup></sup></sup>

"Washington av (11:3050), same prop; sobrn agmt; Apr23; Apr24'13; same with same nom

nwashington av (11:3050), es. 36.7 n Fletcher, 36.7x79.11x36x86.5; Apr18; Apr24 '13; due, &c, as per bond; Nora Constn Co, 1037 Teller av to Ida K Bronner, Hotel Majestic, Central Park W & 72. 22,000

"Washington av, (11:3070), same prop; certf as to above mtg; Apr18; Apr24'13; same to same.

<sup>m</sup>Washington av (11:3070), same prop; two sobrn agmts; Apr23; Apr24'13; Wm V Simpson with same, nom

simpson with same. nom "Watson av (\*), ss, 405 w Havemeyer av, 50x216 to Blackrock av, except pt for Tre-mont av; deed by way of mtg to secure \$1,500; pr mtg \$3,000; Apr17; Apr21'13; due & as per agmt; Katherine Taylor to Natl Casket Co, 48 Great Jones; also re-corded in deeds. nom

 "Webster av
 (11:2888), swc 173d, runs s

 215.11xw101.4xn40.5xw3.7xn99.9x
 e34.4 x n

 66.4 to ss 173d xe86.7 to beg; bldg loan;
 http://dxn40.5xw3.7xn99.9x

 Apr24'13; due Janl'14, 6%; Nan Realty
 Corpn, 193 W 168, to Paragon Mtg Co, a

 corpn, 507 E Tremont av.
 50,000

"Webster av (11:2888), swc 173d, same prop; certf as to above mtg; Apr24'13; same to same.

awebster av (11:3142), ws. 400.4 n 179th, 50x180; Apr18'13; 5y5%; Geo Dieckmann, 2042 Webster av, to Emigrant Indus Sav-gs Bank. 30,000

gs Bank. 50,000 **"Webster av** (11:3143), ws, 34 s Ford, 39.6x100; PM; pr mtg \$24,000; Apr22; Apr 23'13; due, &c as per bond; Camac Street Co Inc, a corpn, 12 West Fordham rd to August Nelson, 193 W 168. 5,000

"Webster av, 2247 (11:3143), ws, 73.6 s Ford, 41.11x100.1x37.11x100; PM; pr mtg \$25,000; Apr22; Apr23'13; due, &c, as per bond; Camac Street Co Inc, a corpn, 12 West Fordham rd, to August Nelson, 193 W 168. 5,000

W 105. <sup>mWestchester av, 1053 (10:2727), str Ls; Apr10; Apr18'13; installs, 6%; Wm R Eh-ler to Chas Kling, 360 Mosholu pkway. notes, 12,000 <sup>mWestchester av (\*)</sup>, ss, 51.5 w Beach av, 50x-; Apr21; Apr22'13; 3554/2 %; Seewacha Constn Co to Eliz K Dooling, 179 E 80. 4,500</sup>

"Westchester av (\*), same prop; consent as to above mtg; Apr21; Apr22'13; same to same.

"Westchester av (\*), same prop; certf as to above mtg; Apr21; Apr22'13; same to am

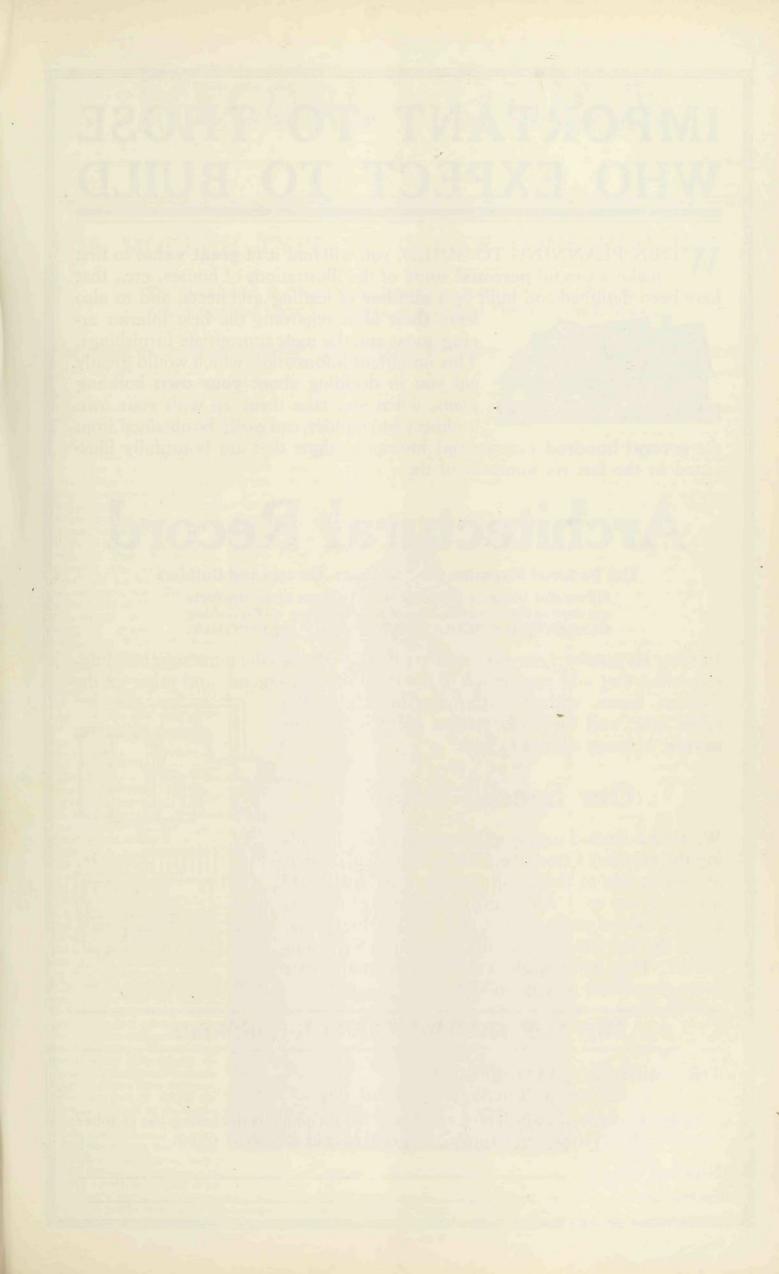
"Westchester av (\*), same prop; sobr: agmt; Apr21; Apr22'13; Sarah C Bucken aam with same. nor sobrn nom

ham with same. nom "Zulette av, nwc Plymouth av, see Ply-mouth av, nwc Zulette av. "IST av (11:2857), ses, at ss Devoe, runs sw89.2xse132 to Doughtys brook xne90 to old road from McCombs Dam to Fordham xn115 to Devoe xw120 to beg: Apr23; Apr 24'13; due, &c, as per bond; Peter N Quin-ton, Hoboken, NJ, to Patk J Mollo" 301 W 12. 6,000

mIST av, (11:2857), same prop; sobrn agmt; Apr23; Apr24'13; Herman Schroeder with same. nom

"3D av, 2669 (9:2323), nwc 142d; sal Ls; Apr23; Apr24'13; demand, 6%; Jno J Con-roy to Lion Brewery, 104 W 108. 5,871 <sup>m3D</sup> av (9:2374), nwc 152d, runs w106.11 w100xe45xs25xe92.2 to av xs78.5; Apr18; Apr19'13; due &c as per bond; Aug Kuhn, 120 W 57, to Helen S Ogilvie, 22 E 47. 70,000 Apr19'13 Kuhn, 1

<sup>m3D</sup> av, 3683 (11:2910), asn Ls by way of mtg to secure \$2,600; Apr18; Apr22'13; Carolina Posco to Ebling Bwg Co, 760 St Anns av.



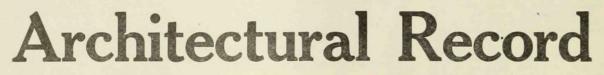
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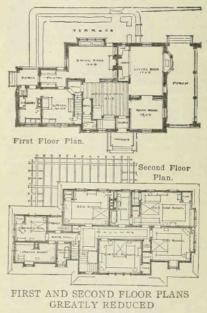
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