# THE BIGGEST MUNICIPAL DEBT IN THE WORLD 

Gross Funded Debt of New York City Exceeds a Billion - Borrowing Limit Virtually Reached-New Methods of Financing Public Works Must Be Found.

By HENRY BRUERE, Director, Bureau of Municipal Research.

$\mathrm{N}^{\mathrm{L}}$EW YORK is the richest municipal corporation in the world, but it is also, and perhaps for this reason, the most heavily indebted. Measured in terms of population, the outstanding gross indebtedness of the city on March 31, 1913, was approximately $\$ 225$ per capita.
Taxpayers of today are paying for public works bequeathed to them by preceding generations of taxpayers, and are bearing their share of the cost of new undertakings which are to equip New York City for present convenience and future growth.
The first article in this series showed that the major responsibility for the increasing cost of government is attributable to the growth of appropriations for interest and redemption of the city debt in the annual tax budget. This fact fully realized makes consideration of the present debt of the city, the method of its incurring, and the future use of the city's "faith and credit" of vast importance to taxpayers.
The interest, sinking fund and redemption items included in the city budget for 1913 amounted to $\$ 54,977,381.34$. These items have grown from $\$ 40,454$,772.86 in 1908 , or 35.9 per cent. The total increase in the entire budget in this time was $\$ 49,139,174.99$, or only 3.38 times the increase in city debt charges.
All sinking fund and interest payments on outstanding bonds are not made from budget appropriations. Dock, water and subway revenues, for example, are used for interest and sinking funds for dock, water and subway bonds. On the other hand, the entire appropriation for "debt service" purposes does not relate to the permanent debt of the city. In 1913, $\$ 9,869,064.79$ was included in this appropriation for interest and redemption of short term bonds. Interest and sinking fund installments for permanent debt have increased from $\$ 29,751,201.62$ in 1908 to $\$ 45,108.316 .55$ in 1913 , or 51.62 per cent. Since 1911 there has been a diminution in the interest charges for short term indebtedness due to the semi-annual collection of taxes inaugurated in that year on the initiative of Comptroller Prendergast. It is estimated that by collecting taxes in May as well as in October, and thus reducing the amounts borrowed in anticipation of tax collection, $\$ 1,500,000$ in interest is saved annually.
Table IV.-Appropriations for City Purposes Which Have Increased More
Than $\$ 1,000,000$ During the Period 1903-1913.
Interest on city debt.
\$25,177,166.99 Department of education...........
Redemption of the city debt and sinking fund insta
Pollice Department
Fire Department
Water Department
Department of docks and ferries. +2.91487 .63

In this article Mr. Bruere brings out the startling fact that, through improvident fiscal management, the foremost city in America and the richest municipality in the world has virtually exhausted its constitutional borrowing power and must look for new ways of financing public works. On March 31, the net funded debt of New York City amounted to 7.01 per cent. of the assessed valuation of the real estate in the city, while contract and other Ilabilities in creased the total indebtedness, exclusive of self-sustaining bonds, to 9.11 per cent. of the assessed valuation. As the debt incurring power of the city, except for certain income producing enterprises (water supply, docks, subways) is limited to 10 per cent, of the assessed valuation of the real estate in the city; as the current valuation is fully on a par with "market value," and as this value can not be expected to increase rapidly in the near future, it will be seen that the traditional fiscal policy of the city is no longer adequate to meet the necessity for expansion of municipal functions occasioned by the tremendous growth of population, a growth which has now attained a rate of about 200,000 a year. Mr. Bruere's article points out the choice of fiscal devices open the city for taking care of its expandin the present article, of which the activities. The present article, of which the second installment will appear next week, is the second of a series of five written by Mr. Bruere at the request of the Record and Guide, the purpose of the series being ( 1 ) to discover why taxes are increasing out of proportion to the growth of population and (2) to suggest available remedies.

Department of street cleaning
Health Department
Payments to charitable institutions Department of public charities. Department $2,331,828.02$
$\ddagger 2,300,000.00$ Deparment of parks.
*This takes no account of expenditures in the borough of Brooklyn from revenues of the de $\dagger$ This figure represents not an increase in ex penditures, but a transfer to the tax budge of items formerly met by sales of corporat
$\ddagger$ Was not included in the budget but was in cluded, nevertheless, in the computation of the tax levy. public library buildings,

What the City Debt Is.
Not until 1909 could any one answer the question "What Is the City Debt?" In that year, as a by-product of Comptroller Metz' opposition to the approval of contracts for the Fourth Avenue subway, the Court of Appeals determined, after a long hearing before Referee Benjamin F. Tracy, a multitude of questions as to what was to be included in computing the city debt and what was to be excluded, which theretofore had been matters of doubt or confusion. Many of these questions were framed as the result of investigation of the city debt by the Bureau of Municipal Research for which four of the principal banking houses of the city provided the funds. Several questions which are still in
doubt were not answered by the Court of Appeals, because the litigants either failed to present the facts to the Court in these respects or failed to present them with sufficient clarity. It cannot be said, therefore, that all the questions involved in determining the constitutional indebtedness of the city are now settled, but it can be said that the margin of uncertainty has been brought down to a very narrow limit. Some of these questions will be referred to again.
New York City's billion dollar debt does not include current liabilities to be paid out of current taxes or other revenues. It represents in major part the following classes of indebtedness:

1. Corporate stock and other long term bonds issued to provide funds for future improvements.
2. Assessment bonds issued by the city to provide funds for public improvements, the cost of which are later to be defrayed either in whole or major part by assessment on properties enefited. The holders of these bonds have recourse to the general credit of the city, and are not limited to any special fund created by the payment of assessment. Assessment bonds, therefore, must be included in the city's constitutional indebtedness.
3. Contracts chargeable against corporate stock or assessment bond funds, less cash balances in particular funds available for their liquidation.
4. Revenue bonds outstanding for five years.
5. Liability for lands taken by condemnation; judgments and open market orders.

The 10 Per Cent. Constitutional Limitation.
These classes of debt make up the total of the city's $\$ 1,137,211,853.77$ gross funded debt as of March 31, 1913. The constitution says that the municipality may not become indebted in excess of 10 per cent. of the assessed valuation of its taxable real estate. The assessed valuation of the taxable real estate for 1913 was $\$ 8,006,647,860$, and 10 per cent., therefore, was $\$ 800,664,786$. Various constitutional amendments and court interpretations, however, permit certain deductions to be made from the gross funded indebtedness in computing the so-called "debt limit." Thus, there are deducted $\$ 19$,$698,222.48$ of county bonds issued prior to consolidation on the theory that such obligations should not embarrass the greater city in the extension of its improvements. Likewise subtracted are $\$ 145,512,393.60$ for water bonds on the theory that these bonds will be redeemed out of the revenues derived from the sale of water and $\$ 117,425,778.73$ for rapid transit and dock bonds declared by the Appellate Division to be self-supporting under the constitutional amendment of 1909. These deductions foot up to a to-
tal of $\$ 282,636,394.81$, or 24.85 per cent. of the total funded debt. Every dollar of this indebtedness is a claim against the general credit of the city, but since the proceeds of these borrowings have been invested in revenue producing properties the bonds are properly disregarded in determining the extent to which the city may increase its obligations.

Besides subtracting exempt bonds, an additional $\$ 293,139,615.85$ is deducted from the gross debt in computing the
peared. Until 1909 it was the practice, for example, to pay a portion of current expenses out of 50 -year bonds. Formerly, horse collars and blankets, tin pails, etc., for the Street Cleaning Department were purchased from the proceeds of 50 -year bonds under a foolish law which authorized the city to charge against corporate stock the plant and equipment of the Street Cleaning Department, and left to the whims of subordinates to determine what constituted

## Table V.

Condensed Statement Setting Forth the Constitutional Debt Incurring Margin as of March 31, 1913.
 Less
Exemptions
Exemptions $\begin{aligned} & \text { Sinking fund holdings. }\end{aligned}$
$\$ 282,636,394.81$
$293,139615.85$
293,139,615.85

Net funded debt.
575,776,010.66

Add
$\$ 561,435,843.11$
Net contract and land liability, Judgments, etc.
$168,541,235.56$
729,977,078.67

Constitutional
Reservations aga
cllowing purposes :
Reservations against this marg
following purposes:
Rapld transit......
Docks and ferries.
Uncollectible taxes
Various municipal
Vncollectible taxes .........
Leaving an unreserved margin of
$\$ 6,006,323.24$
$15,000,000.00$
5,000,000.00
33,526,053.27
$\begin{array}{r}\$ 59,532,376.51 \\ 11,155,330.82 \\ \hline\end{array}$
$\$ 70,687,707.33$
credit "margin" because this sum is held by the city in the form of cash and securities for sinking fund purposes. The sinking funds consist very largely of city bonds. The city by holding 25.77 per cent. of its outstanding indebtedness as sinking fund investments enlarges its power to add to its borrowings from other sources.

The Net Funded Debt.
After making the foregoing deductions the comptroller's statement of March 31 shows a "constitutional" or net funded debt of $* \$ 561,435,843.11$, or 7.01 per cent. of the assessed valuation of the real estate of the city. Liabilities of the city, consisting largely of contracts chargeable against corporate stock funds and which will involve the issuance of further stock on March 31 of $\$ 168,541,235.56$, (including $\$ 88,200,000$, the amount of the city's proposed immediate contribution to the new subways), bring up the total indebtedness to $\$ 729,977,078.67$ or 9.11 per cent. of the assessed valuation of the city's real estate.
To find the borrowing margin, this sum must be deducted from 10 per cent. of the assessed total valuation. The result is $\$ 70,687,707.33$. But the Board of Estimate and Apportionment has set aside all except $\$ 11,155,330.82$ of this sum for specific purposes, thus $\$ 6,006,323.24$ for rapid transit, $\$ 15,000,000$ for docks and ferries and $\$ 38,526,053.27$ for various other municipal purposes.

## What the Debt Represents.

That portion of the city's indebtedness which does not represent investment in subways, docks and water, has been expended to provide bridges, schools, parks and streets, courthouses, fire and police stations and other more or less permanent structures of the city.
The Comptroller is still engaged in preparing the first inventory ever made of New York City's property. No one, therefore, now knows the exact value of this property nor what the assets are that offset the city's formidable indebtedness. This inventory, now in preparation, will estimate the present value of structures built out of bonds issued 25 or 30 years ago. If an investigation were made it would undoubtedly be found that a very large part of property purchased out of the proceeds of corporate stock within the last 50 years has now totally disap-
$\stackrel{* \text { After }}{\text { deducted. }}$ exemptions and sinking fund have been
"plant and equipment." Taxpayers are still paying heavy interest and sinking fund charges on "capital" outlays of this character.
Table VI.-Purposes of Bond Issues, 1898-1912.
$\left.\begin{array}{ccc} & \begin{array}{c}\text { Grand } \\ \text { Totals }\end{array} & \begin{array}{c}\text { Per- } \\ \text { Istentum } \\ \text { Issed }\end{array} \\ \text { of Cor- } \\ \text { porate }\end{array}\right)$

Total, $\begin{gathered}\text { Corporate } \\ \text { for } \\ \text { Stock }\end{gathered}$
Various Munleipal
Purposes
For deficiencies in tax
levies of 1904 and prior years........... $\$ 18,000,000.00 \quad 2.25 \%$
Total Corporate
for Total Corporate Stock
for All Purposes.... $\$ 762,317,597.08 \quad 95.63 \%$ Assessment Bonds
For local improvement For local improvements
street improvements
street improvements.. $\$ 34,857,132.65 \quad 4.37 \%$ Corporate Stock and
Corporate Stock and As-
sessment Bonds. . $\$$ B
General Fund Bonds. $\$ 174,729.73 \quad 100 \%$ sessment
General Fund Bonds..... $\$ 137,500,000.00$
*Includes the outlay on the new municipal building
building.
tDos. not include corporate stock notes as
follows. viz.:
For various municipal purposes... $\$ 17,174,691.74$
For various municipal purposes. . $\$ 17,174,691.74$
For rapid
Fransit For rapid transit
For water supply $966,683.94$
249.719 .67 Total corporate stock notes out-
standing Dec. $31,1912 \ldots \ldots . .$. . $\$ 35,391,095.35$

## Unscientific Use of Borrowed Funds.

There is still injudicious use of proceeds of 50 -year bonds. No classification has been made of the prospective life of different kinds of property acquired by the use of borrowed funds. The proceeds of 50 -year bonds may be used to buy bed linen as a part of the original equipment of a hospital, or they may be used to buy a strip of real estate certain to enhance in value. The general theory under which long-term bonds are issued to pay for improvements is that by this means the cost of improvements
which will benefit successive generations may be apportioned with practical equity to those generations. For the 50 -year bonds issued today are not paid in toto by the taxpayers of fifty years hence. Each year the city sets aside a sum which, with interest accumulations, will wipe out the total principal at the end of the term of indebtedness. Thus, the taxpayers of each year contribute their proportionate share to the extinguishment of the debt. The principle is precisely fair. An alternative which other cities are increasingly practicing is to issue serial bonds falling due in successive years. The imposition of the burden is exactly the same, although the method employed slightly differs.

Scientific use of the city's borrowing power requires, first, that the term of bonds issued corresponds fairly closely to the estimated life of the property for whose acquisition they are issued, and, second, that the bonds be paid off by amortization or redemption by successive generations of taxpayers in proportion to their enjoyment of the property which the bonds represent.

Taxpayers and the City Debt.
Taxpayers may not justly complain of the major part of the city debt burden, for taxpayers in a large measure have directed the expenditure of funds which the debt represents. It is taxpayers who in new sections of the city insist upon the construction of schools in order that their properties may become attractive to tenants. It is taxpayers who want docks and water supply, and taxpayers who want parks, hospitals, courts, subways and bridges. The present debt of the city reflects expenditures necessitated by the period of its greatest growth, a growth that has brought unprecedented returns to many land owners. New York City is reaping the whirlwind of public improvement prodigality which came to its climax in the McClellan administration. Real estate speculators have tapped the city treasury to their hearts' content, for in the past improvements have been made in large degree as a result of local pressure and individual enterprise, and without reference to the general needs of the city.

## Present Pressing Problems.

Consideration of the past, however, will profit no one except as it points the way to a right future course. More impressive than the mammoth proportions of the city's debt is the plain fact that if New York were today lacking its physical equipment of sewers, water works, parks, schools, etc., it could not, with its present resources, provide them. New York is confronted with a lean period in public improvements, for except as assessed valuations increase it will be compelled by the force of the constitution to stop spending borrowed funds for schools and other improvements. The tax department foresees a period of slow advancement in assessed valuations.

If this is true, taxpayers in Queens desiring improvements can no longer obtain them through burdening the taxpayers of the entire city. Taxpayers in The Bronx desiring subways can no longer escape paying the cost by pledging the "faith and credit" of the entire city. New York is now in a position where it must consider one of three alternatives-first the wider use of the principle of benefit assessments as a means of financing public improvements; second, the inclusion of capital outlays in current tax budgets, or, third, obtaining constitutional authority for using other means for financing improvements such as excess condemnation, the issue of specific lien certificates, etc.
(To be continued.)

## BEDFORD AVENUE'S RECENT CHANGES

# One of Brooklyn's Longest Thoroughfares-Its Fine Residential Part Is Vanishing and Trade Is Increasing There-The Business Section of the Avenue. 

P
ENETRATING almost the entire width of Brooklyn, Bedford avenue is of variable character. It derives its name from the ancient village of Bedford, the center of which in Revolutionary days was at Bedford avenue and Fulton street. Bedford avenue originally extended from Eastern Parkway north to Division avenue, in the Eastern District. Twenty odd years ago it was extended northward to Manhattan avenue, in the Greenpoint section of the borough; and, subsequently it was extended southward from Eastern Parkway to and through Flatbush practically to Coney Island. The invasion of the suburban area of Brooklyn by homeseekers and the great municipal improvements that followed required the opening of Bedford avenue southward. Its opening south of the Parkway was marked by the erection of the immense armory of Troop $C$ of the National Guard, on Bedford avenue. For a long distance south of Eastern Parkway Bed-
stretch of the avenue that is a divisor of other and built-up parts. Manhattan avenue, with which Bedford avenue directly connects, leads to the bridge across Newtown Creek to Long Island City. At Flatbush, Bedford avenue ostensibly ends at Foster avenue, but as a matter of fact East 25 th street is a continuation of it due south to Sheepshead Bay or the ocean front of Brooklyn.

## Once a Fashionable Section.

Probably the most notable change that has taken place on Bedford avenue is in the section from Flushing avenue north to the fountain at Division avenue, in Williamsburg. Most of this part of the avenue was for two generations an exclusive residential quarter of Brooklyn. Old mansions occupy nearly every corner, bespeaking an elegance that has vanished, for this part of the thoroughfare has depreciated to the extent that a different class of population has come in. Many of the old mansions have
for that purpose. Notable among the changes here was the demolition of the Dr. J. T. Brady mansion, at the southwest corner of Bedford avenue and Morton street. Thirty years ago or less, this building was considered one of the show residences of Brooklyn. Another house that was abandoned by its wealthy owner was that of the late Moses May, on the better part of Bedford avenue. He sold it a few years before his demise to move to a house on Jefferson avenue, in the part of Brooklyn near Fulton street and Bedford avenue, or part way across the borough. As this part of Bedford avenue has changed in residential tone, the intersecting streets that compared favorably with the avenue in character have changed accordingly. The opening of the Williamsburg Bridge, which is a short distance away, and the widening of Taylor street in a westerly direction to Bedford avenue have tended to still more strongly accentuate the


BEDFORD AVENUE AT THE FOUNTAIN.
ford avenue is not improved to any extent, but in the immediate Flatbush section of Brooklyn the avenue is improved with fine detached homes. From Bergen street to the Parkway, Bedford avenue is improved principally with good apartment houses and with a sufficient number of stores to meet the demands of neighborhood trade. This part of the avenue is in one of the highest parts of Brooklyn.
From Manhattan avenue to Broadway, in Williamsburg, Bedford avenue is a motley aggregation of old tenement houses and small stores, intermingled with light manufacturing concerns. Here the avenue penetrates a great industrial section of Brooklyn, where some of the largest industries in the greater city are situated. There is little if any tendency toward modern improvement in this part of Bedford avenue. From North 12th street to Manhattan avenue Bedford avenue passes through Greenpoint (McCarren) Park, a large municipal breathing space that is bounded by Berry street, Nassau avenue, North 12th street and Manhattan avenue. Consequently there is a long
either become boarding houses or are occupied for studio purposes of different kinds. Some of them have been transformed into club houses, notably the one occupied by the Hanover Club, at the southeast corner of Bedford avenue and Rodney street. When the extensive structural improvements in Flatbush were commenced fifteen years or more ago the best part of the Williamsburg section was drawn upon for population for the new outlying district, with the result that many old families in Bedford avenue were among those who followed the southward movement.

## Business Invasion.

So extensive was this residential change that one of the large churches of Williamsburg sold its property in that part of Brooklyn and built a new edifice in the Flatbush section, so as to hold its old parishioners. Business is now invading the part of Bedford avenue, in Williamsburg, immediately opposite the fountain. Old trownstone fronts, that once housed some of Brooklyn's notables, are being remodeled for business purposes and more are being advertised
changes on Bedford avenue. As the old Brooklyn Bridge changed the fine residential tone of a large part of Brooklyn Heights, so has the Williamsburg Bridge caused pronounced changes in the Bedford avenue neighborhood from Division avenue to Heyward street.

## What the Vacant Stores Mean.

While dwellings on Bedford avenue are being altered for business purposes to a degree, an anomaly exists in the Bedford avenue blocks immediately to the north, or from Division avenue to Broadway. Here there are numerous vacant stores which a few years ago were well rented. Undoubtedly the cessation of heavy traffic on lower Broadway, from Bedford avenue to the ferries at the foot of Broadway, have had much to do with the business changes in these blocks. Between South 8th street and South 9th street, in this part of Bedford avenue, there are seven vacant stores, while a large store at the southeast corner of South 9 th street is also vacant. At the northeast corner of Bedford avenue and South 8 th street is a 4 -story department
store building that was abandoned as such a few years ago and is now used as a knitting mill. Smith, Gray \& Company still maintain their original store at the southeast corner of Bedford avenue and Broadway.
A notable improvement in the old fine residential part of Bedford avenue is taking place at the northeast corner of Keap street, where the Williamsburg branch of the Young Women's Christian Association is erecting a handsome large building to be used as its headquarters. At 559 Bediord avenue, on the northeast corner of Rodney street, is the large residence where the late Millard F. Smith lived. The house is four stories and $45 \times 60$ feet in size, while the plot is $45 \times 100$ feet, with a garage on the rear fronting in Rodney street. This house is on the market and will probably be altered either into a club house or studio building if it changes hands. In the vicinity of Heyward street, there are some fine apartment houses on Bedford avenue.

## A Dividing Line.

A distinct improvement has been made on the west side of Bedford avenue in the block from Flushing avenue to Wallabout street. A row of 6 -story brick and stone flats with stores have superseded the old Coe \& Merritt carriage factory that long stood on the site. From Flushing avenue to Myrtle avenue there have been very few structural changes on Bedford avenue. Old frame dwellings and stores comprise the improvements Flushing avenue was always considered the dividing line between Brooklyn in the days of the separate existence of those municipalities. The old edifice of the Bedford Avenue Baptist Church, on the west side of Bedford avenue, between Myrtle and Willoughby avenues has just been bought by the Congregation Beth Jehuda and is now used as a synagogue. This building marks the great change in the kind of population in the vicinity. There is a large plot at the southwest corner of Bedford and Willoughby avenues that is on the market. This corner was for many years used as a coal yard. From Willoughby avenue to De Kalb avenue Bedford avenue is made up of old dwellings and a few apartment houses that retain the same class of population they always had, as do also the dwellings on Bedford avenue from De Kalb to Lafayette avenue.

## A Busy Trade Center.

From Lafayette avenue south to Fulton street, a distance of one-half mile or more, Bedford avenue is a busy trade center and there are some very good small stores there, with here and there a garage, as well as numerous automobile showrooms. The most prominent improvements on this part of Bedford avenue are the Bedford branch of the Young Men's Christian Association, at the northeast corner of Monroe street, the old Masonic Temple, at the northwest corner of Madison street and a block front of modern stores, offices and assembly rooms in one building, on the west side of the avenue from Madi-
son street to Putnam avenue. The oldest public school building in Brooklyn is at the southwest corner of Bedford and Jefferson avenues. During the last ten years many brownstone flats on Bedford avenue, between Jefferson avenue and Fulton street, have been altered into business buildings in their two lower stories. There is a great deal of pedestrian traffic on this part of Bedford avenue evenings, while afternoons also contribute a good quota of people.

## South of Fulton Street.

Bedford avenue, from Fulton street south to Bergen street, is somewhat broken in character. Most of the dwellings in this part have been either remodeled or are used for business purposes, while the long block front on the west side of Bedford avenue, from Brevoort place to Atlantic avenue, is vacant. There were prospects, at one time, that the city would take this block for park purposes, but the plan was abandoned. The Union League Club of Brooklyn has a fine club house at the southeast corner of Bedford avenue and Dean street, in this part of the avenue. Nearby, Rogers avenue meets Bedford avenue diagonally, thus forming a square in front of the club

William Street Line-Wall street, Fulton street, Park place, Chambers street (express); Franklin street, Canal street, Houston street, Christopher street, 14th street (express); 18th street, 23d street, 28th street, Pennsylvania Station (express), and Times Square (express).

Flatbush Avenue and Eastern Parkway Line-Atlantic avenue (express), Bergen street, Prospect Park Plaza, Underhill avenue, Franklin avenue (express); Nostrand avenue, Kingston avenue and Utica avenue (express).
Nostrand Avenue Line-President street, Sterling street, Winthrop street, Church avenue, Beverly road, and Newkirk avenue.
Livonia Avenue Line-Sutter avenue, Saratoga avenue, Rockaway avenue, Junius street, Georgia avenue, Van Sicklen avenue, and New Lots avenue.
Steinway Tunnel Extension-Grand Central, Long Acre Square.
Steinway Tunnel, Queensboro LineVernon avenue, Jackson avenue, Van Alst avenue, Ely avenue, 12th street, and Queensboro Plaza (express).

Woodside-Corona Line-Rawson street, Lowery street, Bliss street, Lincoln avenue, Woodside (express); Broadway, 25 th street, Elmhurst avenue, Junction avenue (express); Sycamore avenue, Washington avenue, Broadway, Grand avenue, Hoyt avenue (express), and Ditmars avenue (express).

White Plains road Line-East 180th street (express), Burchell avenue, Pelham Parkway, Allerton avenue, Gun Hill road (express); East 219th street, East 225th street, East 233d street, East 238th street, and Becker avenue (express).
Clark Street Line, Brooklyn-H en ry street, B orough street,
Hall.

## Brooklyn Rapid <br> Transit Com-

 pany.Nassau Street Line - Chambers street, Fulton street and Broad street.
A BUSINESS SECTION OF BEDFORD AVENU
house, in the center of which is a herote size equestrian statue of General Ulysses S. Grant, which was presented to the city by the Union League Club many years ago. On the west side of this square some new apartment houses and stores have been erected. The armory of the 23 d Regiment of the National Guard occupies the west block front of Bedford avenue, from Atlantic avenue to Pacific street. There are very few, if any, store vacancies in the strong business part of Bedford avenue.

## NEW SUBWAY STATIONS.

## Transit Companies and Public Service Commission Reach Agreement as to

 Exact Locations.Agreement has been reached by the transit companies and Public Service Commission regarding the location of nearly all the new stations on the subway routes to be built under the contract adopted recently. The commission is preparing the final maps. The list of stations as it now stands is as follows:

## Interborough Company.

South Ferry, Rector street and Cortlandt street.

Broadway-59th Street Line-Whitehall street, Rector street, Cortlandt street, City Hall (express), Canal street, Prince street, 8th street, Union Square (express) ; 23d street, 28th street, 34th street (express); Times Square, 49th street (express) ; 57 th street, Fifth avenue, and Lexington avenue.

Canal Street Line-Broadway.
14th Street, Union Square, Eastern District Line-Sixth avenue, Manhattan; Union Square, Third avenue, First avenue, Bedford avenue, Graham avenue, Grand street, Morgan avenue, Flushing avenue, DeKalb avenue, Ridgewood, Halsey street, Central ave., Broadway.

Montague Street Line-Court street.
St. Felix Street, Flatbush Avenue Line -Atlantic avenue and Seventh avenue.
New Utrecht Avenue Line-Ninth avenue (express), 44th street, 49th street, 55 th street, 59 th street, 62 d street (express); 71 st street, 79 th street, 18 th avenue, 20th avenue, Bay Parkway (express) ; 25th avenue, and Surf avenue.
Gravesend Avenue Line-Fort Hamilton Parkway, 13th avenue, Ditmas avenue, 18 th avenue (express); Avenue $\mathbf{J}$, Avenue N, Avenue P, Kings Highway (express); Avenue U, Avenue X, Neptune avenue, and Surf avenue.

# APARTMENT BUILDERS OPPOSE AMENDMENTS 

Extra Stairways Would Be Impracticable in a Small Flat-Besides They Would Add to the Cost of Construction-Will Appeal to Mayor Gaynor.

WHEN it became known that the bill providing for two independent means of egress in all apartment houses and otherwise amending the Tenement House Law had passed the Legislature and had gone to the Governor decided opposition to the measure began to appear among architects and speculative builders. In answer to a number of inquiries it was stated at the Mayor's office that a hearing would be granted as a matter of law and that the date would be announced in the City Record.

The bill gives the builders of future apartment houses the choice of providing either two independent stairways, a fire tower or an outside fire-escape. The extra stairway must under the terms of the bill be remote from the one already provided for by law, must be directly accessible at each story from each apartment without having to pass through the first way of egress and must be separated from the other by walls.
In the past the law has assumed that fireproof buildings were safe enough without being equipped with special fireexits, but the public movement in behalf of fire-prevention has developed in official circles a belief that every apartment house hereafter erected should have at least two means of exit. While the pending measure does not relate to houses in being, it is not improbable that, should it be enacted, laws for the equipment of all other apartment houses similarly would follow in due time.

## Increases Construction Cost.

The pending measure is objected to principally on the ground that it increases the cost of construction, and consequently will either reduce the net income from real estate holdings or increase rentals to the public. Apartment house architects and builders interviewed on the subject mostly expressed repugnance to defacing the exteriors of costly apartment houses of the first class with iron stairs and balconies, and some of the principal builders opposed the extra interior stairways not only on account of their cost but for the further reason that they would be very wasteful of space and quite impracticable in houses planned for small suites of three or four rooms, as many are nowadays.
A firm of architects who have planned as many apartment houses of the first class as any other firm in the city during the past decade, said that they would certainly oppose the approval of the bill by Mayor Gaynor. They said further:

## Needlessly Exacting.

"Regarding exits in fireproof buildings, it is the professional opinion that requirements are becoming needlessly exacting. The present law sufficiently safeguards the tenants in apartment houses up to twelve or thirteen stories in height. When a building exceeds this height, an additional exit should be provided and invariably would be by the owners and architects. It is very undesirable to put outside fire-escapes on a fireproof building, and within the last few years the owners have been building fireproof apartment houses that are exempt from fire-escapes, in preference to building non-fireproof buildings. Furthermore, what woman or child
would use a fire-escape eight or more floors up over the street?
"An additional flight of stairs either inside or outside would not be objectionable were it not for the fact that to meet the law when amended, these stairs must be directly accessible at each story to each apartment without having to pass through the first way of egress. Why not have a fire tower reached through the public hall if we must have another stairway?
"As an instance, consider a corner, say 100 by 100 feet, or 100 by 125 feet, made up of two, three, four and five room suites. One can readily see that the number of additional stairways that would be required, and if fire-escapes were provided-what an architectural monstrosity!
"Fire towers as permitted under the Tenement Law, without windows to the outer air, are a most undesirable means of exit (even though electrically lighted). Proper ventilation is a requisite and to secure ventilation, means a great loss of rentable area.

## Caution Advised.

"Before the amendments become law, careful thought and study should be given to the problem, and architects and builders will readily agree that it will be an unnecessary and unwarranted hardship and extravagance in planning to put in all of these stairs and towers. Fire experts will tell you that in case of fire, people use only the exits they are accustomed to, instead of more. Let us make the one or two invulnerable.
"As we said before, builders have been going nine stories in height on 60 foot streets to avoid fire-escape requirements, etc., which has been a most desirable thing for the beauty of the city. The amendments to the law will in all probability bring them back again to six-story non-fireproof buildings with fire-escapes.
"We trust the entire matter can be carefully thrashed out before the amendments become law. If so, architects and builders will be most grateful.
"Careful consideration should also be given to all the other amendments, and those amendments in reference to the use of reinforced concrete, for building of embankment walls, etc., should be given some consideration by the Joint Committee of City Departments so that the Tenement House Act and the new Code (when we get it) will not be in conflict.
"The amendment in regard to retaining walls allows a maximum of 24 inches. The curb at the rear of the janitor's apartment is generally 7 feet 6 inches below the curb, and from the ceiling to the sill of the first-story window is generally 3 inches; therefore, the maximum of 24 inches allowed in the amendments would be good for only 8 feet high. This in itself requires careful consideration in order to meet the desired result, and to conform to the Building Code."

## Extra Fire Exits.

In anticipation of the introduction of a measure such as this The Record and Guide interviewed some months ago a considerable number of architects and
builders of prominence and discovered a strong feeling existing against exterior fire-escapes.

Ralph S. Townsend of Townsend, Steinle \& Haskell, (Inc.) could not see of what use additional fire-escapes would be on houses constructed under the new amendment.
"The best fire-escape for practicability and safety," said Mr. Townsend, "consists of a stairway or stair tower enclosed in fireproof walls, with all openings protected by self-closing fire-boards, communicating only with public halls, on each floor. This gives a direct means of egress to all tenants, and, as these stairways are constructed and finished with fireproof material throughout, there is nothing in them to burn or cause conflagration.
"We therefore strongly object to the addition of outside fire-escapes, which, owing to the nature of the occupancy, cannot be protected from flames bursting out of the window on the various floors, which would probably compel fleeing tenants to pass through flames in order to reach the ground."

Charles Buek, architect and builder of high class houses for many years, said that exterior fire-escapes were makeshifts and excusable only where defective planning and faulty arrangement of the interior as to stairs and exits made provision of the kind unavoidable. The tenement house law as it stood wisely dispensed with them on fireproof buildings.

Alex Kahn of 220 Fifth avenue, one of the builders of the Hendrick Hudson, and partner of Frederick Johnson in many operations, voiced the opinion of himself and his associates that the rules and regulations heretofore laid down by the building and tenement house departments have sufficiently provided for the safety of tenants in fireproof apartment houses.

Capt. John P. Leo, architect, builder and a member of the Board of Examiners, was of the opinion that the only solution of the problem would be found in the installation of smokeproof towers containing stairs and accessible at each and every floor.

## 34th Street Route Cancelled.

The Public Service Commission rescinded a resolution previously passed laying down a rapid transit route in 34th street, Manhattan. This route was laid out by the commission for use as either a subway or a moving platform. Last summer, after protest from interested property owners, the commission withdrew the route from the Board of Estimate and Apportionment, where it had been sent for approval. This action leaves 34 th street without a rapid transit route.
-Park avenue is making good on the best predictions for its future. The Ogden Goelet estate is the latest to start a building operation. At the southwest corner of 55 th street they will erect a twelve-story apartment house from plans by Julius Harder, and Moore \& Wyckoff will be the agents. It will be a house of big apartments. On three floors there will be but one apartment each of nineteen rooms, and on the other floors two apartments each.

## AWARDS FOR THE COURT HOUSE SITE

Total Value of the 62 Parcels Taken Fixed by the Commissioners at $\$ 6,126,000$ - And $\$ 12,600$ More for Trade Fixtures.

THE commissioners to condemn the property for the new Court House, namely Abram I. Elkus (chairman), Henry Schneider and James J. Coogan, commissioners have filed their preliminary report fixing the value of the properties taken by the city.

The total value of the property taken as fixed by the commissioners is $\$ 6,126$,050.63. The tenants who occupy portions of these different properties are to receive from the owners of the prop-erty-that is to say, deducted from this amount-the sum of $\$ 46,224.17$, being the value of their leasehold interests. These tenants are also to receive from the City of New York the sum of $\$ 12$,-
yers, among whom were George W. Hubbell, Bowers \& Sands, Truman H. and George E. Baldwin, Michael J. Mulqueen, Edward W. Murphy, Weekes Brothers, Philbin, Beekman and Menken, Deyo and Bauerdorf, Rosenthal and Steckler, Zabriskie, Murray, Sage and Kerr and The City of New York by Assistant Corporation Counsel Charles D. Olendorf.
The record consists of 6,707 typewritten pages. There were about one hundred court sessions and the commissioners spent about twenty-five days in examining the property, reading the testimony and briefs and considering their decision.

| List of Properties, Owners and Awards. |  |  |  |
| :---: | :---: | :---: | :---: |
| cict $\begin{gathered}\text { Damage } \\ \text { Nos. } \\ 12\end{gathered}$ Street Nos |  | Ow |  |
|  |  |  |  |
|  |  | Jas. Vincent, sub-lessee.. | $\begin{array}{r} \$ 1,387.37 \\ 100.00 \end{array}$ |
|  | 514 Pearl st. |  |  |
| 15-16. ${ }^{14}$ | 61 Centre | M. L. Langbein. | 143,446.00 |
|  | ${ }_{20}^{500}$ Pearl st.. | Kate Halk, et al. | 249,358.00 |
| $17 \quad 2$ | 29-33 Lafayette | Stuart Duncan | 226,789.00 |
|  | 63 Centre st. | C. F. Hubbs \& Co., | 15,416.00 |
| ${ }_{20} 18$ T | Triangular plot | .Cent. Bldg. Imp. Co | 1,500.00 |
|  | ${ }_{120}$ Lafayette Worth st. | C. F. Sweeney et al | 59,000.00 |
| 21 | 35 Lafayette | J. H. Barclay et al | 52,900.00 |
|  | 122 Worth st | M. Ward et al.. |  |
| $\begin{array}{r}22 a-29 \\ 24 \\ 24 \\ 25 \\ \hline 1\end{array}$ | 126 Worth st | H. H. Cammann and E. ${ }^{\text {c }}$ - Cammann, | 8,500.00 |
|  | 65 Centre st. | trustees | 124,738.00 |
|  | 130-2 Worth | hn Vicar | 73,100.00 |
|  | ${ }_{73}^{134}$ Worth st. | Lena Frank | $45,000.00$ |
| 267 | 71 Centre st | B. F. Golden |  |
|  | 69 Centre st | Robt. Goelet et | 30,786.00 |
|  | 67 Centre st | Est. of Morgan Jon | 29,889.00 |
|  | 515-17 Pearl st....................... | Elise Boyd |  |
|  | 119-21 Lafayette st and triangular plot | H. Hillebrand, | 14,500.00 |
| 32 | 513 Pearl st... |  |  |
|  | 47-49 Centre | F. v. C. Parsons et al. | 65,000.00 |
| 33 | 43-5 Centre st. 15-17 Lafayette | Samuel Green | 22,000.00 |
|  | $\begin{aligned} & \text { 15-17 Lafayette } \\ & 88-90 \text { Centre st, } \end{aligned}$ | Bradhurst Realty \& Constn. | 14,600.00 |
|  | 148-50 Leonard 86 Centre st | Jas. Boyd, truste | 106,700.00 |
|  | 152-4 Leonard st | Jacob B. Halk. | 60,932.00 |
|  | ${ }^{156-60}$ Leonard | Lowenfeld \& Prager | 169,843.00 |
|  | 162-6 Leonard | Simmons Realty \& Const. |  |
|  | 1661/2-8 Leonar | Irving Baum ...... | 44,924.00 |
| 43 | 41-6 Baxter | David Simmonetti et al | 88,039.00 |
| 44 | 42 Baxter st. | Louis Oliva and Dominic |  |
|  | 38 Baxter st. | M. C. Cellilo. | 62,554.00 |
|  | ${ }_{145}^{155-7}$ Worth st. | Five Points House | 397,704.63 |
|  | 145-7 Worth st | N. Y. Dispensary. | 127,957.00 |
| 49 | 76-80 Centre | \{ Andrew Dougherty | 282,595.29 |
|  |  | $\left\{\begin{array}{l}\text { canfield Paper Co, less } \\ \text { Jas. Boyd }\end{array}\right.$ | $\begin{array}{r}624.80 \\ \hline 9000\end{array}$ |
|  | 66-8 Centre | Est. of A. C. King | 160,400.00 |
|  | 140 Worth st. | E. Mezzadri | 17,220.00 |
|  | ${ }_{3-6}^{142-50}$ Mission | Est. of Wm. B. Dana | 279,534.00 |
| 55. | 56 Park st... | M. B. de Fock and Farmers L \& T |  |
|  | 1-2 Mission | Co., trustees .................... | 84,707.00 |
| 56 | 52-4 Park | Abram M. Clonney. | 124,560.00 |
| 57 | 50 | Oberly \& Newell, lessees............ | 3,750.00 |
|  |  | Georgiana Maclay and Robt. McClay Bull | 44,648.00 |
| 58 | 46-8 Park |  |  |
|  | 502 Pearl | Michael ${ }^{\text {Campell }}$. ${ }^{\text {ach }}$. | 85,754.00 |
| $\begin{aligned} & 59 \\ & 60 \\ & 61 \end{aligned}$ | 504 Pearl st | Patrick Murphy | 2,752.00 |
|  | 506 Pearl 508 Pearl st | Dennis Shea | 52,514.00 |
| 616464 | 58 Centre | John A. Weekes and | 69,884.00 |
|  | 60 Centre |  | 79,557.00 |
| 65 | 62-4 Centre | Henry Wendt ....................... |  |

602.82 being the value of their trade fixtures which the city destroys or injures by reason of taking their property. The total amount which the city will have to pay, therefore, according to this report, will be $\$ 6,138,653.45$.

This proceeding was begun on June 7, 1912, and the commissioners immediately began hearings. There were 62 parcels acquired in the proceeding, comprising about 73 city lots. Most of the parcels are improved, and some of them with large buildings from six to twelve stories in height.

The property owners were represented by no less than thirty-five law-

Herewith is printed a complete list of the properties taken, with names of owners and lessees, and awards as fixed by the commissioners.

## LAW OF CITY CONTRACTS:

Contractor Not Liable for Damage Caused Through Subcontractor.
A trial of great interest to contractors working for the city has just ended before Justice Vernon M. Davis and a jury in the Supreme Court in this County. The Lord Electric Company sued the

City of New York, through Eidlitz \& Hulse, its attorneys, to recover the sum of $\$ 28,138.56$ with interest, being the balance due for work that it performed in the erection of the Manhattan Bridge, in this city.
The City of New York set up in its defense that a fire on the bridge in March, 1910, resulted in damage to the city equal to the amount claimed by the contractor. The city claimed further that, while the fire was caused by the negligence of the sub-contractor of the Lord Electric Company which was engaged in asphalt work upon the bridge, the primary obligation was between the city and the contractor, and that it was the contractor's duty to look to the sub-contractor for reimbursement to the extent that the city claimed damage against the contractor.
In support of this contention, Assistant Corporation Counsel Martin, relied upon two provisions of the contract and specifications. The first is contained in Article Y of the usual form of contract between the city and contractors and reads in part, as follows:
And he will indemnify and save harmless the city from all suits or actions and damages or
costs of every name and description to which costs of every name and description to which
the city may be subjected or put by reason the city may be subjected or put by reason
of any injury to the person or property of of any injury to the person or property of
another, resulting from the negligence or carelessness on the part of the contractor, his servants or agents, in the delivery of the materials and supplies or by or on account of
any act or omission of the contractor, his any act or omission
agents or servants.
Upon this branch of the case, Mr. Hulse, on behalf of the contractor, argued that the words "servants or agents" did not include "sub-contractors" and that only some act or omission to act on the part of the employees of the Lord Electric Company would give the right to the city to claim damages against the contractor.
The second provision relied upon by the city is in paragraph 18 of the specifications, which says: "The contractor shall be responsible for all injury to persons or property due to his operations."

The Corporation Counsel contended that this provision meant the operations not alone of the contractor but of all sub-contractors employed by the contractor.
In reply to this, Mr. Hulse argued that the words "his operations" meant only the operations of the contractor itself and not the operations of any sub-contractor engaged upon the work, even though he was a sub-contractor under the general contractor, who held a contract with the city; that the contract also contained a provision that no subcontractor should be employed upon the job except with the written approval of the Department of Bridges; that the Department of Bridges, having consented in writing to the employment of the asphalt paving company as a subcontractor upon the work, it made the asphalt company an independent contractor, for whose negligence the general contractor was not responsible; and the city, therefore, was relegated to its remedy of prosecuting an action against the sub-contractor, the asphalt paving company, for the damage sustained by the city.

Justice Davis ruled that these contentions, on behalf of the contractor, were sound, and directed the jury to find a verdict in favor of the contractor and against the city for the amount claimed, $\$ 28,138.56$ with interest.

This seems to be the first interpretation given by the courts of this state in relation to these particular provisions of the city contracts, and it will be of interest to note whether the appellate courts agree with the rulings made by the trial court, if an appeal is taken.

## REAL ESTATE RALLYING.

Enormous Interest in the Conservation Movement-Selecting Committees.
Committees are being selected by the temporary committee engaged in organizing the taxpayers' revolutionary movement for the conservation of the city's resources and the emancipation of real property. Chairman Chesebrough expects to be able to announce the full list next week. The declaration of principles is being signed by thousands of citizens in all the boroughs. Five hundred copies are in circulation.

Brands from the main conflagration have started other fires in several places. Apartment house builders have raised a protesting voice against the proposed amendments to the Tenement law, especially the one requiring two means of exit from every apartment, on the ground of impracticability and unnecessary expense. General contractors are awaiting the appearance of the new building code with some anxiety, to see whether it will increase building costs or not.

The work of organizing the taxpayers in the five boroughs of the city is making rapid and steady progress. A
yard, Jr., John G. Milburn, James Speyer, W. Brenton Welling, Henry Heide, Henry E. Coe, Henry Corn,

The following real estate organizations have joined as organizations:
United Real Estate Owners Association, representing 5,000 members; Brooklyn Real Estate Board of Brokers, representing 75 members.

Announcement is made by W. H. Chesebrough, temporary chairman of the new taxpayers' movement, that acceptances have so far been received from the following named gentlemen to act as committeemen for the Borough of Manhattan: Clarence H. Kelsey, Alexander J. Hemphill, William B. Cardozo, Henry Morgenthau, B. Aymar Sands, Allan Robinson, Adolph Bloch, Robert E. Dowling, Alfred E. Marling, Oakleigh Thorne, H. S. Black, E. A. Tredwell, Wilbur C. Fisk, Ernest Flagg, Louis V. Bright, Richard M. Hurd, Clinton R. James, L. J. Horowitz, Joseph P. Day, Lawrence Elliman, Albert B. Ashforth, Walter T. Rosen, Dr. Abraham

## NEW 5TH AVENUE BUILDING.

W. W. Astor Responds to Popular Feeling Against More Tall Buildings.
A loft building with features of unusual interest is to be erected by John Downey for William Waldorf Astor, Esq., on plot Nos. 323-327 Fifth avenue, between 32d and 33 d streets, the site of the old residences recently occupied by William Baumgarten \& Co. In the first place it will not be a skyscraper, but will conform to the new public preference for low buildings on Fifth avenue.

The plans prepared by Mr. J. F. Burrowes, architect, call for a five-story, fireproof building with four stores on the street floor. The four lofts will be leased to high-class tenants only, and no manufacturer will be permitted in the building.

All shipping and receiving of goods will be done from the rear, a large yard being provided with a driveway to 32 d street. Employes will also use this entrance.
As a result of the yard space and sev-


323-327 Fifth Avenue

J. F. Burrowes, Architect.
, TO THE NEW PUBLIC SENTIMENT
IN FAVOR OF MEDIUM HEIGHT BUILDINGS ON FIFTH AVENUE.
few of the most recent signers not heretofore published, are as follows:
Alexander J. Hemphill, W. A. Reade \& Company, Henry C. Tinker, Wilbur C. Fisk, Robert C. Ogden, Robert H. McCurdy, J. Horace Harding, Henry Sanderson, Edgar L. Marston, William N, Cohen, McDougall Hawkes, William B. Ellison, John E. Parsons, Abram I. Elkus, J. Edgar Leaycraft, George F. Butterworth, Edward J. Hancy, Albert G Milbank, Jacob J. Shubert, Walter E Maynard, Henry Lane Eno, Jacob Wertheim, Theodore Roosevelt Pell, Worthington Whitehouse, Ranald H. MacDonald, Remsen Johnson, C. H. P. Gilbert, Lispenard Stewart, Charles C. Bull T. Oakley Rhinelander, Philip Rhinelander.

Equitable Office Building Corporation, by T. C. DuPont, President; Norman Henderson, Lyttleton Fox, Charles E. Manierre, 50 Broad Street Company, J W. Dimick, A. Gutwillig, Jacob Hirsh, Robert T. Oliver, Edward Hubbard Litchfield, The Brooklyn Improvement Company, The American Lithographing Co., B. K. Bimberg, Oppenheim, Collins \& Co., Harris Mandelbaum, Fifth Avenue Building Company, Marc Eidlitz \& Son, J. C. Lyons, Kaskel \& Kaskel, Jere Johnson, Jr., Company, Edmund L. Baylies, Olin J. Stephens, Lewis Cass Led-

Korn, Irving Ruland, Joel S. DeSelding, Joseph Schwab, Charles Schnelle, Walter Lindner, Frederick M. Hilton, Bryan L. Kennelly.

The list is far from complete because the invitations were sent out only a day or two ago, and sufficient time has not elapsed to receive a more general response.
The following acceptances have so far been received as members of the Brooklyn Committee: David Porter, Howard C. Pyle, Frank H. Tyler, Arthur J. Waldron, William E. Harmon, Thomas Krekeler, Isaac O. Horton.
The following acceptances have been received as members of the Bronx Committee: J. Clarence Davies, William A. Cokeley, Frederic Johnson, Edward B. Boynton, Robert E. Simon, Jacob Leitner, Elmer D. Coulter, Sigmund Feust, J. Harris Jones.
-Following objections made by the Allied Real Estate Interests and the Citizens' Union to the proposed $\$ 8,000,000$ filter plant for the Croton water, the Board of Estimate postponed action on the bid of the Keystone State Construction Company. Later the Citizens' Union served a temporary injunction upon the members of the board, restraining them from taking action.
eral surrounding courts in the rear, the lofts and stores will be unusually well lighted and ventilated. Rear windows and doors will be fireproof.
The front will be limestone and semiglazed face brick, and is designed to give a maximum of window area.
Exit facilities will be ample, consisting of two fireproof interior stairways in fireproof enclosures and an outside iron stairway in the rear. The building will be ready for occupancy about November 1 .

## Advantages of Low Buildings.

It will be noticed that in this instance the owners have adhered to their general practice of not erecting a high building. In their opinion a well proportioned building of moderate height is preferable in many ways to the usual skyscraper type so common in New York.

This idea seems to coincide with the recently aroused public sentiment in favor of medium height buildings on Fifth avenue.
A low building has also certain advantages which should appeal to the occupant. The halls and elevators are never congested, fire risks are greatly minimized, and freight is shipped and received without delay.

## THE LEGISLATIVE SESSION.

A Notable One from a Social Standpoint -Many Radical Measures Enacted.
The session of the Legislature which ended last week was in some respects a notable one. It enacted an unusual number of bills of the first importance from a social standpoint-bills regulating the conduct of business and safeguarding the interests of employees. The body of the legislation of this sort was unquestionably demanded by public sentiment and the provisions it contains are, on the whole, equitable. The Legislature deserves credit not only for what it accomplished but also for much of what it declined to do. It left in committee many bills of a radical nature out of harmony with American traditions and institutions, though dictated by humanitarian impulses.
The dominant feeling among representative leaders of the real estate profession in this city with respect to the work of the Legislature was, it is believed, expressed in the following sentiment by an officer of the Real Estate Board of Brokers:
"The new legislation for the most part is in acordance with the spirit of progress. It imposes new burdens upon property and upon business enterprises, but the burdens were made as reasonable as could in fairness be expected. Both the Legislature and the Governor showed themselves open to argument and in a number of instances modified needlessly severe provisions without changing the main purpose of the measures in which the objectionable provisions were contained. Thus, the bill which originally called for fireproof walls to enclose stairways in old factory buildings was changed to permit walls of slow burning construction instead. If the bill as originally drawn had been enacted, it would have been necessary to suspend manufacturing in thousands of factories while buildings were being practically reconstructed. Walls of slow burning construction will serve every purpose contemplated by the bill in its first and unreasonably severe form.
"The same is true of others among the very important bills amending the Factory Law, the Fire Insurance Law, and other existing laws as well as those providing for entirely new statutes, as, for example, the Liabilities Insurance measures. Of these measures there were perhaps half a dozen, but the one passed by the Legislature was undoubtedly the best. With respect to the fire insurance amendments, they will serve to protect both the community and legitimate applicants for insurance; and if they achieve this, brokers should not complain about a little increase of red tape in writing policies.
"Finally, the open-minded attitude of the Governor was shown by the fact that he abandoned more than one contemplated piece of legislation when he found that his first judgment had been based on insufficient knowledge of actual conditions, as was the case with the Stock Exchange program which he announced upon entering office."
Indeed, if it had not been for the Stillwell incident, the circumstances sur rounding the bill exempting from taxation certain outstanding State bonds and some other matters that are hard to explain away, the session would be open to but little criticism, except such criticism as is based on differences in political convictions. This, at any rate, appears to be the verdict to-day, in advance of full knowledge concerning the mass of "thirty-day bills" left in the hands of the Governor. Of these there are several hundred, and it is quite possible that some of them may contain
"jokers" slipped in during the hurry of the last few days of the session without the cognizance of the majority of the members, as rumor declares; but the Governor's friends are confident that he will permit no measure to become law without having had it carefully examined. It is felt also that any error, intentional or otherwise, may be corrected by the extra session that is to convene on June 18.

## Important General Measures.

Among the more important acts passed by the Legislature are the following, of which that relating to woman's suffrage is perhaps the most radical:

The ratification of the amendment to the constitution of the United States providing for the direct election of United States Senators.
The adoption of a concurrent resolution proposing an amendment to the constitution which will extend the right of suffrage to women.
The establishment of a State Board of Estimate, to consist of the Governor, Lieutenant Governor, temporary President of the Senate, chairman of the Finance Committee of the Senate, Speaker of the Assembly, chairman of the Ways and Means Committee of the Assembly, Controller and Attorney General, which will take up for the first time in the history of the State the preparation of a budget in a scientific way for submission to the Legislature.
The establishment of a Department of Efficiency and Economy to make a study of the State offices, institutions and departments. The Commissioner will be a member of the Board of Estimate and will receive statements of appropriations needed for the several departments.

The reorganization of the Highway Department with the provision for a single headed commission.
The reorganization of the Labor Department, with many additional powers in the way of inspection and creating an Industrial Commission.

The enactment of twenty bills proposed by the State Factory Commission, which experts declare give New York better progressive labor laws than any other State in the country. The laws are particularly directed against child labor and the employment of women in night work.
The enactment of a home rule law, which gives the cities more power to govern themselves than they have ever had, and which it is believed will reduce the number of local bills introduced by more than eighty per cent.

Giving the Controller the power of audit over all expenditures by State departments, and which, it is predicted, will effect a saving of millions of dollars each year.

Comprehensive reform in the insurance and banking laws by series of bills introduced at the request of the department heads.

## Harlem Ship Canal.

Senator Anthony J. Griffin's Harlem Ship Canal Bill, appropriating $\$ 1,100.000$ for the purchase of the land necessary to straighten the Harlem Ship Canal, has been signed by Governor Sulzer. The betterment of the Harlem River is an imperative necessity to the Barge Canal traffic and that of the great Inland Canal System from Boston to Florida.

## Notaries Public.

Two measures were enacted by the State Legislature amending the executive law in relation to the powers and duties of notaries, being known as Chapters 208 and 248, both of which were introduced in the Senate by Senator Griffin. Chapter 208 was formulated by George W. M. Clark, one of the attor-

## BRONX ECONOMICAL.

While Population Has Increased 11 Per Cent., Appropriations Decreased 23 Per Cent.
The present administration of the Borough of The Bronx took office January 1, 1910. In 1903 the budget appropriation for current expenses for the Borough of the Bronx was $\$ 1,026,000$; in 1908, $\$ 1,512,975$, an increase of 47.46 per cent., and in 1913 it was $\$ 1,157,826.17$, a decrease of 23.47 per cent. The appropriation for 1913 is less than for any year between 1906 and 1910 inclusive. Population increased in the Borough between 1903 and 1908 at an average rate of about 11 per cent. a year, and between 1908 and 1913 at an average rate of about 12 per cent. a year, or 60 per cent. in the five years between 1908 and 1913. It is to be noted, therefore, that while population increased 60 per cent. in the Borough from 1908 to 1913, expenditures decreased 23.47 per cent. In 1903 the cost of borough government per capita was $\$ 3.82$; in 1908 it was $\$ 4.62$; and in 1913 it is $\$ 1.98$,a decrease of 93 per cent. In 1903 the cost of borough government compared with the assessed valuation was .427 per cent.; in 1908 it was .343 per cent.; and in 1913 it is . 181 per cent.

Taking $\$ 1,512,975$, the budget appropriation of the year 1908 as a standard, we find the budgets of the four years beginning with January 1, 1910, as follows: 1910, $\$ 1,225,466$; a saving of $\$ 287$,$509 ; 1911, \$ 1,115,468$; a saving of $\$ 397$,$507 ; 1912, \$ 1,128,332$; a saving of $\$ 384$, $643 ; 1913, \$ 1,157,826$; a saving of $\$ 355,-$ 149.

The saving in the four years amounts to $\$ 1,424,810$.
Out of the foregoing appropriations, the following sums were unexpended and were returned to the City treasury: From appropriations, 1910, $\$ 113,481$; 1911, \$62.043; 1912, \$34,403.
The total savings were $\$ 1,634,739.10$.
neys for the American Real Estate Company, and for many years connected with the office of Woodford, Bovee \& Butcher, attorneys for the Metropolitan Life Insurance Company. This law, which went into effect April 4, permits a notary to take affidavits and acknowledgments anywhere within the State of New York, without the filing of County Clerk's certificates in the County in which the acknowledgment may have been taken; the only limitation being that the notary must either have qualified or have filed a certificate of qualification within the county in which the deed is to be recorded.
This will permit a notary public who resides in Kings County, for instance, and has an office in New York County, to take the acknowledgment of an instrument affecting property within his home county, without the need of a certificate from the Clerk of New York County, certifying that he has qualified in New York County as was necessary under the old law.
The other amendment applies merely to notaries residing in The Bronx and appointed for the County of New York. It permits all such notaries to continue in authority provided they shall file their certificates with the Clerk of the new County of The Bronx, prior to January 10, 1914, and permits them to continue to act for the full length of the term for which they have been appointed. This act also confirms the official acts subsequent to the passing of the act creating Bronx County, which eliminates certain questions raised by some of the title companies as to the sufficiency of acknowledgments taken before notaries residing in The Bronx.

## EDWIN K. MARTIN DEAD.

## Was One of the Founders of the American Real Estate Company.

Edwin K. Martin, for many years President of the American Real Estate Company and one of the most prominent figures in the New York real estate field, died at his home in Park Hill, Yonkers, on Sunday morning, May 4, after a protracted illness.
Mr. Martin had been actively identified with New York real estate interests for more than twenty-five years and was one of the organizers and directors of the original and oldest corporation now doing business in this field in the city, the American Real Estate Company, in 1888. He not only took an important part in the building of this arge corporation but also figured as an individual operator both in this city and in Yonkers.
One of Mr. Martin's greatest and best known operations was the development of the Park Hill district of Yonkers, which he transformed from a hilly, rocky forest into one of the most beautiful suburban developments in the world. He laid the property out along original lines, following the topography of the land and preserving its natural beauties in every way possible. He was a great lover of nature and this attractive development will stand permanently as a monument, not only to his imagination and love of the beautiful but to his practical business ability as well.

As President of the American Real Estate Company, Mr. Martin was one of the first to realize the possibilities which would be offered in upper Manhattan and The Bronx in the development of the subway system, and under his direction this company bought extensively of the old estates lying along the projected transit lines. These in the past few years have been transformed into city property and are today thickly populated.

Before rounding out his life with a successful business career in this city, Mr . Martin had led a most interesting and useful existence. He was born in Millersville, Lancaster county, Pa., six-ty-nine years ago. He was a student at Phillips Andover Academy when the Civil War broke out. He at once returned home and enlisting in the 79th Pennsylvanian Volunteers, though but sixteen years of age, left almost immediately for the front. He served throughout the war and took a useful part in many of its most active campaigns, fighting under General Thomas at Chickamauga. At the dedication of his regimental monument on that memorable field a few years ago Mr. Martin delivered the dedicatory address. For some time he was on General Sherman's staff and while there he organized the system of distributing mail on trains which was subsequently adopted by the United States Government and is in effect that which is now in use.
At the close of the war Mr. Martin returned to Phillips Andover, took up his studies where he had left off and completed his course. He attended Princeton University for a year, going then to Amherst, where he graduated three years later. After graduation he attended Columbia Law School and practised for fifteen years in Lancaster, Pa., taking a prominent part in the politics of his state.
Mr. Martin became interested in the New York real estate field through a former college classmate and he moved to this city 25 years ago, when he and his associates organized the American Real Estate Company. He later became president of this corporation and held that position for fourteen years,
retiring from active business five years ago. He remained as president of two smaller real estate companies, the Penn Realty Company and the Amherst Realty Company.
Mr. Martin was very active in the affairs of the City of Yonkers and did a great deal to assist in the deyelopment of that flourishing suburb. He was not only interested in public affairs but was a man of broad interests and sympathies along many lines. He was a great lover of the out-of-doors and was prominent in the organization of the Park Hill Country Club and the Dunwoodie Country Club, at different periods occupying the presidency of both these organizations. He was also a member of the Campfire Club and devoted to out-of-door sports of every kind. He was a great reader, with a particular literary appreciation for historical and philosophical subjects, and was the author of the recognized monograph on the German Quaker sects in America, dealing particularly with the Mennonites. He was one of the founders of the Pennsylvanian German Society of New York and a member of the Pennsylvania Society, Alpha Delta Phi, the Hardware Club, the Yonkers Chamber of Commerce and the North Side Board of Trade, and a former President of the Yonkers Board of Trade.

the late edwin K . Martin.
Mr. Martin was also a trustee of St. John's Riverside Hospital and a member of the Park Hill Reformed Church in Yonkers. He is survived by his wife, who was Miss Caroline A. Varick of Jersey City, and two daughters, Mrs. Gilbert H. Wildman of Yonkers and Mrs. Royal Victor of New York.

New York Title Insurance Co. Moves.
The officers and directors of the New York Title Insurance Company have sent out invitations to the real estate interests of the city to inspect the company's new offices on the ground floor of the Title Insurance building, 135 Broadway, into which they will move to-day.
The inconvenience experienced by those having business with this company in having to ascend to the second floor prompted the officials to move its administrative offices to the ground floor, which has been equipped with every device for facilitating the handling of a constantly increasing volume of business and where its clients may quickly and easily find the departments they seek. An important feature of the new offices is the employment of an indirect lighting system to afford a uniform degree of illumination regardless of whether the day is clear or cloudy.

## CITY REAL ESTATE

Thirteen Hundred Million Dollars' Worth Exempt From Taxation.
Comptroller Prendergast has had compiled from the list of tax-exempt properties a schedule of all pieces of real property therein belonging to the city. The schedule contains as far as possible names of the grantors of the premises, the date of acquisition, the cost of site, and the cost of structure, etc.

Much difficulty was experienced in gathering dependable information relative to waterfront properties. Many of these properties, originally owned by the city, had been alienated by it under the quit-rent system, and were later re-acquired by it. Owing to the many changes in the boundaries of these properties and in the water line itself because of the great improvements made, it has been exceedingly difficult to identify the various parcels under the present lot and block description. It is believed, however, that in time all the necessary information can be obtained.

While the cost of these properties undoubtedly aggregates a very large sum, no attempt has been made to tabulate the costs, for the reason that the figures would have no real significance. Many of the properties were acquired under the charters of 1686 and 1730 , and others again for a merely nominal consideration, while the cost of construction of many of the older buildings is not now obtainable. For accounting purposes present values are used, based upon the assessed valuations officially determined by the Commissioners of Taxes and Assessments.
For the current year they are as follows:

| partment of Educa | 160.350, |
| :---: | :---: |
| Department of F | 669,503,355.00 |
| Water Department | 52,030,370.00 |
| Board of Warment | 4, |
| Fire Department |  |
| Police Depa |  |
| Bridge Department |  |
| rough Presidents |  |
| mory Bo | 11, 383.515 .00 |
| th | 14,536,800.00 |
| Health Department | 1,082,350.00 |
| ublic Libraries | 24,113,300,00 |
| Docks and Ferri |  |
| blic Service Con | 87.941 .000 .00 |
| partment of Street Cleaning |  |
| partment of | 26.398,000.00 |
| Department of Public Chari | 28,280,350.00 |
| Fire and Police electric system. | 1,385,000.00 |

\$1,373,059,081.10

## Washington Heights Houses Well

 Occupied.Butler, White \& Hill, real estate, of 4231 Broadway, at 180th street, report that the percentage of occupancy in the Fort Washington section is good. The production of new houses was small last year and few have now more than one or two apartments vacant. Tenants seem to be satisfied with their quarters, and agents do not look for much changing about next fall. Comparatively little moving was done on the Heights last week.

For many years the section around the subway station at 181 st street was the most active in the entire borough Reginald Pelham Bolton once counted five hundred buildings either in course of erection or planned-all at one time -in that center. Last year was the most inactive for builders in a decade, but meanwhile tenants have been steadily moving in, and the percentage of occupancy for apartments is higher than ever before.
-In none of the boroughs have the plans filed so far this year equaled the record made last year. But last year was a big one in Manhattan, and a recession in heavy construction is quite in order at this date, and besides it strengthens the technical position of the market.

# BUILDING MANAGEMENT 

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

## BUILT-IN FURNITURE.

## Tenants in High-class Houses Learning

 to Expect It.Built-in furniture is a subject of growing interest among architects and builders in some other cities, where the fashion has been carried to considerable length, not only in designing private residences but more particularly in designing modern apartment houses of an artistic quality. The fact is being forced on builders in these days of high rentals that tenants who pay the first-class rates are entitled to more than is provided in most houses. An elevator and an imposing entrance hall are no longer accepted as full equivalent for the higher rates.

By built-in furniture is meant something more than a narrow little bookcase. Building managers who oversee the planning of apartment houses and apartment hotels for the estates in their charge are thinking a great deal about built-in furniture, and tenants are learning to look for it. Economic conditions in New York City are changing. Young women have entered business life in large numbers; they have by so doing narrowed the opportunities of young men here, and have reduced the average wages paid to young men in clerical occupations.

## New Economic Conditions.

The consequence is that in order to make a home financially possible for many a young married couple in the city, the young wife continues to be a breadwinner as well as the husband. Their combined salaries enable them to live in better apartments than if they had to depend on the husband's wages alone. Indeed, if it were not for the willingness of the young women to continue at work, matrimony would not be possible in a great many instances.

Under these circumstances it is necessary and desirable to reduce housekeeping to the minimum amount. Luncheon is always, on week days, partaken of downtown, and the principal meal of the day comes in the evening at a neighboring restaurant. A charwoman comes in to clean the apartmenton stated days, so there is little or no household drudgery for the young wife. This is the type of family that is creating the demand for small suites and has caused the owners of many houses planned with large flats to make them over into smaller suites.
Both single men and women are demanding better accommodations than they have had in the past, and for but little more outlay-and they're going to be supplied, if not in one part of the city, then in another. They will get, in other words, hotel comforts for board-ing-house prices. It will be found also that built-in furniture will help to keep apartment houses filled with good tenants when plain houses are left with many vacancies.

What to Do and How.
Bookcases of just the right kind will be found of great utility, and when these are installed in a house at the time it is built the cost will be consideraby less
than the cost of portable bookcases. Sideboards and china closets make the dining-room truly charming, no matter how simple and inexpensive they may be, providing a little thought is expended on their arrangement.

## Comfortable Seats.

In regard to built-in seats, a writer in the Pictorial Review recently said that often such a seat can be built in a corner where the wall forms one end, thus leaving only the other end to be provided. Seats should be boxed in to provide chests for storage, and covers should be provided which can be raised to give access to the storage space. Have the front board under a seat recessed so that in sitting down you will not kick the heels against the front. A comfortable sloping back should be provided and all dimensions should be carefully worked out-broad, low seats usually being the most comfortable. Seats 24 inches wide and 12 inches high will be found very satisfactory when cushions three inches thick are added, making the total height 15 inches. Drawers are frequently built in under a seat.

## Built-in Sideboards.

With a little skill it will be found possible to design and build a sideboard in the dining-room which will be much cheaper than a ready-made sideboard. This will have the added advantage of "fitting the house." The easiest way is to provide an alcove for the sideboard by taking a little jog off the kitchen and building a simple chest of drawers below with cupboards for china above. Ornate sideboards of queer design will of course find no place in homes of good taste; but a simple design will be found very attractive as well as convenient, and such a piece of furniture undoubtedly pays the builder for his outlay.
China closets can be built in at about half the cost of ready-made china closets. In some houses two china closets are provided, being built in two corners with a window between. This is a very good arrangement. If the din-ing-room is small no sideboard is needed other than a simple chest of


Charles e. horton.
President Building Managers' Assoclation, which will meet at Cincinnati June 10 to 14 .
drawers between the closets. The price of simple cabinet work of this sort is surprisingly low when it is included in the contract for the house.

## Wardrobe Door Mirrors.

In the room of the husband and wife it is a good idea to provide two built-in wardrobes, so that each person may have ample storage place for his or her clothes. An excellent arrangement is to have a chest of drawers built into the space between the two wardrobes with shelves above. To carry out the scheme to the point of greatest comfort have full length mirrors applied to the panels of the two wardrobe doors. These mirrors take the place of an expensive cheval mirror and they will prove most convenient, as the woman can view both the front and back of her gown at the same time by swinging the doors to catch the reflection.

## ELECTRIC SERVICE.

## Owners and Managers Can Save Costs by Providing for It at the Right Time.

Illumination engineering has devised so many improvements in electric lighting facilities in recent years that a building of any character, but especially a residence or apartment house, that was planned more than five years ago, is deficient in lighting facilities, unless it has been done over and brought up to date. With the introduction of the tungsten high-efficiency lighting units an immediate change was found necessary in the scheme of locating and supporting lamps, and to-day we find in properly designed installations more outlets of a minimum candlepower and always high enough to prevent a direct glare from the lamp into the eyes.

## Portable Lamps.

In addition to permanent fixture outlets for lighting, it has become necessary, because of the socket being close to the ceiling, to provide plug outlets for portable lamps.

Portable table, piano and stand lamps are on sale, not only in the lightingfixture stores, but in hardware stores and department stores, and you can hardly find a home using electricity that has not at least one, and usually several, portable lamps. Therefore, the architect and owner should provide for the convenient connection of such portable lamps.
"Strange as it may seem," said an illuminating engineer recently, "the architect specifies Underwriters' inspection and a certificate for the original installation, and then, by not providing for convenient connection of portable light, heat and power devices, endangers the owner's property when temporary and unsightly connections are used for such devices. It is acknowledged to be a fact that there is danger in the temporary wiring, when used for permanent connections."

## Plug Outlets.

This engineer recommended the following installations for plug outlets:

Entrance Hall-At a convenient point,
a stand or table lamp for general illumination.

Parlor-Piano lamp, also table lamp.
Living-room-Table lamp in center of room, desk lamp for writing desk and lamp for lighting book-case.

Dining-room-Stand or table lamp for general illumination.
Bedrooms-Table or bed-clamp lamps.
These few plug receptacles will cost very little when installed during the construction of a house, and will make a better job with a minimum length of attachment cord to the portable lamp.

The engineer advises that a separate circuit be installed for the ceiling lamps and a separate circuit for the brackets, toilet or plug outlets. With the advent of innumerable heating and cooking devices, the blowing of a circuit fuse has become a regular thing, not from any fault of the lighting system, but entirely on account of overloading the fuse by adding a device that was not intended to be connected to the circuit in addition to the lamps, and the owner will appreciate the benefit of a second circuit in the room when the fuse blows out on the first one.

## QUESTIONS and ANSWERS

## Architects' Fees.

Can you advise me regarding the customary fees of architects?
Answer.-The architect's fee is based upon the total cost of the work and the minimum fee is 6 per cent. The total cost comprehends all the material and labor necessary to make the structure complete, plus the contractor's profits and all articles purchased under his direction. When the architect is not retained to supervise the work consultation fees and professional advice are to be charged according to the services rendered. The services of specialists are separate from the architect's commission, the entire fee is payable in the following proportions Preliminary studies, 1 ; drawings, 2; specifications, 1 ; permits, 1 ; equalling 3 per cent. of the total cost, in addition to detail drawings, 2 ; supervision, 3 ; making a total of ten apportionments, equal to 6 per cent. of the total cost of construction This fee is for ordinary professional work and does not include specialized services. Exceptions are made as follows: Dwell ings, costing less than $\$ 5,000$, the commission is 10 per cent.; lofts not requiring special planning for machinery, 5 per cent.; alterations to dwelling, 12 per cent.; alterations to business buildings, 10 per cent.

## Wind Pressure

Can you tell me how wind pressure is figured on sides of buildings?
Answer.-Architects figure that a fresh breeze blowing 10 miles an hour exerts a wind pressure of 0.49 pounds per square foot; a stiff breeze at 20 miles an hour 1.97 pounds; a strong wind blowing at 30 miles an hour, 4.43 pounds; a high wind blowing 40 miles an hour, 7.87 pounds; a storm blowing 50 miles an hour, 12.304 pounds; a violent storm blowing 60 miles an hour, 17.733 pounds a hurricane blowing 70 miles, 24.153 pounds, and a violent hurricane blowing 100 miles an hour, 49.200 pounds.
The wind is considered as blowing in a horizontal direction, but the resulting pressure upon the roof is always considered as being at right angles to the slope and, as ascertained by the United States Signal Service, is as follows: 10 miles, .4; 20 miles, $1.6 ; 30$ miles, $3.6 ; 40$ miles, 6.4; 50 miles, $10.0 ; 60$ miles, 14.4: 80 miles, 25.6; and 100 miles, 40.0 .

## 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.

New Pipe Hangers.
The Crane Company, 30 Church street, is introducing some specialties in pipe carriers for use in all types of buildings. Some of the new designs are shown here-

with. The importance of using proper pipe hangers for different kinds of pipe and under different conditions should never be lost sight of by architects. For that reason the accompanying cuts will show what progress has been made in that line.

Fresh Air on Tap.
The American Blower Co., 141 Broadway, is introducing a mechanical device which provides abundant fresh air for

stores and offices, as well as in other places where great heat or a large amount of carbon-dioxide gas is generated. It can be set into the top sash of a window, transom, or end of a skylight, providing positive ventilation at all seasons of the year. The chief feature of this device is that it can be installed quickly, and its operating cost is remarkably low, this feature having
been worked out carefully to the minutest detail by the company's engineering department. Another novel feature about this device is that the flow of air can be directed at any angle from floor to ceiling without stopping the motor, and the air can be forced in or reversed, and the bad air forced out by merely pulling a chain. It should commend itself very favorably to those having trouble with the ventilating problem.

## A New Gauged Shingle Hatchet.

Carpenters and others having to do with shingle work or lathing will be interested in a hatchet of distinctive merit that L. A. Sayre \& Son, of 8 Oliver street, Newark, N. J., are putting on the market. It is equipped with a No. 144 head with 169 points. On its shank a gauge is set in such a way that it can not slip and is readily changed. The hatchet is also made with a No. 44 overhead with 81 points milled surface, and they can be purchased with milling, ranging from 64 to 225 points.

## Atomizing Engine Fuel.

The Remington Oil Engine Co., of 120 Broad street, has something new in the form of a fuel atomizer, as a separate part of its well known engine, which does away with hitches in fuel feed. This consists of a patented nozzle thoroughly water jacketed to prevent the formation of carbon within the nozzle while the fuel is being atomized into the cylinder. This construction allows the water jacket spaces and fuel spaces to be open for inspection. Any person having use for an oil engine will do well to consider this feature in connection with power engine, especially in cases where they are used for pumping seepage in basements of buildings, or in raising water in auxiliary systems to upper floors. It is especially important where oil engines are used to drive dynamos in isolated plants.

## Prevents Theft of Lamps.

Building managers seem to have been picked out as the special victim of the petty larcenists all over the country, simply because until recently inventors have been lax in perfecting a locking device for incandescent lamps. Pass \& Seymour (Inc.), of 178 Fulton street, have a socket on the market that positively locks lamps so that they cannot be stolen. The cost of these sockets is said to be very low, but the protection is positive, because the lamp cannot be taken from the socket by a dishonest person without destroying the globe.

## A Gasoline Hoist.

It is frequently impossible for a contractor to make use of a steam hoist unless he can carry to the work a cumbersome boiler or use electrice equipment. In such cases, where more power is required than can be easily obtained by manual labor, the gasoline hoist is a real need.
The gasoline hoist developed and now being put on the market by the American Engineering Co., Philadelphia, has a patent friction drum arrangement, control levers all located on one side of the machine within easy reach of the operator, and spur gears protected by guards. In addition, the machine carries a winch head on the outside end of the drum shaft, so that a separate rope can be handled without using the drum.

## Removing Tight Screws.

To remove a stubborn screw from a piece of wood, heat any sound piece of iron red hot and hold it against the screw head for a little while. Wait for the screw to cool down, when it will be found that it can be removed quite easily with the same screw-driver that just previously would not budge it,

# RECOLCORD MÜIDE. 

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According to report, the contracts in the sale of the Carnegie plat at Fifth avenue and 91 st street will be signed "in a few days." Hope no dispute over reform spelling will upset the deal.

Owing to rapid advance of industry, emigration from the German Empire has decreased from 220,902 in 1881 to 18,545 in 1912. Ninety-three per cent. of the emigrants in the former year came to the United States, while only 70 per cent. of those of last year were bound for America.

Comptroller Prendergast submitted a schedule to the Sinking Fund Commission this week, showing that the 5,500 parcels of property owned by the city are worth $\$ 1,300,000,000$. The funded indebtedness of the city is $\$ 820,000,000$, so that it has an equity of $\$ 480,000,000$. The value of the equipment of personal property is more than $\$ 40,000,000$. It is considered likely that within a few years the value of the parks alone will offset the entire present funded debt.

The award to Borough President McAneny of the medal of La Societe des Architectes Diplomes par le Gouvernement, the principal architectural society of France, is a very unusual distinction for a public official in America. The medal will be presented through the American group of the society at a dinner at the University Club on May 27. It comes to the Borough President because of his "work in connection with the erection of the civic centre, the limitation of the height of buildings" and his "efforts in upholding on every occasion the high standard of architecture" in this country.

## Reduce Building Costs.

There is no single man in New York whose opinions in respect to the improvement of the Building Code are worth such careful attention as are those of Mr. Ernest Flagg. His recommendations are always disinterested and they are always based upon a thorough understanding not merely of local conditions, but of the practice of large European cities. There can be little doubt that the method of regulating the height of buildings, which Mr. Flagg proposed some years ago combines more advantages with fewer disadvantages than any other method of meeting the problem.
There is much to be said also in favor of his general opinion that unnecessary burdens are imposed upon property owners and builders by the extremely rigid requirements which are exacted in the name of fireproof construction. The object should be not to make buildings entirely fire-proof at any cost but to make them sufficiently fire-proof at a cost which would not be excessive and which could be applied alike to all city buildings.
There is also much to be said on behalf of his protest against the excessive specification of detail, which has always characterized New York building regulations. This minute specification assumes that there is only one right way of building properly, whereas there are often many ways of attaining a result. Furthermore, even if one way is better than other ways at the time the code is adopted, improvements in building methods will usually provide before long a better substitute. Building regulations should, consequently, be drawn, as they are in Europe, in general terms, leaving to the administration of the law the discretionary authority to decide whether as a matter of fact any particular method conforms to the standard established by the law.
Mr . Flagg is right in claiming on behalf of such a system the great virtue of elasticity. At present a code, no matter how fairly and skillfully drawn soon loses its availability because of the rapid improvement in building methods. A strong prejudice has always existed in this country against conferring much discretionary authority on administrative officials, because of the danger that the power might be exercised in a spirit of favoritism. But no municipal Building Superintendent could exercise a grosser favoritism than has resulted in the past from the automatic operation of the code merely because of its rigidity, and a builder or a building material manufacturer could be prohibited against discrimination by an appeal to the Board of Examiners. Every attempt to make a law independent of its own proper administration must fail in the long run.

The Wasting of Public Funds.
The Record and Guide desires particularly to call the attention of its readers to the series of articles upon the cost of government in New York City which is now in course of publication from the pen of Mr. Henry Bruere. There is no one in the city who is better qualified to analyze the causes of the increase in the cost of the New York municipal government than is Mr. Bruere. He has for years been a Director of the Bureau of Municipal Research and has followed the financial administration operations of the city in every detail with patience and with care. He is in addition a recognized expert on the general problems of city government and has made valuable contributions to the practical solution of those problems.

The work of his bureau has attracted much attention throughout the country and has resulted in the organization of similar bureaus in other cities. Any contribution which he made to the discussion will consequently be authoritative and will deserve careful consideration.

Property owners should scrutinize carefully the various tables, published by Mr . Bruere in which the expenditures of the city are analyzed and an attempt made to trace the responsibility for the largest increases which have taken place during the past ten years. The analysis of such tables does not make very exciting reading but no taxpayer who wishes to do his small part towards remedying the evils and abuses of the present systems can afford to neglect this work. It is essential to the effective protection of his own interests and to the proper performance of his duty as a citizen. It is all very well to talk about economy and efficiency in general, and such talk doubtless has some value, because economy and efficiency are general ideals as well as practical arts. But the important question is: How can substantial economies be effected?

A city administration which proposed to reduce the budget by a general cutting down of appropriations to fourfifths of their present amount would be saving money; but it would certainly be saving money at the expense of the public service. It would be putting the relatively efficient and the relatively inefficient branches of the service in the same class and treating them both in the same drastic manner. It would consequently be punishing and discouraging efficiency. Once admitting the existence of an effective desire for administrative economy this whole question becomes one of detail. To be sure these details must be left in the long run to experts who have the time, the equipment and the experience to make the exhaustive investigations which must precede any intelligent separation of the relatively efficient and the relatively inefficient branches of the government, but if the work of these experts is to be permanently valuable it must be understood and checked by the more intelligent part of the local public opinion. It is because tax-payers in the past have been indifferent to the details of their local government that they have been obliged to pay the enormous costs of extravagance, and the absolutely necessary foundation in public opinion for a really economical government must consist in an active and intelligent interest by property owners in the detail of the methods and results which are used or obtained by the different branches of the city government.

For this reason it is very much to be hoped that the new taxpayers' association which is now being organized with so much success, will appoint a Committee on Economy and Efficiency. Such a committee should not be constituted merely for the purpose of meeting a temporary emergency. It should be one of the important permanent committees of the association and its work should consist of investigating on behalf of the association the conduct of the various departments and the value of any proposal made in the direction of improved policies or methods. The committee could report to the association the result of its labors and the members of the association would thus have a research bureau of its own, upon whose recommendation it could depend. Of course the committee, in order that it might not duplicate work which was
already being performed by other agencies would naturally cooperate with any existing instruments which were engaged in similar work, such as the Bureau of Municipal Research. Its essential task would be to awaken in property owners a lively and an intelligent interest in the prosaic and intricate details of the municipal administration and to keep them informed as to its needs and possibilities.
It is much to be hoped that if such a committee is established the work will be performed not chiefly by a paid secretary, but by members of the association. Nothing is more necessary in order to create a mutually helpful relation between the city government and public opinion than the familiarity with the details of the local administration by prominent and responsible citizens. The English system of bestowing municipal authority on a common council that works by means of committees, brings this about naturally, because the members of the council are frequently changed, and in the course of time a large number of local business men become familiar by experience with the details of the administration. But the New York system of concentrating power in a Mayor and a Board of Estimate does not provide any machinery for keeping property owners interested in the details of the city's business and well informed about it. The same result can be accomplished in New York only in case the Chamber of Commerce, the Merchants' Association and the new property owners' association do by unofficial means the work for which no official provision is made.

## THE WEEK IN REAL ESTATE.

The real estate market was brightened in some measure by a few large deals involving valuable properties and a number of sales of old buildings, whose ownership has been unchanged for many years. The most notable feature of the week's trading was the $\$ 1,000,000$ exchange of a Convent avenue apartment house for a large vacant Riverside Drive plot, which is to be improved with a 10 -story apartment house. Another important transaction which furnished a strong tone to the mid-town loft section, was the sale of part of the old sanitarium holdings of the late Dr. William T. Bull, which passed into the hands of a well known firm of active operators in the loft district. Other prominent transactions were the additions to the Clark holdings on West 72 d street which probably means the erection of a commercial structure; the re-sale of the Garden Restaurant property in exchange for an upper Harlem apartment house; the purchase of a row of old flats in the Columbus Circle district for improvement into an elevator apartment building, and the sale of the Andrew Carnegie plot at the northeast corner of Fifth avenue and 91st street. An interesting phase of the week in real estate was the sale of the old brick building at 33 Catherine street, which has been in the Rutgers and Crosby families for over 165 years. It was one of the last remaining parcels of a big farm of several acres in that region, before the War of the Revolution. Tenement property on Forsyth street which had been in the Valentine family for nearly a century, was also disposed of.
The Bronx and Brooklyn markets were fairly active, investors making strong demands for flat and apartment houses in both boroughs. The suburban districts contributed largely to the week's activities, many summer homes being bought or leased.

## Trials of a Property Owner.

Editor of the Record and Guide:
I was very much interested in reading in your issue of April 19th a statement of Mr. B. Aymar Sands, that no one was buying real estate any more and he didn't see why they should.
I agree with him. The trials, troubles and tribulations that real estate owners have to submit to are almost unbearable. I do not wonder that real estate is dull and depressed; it would be a miracle if it were not. I have one house, but never again will I touch another. Any broker who tries to sell me anything stands a good chance of being murdered. My experience may have been typical, or it may have been unusual, but it is enough for me.
Nine months ago, having some spare money and being out of business, I was induced by a broker to purchase a fivestory double tenement, four families on each floor, two stores on ground floor, cold water, tubs, quarter meters, no hot water or ranges. The house was full when I bought it and has been fairly well filled ever since, with the stores usually rented. The property was owned by an estate, to whom I paid $\$ 21,000$ for it. There is a mortgage of $\$ 14,000$, which is due June first. I put in $\$ 7,000$ cash.
Shortly after I purchased the house the Tenement House Department notified me to change certain braces on the fire-escapes and to paint the fire-escapes. This was done, but I was three months getting a dismissal of the violation. The other day I received an order to paint the fire-escapes again; I will not do it twice in one year.
About twice every month I get orders from the Tenement House Department. Almost all are for trivial things and do not amount to anything, but all take time to look after, and annoy one. For instance, the last order reads: "Replace broken pane of glass in third hall; clean rubbish from cellar." There was absolutely nothing in the cellar, except some chips left by tenants who chop their wood there. I have had orders from the Board of Health, and orders from the Building Department, because a tenant put up a small board partition in the store without a permit. This caused me to make several trips to the department. The man I should see was always out. Finally, in disgust, I took the partition down, and the tenant moved out. The result was I lost two months' rent before the store was rented again.
Inspectors from the Water Department notified me that seven faucets in the house were leaking, and if they were not fixed I would be fined. I took my plumber and found that the faucets were in perfect condition, but the tenants had not turned them off. About a week after the inspectors came around again and found three of the faucets still running, owing to carelessness on the part of the tenants. When I got my last tax bill, I found "arrears" on it. I investigated and found that I had been fined $\$ 2$ each for three leaking faucets; this is an absolute injustice, but what can I do?
Inspectors from the State Factory Bureau compelled me to dispossess two tenants on the fourth floor and one on the fifth floor because they did private dressmaking, which it seems is illegal above the second floor.
My janitor was arrested and fined \$2 because ashes and garbage were mixed in the cans. Last week I was served with a summons to appear in court for the same reason. I told the judge that separate receptacles were provided, and that the tenants brought down their own ashes and garbage, but that it was sim-
ply impossible for me or the janitor to stand there and see that they were put in proper cans. The policeman who served the summons then lied about it and said the cans did not have covers. The judge told me to do all that I could to see that the ashes and garbage were kept separate, and discharged me. I was summoned to be in court at nine o'clock and it was nearly one o'clock before I was called, practically a whole day lost.

Inspectors from the Water Department compelled me to put in a meter for stores only, although in one store there is no water, and in the other store only one faucet. This cost me $\$ 90$ and was an entirely unnecessary expense. The water bill for the last six months for this meter amounted to $\$ 2.20$.

I received a notice from the Fire Department to make four flues smokeproof, I found nothing the matter with the flues; it was entirely the fault of the tenants' ranges; but after considerable trouble I could not convince the department inspector of this fact, and, rather than have them commence an action against me, which they threatened to do, I had the flues lined with castiron pipe, lead caulked, which cost me \$187-entirely unnecessary. About a week ago I was served with another order to make the same flues smokeproof, work that was done last October

Another annoyance: I have had occasion to dispossess tenants. In every case the tenant has got from three days' to a week's grace, and in some cases where the tenant did not appear and the marshal looked up the warrant, he found that the papers were marked as being postponed for a week or ten days. Tenants have bragged that they pay some court officer to get this done.

My mortgage is due June 1st, and when I went to the holder of it to see if he could extend it for three years he referred me to his attorney. The attorney said that he would extend it for $\$ 210$. I told him I would not pay him a cent, but would pay off the mortgage, He said that would suit him as well, as he could get a commission for reloaning the money.

My experience is that a property owner has absolutely no redress against the raft of inspectors that make his life a burden. I could tell you a whole lot more.
My house was assessed at $\$ 22,000$, but this year the valuation for tax purposes was jacked up to $\$ 23,500$. The net return on my $\$ 7,000$ for the past nine months has been a whole lot of trouble and just $31 / 4$ per cent., and if I was not in a position to pay off the mortgage I would have to pay $\$ 210$ of this to a lawyer to have it extended.

> LAURENCE BENET.

## New York, May 2, 1913.

## April and Four Months' Building.

Building operations continue to expand as the spring season advances, but the preliminary returns to Bradstreet's for April ( 109 cities reporting) fail to equal the enlargement over a year ago shown in the first three months of the year. Indeed, based upon the 109 cities' returns, a slight decrease from April a year ago is to be reported, though this decrease bids fair to be converted into a gain when the remaining cities' returns are received. It of course needs to be remembered that April, 1912, saw the greatest expenditure for building ever recorded in any month, and any gain, however slight, over this total must be regarded as indicative of exceptional activity in building, the more so, in fact, in view of the general complaint of scarcity of capital for new enterprises, which is voiced in so many lines at
present. In reality, to judge from the sustained activity in building and the known higher rates charged on these loans than are paid in other enterprises, it would seem that it is not so much a scarcity of money as it is a question of rates. In other words, money can be had-at a price; but the price is higher, and money, like all other commodities, is worth more than it was some time ago.
The total expenditure for building in April at 109 cities reporting to Bradstreet's at this early date in the month was $\$ 79,667,407$, as against $\$ 82,366,731$ in April a year ago and $\$ 65,942,553$ in March, 1913. There is here indicated an increase of 20.8 per cent. over March, but a decrease of 3.2 per cent. from April last year. Despite the decrease in the total from April, 1912, however, it is worth noting that fifty-seven cities out of 109 show gains, while fifty-two show decreases. Furthermore, it is found that the falling off at New York in building, as in clearings, is accountable for the decrease, small as it is, in the country's aggregate. Thus, with New York excluded the country's building total is over 10 per cent. larger than in April a year ago.

Last of the Drexel Building.
Housewreckers began to take down the Drexel-Morgan Building at Wall and Broad streets on Monday. The plans for the building were filed in 1872. A. Gillman was the architect. Forty years of metropolitan progress have sufficed to render obsolete this once beautiful edifice. It was the second fireproof building of importance to be erected here, the Equitable being the first; and it was one of the last of the French type of business structures. Though for many years its walls have been darkly discolored, they were built of pure white marble, and contained seven stories, topped by a Mansard roof. In design and construction it was representative of the best form of utilitarian building of the era. It had a steam elevator, without which it would not have been built so high.
The first of the really high office buildings did not appear until the Western Union was built, in 1873, from plans of George B. Post. Smith \& Rogers were the builders. Ten and a half stories high, with the three topmost ones in a Mansard roof, this was the tallest building of the time. Two elevators, one of them a water-balance, rendered its "great height" possible of utilization. Only two months later the Tribune Building, from plans by Richard M. Hunt, was started by Peter B. O'Brien, the general contractor. For many years this was the most conspicuous architectural work in the downtown section. Travelers coming by the sea and the rivers could see it miles away, just as in later years they observed the tower of the World Building over all the rest.
-The proceedings and papers of the Second National Conference on Housing, held in Philadelphia, December 4, 5 and 6, 1912, have been gathered together in a well-indexed book, entitled "Housing Problem in America." The importance of this volume from the standpoint of philanthropy is, of course, apparent, but the fact may not be so obvious that many of the technical papers are of great practical value to architects and builders, particularly in the matter of suburban houses. The book may be obtained from John Ihlder, field secretary of the National Housing Association, 105 East 22d street.

## 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. <br> Conveyances. |  |  |
| :---: | :---: | :---: |
|  | $\begin{array}{r} 1913 \\ y 2 \text { to } 8 \end{array}$ | $\begin{aligned} & 1912 \\ & \text { May } 3 \text { to } 9 \end{aligned}$ |
| Total No | 162 | 193 |
| Assessed value No. with consideration Consideration. Assessed value | 811,604,000 | \$15,038,850 |
|  |  |  |
|  | $\$ 1,649,500$ | 8536,500 8666.500 |
| Jan, 1 to May $8 \quad$ Jan. 1 to May 9 |  |  |
| Total No. | 2,993 | 3,497 |
| Assessed value.......... | \$182,128,772 | \$282,600,895 |
| No. with consideration.. |  |  |
| Consideration. | \$19,760,656 | \$18,094,757 |
| Assessed value | \$18,808,062 | \$24,777,150 |
| Mortgages. |  |  |
| May 2 to 8 |  | May 3 to 9 |
| Total No. | 114 | 136 |
| Amount........... | 83,542,133 | \$4,882,231 |
| To Banks \& Ins. Cos. |  |  |
| Amount | \$2,529,000 | \$2,006,000 |
| No at 6 |  | 47 |
| Amount | 8550,406 | \$338,824 |
| Amount. | \$1,253,500 ${ }^{4}$ | \$314,000 |
| No. at 5 | 81,253, 34 | 8314,000 |
| Amount | \$1,078,477 | 81,434,152 |
| No. at 4 4 |  | 14 |
| Amount. | \$428,000 | \$940,400 |
| No. at 4t |  |  |
| Amount. | \$5,000 |  |
| Unusual r |  |  |
| Amount. |  | \$294,130 |
| Interest not | ${ }^{18}$ |  |
| Amount. | \$226,750 | \$1,560,625 |
| Jan. 1 | May 8 J | n. 1 toMay 9 |
| Total No. |  |  |
| Amount...... ${ }_{\text {To Banks }}^{\text {\& Ins }}$ Cos. | \$97,521,163 | \$140,128,023 |
| To Banks \& Ins. Cos. |  |  |
| Mortgage Extensions. |  |  |
|  |  |  |
| May 2 to 8 |  | May 3 to 9 |
| Total No. |  |  |
| Amount.......... | \$1,509,083 | \$1,465,200 |
| To Banks \& Ins. Cos. | 10 |  |
| Amount.. | \$949,800 | \$278,500 |



## For Improving the Harlem River.

Congressman Joseph A. Goulden has introduced a bill in the House of Representatives, requesting an appropriation of $\$ 850,000$ for the improvement of the Harlem river, with a view of straightening the channel at the curve near the Johnson iron works. The money is to be expended under the direction of the Secretary of War, but the title to the property will be acquired by the State of New York through action by the Legislature. The improvement of the Harlem river is very necessary in connection with Barge Canal traffic and the project for an Intercoastal canal system from Boston to Florida.
-Riverside Drive, with all its attractions as a real estate proposition, has had some vicissitudes. The burning of soft coal and the storing of cattle on the tracks of the New York Central, along the residential section of Riverside Drive, must cease, according to a decision of Justice Page.

Mortgagea.

| May 2 to 8 |  | May 3 to 9 |
| :--- | ---: | ---: |
| Total No............... | 10 | 16 |
| Amount............... | $\$ 129,000$ | $\$ 267,211$ |




## BROOKLYN.

| Conveyances. |  |  |
| :---: | :---: | :---: |
| $\text { May } 1 \text { to } 7$ |  | $\begin{gathered} 1912 \\ \text { May } 2 \text { to } 8 \end{gathered}$ |
| Total No............... | 519 | 594 |
| No. with consideration.. | 170, 52 | 31 |
| Consideration.... | \$172,798 | \$406,925 |
| Jan. 1 to May 7 Jan. 1 to May 8 |  |  |
| Total No.... | 8.724 | 8,924 |
| No. with consideration... | 8,672 | 8,536 |
| Consideration... | \$4,437,229 | \$4,972,305 |
| Mortgages, |  |  |
| May 1 to 7 |  | May 2 to 8 |
| Total No. |  | 447 |
| Amount... | \$3,063,669 | \$1,895,157 |
| To Banks \& Ins. Cos |  | , 6100 |
| No. at 6 , | \$611,900 | \$690,100 |
| Amount. | \$904,497 | \$1,007,615 |
| No. at 51/29 | 76 | 1,007,47 |
| Amount. | \$427,600 | \$222,250 |
| No. at 5\% | -93 | -121 |
| Amount. | \$444,138 | \$525,685 |
| Unusual r |  |  |
| Interest not g | 88,235 | $\$ 2,200$ 22 |
| Amount.. | \$1,279,199 | \$137,606 |
| Jan. 1 to May 7 Jan, 1 to May 8 |  |  |
| Total No. | 6.283 | 6,746 |
| Amount........... | \$24,960,070 | \$27,361,839 |
| To Banks \& Ins. Cos | 19,486 | 1,595 |
| Amo | \$9,611,043 | \$11,149,273 |
| Bullding Permits. |  |  |
| May 2 to $8 \quad$ May 2 to 8 |  |  |
| New buildings |  | 139 |
| Cost....... | \$925,166 | \$1,246.960 |
| Alterations | \$126,182 | \$108,385 |



## QUERNS.

Bullding Permitn.


## BUILDING MATERIALS AND SUPPLIES

New Standards of Steel Specifications will Unify Fabricating-Building Material Exchange Optimistic-Prices Firmly Held.

Suburban Supply Dealers Seasonably Active-
Prospective Code Revision Checks Building

BUILDING materials are fairly active in hand-to-mouth buying, but forward purchases are restricted. During the week spot business was rather brisk between retailers and wholesalers, but the latter are moving gingerly as far as engaging supplies from the mills is concerned. The reasons for this attitude may be said to be two-fold; the weight of tariff talk and the apparent easing off of Eastern building operations. It seems to be almost impossible to gauge the temper of the building market by either the current renting season or the condition of the buildingloan market, the two basic factors upon which building operations are based.
Bradstreet's reports labor well employed, securities holding firm, money quiet, loans large and bank clearings heavy, while Doige Reports show a heavy building movement almost everywhere throughout the country save in the East, where there is only a slight tendency to recover from the slump of the first quarter. The Building Department authorities here attribute most of the lassitude to a desire upon the part of the builders and investors to first ascertain the tone of the proposed new building code before going ahead with plans which they have almost completed and in many cases already have had the approval of the Bureau of Buildings. Speculative builders are hoping that certain proposed changes in the code will cut down the cost of construction, while others expect that the new code will increase construction costs. If the latter result obtains the building department expects a big rush of building construction toward the latter part of the year resulting from the general desire builders will have to get their plans filed and approved before the new code becomes operative.

The new specifications for structural steel work just issued by the American Bridge Company covering the design, details of construction and workmanship of steel structures for buildings only, printed in another column of this page, not only makes for conformity with its own practice and high class shop facilities, but goes a long way toward unifying steel frame construction work throughout the entire metropolitan district. They clear up many features of construction not heretofore clearly defined in relation to construction work of this class.
The temperament of the Building Material Exchange this week was distinctly optimistic. The movement of Portland cement was good and the call for common brick was steadier than that of the last three weeks. Lumber continues to stiffen in certain lines and structural steel holds firm although pig iron interests report some backwardness in last quarter purchases. Lime and plaster are easy, but there is no sign of lowering of prices anywhere excepting for some street reports to the effect that brick was shaded five cents a thousand in certain quarters during the last ten days to temporarily ease the barges now lying about the city in large quantities awaiting a more active buying market. This shading was not general, however.

## THE BRICK SITUATION.

Buying a Little More Aggressive.-Out-
C OMMON brick is showing a little more the strength, Arrivals are still curtailed, but to take care of demand. Practically all the yards are making brick now. Prices held firm although there was a report of a slight shading of less than a shilling a thousand. This, however, was not general.
Offcial transactions.
brick during the last week with brick during the last week with records covering
the corresponding week last year, follow:

Left Over, April 26-70.
 Condition of marke, easy to firm. Prices,
Hudson, $\$ 6.50$ to $\$ 6.75$. Raritans, $\$ 6.25$ to $\$ 6.50$.

## LUMBER MARKET FIRM.

## No Sign of Retrenchment As Far As

T HE wholesale lumber situation conforms to other departments of building material in
that prices are not only holding firm, but there is a fair call for material. The suburban dealers are not especially active, but the call for heavy timber in this city is abnormally large The May report of the lumber market as issued by the New York Lumber Association,
shows a healthy condition and there is little indication that tariff talk is having a depressing effect upon business.
Hemlock is strong on a $\$ 24.50$ base for Pennsylvania and West Virginia and Southern stock, and very little stock is being sold at less than ginia concern recently issued a $\$ 25$ base list Yellow pine is in good demand. Mill capacity is well employed and inquiry is plentiful. As a result of the season's activity prices show some readjustment on both long and short leap. mand is very firm and stock for the most part is held in strong hands.
Eastern spruce is very strong and the local market is absorbing all arrivals at firm prices. Lath has jumped to $\$ 5$ as previously reported West Virginia spruce is in good demand and
prices show no change from a month ago. Short spruce is also strong at list. All $1^{1 / 40 \times 8,} 2 \times 2 / 5$ and $1 \times 11 / 2$ and 2 -in. show an advance of about $\$ 1$ from prices as previously quoted. List prices for short spruce can be reduced $\$ 1$ for boat deivery, on July shipment
ine, particularly low-grad for North Carolina pine particularly low-grade stocks. Mills have
ample sawing in hand and ahead, and quite a few items are substantially oversolid.
Oak, maple and vellow pine flooring are firm. Mahogany is in very large demand and suppifes are shorter than they have been for years past, prices ranging commensurately strong.


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# THE WEEK'S REAL ESTATE NEWS 

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

Nearly All Sections of the City Contributed to the Week's Business.

The news column this week shows trading in many sections of the city, sales being widely scattered. Upper West Side apartments maintained chief interest by virtue of several large transactions. The mid-town loft section was enlivened by the acquisition of a site to be used for a large commercial structure. Other big sales were effected, notably the purchase of the Carnegie plot on the north corner of Fifth avenue and 91st street. The Brooklyn market was active. In The Bronx, the market continues to be dull. An important feature of the week's business was the great number of leasing of business property in town and residential property in the suburban districts.

The total number of sales in Manhattan this week was 25 .
The number of sales south of 59th street was 10 against 13 last week and 19 a year ago.
The sales north of 59th street aggregated 15 compared with 26 last week and 23 a year ago.
From The Bronx, 14 sales at private contract were reported, against 14 last week and 16 a year ago.

The amount involved in the Manhat$\tan$ and Bronx auction sales this week was $\$ 968,690$, compared with $\$ 583,687$ last week, making a total since January 1 of $\$ 21,534,433$. The figure for the corresponding week last year was $\$ 1,512$,174, making the total since January 1, 1912, $\$ 19,056,065$.

## PRIVATE REALTY SALES.

## Manhattan-South of 59th Street.

BI.EFCKER ST. 382-4, and adjoining dwelling at 94 Perrv st, finming the southwest corner and nlot. $43 \times 70$, sold by Josenhine A. Budke to Sandord $\&$ Green. whin mme extensive alteratons to the old buildings. Rnth deals were negotiated through J. Irving Walsh.
CATHERINE ST, 33-35, 3 -sty old brick dwelling. on nlot $27.6 \times 1 \mathrm{~m} 9$, sold by the Crosby Estate to Rernard F. Golden. The property has Ward and has boen held by the Rutgers-Crosby Ward. and has 165 years. The deal was made Fstate for $\begin{aligned} & \text { ver } \\ & \text { thrugh Fdward N. Crosby \& Co... Bernard F F }\end{aligned}$. Golden being represented by James J. Golden. FORSVTH ST. 141-43, two 5 -sty tenements on Dint $50 \times 1 n 0$ sold bv Josephino $V$. Treat to the Puhlic Service Realty ${ }^{\circ}$. Mortgace Co. Samuel Hellinger, president This is the first sale of READE ST, 165-167, 5-sty building on plot, 40 READE, irreased for a long term to the BrownRoot Co., sold by the S. S. Brown Co. to an
investor. Robert R. Ralney was the broker in investor. Robert R. Ralney was the broker in the deal.
3D ST, 374-78 East, 6-sty new law tenement on nlot, $50 x 100$, sold for Abraham Keve to S
T. Bien for investment, by Morris Goldberg. 33D ST, ${ }^{33-43}$ East, betwen Mad'son and Park avs. 6 old dwelling housos, sold John B. Walker and Dr. Virall P. Gibney. to the No. 33 East 33d St. Co., George Backner and Arnstein \& Levy, which will razo the present buildings and erect a 12 -stv loft and ctore building. Thx property was nart of the hildings of thate sanDr. Wm. T. Bull, who used it as a private san115.6 ft . Thd depth of 98.9 fte and were hold at $\$ 500,000$. The houses at $48-54$ East 94 th st, also owned by the Madison Realty Co.. were
not Included In the deal. Albert B. Ashforth not inclutes in
WEST BROADWAY, 425, esty new law
 house. on Diot 25x87, soses Rosenthal and J. B. Wood.
7 TH AV, sw cor 50 th. ocupled by the Garden Restaurant. on nlot $51 . \mathrm{mr}^{20}$. resold by Binc
\& Bine to Sam \& Lee Shubert. the lescees of $\&$
Binc to Sam \& Lee Shubert. the lessoes of
the Winter Garden, on the opposite northwest the Winter Garden, on the opposite northwest cels lately taken by Bing \& Bing for the Wells-
more apartment, on Broadway and 77 th st, pur-
chased by Mrs. Louise In part payment, Bing \& Bing receive the 7 sty apartment house known as Pinkney Court at $151-159$ West 140 th st, on plot $125 \times 99.11$. 8TH AV, 975,977 and 979 , three 6 -sty flats
with stores, on plot $75 \times 100$ sold by the $Z$ inwill Co. to Paul plot $75 \times 100$, sold by the Zinwill Real Estate Impt. Co. The adjoining C-sty structure at the northwest corner of 8th av and 5 th st was recently secured under a
long lease by Mr. Zagat, so that he now controls a corner plot $100.5 \times 100$. Plans are being drawn for altering the property into small suites and additional stores are to be added on the sth av front. Elevators are to be installed and
the property to be entirely modernized by Zagat for investment. The deal was negotiated by Henry M. Moeller and Harry Baer.
9 TH AV, 771, 3 and 4 -sty front and rear buildings, on plot. $25 \times 100$, about 50 ft . south of 52 d st, sold by the Mary Kempf Estate to Isidor Kempner and others, through Goodale, Perry \& Dwight. Thls is the first sale in 50 years.

## Manhattan-North of 59th Street

T2D ST, 152 West 4 -sty dwelling on plot 20x 102.2 , sold by Ella H . Remsen and others of Aususta, Ga., to Robert S. Clark of the Clark Estates, owners of the adjoining property 150 West 72 dt st. The house sold was formerly the physician. who many years ago bought it for a permanent New York home. The transaction was for all cash and probably is the forerunner of a commerclal building to take the place of buildings now used for school and residen\& tial purposes. The brokers were traerick Fo 75TH ST. 321 East. 5 -sty flat. on lot $25 \times 102$ sold by Dr. Solomon Wiener to Sigmund Lewy, for investment.
80 TH ST. 229 East 4 -stv and hasement Couble flat on nlot $26 \times 102.2$. sold for Gertrude Scheer to Mary Kelly, by Wm. Wolff's Son.
85TH ST 16 West, 4 -sty dwelling, on lot $20 \times 1022$ sold hv the Josenh Mosenthal Estate to Dr. George H. Semken, for occupancy.
88TH ST. 261 West, 3 -sty and basement dwelline. on lot $18 x 100.8$. sold by Abraham C. and Harris and Maurice Mandelhanm The brokers were Mooyer \& Marston and I. Dittenhelmer. s9TH ST. 103 Fast. 5 -sty and hasement artment house with stores on nlot $26.8 \times 1008$ sold for Edmund D. Broderick to H. N. Kohn for investment. Broker, John J. Kavanagh.
124 TH ST, 63 West 3 -sty frame house. on 1 nt $20.1 \times 100.11$. snld by Bessle T. Horrghton to Wil$\operatorname{llam}_{53} \mathrm{~A}$. Martin who owns on the same block 53 and 55 West 124th st
121 TH ST, K24 West 6 -ctv bulling. on not to Arthur M. Silver. a New York lawyer. The sellers acquired the pronerty recently in trade for 6 iots on 79 th st. Rrooklyn. The brokers were Frederick Zittel \& Sons.
131 ST ST. 126 West. 3 -stv private dwelling. n nlot 2 nx 9.11 sold for Rebocca Schwabach to Mary Burns, bv Senior \& Stout
$138 \mathrm{TH} \mathrm{ST}^{117}$ West. 5 -sty flat on lot $26 \times 100$, sold for Hannah Frionman to Herman Gross-
CONVENT AV, \& w cor 149th st, 6-sty apart-
ment house known as "Convent Court." on plot ment house known as convent court," on plot dicate composed of Max Marx, A. M. Bendhelm and Andrew J. Connick. which gave in ex chance the vacant plot at the southeast corner of Riverside Drive and 150th st, fronting 102.8 ft on the Arive and 125 ft , on the st. The hrok-
ers were Frank E. Smith, with Arnold, Byrne \& Baumann.
The same hroker has also secured from the Metronolitan Life Insuranco Company for Robprt M. Silverman a building and permanent finan of ${ }^{\text {frempon }}$ apartment the erection of ${ }^{\text {a }} 10$-sty The entire transaction, including the cost of the new building, will involve over $\$ 1.000 .000$. 1 ST AV. 1501 . 4 -sty double flat, $29 \times 9 \mathrm{x}$ irreg sold for Adelaide Erstling to Josenh Kraus an Abraham Rosenberg, by Wm . Wolfit Son.
$5 \mathrm{TH} \mathrm{AV}, \mathrm{n}$ e cor 91 st st, plot 100 ft on 5 th av and Carnegie to a buyer who will erect a private residence. The purchaser is believed to be Otto H . Kahn, of Kuhn. Lneb \& Co., but Mr. Kahn declined elther to confirm or deny the reported ownership. The property concerned is flanked on the avenue side by the residence and street by the home of James A. Burden, both of whom purchased thelr sites from Mr. Carnegie, who acquired these and other nelghboring properties to conserve the surroundings of his mansion from undesirable intrusions.
7 TH AV, n e ${ }^{\text {cor }} 121$ st st, 5 -sty apartment, with stores. sold for Max Beck to Edward B The property was held at $\$ 70,000$. CATHEDRAL PARKWAY, s s. 200 ft west of
Amsterdam av, on plot $100 \mathrm{f} 70.11,12$-sty apart-
ment house, known as the "Cortlandt," sold Wy the Akron Bulliam T. Evans, treasurer of the firm of Mills \& Gibb. The building, containing two suites to a floor and fully rented, was held for $\$ 450$,-
000 . Slawson \& Hobbs were the brokers.

## Bronx.

 156 TH ST, 881 East 2 family house, on lot$24 \mathrm{xa7}$, sold for Catherine Farrell to H . Cording, an investor, by Desider Schoen.
180 TH ST, n e e Honeywell av, two frame dwellings, on plot $35 \times 96$, sold for Ellen Thompson, of Utica, N. Y., and George W. Morris, of
Sangerfield, N. ${ }^{\mathrm{W}}$., to Charles Herrmann, by Sangerfield,
 plot $69.0 \times 115 x$ irregular, near Belmont av,
traded by the Sole Realty \& Construction Co for the plot $200 \times 100$ on the north slde of East 172 d st, 150 ft east of Boston road, owned by Abraham L. Lazarus.
181ST ST, 867 East, 4 -sty new law apartment, on lot $50 \times 67$, sold for R. L. Wolcott, to an investing client of Kurz \& Uren, Inc.: through
that firm, in conjunction with Green \& Epstein. BARNES AV, 1827-9. two 2-sty dwellings, sold for Mrs. Black to William Wirth, by Charles Fetzer
BATHGATE AV s w cor 175 th st, plot 34.4 x
103.4 , resold by Mollie Berman to A. Bornanno 103.4, resold by Mollie Berman to A. Bornanno
for a consideration of $\$ 10,000$. The Simplex
Realty Co. negotiated the transaction. Reall Co. negotiated the trans tion.
BROOK AV s w c 143d st, 5 -sty flat and stores, on lot $25 x 90$. sold for the estate of Hanna
M. Hynes to the D. H. Jackson Co. by Grossman. The deal was an all cash transaction.
COURTLANDT AV. 524,3 -sty frame building
and store, $25 \times 100$, sold for Annie Hill and Katie and store, $25 \times 100$, sold for Annie Hill and Katie Oetzman, to Samuel E. Jacobs, for cash, through Eugene J. Busher. This purchase gives Mr. East 149th st and Courtlandt av, on which he will erect a large building.
HUNTS POINT AV, 828-830, two 3 -sty brick dwellings with stores, sold for Adam Schaefer to Lewis Davis, by Samuel Cowen.
LONGWOOD AV, 875,3 -sty apartment house on lot $39 \times 100$ sold for Bunger \& Corting to an investor, by Desider Schoen.
MORRIS AV, 2306.
near 183d st, resty dwelling, $18.7 \times 117.6$, for
E. Brown to Hugo near 183d st, resold for E. Brown to Hugo Helburn, by Alexander Selkin, in conjunction
with David mintz. with David Mintz.
SOUTHERN BOULEVARD, east side, 125 ft . south of Jennings st plot 75x100. resold through poration, which will erect two 5 -sty houses. Joseph Shanske was the broker.
UNION AV. 997, $51 /$-sty apartment, on plot 45.6x164, sold for Joseph Vidotzky to Samuel Levy by Samuel Zipris.
WASHINGTON AV. $976-8$. 5 -sty flat, $50 \times 100$, M. Fimer by Kurz n, Inc.

## Brooklyn.

 Bannigan, for occupancy. Broker, the Bulkley \& Horton Co.
BAINBRIDGE ST, 514-18, three 3 -stv double brick apartments, sold by Edward A. Maass to
BUTLER ST and Manor av, plot 200x100. sold by the Westbury Manor Co. to Adelalde D. Hamilton, who will erect dwellings. Broker, Henry
Plerson.
DECATUR ST, 720,2 -sty and basement brown-
 of Friday \& Lehmann
DECATUR ST, 700,2 -sty and basement brownstone 2 -family dwelling, sold for M. H. Friday \& Lehmann.
HANCOCK ST. 190,4 -sty and basement brownstone on lot $37 \times 100$, sold for J. P. Logan to Dr. E. A. Park
HERKIMER ST, 81, 2-sty frame dwelling, on Lawton, for occupancy. Broker, Harry E. Pearsall.
McDONOUGH ST 262,3 -stv and basement brownstone. on lot $18.5 \times 100$. sold for Emma Parker to a client of Harry E. Pearsall.
PACIFIC ST, 640. $31 /$ stv frame dwelling,
with shon in rear, sold bv Susanna Etringer to Richard Tewes, for investment. The broker was ouis Arnold.
PROSPECT PL 920, 4-stv. 8 family apartment, on lot $25 \times 100$ sold for K. Schaffner to
Mary E. Pearsall, through Harry E. Pearsall.
RUTLEDGE $\mathrm{ST}, 198,2$-stv and basement Mr . Donoher by Robert McIlwaine. SOUTH 2D ST. 261, 4 -stv flat, on lot $25 x 78 \mathrm{x}$ stein sold by william Kellner to Joseph Bern-
STERITNG PL, 270, 3-sty and extension dwelling. sold for Jose Pando to Fred Schumm, by
Henry Pierson \& Co.

3 D ST, n s, west of 8 th av, lot $21.9 \times 90$ sold bv the Kings \& Westrhester Land Co. to Frederick
W Starr. The sellers will erect for Mr. Starr W Starr. The sellers
a Kinko-duplex house.
10 TH ST, 4722 -sty and basement private hrownstone residence An lot ${ }^{19 \times 10 n}$ sold for Kunst for nccupancy, through the Jerome Property Corporation.
41ST ST. A71, two dwellings ond outhuildings on plot 50x100. sold for the Estate of Ellen Ross This is the first sale of the property in 45

53 D ST, 757 , 4 -family
102, sold for Blanche M.
dwelling, on plot
Armroyd to Kath. Singlehurst, by Malcolm McKinnon.
80 TH ST 323 2 -amily brich 80TH ST, 323,
$20 \times 100$, sold for Lily brick house, on lot
fenson to Charles for occupancy, through Frank A. Seaver.
BUSHWICK AV, 1307, 2 -sty and basement
family dwelling, sold for Daniel Leibe to A. R. Physe through Friday \& Lehmann.
GREENE AV, 143, 3 -sty brick dwelling, on lot 20x60, sold for the estate of Margaretta
Barber to Catherine Kinney, for occupancy, Barber to Catherine
through Louis Arnold.
RIDGEWOOD AV, 349 , 3 -sty brick corner building, with stores, sold for G. Bauer to an

## Queens.

LONG ISLAND CITY.-Burton Thompson sold for Louis Merckel 4 lots on the east side of 2 d
av, 125 ft . south of Pierce av to contemplating building a 5 -sty apartment $h$ and stores.
LONG ISLAND CITY.-Burton Thompson, repthe General Developers Land Corporat has sold to $75 \times 102 \mathrm{ft}$. by irregular on the west side op 2 d av 33 ft. north of Freeman av, Long Island

## Near-By Cities.

JERSEY CITY, N. J.-Isaac Robbins sold to David Hertz a plot, 47x106, at the southeast Corner of Jackson and Myrtle avenues, Jersey JERSEY CITY, N. J.-Frank Fleisig and 186 Warren st, Jersey City, two store buildings, on a plot 50x75. City, two store buildJERSEY CITY, N. J.-Roll
Hary Woolsey 2358 Carr
Boulevard, store building, on a lot 26 x 99 .
of Finance CITY, N. J.-The Jersey City Board of Finance appropriated $\$ 190,000$ to purchase from Charles Sledter and others about 50 acres of meadow lands in the Newark Bay, at Doyer's city authorities to reclaim the lanu and build city piers. This is the first step to save the
city property fronting on the Newark Bay JERSEY CITY
JERSEY CITY. N. J.-George H. Budke sold
Henry G. Hahlo and Harold G. Aron 394 to to Herry G. Hahlo and Harold G. Aron 394 to
400 Claremont av, a factory building, on a plot 100x100.
Plane st, having a frontage in at 149, 151, 153 ft . and 100 ft . on Central av, and holding brick bulldings occupied as cafe and dwelling, sold for Fred'k A. Borcherling to Fred'k F. Spiegel, through Louis Schlesinger. The same broker property at 229-235 Halsey st. southwest ther the of Maiden lane, being a plot 95 ft. front by 123 ft. in depth, having thereon old brick buildings which were at one time used by Colyer \& Co. as a carriage repository. The buyer is the
Warranty Realty Company. NEWARK, N. J-Fdwar
NEWARK, N. J.-Edward P. Hamilton \& Co. st for Henry Van Arsdale to Mrs. E. Hoyt
Parker as an investment. st for Henry Van Arsdal
Parker as an investment.

## Rural and Suburban.

CONVENT, N. J.-Pease \& Elliman sold for Marcus L. Force about 11 acres at Convent, land avenue of about 700 feet pletes a tract of about 56 acres which they have been assembling for a cllent.
FLORAL PARK, L. I.-The Windsor Land \& Impt. Co. sold to M. A. Murphy a plot $100 \times 128$, Espen and Birch sts; to M. Donovan a plot a plot $40 \times 100$, st: to J . King and F . Scherrer ${ }^{\text {a }}$ Skodak, each a plot $40 \times 100$, Irls
 J. Nielson and F. Hoesber, each a plot $40 \times 100$;
to M . Sordm a plot $80 \times 100$; to F . to M. Sordm a plot $80 \times 100 ;$ to E. F. Sehlmeyer
a plot $20 \times 100 ;$ to P . Coughlan plot 20x112,
Plainfleld av.
GARDEN CITY. L. I.-John W. Miller sold residence on sth st, Stewart Manor to James
Morrisey. The Duross Co. were the brokers GARDEN CITY, L. I--Douglas L. Elliman \& Company. Inc., in conjunction with William Brouehton his country have sold for Urban H. L. I. The house which was recently purchased by Mr. Broughton, onevious to the death of his father-in-law. H. H. Rogers, is sold completely garten. and represents an outlay of nearly $\$ 60$ 000 The house is a 3 -sty fray of nearly $\$ 60$.a plot facing 230 ft on Hilton av by 200 ft
in depth. in depth.
GREAT NECK, L. I.-The McKnight Realty Co. sold to John R. Corbin the well-known
Brooklyn builder. plot having a frontare of Rt. on Magnolia dr, with a denth of 150 ft of 148 having a frontage. With a denth of 150 ft . plot
with a denth of 82 ft on Bayview av with a depth a frontage nlot having a frontage of 130 opth of Magnolia
dr.: plot in the hilltop section overlooking tha drat. plot in the hilltop section overlooking the
water with a frontage of 183 ft . water with a frontage of 183 ft on Ridge dr
West. Nlot of 131 ft on Vista dr with a depth


 Ridge dr East with a denth of 164 ft.
There are 15 other nlots included in this sale.
bounded on the west by Gateway bounded on the west by Gateway dr and on the
past by Vista dr and between Cedr on Gould Brokaw's estates. The total sale to and
Corbin amounts to $\$ 125$ The Corbin amounts to $\$ 125.900$ and the nurchaser intenns to immeniately beein the erection of a same commanv sold to the Murban homes. The Construction Co. of New York and Great Neck
a plot having a frontage of 110 ft. on Cedar dr

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with a depth of 130 ft . a plot having a frontage of 130 ft on Bayview av with a deth of
142 ft. and a plot having a frontage of 175 ft. 142 ft . and a plot having a frontage of 17 ft ft
on Sycamore dr with a depth of 122 ft . It is on Sycamore dr with a dopris Building and Construction Co. to build high-class residences on
the villa plots and to do a general contracting business as well.
GREAT NECK, L. I.-Douglas V. Eskell has purchased from Mrs. Sara Shields her residence, a 2 -sty Colonial dwelling on a plot of seven lots. The house was built by Mrs. Shields from plans by Edward King about
B. Day was the broker.
GREENWICH, CONN.-The Edgewood Inn, at Greenwich, Conn., one of the best-known sum-
mer hotels on the north shore of Long Island mer hotels on the north shore of Long Island
Sound, has been sold, with its 20 acres of ground, for about $\$ 2000,000$ to Alfred S. Amer, vice-president and manager of the St. Charles
Hote. New Orleans. and formerly connected Hete, New Orleans, and formerly connected
with the Waldorf. Mr. Amer will make several with the Waldorf. Mr. Amer will make several
improvements to the Edgewood Inn before openimprovements season at the end of this month. The property was sold for the estate of Nathaniel Wetherell by Pease \& Elliman.
HEMPSTEAD, L. I.-The Windsor Land ${ }^{\text {E }}$
Impt. Co. sold to H. L. Kerris a plot $20 \times 125$, Franklin av; to J. Connolly a plot $60 \times 100$; to T. Keating a plot 40x100, Miller st; to M.
Davis and A. Wallerstein, each a plot $40 \times 100$, Windsor Parkway; to M. A. O.Connor and H. and J. McAuliffe, each a plot $40 \times 100$, Botsford st; to. M. McNamara and A. Cluff, each a plot
40x100. Weir st: to A. G. and L. Swenson plot $100 \times 107$, and to M. L. Brown a plot $40 \times 107$, Oceanside av ; to I. M. Boyle a plot $40 \times 100$, Gran st, to B. F. Plunkett and M. Dunn, each
Allen tot $40 \times 100$, and S. McGarry a plot $128 \times 91 \times 91$, a plot 40x100, and S. McGarry a plot 128x91x91,
Frazier st ; to P. H. Boyle a plot 100x114, Cceanside av and Miller st.
HEMPSTEAD MANOR.-The O. L. Schwencke Land and Investment Company sold at Hempstead Manor plot $25 \times 126$ on the north side ord
Jerusalem av, between Hawthorne and Bedford avs, to E. Pagne; plot, 60x112, on the northwest corner of Jerusalem and Holy avs. to M. and G. Gardaina, and plot. Joxing. Foy.
LYNBROOK, L. I.-Friday \& Lehmann sold 2-sty frame dwelling, on plot of ground
for Alexander Phyfe to Daniel Leibe.
MENDHAM TOWNSHIP, N. J.-George B. Corsa sold for L. E. Sutton to a client, the prop-
erty known as the Wild Rose Farm, elevation erty known as the Wild Rose Farm, elevation
about $1,000 \mathrm{ft}$., containing 155 acres, with a fine about 1,000 ft., containing 155 acres, with a fine
residence, also farmhouse, barns and outbuildings. The farm is about 4 miles from Morris-

NEW CANAAN, CONN.-Payson McL. MerNeW and F . E. Green have sold to Julius Krutt-
schithitt, chairman of the Board of the Southern
sche Pacific Railroad, the Charles E. Merrill prop-
erty. consisting of 15 acres with a large stucco erty consisting of 15 acres with a large stucco
dweiling. gardener's cottage, stable, garage and dwelling, gardener's cottage, stable, garage and
other outbuildings, at New Canaan, Conn. The property has a large frontage on Oenoke av and OCEANSIDE, L. I.-The Windsor Land \& Improvement Co. sold to R. M. Hedelund a plot
$40 \times 100$, and to D. Lutjen a plot $80 \times 100$, Yost 40x100, and to D. Lutjen a plot 80x100, Yost bach, L. D. Brown, A. Dernard each a plot $40 \times 100$, Perkins and S. A. Bernard, each a plot 40x100. Perkins av: Brantley, each a plot $60 \times 100$. Merrifield av; to
E and A. Clyde a plot $40 \times 100$. Ebert av ; to A. E and A. Clyde a plot $40 \times 100$. Ebert av; to A.
Wilson, J. C. Riley and C. G. Thompson, each Butt a plot 20x84, Bayside ay. to H Schrieder plot 60x100. Lawson and Ebert avs ; to $M$.
 way ; to C. Linke a plot $20 \times 123$, Hoke av.
orange, N. J.-Mrs. E. Hoyt Parker sold residence and grounds at Lincoln and Hillside

ROSEDALE, L, T.-The Windsor Land \& Tmpt ROSEDALE, L. T.-The Windsor Land \& Impt. Co. sot $40 \times 100$. Concord av: to P. J. Keane a ROCKVILLE CENTRE, L. I.-The Windsor Land \& Impt. Co sold to H. Eagleston a por 100 . Messick Road and State st: to V. Reda a plot $40 \times 100$. New York av and State st; to
R. Von Earstel a plot $40 \times 100$ on Davison av, R. Von Barster a plot $40 \times 100$ on Daviso,

Valley stream. I. I-The Windsor Land \& Impt. Co. sold to C. A. Weipler a nlot 60x100; S. Priester a plot $100 \times 100$ : K. Fitzpatrick a plot 40x100, Morris Parkway: to E. Hogan. two to R. O'Brien a plot f0x 100 , Albermarle av ; to
 Allwerra a plot 40x102, Emerson plit to Vockayay a Dot $100 \times 100$. Fenimore st and Rockaway
Parkway: to M. Boland n not


Manhattan and Bronx.
ALBERT B. ASHFORTH. TNC. Ieased snace In 14 and 16 East 33 d st to the Eausch Picture
Frame \& Moulding Co., of 16 East 33d st. and Frame \& Moulding Co.. of 16 East 33 d st and
Hoopes \& Langtree, successors to Samuel Buck-
JOHN W. BRETT leased from the United States Trust Co.. as trustees, the 4 -sty dwelling at 19 East 49th st for a term of years. Douk-
las Robinson, Charles S . Brown Co. were the
GUSTAVE BRITT leased for John Garrison the unper part of house at 1 Horatio st to Peter
Mecreesh : for A. D. Moran, the store and base-
 Louis Goldstein.

CORN \& CO. Leased for the Midwest Realty Co., 7,500 sq. ft. in 159 to 163 West 35th st to for Samuel K. Jacobs, the store and basement or ${ }^{2} 47$ East 2 sth st to Harry Perelson and for Ewald Mommer, space in 118 East 28 th st to the Covic Electric Co., of 1133 Broadway.
THE CROSS \& BROWN CO., in conjunction with H. L. Moxley \& Co., leased the 11th loft in 38 to 42 East 32 d st to the Phoenix Auto \& Rain Coat
of years.
J. B. ENGLISH leased to Maurice Herrmann theatrical costumer, the 3 -sty dwelling at 166 West 48 th st. After alterations are completed, Mr. Herrmann will occupy the bullding for his business.
N. BRIGHAM HALL \& WM. D. BLOODGOOD, NC., rented for the 101 Fifth Ave. Co. space on the 10th floor of 99 and 1015 th av to the Nine East 37 th St. Co. the 7th loft in 9 and 11
East 37 th st to Emil Majert Co., of 28 West 27 th st for a long term of years.
M. \& L. HESS leased for the Midwest Realty We., from the plans, to Regina Kobler, of 12 West 32d st, the 13th loft in the building now st, size $75 \times 100$ : also for Sherman Townsend, the 4th lott in 11 East stein; also for the Levitt Realty Co., the 9 th loft in the building just completed at 128 to 132 West 46 th st. size soxi00, to Wm. R. Laidlaw,
Jr ., of 218 West 47 th st ; also the 10 th loft in 41 and 43 West 35 th st to the J. M. S. Lace Co., and space in 49 to 53 East 21 st st to the
Forst Manufacturing Co. of 81 Greene st, the Rex Fashion Co.. of 1133 Broadway and the High Art Embroidery Works, of 34 East 10th st. LOWENFELD \& PFEIFFER leased for Sol. st ; also the store in 10773 d av, for Sol, Lowenfeld to Ira G. Lane, of 207 East 64th st; also the store in 1566 Park av to Berl Rothman.
LOUIS KEMPNER \& SON rented to Mme, Morris the store in 2297 Broadway; to Cheung Broadway and 96 th st ; the sothwest corner or west corner Broadway and stare st to the northTailoring Co.. of 595 Columbus av; and the basement to C. M. Henne, of 649 Amsterdam av : for Helene \& Tabor, 2289 Broadway to J. C. H. store at the northwest corner Broadway and 95 th st to John G. Klein. Jr
THE MARGOLIES REALTY CO. leased to the Interboro News Co., of 221 Fulton st, the The lease is for a term of 5 years with the privilege of renewal for a similar term.
THE CHARLES $F$, NOYES CO, leased the four entire lofts at 72 Cliff st and 46 and 48 G. Barthold to Moritz Gluck yalso lofts in 100 Nassau st to Robertson \& Sons; in 124 Maiden lane to tomen and to Charles Lederman, and in 215 Pearl st to Louis Barth, of 178 Water st.
to ALBERT \& PLATT leased for Joseph B. Jaffe to Silverman \& Steinberg, for five years, the st 7 nt corner of Brachurst an and st, a 7 -sty apartment house, on plot $100 \times 112.6$,
containing 82 families, and renting for more containing $\$ 23,000$ a year. AMES \& CO.. INC., leased for A Messer the 5th loft in 20 West 31 st st to $P$. Semmel \& Co. the fth loft in 26 west 3 st st for the Terminast 31st st: for Frederick Hussey the store in 453 7 th av to J. Jarrett, and store in 4557 th av to M .
ALBERT B, ASHFORTH leased the store and basen space in the Tilden Building, at 105 to 111 West 40th st, to Wm. A. Larney, of 5015 th av; W. Shalton Swallow Co., of 507 5th av: the Rome Builders CorDoration, and Frederick
H. Hitchcock, of 105 West 40 th st. BARNETT \& CO. leased stores in 170 East 125 th st to the Metropolitan Hat Cleaning Co.; also in 64 East 12 th st to a Miss Bish; also
in 28 West 125 th st to the Kinney Shoe Co., and in 20 East 125th st to the Sherick Rain-
MYER BONDY leased the store and basement in 30 and 32 University pl to Levy \& Meyrich, Saffin \& Nikop; a loft in 13 to 19 University pl to the Carusa Feather co.. on Broadway: ${ }^{\text {a }}$ loft in 37 West 19th st to tacob Ober Jones st to Adelson Bros. ; a loft in 40 West 1th st to Simon \& Seide, of 325 Canal st, and Grand Lunch Room.
THE CROSS \& BROWN CO. leased space in the U. S. Rubber Co. Bldg., at the southeast
corner of Broadway and 58 th st. to A. R. Gormully; Lowe Valveless Engine Co.; Kennedy \& Anglada: Wadsworth Co., of 150 Nassau st; T. B. Bicker, and the Rowland Adv. Agency, of Broadway, and 7 tth st: also for the Jandort Automobile Co., the entire building at the Northeast states Rubber Co., of Broadway and PSth. St, CURRY leased the store and basement in 99 9th av to Barrett Brothers.
THE DUROSS CO. leased 15 Christopher st for Mary E . Lackey to Ginevra Bergonzini for 14th st for John Leonard to Isaac Zimmerman, of 467 West 14th st.
THE J. C. EINSTEIN CO. leased for a long term of years, at an aggregate rental of $\$ 75.000$, ment ouline \& Jose Kulhke, the store and base6th av to Michael Callahan. who will open a cafe on the prem
sented the lessee
HORACE S. ELY \& CO. Peased to Adolnh Triedler the ${ }^{2}$-sty brick building at 4 Snifin Court for ten years. Mr .
the property into a studio.

FOLEY \& HUGHES rented 217 West 14th st for Adelaide Lagasse to Guth Manufacturing West 13 th st for Mrs. William Murray to Mrs.
L. Heimroth.
. Heimroth.
Kaye to Gittler, Meadow \& Gittler the 11th loft in 12 and 14 West 21 st st, for a term of to 20 West 19th st for a term of years to Cohn \& Friedlander, of 54 East 11 th st; for the 29 35th st to Aaron Kram; for the Selkirk Realty Co. large space in 29 and 31 East 22d st to the
Outlook Co., of 287 4th av ; for Cohn \& Fried\& Ellentuch, and for Ida L. Churchill the $2 d$ loft in 147 West 26 th st to George Luter, of 48
West 26th st. G. R. GIBBONS leased the dwelling at 180 West 10th st to Dr. John T. Harrison, of 180 10th st to Sarah E. Hotaling.
F. GOUGET leased for F. Tucket the dwellMOOYER \& MARSTON leased the dwelling Trust Co. to Dr. Addisone Boyce, and the 1 st
loft in 45 West 46 th st for Eugene Southack to Barnet Fabricant, of 115 West 45th st,

## THE CH

Pearl st for the Schieffelin CS CO. leased 312 Pearl st for
of 53 Rose

## PEASE \& ELLIMAN and Frederick Fox \& Co. rented a loft in 110 West 40th st to the Erickson Duplex Filter Co. ; also 3 3 East 41 st st, 22x100, immediately adjoining 5th av, for John Hoge to Mrs. C. E. Taylor for the Peg John Hoge to Mrs. C. E. Taylor for the Peg Woffington Tea Room ; also 34 East 63 d st, a

 4-sty dwelling, on a lot $20 \times 100$, for Mrs. S.Fisher Johnson to William E. Lowe who recently sold his dwelling at 65 East 66th st; also leased 54 East 77 th st, a
in a lot $12.6 x 98.9$, for the Justa Realty Co. to in a lot $12.6 x 9$
L. J. PHILLIPS \& CO. leased the stores in
3863 and 3865 Amsterdam av to James Butler for the Dowd Construction Co. The pronerty is located at the foot of the 207th st subway staLEWIS B. PRESTON leased space in 487 Broadway to the Crown Jobbing Co ${ }^{\text {D M M }}$ M. J.
Daniel, of 487 Broadway ; Fitchburg Horn Goods Brothers: E. M. Adams, of 487 Broadway, and the Dodge Dent Co.
Orvis, lessees of the Hotel Lorraine, 5th av and 45th st, two of the five stores in the Fifth avenue site, for five years from October 1 , with the
privilege of five additional years, to Henry S . privilege of five additional years, to Henry S.
Schendel, of 15 West 42d st, and Paul A. Meyrowitz, of 389 5th av.

LOUIS C. SCHLIEP leased the store and basement
SLAWSON \& HOBBS rented the following Rossiter to J. A. Snart; 140 West S6th At, for 85 th st, to A. J. Lawrence for the Clark estates: 114 West $\dot{\text { P }} 7$ th st, for Charles Lyon to to Dr. J. Fisher.
FREDERICK SOUTHACK \& ALWYN BALL, JR., leased space in the Builder's Exchange, at
30 to 34 West 33d 30
Charles Sanders.
VAN VLIET \& PLACE leased the 3 -sty house feld \& Prager, and the stores in 377 and 379 Bleecker st for 5 years.
THE H. M. WEILL CO. leased the store in
East 42 d st, to Philip Liberman, of 141 Broadway; also the store and basement in 154
West 35th st to the Stephens Auction West 35th st to the Stephens Auction Rooms,
and the parlor store in 264 West 34th st to the and the parlor store in 264 West 34 th st to the
Novelty Embroidery Works, of 256 West 23 d st. C. F. W. JOHANNING leased for Charles H. term of years, all the building above the store floor at 2149 and 2151 Sth av.
MOORE, SCHUTTE $\&$ CO. leased for J. J.
Schwartz, 428 West 147 th st, a 3 -sty private Schwartz, 428 West 147 th st, a 3 -sty private
dwelling to Captain D. J. Roberts, for a term of years. N. BRIGHAM HALL \& WM. D. BLOODits property at the southwest corner of Tompkins and East Houston sts, to John Dunbar, of 124 Worth st, manufacturer of boxes. The present buildings will be extensively altered
by the lessee who has taken the plot for a long by the lessee w
term of years.
M. \& L. HESS leased for the Colony Construc-
tion Co. the 6th and 9th lofts in the recently tion Co. the 6 th and 9 th lofts in the recently
completed building at 63 and 65 West 38 th st. running through to and including 62 and 64 to the floor, to the Bonhotal Co., of 598 sq Broadway, and Richard Sentner, of 625 Broadway; $5,000 \mathrm{sq}$. ft ., in 41 and 43 West 25 th st. to the J. M. S. Lace Co., and space in 49 to 53 East
21 Lt st to the Forst Mfg. Co.. of 81 Greene st; Rex Fashion Co.. of 1133 Broadway, and the
High Art Embroidery Works, of 34 East 10th st. THE DOUGLAS ROBINSON, CHARLES S. ings as follows: Banking space in the Lord's Court Building to C. H. Venner \& Co., and
offices to Alfred W. Fitch, Norman J. Fitzsimoffices to Alfred W, Fitch, Norman J. Fitzsim-
mons, C. Merrill, Vanderveer \& Co. and Edmons, C. Merrill, Vanderveer $\&$ Co., and Ed-
ward $P$. Wheeler; offices at 50 Pine st to Bovey
\& Will \& Wilson; in 79 Wall st, to Tea and Coffee
Trade Journal Co., G. Washington Coffee Refrade Cournalliam J. Grimths. Frank Lvman, Edward S. Beardley and Earl Ryan; in the New
York Produce Exchange to Coulter-Soper \& BogYork Produce Exchange to Coulter-Soper \& Bog-
gert, Henry F. Bruning. Gross \& Co., Hecker Thallon \& Co., Ansel S. Lee, Edgar C. ChalBenjamin Parr, Albert H. Erikson Co. and Samuel Cross; in 40 and 42 Wall st, to Tor-
rance, Marshall \& Co., Peck, Rasmus \& Trues-
dale, Joseph Milbank, W. H. Rickards \& Co., dale, Joseph Milbank, W. H. Rickards \& Co.,
Dawson \& Lyons and the Mining \& Engineering
Co., of Pennsylvania; in 74 Broadway 6 th Co., of Pennsylvania; in 74 Broadway, 6th floor
to John Muir \& Co.; also offices to F. B. Coch-
ran, Winter Fussell, Spaulding, McLean \& Co. and Hibbard, Tanner \& McCoy; in the AmeriCoggeshall \& Hicks, G. W. Walker \& Co., and rey and Elk Horn Fuel Co. © at 1 Wall st, 9th B. Weaver \& Robert Harne, one-half floor to L. Von Hoffman Co, and 71 Broadway to Butte Electric \& Power Co. ; also a loft at 23 Bond st
to Buller \& Weiser; a store and basement at 8 to Buller \& Weiser; a store and basement at 129 West 37 sth st to William J. Kahn; a loft 65 University pl to I. Hammer; 164 5th av to W. S. Naudlinger; a store at 95 Broad st to
the Mercer Rubber Co.; the building at 157 Wt to st to Walter Dubrow ; a loft at 8 Greene ment at 3647 th av to Braude Brothers; part of and basement at 68 Greene st to Aaron Mendlowitz; at 11 Burling Slip to Henry Oppenheimer; Spring st to Richman \& Schlessel ; at 708 Broadway, running through to 402 Lafayette st, to
A. Hocheimer \& Co. ; in 114 Water st to Thomas E. Rush; offices in 15 and 17 West 38 th st to A. E. Vaughan \& Co.; 23 and 25 East 26th st
to the Charles Advertising Service, B. Lobin, Leon Ferenbach Silk Co, Cooperative Building Bank, H. Burr, Hotel Construction Co. and
store and basement in 33 Amsterdam av to M, Katzen.
WILLIAM J. ROOME \& CO., INC., leased ing at the northeast corner of 40th st and Park av to the E. E. Smith Contracting Co., of 71
Broadway, builders of the Philadelphia subway and now erecting the elevated line from the Queensboro Bridge to Corona, L. I.; also the more Estate to I. Lundequist and 241 West 19th st to L. Curtin.
LOUIS SCHRAG leased for Mary Tiernan the 4 -sty dwelling at 251 West 21 st st, to Bridget Donohue; for Jeremiah J. Wright, the 4-sty
dwelling at 166 West 22d st to Philip Loria, for dwelling at 166 West 22d st to Philip Loria, for
a term of years; for Robert Alexander, the 4garty, for a term of years.
JAMES A. SHEERAN leased to Joseph Knas-
ter the 3 -sty dwelling at 110 East 85 th HERBERT A. SHERMAN leased offices in the Forty-second Street Building, 42d st and Madison av, to J. C. Lyons Sons, of 4 East 42 d st. SPEAR \& CO. rented for M. \& L. Golde 4 lofts in 2 to 6 East Broadway to the Eagle
Waterproof Co., of 62 East Broadway; for Alfred Duane Pell the 2d loft in 626 Broadway Robert Robert Colgate Co., the store and basement in
133 and 135 Green st to the N. Y. Folding Box Co., of 206 Centre st ; the 1st ioft in 17 and 19 Waverly pl to Chas. Stein ; two lofts in 11 West
17th st for E. W. Browning to Paris Cloak Co. E. TANENBAUM REALTY CORPORATION have made the following leases in the Hudson have made the following leases in the Hudson
Building at 80 5th av.: Large office spaces to
The Lacey Import Co., of 136 5th av, importThe Lacey Import Co., of 136 5th av, importPentacle Silk Garment Co., of 80 5th av ; AusPentacle Silk Garment Co.. of 80 Sth av, Aus-
trian Woolen Co., of 80 th av; E. Schwarz, woolens; Strassser \& Nauheim, neckwear; The mann, artist studio ; Kaplan \& Fishkind, architects; The American Service School, and Licht Bros., of 133 Crosby st; also for Mrs. Helen
Julliard, 3 d loft in 140 5th av, $27 \times 140$, to Wasserman \& Beckhard, importers of linens, etc.
leased to the Central Free \& Bonded Warehouse Co. the entire 6 -sty building at 80 to 869 th av, for Edward W. C. Arnold for a term of years. TUCKER, SPEYERS $\&$ CO. leased in the Springs Building at 29 to 33 West 38 th st, space
to Max Schachnow \& Co., Inc. stein \& Linnekin, space in 320 and 322 5th av to A. M. Perna \& S. Gedder.
S. OSGOOD PELL in conjunction with Le Co., of 17 East 45 th st, the 3 d floor of 5535 th av for a term of years,
JOHN V. S. ODDIE, in conjunction with Huberth \& Huberth, leased the top floor and basement in 536 and 5385 th av for Jacques Krakauer to the Campbell Studios, Waldorf As-
toria Hotel.
G. W. BARNEY leased to the Empire Engineering and Supply Co of 227 Fulton st the top
loft in 483 and 485 Greenwich st ; also to Samuel Grunfeld of 640 Broadway the 1 st loft in 870 859 Broadway.
THE DUROSS CO. leased to Lutz \& Schramm
of Pittsburgh the 5 -sty building at 97 North of Pittsburgh the 5 -sty building
Moore st for a term of years.
PEASE \& ELLIMAN leased for a term of years the store and basement in 90 Fulton st, pied for lunch-room purposes. STEPHEN H. TYNG, JR., \& CO. in conloft in 102 and 1045 th av to Jules Henri Venon Juildings at WALSH leased for C. F. Miller the 2 White st M and 237 West Broadway and tensively alter the premises for his business. THE CHARLES F. NOYES CO. leased of fices in 49 and 51 West 23 d st to Boyle $\mathbb{\&}$
O'Brien; offices in 130 and 132 Pearl st to A. H. Ney ; offices in 15 to 19 East 26 th st to Low-
enstein \& Goldstein; offices in the "Smith-Gray 61 Beekman Grace M. Chamberlain ; offices in 61 Beekman st to G. Freud; offices in 261 Broad-
way to David Bernstein; a portion of the 11th

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#### Abstract

Private Realty Sales-Manhattan. floor of 37 and 39 Liberty st to the Fire Adjustin the U. S. Realty Building for the Rock 1sland Lines to Stearns-Roger Mrg. Co. a suite of offices on the 11th floor; also for the Trustees of the Masonic Hall and Asylum Fund in the new 19-sty building at 71 West 23 d st, a large portion of the 6 th floor to the Simone Cap Co. of 71 portion of the same floor to George Beinert: a large suite of oftices on the 12 th floor to the Liberty Trading Stamp Co. The agents report that the building above the ground Hloor is practically rented, only one entire floor now being available; also the 2 d loft of 78 to 80 Beekman st to Edwin Whitaker, and the 3 d loft of the same building to Smith \& Thompson of 5 Broad st. Both leases are for a period of seven years. The same brokers have also leased the 2 d loft of 118 and 120 Maiden Lane to Powers $\&$ Schuckman ; the 4th loft of 59 Ann st to AnBecker \& Heine Mfg. Co.; the 3 d loft of 162 William st to Sugarman \& Epstein, and the 1st loft of 192 Pearl st to M. Grabensteter; also for Rodolfo G. Barthold the store and basement of 72 Clifi st to Gustave Schroeder for a per annum. This lease completes the renting and 48 Ferry st, a group of three buildings at the corner.


## Bronx.

william J. Gabel leased for Henry Hunneke to J. W. Kaufhold the 3-sty house at 749 Crotona Park North ; also to Emil Bauchwitz
the the 2 -sty house at 747 , Crotona Park North,
both for a term of years.
THE JACKSON DEMOCRATIC CLUB, of the Thirty-fourth Assembly District, leased the ${ }^{2 d}$ former Barry estate property, in Boston road, between 167 th and 16 sth sts, by the Weissager Amusement and Construction Co., for ten years,
at $\$ 1.500$ per annum. The club occupied the at $\$ 1,500$ per annum. The club occupied the
old Earry dwelling, and since its sale and subseold barry dwelling, and since its sale and subse-
quent improvement has been located at 1112 quent impro
H. J. RADIN leased for the Zarland Realty plot on the east side of 3 d av, between 17 the plot 15 the sts, $200 \times 100$, with a 1 -sty building,
and
containing 15 stores and a moving picture containing
theatre.

## Brooklyn.

CHARLES E. RICKERSON leased 609 Carlton av, a 3-sty and English basement, brown-
stone dwelling, for Mrs. Annie J. Miller to stone dwelling, for Mrs. Annie J. Miller to Austin L , Beajon for a term of years, 637
Baltic st, a 2 -sty and basement, brick dwelling, for a client to Harry A. Bennett.
THE BUSH TERMINAL CO. leased in their in Building No 20 Arthur 9,000 sq. it. of 19 Warren st, Manhattan, manulacturers of handles for farming instruments; $7,000 \mathrm{sq}$. ft. to Murphy \& Stevenson, Ltd., of 38 White st, Manhattan, linen goods; 4,200 sq. ft. in Building
No. 1 to the Terminal Ornamental Iron Works, a new corporation; $9,000 \mathrm{sq}$. ft . in the 29 th Street, Manhattan, Building to J. J. Little \&
Ives, publishers, printers and binders ; 5,000 sq. Ives, publishers, printers and binders; 5,000 sq.
ft. in Building No. 1 to United Handle Mills, of
On Mearl handles. Merchants Engineers Corporation, of 30 Church st, Manhattan, distributors of en${ }_{\text {gineering equipment and supplies. }}$
HARRY E. PEARSALL leased the northerly half of the store in 546 Nostrand av, for the Estate of William $H$. Lyons to Jose Molina,
Inc., for a term of years.
HOWARD C. PYLE \& CO. leased the store in to a client for a term of years; also the entire ${ }_{2 \mathrm{~d}}$ a floor approximating $2,500 \mathrm{sq}$. ft., for the Fidelity Phoenix Fire Insurance Co to the National Progressive Party of Kings County for heir headquarters.
THE BULKLEY \& HORTON CO. leased the Automobile Show Rooms at 1281 Bedford av to E. J. Montigny, agent

FRANK A. SEAVER leased one-family frame detached house with plot $60 \times 100$, at the corner of 13th av and 9 tht st, for a client, to C. North for two years; a 2 -sty limestone house
at 6911 Ridge Boulevard, for A. Voss, to H. Haldane; a one-family semi-detached house at 432 81st st to Jos. Heifer; the upper hoor or
two-family, detached house, corner Shore rd
rat
 one-family house at 158 Senator st to the Rev.
E. M. Schisa; the one-family house at 81 71st E. M. Schisa; the one-family house at
st to Mr. Schuyler for Thos. Bennetts.

## Queens.

HERMAN FRANKFORT rented at Far Rockaway for Mrs. C. Fitzharris to L. Fisher, a cotDoblin a cottage on Roanoke av, and for Mrs. C. Mulhearn to I. Plough a cottage at Mills and Seneca sts.

## Suburban.

DE BLOIS \& ELDRIDGE leased for Mrs. Julian McCarty Little her cottage in Ayrauit, st,
Newport, R. I , to Henry Pierrepont Perry, of Newport, R. I., to Henry Pierrepont Perry,
this city, for the season.
H. T. GURNEY leased to William Loeb, Jr.,
a cottage on the Burgess estate, Oyster Bay, L. I. a cottage on the Burgess estate, Oyster Bay, L. I. Potter's place, Aratoma Farm, at Katonah, N. Y., to Mrs. William Draper; also the George
Chapman place at Mount Kisco to R. W. Mead. PAYSON McL. MERRILL rented for Mary C. Roining the Rockaway Hunting Club in Albro
jane, Cedarhurst,

PEASE \& ELLIMAN let for W. K. B. Emerson his country place known as "The HermitRye, N . Y... to a client for the summer Point, also leased for Mrs. William H. Burgess her large estate at Oyster Bay, L. I., to a client for the season.
JOHN F. SCOTT rented for Mrs. W. H. Warner her cotage at Law irginia $W$. Toler.
MATT J. WARD \& CO. leased the Hotel Norris May, Asby Park, N. J., for the owner, or many years proprietor of the Hotel Coumbia, Belmar, N. J.
william loeb, JR., Collector of the Port, leased the cottage on the Burgess estate, at Oyster Bay, L. 1 ., formerly occupied by w. S. PAYSON MCL MERRILL rented for a term onouis $H$. Ingraham a house in course of West Broadway, between Cedarhurst and Woodmere, L. I.
L. E. REED \& CO. leased through the Mortgright, N. J., for 5 the Pannaci Hotel, at Sea gix, N. .J.,
THE COLUMBIA THEATRE, Newark's oldest show house, has been leased by Louis Schlesinger to Alexander R. Boyd, a theatrical man of
Philadelphia, Toronto, Euffalo and St. Louis. The theatre is to be used for moving pictures by Mr. Boyd, who has taken the place for 20 years at a rental of $\$ 12,000$ a year. The Columbia is at the northwest corner of Washington and
Marshall sts and covers a plot $110 \times 207$. It has Marshall sts and covers a plot 110x207. George
accommodation for 2,000 persons. Gent Jacobs, a promoter of melodrama, bought the

## REAL ESTATE NOTES.

JOSEPH TOCH has associated with Harry H. Uhlfelder at 5 Beekman st, to conduct a general real estate business.
THE CHARLES F. NOYES CO. negotiated the recent sale of 10 Dover st, for Mary Healy to he Hazover supply Co.
LOUIS H. LOWENSTEIN and the offices of the Maxtow Realty Co. and associate compaLEROY W. JOHNSON, real estate and mortage loan broker, formerly at 500 5th av, has removed his offices to 542 5th av.
MARY GEER is the buyer of the dwelling at 248 West 72 d st, sold recently by Earle \& Calhoun for Mrs. Lucy A. Ledwith. Mrs. Geer
LOUIS LEVY has removed his offices from 1133 Broadway to 220 Broadway.
ADOLF HIRSCHFELD, of 2228 Broadway, has removed to 15 and 17 East 40 th st.
E. S. WILLARD \& CO. have removed their offices to 52 William st.
THE DUROSS CO. were the brokers in the sale of the Crittenton Mission property at $21-23$ Bleecker st, to Max Teitelbaum, who will alter he builaing for business purposes.
ALFRED J. ROWANTREE, lately with L. with Mark Rofalsky \& Co. at their 5th av and 4th st office.
SAMUEL FIELD, for the past 5 years with Fifth av office of Mark Rafalsky \& Co.
M. FORMA formerly with the Fleischmann Bros. Co., and Louis Zurck, lately with the Friend-Lewi Co., have formed a partnership
under the title of M. Forman \& Co. for the under the title of $M$. Forman ${ }_{\&}$ Co., for the HENRY I. COOPER has removed his office from 200 Broadway to the Union building, at 33 Union Square West, of which he has been appointed agent.
HENRY E. LONEY, formerly with the United States Title Guaranty Company and the Lawyers Title Insurance and Trust Company, is now associa
pany.
NATHAN L. OTTINGER is now associated with John J, Clancy \& Co
THE HUDSON REALTY CO., Woodmere Realty Company, Banister Realty Company, milian Morgenthau, Samuel E. Jacobs and James Frank have removed to the Forty-second Stree Building, 30 East Forty-second street, corner Mad.
BERT G. FAULHABER \& CO, have been appointed agents for "Kelvin Hall," 560 West
18 th st; "Bonny Castle," 601 West 191 st: "Highland Court,", 600 West 192 d st st 830 and West 1117 th st st
F. DE R. WISSMAN, formerly at 149 Broadway, has removed his offices to 30 East 42 d st. ASHLEY M. HERRON, formerly manager of office at 66 Beaver st for the transaction of a general real estate brokerage business.
SAMUEL KRONSKY has removed his office from 49 Liberty st to 55 Liberty st.
SIDNEY B. KLEE has removed his offlce
from 299 Broadway to 200 Broadway.
JOHN P. KIRWAN was associated as broker with the Prande-Papae Co., in the recent sale of the plot of $81.4 x 66.5 \mathrm{x}$ irreg on the south side of Hamilton pl., 135.8 ft east of Broadway
LO WENFELD \& PFEIFFER have moved from
CROSS \& BROWN and William A. White \& S38 west the brokers in the sale of Wilbur Larramore, for the Badley estate, to Arthur Brisbane.
HARRY J. SCHUM has been appointed agent West 46 th and 463 West 57 th st.

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 now ins course of construction at $31-33$ East
noth it
it 28 th st.
T. A. BAFFA \& CO, announce the removal of their office trom 270 Broanay, Brooklyn, to the ghang Havemeyer
CHARLES F. JOHNSON is the buyer of 117 THE DIRECTORS of the New York Real Esate Bureau, inc., recently incorporated with a capital stock of $\$ 100,000$
DUFF \& CONGER have been appointed by Recking \& Vallender agents of the store and apartment house building at 1105-7 Amsterdam and 11 sth sts.
. M. KRULEWITCH is negotiating to purchase from Colonel Orvis, a member of the bank-
ing urm of Urvis Brothers, 35 to 39 West 81 st st , a plot $75 \times 100$, 1acing Manhattan Square and the Museum of Natural History. A 12 -sty apartment house will be erected if the deal goes through. Two of the lots are covered with 4-sty
dwellings, and the other is vacant. THOMAS A. WILSON has removed
from 200 Eroadway to 320 Broadway, his oflices WM. WOLFF'S SON was the broker in the sale last week of 146 East $81 s t$ st, for George Forschner to Francis L. Tooley.
L. F. HALL, formerly with John R. Davidson, is now associated with William S. Baker WALIER L. FRANK has removed to 433 DOUGLAS L. ELLIMAN \& COMPANY, INC., have been appointed agents for the large apartment house, known as the "Hanover," at 981 AT A MEETING of the stockholders of Douglas L. Elliman \& Company, Inc., the following Argyl R. Parsons and Roland F. Elliman. Robt. Grier Cooke, president of the Fifth Av Association, and Herbert R. Lawrence, late of the firm
of Lawrence \& Wolfi, were also added to the of Lawrence \& Wolff, were also added to the
directorate. DAVID KRAUS was the broker in the recent sale of 1699 Topping av. 30 East 42 d st, has been elected to membership in the Keal Estate Board of Brokers.
WM. A. WHITE \& SONS have placed, among others, the following loans, aggregating over For the Canal Street Building Company, $\$ 170^{\circ}$, 000 at $41 / 4$ per cent., on the west side of Broadway, between Lispenard and Canal sts; for M. av; ior T. Simons, $\$ 15,000$ at $41 / 4$ per cent. on 264 Grand st; for the Henslo Construction Company, $\$ 90,000$ at 5 per cent. on 19- 25 Arden st; Ior Faour Brothers, $\$ 19,000$ at $41 / 2$ per cent. on 263 West 30 th st; for the Montrose Realty Company, $\$ 20,000$ on second mortgage on the onenorthwest corner of 66th st and Broadway ; for the Twenty-ninth Street Construction Company, $\$ 160,000$ at 5 per cent. on 105-7 East 29th st, 1or A. Lederer, $\$ 48,000$ at $51 / 2$ per cent. on
$334-6$ East 114th st; for Golde \& Cohen, $\$ 30,000$ at 5 per cent. on 1332-4 Park av; for John H. Eodine, $\$ 63,500$ at 5 per cent. on $1390-2$ Mad1son av, for John H. Bodine, $\$ 31,500$ at $41 / 2$ per cent, on $236-8$ East 80 th st, for the owner, $\$ 70$,000 at 5 per cent. on $226-8$ West 126 th st; for
the owner, $\$ 180,000$ at $41 / 2$ per cent, on $63-7$ the owner, $\$ 180,000$ at $41 / 2$ per cent, on $63-7$
West 35th st, and for $\mathrm{W} . \mathrm{H}$. Wheeler, $\$ 87,500$ at $41 / 4$ per cent. on 26 West 38 th st.

New Subway Station.
A mass meeting was held under auspices of the Vyse Estate property Owners' Association street and Southern Boulevard, for the purpose of advocating a subway station at this point on the Lenox avenue branch. The meeting was largely attended, and pictures were shown, illustrating the congestion caused by the great numbers of people using the stations north and
south of the suggested site.
After the speakers favoring the proposed After the speakers favoring the proposed
station had been heard, the chairman, J. J. Station had been heard, the chairman, J. J. ent who was opposed to the station to express who would like to hear both sides. After a few minutes wait and no response, Alderman Herbst arose to say that he would introduce a resolution at the next meeting of the Board of Aldermen which he has done, and which resolution

The Real Estate Show
Westchester County made the star exhibit at firms clubbed together and financed a plan for producing eight large panoramic paintings of the county, of exquisite workmanship and a topographical model of the entire county. The Canadian Pacific Railroad exhibited a series of panoramic paintings of real estate de-
velopments along its lines. Fewer exhibits came from Long Island than last year, but the McKnight company was well represented. Motion pictures of landscapes in the neighboring suburbs were very interesting features. It of the lower Hudson river-Orange, Rockland and Ulster-figured prominently in the show for the first time. When the new Interstate park and the west shore is made accessible there is
likely to be more activity in that quarter than

## New Taxpayers' Booklet.

The Woodlawn Heights Taxpayers Association has published a booklet called the "Taxpayers' Manual and Directory," which is inthroughout the city, particularly in The Bronx. It contains in concise but complete form, a summary of the law as to taxes, water charges and assessments, together with a taxpayers calendar, showing when the various taxes are due
and payable.

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Racing began at Morris Park in 1889 and continued until 1904. During that time it was recognized as the favorite and foremost center of the sport in the country. It also enjoyed than any other race course around New York, with the result that it was not only well patronized by society folk during the racing sea son, but its clubhouse was the scene of many brilliant entertainments at other times, The and is practically the only thing about the old track that looks just as it did when the horses came thundering down the stretch to the shouts of thousands.
The old clubhouse has been kept in a good ground floor will make an ideal place for the big auction event. The hall itself has a seating capacity of 2,000 , and with one side opening on a broad veranda, it is possible to see almost
the whole of the property from any point in the room
Now that the real estate community has had an opportunity to recover from the surprise occasioned by the first announcement that Morris Park is to be sold at auction, there has been much speculation as to the probable outcome o an attempt to dispose of so large an offering at
one time. Heretofore an offering of 300 or 400 one time. heretolore an oftering of mas announced with some misgiving as to the market's ability to absorb so much property at once-this, too, at times when there has been a far greater public demand for real estate
than there is at present. The State Banking
phase of the situation, for it has ordered that the Morris Park sale shall continue until every tude under these conditions, shrewd market servers are freely predicting that May 31 and the succeeding days will be the bargain days of recent real estate history.

Opposed to Central Purchasing Plan. Borough President Miller of The Bronx asserts chasing agency for the city is an "iridescent dream.
He says it will receive enthusiastic support from persons who have never run a city de-
partment. To save money is its design to waste it will be the probable result.
"All the supplies used by the city can be bought in the city," adds the Borough President. "Real estate for storehouses is expensive ; civil service laws and red tape increase the
cost of the goods handled. A series of storehouses means long lists of employees and much trucking of goods to and from the storehouses, not to mention the interminable delays which such a system entails. The day has gone by When economic distribution may be had by cartthem away. Future economic methods will require them to be taken directly from the manufacturer to the place of use. for supplies costing less than $\$ 1,000$ market orders issued by the departments to the amount of $\$ 3$,

## Why The Evening Post Leads

All other New York evening papers in Real Estate Advertising Gains.

BECAUSE:-The Evening Post has a Bona-Fide Home Circulation. Every page from first to last is read with great interest. Live Advertising is Live News! The Saturday Real Estate Section of The Evening Post carries more Real Estate News than any other Evening paper.

## The 1913 Record of Real Estate Advertising

Shows that The Evening Post leads all the New York evening papers in Real Estate Advertising gains.

January, February, March, April
The Evening Post Gained 30,700
Evening Sun....... " 3,743
Telegram .......... " 2,698
Evening World..... Lost 1,082
Globe.............. " 19,336
Evening Journal..... " 32,162
Evening Mail ...... " 94,324

Advertising in The Evening Post is characterized by efficiency of service, and is an introduction to the strongest, most representative and distinguished clientele in the world. It is the logical medium for advertisers who must reach people who have the ability as well as the inclination to become purchasers.

## 

New York
bought at retail prices without competition, but this is no reason for the establishment of a
central purchasing agency, with all its expense and loss of time. I venture to say that the loss of time alone to the city attendant upon waiting for supplies from the central purchasing agency by the various departments of the city will amount in dollars and cents to
more than the average of the central purchasing more than the average of the central purchasing
agency through buying by wholesale. It seems to me that a far more practical
solution of the difficulty would be in the creasolution of the difficulty would be in the crea-
tion 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.
"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 employees, no bookkeeping, no de-
lays, no red tape-it seems too good to be true!"

Westchester Avenue Assessment.
A resolution of the Board of Estimate for reapportioning the cost and expense of acquiring
title to Westchester av, from West Farms rd to Eastern Boulevard; to Lane av, from Westchester av to West Farms rd, and to the public place bounded by Lane av, West Farms rd and day, to the Borough President of the Bronx, The special committee of the Board of Estimate to which the matter was referred, recommended the re-apportionment of the cost of acquiring title, so as to place 75 per cent. on
the present local area of assessment, iv. per cent. on the Borough of the Bronx, and 10 per cent. on the Borough of Manhattan.

Opportunities in the Wholesale Section. Speaking of real estate opportunitise in the dent of Spear \& Co., real estate agents at 713 Broadway, said the great need there is for modern buildings.
"Analysis of the causes that, have brought about existing conditions reveals," he said, "the
fact that the majority of buildings are owner either by trustees, wealthy estates, or very substantial famililes whose holdings are unencumbered by mortgages, and who would neither
sell nor modernize their holdings to meet the sell nor modernize their holdings to meet the
needs of tenants or appeals of brokers. "The Sailors' Snug Harbor, owning the land bounded by Broadway, University place, Eighth and Tenth streets, by its very inability to sell. combined with its own reluctance to build and
grant long ground leases, has done much to grant long ground leases, has done much to
speed the northward movement. "At the moment there is urgent need for
new buildings of large area. A spirit of unrest prevails in the clothing and millinery trades, and unless new buildings are forthcoming trade
conditions will force a shifting to other centres biding for these industries. ters is found in the fact that practically all the more modern buildings are fully rented,
as, for instance, the 0 . B. Potter Trust Building, at Astor place; the Raleigh Building, in estate property, at Broadway and Fourth street; the Randolph Guggenheimer commercial building block and the ward Building, at 709 Broad-
way. These are all excellent paying investments. Capital should find a profitable field for investment in the erection of tall loft buildingse, and the Ayer plot, near Houston street."

## The Growing Biltmore.

Many people pause when passing near the Grand Central Depot to watch the forces of the George A. Fuller Company putting together the
new Hotel Biltmore. The rapidity and smoothness with which the work is carried forward, but without apparent haste, is generally reThe Fuller Company, which is in charge of the construction city, the Copley Plaza in Boston Plaza in Ritz in Montreal, the new Fort Garny in Winnipeg, the Bellevue-Stratford in Philadelphia and the Blackstone and La Salle in Chicago. The steel framework goes down into the ground for
a depth of five floors and will rise to a height of twenty-two stories. All of this great task must be accomplished by November, so that the hotel can be furnished and put in, shape for the formal opening on New Year's Eve.
of the Biltmore will contain have been disclose of the Biltmore will contain have been disclosed
by the Hotel Register: The system first put in use by George C. Boldt in making each floor a hotel in itself will be followed at the Biltmore. Once a patron has registered he or she need ing the hotel can leave the room but on leavfloor clerk and take the elevator directly to the street. This floor clerk can be reached at any time of the day or night, and any request can be take if sent to the main half the time it would The telautograph will be installed throughout, and every order, no matter how small, will be
recorded in black and white for future reference if necessary.
One of the principal entertainment features of the Biltmore will be the palm room. This will be decorated magnificently with subdued of the hotel will be reserved for the tired business man. This is on the main floor, on the
43 d street side, and will be an Eveless Eden in every sense of the word. This will be equipped with a dining-room, minus music, a club loungThe New York Central's great power plant will furnish all of the steam and hot water to be used in the mammoth hostelry, and all the coal in the kitchen ranges.

## Borrowers

having desirable property on which loans are wanted can be accommodated in any amount at prevailing rates of interest. Submit your loans and we can take care of them promptly
Lawyers Title Insurance \& Trust Co. CAPITAL $\$ 4,000,000$
160 Broadway, Manhattan
1425 St. Nicholas Avenue, Manhattan

- SURPLUS $\$ 5,500,000$

381-383 East 149th Street
188 Montague St., Brooklyn ${ }_{367}^{1354}$ Froadton St., Jamaica


Approved Fire Appliances
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WATCHMAN'S CLOCKS
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## Wants and Offers

The rate for Advertising under this heading is
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a minimum of four lines. Copy received until ${ }_{3}^{a}$ minimum of ${ }_{3}$ P. $\mathrm{M}_{\mathrm{t}}$ Friday.

## Agency Dept. Manager

seeks connection with high-grade office
or estate. Good negotlator with executive ability; 12 years similar capacity prominent up-town firm.

WANTED-An active man, experienced ment property, who can handle the agency department of a well-known real estate
firm. In answer state qualifications. BOX firm. In answer state
120 , Record and Guide.

WE are entirely out of the New York
Gdition of the Record and Guide of March Edition of the Record and Guide of March
7,15 and 22,1913 . We will pay 20 cents
. 19 . each for these numbers if both sections offer will expire on May 13, 1913 . Record
$\&$ Guide Company, 11 East 24 th St., New \& Guid
York.

FOR NEARLY HALF A CENTURY we have been selling, buying, renting, manag-
ing and appraising real estate. We have seen ing and appraising real estawhile we have pro-
competitors come and go whil
gressed. There's a reason. Let us serve you gressed. There's a reason. Let us serve you
and you will discover the reason.

## BULKLEY \& HORTON CO.

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| :---: |
| Beflers 500 | 414]Myrtle Ave., near Clinton Ave.

585.Nostrand Ave., near Dean St.

## James L. Brumley

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

## BUSINESS NEWS

A Weekly Summary of New Catalogues and Bulletins and of Articles Appearing in Current Periodicals of Interest to Architects, Building Managers, Contractors and Realty Interests,

## Electrical Engineers.

The April number of the Proceedings of the American Institute
being distributed.
(Price $\$ 1$ each.
of
Olect being dis
$39 t \mathrm{th}$ st.)

## A New Building Estimator.

The 1913 edition of the New Building Est1The is being distributed by Building Est- 1 Insurance En-
mator is
sineer (price $\$ 3$ net, prepaid. 80 Maiden lane) mater (price $\$ 3$ net, prepaid. 80 Marden lane).
The book is designed to be of service to contractors, builders, architects, engineers, in urance adjusters and appraisers.
Isolated Plant Switchboard Panels. The General Electric Co. has just issued Bulletin No A4116 describing that company's isolated and small plant alternating current switch-
loard panels, both generator and feeder, for
boat board panels, both generator and feeder, for
three-phase, 25 to 60 cycle circuit. The bulle-three-phase 25 to 60 cycle circuit. The bulle ferring to the various panels and equipment.
Electricity in the Packing Industry. Bulletin No. A4119, just issued by the General
Electric Co. is devoted to the application of Electric Co. is devoted to the application of
electricity to the operation of packing establishments. In the bulletin are illustrated various applications mentioned are those of John Mor-
 Swift
etc.

## Selection of Explosives.

List No. 18 for April of new publications issued by the Department of the Interior. Bureau
of Mines, containing Bulletin 48, "The selection of explosives used in engineering operations," by Clarence Hall and S. P. Howell; and Bulletin 55, "The commercial trend of the gas producer in the United States," by R. H. Fernald, are ready for distribution. Not more son. In asking for publications order them by number and title, and address the Director of the Bureau of Mines, Washington, D. C.

Lupton's New Catalog.
David Lupton's Sons Co., of Philadelphla, Pa.,
is issuing tis new No. 7 catalog, which will be is issuing 1ts new No. 7 catalog, which will be
sent free upon request. Special emphasis is sent free upon request special emphasis is
made of the unusual installation of its products and adoption of its system of roof lighting as shown in an insert of the catalog. A description is also given of the company's new
motor driven Pond operating device. The catamotor is improved and enlarged and should be on every architect's shelves, because it contains evecy ations and detail drawings showing the
sperions kinds of fanlight and continuous sash various kinds of fanlight and continuous sash
operators in various kinds of buildings. operators in various kinds of buildings.

## The Story of Joint Pipe.

Anybody who is interested at all in the problem of carrying water in difficult places will
want to read the second edition, enlarged and revised, of the National Tube Company's book on Matheson joint pipe. The 1913 edition of this book is not only a work of art but it is of
practical value in that it describes intricate practical value in that it describes intricate
ways in which pipe is laid. The chief value of ways in which pipe is laid. The chief value of
this booklet to architects and engineers here in New York City lies in the fact that it is particularly adaptable to carrying high pressure loads
in buildings where vibration tends to loosen joints. Copies will be sent upon application to the general offices at Pittsburgh, Pa.

## Concrete Construction.

The Universal Portland Cement Co., 72 West
Adams street Chican Adams street, Chicago, is distributing a new book, published by the Assoclation of American
tion, Portland Cement Manufacturers. It has 224 pages, 159 ilustrations and is sold for $\$ 1$ per copy. The index of chapters indicates its scope:
"The Advantages of Concrete for House Construction"; "Architectural Design and Treatstruction"; Architectural Design and Treat-
ment of "Concrete Houses", Detalls. of Con-
struction": ©operations in the Field". "Calcustruction"; "Operations in the Field"; "Calcu-
lations for' Determining the Strength and Design lations for Dotermining the Strength and Design
of Reinforced Concrete in House Construction"; of Reinforced Concrete in House Construction";
"Calculating the Bending Moments for Reinforced Concrete Beams and Slabs and the Detorced Contion of Size and Reinforcement"; "'Tables
tor Designing Reinforced Concrete Construction for Designing Reinforced Concrete Construction
and Their Use"; and "Concrete Block Houses." Persons desiring the book will receive one pre-
paid by sending $\$ 1$ to the Universal Portland paid by sending $\$ 1$ to the Universal Portiand
Cement Co.. Chicago, Pittsburgh and Minneapolis.
-In the year 1909 the cost of coal consumed by the Department of Water, Gas and Electricity was $\$ 491,292$, showing a saving of $\$ 125,514$ over was $\$ 491,292$ showing a saving of the cost of the previous year, a condition which resulted from more economical and efficient means of purchasing and handling coal. In adamped in 1910 than during the prevlous year pumped in 1910 than during the previous year
Standard specifications and contracts for coal have been adopted.

- Home mortgages are among the soundest investments. Usually the home owner will not let stances of the severest kind and when the other fellow walks the floor-you don't have to.-R. E. Board of Brokers' Bulletin.


## LAW DEPARTMENT

## Building Contract.

The rule of law that when the time specifled In a contract for its performance has been waved neither party can thereafter rescind the
continued on and of delay without notice to the other that it will be rescinded unless completed within a reasonable time, to
be specifled in the notice, applies as weli to be specified in the notice, applies as weli to pleting the work. In the latter case, if the work has extended beyond a reasonable time the notice is a prerequisite to an action to rescind. A conversation between the parties in
which complaint was made of the no definite time specified for a completion of the work, is not such a notice as the law requires. The Court of Appeals of this State so decides in Taylor and Andrews against Goelet.
In May, 1906, Frank M. Taylor and Frank M In May, 1906, Frank M. Taylor and Frank M.
Andrews, plaintiffs, entered into a contrat Andrews, plaintiffs, entered into a contract with
Robert Goelet whereby Goelet agreed to erect a building upon land owned by him, and when the building was completed to lease the prem-
ises to the plaintiffs for a term of twenty years ises to the plaintififs for a term of twenty years
at an annual ground rent of $\$ 42,000$, and in at an annual ground rent of $\$ 42,000$, and in adation an annual rental of 6 per cent. on
the cost of the building. The contract provided that the building should be erected according to plans and specifications prepared by the plain-
tiff Andrews, who is an architect, and aptiff Andrews, who is an architect, and ap-
proved by the defendant. The plaintiff agreed to take a lease of the premises for the period
and at the rental mentioned on the completion of the building, and in the meantime, beginning with the date of the contract, to pay the defendant $\$ 2,500$ a month in the agreement fixing the sum of $\$ 60,000$ as liquidated damages the payments of $\$ 2,500$ a month were and applied in the satisfaction of such liquidated damages if liability for the same accrued. The contract required the plaintiffs to furnish security for the rent, and on the execution of the
lease and the furnishing of such security the amount of the monthly payments theretofore made by the plaintiffs was to be returned to them. There are other provisions of the agreement not material to the questions before the the time when the defendant should complete the building. This action was brought by the plaintifis to
recover the sum of $\$ 52,788$, the amount of the monthly payments up to February, 1908. The complaint alleges that the defendant failed to the plaintiffs within a reasonable time according to the terms and provisions of the
contract, and therefore the plaintiffs had elected contract, and therefore the plaintifiss had elected
to rescind the agreement and recover back the to rescind the agreement and recover back the
money paid thereon. It was proved on the trial that in August, the General Supply and Construction Company, a corporation of which the plaintiff Taylor was president, for the erection of a building on the and in question according to the plans and drews and approved by the defendant Ancontract provided that the building should be completely finished and ready for occupancy on
or before July 1, 1907, and the contract price or before July 1 , 1907, and the contract price
was about $\$ 378000$ was about $\$ 378,000$.
The work of cons
The work of constructing the building was
then begun and it proceeded slowly, with the plaintiff Taylor personally in charge. July 1 1907, was a reasonable time limit to allow for the erection of the building, but it was still un-
finished in February, 1908. The plaintiffs had finished in February, 1908. The plaintiffs had in the meantime made the monthly payments, 788. The last payment was made on Febru-
${ }^{\text {ary }} 1{ }^{17}$ about that time the plaintiff Taylor, in a conversation with the defendant, spoke of the and of the interference by the defend building the subcontractors, and said that unless the quibbling stopped and the job got under way he and Andrews wanted thei
would rescind the contract.

- The consolidation of the Bureau of Water Supply, under one head instead of under six yearly reduction in salaries of over $\$ 300000$ and in the elimination of proposed works which would have cost the city about $\$ 1,800,000$. The substitution of other work effected an annual
economy in operating and maintenance charges economy in
of $\$ 200,000$.


## AUCTION SALES OF WEEK.

Except where otherwise stated, the properments of legal were in foreclosure. Adjournunder 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 journoperty sold, witharawn or adjourned during the week ending May
9.1913, at the New York Real Estate
9. Salesroom, 14 and 16 Vesey st, and the
Bronx Salesroom, $3208-103$ av. Bronx sal
JOSEPH P. DAY.
abroome st, 375 , ss, 50.8 w Mott, 25. x118.3x25.4x116.5, 6 -sty bk tnt \& strs; voluntary; bid in at $\$ 45,000$.
aCatharine st, swe Madison, 70x64.7. 3-
sty bk church; voluntary; bid in at $\$ 59$,-
${ }^{\text {a Dry }}$ Dock st, 19 (*), swe 12th (722-8),
 due, $\$ 25,298.63$; T\&c, $\$ 1,734.30$; Marie ${ }^{25,000}$.
Myers. ${ }^{4}$ Greene st, 171-3 (*), ws, 140 e Bleecker, $40 \times 100$, 6 -sty bl loft \& str bldg; due $\$ 78,-$
aKinysbridge Kinosbridge rd, $25 \times 125$, 3 -sty bk dwg; voluntary; James March.
${ }^{\text {a Madison st, 68-70; withdrawn. }}$
amott st, 318-20, see Bleecker, 26-30.
${ }^{0}$ Oliver st, 46, see Mad, 68-70.
${ }^{2}$ Wooster st, 43-5, ws, 96.4 s Broome, $50 \times 100,6$-sty bk loft \& str bldg; voluntary; withdrai.n.
${ }^{2} 52 \mathrm{D}$ st, $24 \mathrm{~s} \mathbf{~ w}$, ss, 204.2 e 8 av, 20.10
 Thos McLaushin 118 w Masero ${ }_{23}{ }^{\mathbf{a}} \mathbf{6 2 D}$ st, 16 EE , $\mathrm{ss}, 118 \mathrm{w}$ Madison av, ${ }^{23} 10100.5$, 5 -sty at $\$ 75,000$. b stn dwg; voluntary;

 077.85; T\&c, $\$ 675$; Margt T Westcott.
a104TH st 63-5 E $25 \times 100.11,2$-3-sty \& b stn dwgs; voluntary; bid in at $\$ 10,600$.
${ }^{\text {a106TH }}$ st, 157-9 W, ns, 100 e Ams av, $50 \times 100.11$, two 5 -sty bk tnts; voluntary; M10STH st, 122-4 E, ss, 100 w Lex av, $50 \times 100.11$, two 5 -sty bk tnts; voluntary Leonard Weill. 16,000 ${ }^{\text {"113TH }}$ st, $215-21$ E, ns, 204.6 e 3 av, $102 \times 100.11$, 1our 5 -sty bk tnts; voluntary, bid in at $\$ 87,600$.
${ }^{\text {a }} 118 \mathrm{TH}$ st, $56 \mathrm{E}, \mathrm{ss}, 100$ e Madison av, $20 \times 100.11$, 5 -sty bk tnt; voluntary party in interest. 130 E , see Lexington
${ }^{\text {a }} 118$ TH st, 130 E , see Lexington av, 1896.
${ }^{2} 120 \mathrm{TH}$ st, 301 E , see 2 av, 2340-2.
${ }^{1344 H}$ st, 352 E, ss, 243.1 e Alex ay, $16.8 \times 100,3$-sty \& b bk dwg; voluntary; bid in at $\$ 5,750$.
${ }^{\text {a }} 13$ GTH st E, sec 3 av , see $3 \mathrm{av}, 2486$.
${ }_{2486}{ }^{136 T H}$ st E, swe Lincoln av, see 3 av, 2486.
${ }^{\mathbf{n 1 3 7 T H}}$ st, 230 w (*), ss, 343 w 7 av, $18 \times 99.11,{ }^{3-\text { sty }}$ \& b stn dwg; due, $\$ 13$, Co. 25.90 ; T\&e, $\$ 160.40$; Germania Life 10,000 ${ }^{\text {a } 137 T H}$ st, 250 W (*), 'ss, 525 w 7 av , 18x99.11, 3 -sty \& b stn dwg; due, $\$ 13$, 10,000
a171ST st, 400 E , see Webster av, 1476. a189TH st, nw Washington av, see Washington av, nwe 189.
a240TH st, nwe Katonah av, see Katonah av, nwe 240th.
aAlexander av, 126-8, es, 79.10 n Southern blvd, $39.7 \times 89.11 x-$ x 91.10 , two 4 -sty bk

16,550
blvd, $39 \times 89.9$, two $\mathbf{4} \mathbf{4}$-sty es es tnts \& strs v luntary; H M M , eenberg. ${ }^{\text {two }}$. ${ }_{16,100}^{\text {strs }}$
${ }^{\text {andexander av, 134, es, } 22 \mathrm{~s} 134,19.6 \times 89.9}$ ${ }^{\mathrm{x} 20.5 \times 89.8,4}$ - sty Maggio bk tnt \& str; voluntary; G L Maggio.

8,150
Arthur av, 1838, es, 117.1 s 176 th, 17.11 x 100 , 3 -sty fr tnt; due, $\$ 7,267.53$; T\&c, $\$ 455$; sub to a tax lien of $\$ 1,692$; Mary都.
${ }^{\text {a }}$ Audubon av, nec $176 \mathrm{th}, 99.11 \times 100$, 6 -sty bk tht \& strs; voluntary; bid in at \$169,-
${ }^{2}$ Bowery, 208, ws, 193.11 n Spring, 16.10 $\times 100 \times 16.7 \times 100,3$-sty bk str; Lotis Greenfield. 16,100
¿Katonah av, ws, 40 s E 241, 80x85, va-
cant; withdrawn.
cant; withdrawn.
(Katonah av, nwc 240, 40x85; vacant.
withdrawn,
${ }^{\text {a }}$ Lenox av, 151, ws, 81.3 s 118th, 20.1x75, $\$ 2$ sty \& b stn dwg;voluntary; bid in at 21,250.
${ }^{\text {a }}$ Lexington av, 1806, nwc 118 (No 130), runs s17.7xw $55 \times \mathrm{xs} 83.4 \times \mathrm{xw} 20 \mathrm{xn} 100.11$ to 118 th $\$ 22,000$.
${ }^{\text {a }}$ Longfellow av (*), ws, 150.5 n Garrison

${ }^{\text {a Madison av, 2024, ws, }} 37.11 \mathrm{n} 128$ th, in at $\$ 11,000$. ${ }^{3-s t y}$ stn dwg; voluntary; bid
${ }^{\text {a Morris av, 2308, es, } 134.6 \mathrm{n}} 183 \mathrm{~d}, 18.9 \mathrm{x}$ $117.6,3$-sty bk dwg; due, $\$ 8,187.98$; T\&c, 8350; withdrawn.
${ }^{\text {apleasant av, 314, adj May } 21 .}$
Oakley av, 1303 (*), ns, 143 e 216 th,
 ${ }^{\text {n Undercliff av, }} \mathbf{1 7 5 8}$, es, 611.7 n 176th, 25 x $\mathrm{J}_{\mathrm{J}}^{130.9 \mathrm{x}-\mathrm{e}-\mathrm{en} \text {. }} \mathrm{x} 127.2,2$-sty fr dwg; voluntary; 9,250 ${ }^{\text {a }}$ Washington av, nwe 189th, 100x95; vacant; voluntar party in interest. 17,000
 voluntary; bid in at $\$ 33,000$.
a2D av, 2340-2 (*), nec 120th (No 301), $40.11 \times 80,6-\mathrm{sty}$ bk tnts \& strs; due, $\$ 12$,458.75 ; T\&c, $\$ 597.40$; Emanuel L Spellman.



## 

## Governor Hughes

Had the laws changed making it possible.

## Governor Sulzer

Has had it carried into practical effect for the benefit of all the people.

## When a Bank Failed

formerly a Receiver was appointed to dispose of the assets. A few individuals with plenty of ready cash obtained the bargains and made the money.

Governor Hughes had the law changed and the State of New York Banking Department takes charge of and liquidates all failed Banking Institutions.

Governor Sulzer's administration has ordered that if there are to be any opportunities for making money from the assets of failed Banking Institutions, all the people should be given an equal chance.

The Banking Department of the State of New York realize perfectly that such a large tract as 3019 separate lots of the Morris Park Race Track cannot be sold without sacrificing their value.

## But the Property Must Be Sold-

There is no alternative.
That is what is meant by the
State of New York giving you
The Opportunity to Make Money
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## May 31 st, and succeeding days

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Agents and Auctioneers

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Auction Sales of the Week, Manhattan and

## HENRY BRADY.

 Breslauer.
a 148 TH st 502 - W ( $)$, 100 W,000 41.8x99.11. $50-\mathrm{sty}$ Wk (*), ss, 100 w Ams T\&c, $\$ 1,305.70$; Sigmund Ashner. ${ }^{41,526}$ a23stH st, E, swe Katonah av, see Katohn
${ }^{-15 r o n x}$ Park av, see Wyatt, see Wyatt, ${ }^{0}$
withdrawn av, es, 179.5 n Freeman, 25x100; ${ }^{\text {a }}$ Katonah av, 4325 (*), swe 23sth, $25 \times 85$, -sty fr dwg; due, $\$ 5,886.03$; T\&c, $\$ 165$. Central Mtg Co.


aTheriot av, ws, 150 n Gleason
aTheriot av, ws, 150 n Gleason av, 25 x
100; withdrawn. ${ }^{2}$ Verio $\mathbf{n y}$ (*), es, $164.8 \mathrm{n} 236 \mathrm{th}, 85.5 \times 153$ $\$ 248.60 ; W_{m}$ A Martin. SAMUEL MARX.
${ }^{10 \mathrm{TH}}$ st, $\mathbf{6 6} \mathbf{~ w ~}{ }^{(*)}$ ), ss, 103.4 e ${ }^{6}$ av, 25.1 $\$ 802.10$; sub to mtg of $\$ 33,000$; Wilson Marshall. 40,600 ${ }^{4} 10 \mathrm{TH}$ st, 68 W (*), $\mathbf{8 s}, 78.1$ e 6 av, runs s 5 -sty bk tnt; due, $\$ 4,682.12 ;$ T\&c, $\$ 802.10$; sub to mtg of $\$ 33,000$; Wilson Marshan .

## avituTH st, E, nwe Fulton av, see Fulton

${ }_{48.4 \times 95}{ }^{172 \mathrm{D}}$ st, 506 w (*), ss, 125 w Ams av, $48.4 \times 95$, 5 -sty bk tnt;'due, $\$ 12,260.72$; T\&e, Ettinger. to 1 st mtg $\$ 36,000$; Caecillie

$$
{ }^{\text {aFulton av }} \text { (*), }
$$ $187.7 \times 280,1,2,3,4 \&_{\&}^{\text {nwe }} 170$-sty bk, $189 \times 280 \mathrm{x}$ of brewery; due, $\$ 75,968,13$, $\&$ fr bldgs ${ }_{485.77 \text {; Chas Frazier et al. }}{ }^{\$ 75,968.13 ;}$ T\&c, ${ }_{50,000}^{\$ 22,-}$ D. PHOENIX INGRAHAM.

273D st, $503-5$ E, ns, 98 e Av A, $37.6 \times 102.2$ 6 -sty bk tnt \& strs; due, $\$ 12,219.10$, T\&ce
8 Shetland co. to a p..or mtg of $\$ 27,000$.
 ${ }_{\&}^{102.2,} \begin{gathered}6-\text { sty bk tnt; } \\ \text { due, } \\ \text { det }\end{gathered}$ GEO. PRICE.
${ }^{\text {a }}$ Crotona
av, $1473-9$ os, abt 100 s $\mathbf{1 7 1}$ st, se Fulton ${ }^{\text {a Fulton av, }} 14733$-9 (*), on map 1471-3, ws, $100 \mathrm{~s}^{171 \mathrm{st}, 75 \times 141.11}$ to Crotona pl, 7 7 75.1 x $\$ 15,836.11$; T\& © $\$ 805.84$; sub to 2 vacant; due aggregating $\$ 45,000 ;$ V Bernard Ploch. 50,000
${ }^{\text {a White Plains rd, }}$ rark av, ws, 100 s Morris Park av 25x45, Van Nest; due, $\$ 1,209.29$ Georgi.

BRYAN L. KENNELLY.
 $25 \times 95$, 7 -sty bk loft \& str bldg; due, $\$ 26$, 563.38 ; T\&c, $\$ 4,100$; Amelia A Purdy. 29,500
a164TH st
Nicholas
av,
see St
set Nicholas av, see St ast Nicher
$149.3 \times 97.4 \times 139.10 \times 149.6$ N. ${ }^{\text {St }}$ (*), sec 164 th dwgs \& vacant; due $\$ 93.788 .68$, ${ }^{2}$ \& b bk


Corresponding week, $1912 \ldots$,
Jan. 1,1913, to
1.512,
date, Corresponding period, igiz.... $21,53,926,234$

## Borough of Brooklyn.

The following are the sales that have taken place during the week ending Mooms, 189 Montague streot 1913 at thy Sales

WM. H. SMITH.
LORIMER st, es, 80 s Richardson, 20x75; MONTGOMERY pl, sws, 278.10 se 8 av, W 5 TH st, ws, 252 n Av T, $18 \times 100$; Frank G Webb. ${ }^{\text {WTH }}$ st, ws, 252 n Av T, 18x100; Frank 2,000 W 7 TH
Florence L
st (
Smith. , es, 400 n Av U, $20 \times 100$, 2,000 W 28 TH st, es, 180 s Neptụne av, 200x118.10 61 ST st, nes, 160 nw $21 \mathrm{av}, 320 \times 100$; Chas S
Conklin.
8,700 62 D 62 D st (*), sws, 100 nw $24 \mathrm{av}, 27 \times 100 ; 62 \mathrm{D}$ st,
sws. 154 nw
24 sws. 154 nw 24 av, $27 \times 100 ;$; 62 D st, sws, 208 ,


BELMONT av (*) ss, 80 w Milford 20 Lewis Strohson. ( $)$, ss, 80 w Milford, $\begin{array}{r}20 \times 90 \text {; } \\ 2,400\end{array}$ EASTERN Parkway, ss, 140 w Brooklyn av,
40x120.7; A B Roberts. $88.8 \times 22.2$; Urban Securities Co 81.9 s 40 th, 20 x 78.10 x NEW UTRECHT av, ws, 101.9 s 40 th, 20 x $68.11 \times 22.2 \times 78.11$; Urban Securities Co. ${ }^{\text {s }}{ }_{1,000}$ SCHENEETADY av (*), ws, 194.9 s Av L,
$23.6 \times 100 ;$ Edw S Atwater.

WM. P. RAE.
JEFFERSON
100 ; Stewart B Close. (*), ss,
St NOSTRAND av, ws, 22 s Hawthorne, 1611 90 ; A B Roberts.
 NOSTRAND av, ws, 72.3 s Hawthorne, 16.8 0 ; A B Roberts. 4,500 NOSTRAND av, nwc Kosciusko, 22.2x75; witharawn.
PARCEL of land beg at a point formed by the intersec s line lot $38 \&$ w line of right of way
of Brooklyn, Eath Beach $\&$ West End $R$ R - ; Wm E Butler. LOTS 567 to 590,594 to 635,829 to 844 , map CHAS. SHONGOOD
CENTRE
Chas Held.
(*), ns, 139 e Columbia, $20 \times 100$ E 10TH st (*), es, 540 s Caton av, $20 \times 100$ 53D st (*), ss, 180 e 7 av, 20x100.2; Jennie JAS. L. BRUMLEY.
DEAN st, ss, 365.4 e Howard av, $134.7 \times 107.2$ : 60 TH st, sws, intersec nws 21 av, $480 \times 200$ 18,500
the chauncey real estate co. RUBY st. ws, 201.1 s Liberty av, 100 x 40.3 GLENMORE av, swe Ruby st, $101.5 \times 3011$ GLENMORE av, sec Ruby, $20113 \times 1301.1$; DREW av, ws, 301.1 s Pitkin av, $101.1 \times 228.3$; RUBY st, Ws, 101.1 s Pitkin
mont av ; withdrawn.
Total
$\overline{1571,986}$

## VOLUNTARY AUCTION SALES.

## Manhattan and Bronx.

MAY 15.
JOSEPH P. DAY.
FRONT st tr bldg.
bNIVE
U-sty bk ofice pl, ws, bet 9th \& 10th sts,

20 TH st, $241 \mathrm{~W}, 4$-sty bk tnt \& str.
134 TH st, $700 \mathrm{E}, 5$-sty bk tnt
AMSTERDAM av, $590-2$, two 5 -sty bk tnts \&
trs.
BAINBRIDGE av, 2774-6, two 2 -sty fr dwgs. BAINBRIDGE av, ws, 214.11 n Gun Hill rd. cant.
COLUMBUS av, 982 , 5 -sty bk tnt
GUN HILL rd, nec Rochambeau av, 2 -sty fr
BRYAN L. KENNELLY.
MAY 14.
ACADEMY st, ws, 25 s Vermilyea av, $50 \times 100$,都
CHRYSTIE st, 67 , ws, 49.11 s Hester, 25.2x 4.5, vacant.

133 D st E or Southern blvd, ns, 195 w Brown pl, 75x100, vacant.
147 TH st, 533 W , ns, 325 e Bway, $17 \times 99.11$, -sty bk dwg.
SOUTHERN blvd, sec 147th, runs s213.6xe135.4
xn77xe32.6xn100 to 147 thxw48.2 to beg ver
Geth MAY 15.


## ADVERTISED LEGAL SALES. <br> 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 16 the Real Estate Salesroom, 14 and 16 Vesey Street, and The Bronx Salesroom, $3208-10$ Third Avenue, unless
otherwise stated:

## MAY 10.

No Legal Sales advertised for this day. MAY 12.
46 TH st, $235 \mathrm{E}, \mathrm{ns}, 152 \mathrm{w} 2 \mathrm{av}, 26 \times 100.5,5-$ sty bk tnt; Philip Bardes-Mary J Bornemann et al; Joshua A Haberman (A), 132 Nassau ; Wm L Turner (R); due, $\$ 6,711.72$; T\&c, $\$ 1,255$; sub
ers.
140 TH st, $303 \mathrm{~W}, \mathrm{~ns}, 90 \mathrm{w} 8 \mathrm{av}, 15 \times 99.112$. sty \& b fr dwg; Catherine O'F Dufty-Wm Higgins et al; Wm F Clare (A), 135 Bway; Wm $S$ Bennet (R) ; partition; Joseph P Day. 215 . 215 TH st E, swc Barnes av, see Barnes av, 215.

B9. BARNES av, Wakefield, 215 , swc 215 th, $25.6 \times 74.5 \times 25 x$ 69.7. Wakefield; Robt A B Dayton-Geo Zuelch et al; Robt A B Dayton (A), 15 William ; Benj
Tuska (R) ; due, $\$ 4,424.43$; T\&e, $\$ 234.38$; Samuel Goldsticker.
FRANKLIN av, 1230 , es, 35 n 168th, $22 \times 100$, -sty fr dwg; Geo B Price gdn-Abr H WesterBijur (R) ; due, $\$ 4,957$; T\&c, $\$ 300$; J H May-


## MAY 13.

IRVINE st, swe Garrison av, see Garrison av, 1144-8, on map 1112-6.
85 BASSFORD av, 2319, ws, 42.3 n 184th, 20.1x Kelly et al: Wm C Roe (A), 370 Fulton, Jamaica,
887.26 ; T\&c, $\$ 1,104.31 ;$ Henry Brady.
57 TH st, $541 \mathrm{~W}, \mathrm{~ns}, 475 \mathrm{w} 10 \mathrm{av}, 25 \times 100.5,5-$
sty bk tnt: Sara C Hadden, extrx-Irving Bachsty bk tnt; Sara C Hadden, extrx-Irving Bachrach et al; Addison Gardner (A), 160 Bway;
Jas F Donnelly (R) ; due, $\$ 15,933.24$; T\&c, $\$ 505$; J H Mayers.
BOWERY, 119, es, 100.2 s Grand, $25 \times 103.2 \mathrm{x}$
 Martin, Fraser \& Speir (A), 20 Exchange pl; Lewis J Conlan (R); due, $\$ 35,823.27$; T\&c, $\$ 707.30$; Joseph P Day.
GARRISON av, 1144-8 on map $1112-6$, swc
Irvine, $57.4 \times 21.5 x 50 \mathrm{x} 49.4$, 1-sty bk strs; Fredk Irvine, $57.4 \times 21.5 \times 50 \times 49.4$, 1 -sty bk strs; Fredk
Meyer-Hebe Cooper et al; Wm H Gieger-Meyer-Hebe Cooper et an (A). 203 Bway; Nathan Burkan (R): due,
ich 000 ; Joseph P Day.

$$
\text { MAY } 14 .
$$

ALLEN st, 173 , ws, 50 s Stanton, $25 \mathrm{x} 87.6,3-$ sty fr bk ft tnt \& str \& 5-sty bk rear tnt ; Lou-
ise M Lee-Rosa Rappaport et al ; Wm C Orr ise M Lee-Rosa Rappaport et al Wm C (R)
(A), 51 Chambers; Anthony M Menkel
due, $\$ 17,065.91$; T\&c, $\$ 1,166.24 ;$ Herbert A due, $\$ 17,0$
Sherman.
REED'S MILL la, es, $\bar{s}$ s Boston Post rd,
$42.3 \times 100.8 \times 124.3 \times 56.7$, Eastchester : Hudson P $42.3 \times 100.8 \times 124.3 \times 56.7$, Eastchester; Hudson P (A) 27 Cedar: Maurice Deiches (R) Beecroft $\$ 544.50 ;$ T\&c, $\$ 91.53$; sub to prior mtg of $\$ 2$,500 ; Chas A Berrian.
 sty bk tnt \& str \& 8 -sty bk rear stable ; Max
Schwartz-Moses Gross et al; Leopold Moschco-Schwartz-Moses Gross et al ; Leopold Moschcowitz (A), 320 Bway; Alfred Steckler, Jr, (R) ;
due, $\$ 1,849.81$; T\&e, $\$ 486.95$; sub to 1st mtg of $\$ 12,000$; Joseph P Day.
95 TH st, $220 \mathrm{E}, \mathrm{ss}, 273.9 \mathrm{w} 2$ av, $25 \times 190.8$, 5 -
sty bk tht; Chas G Moller et al, trstes, \&c-Lillian B Koepke et al; Middleton S Borlan - (A), 31 Nassau; Sam1 C Herriman (R); due, $\$ 16,-$
$027.90 ;$ T\&c, $\$ 381.70$; Joseph P Lay.

114 TH st, $337-9 \mathrm{E}, \mathrm{ns}, 225$ w 1 av, $40 \times 100$, $5-$ sty bk tnt \& strs; Minnie J Douglass-Frank
Pittelli et al ; Geo H Hyde (A) 41 Park Lewis S Marx (R); due, $\$ 5,584.77$; T\&c, $\$ 842$; sub to a 1st mtg of $\$ 40,000$; Joseph P Day. 168 TH st E, nec Union av, see Union av, nec 168.

175 TH st, 315 E, nwe Anthony av, 1801, $90 \times 45$, 4-sty bk tnt; Fredk N Du Bois et al-F A Ten Row ; Francis ; Phillips \& Avery (A) ${ }^{41}$ Park T\&c, $\$ 823.75$; D Phoenix Ingraham.
209TH st W, nee Col av, see Col av, nec 209. AMSTERDAM av, es, 36.1 n 167 th , $50 \times 100$, vacant; Minnie Low, extrx-McKinley Realty $\&$ Constn Co et al ; Winlard A Mitchell (A), 141
Bway Fredk C Hunter (R) ; due, $\$ 15,740.81$; \&c, $\$ 1,483.96$; Henry Brady.
ANTHONY av, 1801 , see 175 th, 315 E. BOSTON POST rd, ns, adj lands of David $746.7 \times n e 697.2 \mathrm{xse} 27.2 \mathrm{xse} 143 \mathrm{xse} 47.8$ xse25.1 xse 24.3 xse $23.9 \mathrm{xse} 20.5 \times \mathrm{xse} 29.11 \mathrm{xse} 7.7 \mathrm{xse} 31.1 \mathrm{xse} 40.3 \times \mathrm{xse} 52.2$ xse $18.1 \times s e 41.2 \times s e 29.2 \times s e 60.6$ to beg, containing 10.862 acres; Sheriff's sale of all right, title, \&c, which Michl J Kelly had on Feb5'13, or ince; Vincent S Lippe (A), 150 Nassau; Ju-
ius Harburger, sheriff; Henry Brady
COLUMBUS av, nec 209th, $99.11 \times 100$, vacant; Laurence D Rumsey et al, exrs-Frances KeeMaurice S Cohen (R) ; due, $\$ 19,274$; T\&c, $\$ 1$; 209.21 ; L J Phillips.

HUGHES av, 2308 , es, $150 \mathrm{n} 183 \mathrm{~d}, 25 \times 100,4$ -
sty bk tnt; Augusta E Reese-Nicola Trionfo
et al: Chas P \& Wm W Buckley et al ; Chas P \& Wm W Buckley (A), 141 Bway; Chas A Hickey (R) ; due, $\$ 14,396.65$;
T\&c, $\$ 583.21$; Henry Brady. T\&c, \$083.21, Henry Brady
LONGFELLOW av, 1421, ws, 200 n Freeman, $25 x 100,{ }^{2}$-sty fr dwg; Helen O'Connor-Margt Falvey et al ; Jno Lotito (A), 302 Bway; Law-
rence $S$ Greenbaum (R); due, $\$ 3,099.09$; T\&c, $\$ 156.79$; sub to pr mtg of $\$ 4,500$; J H Mayers. UNION av, nee 168th, runs n166.5xe160xs 40xw
60xs126.5xw100 to beg, vaacnt Jenny A Carew -Jas Dailey et al ; Edgar Whitlock (A). 2 Rector; Edw D Dowling (R) Whitlock (A), ${ }^{2}{ }^{2}$, $41,658.61$;
T\&c, $\$ 1,300$; Bryan L Kennelly. T\&c, $\$ 1,300$; Bryan L Kennelly.
VALENTINE av, 2868 , ses, 180.9 ne 198th, 25 x $99.1 \times 25 \times 99.2,2$-sty fr dwg; Wm Sohmer compt-
Abr Kaufman et al: Thos Carmody (A) 299 Abr Kaufman et al; Thos Carmody (A), 299 Bway Alphonse G Koelble (R); due, $\$ 7,206.92$;
T\&s, $\$ 162.66 ; \mathrm{Mtg}$ recorded Oct9'09; Joseph P

MAY 15.
 McSwegan-Robt Gilchrist et al ; Clarke \& Clarke (A), 51 Chambers; Abr Goldsmith (R) ;

133 D st or So Boulevard, ns, 165 e Willis av, len et al; Irwin \& Orr (A), 203 Bway B Mas-
lils-
worth J Healy (R) ; due, $\$ 23,558.57$ : T\&c worth J Healy (R) ; due, $\$ 23,558.57$; T\&c,
$\$ 670.02$; Joseph P Day. 137 TH st, $118-20 \mathrm{~W}$, ss, 233.4 w Lenox av,
41.8x99.11, $5-$ sty bk tnt; Metropolitan Life Ins
Co-Libbie A Michelson et al; Woodford, Bovee Co-Libbie A Michelson et al; Woodford, Bovee
$\&$ Butcher (A), 1 Mad av ; N Taylor Phillips
(R); due, $\$ 33,991.27$; T\&c, $\$ 1,246.35$ Henry Brady.
188 TH st E, swe 3 av, see 3 av, swe 188 .
RYER av, 2072, es, 59.7 s 180 th, $25.2 \times 101 \times 21.6$ Stephen A Whisten et al; David B Simpson (A), 165 Bway Jas A Lynch (R) ; due, $\$ 5$. RYER av, 2074 , es, 34.6 s 180 th, $25.2 \times 102.9 \mathrm{x}$ 21.6x101.8, 2-sty fr dwg; same-same; same (A) ; same (R) ; due, $\$ 5,733.70 ;$ T\&c, $\$ 525$; mtg
recorded Nov1709 Henry Brady. 3D av swe 188 th (formerly 189th). $58.3 x$
$104.4255 .10 x 75.11$, vacant Peter Otten-Geo Keller Constn Co et al; Albt A Hovell (A), 177 Montague, Bklyn; Adrian T Kiernan (R); due,
$\$ 6,385.19 ; \mathrm{T} \& \mathrm{c}, \mathrm{S}, 611.70 ;$ Joseph P Day.

 runs $590 x e 80.6 \times n 19.6 x w 12.2 \times n 70 \times 69,7$-sty bk loft
$\&$ str bldg; Brooklyn Savings Bank-Emma Schalk et al; Schenck \& Punnett (A), 19 Lib erty ; A Welles Stump (R) ; due, $\$ 132,320.67$. HUDSON st, $455-7$, ws, 100 n Morton, 50 x Lowenfeld et al-Trinity Constn $\&$ strs; Pincus stein, Levy \& Pfeiffer (A) ${ }^{128}$ Bway ; Alfred
D Lind $(\mathrm{R}) ;$ due, $\$ 15,973.74 ;$ T\&c, $\$ 734.80$; JoLAWRENCE st, $16-18$, ws, 158.7 n 126th, 73 x 6utcalt-Mary A Williams bldgs; David D A Cannon (A), 135 Bway ; Saml J Wagstaff (R) : due, $\$ 11,875.91$; T\&c, $\$ 662.98$; Joseph P Day. MULBERRY st, $280-2$, es, 131.6 s Houston, 40 x90.7x40x89.7. 6-sty bk tnt \& strs; Abram Morris et al-Mich1 Brigante Co et al ; Reuben
Greenbaum (A), 74 Bway; Harold $H$ Herts Greenbaum
(R) ; due, $\$ 9,920.76 ;$
 Power et al; Wm S Haskell (A) 111 Bway : Franklin Brooks (R); due, $\$ 4,742.76$; T\&c, $\$ 337$; sub to pr mtg of $\$ 29,000$; J H Mayers. 144 TH st, 164 W , see $7 \mathrm{av}, 2477-9$.
149 TH st, 418 W , see Convent av, 433.
CASTLE HILL av, nwe Newbold av, see
Westchester av, swe Castle Hill av. CASTLE HILL av, swc Westchester av, see
Westchester av, swc Castle Hill av.


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Advertised Legal Sales, Manhattan and Bronx (Continued).

CONVENT av, 433, sec 149th (No 418) 99.11
(Noo, 6 -sty bk tnt: Abel King et al-Wilhelx100, 6-sty et eal, Lese \& Connolly (A). 35 Nas-
mina How et
sau. Jerome $H$ Buck (R) ; due, $\$ 28,514.88$; T\&c, man. Jorome H Buck (R)
$\$ 1,935.83$; Joseph P Day.
CENTRAL PARK W, 464, ws, 57.11 n 106th,
 Furlong et al; J Philip Berg (A), 99 Nassau:
Shirley Shackelford (R); sale of dower ; Joseph Shirley
P Day.
WESTCHESTER av, swc Castle Hill av, 73.11 Newbold av, -x-, Unionport; Dollar Saving Swe Bank of the City of N Y-Jos Wagner et al ; Lexow, Mackellar \& Wells (A), 43 cedar ; The-
odore $K$ McCarthy (R); due, $\$ 36,132.66$; T\&c, 3.56116 ; James L Wells. 7 TH av, 2477-9, sec 144 th , (No. 164), 42.11x 100, 5 -sty bk tnt \& strs; Cornelia ${ }^{\text {G Chap }}$ Chapin-
Harris \& Son Realty Co et al; Jno H Judge (A). 261 Bway; Denis O LL Cohalan (R) ; due, (A),
$\$ 62600.63$; T\&ay, $\$ 1,600$; Joseph P Day.

MAY 17.
No Legal Sales advertised for this day. MAY 19.
INDEPENDENCE (Palisade av), es, 154 s
 B Robinson (A), 1 Liberty: A Leo Everett (R) due, $\$ 773.50$; T\& T\&, $\$ 1,2$
$\$ 30,000 ;$ Joseph P' Day.
59 TH st, $347 \mathrm{~W}, \mathrm{~ns}, 125$ e Col av, $25 \times 100.5$ $5-$ sty bk tnt \& strs: U U S Trust Co of N Y, exr
 Avoy (R) íd.
59 TH st, $345 \mathrm{~W}, \mathrm{~ns}, 150$ e Col av, $25 \times 100.5$
 same
$\$ 1,261.05 ;$ (A) Henry
srady.
(R)
BRONX boulevard, 3666 . es, 100 s 216 th, 45 x100, Wakefiel: Cos W Middlebrook (A) 882 Beaver; Melvin H Dalberg (R); due, $\$ 1,766.42$;
T\&c, $\$ 194.14 ;$ Joseph P Day.

## Brooklyn.

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

MAY 10.
No Legal Sales advertised for this day.

$$
\text { MAY } 12 .
$$

OCEAN Parkway, ws, 160 s Ditmas av, 30x 150; Solon J Liebeskind-Mary V McKeon et Thos A Gallagher (R); Chas Shongood.
8TH av. nee 43d, 20.2x90; Chas T BranchMatil Falkenberg et al; Chas $C$ Branch
149 Bway, Manhattan ; Fredk Durgan (R) ; P Rae.

## MAY 13.

HAWTHORNE st, cl. 731.7 e Flatbush av, runs s136xe $49.10 \times n 136 x w 49.10$ to beg; Fannie Karisik - Abner M Bradley et al : Louis Karasik (A),

 ST JOHNS pl, ns. 358.4 e Underhill av, 41.8 x 123.6; Alfred B Potterton-Beecher Realty \&
 Brumley
56 TH st, ss, $120 \mathrm{w} 7 \mathrm{av}, 20 \times 100.2$; South Brooklyn Savings \& Lan Association-Patk Sweeney et al; Wm J Boiger
Lorenzo Ullo (R); Wm P Rae.
58 TH st, $\mathrm{ns}, 160 \mathrm{w} 3$ av, $20 \times 100.2$ : Francls H McCormick-Cobern Construction Co et al
Andrew F Van Thun. Jr (A), 189 Montague;

76 TH st, sws, 380 nw Ridge Boulevard, 80 x 109.4; Mary E Seaman-Donala Campbel1 Co
 ${ }_{H}{ }^{78 \text { PH st, swe }}$ Dusenbury et al-Grecht av. $95 \times 100 ;$ Thos Allen $\frac{\&}{}$ Dean (A), 149 Bway; Louis R Bick
$(\mathrm{R}) ; \mathrm{Wm} \mathrm{H}$ Smith. (R): Wm H Smith. HOPKINSON av. ws, 201.3 s Hegeman av, 20x100; Mahlon W Newton-Harry Langsam et al: Clarence F Corner
Elliott (R); Wm P Rae.
HOPKINSON av, ws, 261.6 s . Hegeman av, Claxion: Mahlon W Newton-Beni Mustin et al
(R) Corner (A), 375 Pearl; Geo F Elliot (R) ; Wm P Rae.

HOPKINSON av, ws, 281.6 s Hegeman av,
18.6x100: Mahlon $\mathbf{W}$ Newton-Annie Levey et al: Clarence F Corner (A), 375 Pearl; Geo
F Elliott (R): Wm P Rae. HOPKINSON av, ws, 180.8 s Hegeman av, t al: Clarence $F$ Corner (A), 375 Pearl ; Geo F Eliott (R) ; $\mathrm{W}_{\mathrm{m}} \mathrm{P}$ Rae.
RIDGEWOOD av, swe Cleveland, $100 x 85$; Otto E Reimer-Anna Frankel et al ; Sackett \&
Lang (A) 99 Nassau, Manhattan; Jas T Wil-

ST. MARKS av, ns. 100 e Howard av, 20x90x 20xs6.11: Margarite Emrich-Jacob Siegel et al:
Tay \& Smith (A), 204 Montague; Henry S Rasquin (R); $\mathrm{Wm} H$ Smith.

## MAY 14.

DOKFORD st, es. 150 s Engert av, $25 \times 95.9 \mathrm{x}$ 29.10x125: NEWTON st, nws. 180 sw Graham av, 25x62.7; FROST st, ns, 125 e Manhattan av,
$50 \times 100$ ( Louls Bossert et al Le Shen Realty Co
et al: J Stewart Ross (A), 44 Court; Ernest et al; J Stewart
P Ross (A), 44
Seelman (R)
Wm H Smith.

KEAP st, nws, 163.10 ne Lee av, $19.2 \times 100$ Wm H Good (A), 44 Court; Michael Furst (R) Wm H Smith.
PACIFIC st, nes, 195 nw Hoyt, 20x90; Fredk Johnson-Mary E Cullen et al ; Caldwell \&
Holmes (A) $\xrightarrow[\text { Holmes }]{\text { (R) }}$ (A) Fm P Rae.
WEST 5TH st, ws, 440 n Av U, $40 \times 100$; Kate Murphy- 189 Montague; Geo R Adams (R) ${ }_{\text {Wm }}^{\text {son }} \mathrm{H}$ Smith. . 23 D st, $\mathrm{ns}, 150$ e 6 av, 50 x 100 ; Sophy L Mc1: Sackett \& Lang (A), 99 Nassau, Manhattan Jas T Williamson ( R ) ; Wm H Smith.
 containing 40 acres ; Cornellus Dwyer-Coleraine Real Estate Assn et al ; Jo
Montague: Fortescue C Brumley.
CHURCH av, ns, 80 w Utica av, $20 \times 80$; Julius Hirshkind-Gustave J Luhn et al; Caldwell \&
Holmes (A), 44 Court; Sam Littman (R) : Wm Holmes (A), 44 Court; Sam Littman ( R ) ; Wm
E NEW YORK av, ss, 75.3 e Barrett, 26.4 x $42.1 \times 25 \times 33.7$ Sam Akseezer-Meyer Berschadsky
 hattan;
GREENWOOD av, ns, 75 w East 4th, $25 \times 100$; Ausust Potrykus et al-John Strong et al;
Daisy Gaus (A), 497 Halsey; M Shaler Allen Daisy Gaus (A), 497
(R) Jas L Brumley.
HOPKINSON av, ws, 40.2 s Livonia av, $20 \times 75$ Louis Guttman-Marcus Heker et al; Israe Grunstein
nelius B Van Brunt $(\mathrm{R})$; Chas Shongood. NORMAN av, swe Baker, - x - - Tax Lien Co (A), 68 William, Manhattan; Thos Troy (R) Wm H Smith.

## MAY 15.

BOERUM st, ss, 150 e Lorimer, 50x100; State ${ }_{1400}$ Bank-Jennie Cohen et al ; Jerome A Kohn (A). Wm H Smith.
DEAN st, ss, 146.7 w Rochester av, $20 \times 100$ United States, Mortgage \& Trust Co Morris Schwartz et al; Harry L Thompson (A), 175
Remsen; Wallace R Foster (R); Wm H Smith. McDONOUGH st, sec Patchen av, 20x80; Marie L Harrisson-Wm H Osborn et al: Cary $\stackrel{\text { Carroll }}{\text { (A) }}$ (A) 59 Wall, Marphy (R); Jas L Brumley.
STERLING pl. ns. 100 w Howard av. 125x 127.9: Empire City Lumber Co-S \& ${ }^{\text {a }}$ J Holding Jno McCrate (R) ; Wm H Smith. ST JOHNS pl, ns, 225 w Howard av, $25 \times 112.9$ :
Onslow Moore (Co-Abr Hainer et al. Gilbert
Elliott (A), 44 Court; Isaac Roth (R); Wm H Smith.
EAST 2D st, es, 220 n Av Q. 20x100; Jennie Dole-Eliz E Doremus et al; Edw B ThompWm H Smith. DUMONT av, nwe Linwood av, $90 \times 125$ : Peoples Trust Co-Morris F Maler et al ; Reed ( R ) $; \dot{\mathbf{W}} \mathrm{m} \mathbf{H}$ Smith.
JAMAICA av, ns. intersee nes Bushwick av,
runs nw1 runs nw102.2 to Pellington $\mathrm{pl} \times 128.10 \mathrm{xnw12.3xe}$ H A F Holding Co et al : Strong \& Cadwalader (A), 40 Wall, Manhattan, Theodore L Froth-
ingham (R): Wm H Smith. ingham (R) ; Wm H Smith.
PARCEL of land bounded on the $s$ by land of Fredk Seeler. e by land of Lydia Lott, $w$ by
land of Jeremiah Lott, n by land of Edw Smith. containing five acres ; PARCEL of land bounded on the $e$ by land of Christopher Lott. $n$ by First Divislon, w by land of Cath Oechsler, s Gy the Third or New Lotts D Division; Alring-Louls Celler et al: Max Stern (A). 64 Wall, Manhattan ; Myles Purvin (R); Wm ${ }_{\mathrm{H}}$ Smith.
PARCEL of land beg at cl of a ditch separating grant of Mary Vanderveer intersec cl AV Clapp $x$ sw - to Gerritsens creek, xsw351.6xnw 82.6xne91.11xnw-to cl Av V xne- to beg:
Title Guarantee \& Trust Co-Laura
E Fitzgerald et al: Harry L Thompson (A), 175 Remsen ; Wm C Rodger (R) ; Wm H Smith.

## MAY 16.

STERLING pl, ns. 100 w Howard av. 125x127:
 A Telsey (A).
VANDERBILT st, ns, 20 e 19th, 20x90; Evers ley Childs-Siegel Hines Realty Co et al Manhattan ; Henry C Eldert (R) ; Jas L BrumMan.
ley.
VA.
VANDERBILT st, ns, 40 e 19 th, $20 \times 90 ;$ same
same: Action No. 2: same (A); same (R): Jas L Brumley.
VANDERBILT st, ns, 60 e 19th, 20 x 90 ; same Tame: Action No 3 ; same (A); same (R); Jas L Brumley.
BUFFALD av, es, 152.9 n Park pl, $25 \times 100$ : LORIMER st, es.
tion Material $\&$ coal $\begin{aligned} & \text { Bavard. } \\ & \text { Co-Pasquale }\end{aligned}$ Pagnozzi 10, Stewart Engel (A), 260 Bway; Wm R A Koehl (R): Chas Shongood. HOPRINSON av, ws, 241.6 s Hegeman av,
20x100; Minnle Stone Benj Mustin et al:
Reuben Stone (A), 791 Bway ; Sidney w H Reuben Stone (A), 791 Bway; Sidney W H
Weinherg (R) ; Chas Shongood. LENOX rd, ss, 120 e Albany av, $40 \times 90$; Leverett A Reeve Gustave J Luhn et al
well $\&$ Holmes (A), 44 Court: Wm Jape (R) : $\% \mathrm{WmH}$ Hmith.

SNYDER av, ns, 74.6 w Lott, $18.6 \times 42.3$; Evelyn M Breslin-Brettschnelder Realty $\mathrm{Co}_{0}$


7 TH av, ws, 34 n 20th, $25 \times 80$; Gustave Niederehe Claris Realty Co et al, Grover M Moscowitz (A), 189 M
(R) ; Chas Shongood.

MAX 17.
No Legal Sales advertised for this day.
MAY 19.
EAST 5TH st, es, 225 s Caton av, $40 \times 100$; Andrew Gray-Helen E Rauscher et al; Thos
Downs (A), 44 Court; Frank McCaffry (R); Downs (A),
BAY 23D st, sec Bath av, - $\mathrm{x}-$; Harry sky (A), 67 Morrell; Hugh A McTernan (R); Sky (A), Ch Mo
49 TH st, sws, $360 \mathrm{nw} 15 \mathrm{av}, 40 \times 100$ : GLENMORE av, sec Thatford, $50 \times 20$; Sherifr's sale of anl right, title, \&c, which Jos Levin had on
Jan Rae.
FLATBUSH av, ws, 165.7 se Av J, runs w or ow 96.1 to East 35 h, x 50.1 axe or nel29.9xn or nw60.7 to beg; Sherifi's sale of all right,
title, \&c, which Thos $G$ Carlin had on Dec14'11, title \&c, which Thos G Carlin had on Decl
or since; Chas B Law, sheriff; Wm P Rae.
NEW JERSEY av, es, 225 n Fulton, $25 \times 100$; Sheriff's sale of all right, title, \&c, which Christina Fuchs had on Janit'13, or since ; Chas B aw, sheriff ; Wm P Rae.

## FORECLOSURE SUITS.

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

## Manhattan and Bronx. <br> MAY 3.

No Foreclosure Suits filed thls day

## \section*{MAY 5.}

6TH st, 806-12 E; two actions; Minnie Woll-ner-Elias Senft et al; A O Ernst (A)
108TH st, 9 E ; Saml Hirshfeld-Bridget Bar-
132 D st. 249 W ; City Real Estate Co-Annle
Sugarman et al ; H Swain (A). Sugarman et al; H Swain (A)
AV A, swc 67th, $40.5 \times 100$; Emily S Herrick (A).

DAVIDSON av. ws, 100 n 184th, $50 \times 100$; tocks (A).
VILLA av, es, 375 n 204th, $16 x 100$; Eleanor (A).

Max Reiss 1467-9: two actions; Kassel Oshinskyet al A Feinberg (A).

## MAY 6.

CHAMBERS st, ss, 75.2 e Church, $25.2 \times 74.7$ Jno S Murn
Mandel et al. 234 E: Slmon $R$ Weil trste-Fannie 102 D st. 302 W ; Jas H Twamley-Grace M Birdsall et al; H A Knox (A). $1215 T$ st, ns, 340 w Lenox av, 20x100.11;
Frances Jottschalk-Geo Barnett et al; Simp-
son \& Cardozo (A). son \& Cardozo (A).
MORRIS av, 1910 ; Ermine M CarruthersMagda Operating Co et al; R G Babbage (A). TEE TAW av, nec 188 th. $105 \times 33.10$ : also
TEE TAW AV, es, 135 n 188 th, $150 \times 119.2$ to Park Vlew pl; Mary S Croxson-Richd M 3D Fwe 174th 100 1211 . State Bank3 D av swc 174th, 100x121.1; Stat.
Harry Simon et al; J M Roeder (A).

MAY 7.
No foreclosure Sults filed this day
MAY 8 .
136 TH st. 122 W : Carrie Westerfield-Louls
E Kleban et al ; R E Rabell (A).
MAY 9.
KELLY st, 831 : Elsle J SImon-Benj Locker et al: M Eisner (A)
1ST st. ss, lots 632 \& 633, map of Laconia Pk; North Side Mte Corp-Rosario Lo Bue et al ; Clocke, Koch \& Reldy (A).
108 TH st, 9 E ; Saml Hirschfeld-Bridgett Barrett et al ; amended ; S Solomon (A).
124 TH st. $\mathrm{ns}, 1.199 .6 \mathrm{w}$ Amsterdam av. 53 x Co et al ; Ernst, Lowensteln \& Cane (A). BROADWAY, $-c$ 256th, 1ots 166, 167, 224, 214, 215. 97,98 \& 99 , map of Samler Est, Bronx; four actions: Stuard Realbert (A).
MARION av swe 19Sth, $50 \times 100.6$; Dollar Sovge Bank of the City of N Y - Latham Realty Co et al; Lexow, Mackellar \& Wells (A).
PARK av, nwe
Industrial Savgs Bank-Cornelia Hawes et al
Sal R \& E J O'Gorman (A).
WALTON av, ws, 348.5 n 184th, $19.10 \times 96.6$; Geo F Gifford-Liberty Investing Co et al; E

## JUDGMENTS IN FORECLOSURE

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

## Manhattan and Bronx.

MAY 1.
UNDERCLIFF av, nwe 176th, 22.9x105.2; Regent Realty Co-Emile Utard; Lachman
gmith (A) ; Aldt R Lesinsky (R) ; due, $\$ 1,909.58$. BELMONT av, nec 181st, 80.8x51.1; Mary J McDonald-Jno
Wensley
$(\mathrm{R}) ;$ due, $\$ 6,019.47$.

## MAY 2.

7 TH av, nec 110th, 70.11×100; Jno S CramMichael $J$ Leahy; Geo E Weller (A) ; Melvin H Dalberg ( R ) ; due, $\$ 78,135.42$.
13 TH st, ss, 158 w Av C, $25 \times 103.3$; Harry H Kohn-Jos Kreinik et al; Walter S Dryfoos (A) ; Jno J Hynes (R) ; due, $\$ 17,997.31$.

2D av, 2004; New Church Board of Publica-


## MAY 3.

BATHGATE av, es, 25 n 184th, $25 \times 95.7$; Eugene H Hatch-Scalzo Realty Co; Thos M
Debevoise (A) ; Edmund J Tinsdale (R) ; due, Debevoise (A) ; Edmund J Tinsdale JEROME av, ws, 162.7 s Kingsbridge rd, 100x 114.2; Minnie Greenberg-Magda Operating Co (R) ; due, $\$ 3,623.67$. (R) ; due, $\$ 3,623.67$.

## MAY 5.

101ST st, 55 E ; Saml A Goldschmldt-Victorine E Bowles et al ; David F Toumey (A) ; Ells130 TH st, 53 W ( W Walter Longman-Albt F Henschel ; Jno M Rider (A) ; Jos Beihilf (R) due, $\$ 12,460.00$

MAY 6.
PLEASANT av, es, 80 n 116 th, 20.1 ux 98 ; Eliz F King-Annie M Keenan; Miller, King, Lane $\&$
808.13 .
PLEASANT av, es, 72.5 s 117th, $28.5 \times 98$; same -same; same (A) ; same (R) ; due, $\$ 13,471.25$. 3 D av, swc 174 th, $100 \times 121.1 ; 3 \mathrm{D}$ av. ws, 100
174 th, $100 \times 1288$; Richard s 174th, 100x128.8; Richard Bauer-Harry Si$\mathrm{m}_{\mathrm{M}}$ Levy ${ }^{(\mathrm{R})}{ }^{(\mathrm{R}) \text {; due, } \$ 6,778.42 \text {. }}$ MAY $\mathbf{7}$.
LOT 24, block 71, map of Morris Pk; Hudson Trust Co-Lyman A Cheney et al; Holm Whitlock \& Scarff (A) ; Alex Brough (R) ; due,
LOT 22, blk 71, map of Morris Pk; sameLOT same (A) ; same (R) ; due, \$1,249.64. Lot 20, blk 71, map of Morris Pk; sameLOT 25, blk 71, map of Morris Pk. same same; same (A); same (R) ; due, $\$ 1,704.00$. LOT 23, blk 71, map of Morris Pk; same-
same; same (A); same (R); due, $\$ 1,363.20$. LOT 21, blk 71, map of Morris Pk ; samesame; same (A); same (R); due, $\$ 1,249.64$. LOT 19, blk 71, map same ; same (A); same (R) ; due, $\$ 1,249.64$.

## LIS PENDENS.

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

## Manhattan and Bronx.

## MAY 3.

HUDSON st, ws, 33.1 s Vestry, $92 \times 100$; St John's Park Realty Co-Paul C Uhlig et al ; Bowers \& Sands (A).
S Flynn st, 147 W W ; Frances A Reynolds-Julia S Flynn et al ; F Sigel (A).
129 TH st, 147 W ; Jno N Kimpel-Julia S
Flynn et al; A Lamont (A) Flynn et al; A Lamont (A).
ARTHUR av, ws, bet 178 th $\& 179$ th, lot 33 ; Tax Lien Co of N Y-Dennis W Moran et al foreclosure of transfer of tax lien; W Lustgar ten (A).
ST NICHOLAS av, nwe 117th, 25.2x107.11; et al; Eisman, Levy, Corn \& Lewine (A).

## MAY 5 .

53D st, 407 W ; Marie Farrington et al-Louis Gordon et al ; action to confirm title: $G$ Hawes (A).
181ST st, ns, bet Honeywell \& Daly avs, lot foreclosure of (A).

BOSTON rd, ws, $118.11 \mathrm{n} 166 \mathrm{th}, 62.5 \times 123.6$ Weinstein Bros Inc-Co-Free Realty Co ; action to foreclose mechanics lien ; E A Isaacs (A).

MAY 6.
HOUSTON st, Nos 139-145 E; Minsker Realty (A). Max D Steuer et al; partition; H Joseph

MeCLELLAN st, ss, bet Jerome \& Cromwel avs, lot 35 ; Saml Hollander-Wm W W Astor et al ; foreclosure of transfer of tax lien ; B G Oppenheim (A).
14 TH st, 300 ; also 2 D AV, 228 ; also HOUSHOUSTON ST, $2401 / 2 \mathrm{E}$; also AV A $2-4$; also HOUSTON ST, 111-7, ; also HOUSTON ST, ss, 20 e Chrystie, $55 \times 49.4$; also CHRYSTIE ST, ws 50 s Houston, $25 x 100 ;$ also HOUSTON ST, ${ }^{\text {swc }}$ Chrystie, $20 \times 49.4$; also CHRYSTIE ST, ws, 75 s Houston, $89.9 \times 100$; Minsker Realty Co-Max D Steuer; partition; H Joseph (A).

MAY 7.
44 TH st, $\mathrm{ss}, 150 \mathrm{w} 8$ av, $50 \times 100.4 ;$ Mutual Allen (A).
48 TH
st,
Estates
Co Adlon Constn
275.6
8 Estates Co-Adlon Constn Co et al ; Eisman Levy, Corn \& Lewine (A).
114 TH st, $\mathrm{ns}, 260$ e $3 \mathrm{av}, 25 \times 100.11$; J Thos Webb-Bertha Schonberger et al; Cannon \&
Cannon (A). Cannon (A).
COLLEGE AV, sec 16Sth, $200 \times 100$; Wm F A Kurz-Thos $H$ Roll et al; JF Frees (A).
MORRIS av, ws, 190.6 n 164th, $24.6 \times 105$; Es-
ther Ho (A)-Abram W Herbst et al (amended)
LOTS 68 \& 69, map of Kingsland Estate, Esther V F O'Brien et al: R Savings Eank(A).

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Lis Pendens, Manhattan and Bronx (Continued)
JEROME av, sec Bedford Pk blvd, $57.1 \times 107.8$; Richd Carroll-Grover C Clormance ; I Moore (A).

MAY 9.
No Lis Pendens filed to-day.

## Borough of Brooklyn.

## MAY 1.

INGRAHAM st, $s s, 100 \mathrm{w}$ Porter av, $200 \times 100$; Jos A Burr \& ano as exrs \&c Andrew E Burr
-All-Boro Realty \& Constn Co; Coombs \& Wilson (A).
INGRAHAM st, swe Porter av, $100 \times 200$ to
Harrison pl: same-same; same (A). POWELL st, ws. 100 n Liberty av, $16 \times 100$; POWELL st, ws. 100 n Liberty av, $16 x 100$;
May H Eagan-Celia Weiner et al; J C Judge (A).

SEELEY st, swe 18th, 20x90 ; Title Guar $\frac{\&}{\&}$
Trust Co-Grace Hyde et al; Owens, Gray Tomlin (A).
4 TH pl, ss, 21 w Clinton, $21 \times 133.5$; Lillian
Kelly-Walter A Lane et al; partition; A $J$ Keogh (A).
47 TH st, nes, 380 se 16 th av, $40 \times 100.2$; also 50 TH st, se 16 th av, 20 x 100.2 : Ralph W W Long FOUNTAIN av, es 160 n Glenmore av, $20 \times 100$; FOUNTAIN av, es 160 n Glenmore av, $20 \times 100$; Bond \& Mtg Guar F .
LIBERTY av, nec Shepherd av, 20x75; Mary Redmond (A).
OCEAN PARKWAY, ws, 160 s Ditmas av,
30x150: Solon J Liebeskind-Mary V McKeen \& $30 \times 150 ;$ Solon J Liebe
ano ; N Kalvin (A).
ROCKAWAY av, es, 125 s Pitkin av, $25 \times 100$; Title Guar \& Trust
SHEPHERD av, es, 75 s Sutter av, $25 \times 100$; Eagle Savgs \& Loan Co-Wm L Aydelotte et al ; J C McLeer (A).
SUTTER av, ns, 100 e Williams av, $50 \times 100$;
Title Guar \& Trust Co-Gussie Rosenberg et al : Title Guar \& Trust Co-Gussie Rosenberg et al ;

BERGEN $s t$ MAY $\mathbf{2}$.
07.2: Mary Ludlam-Henry A Ludlam et al; de deed; Burnstine \& Geist (A). BRISTOL st, ws, 60.1 s Dumont av, $20.1 \times 100$; et al; S S Schwartz (A).
COOKE st,
77.10 . Willis, 50 e Evergreen av, $25 x 75 x 25 \mathrm{x}$
Dodge \& ano as trstes Lucy A W Cronkhite-Jacob Simon et al; T F Redmond (A).

HERKIMER st, ns, 133.4 e Stone av, $16.8 \times 100$;
May O Healy-Hugh R Healy Jr ; H W Booth May O Healy-Hugh R Healy Jr; H W Booth
HERKIMER st, 879 ; Peter McMillan-Anna McMillan as admx \&c Annie Marsh; to recover NEWELL st. es, 25 s Calyer, $50 \times 100$; Bank Frost Jr (A).
WEST st, ws, 100 s Av W, 40 x 100 ; also Lots 809 \& S10, map prop belonging to Ocean Breeze
Bldg Lot Assn; Josephine Tice-Mary J Taylor Bldg Lot Assn; Josephine
S 1ST st, ns, 116 e Bedford av, $17.3 \times 70$; Mary Can (A).
$\xrightarrow[\text { Title }]{2 \mathrm{D}}$ st, ${ }^{\text {ns }}$, 99.10 e Havemeyer, $50 \times 100$; T F Redmond (A). Co-David Kass et al ; E 5TH st, ws, 145 n Cortelyou rd, $22.6 \times 100$;
Chas Weber-Max Hereth; Halbert \& Quist (A) Chas Weber-Max Hereth; Halbert \& Quist (A). E 28 TH st, es, 160 s Clarendon rd, $20 \times 100$;
Mary Ludlam-Clara Bloodgood et al; to set Mary Ludlam-Clara Bloodgood et al; to set
aside deed; Burnstine \& Geist (A)
49 TH st, Ss, 100 e 2 d av, $25.7 \times 100.2$; Home
Life Ins Co-Eliz Swezy et al; T mond (A).
60 TH st, ec 10 th av. 20x100.2; Cayuga County Savgs Bank-Chas Gahren et al ; T F Red55 TH st, ss, 183.4 e 3 d av, $16.8 \times 100.2$; Julie
Segeler-Harry S Baker et al; J C Stemmermann (A).
84TH st, nes, at int sc land Eliz Emmons, 100 to stxnw48.7 to beg; Tillie Lefkowitsh et al 100 to stxnw48.7 to beg; Tillie Lefkowitsh et al

- Chas E Amerman as exr \&c Peter 0 Monfort et al; J Schwartz (A). \&c Peter O Mon-
 ATLANTIC av, swe Warwick, $25 \times 100$; Henry
Bockrath-Wittmann Constn Co et al ; F Cobb (A).

MANHATTAN av, nec Conselyea, $25 x 75$; Title Guar \& Trust
Redmond (A).
ST MARKS av, sec Rogers av, $16.6 \times 95$; Dave Young \& ano-Isaac $M$ Holly et al; to set ST MARKS aviss, 383.6 e Buffalo av, 6.6x100;
Plot 293.9 e Buffalo av \& 100 s St Marks av, uns s41xe-xe-xn27.9xw300 to beg; R. Annie Armstrong \& ano as exrs \&c Roland D Arm-
strong-Geo W Heatley et al; R T Griggs (A). 1ST av, es, 75.2 n 57 th, $25 \times 100 ;$ Julia H
Sherry-Fred P Huff et al; W Thorn (A). LOTS 43 \& 4, map Oakcrest; Margt Reilly
-Cecelia Reilly: partition ; Peter P Smith (A). LOTS 134.136 to 138 \& 140 to 148 \& 125 to
132, blk 8280 , map Sea View Ter; Waldemar Co Emma C Reichman; to set aside deed; H S Stewart (A).

## MAY 3.

COLUMBIA st, nwe Warren, $46.9 \times 80 \times 41.9 \times 80.1$; also WARREN st, ns, 103.6 w Columbla, $23.4 \times$
$83.10 \times 23.5 \times 84$; Thos S Draper et-al-Giuseppe Rapisarda et al; to establish a claim; Grover

DUMONT av, nee Bristol, $25 \times 100$; Nathan K (A).

JEFFERSON st, ss, 250 w Irving av, 25x100; Chas Myers as exr Geo C Freeborn (dec)(A).

LINWOOD st. Ws, 400 n Liberty av, $25 \times 90$; Frank Soviero-Guiseppe Soviero \& wife; to 17 TH st, ns, 133.4 w 7th av. $16.8 \times 90$; Hattie K Brown-Jno J Olsen et al ; Wray \& Bilsbury CONEY ISLAND, ws, 75 n Ocean Pkwy,
$50 \times 200 ;$ Evelyn $M$ Pettit $\&$ ano as extrx a Louis C Pettit-Mary Diamond \& ano; G H Pettit (A).
JEFFERSON av, ss, 240 e Throop av, $16.8 \times 100$; Julius Werner-Morris Leibowitz et al ; J A
7TH av, 570; Julius Kunkel-Meyer Davidoff specific performance; ${ }^{\text {H A }}$ A Sperry.
KINGS LIS PENDENS

## MAY 5.

CALYER st, sec Moultrie, 100x175; WilliamsS M \& D E Meeker -Andw N Petersen et al GARFIELD pl 15
GARFIELD pl, ns, 150 w 7 av, $30 \times 100$ : Bank T F Redmond (A).
2D st, ss, 138.3 e 5 av, $30 \times 100$; Marcus Bul kowstein-Max Corpuel et al; Ginzburg \& Picker (A). 51 ST st, ws, 365 s Rutland rd, $20 \times 100$; als E 51 ST st, ws, 385 s Rutland rd, $20 \times 100$; Laura Opper-Margarita Dealy \& ano; to set aside uagment; Lehmaier \& Pellet (A).
100; Geo A Minasian-Louis Hueterial rd, 20x Minasian (A)
MERMAID av, ns, 100 w W 15th, $37.8 \times 50$ Sarah Ferguson-Francesco Coppola et al ; S E Kla (A).
SUTTER av, nwe Barrett, $99.11 \times 100$; Chestet al ; foreclosure of mechanics' lien; Saml Sel derman (A).
UTICA av, es, 200.6 s Montgomery, runs s E Hughes-Danl J Lee et al ; Kiendl, Smyth \&

## MAY 6 ,

DEGRAW st, ss, 156.4 e 4 av, $16.4 \times 100$; Emma C Inslee \& ano as exrs, \&c, Chas F Inslee (A). Giovanna Bonacci et al; T F Redmond DEAN ST, ss, 49.9 e Stone av, runs e90.7xs Co-Carlo Corrado et al ; T T F Redmond (A). PARK PL, ss, 88.8 w Albany av, 16 x 80 ; Jno
T Andrews-Florence S Putney \& ano; O H
Stearns (A). Stearns (A).
WALWORTH st, ws,. 280.7 s Myrtle av, 31.3 x E K Van Beuren (A). Walter Ryan et al ; $K$ Van Beuren (A).
39 TH st, sws, 20 nw 13 av, $20 \times 95.2$; Chaun-
cey W Davis-Henry Baun \& wife; T F Redmond (A).
85TH st, ns, 280 e 22 av, 60x100; Jno A Cook M Zurn (A)
HIGHLAND av, ws, 66.2 n Manhattan av also, HIGHLAND AV, ws, bet Maple av \& Poplar av, runs n35.8xw47.4xsw-xe60.2 to beg
Harold D Watson-Jos M Creamer \& wife; R S
Kristeller (A).

JEFFERSON av, ss, 647 e Throop av, 18x
 Smith \& S (A).
LIBERTY av, ss, 107.7 e Thatford av, 23.10 x 100; South Bklyn Savings Inst-Lena Rubin MERMAID av, ns, 30.6 e W 15 th, $25 \times 100$; Benj Croner-Antonio Massa et al ; M May (A).

## MAY 7 .

CARROLL st sws, 97.9 nw Smith, $17.9 \times 100 ;$
Jno B Luce-Washington J Brandt et al ; E W COLERIDGE st, es, 640 n Hampton av, 60x E Euckley (A). Co-Geo Daniels et al; Wm FREEMAN st, ss, 275 w Oakland, $25 \times 100$; o bar defendants; O Richter (A) K Ely et al : Thompson-W, Ws, 105.9 w 4 av, $20 \times 100$; Geo J Thompson-Walter Thompson et al; Peter J 39 TH st, ss, 40
Armstrong-Harry
C $\frac{12}{}$ av, 20x95.2; Chas ${ }^{H}$ Warbasse (A). 125.11 e Bay 11 th, $20 \times 80$ : Mary B Kellogg-Morris L Baird et al; Wilson, Mary BATH-av, s5, 85.11 e Bay 11th, $20 \times 80$; Ruth A Bruce-Brown-Sallie Kaiser et al; Wilson, Earker \& Wager (A).
NEW UTRECHT av, ws, $148 \mathrm{n} 58 \mathrm{th}, 40 \times 110$ : Bklyn Institute of Art \& Sciences-Josephine R ST MARKS av, ns, 125 e Kingston av, 100 x et al; for specific performance of a contract: Henry Kuntz (A).
LOT 105, map of "South Greenfield"; Chas J no ; W H O'Hare Holders Realty Corpn \& Plot bounded on the $n$ by Coney Island Creek xe by Coney Island av xs by Neptune av Realty Fee.Co-Sarah E-L Schenek-ind \& exrx of Tunls Schenck (decd) et al ; partition; Henry
A Ingraham (A).

## MECHANICS' LIENS.

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

## Manhattan and Bronx.

MAY 3.
72 D st 140 E ; Jerry Sedlacek-Jane N Riddle, Blanch M Nolan, Frank J Nolan, R L Gra-
ham \& A H Appel (22). 3D av, 2908; Ely J Rieser-Chas Schnabel 5TH av, 1250; Jiffy Fire Hose Rack Co-Geo H Earle, Jas H Sullivan, Jno Koch Plumbing
Co \& H W Wright \& Co (21). 174.50 \& Earle \& Calhoun (23). F Kane-Jno Forster MAY 5.
27 TH st, $27 \mathrm{~W} ;$ Herbt Samuels-Morris Glantz
Jas Hartley (28). \& Jas Hartley (28). 21.00 Constn ${ }^{43 \mathrm{D}}$ So ${ }^{147-51 \mathrm{~W} \text {; Lustig \& Weil-Keystone }}$ Constn Co \& Forty Third Street Hotel Co, Inc,
lessee (25).
230.00

76 TH st, $356-60 \mathrm{E}$ : Max Rosenthal-Edw McGuiness, East Side Amusement Co, Julius M Schwartz, Monroe Building Co \& Davis Levine
Co (24). 103 D st. $73 \mathrm{E} ; \mathrm{Wm}$ Greenberg-Athos Realty
$\mathrm{Co}(27) .75$ 114 TH st, ss, 262.6 e $2 \mathrm{av}, 18.4 \times 100.11$; Alex Bassa-Maddelena Colucci \& Antonio Brescis
(30). 118 TH st, 26 W ; Wm Greenberg-Athos Realty Co (26).
65.50

DALY av, 1891; Harlem Wall Paper Supply(29).

## 114 East, 114-6 E : Pennsylvania Cement Co-

 114 East Twenty-Third St Co ; Jacob A Zimmer53 D st, 121-9 E ; Jones \& Laughlin Steel Co-118 East 54th St Co: Milliken Bros 118 East 54th St Co ; Milliken Bros (35). $1,672.69$ 58TH st, $223-7 \mathrm{~W}$; J F Murphy Lumber Conett, Wm J Bennett, Chas E Appleby-Lang
Contracting Co (31). 74 TH st, 218 E; Philip Eich-Mrs Cath Mc-
Garry \& Jos Keegan (39). 76TH st, $356-60 \mathrm{E}$; Chas Hartenstein-Edw $\begin{array}{ll}\text { McGuiness ; } & \text { East Side Amusement Co ; Julius } \\ \text { M Schwartz } \\ \text { (32). }\end{array}$ 76TH st, $354-60$ E : F W $\underset{\text { Davis Levine Co: Julius M }}{\text { Schwartz }}$ So, IncDavis Levine Co; Julius M Schwartz (40). 72.45 76 TH st, $356-60 \mathrm{E}$; Frank Goldberg-Edw Mc-
Guiness Guiness; East
Building Co \& Julius M Schwartz (36), 160.00 95TH st, ns, 127 e Broadway, $30 \times 100$; Hudson Woodworking Co-Kerloc Realty Co \& Constn
Co (37). NORTHERN av, es, bet 178 th \& 179 th, - x Gussie Raabe; H Raabe \& Sons (renewal) (34) STEUBEN av E, Gun Hill rd, Bainbridge av 210th; block; Nadham Co-Montefiore Home ;
Eureka Soapstone Co (33).

## MAY 7.

121ST st, 315 E ; Christian Vorndran's SonsWm Collins
newal) (43). Wm Collins Constn Co (re-
50.00 5TH av, 1250; Ronalds \& Johnson Co-Geo H Earle, Jr, \& Jas F Sullivan; H P Wright \& Co.
Inc ; Jno Koch Plumbing Co (41). SAME PROP; McMann \& Taylor Co-same
(42). MAY 8 .
35 TH
Manning \& 35 TH st, 418 W ; same-same (48). 80.00 76TH st. 356-60 E : Max Greenberg-Edw McGuiness, East Side Amusement Co, Monroe Bldg
Co \& Julius M Scheartz (45).
391.70 5TH av, 1250 ; Standard Plumbing Supply $\xrightarrow[\text { Co-Ronalds \& Johnson Co, Inc, Geo H Earle }]{\text { Jr, Jas F Sullivan, H P Wright \& Co, Inc, North }}$ Star Amusement Co, Inc, \& Jno Koch Plumbing
Co (44). 5TH av, 1250; United Plumbers Supply CoGeo H Earle Jr. Jas F Sullivan, North Star Amusement Co, H
Koch Plumbing $\mathrm{Co}(46)$. 5TH av, 1250 ; Sam S Glauber, Inc-Geo H Earle, Jr. (50).
ing Co
SAME prop ; Dora Isseks-Geo H Earle Jr. Jas SAME prop; Dora Isseks-Geo H Earle Jr Jas
F Sullivan. Jno Koch Plumbing Co \& H P
Wright \& Co. Inc (51). 10 TH av, $437-41 ; \mathrm{Wm}$ Levine-Wm Matthews 10TH av, 437-41; Wm Levine-Wm Matthews
Patk A Geoghegan
(49). MAY 9.
GOERCK st, 63 ; Bernard Carneol-Realty Redemption Co of N Y \& Adolph Lustgarten ${ }_{52} .89$ ).

35 TH
Manning \&
st,
240 W
$\mathrm{~W} ; \mathrm{Wm}$ Geihegan ; correction. ${ }_{l}{ }^{43 \mathrm{D}}$ ( 55 ). 310 W ; Louis Appel-Romer J L Sil54TH st, $19 \mathrm{~W} ; \underset{\mathrm{P}}{\mathrm{P}}$ \& F Corbin of N Y-Jno
Rockefeller Jr \& Joe B Acken ( 60 ).
 95 TH st, ns, 127 e Broadway. $30 \times 100 ;$ jacob Friedman-Kerloc Realty \& Construction
(54).
267.00

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| Operators |  |
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and Owners.

## Mechanfos' Liens Manhattan and Brons (Continued.)

168 TH st, ss, 70.7 w Fulton av, 133.6x irreg to Fulton av; Louis C Rose-Wm J Diamond 185 TH st, ns , whole front bet Washington av \& Eathgate av, 200x100; Carl (58). Reger-Maurice
Frank \& John H Vaughan (58). LAFONTAINE av, $2086-8 ;$ Carl L ReigerST ANNS av, 650; Abr Goldner-Estate of
Henry C Murray (59). 5TH av, 1250 ; Standard Plumbing Supply Co

- Geo H Earle Jr \& Jas F Sullivan, North
 Star Amusement $\mathrm{Co},(\mathrm{H}$ P Wright \& Co \& Jno
Koch Plumbing Co (52).


## Borough of Brooklyn.

## MAY 1.

MILFORD st, ws. 170 n Belmont av, $40 \times 1000$ : $\underset{\text { Pearl Constn }}{\mathrm{E}} 14 \mathrm{TH}$ st, es, 140 S Av X, 60x 100 ; Jno Hill W 105.00 W 17 TH st, es, 180 n Mermaid av, $40 \times 119$;
Coney Island Constn Supply Co-Frank FerConey Island Constn Supply Co-Frank Fer-
rante \& Michele Di Bitetto \& Dominick Asrante \& Michele Di Bitetto \& Dominick As-
promonte. HAMBURG av
Abe Goldinger
\& Bessie Long.
 WILLIAMS av, ws, 10 n Dumont av, 100x100; East N Y Mason Material Co-Metropolis Lum-
ber Co \& Grant Bldg Co.

$$
\text { MAY } 2 .
$$

E BERGEN st, 2061; Aron Antopolsky-Amelia E Kauffman. ${ }^{\text {WEST st, es, } 179.10 \text { Av C, } 270 \times 100 \text {; Acme }}$| 47.00 |
| :--- | WEST St, es,

Metal Ceiling Co Bristol Bldg Co.
Co
 WILLIAMS av, ws, 100 n Dumont av, $100 \times 100$ \& Grant Bldg Co \& Metropolis Lumber Co.

MAY 3.
79 TH st ns, 193.6 e 7 th av, 60x100; Lult
Miller-Harriet Carpenter \& Peter Duryea. 185 MYRTLE $^{2}$ av, $720-2$. also WALWORTH. ws. 185 s Myrtle av, $25 \times 100$; Geo H O'Shea-Jacob SURF av, ns, 101 e w 32d, $21 \times 118$; Rafelson \& Forman-Theo Kutyn \& Louis Brettschneider. MAY 5.
ERADFORD st, nec Blake av, 90x60; Danl O.Connor-Sackman Consta Co, Saml Sherusky.
pres.
242.32 DOVER st, $160 ;$
Schlichter \& Modern Schlichter \& Modern Fireprooing \& Reconstruc-
tion Co. ALABAMA av, ws, 20 s Newport av, s0x100: Abr Sakrais-Jacob Book \& Isaac Goncharick.
100.00 SUTTER av, swc Hinsdale, 40x100; L Lanidus
Co-Louis Wiener, Annie Mosk, Morris Wiener \& Fannie Wiener. Annie Mosk, Morris Wiener
2,440.00 ADELPHI st, swc Park av, 33.9x irreg; Dix-
on Metal Ceiling Co-Alfonso Clementi on Metal Ceiling Co-Alfonso Clementi \& Chas
Falkenmeyer \& Chas Falkenmeyer, Jr. South 9TH st. 60; Jno J Moran-Rose M
Lynch \& Danl Jt Dolan. FT HAMILTON av. Swe 40th, 135x55: Jeremiah Daly-Parish of the Church St Catherine
of Alexandria \& Geo E Rinkenberger Co \& Geo of Alexandria \& Geo E Rinkenberger Co \& Geo
E Rinkerberqer.
SAME PROP: McNab \& Harlin Mi.00 SAME PROP; McNab \& Harlin Mfg Co-Jno
J ONeill \& Geo E Rinkenberger CC.
258.45


## MAY 7.

ADELPHI st, swe Park av. 33.9xirreg; Dixon Metal Celling Co-Alfonso Ciementi. Chas Falkenmeyer, Fred Robinson \& Chas Falkenmever,
Jr .
125.00 CARROLL st, ss, 140 e Nostrand av, 60x100;
Carl H Pearson-Montrose Bldg Co \& Thos Brown.
FULTON st, nwe Jerome $50 \times 100$. 539.00


 49TH st 1530; Thos E Egan et al-Anna
Rapini \& Stephen Wilcox.
R


## SATISFIED MECHANICS' LIENS.

 First name is that of the Lienor, the secondthat of the Owner or Lesses, and the third
that of Contiactor or Sub-Contractor

## Manhattan and Bronx.

21 ST st, $49-53 \mathrm{E}$ E B Schacht Iron Works-
Gibson Constn Co et al: Mar17 13 . MAY 5.
14 TH st, 202 W ; Jac Rubin-Andw B Dubben
et al; Dec13'12.
78.00 et al ; Decl3 172.
 74TH st, 25 W ; Morris Hochberg-S Ormond
Goldan: Apr30'13.
WASHiNGGTON av, nee Fletcher; Abr Monroe

MAY 6.



## MAY 7.

${ }^{2} 178 \mathrm{TH}$ st, 936 E : Peter F Wirsing-Chas L Kell et al : ADr23'13.
2SAME PROP; same-same; Apr2'13. ${ }^{405.25}$ BROADWAY, swe 97 th; Jas McLaughlin Co Fox Amusement Co et al; Dec12 12 . ${ }^{42.00}$
SAME PROP P Pennyylvania Cement Co Ninety-Seventh Street \& Broadway Realty 88.00
et al Jon Jan $25^{\prime} 13$.

150 TH st, $457-9 \mathrm{~W}$; Jno H Sturk \& Son-Ernst
 MAY 9.
ST MARKS pl, 37 ; Noah Fells-Alice Ketel-
tas et al: Mar28'13. ${ }^{2} 95 \mathrm{TH}$ st, ns, 125 e Bway ; Mastraccio \& Cohen, Inc-Kerloc Realty \& Constn Co et al ; Apr26'13. prop; Rudolph Procario \& $\begin{aligned} & 325.00 \\ & \text { So }\end{aligned}$ SAME prop; Rudolph Procario \& Co-
same ; Apr 113 . 900.00
${ }^{2}$ SAME prop; Liberty Sheet Metal worksKerloc Realty \& Construction Co et al ${ }^{\text {K Apr }}$
$24^{\prime} 13$. ${ }^{2}$ WASHINGTON av, nee Fletcher; Webster Iron Works-Nora Constn Co et al ; Apr22'13. ${ }^{2}$ SAME prop; North American Wall Paper Co-same ; Feb19'13. ${ }^{2}$ SAME prop ; North Sand Co-same; Feb11 ${ }^{2} 13$. SAME prop; Antonio Riccardi et al-same ; Mar10'13. 849.50 'SAME prop ; Nathan Jankowitz-same ; Feb
1300.13 . ${ }^{3} 8 \mathrm{TH}$ av, nwe 155th; Standard Plumbing Sup-
ply Co-National Exhibition Co et al ; Mar25 ply Co-National Exhibition Co et al ; Mar25

## Borough of Brooklyn.

## MAY 1.

STOCKTON st,ss, 180 w Throop av, $\mathrm{x}-$; Krefetz \& Rosenberg-Freda Berg \& $\begin{aligned} & \text { \& } \\ & \text { Berg ; Mar31'13. }\end{aligned}$, 229.00 STOCKTON st, ss, 180 w Throop ảv, $20 \times 100$;
Jacob Berger \& ano-Freda Berg \& Abr Krefetz Jacob Berger \& ano-Freda Berg \& Abr Krefetz UNION st, swc New York av, $77.3 \times 100$; Frank P Bangert-Bedford Development Co
Mar19 13 . E 26TH st, ws, 100 s Newkirk av, $40 \times 100$; Frank P Bangert-Lefferts Constn Co ; Mar19'13, 66 TH st. es, \& 20 TH av; Pittsburgh Plate Glass Co-Annetta E Barber, Louis Solomon \&
Watson \& Pittinger ; Feb18'13. 2WILLOUGHBY av, sec Throop av, 50 x 100 : Carlsen Operating Co-Eagle Artificial Stone Co \& Congregation Glory of Israel; Feb17'12. 94.13
20TH av, ws, from 66th to 67th; Pittsburgh
Plate Glass Co-Annetta E Barber, Louis Solomon, Watson \& Pittinger \& Pinover Constn Co; Mar15'13. \& 20TH av, ws, from 66th to 67th; Pittsburgh
Plate Glass Co-Annetta E Barber. Louis Solomon, Watson \& Pittinger \& Pinover Constn Co:

MAY 2.
NOSTRAND av, nec Nostrand av, $26 \times 100$; Ralph E Dayton Sophia L Horsfield
rietta Frisbie \& Jno H Ernst; Apry'12. Hen-
82.50 SNEDEKER av, ws, 60 s Blake av, 100x100; Jacob Abrahams-Snedeker Constn Co; Mar8'13. VAN SICLEN av, es, 100 s Sutter av, $25 \times 100$; Square Sash \& Door Co, Inc-Jos Nass: Feb
21'13. MAY 3.
DITMAS av, ns, 125 e Gravesend av, $45 \times 100$;
Antonio Galante \& ano-Ditmas Theatre Con Gustav Baron \& Villano \& Cosio: Apri7'13. MAY 5 . WARWICK st, swe Atlantic av, $-\mathrm{x}-$; Wm
Lishkind-Wittman Constn Co; Apr19'13. $1,250.00$ MAY 6.
HENDRICKSON st, ws, 140 s Av P. ${ }^{40 \times 100}$;
Frank Utriz-Antonio Bonlello ; Feb2 ${ }^{\prime}$ 'i3. 33.04 ST JOHiNS pl, 673; Bessie Messinger \& ano-
Patk F Magher; Feb13'13. W 17TH st, es, 180 n
Smith-Frank Fermaid av,
Ferranti
\& Michele
Di
Bitetto Smith-Frank Ferranti \& Michele Di Bitetto;
Apr21'13.
27.00 Apr2113.
SAME prop ; Jos Koppel-same; Mar21'13. 120.00 SAME prop; C I Constn Supply Co-De Bi-

tetta \& Ferrante \& D Aspromenti | SAME prop; same-same; Mar18'13. | 625.00 |
| :--- | :--- | :--- |
| 2.93 |  | SAME prop; Sebastiano Rodolico-Frank Fer13'13. Michele Di Betetto \& D Aspromonti $\dot{5}$ Mar SAME prop: Lorenzo Vastolo-same; Apr 18 SAME prop; C I Constn Supply Co-Frank

Ferranti, Michele Di Beteto Ferranti, Michele Di Betetto \& Dominick As-
promonte. W 10 TH st, es, 528 n Av R, $14 \times 100$; also W
10 TH st, ws, 528 n Av R. $100 \times 100$; Columbia 10 TH st. Ws, 528 n Av $\mathrm{R}, 100 \times 100$; Columbia
Mantel Co-Otto Singer Dev'lp Co \& Otto SingMantel Co-Otto Singer Dev'lp Co \& Otto Sing-
er; Apr12'13. E 16 TH st, es, 55 s Newkirk av, $52 \times 90$; Na-
tional Eridge Works-Henry F Newbury 25'13. W 17 TH st, es, 180 n Mermaid av, $40 \times 108.10$; tetto \& Christina \& Domenico Aspromonti $;{ }_{215}{ }_{2}^{\prime} 15.00$

FLUSHING av, 848; Saml Brounstein-Fan-
nie Abramson \& Rosie Cohen; Feb15'13. 267.00 nie Abramson \& Rosie Cohen; Feb15'13.
SAME prop: Louis Fishman-same \& Louis SAME prop; Louis Fishman-same \& Louis VIENNA av, ns, 80 w Essex, 20x100; East Calogara Jugrassia; Mar21'13. MAY $\boldsymbol{7}$.
SNEDIKER av, ws, 60 s Blake av, $100 \times 100$;

${ }^{1}$ Discharged by deposit.
${ }^{2}$ 2Discharged by bond.
${ }^{2}$ Discharged by order of Court.

## ATTACHMENTS.

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

## Manhattan and Bronz.

MAY 1.
White, Mary A; Sarah Carr ; $\$ 1,360$; Hunt,
Hill \& Betts. MAY 2.
G B Kent \& Sons, Ltd; David Firsichbaum: $\$ 5,000$; Marks \& Marks.

MAY $3,5 \& 6$.
No Attachments filed these days.
MAY $\mathbf{7}$.
Societe Anonyme des Anciens Establissements
Panhard \& Levassor; Wm Bondy ; $\$ 3,500 ; G$ C Sniffen.

## CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

## Manhattan and Bronx.

May 2, 3, 5, 6, 7 and 8 .
Audley Realty Co. 300 Central Park West. Otis Elevator Co.
Elevator.
Deshur, Harry.
El
W Machinery. 387 Evelyn Bldg Co. Webster av. 2755-57. . Con-
solidated Chandelier Co


## Borough of Brooklyn.

MAY 1, 2, 3, 5, 6 \& 7.
Milford Constn Co. Elton st nr Blake av $\$ \$ 50$
Wm Kerby Co. Ranges, \&c.

## BUILDING LOAN CONTRACTS.

The frst name is that of the Lender.
the second that of the Borrower.

## Manhattan and Bronx.

## MAY 3.

 Manhattan Mortgage Co loans Bartelson Realty Co to erect a 5 -sty apartment; 13 payments. PARK av, swe 77th, $102.2 \times 155$; Metropolitan Life Ins Co loans 850 Park Avenue Corp to
erect a $12-$ sty apartment ; 13 payments. 875,000 MAY 5.
216 TH st, ns, 116 e White Plains rd, 50x114; Herman F Epple loans Trustees of Hebron
 MAY 6.
71ST st, 113-5 W ; Albt Jarmulowsky, Meyer Jarmulowsky, Louis Jarmulowsky \& Max Marsty apartment ; 7 payments. 80,000 WEST END av, es, 22.8 n 87 th, $78 \times 100$; Metropolitan Life Ins Co loans Aeon Realty Co to
erect a 12 -sty apartment; 11 payments. 350,000 MAY 7.
166TH st, nec Tinton av. 99.1x52; City Real Estate Co loans Adolphus Realty Corp to erect
a 5 -sty apartment; 8 payments.
NAGLE av, swe Arden, 130x129.6; Union
Mortgage Co loans Brown Bros Inc Owners \& Mortgage Co loans Brown Bros Inc Owners \&
Builders to erect a -sty bldg; - payments.

MAY 8.
VYSE av, sec 179 th, $114.11 \times 175.10$; Albt
 MAY 9.
226 TH st, ss, 230.1 e Barnes av, 50 x 114 ; Richd W Horner, atty, loans C Guidone, Inc, to erect a - sty dwelling; - payments. 9,000

ORDERS.

## Borough of Brooklyn.

MAY $1,2,3 \& 6$.
MAY 5.
LAWRENCE \& WASHINGTON avs, about 300 W 1st; Henry F Booth Co on St Rose of Lima
Parish to pay W E Lyon Iron Works. $3,100.00$ MAY 7.
STERLING pl, ns, 100 w Saratoga av, 175 x 127: Commonwealth $\operatorname{Imp}$ Co on NY Mtg \& Security Co to pay Block \& Greenburg Lumber
Co .
150

## RECORD AND GUIDE

## DEPARTMENTAL RULINGS.

| Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly |
| :---: |
| A--Signifies, Auxiliary Fire Appliance. (Sprinklers,etc.) |
| B-- $\quad$ 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 Rubbisb. |
| H-- . ${ }^{\text {a }}$ Nosmoking. |
| I-- /. Diagrams on Program and Miscellaneous. |
| J-- ... Discontinue use of premises. |
| K-- .. Volatile, Inflammable Oil and Explosive. |
| L-- .. Certificates and Miscellaneous. |
| M-- ." Dangerous condition of heating or power plant. |
| O-- . ${ }^{\text {discontinue use of Oil Lamps. }}$ |

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

(First name is location of property;
name following dash is party against and name following dash is party against
whom order has been served. Letters denote nature of order. orders are
arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.) Orders marked " $H$ " are omitted
from these records.

## MANHATTAN ORDERS SERVED.

## Named Streets.



White st, $124-32-$ Victor A Harder.
William st, $226-40-$ Rhinelander Reai Est Co.
 Numbered Streats.
2 d
2 st
2 d
2 d
2 st
2d st
3 d
4 st
4 sth
4 th
4 th
4 th
4th
4th
12th
 Schwarial Auto Co......... A-L-G-K d st, 128 E E-Max Nutnick
th st, 291 E -Louis Diamond.
th st, 31 W -Jas B Williams.
h st, 31 W -Hitchcock Dermody

- Y Y Opthalmic \& Aural Hos-

24th st, 513 W- Widney S Simbel Brael
24 th st, $225-7$ E-Tezor Co.........
24 th st, $117 \mathrm{E}-$ Publishers' Guide.
25 th st , $418-26 \mathrm{~W}$-The Art Color
$\qquad$ -L-G-K
av, Numbered Avenues
1st av, 1499 -Alfred Weiss.
d av, 167 -L Haimouwit.
1st av, 167 -L Haimouwitz $\&$ Son
2d av, 137 -German Polyclinic....
2d av, 203 -People's Hospital.....
3d av, 569 -Morris Kramer. $170-$ Chas H Welling. 170 -chas H Welling.
170 -Kraus Deitsch.. $170-$ Nath'1 Levy......
170 -Abe M Silver \& Co
903 -Calvin Jounrd 903-Calvin Jouard.
69 -Leo Dreyfus... 69 -Leo Dreyfus. ..........
921 -Walter Fitzsimmons.
78 - Jno Weiss Jr. 12 th st-St Vincent's Hospital
$887-\mathrm{Chas}$ F Petry Est....................... $901-A l e x ~ C a d o r . ~$
903 Geo. Blinks Est. Oth av, $35-61-$ Max Yulman.
$\qquad$

BRONX ORDERS SERVED.
Named Streets.
Fox st, 1107-9-Wm Wendelken.
Numbered Streets.
187 th st, 604
187 E-P
st,
604
$\mathrm{E}-$ Petro Cin'1 Crystal
216th st, 708 E E-Fred'k P Ballard.
219th st. 672 E-Geo A Crump, M D
Named Avenues.
Barnes av \& 222d st-W L Varian........ A-G-O Brook av, 1112 - Persian Rugs Manufactory.G-H Grand blvd, 2015 Mrs B Moller................... G Intervale av, 1154 -Intervale Garage \& Taxi
 Morris av, 1005 -Morris Garage........
Northern av, nr 183d st-Jas Harden. Olinville av, 3331-Jno A Miller. Olinville av, 3727 -Jno F Drake. Palisade av, 206th st-Edwin Outwater.......... K River av, 637-45-Nat'1 Lace \& Embroid'y Co.
Southern blvd, 784 Prospect Taxi Co.......... G
White Plains av, $4817-H$ S Carson, M D..... K


## Numbered Avenues.



## BROOKLYN ORDERS SERVED.

Named Streets.
Bainbridge st. 36-J M Smith
Beaver st, 100-4 Werschen \& Rosenberg.... L-K
Beard swe Conover st-J Boerum st, 51 -Adalph Holzer. Cleveland st. 412 - Nathan Hodus
Clymer st, $164-\mathrm{Y}$ Men's Hebrew Assn. G-A-C-
Cook st, 103 -Max Wiser.
Cook st, 103 -Louis Bloom
Cook st, 103-Louis Bloom.
Cook st, $137-$ Sam' 1 Telsey.
Cooper st, 131 - Otto $G$ Haggerndorf
Court st, $166-$ Jno F Banker.
Danforth st, $21-\mathrm{Wm}$ R Howe.
Danforth
Debevoise
Dt, 21
De
Di
Debevoise pl, 33-9-Rev Jas McAteer............
Floyd st, 66-Columbia Paper \& Woodenwar

Fulton st, 553 -Consumers' Decorative Co......A
Garfield pl, 46 (rear)-Jos Carlo.................. A
Harmon st, 389-95. \& Himrod st, 330-6-Don-
nenhoffer Gas Works...................E-F-H
Herkimer st, 396-Mrs Chas J Paterson.....B-C Herkimer st, 386-Mrs Chas J Paterson......B-C
Herkimer st. $236-$ Henry R Evans.......H-C-L Lynch st, $36-8$ - N Y \& Bklyn Casket Co.......
Moore st, $36-\mathrm{P}$ Jacobs................
Pacific st, 594 A Wilkey \& Son.
Palmetto st $58-62-\mathrm{W}$ S Blaisdeli
Palmetto st, 58-62-W S Blaisdell.....................
Pearl st, 359 Colwell Lead Co....C-G-F-D-C
Steuben st, 209 Jno Cramer \& Son . Steuben st, $209-J n o$ Cramer \& Son.......... A-K
Van Dyke st, 69 -Rahtjen Am Composition Co.
York st, $106-10-$ Brooklyn Union Gas Co...... A
York st, $41-3-$ F Ketchum \& W MeDougall
Numbered Streets.
3d st. 102-Angelo Ferraioli.
4 th st, $443-5-$ Boyle \& James
th st, $443-5-$ Boyle \& James.
9th st. $357-65-$ Y M C A......
21 st st, 783 E-R Lee Cuthbert............A-A-C-B
37th st, 269 (5th story) -Roberts Mig Co..... E
37 th st, 269 (7th story) -Lang \& Gros Mfg Co.
85th st, sec Bay Parkway-People's Temple...E
Named Avenues.
Atlantic av, 94-Noocash Bros....................
Broadway, 174 - Bklyn Union Gas Co..........A
Broadway, $1194-\mathrm{Wm}$
Broadway, 171 Wm London:
Broadway, 174 -Max Miller..
Eroadway, 1634 Shubert Bros
Clermont av, 441-Doris McRea
De Kalb av, 7 -Consumers' Decorative Co...C-M De Katb av, 999 -Karl Ginsber. Plate Co......C-C Driggs av, $626-30$ - Bklyn Silver Plate Co...... K
Driggs av, $675-$ Morris Barhan Co........... Evergreen av, 366 -Henry Hebmann.
Flatbush av, 233 -Jos J Bloeth.
Evergreen av, $614-\mathrm{D}$ Zaretsky .................A-H
Greenpoint av, 450 - Columbus Distiling Co.L-E Lee av \& Rutledge st-West'n Union Tel Co...D Liberty av, 686-8 Bklyn Union Gas Co.
Metropolitan av, $\tau 71-3$ Cosella Bros.
Metropolitan av, 1194 Jno K Taylor \& Co...


# CURRENT BUILDING OPERATIONS 

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

Engineers' Club to Be Enlarged. Beverly S. King, of 103 Park avenue has been selected architect for an addition to the Engineers' Club building to cover the plot $25 \times 100$ feet adjoining the present building in the rear at 23 West 39 th street. The structure will be six and one-half stories in height, with a basement and sub-basement, containing a large grill room on the first floor and twenty-four bedrooms and baths on the upper stories. An electric elevator steam heat, and the best ventilation will be installed. The cost is estimated at about $\$ 100,000$. No contract has been awarded.

## Architects for Downtown Building.

Goldwin Starrett \& Van Vleck, 45 East 17th street, have been selected as architects for the twenty-story office building which William H. Chesebrough and Oakleigh Thorne, 115 Broadway, are to erect at the northwest corner of State and Whitehall streets, on a plot $87 \times 130$ feet.

Plans for Evangelical Church.
The Salem Evangelical Church, F. Beuscher, pastor, 1200 Jefferson avenue, is having plans prepared by L. Allmendinger, 926 Broadway, Brooklyn, for a two-story brick edifice, $40 \times 100$ feet, to be erected on Jefferson avenue near Central avenue, Brooklyn. Estimates will be received by the architect about June 1st.

## Backer Construction Co. to Build.

The George Backer Construction Company, 27 West 42 d street, contemplate the erection of a store and loft building at 33 and 43 East 33d street, through to 48 and 54 East 34 th street, covering a plot $120 \times 80$ feet. George Backer is president, and Samuel Levy secretary. No architect has yet been announced.

## Latest Riverside Drive Apartments.

Robert M. Silverman, builder, Convent avenue and 149 th street, contemplates the erection of a ten-story apartment house at the southeast corner of Riverside Drive and 150th street, on a plot $102 \times 125$ feet. It is probable that an architect will soon be selected.

## Otto H. Kahn May Build.

Otto H. Kahn, of 8 East 68 th street, it is said, contemplates the erection of a large mansion at the northeast corner of Fifth avenue and 91st street, opposite the residence of Andrew Carnegie. At Mr. Kahn's office on Friday, it was stated that no particulars regarding the operation could be announced at this time.

## PERSONAL AND TRADE NOTES.

[^0]J. SARSFIELD KENEDY, architect, 44 Court st, Brooklyn, will
sen st, Brooklyn.
CHARLES H. CALDWELL, architect, formerly of 1655 th av, has moved to 101 Park av.

THE RELLUM BUILDING CO., formerly of 243 East 75 th st, has moved its
5th av. Telephone, Bryant 2821 .
THORNTON CHARD, arehltect, formerly of 39 West 38 th street, has moved, to 101 Park avenue. Phone-Murray Hill $5540-5541$.
E. BROOKS \& CO., general contractors for the Lord \& Taylor building, have moved their P. J. CARLIN CONSTRUCTION CO., building, 1123 Broadway. Telephone-Madison Sq. 9261 ${ }_{9262}^{1123 .}$
J. IRVING HORNBECK, eastern representative of the M. B. Suydam Co., paint makers, ${ }_{1353}$, 50 Church st, N. Y. ©.
JOHN MAYBURY FLYNN has severed his connection with W. H. Fissell \& Co., builders, John H. Parker Co., 315 Fourth av. OLIVER V. CLARK, formerly superintendent of construction in the State Architect's Office at Albany, has opened an otmce for the practice
of architecture at 251 Putnam av, Brooklyn. MR. SOUTHWELL formerly sales manager or the Roebuck Weather Strip \& Wire Screen Co., has been made general manager, with office at the factory, 429 Hamilton av, Brooklyn.
ALFRED HOPKINS, architect, who for a number of years has been, associated with E. May 15th to the Architects Building, 101

THE EMPIRE DOOR \& TRIM CO, formerly of 5 East 42 d st, has moved to 30 East 42 d st. New phone, Murray Hill 6978. Mr. Norman W. Biggart oined his father, William
HOWELL FIELD \& GODDARD (Inc.), manufacturers of metal covered doors, sash and in tory, covering an entire clty block, at Review av, Young and Gilbert sts, Long Island City.
CHAS, P. TRAVIS, well-known in the building trade as contracting engineer for Levering ${ }_{\&}$ Garrigues, has severed his connection with that firm and taken a similar position with the
Cauldwell-Wingate Co., general contractors, 381 Cauldwell-
MR. FARBER, formerly of the firm of Farber \& Murrick, are with Mr. A. Markowitz. The new firm will practice architecture under the name of Farber \& Markowitz, at 367 Fulton st, Brooklyn.
GOLDWIN STARRETT \& VAN VLECK, architects, 45 East 17 th st, have opened a branch
offce at 3 West 39 th st. All business pertaining to the new building for Lord $\&$ Tavlor at 5 th av, 3 th to to 3ath sts, and the alteration for Jas
Mccreery, at 34 th and 35 th sts, will be handled from this office.
JOHN A. HAMM, chief plan examiner in the Brooklyn Bureau of Buildings, died last Saturday in the Holy Family Hospital, where he Mr. Hamm, who had been connected with the Building Bureau since 1899, had been in ill health for some time.
R. L. McALL, known favorably as an organist and contributor to musical publications, has recently been placed in charge of the Pipe Organ Denartment of the Estey Organ Co., at 23 West 42 d st. Their new reception room with architects and organ committees in regard to organ positions, space, etc.
SAMUEI COOPER, who was City Encineer of
Yonkers, died May Qth at his home. 218 Park Yonkers, diled May 8th at his home. 218 Park avenue, Yonkers. He was fifty-eight years of
age. born in New York City, and was a graduate of the College of the City of New York. Mr. Cooper was for five vears an engineer of the New York Board of Water Sunply, and hac held
the position of resident engineer of the Croton the positl
Aqueduct.
MICHAEL J. GARVIN, of the Thirty-third Assembly Distrlct, who is the architect of the Bronx Court House, savs that there will be
ample room for the storing of the records of ample room for the storing of the records of
Bronx real estate transactions, now in the
hands of the Register of New York in the hands of the Register of New York in the
Court House. Mr. Garvin says the Court House will be finished before the first of next year. and that the Coroners once is fnished already THE UNITED STATES CIVIL SERVICE COMMMISSION annuunces an onen competitive ex-
aminatlon for testing machine operator, for amination for testing $\begin{gathered}\text { machine operator, for } \\ \text { From the register of }\end{gathered}$
men only, on June 4.
eligibles eligibles resulting from this examination cert1flcation will be made to nll a vacancy in this
position at $\$ 1,800$ a year, and vacancles in posilion at $\$ 1,800$ a year, and vacancles in
the position of assistant testing machine operator at salarles ranging from $\$ 1,200$ to $\$ 1,600$
a year, In the Bureau of Standards, Washing-
ton, D. C. Practical experience in the conmachine is a prerequisite for consideration for these positions.
LEWIS F, PILCHER, recently sworn in by Gov. Sulzer as State Architect, is the senior member of the firm of Pilcher $\&$ Tachau, with
offices at 109 Lexington av, N. Y. C. Mr. Piloffices at 109 Lexington av, N. Y. C. MMr. Pil-
cher is a graduate of Columbia University cher is a graduate of in the University of Pennsylvania and Vassar college. He was also lecturer in Columbia University on architecture and travel. Mr. Pilcher is well-known in New
York as the architect of the new 8th Regiment York as the architect of the new sth Regiment
Armory, New York City, the Squadron
C Philadelphia, and numerous other buildings of a monumental character.
CASS GILBERT was elected president of the Architectural League at a meeting held at the Fine Arts Bullding, 215 West 57th street. ©ther president; George W. Breck, second vice-president, and William Adams Delano, S. Louis Mora and H. A. McNeil, executive committee. John W. Alexander was selected league at the Fine Arts Federation. The mem-
bers unanimously adopted a resolution protesting against the tearing down of St. JohnsChapel on Varick street, which is considered one of the finest examples of old Gothic architecture in the city. The widening of Varick street
will make this necessary, according to the present plans. A committee will be appointed to confer with Borough President McAneny.
FRANK V. BURTON, the wholesale dry goods merchant, who is erecting the building for Lord \& Taylor on Fifth avenue, was bereaved last Saturday by the death of his wife, who
was born Catherine was born Catherine Van Duzer, daughter of
Selah R. Van Duzer, of Newburgh, New
York York. Mrs. Burton was born at Newburgh, where she continued to reside in the Balmville section the greater part of the year, and where she was president of the Home for the Friendless and the main support of the visit-
ing Nurse Society. Mrs. Burton was a sister of Frederick Van Duzer, of London, Eng., who is president of the American Society, there. Her death occurred at St. Luke's Hospital, this city, following an operation.
CHARLES E. KNOX, consulting engineer, formerly of 90 West st, has moved to the Architects' Building, 101 Park av, Where he will
continue to carry on the engineering work which has been conducted by him for a number of years under the firm name of Mailloux \& Knox. Mr. Mailloux for several years has devoted his time to the development of electric
railway propositions, coal mining, etc. He has railway propositions, coal mining, etc. He has
also been appointed technical assistant to President W. H. Nichols, of the Granby Consolidated Mining. Smelting and Power Company, Ltd. Mr. Knox designed the elevator equipment and electrical installations in the Woolworth Building, the new Municipal Building, the Metropolitan of other important installations.

## NO ARCHITECTS SELECTED. <br> In this department is published advance in-

 rehitects have not as yet been selected.MANHATTAN.-The Women's Hotel Co., Arthur Cappell, president, 52 William st, contemplates the erection of an addition to the hotel which no architect has been selected.
MANHATTAN.-Robert M. Silverman, Con-MANHATTAN.-Robert M. Silverman, Convent av and 149th st, contemplates the erection
of a 10 -sty apartment house at the southeast corner of Riverside Drive and 150th st. No architect has been selected
MANHATTAN.-The George Backer Construction Co., 27 West 42 d st, Geo. Backer, president, contemplates improving the property at st, with a 12 -sty store and loft building. An st. with a 12 -sty store and lo
architect will soon be selected.
ROCHESTER, N. Y.-James A. Byers, clerk, 209 Post st, contemplates the erection of a 3-sty brick business block at Plymouth ay and Frost st. No architect has been selected, and
it is indefinite when work will go ahead. Cost about $\$ 20,000$.
ROCHESTER, N. Y.-The Rochester Club, William Baush, president, 635 St . Paul st, contemplates the erection of a clubhouse in Scion st, for which no architect has been retained is indefnite when the project win go ahead AMSTERDAM, N. Y.-The Y. M. C. A. of And Means Committee, 100 East Main st, has raised the necessary funds for the erection of a Y. M. C. A. building, to cost $\$ 100,000$. No site has been selected. An architect will soon be retained.
HUDSON, N. Y.-The City of Hudson, N. Y. A. S. Wardle, 1 Warren st, president building

Warren st, contemplates the erection of an industrial building. No site has been selected
HUDSON, N. Y.-The City of Hudson, A. S.
Wardle 1 Warren st, president Chamber of Commerce; James Riley, chairman of building committee, 601 Warren st, Hudson, contemplates the erection of an industrial building BUFFALO, N. Y.-Enos \& Sanderson, 41 Carroll ${ }^{\text {Busell }}$ which no architect has been retained.
JERSEY CITY, N. J.-St. Joseph's Home for
the Blind. Sisters of St. Joseph, Sister M. Zita n charge, contemplates the erection of a 3 -sty brick home for the blind on Pavonia av near
Baldwin av. No architect has been selected. Cost about $\$ 100,000$.
NEWARK, N. J.-The Congregation B Nai Jeshurm, Louis Schlesinger, chairman of building committee, is receiving competitive sketches for a temple to be erected at the northwest corner of High st and Waverly av. Cost, $\$ 165$,
000 . Plans are to be submitted June 10th at 3 p. m.
BRANCHVILLE, N. J.-The Borough of the erection of a municipal building of concrete blocks on Mattison av; to cost about $\$ 6,000$. No architect has been retained.

## PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS. BRONX. - The O'Rourke Bros. Co., John Rourke, president, and Patrick J. O'Rourke, for a 5 -sty brick and limestone tenement, $50 \times 87$ ft., to be erected on the east side of Hoe av, 300 ft . south of Jennings st, from plans by the
Tremont Architectural Co., 401 Tremont av. Tremont Arch
BROOKLYN.-The Marcus Building Co., Abraham Marcus, president, 1770 Park pl, Brooklyn, ment, $50 \times 80 \mathrm{ft}$, to be erected in the east side of East 26 th st , 50 ft south of Newkirk av. Cost, $\$ 25,000$.
MANHATTAN.-Chas. B. Meyers, 1 Union q, has completed plans for a 6 -sty flat, $50 \times 81$ $\mathrm{ct}, 243 \mathrm{ft}$ east of Av B, for J . Bauman t, Guarantee Roofing Co., 61 East 4th st, owner who is taking bids on mason and carpentry work,
$\$ 50,000$.

## DWELLINGS.

MT. VERNON, N. Y.-H. F. Mertz, East Portresidence to be erected on Villa av, for Bertha residence to be erected on
Schultz, Mt. Vernon, owner.

FACTORIES AND WAREHOUSES.
MANHATTAN.-The Libman Contracting Co., 107 West 46 th st, is figuring the general con-
tract for the factory building to be erected at $630-634$ West 51st st, acording to plans by Ross \& McNeil, architects, and desire bids on all subcontracts prior to May 12 th.

## MUNICIPAL WORK

GREENBURGH, N. Y.-Bids will be received the Town Clerk's office until May 16 at 2 and specifications may be obtained from Ward Carpenter \& Co., Inc., Tarrytown, N. Y.

## THEATRES

MANHATTAN.-The Libman Contracting Co.,解 west corner of Broadway and 47 th st, from plans by Thomas W. Lamb, 6448 th av. BROOKLYN.-W. H. McElfatrick, 701 7th av, N. Y. C., architect, will soon take bids on the
general contract for the 1 -sty brick theatre to be erected in the north side of 9 th st, through N. Y. C., owner.

## CONTEMPLATED

CONSTRUCTION.

## Manhattan.

APARTMENTS, FLATS AND TENEMENTS. 13 TH ST.-Mrs. Maria S. Simpson, care of tion Co., 316 West 30 th st, has purchased the property at 38-44 East 13th st. The houses are well rented and will not be rebuil
29 TH ST.-John H. Knubel, 305 West 43 d st, has completed plans for a 6-sty tenement, 40x Antonio Capace, 232 East 29th Et, owner st Cor $\$ 40,000$.
160 TH ST.-Schwartz \& Gross, 347 5th av,
 to be erected at the southwest corner of 160th st and Colonial Parkway, for Albert J. Sch
ler, 1150 Clay av, owner. Cost, $\$ 800,000$. ler, 1150 Clay av, owner. Cost, $\$ 800,000$ 142D ST.-Schwartz \& Gross, 347 5th av, have
completed plans for the 12 sty apartment to be erected at the southeast corner of 142 d to b Riverside drive for Newmark \& Davis, Inc., 435 West 119 th st, owners. Cost, $\$ 500,000$.
PARK AV.-Rouse \& Goldstone, 38 West 32d st, have completed plans for the 12 -sty apart-
ment, $10.2 .2 \times 120$ ft, to be erected at $751-7$ Park ment, $102.2 \times 120 \mathrm{ft}$, to be erected at 7 . L . Halding Co., 5055 th av, owners. Cost, $\$ 800,000$. PARK AV-Rouse \& Goldstone, 38 West 32 d
st, have completed plans for a 12 -sty apartment to be erected at 850 Park av and $74-86$ East 77 th st for the 850 Park Av Corp., 220 5th av, own-
sers. Cost, $\$ 500,000$.

87TH ST,-Schwartz \& Gross, 347 5th av, have completed plans for two 8 -sty apartments,
$82.3 \times 85.8 \mathrm{ft}$, to be erected in the south side of 87 th st, 205.6 ft east of Amsterdam av, for
the Princeton Construction Co., 30 East 42 d st, the Princeton Constructi
owners. Cost, $\$ 500,000$.
55TH ST.-Wallis \& Goodwillie, 3464 th av have completed plans for an 8 -sty apartment $50 x 85.5$ ft., to be erected at $124-6$ E. 55 th st, for
the Geo. Backer Construction Co., 33 West 42 d the Geo. Backer Construct
85 TH ST.-Schwartz \& Gross, 347 5th av, have completed plans for an 8 -sty apartment, 80 x 87.2 ft., to be erected in the south side of 85 th
st, 100 ft. east of West End av, for the Woolsey Realty Corp., 252 West \&th st, owners.
9 STH ST.-Jos. C. Cocker, 2017 5th av, has completed plans for alterations to the 5 -sty ${ }^{\text {tenement, }}$ Edward H. Kelly, 271 Broadway, owner.
MANHATTAN ST,-H. J. Pringel, 306 East two 6-sty tenements at $45-47$ Manhattan st for
Larimer A. Cushman, 49 Manhattan st, owner. 89 TH ST.-H. N. Kohn, 55 Broadway, has purchased 103 East 89 th st, $26 \times 100$ rt., a 5 -sty
flat house, for investment only. No improvements are contemplated.

DWELLINGS
88TH ST.-Harris and Maurice Mandelbaum, st, a Brosty dwelling, $18 x 100.8$ ft., for investment. st, a 3 -sty dweling, $18 x 100.8 \mathrm{ft.}$, for in
No improvements are contemplated.

## SCHOOLS AND COLLEGES.

MANHATTAN.-Bids were opened by the Board of Education for alterations and repars to heat ing and ventilating apparatus. $\ln$ P. S. 1 Wm ,
 Newman at $\$ 1.975$. P. S. 120 Daniel J. Rice at $\$ 1,359$, and P. S. 147 , Philip \& Paul, at $\$ 950$.
MANHATTAN.-Bids were opened by the Board or Education May $\overline{5}$ for alterations, repairs, etc. in P. S. 15s. Bernard Carneol was low bidder

STABLES AND GARAGES
WATER ST.-L. A. Sheinart, 194 Bowery, is preparing plans for a 3-sty brick stable, 20x 55
It, to be erected in Water st, for the Kautman Loewenthal Co., 206 Division st, owner. Cos about $\$ 12,000$.

## STORES, OFFICES AND LOFTS.

${ }^{35 T H}$ ST.-Gross \& Kleinberger, 75 Bible House, have completed plans for a 5 -sty brick at 9 West 35 th st, tor the Carnegie Construction Co., Chas. Newmark, president, 600 West 113th st, owner. Cost about $\$ 30,000$.
STATE ST.-Goldwin Starrett \& Van Vleck, Everett Building, have been selected architects tor the $20-$-sty oftice building, $87 \times 130 \mathrm{ft}$, to be
erected at 1,2 and 3 State st, northwest corner erected at 1,2 and 3 State st, northwest corner and Oakleigh Thorne, 115 Broadway and 37 wall st.
25 TH ST:-Maximilian Zipkes (Inc.), 220 5th av, is preparing plans for a 12 -sty store and loit building, $40 \times 82 \mathrm{ft}$, to be erected at $108-110$
West 25 th st, for the Nodrog Realty Co., 1133 West 25th st, for the Nodrog Realty Co., 1133
Broadway, Broadway, owner, A.
Cost about $\$ 150,000$.
MANHATTAN.-Patrick J. Kiernan, Broadway and 72 d st, has leased to a client of Foriwelling at 1123 Madison Lexington av, a 4 -sty dwelling at lui Madison av, for bus.
poses. The building will be altered.

## MISCELLANEOUS.

7TH AV.-Sam \& Lee Shubert, Broadway and vest corner of tin av and 50erty at the souththe Garden Restaurant, have no detinite plans for the improvement of the site. The Shuberts are now in Europe, and L. S. Bing, one of the
selling group, said he had no idea what the selling group, said he had no it
buyer would do with the property.

## Bronx.

apartments, flats and tenements. HOE AV.-The Tremont Architectural Co., 401 Tremont av, has completed plans for a 5 -sty side of Hoe av, 300 ft south of Jennings st, for the O'Rourke Bros. Co., John O'Rourke, Hall av, owners. Cost about $\$ 50,000$.
HOME ST.-The Kellbert Construction Co., of $53 \tilde{5}$ East 166 th st, will erect a 5 -sty apartment house on the south side of Home st, 52 ft . east of Simpson st, to cost $\$ 55,000$. Moore \& Land-
siedel, 3 d av and 148 th st, will prepare plans. 143D ST.-The Steinmetz Construction Co., house in the north side of 143 d -sty apartment 107.58 ft vest of Willis av, to cost $\$ 55.000$, Moore \& Landsiedel, 3 d av and 148 th st, will prepare plans.
231ST ST.-T. W. Martin, of Bailey av and
231st st, will erect a 5 -sty apartment house, in he south side of 231 st st, 99.29 ft . east of Albany rd, to cost $\$ 35,000$. Moore \& Landsiedel,

## SCHOOLS AND COLLEGES.

THE BRONX.-The Board of Education opened bids May 5 for installing heating and ventilating apparatus in P. S. 50,7 Raisler Heat-
ing Co. was low bidder at $\$ 49,907$; for installing Co. was low bidder at $\$ 49,907$; for installing temperature regulation, The
lator Co . was low bidder at $\$ 3,737$.

## Brooklyn.

APARTMENTS. FLATS AND TENEMENTS. 26TH ST.-Cohn Bros., 361 Stone av, have completed plans for a
$50 \times 80 \mathrm{ft}$, to be erected in the brick apartment,

26th st, 50 ft south of Newkirk av, for the
Marcus Building Marcus Building Co., Abraham Marcus, presiHOWARD AV.-Whinston \& Pollack, 358 Stone av, are preparing plans for a 4 -sty brick
tenement, $40 \times 100 \mathrm{ft}$, to be erected on tee east side of Howard av, 22 ft north of Prospect
pl, for the 1. \& J. Construction Co., Harry
Fine 1512 Eastern Parkway, sereter Fine 1512. Ea
BEDFORD AV.-Samuel Sass, 32 Union sq, N. Y. C., is preparing plans for a 5 -sty brick west corner of Bedford av and Ross st, for
Chas. I. Mandel, 195 Broadway, owner. Cost about $\$ 45,000$. CHURCHES,
JEFFERSON AV.-L. Allmendinger, 926 church, $40 x 100 \mathrm{ft}$, to be erected on Jefferice av near Central av, for the Salem Evangelical Church, 1200 Jefferson av, Brooklyn, owner. F Beuscher is pastor and will take bids from a
selected list of contractors about June 1. Estiselected list of contra
mated cost. $\$ 25,000$.

## Queens.

## DWELLINGS,

LONG ISLAND CITY.-The General Develop son, wall st, has purchased the the west side of 2 d av. 33 ft . north of Free$\operatorname{man}_{\text {plated. }}$ av. No building operations are contemCORONA, L. I.-Robert Johnson, this place is preparing plans for a 3 -sty brick store and of Randall and Jackson avs, for Thos. Daly. Cost about $\$ 9,000$.
ST. ALBANS, L. I.-E. Tatje, 106 Van Sicklen av, Brooklyn, has completed plans for a 2 -sty
trame bungaiow, 20x 3 it , to De erected on the Irame bungaiow, $20 x 35$ it, to be erected on the south side of St. Marks av, 60 it west of
Wesley pl, for Herman Richter, 23 Shepherd av, owner. Cost about $\$ 3,000$
MASPETH, L. I.-F. S. Walthers, 2700 Ocean av, Brooklyn, has completed plans for a 2 -sty Irame residence, $25 x+4$ it to doe erected at the
southwest corner of Burroughs and Clinton sts, southwest corner of Eurroughs and Clinton sts,
for Chas. O'Neil, 2440 Lorillard pl, N. Y. C., for Cb.
owner.

FACTORIES AND WAREHOUSES.
LONG ISLAND CITY.-Plans have been comreinforced privately for an addition to the 5 -sty son av, for the Neptune Meter Co., 90 Wes st. N. Y. C. Herman Fougner, 110 west 40th SCHOOLS AND COLLEGES.
QUEENS.-The Board of Education opened bids May 5 for improving the sanitary condi${ }_{46}$ tons. Joseph A. A. Graf, $\$ 1,314 ;$ P. S. $\$ 23$, Jos. S. Graf, $\$ 228$; P. S. 75 , Samuel Galucci, $\$ 1,429$ Hin High School, Samuel Galucci, $\$ 489$.
QUEENS.-Bids were opened May 5 by the Board of Education for the construction by the sea wall, the Pecora Granolithic Paving Co., low bidder $\$ 3,729$; for plumbing and drainage at the
$\$ 260$.
QUEENS.-The Board of Education opene bids May 5 for the general construction of P . S $\$ 75,425$; and for the plumbing and drainage,

STORES, OFFICES AND LOFTS.
FAR ROCKAWAY, L. I.-William Willett, I-sty frame store building prepared for be erected on Caruga av. F. Wood, Lawrence. L. I., has the general contract.
theatres.
SOUTH OZONE PARK.-Simultaneously with he erection or a new town hall and club house Company has begun the ereahy Realty vaudeville and motion picture theatre, to seat 300 persons. This structure will occupy a plot $40 \times 140$ on the south side of Rockaway Boulevard adjoining the new fire engine house, recently established by the city, just west of Brinkmeyer avenue. It is expected that this
theatre and the new town hall will completed by July 4 , and if this result is accomplished residents of the town will hold a jubilee on that day to celebrate the opening of these two important improvements.

## Suffolk.

## HALLS AND CLUBS

SAB HARBOR, L. I.-The building committee of the sag Harbor Yacht club contemplates the erection of a clubhouse on property presented
to the club by Frank C. Havens. Work is be started this spring. Estimated cost, $\$ 15,000$. RIVERHEAD, L. I.-A bill providing for a game farm on Long Island has been introduced
by Assemblyman Fallon at Albany. This bill provides that the sum of $\$ 35,000$ shall be approvides that the sum of $\$ 35,000$ shall be ap-
propriated for the purchase of lands and the propriated for the purchase of lan
erection of the necessary buildings.

## Westchester.

apartments, flats and tenements. NEW ROCHELLE, N. Y.-Fred Winter, 244 Main st, has completed plans for a a 4 -sty brick av and Clinton pl for C. J. Leary, 323 Main YONKERS, N. Y.-A. Willis, 147 Oliver st, has completed plans for a 3 -sty brick apartment, $22 \times 35 \mathrm{ft}$., for S. Willis, 147 oliver st,
owner. Architect will take bids.

## Geo. A. Fuller Company

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YONKERS, N. Y.-George Provost, 104 West $\frac{42 \mathrm{~d} \text { st, } \mathrm{N} . \mathrm{Y} \text {. C., has completed plans for two }}{5 \text {-sty brick apartments, } 50 x 91 \mathrm{ft} \text {, to be erected }}$ j-sty brick apartments, 50x91 ft, to be erected Co., 11 5th ay, N. Y. C., owners, who will take bids. Cost about $\$ 25,000$.

## DWELLINGS,

WHITE PLAINS, N. Y.-The Solomon Haviland property in North st and Haviland av, Gordon Jennings and will shortly be put on the market as a high class residential section.
RYE, N. Y.-H. J. Robinson, 1st st and 5th av, is preparing plans for a $11 / 2$-sty frame res-
idence to be erected here, and will take bids.
idence to be erected here, and will take bids. OSSINING, N. Y.-Frank Lyons, this place,
contemplates the erection of a $21 / 2$-sty residence contemplates the
CRESTWOOD, N. Y.-F. W. Frain, this place, CRESTWOOD, N. Y- - . W. Frain, this place, to be erected on Pennsylvania av.

FACTORIES AND WAREHOUSES. YONKERS, N. Y.-W. J. Earle, this place, has completed plans for a 2 -sty storage, $40 x 54$
ft ., to be erected on McDonald pl for the Yonft , to be erected on McDonald pl for the Yon-
kers Lumber Co., McDonald pl, owner.

HALLS AND CLUBS.
PORTCHESTER, N. Y.-The Woman's Club of Portchester contemplates the erection of as clubhouse. A building committee, of which
Mrs. William D. Sporborg is chairman, has beMrs. William D. Sporborg is chairman, has be-
gun a systematic plan of action. Nothing further gun a systematic
has been decided.

> SCHOOLS AND COLLEGES.

YONKERS, N. Y. The Halstead School Association is raising funds for the proposed new
Halstead school building to cost in the neighHalstead school building to cost in the neigh-
borhood of $\$ 200,000$. Walter Sobel, of Erie, Pa., will manage the campaign of raising this amount.

## CONTRACTS AWARDED. <br> All items following refer to general

APARTMENTS, FLATS AND TENEMENTS. WEST END AV (sub).-The Perlman Iron
Works, Inc. 1735 West Farms rd, has received Works, Inc., 1735 West Farms rd, has received
the contract for the ornamental iron work necesthe contract for the ornamental iron work neces-
sary for the 12 -sty apartment, $78 \times 80.8 \mathrm{ft}$., to be sary for the 562 -sty apartment, 8 , for the Aeon Realty ${ }^{2},{ }^{\prime}, 17$ Madison av, owners. Walter
Haefeli, 17 Madison av, architect. Clark \& Co., 225 5th av, has the contract for the foundations. Cost about $\$ 350,000$.
53D ST (sub). -The Periman Iron Works, Inc., 1735 West Farms rd, has received the contract for the ornamental iron work necessary for the
be erected at $10 \overline{1}-11$ East 53 d st, for the Aeon
Realty Cor 17 Madison av, owners. Walter Realty Co., 17 Madison av, owners. Walter
Haefeli, 17 Madison av, architect. Cost about $\$ 300,000$.

BANKS

RIDGEFIELD PARK, N. J.-Moffatt Watson Co., 34 West 33d st, N. Y. C., has received the general contract to erect a 1 -sty brick, lime-
stone and terra cotta bank building, $33 \times 63 \mathrm{ft}$, at Hackensack rd and Mt. Vernon av, for the at Hackensack rdand
First National Bank of Ridgefield Park. G. R,

Doremus, cashier, C. W. Mergler, chairman of | Doremus, cashier, C. W. Mergler, chairman of |
| :--- |
| bullding committee. Mowbray \& Ufinger, 56 | Liberty st, N. Y. C., are architects. Cost about

$\$ 30,000$.

## DWELLINGS.

BRONXVILLE, N. Y.-F. O. Simpson, 67 Woodbury st, New Rochelle, has received the general contract to erect a $21 / 2$-sty hollow tile
and stucco residence, $21 \times 82 \mathrm{ft}$ at Sagamore and stucco residence, $21 \times 82$ ft, at Sagamore
Park, for Frank J. Wilkens, Lawrence Park, Park, for Frank J. Phester A. Patterson, 262 Main st,
owner. Cher NEWBURGH N. Y.-Tullis \& Blanchard (Inc.), 39 West 32 d st, N . Y. C. have received the general contract to alter the frame residence and garage for Edward B. Weed. Herbert R. Brewster, 116 Nassau st, N. Y. C., is GOSHEN, N. Y.-C. E. Bowman, Washingtonto alter the $21 / 2$-sty frame residence, $31 \times 34 \mathrm{ft}$, for Mrs. J. Floyd Halstead, owner. E. Greene,
5 Beekman st, N. Y. C., is architect.
MANHATTAN.-Edwin Outwater, 208 5th av, has received the general contract to alter the
residence at 15 West 52 d st, for Louis Iselin, 16 West 52 d st, owner Parish \& Schroeder, 12
West 31 st st, architects. Cost about $\$ 80,000$. MOUNT KISCO, N. Y.-Rogers \& Blydenburg residence on the former Van Cortlandt property residence on the former Van Cortlandt property
for Miss Newell, from plans by Foster \& Gade,
15 West $38 t h$ st, N. Y. C., architects. Lester C. Remsen, this place, has the garage contract.

## FACTORIES AND WAREHOUSES

SHERRILL, N. Y.-Clifford Pierce, Utica, N.
Y., has received the general contract to erect Y. has received the general contract to erect a 3 -sty additional building for the Oneida Comsite. W. P. Field, 763 Broad st, Newark, N. J.,
is engineer. Fred Kilgus, 13 South 6th st, is engineer. Fred Kigus, 13 fouth 6th st, Newark, N . J . is contractor for foundations.
The American Bridge Co., 30 Church st, N . Y.
C . has the steel contract. Cost about $\$ 125,000$. C., has the steel contract. Cost about $\$ 125,000$.
HARRISON N. J.-Alex. Demorsky, 1726 th HARRISON, N. J.-Alex. Demorsky, 172 6th
st, Harrison, has received the general contract 50 erect additions to the 5 -sty brick brewery at premises, owner. Frederick Wunder, 957 Broadway, Brooklyn, is architect and engineer. Cost,
$\$ 50,000$.

BROOKLYN.-W, B. Greeman, 350 Fulton st, has received the general contract to reav, 125 ft east of Underhit av, Brooklyn, for Davis \& Quick, 1246 St. Marks av, owners, Geo. P. Chappel, 258 Broadway, N. Y. C., is architect. Cost, $\$ 40,000$.
11 MANHATTAN.-The Turner Construction Co., 11 Broadway, N. Y. C., has received the contract for the construction of four reinforced confrom plans by Colson \& Hudson. The sizes of these buildings will be 146x401, $80 \times 97$, $301 \times 122$ and $50 x 146 \mathrm{ft}$. 1 -sty, saw tooth roof, excepting the power house which is 2 -stys.
NEWARK, N. J.-J. W. Vleit Co. has received the contract from Lewis Bros. for a 4sty brick addition to their plant at 135-139 Monis the architect.
ALBANY, N. Y.-The American Cigar Co. has awarded to W. S. Hamil Co., of Troy, the contract to erect a 4 -sty brick factory at Arch st
and Trinity pl to cost $\$ 80,000$. Work is to be started at once.

## MUNICIPAL WORK

TOMS RIVER, N. J.-David R. Anderson, of new firehouse here to be completed in two months.

POWER HOUSES.
POMPTON JUNCTION, N. J.-W. L. \& G. H. 'Shea, 29 Broadway, N. Y. C., have recaived corrugated iron power house, $45 \times 80 \mathrm{ft}$, mill building and warehouse, for the Pompton Pink Granite Co., 2005 th av, N. Y. C., owner. W. C. Van Duyne, care of owners, is enginear, Cost
about $\$ 50,000$.
SCHOOLS AND COLLEGES.

ENGLEWOOD, N. J.-W. H. Whyte Contractcontract to alter the Liberty St School on Palisade av and Tenafly rd, for the Board of Education. J. K. Ferry, 42 Brookside av, Englewood, and 1 Madison av, N. Y. C., is archiark, is heating and ventilating engineer. Cost, $\$ 30,000$.
MANHATTAN.-Edwin Outwater, 2085 th av, has received the general contract to alter Os-
born Hall, at 420 East 26 th st, for the Training School for Women Nurses, 426 East 26 th Mt, owner, Mrs. W. C. Osborn, president, and Schroeder, 12 West 31st st, are architects. Schroeder, 12 West about $\$ 80,000$.

STORES, OFFICES AND LOFTS,
MANHATTAN.-L. Seletsky, 11 West 119th st, has received the general contract to alter the restaurant at $13-15$ West 27 th st, for Loeb
Bros. (Inc.), $491-493$ Broadway. lessees. Sommerfeld \& Steckler, 31 Union sq, are architects. MANHATTAN.-The Murphy Construction Co., 50 Church st, has received the general contract to alter the 4 -sty business building at 398-402 4th av for Robert Walton Goelet, 9 West 17 th st, owner. The United Cigar Stores, 44 West isth st, Chas. R. Sheret prent urer, are lessees. L. E. Denslow, 44 West 18 th st, is architect. Cost, $\$ 20,000$.
PORTCHESTER, N. Y. (sub.).-Frank C. Mertz, this place, has received the carpenter work, and Mertz \& Dakin the mason work, for the 2 -sty reinforced concrete bakery, $72 \times 100 \mathrm{ft}$. to be erected on Westchester av, for the PortJos. Fuchs, pdesident. Balch \& Beardsley, 38 West 32 d st, N. Y. C., are architects. Cost, $\$ 25,000$.
55TH ST (sub). -The Perlman Iron Works, Inc., 1735 West Farms ra, has received the contract for the ornamental iron work necessary for the 11 -sty automobile building, 60 x for the Aeon Realty Co., 17 Madison av, owners. Walter Haefeli, 17 Madison av, architect. The Hasco Construction Co., 17 Madison av, has the general contract. J. W. Cody Shoring \& Contracting Co., 200 West 91 st st, has the contract for
$\$ 250,000$.

THEATRES.
9TH ST (sub).-W. L. \& G. H. O'Shea, 29 Broadway, $N$. Y. C., have recelved the contract for excavating, shoring and piling for the 1 -sty brick theatre to be erected in the north side of
9 th st, through to 3008 th av, Brooklyn, for B. F. Keith, 1495 Broadway, owner. W. H. McElfatrick, 701 7th av, N. Y. C., is architect.

## PLANS FILED FOR NEW

 CONSTRUCTION WORK.
## Manhattan.

apartments, flats and tenements. 5TH ST, 621-623 East, 6-sty brick tenement $50 x 84$; cost, $\$ 45,000$; owners, Joseph and Herman Bauman, 61 East 4 th st ; architect, Chas. B NAGLE AV \& Arden st, n w cor, 5 -sty brick NAGLE $\mathrm{AV} \&$ Arden st, ${ }^{\mathrm{n}} \mathrm{w}$ cor, 5 -sty brick
apartments, $50 \times 118 ;$ cost, $\$ 100,000$; owners, Brown Bros., Inc., Floyd D. Brown, Sect'y, 33 E. 20th st.; ;architects, Wortmann \& Braun, 114 E. 28 th st. Plan No. 237.

190 TH ST, n s, 120 w St Nicholas av, 5 -sty brick tenement, $80 \times 87$; cost, $\$ 80,000$; owner, Weber Turick Building Co., 1029 East 163 d st: architects, Kreymborg Architectural No. 243 . BROADWAY, 2151-57, 12 -sty brick and stone apartment house, $48 \times 50$; cost, $\$ 400,000$; owner, William Waldorf Astor, London, Eng. ; archl-
tects, Peabody, Wilson \& Brown, 389 '5th av. tects, Peabody, Wilson \& Brown, 389 'th av.
Plan No. 244 .

190TH ST AND ST NICHOLAS AV, n w c , 6-sty brick apartment, $97 \times 110 ;$ cost, $\$ 150,000$
owner, 190 th St. Holding Co
St architect, Chas. B. Meyers, i' Union sq W. Plan No. 239 .

## DWELLINGS.

MAYFLOWER AV, e s. 250 n Liberty st, 1 sty frame dwelling, $18 \times 25$, tin roof; cost, $\$ 1,-$ av ; architect, Lucian Pisciotta, 391 East 149th
st. Plan No. 301.
RIVERSIDE DRIVE, 470, 1 -sty frame dwelling, $160 \times 200$; cost, $\$ 1,100$; owner, Mary A. Fitzgerald, Litchfield, Conn. ; architect, John E. Kleist, 515 7th av. Plan No. 241.
$114 \mathrm{TH} \mathrm{ST}, 401-407$. West, 4 -sty brick and stone dwelling, $32 x 91$; cost, $\$ 60,000$; owners,
Corpn. of the Novitiate of Rev. Ferdinand Guicketeaw, Pres., 120 West 24 th st, architects, Cross \& Cross, io East 47 th st. Plan No. 246.
1515T ST, W, s s, 344 w 7th av, 4-sty brick rectory, $26 \times 65$; cost, $\$ 25,000$; owner, Church of the Resurrection, Rev. Thos. T. Murphy, Rector, 1170 Broadway. Plan No. 242 .

> Stables and garages.

WATER ST, 628,
cost, $\$ 6,000$-sty brick stable,
owner,
James Halvey, 641
Water st; architect, Max Muller, 115 Nassau st. Plan No. 248.

STORES, OFFICES AND LOFTS.
28 TH ST , 31 - 33 East, 12 -sty brick loft, $45 \times 87$; cost, $\$ 175,000$; owner, Fabian Construction Co., Mooses Crystal, president, 37 East 28 th st ; archi-
tects, Schwartz \& Gross, 347 5th av. Plan No ${ }_{232}$ tects, Schwartz \& Gross, 347 5th av. Plan No.
42
$\$ 42 \mathrm{D}$ ST, $18 \mathrm{E}, 6$-sty brick loft, $22 \times 88$; cost, Nassau st; architect, Harry L. Walker, 103 Park av. Plan No. 245.

Stores and tenements.
14 TH ST, $304-12$ West, two 6 -sty brick stores
 st; architert, Chas. B. Meyers, 1 Union sq West. Plan No. 230.

## THEATRES.

HAMILTON PL, e s., 135 n 136th st, 2 -sty $81 \times 38$; cost, $\$ 40,000$; owner, Domain Realty Co., Henry M. Brandl, president, 3487 Broadway; architect, Lorenz F. J. Weiher, 271 West 125 th st. Plan No. 231 .
ing picture show. 10x6 6 fost, $\$ 1,000$,air mov-
 Wm. C. Wilson, 152 West 98 th st; architect,
J. E. Sherwin, 214 East 23 st. Plan No. 229.

177 TH ST $\&$ B'way, $^{\text {s }}$ e cor, 1 -sty frame
 Hirsch, care of C. J. Lane, 299 B'way ; architect, Louis A. Sheinart, i5t Bowery. Plan No. 235. B'WAY, n s 266 e Dyckman st, 3 . 1 -sty frame stores and moving pictures, 60 xam, cost, $\$ \$ 25$
owners owners, Dyckman Est. Co., Herbert Hathfield, pres., 1 W. 24 th st. ; architects, Moore \& Land23D ST, $250-252$ West, 1 -sty ffame moving
 Nicholas Abel, 19 East 42d st; architect, Max Muller, 115 Nassau st. Plan No. 240.
BROADWAY, 1372-1382, 3 and 12 -sty brick theatre and offices, $80 \times 98 x i r r e g$; cost, $\$ 350.000$; owners, Times Sq. Improvement Co., Harry Fischel, Pres. World Bldg. Park Row; archi-
tect, Geo. Keister, 12 West 31st st. Plan No ${ }_{247}$ tect, Geo. Keister, 12 West 31st st. Plan No.

## miscellaneous.

PARK ROW, 33, 3 -sty brick and terra cotta restaurant, $23 \times 15$; cost, $\$ 50,000$; owner, John R. Thompson Co., 1259 B'way ; architects, H. R.
Wilson Co., 1259
B'way. Plan No. 236 . Wilson Co., 1259 B'way. Plan No. 236 . 36 TH ST, 147 West, 3 -sty brick store, $20 \mathrm{xs8}$;
cost, $\$ 15,000 ;$ owners, Finney Bldg. Co., Robt. cost, Finney, pres., Hotel Cumberland, 5ith st \& B'way, architects, Mulliken \& Moeller, 103 Park
MOTT HAVEN FREIGHT YARD s s 161 st st and 200 w Morris av, platform, $1244 \times 12 ;$ cost, $\$ 18,500 ;$ owners, N. Y. C. \& H. R. R. Co., 70 East 45́th st; architect, A. F. Haldeman, 70

STEPHENS AV, n w cor Bronx River av, architects, Park Engineering Co., 30 Church st. Plan No. 303.

## Bronx.

apartments, flats and tenements. belmont AV, ws, 100 s . 187 th st, 4 -sty owner, Frank Barba, 2383 Belmont av; architect, M. W. Del Gaudio, 401 Tremont av. Plan ,
Brook AV, s w cor 141 st st, two 5 -sty brick $\$ 90,000$; owners, Consolidated Imp. Co. Harry Jacobs, 419 West 119 th st, nresident ; architect, Geo. F. Pelham, 30 East 42 d st. Plan No. 294 . HUNTS POINT AV, ne cor Gilbert pl, two 5 -sty brick tenements, slag roof, $51.4 \times 108.1 \& \&$
110.1 ; cost, $\$ 125,000$ : owners, Burnett \& Weil 110.1: cost, $\$ 125,000$; owners. Burnett $\ell_{\text {\& }}$ Weil
Const. Co., Robt. Burnett, 1010 East 163 d st, Const. Co., Robt. Burnett, 1010 East 163 d
president.
st, president; ${ }^{\text {architects, Kreymborg Archt. }}$ 163d st. \& So . Boulevard. Plan No. 297 .
DALY AV, w s, 120.88 s 179 th st, 5 -sty brick


Herbst, 983 East 179th st., Pres.; architects, Tremont
Plan No, 310 . 179 TH ST, s s, 117.41 w Bryant av, two $\delta-$ sty
cost, $\$ 90,000 ;$ owners, K. K. \& R. Const. Co., Ignatí Roth, 35 Nassau st, treas. ; architects, Tremont
Archt1. Co., 401 Tremont av. Plan . Archtl. Co., 401 Tremont av. Plan No. 306. $188 T H$
ST, $n$ e cor Tiebout av, two 5 -sty brick tenements, slag roof, $29 x 74.11$ and $38 \times 71.3$;
cost. $\$ 41,000$; owners, Schorn Co cost. $\$ 11,000$; owners, Schorn Co., E. Schorn,
1790 Prospect
av, T. Howell, 149th st and Third av. Plan No,

236 TH ST, n s, 100, E Napier ave, two 3 -sty brick tenements, tin roof, $33.6 \times 38.3 \times 55$; cost, \$24,000; owners, Edw J. Byrne Const. Co., Edw.
S Brne, 3029 3rd ave, Pres. \& Architect. Plan

DWELLINGS.
FAIRMOUNT AV, ${ }^{n}$ s, 75 w Wilcox av, 1 -sty frame dwelling, $14 \times 27$; cost, $\$ 500$; owner, ow. J.
Wolf, 1057 Faale st a architect, W. J. Wolf, 1057
Faile st. Plan No. 290 . WATERBURY AV, e s, 150 n Layton av, ${ }^{21 / 2} 5$ sty 500 frame dwelling, slate roof, $30 x 40$; cost, architect, Anton Pirner, 2069 Westchester av, Plan No. 304. HEWITT PL, n
brick d, 90, w
dwelling brick dwelling, and shop, plastic slate roof, $29.9 \times 128.3$; cost, $\$ 7,000$ owner, Alfred Beyrodt,
882 East 156 owh st ; architects, Koppe \& Daube, 882 East 156th st, architects, Koppe \& Daube,
830

FACTORIES AND WAREHOUSES.
$236 T H$ ST, n s, 152.6 e Webster av, 2 -sty brick factory, felt and gravel roof, $67 \times 125$ '; cost, $\$ 25$, ,-
000 ; owner, Benj. H. Irving, 231 East 237 th st 000 ; owner, Benj. H. Irving. 231 East 237 th st;
architects, Ebbinghaus \& Irving, 752 East 220 th st. Plan No. 291.

## Stables and garages,

BRONX BOULEVARD, w s, 525 s Gun Hill Road, 1 -sty frame stable and shed, $24.3 \times 16$; Vought, 340 Madison av. Plan No. 295 .
WHite PLAINS AV, w s, 407.69 s 219 th st, 1-sty frame garage $19 \times 16$; cost, $\$ 300$; owner, D. Paul Gillespie, 3735 White Plains av, archi-
tect, F. L. Glew, 4387 Carpenter av. Plan No. tect, F. L. Glew, 4387 Carpenter av. Plan No.
296.
Wrick garage, slar re e s, 385 s s. 172 d st, 1 -sty brick garage, slag roof, $38 x 75$; cost, $\$ 3,000$; Harry T. Howell, 3 d av and 149th st. Plan

Stores and dwellings.
DELAVELLE AV, e s, 107.36 s Boston Road, -sty brick store and dwelling. tin roof, $21 \times 57$; 115th st; architect, M. W. Del Gaudio, 401 Tre-

## Examine the Records of the 80 Maiden Lane Building

This has just completed one year on Edison Service Consulting engineers, employed by the building owners, advocated a private plant Their estimate for our Service was:
Current, $1,071,300$ kilowatt hours,
Heating, -
-
Total, light, heat and power,
-

At the end of one year of Edison Service, the Facts are as follows:
Current, 742,050 kilowatt hours, - - - - $\$ 23,511.50$
Heating, - - - - - - - - 8,700.32
Total,
32,211.82
Amount Overestimated by Plant Engineers, $\quad \overline{\$ 24,350.18}$
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of every description Elevators

## Plans Filed, New Buildings, Bronx (Cont.)

## STORES, OFFICES AND LOFTS.

170 TH ST, s w cor Charlotte st, 1 -sty brick stores and amusement halh, slag roof, Co., John
 Kreymborg Architectural Co., 163d st and So Boulevard. Plan No. 308.

## theatres.

WHITE PLAINS AV, ws, 171 s 241st st, open-air theatre,
Moses Watsky, 35 Crawford av ; architect. Geo, Moses JWatsky, SOUTHERN BOULEVARD, e s, 234.48 n Freeman st, open air theatre, $50 \times 100$; cost,
$\$ 2,000$; owners, Daniel Augustus Realty Co., 830 $\$ 2,000$; owners, Daniel Augustus Realty Co., 830
Westchester ave; architects, Goldner \& GoldWestchester ave a architects, Goldner
berg, 391 East 149th st. Plan No. 312.
miscellaneous.
ELLIS AV, s e cor Olmstead av, 1-sty frame shed, $40.6 \times 100$; cost, $\$ 700$; owner, Max Gruber 1150 Clay av ; architects, Tremont Architectural Co., 401 rremont av. Phan No.
$150 \mathrm{TH} \mathrm{ST}, \mathrm{s} \mathrm{s}$,
office and shed, 238 w . Exterior st, 1 -sty frame
48x 14.6 ; cost, $\$ 500$; lessee, office and she , 437 Park av , architects, Tre Geo. Buckham, 1837 Park av; architects, Tre-
mont Archt. Co., 401 Tremont av. Plan No. 298. DELAVILLE AV, $w$ s, 275 n Hallers av, 1 -sty frame shed, $25 x 10 ;$ cost, 200 ; owner,
Frank Colasurdo, on prem. ; architect, M. W. Frank Gaudio, 401 Tremont av. Plan No. 300 .

## Brooklyn.

APARTMENTS. FLATS AND TENEMENTS. PARK PL, $n$ s, 140 e Ralph av, two 4 -sty brick tenements, $50 \times 90$, gravel roof, 23 families each; total cost, pern, 1410 Lincoln pl; architect, No. 2418. PARK PL, n s, 100 e Ralph av, 4 -sty brick $\$ 23,000$; owner, Israel Halpern, 1410 Lincoln pl, architect, Chas. Infanger \& Son. 2634 At lantic av. Plan No. 2419 .
EAST $10 \mathrm{TH} \mathrm{ST}, \mathrm{w} \mathrm{s}, 124.10 \mathrm{~s}$ Caton av, four 4 sty brick tenements, $44.4 x 90.8$, gravel roof,
16 families each; total cost, $\$ 128,000$; owner, 16 families each; total cost, $\$ 128,000 ;$ owner,
Thos. Corigan co., 456 th av architect. J.
${ }^{2410}$. brick tenement, $50.4 \times 88.1$, slag roof, 16 families; cost, $\$ 45,000$; owner, Louisville Realty Co., - ,

architects, S , Millman \& Son, 1780 Pitkin av, | architects, |
| :--- |
| Plan No. 2454. |

44 TH ST, s s, 99.4 w 6th av, two 4 -sty brick tenements, 50 x 55.10 , slag roof, 17 families each; 57046 th, st, architects, Eisenla \& Carlson, 16

CATON AV s s, 461 e East 17th st, 4 -sty brick tenement, $50 \times 93.8$, slag roof, 20 families;
cost, $\$ 60.000$; owner, Arles Realty Co., 16 Court st; architect, D. Wortman \& ano, 114 East 28th st. Mlan No.
CATON AV, s e eor East 17 th st, 4 -sty brick
tenement, $47 \times 9.7$, slag roof, 19 families: cost, tenement, $47 \times 97.7$, slag roof, 19 families ; cost, $\$ 75.000$; owner, Arles Realty Co, 16 Court 8 st;
architect, D. Wortman \& ano, 114 East 28th st. architect, D. W.
Plan No. 2458 .
 families each; total cost, $\$ 40,000$; owner, Regal Holding Co., 113 East 114 th st ; architects,
Gronenberg \& Leuchtag, 303 5th av. Plan No. Gronenberg \& Leuchtag, 2463 5th av. Man No WILLIAMS AV, s w cor Newport av, 3 -sty
brick tenement, 20 x 47 , gravel roof, 3 families Prospect pl; architect, Morris Rothstein, 627
Sutter av. Plan No. 464 Sutter av. Plan No. 2464.
 16 families each ; total cost. $\$ 48,000 ;$ owners, Wm. M. Calder Co., 551 1st st; architects,
Cohn Bros., 361 Stone av. Plan No. 2536 . CONEY ISLAND AV, s w cor Seeley st, 4 -sty lies ; cost, $\$ 25,000$ owner, Wm. M. Calder Co.,
551 , 1 st st , architects, Cohn Bros., 361 Stone
LINDEN AV, n s, 184.2 e Nostrand av, 4 -sty
 Stone av. Plan No. 2531 . UNION ST, n s, 100 e Nostrand $\frac{\text { av, }}{4-\text { sty }}$ brick tenements, $60 x 44,7$, slag roor, 11 families;
cost, $\$ 30,000$; owners, Shelbourne
Construction Coor 873 Nostrand av; architect. J. C. Cocker,
20175 th av, N. Y. Plan No. 2532 . DWELLINGS.
CARROLL $\mathrm{ST}, \mathrm{n}$ s, 275 w New York av, 2 -sty
brick dweliong, 20 x 55 , gravel roof, 2 families: cost, $\$ 6,500$; owner, John J. Kilcourse. 1467 Dean st: architect, Alex. McLean, 883 East 35 th
st. Plan No. 2442 . CARROLL, $\mathrm{ST}, \mathrm{n}$ s, 300 w New York av, 2 -sty

st. Plan No. 2443 . ${ }^{\text {CONEY }}$ ISLAND $\mathrm{AV}, 25 \mathrm{n}$ Hickley pl, 1 -sty frame dwelling, 20x40, gravel roof; cost,
$\$ 1,000$; owner and architect, W.
W. Baker, 553
CONEY ISLAND AV AV
pl, 2 -sty frame dwelling, $20 x 50,25 \mathrm{n}$, gravel roof, 2 m pl, 2 -sty frame dwelling, 20x50, gravel roof, ${ }^{\text {and }}$
families. cost, $\$ 3,500$, owner and architect,
W. B. Baker, 553 Coney Island av. Plan No.
HAMBURG AV, se cor Linden st, 3 -sty brick
Hwellings, $20 x 55$ gravel roof. 2 familles: cost, dwellings, $20 x 55$, gravel roof, 2 familles; cost,
$\$ 7,000$; owner. Bushwick Development Co, 1258 $\$ 7,000 ;$ owner, Bushwick Development Co., 1258
47 thi sit; architect, Henry
Dorf, 614 Kosciusko st.

MERMAID AV, $n$ e cor West 32d st, 1 -sty frame dwelling, isx 30 , shingle root, 1 tamily; cost. \$1, vit; owner, Menott Moran, 454a lith st;
west $24 t \mathrm{th}$ st. Jan No. 2436. .
LAKE LA, s s, 42.10 e West 8th st, 2 -sty frame dwelling, $20 x \neq 6$, tin roof, $z$ ramilies : cost, $\$ 2,400$; owner, Jonn E. Johnson, 261 West
Yth st; architect,
Ihos. Yth st; architeet, Thos. Bennett, sd av and
WEST 3D ST, e s, 54 n Sea Breeze av, two
1-sty irame awellings, 1 -sty rrame awellings, $18 x 50$, shingle roof, 1 Stauch, "Bowery"; arcmitect, Richard Marzail, 2818 West 6 th st. Plan No. 2461.
EAST 15TH ST, e s, 260 n Av J, two 2 -sty brick dwellings, $20 x 36$, gravel roor, 1 family
 213 East ent st, architects, Join C. Wandell Co.,
MERMAID AV, n s, 80 w W 25 th st, 3 -sty brick awelling, $20 x 40$, gravel roof, 1 ramily ; cost and Railroad ay, architects, Laspia \& Salvati, 525 Grand st. Pian No. 2469 .
WILLIAMS AV, w s, 290 n Hegeman av, 2 sty brick awelling, 2ux44, gravel roof, 2 fami Hes ; cost, $\$ 2,600$; owner, Nathan Galinko, 73 Wiliams av; architect, Morris Rothstein, 627 Sutter av. Plan No. 2463.
99 TH ST, s s, 100 e 3d av, 2 -sty frame dwelling, $20.3 x \mathrm{xiO}$, tin roof, 2 families; cost, $\$ 4,500$; tect, Ernest Hanson, 250 95th st. Plan No. AV I, n s, 54 e Lake st, 2 -sty frame dwell-
ing, $18 x 35$, tin root, 1 family, cost, $\$ 3,500$;
owner, Wm. Magher, owner, Wm. Magher, 208 Van siclen st; architect, R. T. Schaeter, 1526 Flatbush av. Plan
AV I, n e cor Lake st, 2 -sty frame dwelling. Wm. Magher, F. Schaeter, 1526 Flatbush av. Plan No. 2484 , AV I, n s, 36 e Lake st, 2 -sty frame dwelling, $18 x 350$, tin roof, 1 family ; cost, $\$ 3,500$; owner, Wm Magher, 208 Van Siclen st ; architect, R.
F. Schaeter, 1526 Flatbush av. Plan No. 2486 . F. Schaeter, 1526 Flatbush av. Plan No. 2486. AV I, n s, 18 e Lake st, 2 -sty
$18 \times 35$, trame din rool, 1 family; cost, $\$ 3,500 ;$ owner,
 W. Schaeter, 1526 Flatoush av. Plan No. 2485 . LAKE ST, e s, 78.3 n Av T, 2 -sty frame dwellin itect, R. T. Schaefer, 1526 Flatbush av. Plan No. 2515.
74 TH
dwe
ST, s
s,
, 210 w
dith av, five 2 -sty brick dwellings, $18 \times 30$ each, gravel roof, 1 ramily; cost, $\$ 1,000$ each; owner, John A, Jones, 6601
19 th av ; architect, J. C. Wandell, $4-5$ Court sq. 19th av; ${ }^{\text {archan No. }} 2527$.
FORBELL AV, s w cor Glen st, two 2 -sty brick dwellings, $20 \times 550$, gravel roof, 2 families each; total cost, $\$ 4,000$; owner, Magenta Dev'1.
C..,
99 Forbell more, 153148 th st. Plan No. 2547 .

## FACTORIES AND WAREHOUSES.

DUCK ST, w s, 252 n Paidge av, 6 -sty brick factory, $124.2 \times 150.6$, iron roor; cost, $\$ 45,000$; owner, Sicilian
Y.; asphalt Co.,
A1 Phitect,
Felber Engineering Works, Park av, N. Y. Plan No. 2409.
STONE AV, s e cor Dumont av, 2 -sty brick library, $90 x 63.4$, tar and gravel roof, cost, $\$ 90,-$
000 ; owner, Brooklyn Public Library, 26 voort pl; architect, W. B. Tubby, 81 Fulton st, N. Y. Plan No. 2441.
DUPONT $\mathrm{ST}_{\text {b }} \mathrm{s}$ s s , 225 w Provost st, 1 -sty brick factory, $25 \times 15$, gravel roof ; cost, $\$ 1,000$;
owner, Margaret McGrath, 1101 Lawrence st ; owner, Margaret McGrath,
architect, Gustave Erda,
1101
Lawrence
st; Plan No. 2511.
DUPONT ST, s s, 225 w Provost st, 2 -sty brick work shop, $25 x 60$, gravel roof; cost, $\$ 3$,o00; owner, Margt. McGrath, 1101 Lorimer st;
architect, Gustave Erda, 826 Manhattan av. Plan ROCK ST, s s, 184.11 e Bogart st, 4 -sty brick stock house, $28.6 x 70$, gravel roof; cost, $\$ 25,000$ owner, Adolpa Gobel, Morgan av, and Rock st; Plan Ne. 2548.
TIFFANY PL, $n$ s, 339.7 e Harrison st, 4 -sty brick factory, $20 x 44$, gravel roof; cost, $\$ 5,000$; J. Conway, 400 Union st. Plan ; architect, Wm.

## stables and garages.

 owner and architect, Jeannette Kassman, 367 Fulton st. Plan No. 2431 .
DITMAS AV, $n$ w cor East 19 th st, 1 -sty frame garage, $12 \times 18$, shingle roof; cost, $\$ 350$; owner, Geo. Bauer, 2946 Bedford av ; architect, Benj. Dreisler, 153 Remsen st. Plan No. 2501. OCEAN AV, e s, ${ }^{235}$ s Dorchester rd, 1 -sty
frame garage, $14 x$ is, shingle roof; cost, $\$ 300$; frame garage, $14 \times 18$, shingle rois, cost, ${ }_{\text {Michael }}^{\text {owner, }}{ }_{\text {Twiss, }}^{\text {H. }}$ 49 Prospect ${ }^{\text {G. }}$. Plan No. 2535 . DOUGLASS ST, w s, 90 s Dumont ay, 1 -sty Douglass ST, W, s, 90 s. Dumont av, $\begin{aligned} & 1-\text { sty } \\ & \text { brick stable, } 14.6 \times 16 \text {, tar roof; cost, } \$ 300 \text {; own }\end{aligned}$ er, S. Bernstein, 114 Blake av ; architects, S.
Millman \& Son, 1780 Pitkin av. Plan No. 2529 . RICHARDSON ST, s s 100 e Manhattan av RICHARDSON $\mathrm{sT}, \mathrm{s} \mathrm{s}$, 100 e Manhattan av,
frame stable, $16 x i 6, ~ g r a v e l$
roof ; cost, \$250; owner, Marx Lewis, 129 Lenox rd; archigarage, $\mathrm{G}, \mathrm{n} \times 2 \mathrm{n}$ w eor shingle roof ; cost, $\$ 250$; owner, John A. Cámpell, 618 McDonough st, archi-
tect, G. W. Gregory, 1463 East 4th st. Plan NEPTUNE $A V$, s s, 140 w Sea Gate av, 1 -sty brick garage, $34 \times 22$, tile root; cost, $\$ 850$ owner, Georgle
tect, G. H. Suess, 2966 , West $29 t h$ st. Plan

STORES AND DWELLINGS.
LIVINGSTON ST, $n$ w cor Nevins st, 2-sty brick store and dwelling, $21 \times 67$, tin roof, ${ }^{2}$ families; cost, $\$ 11,000 ;$ owner, John Hartman, 1576 Broadway; architect, Chas. No. 2414 .
Son, 2634 Atlantic av. Plan No LIBERTY AV, s s, 18 e Sheridan av, two 3 -sty brick stores and dwellings, $18 x=5$, Perfect Con2 families; cost $\$ 9,000$; owner, pertect, Wm. Debus, 86 Cedar st. Plan No. 2435. LIBERTY AV, s e cor Sheridan av, 3-sty brick store and dwelling, $18 x 555$ gravel roof, families ; cost, $\$ 5,500$; owner, Perfect Construction Co. 1318 Fulton st ;
86 Cedar st. Plan No. 2434.

STORES, OFFICES AND LOFTS. $5 \mathrm{TH} \mathrm{AV}, \mathrm{s}$ w cor 61 st st, 2 -sty brick stores and lofts, $41.11 \times 97$, slag rool, cost, $\$ 15,000$
 Eisenla \& Carlson, 16 Court st. Plan No. 2506. HARRISON AV, w s, 89.8 s Hooper st, $\$ 800$; brick store, 10.4 x16, grave 450 Ocean Parkway; owner, August Hoffman, 86 Cedar st. Plan No. 2554.

KENT AV, w s, 249 n No. 12 th st, 2 -sty brick offices, $25 \times 44$, gravel roof ; cost, $\$ 1,000$; E. A. Hathaway, 34 Martense st. Plan No,
2569. 2569.

## THEATRES.

NOSTRAND AV, $s$ e cor Clarendon rd, 2-sty frame moving picture show, $90 \times 100$, tin roof; cost, $\$ 300$; owner, H. A. Davis, 2617 Newtbush av. Plan No. 2462 .
RICHARDSON ST, s s, 100 e Manhattan av 1-sty frame shed, $28 \times 16$, gravel roof; cost, $\$ 300$; E. J. Messinger, 394 Graham av. Plan No. 72 D ST, n s, 180 e 4 th av, 1 -sty frame shed, $20 \times 18.6$, gravel roof; cost, \$150; owner and architect, Jepson \& Dahn, on premises. Plan No. 2550 .

## MISCELLANEOUS

PROSPECT ST, s s, 50 w Gold st, 1 -sty brick ravel roof; cost, 2,500 ; owner; J. H. McMullan, Jr., 91 Bridge st ; architect Hy. V. Lock, 56 South 9 th st. Plan Coy Island BRIGHTON BEACH PIKE, 320 e Coney Island av, 1 -sty frame ball game, $25 \times 28$, gravel roof cost, $\$ 200$; owner, Brighton Bealect, Geo. W Co., 41 Park Row, N. Y. ; areno. 2468 . Keller, Brigh AV, s s, 200 e West Sth st, 1-sty frame SURF AV, s s, 200 e West $28 \times 60$, rubberoid roof; cost shooting gallery, $28 \times 60$, rubate, 474 Broad st, $\$ 700$; owner, Jas. and West 24th st. Plan No. 2450.
BOWERS WALK, w s, 550 s Surf av, 1 -sty frame shed, $20 \times 69$, iron roof; cost, $\$ 1,000$ owner, Desmond Dunne, 176 Montague st, 24 th itect, J. A. No. 2508.
SARATOGA AV, $n$ e cor St. Johns pl, 1-sty SARATOGA AV, $n$ moving picture show, sox 150 , roof cost, $\$ 500$; owner, H. Benowitz, 48 Liberty av architect, Simon Wissberg, 1265 Broadway, N. Y Plan No. 2568.

## Queens.

APARTMENTS, FLATS AND TENEMENTS. APARTMEN CITY.- 8 th av, s e cor BroadLONG ISLAND CITY.- 8 th $25 \times 8$, 1 , slag roof, ${ }^{7}$ way, 4 -sty brick tenement, families; cost, $\$ 12,000$; owner, Jere F. Ryan 3503 d av, N. Y. C. ; architect, G. Erda, 826 Manhattan av, Brooklyn. Plan No. 1455 . LONG ISLAND CITY.-Potter av, n e cor Albert st, 4-sty brick tenement, $50 \times 90$, tar and gravel roof, 21 famines, 781 steinway av, L. I. City; Antoinetta Vereha, 781 Steinway av, L. I. City. architect, Fran
ROCKAWAY BEACH.-Waverly av, w s, 185 n Ocean av, ten 2-sty frame dwellings, 16x34, shingle roof, 2 families; cost, $\$ 10,000$; owner, M . Resnick, 475 Boulevard, Rockaway Beach; architect, P. Caplan, Boule
Beach. Plan Nos. 1502 to 1511 .
LONG ISLAND CITY.-Vandeventer av, s e and gravel roof, 8 families; cost, $\$ 12,000$, city er, Conrad Huefner, 645 10th av, L. I. City; architect, Vol.
Plan No. 1548.
LONG ISLAND CITY--Lawrence st, w s, 27 i Woolsey av, 4 -sty brick tenem; cost, $\$ 18,500$; owner, Bohnslar Muller, 8042 av, L. I. City ; architect, Frank Braun, 5859 th av, L. I. City. LONG ISLAND CITY.-Lawrence st, $\mathrm{n} w$ cor Woolsey av, 4-sty brime cost, $\$ 20.000$; owner, John Dvorsky, 654 Academy st, L. I. City; architect, Frank Braun, 5859 th City, Plan No. 1543.
LONG ISLAND CITY.-Academy st, w s, 95 n Washington, 4 -sty brick tenement, tar and
gravel roof 21 families; cost, $\$ 35,000 ;$ owner, Ellsworth B. Sherer, 221 W 83d st, N. Y, C.; Ellsworth B. Sherer, N . Y. C. Plan 1527.
LONG ISLAND CITY.-Marion st, ws, 222 n Payntar av, 3 -sty brick tenement, $25 \times 52$, slag roof, 6 families; cost, 15 Marion st, L. I. City ; architect, Vindriero, 15 Marion st, Hewitt, 717 Crescent st, L. I. City. Plan No. 1552 .

DWELLINGS.
FLUSHING.-Golden $a v, \mathrm{~s} \mathrm{~s}, 150$ e Larch st , $21 / 2$-sty frame dwelling. 18x28, shingle roof, ${ }_{2}$ family ; cost, $\$ 2,000$; owner, J. Ehrich, 224 13th st, College Point; architect, C. L.

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## Plans Filed, New Buildings, Queens (Cont.).

 FLUSHING.-Barclay st, n w cor Central av, family ; cost, $\$ \geqslant$, ove ; owner, Alick Boyce, Barclay st, Flushing; architect, A. E. Richardan,100 Amity st, Flushing. Plan No. 1450 . MEAD ST, in s, so w Catherine st. $11 / 2$-sty
frame dwelling, 2oxt6, shingle root, 1 (amily: frame dwelling, 2oxtb, shingle root, 1 family;
cost, $\$ 1$, ovu; owner, Queens Court Realty Co., 200 Broadway, N. Y. C. ; architect, J. D. I. 1411
Lerferts av, six $\langle$-sty. -Oceanus av, e s, 200 s
 architect, Monroe Rosenfeld, of South oceanus , NPDNay Beach. Plan No. $144 \dot{3}-4-5-\mathrm{t}-\mathrm{T}-8$.
 roor, 1 tamily; cost, $\$ 2,000$ : owner, Mary A Brown, Jamaica Creek ; architect, John Brown,
SOUTH AQUEDUCT.-Academy st, e s 100 n Hawtree ra, 1 -sty frame owelling, 20x34, telt roof, 1 family; cost, \$ou0; owner, Lucy N.
Barnes, 881 Myrtie av, Brooklyn; architect, G . Barnes, ss1 Myrtle av, Brooklyn;
W. Barnes, same. Plan No. 142.
FLUSHING.-Parsons av, e s, 50 n Delaware st, $21 / 2$-sty frame dwelling, shingle roof, 1 famPoint; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 1451.
FOREST HILLS.-Northfield av, n e cor Highland ay, $2 \frac{1}{2 / 2}$-sty brick dwelling, $38 \times 32$, , tile roof,
1 family ; cost, $\$ 12,000$; owner, Edward Van 1 family ; cost, $\$ 12,000$; owner, Edward Van Wagenen, 39 West 32 d st, N. Y. C. ; architect,
Nelson © Van Wagenen, 15 West $38 t$ st, N. Y. C. Plan No. 1454 . HAMELLS.-Eldert av, e $\mathrm{s}, 200 \mathrm{~s}$ Bay av,
two 1 -sty frame dwellings, 12 x 28 , shingle roof, 1 family; cost, \$700; owner, J. W. Carpenter, $1+1$ Broadway, N. Y. C.; iarchitects, Chas. Whit-
man Co., 6th st and 1st av, N. Y. C. Plan , 3 . Pa WOODHAVEN.-Hopkinton av, e s, 366 s Ful36 , shingle roof, 1 family; cost, $\$ 39,000$; owner, Innovation Homes Co., 1227 Av G, Brooklyn architect, Benj. F. Hudson, 319 9th st, BrookTyn. POODHAVEN.-Vandeveer av, w s, 18 s Fulton av, 21 -sty frame dwelings, $18 \mathbf{s} 366$, shingle
 1459-60-61. ARVERNE,-Clarence av, w $\mathrm{s}, 120 \mathrm{~s}$ Almeda
av, $21 /$-sty
1 frame dwelling, $22 \times 3 \times 6$, shingle roof,
1 family; cost, $\$ 3,500$; owner, Bertha Jaffe, Clarence av near Almeda av, Arverne; archi

No. 1493.
CORONA.-Lincoln av, e s, 400 s Park av, 2 sty ; cost, $\$ 2$, ve0; owner, Jos. Mason, 118 Cleve land av, Corona; architect, J. H. Dioguardi, 1
CORONA. 44th st, 280 n Jackson av 2-sty frame dwelling, $18 x 45$, tin roof, 2 tami-
lies; cost, $\$ 3,100$; owner, Alfonse Napoil, 124 lies; cost, $\$ 3,100$; owner, Alfonse Napoil, 124
43 d st, Corona; architect, Alfred DeBlasi, 51 Grant st, Corona. Plan No. 1499.
ELMHURST.-Columbus Boulevard, $s$ s.
sea cor
Siew terrace, 2 -sty brick dwelling, tile roof, 1 family ; cost, $\$ 6,000$; owner, S. P. Benedict, Smith av and Cleveland st, Corona;
architect, J. H. Dioguardi, 1 Bridge Plaza, L. I. architect, J. H. Dioguardi, 1 Bridge Plaza, L. I City. Pian No, 14to.
ELMHURST.-Grove st, e s, 25 w Gay st, $21 / 2-$
sty frame dwelling, $18 x 38$, shingle roof, 1 family ; cost, \$3,500; owner, W. Schwageral, 24

FOREST HILLS.-Slocum Crescent, $\mathrm{s} w$ co Russel pl, $21 / 2$-sty brick dwelling, $42 x 30$, tile
roof, 1 family; cost, $\$ 7,000$; owner, Sage Foundation Homes Co. 47 West owner, Sage Founarchitect, G. Atterbury, 20 West 43 d st , N. N. Y. C. C. HOWARD ESTATES.-Thadford av, w s, 260
 Howard Estates, care of architect ; architect Wm. Rapp, Jr., Glen Morris. Plan No. 1488 . RICHMOND HILL.-Alden av, $s$ w cor Quinn av, 2 -sty
1 frame dwelling, 21 x.44, shingle roof,
family; cost, $\$ 5,000$; owner, G. Schoen, care of arehitect, architect, Wm. Rapp. Jr., Glen
Morris. Plan No. 1489. Morris. Plan No. 1489 . RIDGEWOOD.-Sandol 2-sty brick dwelling. $20 \mathrm{x} 5 \dot{1}$, tin cor Cooper av, lies ; cost, $\$ 4,000$; owner, John Yunker, 1287 Madison st, Ridgewood, architects, L. Berger
$\&$ Co., Myrtle and Cypress avs, Ridgewood. ROCKAWAY BEACH.-Fairview av, w s, 50 n Cedar av, two 1 -sty frame dwellings, $16 \times 20$
shingle roof, 1 family; cost, $\$ 550$; owner, Nellie shingle roof, 1 family; cost, $\$$ siso ; owner, Nellie
Prendergast, 41 North Fairview av, Rockaway Beach; architects, J. P. Powers Co., Rockaway
Beach Pay Beach. Plan Nos. 1491-2.
I. ROCKAWAY REACH.-Ward av, wix s, $\frac{\mathrm{n}}{\mathrm{m}} \mathrm{L}$. shingle roof, 1 family; cost, $\$ 2,100$; owner. $F$. S. Marshall, 302 Broadway, N. Y. C.; ; architect,
J. Powers Co., Rockaway Beach. Plan Nos.

ROCKAWAY BEACH.-Thompson av, w s, 7 ROCKAWAY BEACH.-Thompson av, w s, 75
n Boulevard, two 1-sty frame bungalows, 20 x
16 , felt root, 16, felt roof, 1 family; cost, $\$ 600$ i owner, Er-
nest
nuala, 54 Amber st, Richmond Hill ; architect, W. S. Rothschild, 55 Washington av,
ROSEDALE.-Park av, s s, 300 w President
st, 2 -sty frame divelling, $22 \times 32$, shingle roof, 1
family; cost, $\$ 3,300 ;$ owner,
 ROSEDALE.-Rosedale av, $w, ~ s, ~ n ~ Y a l e ~$ family ; cost, $\$ 2,900$; owner, M. ${ }^{\text {shingle }}$ E. Meyer, Rosedale ; architect, S. Stevenson, Lafayette av,

WOODHAVEN.-Napier av, w s, 40 s Fulton av, ive 2 -sty frame dwellings, $17 x 28$, shingle ferlein $\$ 97$, H. T. Jeffrey \& Son, 923 Lefferts av, Richmond Hill. Plan Nos. 1477 to 1481
WOODSIDE-Kelly av, e s, 50 n Hunter pl, 2-sty frame dwelling, $21 x 44$, tin roof, 2 families; cost, $\$ 3,800$; owner, M. Ginsberg. 1894 3 d av, N. Y. C.; architect, Frank Chmelik, 796
2d av, L. 1. City. Plan No. 1469. 2 d av, L. I. City. Plan No. 1469.
CORONA.-Washington st, w s, 194 n Jackson av, 2 -sty brick dwelling, $20 x 37$, tin root, 1 famst, Corona; architect, J. Wieting, 15 Fillmore st, Corona. Plan No. 1528 .
EDGEMERE.-Frank av, w s, 40 n Rhenhart family. frame dwelling, $22 \times 33$, shingle roof, 1 lnwoo ; cost, $\$ 3,000$; owner, Rachel Rhenert, 1nwood, L . 2 b; architect, owner. Plan Nos. EDGEMERE.-Frank av, ws, 360 n Rhenhart p1, family; fry frame dwelling, 2 xxt2, shingle roof, B. Munyon, 4 Forest av, Summit, N. J. archi-
tect, J. H. Cornell, Far Rockaway. Plan No. 1515.

FOREST HILLS.-Slocum Crescent East, cor roof, 1 family ; cost, $\$ 10,000$; owner, Sage Foundation Homes Co., 47 West 34th st, N. Y, ct, N. Y. C. Plan No 15 Lindeberg, 3 West 47 th st, N. Y. C. Plan No. 1540.
JAMAICA.-Ackroyd av, e s, 140 n Briarwood rd, $21 / 2$-sty frame dwelling, $2 x \times 36$, shingle roof, 18 Sterling pl, Brooklyn; architect, H. T. Jeffrey \& Son, 923 Lefferts av, Richmond Hill.
JAMAICA.-Beaufort st, s s, 42 e Napier pl, $t$ wo $2^{1 / 2-s t y}$ frame dwellings, $18 \times 33$, shingle roof, 1 family; cost, $\$ 5,000$; owner, John Leonardi, JAMAICA--Irving pl, w s, 243 n Beaufort st, roof, 1 family ; cost, $\$ 9,000$; owner and architect Harry S. O Neili, 2 Remington av, Jamaica.
Plan No. 1537-38-39.
JAMAICA.-Croton rd, e s, 75 s Wareham rd 2 -sty brick dwelling, $35 \times 32$, tile roof, 1 family; rd, $21 / 2$-sty brick dwelling, $36 \times 30$, 90 e Croton family; cost, $\$ 8,000$; owner, Timothy L. WoodHomes Co 70 E ${ }^{\text {Brooklyn ; architect, Standard }}$ 1524-1525.
MASPETH.-Ward st, w s, $\tau 2 \mathrm{n}$ Whitlock av, 2-sty
framilies ; cost, $\$ 3,000$; owner, Jos, Fisk av, Maspeth; architects, Edw Rose \& Sons, Grand st, Elmhurst. Plan No. 1516 .
MIDDLE VILLAGE.-Metropolitan av, ns, 240
W Lafayette av, 2 -sty frame dwelling, $21 \times 48$, slag roof, 1 family; cost, $\$ 2,600$; owner, Ernest Palmer, Metropolitan av, Brooklyn; architect, Otton ${ }^{\text {Th }}$
No. 1514.
MIDDLE VILLAGE.-Lafayette st, in s, 325 wof 2 families 2 -sty frame dwelling, $18 \times 48$, tin Diehl, Furman av, Middle Village; architect, Wm. Von Felde. 2190 Metropolitan av, Middle Village. Plan No. 1536.
RIDGEWOOD,-Emerson av, e s, 18 s Queens
 Harbor Constn. Co., 915 Kelly st, Bronx ; architects, S. Millman \& Son, 1780 Pitkin av, Brooky. Plan No. 1529 .

RICHMOND HILLL-Greenwood av, w s. 250 n Broadway, ${ }^{21 / 2 /- \text { sty }}$ frame dwelling. $17 \times 38$, Suttmeier Bros., Broadway and Grant av, Richmond Hill; ; architect, Wm . A. Blecher, 4420 Kimball st, Brooklyn. Plan No. 1512 . SOUTH JAMAICA.-Beatrice av, n s, 203 e
Rockaway rd, five $21 / 2$-sty frame dwehlings, 18 x Rockaway rr, five $21 / 2$-sty frame dwellings, 18 f
30, shingle roof. 1 family; cost, $\$ 10,250$; owner, Baisley Lake Realty Corpn., Butler Building, Fulton st, Jamaica, architect, D. J. Evans, ${ }^{3}$
Herriman av, Jamaica. Plan Nos. 1519 to 1523 . WOODHAVEN.-Boyd av, $n$ wior Ridge-
wood av, four 2 -sty frame
dwellings, $20 x$ an shingle roof, 1 family; cost, Manhattan. Wm. J. Hickey ${ }^{\text {\& }}$ Son, 64 Gold st,

## FACTORIES AND WAREHOUSES.

ROCKAWAY BEACH.-Boroughs av, s ss, 220 55 Division av, 1 -sty brick slaughter house, 20 x Chas Lapop \& Son, 543 Boulevard, Rockaway Beach; architect, Wm. Rothschild, 55 Washing-
ton av, Rockaway Park. Plan No. 1490 . ton av, Rockaway Park. Plan No. 1490.
LONG ISLAND CITY.-Crane st es es 226 s Jackson av, 4-sty brick factory, $173 x 72$, tar and gravel roof; cost, $\$ 125,000$; owner and archi-
tect. Neptune Meter Co., premises. Plan No.

## Halls and clubs

JAMAICA.-Liberty av, n s, 30 w Tyndall st, 1 -sty brick club house, $21 \times 33$, tin roof; cost,
$\$ 700 ;$ owner. Frank Zuk architect, $\$ 700$; owner, Frank Zuk architect, owner, Lib-
erty av, Jamaica. Plan No. 1533.

> SCHOOLS AND COLLEGES.

JAMAICA.-Larrimore av, $n$ s s, bet Haryard and Yale avs, 4 -sty brick public school, 160 x N. Y. Park av and 59 th st,' N. Y. C. Plan

## Stables and garages.

FOREST HILLS.-Russel pl, 5 w cor Slocum Crescent, 1 -sty brick garage, $13 \times 19$, tile roof;
cost, $\$ 1,000 ;$ owners, Sage Foundation Homes Co., 47 West $34 t h$ st, N. Y. C.; ; architect, Grosvenor Atterbury, 20 West 42 d st, N. Y. C. Plan No. 146.
ARVERNE.-Alexander av, $w, 500 \mathrm{~s}$ Ocean

 sen, 9 Vernam av, Arverne. Plan 1462.

RICHMOND HILL.-Willow st, n s, 100 w Abingdon rd, 1-sty frame garage, $14 \times 18$, shingle roof; cost, $\$ 200 ;$ owner, Chas. 149 .
low st Richmond Hill. Plan No. 1498.
DOUGLAS MANOR.-West Drive, $n \mathrm{~s}, 220 \mathrm{~s}$ hore rd, $1 \frac{11}{2}-$ sty frame garage, $21 \times 21$, shingle oof ; cost, $\$ 1,000$; owner, Nathaniel Doyle, 455 den $3 \pm 75$ th av, N. Y. ; C. Plan No. 1436 LONG ISLAND CITY.-Cemetery av, $n$ w cor roof; cost, $\$ 3,000$; owner, St. Michael's P. E. Church, 225 West 99th st,, . Peter Robert, 37 Sullivan st. N. Y. C. Plan No. 1440 .
ACQUEDUCT.-Quinn av, cor Arthur av, 1 -sty
 Acqueduct. Plan No. 1546 .
CORONA.-Mulberry av, n e cor Oak st, 1 -sty rame garage, $15 \times 17$, shingle roof; cost, $\$ 100$; MIDDLE VILLAGE.-Furman av, w s, 280 s and gravel roof; cost, $\$ 1,250$; owner, Meyer Kraut, Furman av, Middle Village ; architect, RIDGEWOOD.-Cooper av, n s, 209 w Dill pl, 000 ; owner, Albin Wagner, 419 Dill pl, Ridgewood; architect, L. Berger \& Co., Mrytle and
Cypress av, Ridgewood. Plan No. 1531 . ROCKAWAY BEACH.-Hollywood av, $n$ w cor ized iron roof; cost, $\$ 5,000$; owner, F. H. Morrison, Rockaway Eeach; architect, owner. Plan

## STORES AND DWELLINGS,

CORONA.-Randall av, s w cor Jackson av, 2 families ; cost, $\$ 27,000$ (three houses) ; owner, Thomas Daly, 54th st, Corona; architect, R. W.
Johnson, 60 Grove st, Corona. Plan No. 1544. STORES, OFFICES AND LOFTS.
LONG ISLAND CITY.-Jackson av, e s, 81 s cost, $\$ 2,500$; owner, Chas. L. Wright, 159th and St. Nicholas av, N. Y. C. ; architect, Henry 1515.

FLUSHING.-Broadway, s s, 187 e Main st, 000 ; owner, John Brown, 608 Madison st Brook yn; architect, G. E. Crane 67 Welling st, Richmond Hill. Plan No. 1449.
WHITESTONE.-8th av, w s, 100 s 19th st, 1-sty moving picture, $25 \times 100 ;$ cost, $\$ 4,500$, owner, E. Bleecher, 102 Thi av, Whitestone 1470 .

RIDGEWOOD.-Putnam av, s w cor Fairview 500 ; owner, G. X. Mathews, Ridgewood; arch itect, L. Allendinger, 926 Broadway, Brooklyn. Plan No. 1456.
LONG ISLAND CITY.-Beebe av, $n$ w co 1 st av, erect open air-drome, $50 \times 100$; cost, $\$ 1$, lyn; architect, John Boese, Bridge Plaza, L. I.

## MISCELANEOUS

LONG ISLAND CITY.-Ridge st, e s, 75 s Radde st, 1-sty frame shed, $25 \times 40$, slag roof; L. 1. C. Plan No. Louis Cohn, 267 Radde st, FLUSHING.-Burling av, 97,1 -sty frame shed, $13 \times 12$, paper rool $\dot{\text { cost, }}$ \$00; owne LONG ISLAND CITY-Hall rame shed, 12x13, gravel roof; cost, $\$ 10$, 1 -sty er, Frank Tula, premises. Plan No. 1467 . NORTH BEACH.-Boulevard, s s, 300 e Ehret av, erect frame slide, $5 \times 155$; cost, $\$ 1,000$; own-
ers, Quat Bros., 414 East 79 th st, N. Y. C. ers, Quat Bros.,
Plan No. 1472 .
LONG ISLAND CITY.-Crescent st, 701, 1-sty Herman Escher, premises Pian No 1483 owner, NEWTOWN.-L. I. R. R. right of way, 420 n Grand st, three platforms and waiting rooms, $11 \times 161$, tin roof; cost, $\$ 8,000$; owner and architect, L. I. R. R. Co., Penn Terminal, N. Y. C. Plan No. 1530.
JAMAICA.-Skidmore av, e s, 80 n L. I. R. R. owner, Jas. O'Connell, 524 Fulton st, Jamaica Plan No. 1541. 2d av, 1-sty frame shed $15 x 50$ aven ns, opp cost, $\$ 300$; owners, Colton Bros., Rockaway Park. Plan No. 1513.
RICHMOND HILL CIRCLE.-Malcolm av, $n$ roof; cost. $\$ 30$; owner, Ludwig Ofverberg, premises. Plan No. 1549 .

## Richmond. DWELLINGS

BRIGHTON AV, e s, 60 n Huysen rd, Tomp$\$ 4,000$; owner, builders and architects, Brighton Heights Development Co., Tompkinsville. Plan No. 304.
BAYWAY, e s, 375 s Arlington av, TottenVille, 1-sty frame dwelling ; cost, $\$ 1,000$; owner, builder, Chas. Longo, Tottenville. Plan No. 279.

DEEMS \& WATERS AVS, s w cor, West New Brighton, 2-sty frame dwelling, 21x28; Larsen, Port Richmond Plan architect, Peter arsen, Port Richmond. Plan No. 294.
DAKOTA PL, w s, 40 s Waters av, West cost, $\$ 4,000$; owner, Eugene D. Phelps, West


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Plans Filed, New Buldings, Richmond (Cont.).
New Brighton; ; architect, J. D. Coleman, West
New Brighton; builder, E. D. Phelps. Plan New Br
No. 287 .
FISHER AV, w s, 20 s Chestnut st, TottenVille, 2 -sty frame dwelling, $22 \times 30$; cost, $\$ 2,400$; and builder, W. S. Holbert, Hugenot Park. Plan

PELTON AV, w s, 400 s Henderson av, West ost, $\$ 2,800$; owner, builder dwelling, $19 x 30$; Larsen, Port Richmond. Plan No. 293.
RICHMOND ST, i s, 300 Castleton RICHMOND ST, $n$ s, 300 n Castleton av,
West New Brighton, 2 -sty frame dwelling, 24 x 28 ; cost, $\$ 2,300$; owner, Gadino Alivieri, West Richmond; builder, Ardrino. Plan No. 310. ROMA RD, e s, 715
Dongan Hills, 3 -sty brick dwelling, Corners rd, $99 \times 33$; cost, $\$ 20,000$; owner, Chas. J. Fay, N. Y. C.; archiHommediew \& Sons, N. Y. C. Plan No. 284. RILEY'S LA, n s, 1000 e Sharrott rd, Kreisch-
 builder, John E. Burgess, Tottenville. Plan No.
SEASIDE BOULEVARD \& BURGHER A s w
$24 ;$ c. South Beach, 1-sty frame bungalow, $16 x$
cost, 200 ; owner, J. P. Crane, South Beach; builder, J. P. Crane, South Beach. Plan
SLEIGHT AV, e s, 900 n Belmont av, Tottenwner H W Moore Tottenville; architect ; W. Moore, Perth Amboy ; builder, E. R. Paugh, Tottenville. Plan No. 290.
SUNRISE SUN, s s, s e cor Ocean terrace, $\$, 500$ owner Mary J. Hinnston, $38 \times 29$ i cost, rchitect, Jas. Whitford, Stapleton; builders, Henry Spruck \& Son Plan No. 305.
SEASIDE AV \& BURGHER AV, s w cor, out $\$ 250$; owner, J, P Crane South Beach; builder, J. P. Crane, South Beach. Plan No.
GIFFORDS LA, e s, 1200 n Dewey av, Great Kills, 2 -sty frame dwelling, 22x38; cost, $\$ 2,500$; owner, Mrs. Carrie Eaton, Great Kills; archi-
tect and builder, Emil Petersen, Great Kills.
WYMAN AV, e s, 500 s Southfield boulevard, Great Kills, 1-sty frame bungalow, $18 \times 20$; cost, $\$ 450$; owner and builder, Albert P. Andlemann,
Great Kills. Plan No. 307.

PELTON AV, w s, 950 n Henderson av, Livingston, 2-sty frame dwelling, $36 x 24$; cost, $\$ 6,-$ 500 ; owners, Geo. K. \& Clara S. Jenkes, Livingston; archivect and PENDLETON PL, w s, 299 n Prospect av West New Brighton, 2-sty brick dwelling, $\$ 4,300$ : owner, Clarence J. Pruim, terrace ; architect, E. H. Bartro, 400 West 23 d
st; builder, A. McIntyre, 80 1st st. Plan No. st; builder, A. McIntyre, 80 1st st. Plan No.
JACKSON AV, ss, 300 s Richmond rd, Stapleton, 2 -sty frame dwelling, $24 \times 30$; cost, $\$ 4,-$ and builder, Brighton Heights Development Co., Tompkinsville. Plan No. 303. 3 D ST, n s, 140 n Elm av, Dongan Hills, $1-$ Geo. A. Sofield, Dongan Hills; builder, Adam Marks, Jr., Dongan Hills. Plan No. 300. 5TH ST \& BROADWAY, $n$ w cor, Hugenot Park, 2-sty frame dwelling, 22x27; cost, $\$ 2$,architect, Chas. A. Hawkes, Hugenot Park; builders, Richmond Borough Construction Co.
Plan No. ST, w s, 100 n Midland av, Dongan Hills, 1 -sty frame bungalow, $14 \times 38$; cost, $\$ 325$; owner, Augusta Biddle, Dongan Hills; builder,
John Bahr, Dongan Hills. Plan No. 295 .
7 TH ST, w s, 600 s Lincoln av, Dongan Hills,
1-sty frame bungalow, $24 \times 30$ : cost, $\$ 725$; own-1-sty frame bungalow, $24 \times 30$; cost, $\$ 725$; owner, Chas. E. Heuet, Dongan Hills; builder Ad-
am Marks, Jr., Dongan Hills. Plan No. 299 . TTH ST, w s, 100 n Midland av, Dongan Hills, er, Mrs. A. Nolan, Dongan Hills; builder, Frank
COLFAX AV, $n$ s, 2531 s e Richmond rd, ost $\$ 3,600$ : owner Harold E Wiltemann Stapleton; architect, Paul W. Wittemann, Staple-
ton; builders, Richmond Borough Construction Co. Plan No. 309.

STABLES AND GARAGES.
AMBOY RD \&
Tottenville,
1-sty
frame $\$ 300$; owner, Chas. M. Thrall, Tottenville ; architect and builder, Geo. J. Weber,
ville. Plan No. 280 . PIKE ST, s s, 175 e Brook st, Tompkinsville, 1-sty frame stable, $27 x 18$; cost, $\$ 200$ builder, Thos. Cummings, Stapleton. Plan No.

## STORES, OFFICES AND LOFTS.

ROSSVILLE AV, w s, 600 s Amboy rd, Princes Bay, 1-sty frame store, $16 x 20$; cost, $\$ 30$; own-
er, Alyah L. Forman, Princes Bay; builder,
Geo. B. Carr, Princes Bay. Plan No. 278 .
WOODROW RD, bet Foster \& Hugenot, Annadale, 1-sty frame store, $16 x 14 ;$ cost, $\$ 75$; own-
er, Jos. Spavagna, Annadale; builder, John H. James, Annadale. Plan No. 306 . SHORE RD, w s, 800 w Wood av, Totten-
ville, $1-$ sty frame office, $12 \times 15 ;$ cost, $\$ 380$; own-
ers, Tottenville Hygea Ice Co., Tottenville;
builder, W. S. Holbert, Hugenot Park. Plan

AMBOY RD, MISCELLANEOUS
1 frame sign, $48 \times 20 ; 100 \mathrm{w}$ Nelson av, Giffords, Mallory, Little Dublin ; builders, O. J. Gude Co., CARNEL PL, $100-$ Van Duzen st , Staple-
ton, 1 -sty frame shed $15 \times 10$; cost, $\$ 85$; owner, Chas. Schultz, Stapleton; builder, Kurt Grohman, Stapleton. Plan No. 283, CASTLETON AV, n s, cor Bodwin st, West $94 ;$ cost, $\$ 14,500$; owner, W. G. Wilcox, West New Brighton; architect,' N. C. Blecker, Crabpree Building ; builders, H. Spruck \& Son, Sta-
ST PAULS AV, 20t, cor Clinton av, Stapleowner A. Pfingst, Stapleton ; builders, E., \& R J. Dandignac, West New Brighton. Plan No. TURNPIKE, $n$ s, 25 e Manor rd, West New Brighton, three 2 -sty frame stores and flats, 66 New cost, $\$ 7,000$; owner, Geo. V. Vrome, West Vroome \& Son, West New Brighton. Plan No. Vroom
301.

## PLANS FILED FOR ALTERATIONS.

## Manhattan.

BARCLAY ST, 94. masonry, steel and new stairs to 4-sty meat market; cost, $\$ 3,500$; owners, Helen Washington av: architect, J. Grice, 23 233 Broadway. Plan No. 1190.
BROAD ST, 20-22, new pent house to 18 -sty brick office ; cost, $\$ 10,000$; owner, Commercial Cable Bldg. Co., Geo. G. Plapperton, vice-pres.,
20 Broad st : architect, Harry N. Paradies, 231 20 Broad st; architect, Harry
West 18th st. Plan No. 1215.
BROOME ST, 398, masonry, new store front, and partitions to 4-sty brick store and lofts Trust Co., trustees Estate Chester Clark, $\$ 1,0$ Wall st architect, Nathan Langer, 81 East 125th st. Plan No. 1191.
CANAL ST, 169, reconstruct show windows to 5 -sty brick lofts and tenement; cost, $\$ 250$ owner, Louis Soffer, ${ }^{1-5}$ Bond st; architects, Adelson \& Feinberg, 1776 Pitkin av Brooklyn. DELANCEY
DELANCEY ST, $9-11$, masonry to 6 -sty brick inger Realty Co., Adolph Schlesinger, president 7 Stanton st ; architect, Mitchell Bernstein, 131
East 23d st. Plan No. 1235. EAST HOUSTON ST, 355, steel, new show window, partitions and plumbing to 4 -sty brick Maas 141 Pitt store; cost, $\$ 1,200$; owner, Moses Maas, 141 Pitt st; architect, Otto Reissmann,
GRAND ST, 327-329, masonry and new partitions to 3 -sty brick stores and dwelling; cost, $\$ 500$; owner, Ophelia Vail, City Island; archi-
tect, Otto Reissmann, 30 1st st. Plan No 1181 .
GREENWICH ST, 533, rear extension to 7 -sty brick loit, cost, $\$ 15,000$; owner, Wm. J. Hiscox 127 Madison av. Plan No, 1223. Geo. M. Pollard GREENWICH ST 601 maso
proofing to 3 -sty brick loft; cost, $\$ 400$; owenr Woodbury S. Langdon, 31 Liberty; architect Louis Danancher, $7-9$ Glenmore st. Plan No, 261.

HENRY ST, 181, bathroom compartment to 4-sty brick tenement; cost, $\$ 350$; owner. J Korenefsky, 181 Henry st; architect, M. Joseph
Harrison, 230 Grand st. Plan No. 1189 . HENRY ST, 161-163, cut new windows and stores ; cost, $\$ 1,500$; owner Est. of Max Soloman, 119 Nassau st; architect, Otto Reissmann, 30 1st st. Plan No. 1199.
HESTER ST, 25, enlarge bake oven and plumbing to 5 -sty brick stores and tenement; Greene st; architects, Horenberger \& Bardes,
HOWARD shaft to 6 -sty $\mathrm{ST}, 22-26$, fireproof dumbwaiter Sidney Maddock, 82 Nassau st, care A. H Mathews ; architect, Wm. S. Miller, 141 East 40th st. Plan No. 1167 .
HUDSON ST, 508, new dumbwaiter and fireproof doors to 4 -sty brick store and tenement R. Smith ; owner, Edward Smith Estate, Geo Chas. M. Straub, 147 4th av. Plan No. 1175.
JAMES ST, 73-79, new partitions to 6-sty J. Palmieri, 61 Park Row ; architect, Chas. B. Meyers, 1 Union sq. Plan No. 1204.
LUDLOW ST, 45, masonry and new bake oven oo 6 -sty brick store and tenement, cost, $\$ 800$ tects, Horenberger \& Bardes, 122 Bowery. Plan

ORCHARD ST, 18 , masonry new store fron and palitions to 5 -sty brick tenement and store $;$ cost, $\$ 3,000 ;$ owner, Isidore Abraham,
359 Broadway; architect, Otto Reissmann, 30
PINE ST, $34-36$, masonry to 13 -sty brick and stone office building; cost, $\$ 3,100$ owner, dent, 34-36 Pine st; architect, A. B. Jennings,
41 Park Row. Plan No. 1168 . ROOSEVELT ST, 19-21, new store and par-
titions to 6 -sty brick store and loft; cost, $\$ 50$; owner, Cecila Garrick, 65 Morningside av ;

SPRING ST, 327, reset store front with metal covering to 3 -sty brick store and dwelling 96 th st ; architect, Martin J. Croshi, 240 Spring
st. Plan No. 1234,

ST. MARKS PL, 24, new partitions and plumbing to 6 -sty brick tenement and store; cost,
$\$ 175$; owner, Jacob C. and Frank Heinsheimer,
 104 West 70 th st architect. Lee Samenfeld,
741 McDonough st, Brooklyn. Plan No. 1159 . STANTON ST, 276 , masonry to 3 -sty brick
dwelling: cost, $\$ 125$; owner, Fannie G. Appell, dwelling; cost, $\$ 125$; owner, Fannie G. Appell,
276 Stanton st; archtect, Joseph Davidson, 272 Bowery. Plan No. 1161.
VANDAM ST, 78 -90, new partitions, fireproof
stairs and plumbing to 9 -sty brick candy facstairs and plumbing to 9 -sty brick candy factory; cost, $\begin{aligned} & \$ 1,000 \text { owner, Henry } \\ & \text { Vandam st; } \\ & \text { architects, Maynicke }\end{aligned}$ Madison sq North. Plan No. 1195.
WALL ST, 49-51, removal of projections and new entrance to 11-sty brick and stone ofllces ; cost, $\$ 12,000$, owners, Atlantic Mutual Ins. Co., G. Stanton Floyd Jones, secretary,
st: architects, Lawlor \& Haase, 69 Wall wali Plan No. 1196 .
and lofts; cost, \$400, owners, Chas. W. \& WM. T. Hatem, 104 Washington st; architects, Ster-
ling Architectural Co., 13 Park Row. Plan No. 1ing Architectural Co., 13 Park Row. Plan No. 4 TH ST, 168 -170 East, masonry and new par-
titions to 4 -sty brick tenement; cost, $\$ 2.000$; titions to
owner, Magdalina Silke, 185 Amherst av, Ja-
maica, L. I.; arehitect, Henry Klein, 505 East 15 th st. Plan No. 1164. 4 TH ST, 39 E; new windows and exten-
sive plumbing to 5 -sty brick tenement; cost, S1, 500 ; owner, Joseph
261 Central Park W Wavid Weinstein. ${ }_{8} 61$ Central Park W; Areckler, 31 Union Sq. Plan No. 1256 . 14 TH ST, 302 East, alterations to 5 -sty brlck
store and dwelling cost, $\$ 5.500$ : owner Henry
 Leining, 1605 th av. Plan No. 1173. dwelling; cost, $\$ 3,000$ : owner, Henry Hermann. 545 East 13 th st; architects, Cantor \& Leving-
son, 39 West 3 sth st. Plan No. 1206. 14 TH ST, 224 East, rear extension to 5 -sty
brick store, dwelling and office ; cost, $\$ 5.500$ : owner, Louis Minsky, 2282 d av; architect,
Louis A. Sheinart, 194 Bowery. Plan No. 1229
 Beuren Estate, Fred. T. Van Beuren, Exr.. iam st, builders. Tippett \& Wood, 135 William
st. Plan No. 1260 . 16 TH ST, $545-549$ East, new partitions to three ${ }^{4}$-sty brick tenements anner, Chas. C. Klingler, 120 Murray la, Flushing, L. I.; architect, Henry Klein, 50.5
East 15 th st. 19 TH ST, $16-20$ West, one 10,000 gallon and store and lofts cost, $\$ 2,500$; owner, David Co., 39 Cortland st. Plan No. 1230. 20 TH ST, $1-3$ East, alterations to 10 -sty brick
bank and iofts; cost, $\$ 500 ;$ owner, Harden Crawford, Rumson, N. J.; architect, Louis L.
Calvert. 609 Washington st, Boonton, N. J. Plan 22D ST, 49 West, new brick wall. roof and skylight to 4 -sty brick stores and Plan No. 1198.
23D ST. 32 East, steel beams to 5 -stv brick
stores and offces: cost, 8300 : owner. Wm. M. Harnor, Bryn Mawr, Pa. i architects. Eisendrath \& Horwitz, 500 5th av. Plan No. 1201. and plumbing to 4-sty brick store and lofts; cost, $\$ 1,000$; owner, Estate of Amelia A. Yard, ${ }_{1233}$ Jno. Bnooks Sons, 261 Broadway. Plan No. 24 TH ST, 124-128 West, masonry, partitions owner, Elmer A. Darling, 23 East 21 st st ; architects, Jardine, Hi11 and Murdock, 3 West 29th 25 TH ST, $422-430$ East, masonry and steel to 4 -sty brick factory ; cost,
Gutta
Percha Co., Henry
S. Reed, vice-pres. 420 East 2 sth st: architect. Frank F. Ward,
203 Broadway. Plan No. 1221 .
 owner. Michael P. Rich. 127 Madison av ; archiNo. 1182 . J. Boegel, 28 TH ST, 129 West, masonry, new flooring. partitions and plumbing to 2 -sty brick store Co., Everett, Jacobs, president, 316 West 87 th st; architents. Browne \& Almiroty, 220 5th av.
Plan No. 1237. $28 T H$ ST, 26
show windows to
2 -sty
masonry, steel and new show windilins, cost, $\$ 1,200 ;$ owners, De Mont son, Pres, 43 West 27 th st; architect, Nel-
son K. Vanderbeck, 22 Morse pl, Englewood, 40 TH ST, $504-514$ West, masonry to 2,5 and Stevenson Brewing Co. Jas. Meclenahan. 523 10 th av: archit
Plan No. 1197.
40 TH ST, 114 West, rear extension to 4 -sty brlck converter station; cost. $\$ 12.000$ : owners,
The New York Edison Co Nicholas F Brady president, 55 Duane st; architect. Wm. Weissen-
berger. Jr.. 55 Duane st. Plan No 1211 40 TH ST, 137 East, rear extension to 4 -sty brivk dwelling: Cost, 8800 ; owner Bryn Mawr t; architect. Gurdon S. Parker, 303 Eth av.

40TH ST, 12 Fast extension in heldht 5 -sty brick loft: cost, $\$ 6.000$; owners, Samuel
 tects, Mann
Plan
No. 1248.
42D ST, 101 West, remove profections to 4 -sty ter J. Salomon, 17 West 42 d st ; architect, John C. Sims, 17 West 42d st. Plan No. 1178 . 46 TH ST, 106 West, front extension to 3 -sty brick store and loft ; cost, $\$ 3,500$; owner. Edith Elinger, 108 West 46th st; architect, Morris 47 TH ST, 2 EOT 47 TH ST, 335 East, front extension to 3 -sty
brick carpenter uel Lustbader, 163 East 82 d st; architect, Samuel Cohen, 163 East $\$ 2 \mathrm{~d}$ st. Plan No. 1239. 49 TH ST, $639-41$ West, one $11,000-$ gallon steel Isabella 6 -sty brick factory; cost, $\$ 850$; owner, Isabella Baird, 49 West 76 th st, builders, The
Rusling Co., 39 Cortland st. Plan No. 22, ,
 sty brick garage ; cost, $\$ 20,000$; owner, The
Henry Elias Brewing Co $W \mathrm{Wm}$. dent, 403 East 54th st ; architect, Richard Rohl, 128 Bible House. Plan No. 1163.
59 TH ST, $331-333$ West, masonry and fireproof doors to 5 -sty tenement and stores ; cost, $\$ 500$; owner, Vasa K. Bracker, 419 West 114 th
st; architect, Otto Reissmann, 30 1st st. Plan
59 TH ST, $24-8$ West, masonry, new stairs and cost, $\$ 90,000$; owner, Alexander Smith Cochran Sth av, architect, Albert Joseph Bodker,
ST, 1 and 1 -sty addition to 5 -sty brick dwelling ; cost, $\$ 40,000$;
owner, Isabelle
architect, Fred
Plan No. 1220.
63D ST. 162 East, 1 -sty brick extension to sty brick dwelling cost, $\$ 2,000$; owner, Geo. Draper, 162 East G3d st ; architect, Robt. W. 69TH ST, 133 East, new pent-house to 3 -sty brick and stone residence ; cost, $\$ 1,000$; owner, Pelton, 8 West 38 th st. ${ }^{\text {st }}$ Plan No. 1219 .
74TH ST,
and plumbing to brick stores, new partitions and
cost, $\$ 1,500 ;$ owner. Lina Ruses and tenement;
Ruseler, 221 East 7 thth st; architect, Geo. Dress, 1436 Lexington av.
Plan No. 1184 .
$\begin{array}{ll}75 T H & \text { ST, } \\ \text { sion to } \\ \text { 235-9 } \\ \text {-sty }\end{array}$ brick apart, side and front extenowner, William Waldort Astor, London, Eng.; architects, Peabody, Wilson \& Brown, 389 Eth

79TH ST, 11 East, new stoop to 5 -sty brick and stone private residence; cost, $\$ 700$; owner, Virginia Danziger, 11 East 79 th, st; architect, Francis
No. 1245.
soth ST, 171 West, masonry, new show window and partitions to 5 -sty brick stores and tenement ; cost, $\$ 500 ;$ owner, Archibald C. M. F.
Stewart, 124 Park Row; architect, John Sullivan. 245 East 80th st. Plan No. 1188.

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81 ST
ST, 56
brick
dwelling ; cost,
rear extension to
$\$ 3,500 ;$ owner,
Chas, Moran, 56 East 81st st ; architect, Chas. Stegmayer, 168 East 91 st st; builder, Ro
Simons, 56 East 91 st st. Plan No. 1224 .
82 D ST, 251 West, alteration to 2 -sty brick tores and moving pictures ; cost, $\$ 2,000$; owner, architect, Harrison G. Wiseman, 122 West 71 st architect, Harrison
st. Plan No. 1205.
95TH ST, 201 West, masonry and new windows to $\tau$-sty brick tenement; cost, $\$ 100$; owner, Hugh Dougherty, 720 Amsterdam av ; archi-
tect, Thomas F. Sawyer, 112 West 42 d st. Plan

97 TH ST, 136 West, alterations to 3 -sty brick dwelling ; cost, $\$ 350$; owner, Henry H. Graff, 59
Wall st ; architect, Matthew Del Gaudio, 401 Wall st; architect, Matthew Del
East Tremont av. Plan No. 1226 .
103D ST, 150 East, masonry, new store front and partitions to 5 -sty brick tenement; cost, $\$ 1,500$; owner, Jacob Vogelfanger, 417 East 50th
st ; architect, Morris Schwartz, 194 Bowery. Plan t; architect, Morris Schwartz, 194 Bowery. Plan
No. 1217 .
106 TH ST, 344 East, masonry and fireproofng to 4-sty brick tenement; cost, $\$ 1,800$; owner, Eugenio Russo, 344 East 106 th st; architects,
De Rose \& Cavaleri, 2333 1st av. Plan No. 183.

109TH ST, 336 East, reset show window, masonry and steel to 5 -sty brick tenement; cost,
$\$ 1,500$; owner, Petro Fusi, 179 Park Row ; archiect, Max Muller, 115 Nassau st. Plan No. 1252 .
112 TH ST, 305 East, new skylight to 4 -sty brick tenement; cost, $\$ 300$; owner, Guiseppe


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#### Abstract

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127 TH ST, 101 West, steel girder and new store front to $4-s t y$ brick stores and lofts ; cost,
$\$ 500$; owner, Max Weil, "The Belnard," Broad$\$ 500$; owner, Max Weil, The Belnard, Broadway and 86 th st; architect,
Broadway. Plan No. 1240 . 127 TH ST, $200-2$ East, alterations to 3 -sty
brick stores and furnished rooms; cost, $\$ 37$; brick stores and furnished rooms cost,
owners, Pikeway Corporation, 2335 3d av ; arch-
itect, Adolph Ruehl, 2335 av. Plan No. 1225. East, masonry and new partitions to 1-sty brick chicken market; cost, $\$ 400$ owner, Jobn Sergeant Crann, 47 Cedar st; arch itect, Nathan Langer. 81 East 125th st. Plan
165 TH ST TO 166 TH ST AND ST. NICHOLAS AV, alterations to 3 -sty brick stores and thea-
tre: cost, $\delta 5,000 ;$ owners, 165 th St . and Broadway Realty Co., 116 East 14th st; architect Thos. W. Lamb, 644 sth av. Plan No. 1208. AMSTERDAM AV, 2069, reconstruct store front and new partition to 3 -sty brick store
and dwelling; cost, $\$ 350$; owners, New York Life Ins. Co., 346 Broadway ; architect, Adolph Balschum, 483 Willis av. Plan No. 1246.
BOWERY, 104-6, carpentry and steel to 4-sty brick lofts and showrooms; cost, $\$ 500$; owner, Joseph R. Husson, 360 West 57 th st; architect BOWERY, $75-79$, alterations to 5 -sty brick East 14th st . architect Chas B. Meyers, Union sq West. Plan No. 1172.
BOWERY, 206, new show windows and partitions to 3 -sty brick stores and lofts; cost, West 116 th st ; architect, Robt. A. Fash, 163 West 20th st, Plan No, 1241.
BROADWAY, 1671-77, new store front and partitions to 6 -sty brick stores and hotel; cost, din, president, 111 Broadway ; architects, Buch man \& Fox, 30 East 42d st. Plan No. 1238. BROADWAY, 1871-3, fireproof elevator shaft
and doors to 4-sty brick offices; cost, $\$ 900$; owner, Chas. E. Johnson, 9 West 29th st; arch-
itect, Harry N . Paradies, 231 West 18 th st; builder, J. Odell Whitenack, 231 West 18th st.
Plan No. 1243. BROADWAY, 1710-18, masonry, new stor fronts and partitions to 2 -sty brick stores ; cost, $\$ 2,000 ;$ owner, Jesse Froelich, 1743 Broadway; $\begin{aligned} & \text { architects, } \\ & \text { Brooklyn. }\end{aligned}$ Plaspia \& \& ${ }^{\text {Sal }} 1166$.
BROADWAY, $3340-46$, new store front and partitions to 6 -sty brick tenement; cost, $\$ 1,200$ president 125 Brondway Co., Jas. K . Deering Steinle \& Haskell, Inc., 1328 Broadway. Plan BROADWAY, $1567-69$, iron sign to 5 -sty brick factory ; cost, $\$ 250$; owner, Ella A. Grey 38 Park Row : architects and builders, The O
J. Gude Co.. 220 West 42 d st. Plan No. 1180.
BROADWAY, 842-846, masonry and steel to -sty brick store, cost 26 th st • wrer, Witects, dine. Hill \& Murdock, 3 West 29th st. Plan No. 1213.
LEXINGTON AV, 1109, masonry and new par-
itions to 3 -sty brick dwelling: cost, $\$ 750$; titions to 3 -sty brick dwelling; cost, $\$ 750$;
owner, Mary C. Moore, 401 Grand st; archiowner, Mary C. Moore, 401 Grand st; archi-
tect, Max Muller, 115 Nassau st. Plan No. 1214. MADISON AV, 1186, new show window and partitions to 6-sty brick tenement and stores; architect, Sidney F. Oppenheim, 333 East 80 th th. Plan No, 1251 . 4-sty brick stores and tenement; cost, $\$ 300$; owner, Clarence S. Day, 45 Wall st; architect,
Edward Lee Young, 12 East 30th st. Plan No.

2D AV, 97, masonry, new bake oven and partitions to 6 -sty brick tenement and store; cost, $\$ 300 ;$ owner, Geo. Hornberger, 22 St. Marks pl; architect. Lee Samenfeld,
2D AV, 976, new partitions and skylights to 4-sty brick store and tenement; cost, $\$ 500$; tect, Otto L. Spannake, 233 East 78 th st. Plan 2 D av, 2403 , new toilet and partition to 5 sty brick tenement; cost. $\$ 100$; owner, Ida Ep3D AV, 1322-26, reconstruct, store front, new plumbing and partitions to 5 -sty brick teneBeekman st; architects, Moore \& Landsiedel, Beekman st; architects, Moore ${ }^{\&}$ \&
148 th st and $3 d^{2}$ av. Plan. No. 1193.
3D AV, $350-52$, new partitions and plumbing Vancy Aron, 11 Clairmont pl; architect, Otto Reissmann, 30 1st st. Plan No. 1200.
5 TH AV, 570 , extensions in height to 7 -sty
brick office and loft: cost, $\$ 5,000$; owner, Byam brick offfce and loft; cost, $\$ 5,000$; owner, Byam yers, 112 West 42 d st. Plan No. 1174 .
5TH AV, $258-60$ masonry new partitions and fireproofing to 8 -sty brick stores and lofts : cost, $\$ 1,000$; owners, Estate of Eugene A. Hoffman, Inc., Chas, Bull, secretary, 258 Broadway ; arch-
itects, Jno. B. Snooks Sons, 261 Broadway. Plan
5TH AV, 97, changes in vault to 8 -sty brick lofts and offices; cost. $\$ 500$; owner, Dr. Francis
Delafield, 118 Broadway ; architect. Chas E. Birge, 29 West 34 th st. Plan No. 1250.
5TH AVV, 200, masonry and new partitions to 12 -sty brick offices and stores; cost,
s 600 ; owners, 5th Av Bldg Co., Henry L. Eno, S600; owners, 5th Av Bldg Co., Henry L. Eno,
Pres., 2005 Sth av architect, Harold Hall, 7 East
41th st. Plan No. 1259 6 TH AV, 211 , alterations and lofts, cost, $\$ 350 ;$ owner, Est. of Alore
Davies. 395 Broadway; architect, E. A. LehDavies. 395 Broadway; architect, E. A. Leh-
6 TH AV, 448 , new stone front partitions to 4 -sty brick stores and lofts ; cost, $\$ 500$; owner, Bernard Courtney, 448 6th av; architect. Chas,
Stegmayer, 168 East 91st. Plan No.1253.

6 TH AV, 448, new store front and partitions to 4-sty brick stores and lofts; cost, $\$ 500$; own Chas. Stegmayer, 168 East 91 st st. Architect, 1169.

6TH AV, 497, masonry and new store front to 3 -sty brick stores and dwelling We Brokslyn architect, M. Joseph Harrison, 230 Grand st. Plan No. 1170.
6TH AV, 817. reconstruct show window to 4 sty brick store and lofts; cost, $\$ 250$; owner, Alfred Rigney, 817 6th av architect, Horace
G. Knapp, 111 Broadway. Plan No, 1156 . G. Knapp, 111 Broadway. Plan No. 1106
$6 T H$
sty brick store and loconstruct
store front to $2-$ David W. Bishop, 985 6th av; architect, Johi H. Murphy, 1026 6th av. Plan No. 1203.

6 TH AV, 911 , reset store front to 4 -sty brick store and tenement; cost, $\$ 50$; owners, Est. Matilda W. White, Cortland F. Bishop, Exr., 14
Wall st ; architect, John H. Murphy, 1026 th Wall st; architect,
av. Plan No. 1202 .

6TH AV, 616, reset store front to 4 -sty brick hotel and restaurant, 616 th architect, Chas Sand F. Russell, 616 6th av ; architect, Chas. Sand-

6TH AV, 881, reset store front to 4-sty brick tenement and stores ; cost, $\$ 200 ;$ owner, Wm. S.
Devery, 236 West 13 th st ; architect, David
H Devery, 236 West 13th st; architect, David H . Munroe, 442 West 24th st. Plan No. 1218.
7 TH AV, 1985 , alterations to 5 -sty brick store
and tenement: cost, $\$ 2.000$; owner, Samuel and tenement cost, $\$ 2,000$; owner, samuel G. 71 Broadway. Plan No. 1227.
8TH AV, 2605-2607, new partitions to 5 -sty brick tenempnt; cost, $\$ 100 ;$ owner, Est. of A.
Bachrach, 15113 d av; architects. Sommerfeld $\&$ Bachrach, 15113 d av ; architects, Sommerfeld \&
Steckler, 31 Union Sq. Plan No 1255 . 8TH AV, 612-16, sky sign to 3 -sty brick stores and dwelling; cost ${ }^{\text {Massucci } 612 \text { 8th av ; builders owner, Louis }}$ Massucci, 612 8th av ; builders, 9 .
220 West 42 d st. Plan No. 1194.

## Bronx.

FREEMAN ST, n e cor Hoe av, new show window to two 3 -sty frame stores and dwellings ; cost, $\$ 150 ;$ owner, Henry Hollerith, 1398
Bristow st: architect, Wm. Kurtzer, 192 Bowery. Bristow st; architect, Wm. Kurtzer, 192 Bowery. Plan No. 203.
HOFFMAN ST, ${ }^{\text {W }}$ s, 313.6 s 187th st, 1 -sty cost, $\$ 700$; owner, Domenick Canazzaro, on premises; architect, M. W. Del Gaudio, on 401 Tremont av. Plan No, 200.
138 TH ST, 670 , new show windows, new marquise to 5 -sty brick store and tenement; cost, $\$ 2,000$; owner. Mrs. Theodore Haebler, 560 St , Anns av; architect, Geo
158 th st. Plan No. 196.
179TH ST, s s, 99.9 w Vyse av, new front and ew partitions to 3 -sty frame av, new front and ing ; cost, $\$ 500$; owners, D'Angelo \& Izzo, 942 ing; cost, $\$ 500$; owners, D Angelo \& Izzo, 942
East 179th st; architect, J. J. Vreeland, 2019
Jerome av. Plan No. 202.
BOSTON RD, 1013-15, new stage, \&c, to $11 / 2-$ sty brick nicolette; cost, $\$ 800$; owner, Chas Kling, 149th st and 3 d av ; architect. Herman
Goldberg, 2968 Briggs av. Plan No. 197. CAMBRELING AV, e s, 177.6 n 189th st, new partitions, \&c, to 2 -sty frame dwelling: cost, $\$ 300 ;$ owner, Secondino Revere, on premises;
architect. M. W. Del Gaudio, 401 Tremont av. Plan No. 201.
JEROME AV., 3158 , 1 -sty frame extension, $20 \times 25$, to 3 -sty frame store and dwelling ; cost $\$ 400$; lessee, Frederick Pisstone, 170 East 205 th
st, architect. David Adamson, 3159 Concourse st, architect, David Adamson, 3159 Concourse
Plan No. 199. WASHINGTO
WASHINGTON AV, e s, 40.15 s St Pauls pl owner, Laurence Holding Co. ; architect, Alfred Auslander, 1369 Clay av. Plan No. 198.
WHITE PLAINS AV, w s, 124 s 241 st st, 1 -
sty frame extension. $28 \times 49$ to 3 -sty frame sty frame extension, $28 \times 49$, to 3 -sty frame
dwelling, and nicolette; cost, $\$ 5,000 ;$ owner Moses Watsky, 735 Crawford av, architect, Geo

## Brooklyn.

 ADAMS ST, se cor Ajork st, extension to4-sty factory $;$ cost, $\$ 2,500 ;$ owner, American
Can Co. 447 . West, 14th st, N. Yarchitect, Can Co., 447 West 14 th st, N. Y.; architect,
Neal M. Looney, 865 Eastern Parkway. Plan
No. 2509 .
BAYARD ST, s s, 298 w Lorimer st, extension to 3 -sty factory ; cost, $\$ 300$; owner, Wm Salmon, 21 Park Row, N. Y. Plan No. 2455 . CLINTON ST, 16, interior alteration to 4 -sty servants' quarters; cost, $\$ 5,000$; owner, Maresi Co., 30 Clinton st; architect, Frank Freeman,
COLUMBIA ST, e s, 49.6 s Warren st, exterior and interior alteration to 4 -sty store and 215 Montague st; architect, Jas. F. Bly, 422 St. Marks av. Plan No. 2565. DEAN ST, s s, 100 w Smith st, exterior and interior alterations to 3 -sty tenement; cost, $\$ 600$; owner, F. J. Cusick, 122 Court st; architect,
2492.
ELLERY ST, $\mathrm{s} \mathrm{s}, 300 \mathrm{w}$ Tompkins av, new elevator ; cost, $\$ 750$; owner, M. Buger, on premises; architects, Shampan \& Shampan, 772

FERRIS ST, e s. 42 n Coffey st, exterior al Edw. Pohl ond Edw. Pohl, on premises: architect, D. A. Lucas,
983 d st. Plan No. 2390 . FULTON ST, e s, 70.10 n Willoughby st, erect sky sign to 3 -sty stores; cost, $\$ 200$ owner, A. West 42 d st, N. Y. Plan No, 2522 .

GREENE ST, n w cor Provost st, new ele-
vators; cost, $\$ 1,500$; owners, John C. Wiarda Co., on premises, architects, Albro. Clem Elev. Co., Tth st and Gllenwood av, Phila. Plan No. HALL ST, w s, 105.7 n Park av, plumbing
2-sty store room: cost. $\$ 150$; owners, Merto 2 -sty store room ; cost, sliso, owners, Mergenthaler Linotype Co., Park av and
st; architect, same. Plan No. 2465 .
HALL ST, 89 , windows, etc., to 4 -sty store
 1008 Bushwick av, architect, Lo
808 Broadway. Plan No. $25+2$.
HART ST, n s, 422.6 e Central av, exterior and interior alteration to 5 -sty factory; cost,
$\$ 1,000$; owner, Jean Schwenk, 723 Hart st; architect, John C. Hartman, 172-4 Hamburg av Plan No. 2346.

HERKIMER ST, n s, 250 w Nostrand av, extension to 5 -sty factory; cost. $\$ 3,500$; owner,
Paul Uhlich, 35 Herkimer st; architect, F. L. Paul Uhlich, 35 Herkimer st; architect,
Hine, 189 Montague st. Plan No. 2444 . HICKS ST, s s w cor Woodhull st, plumbing to deryan, on premises, architect, Jas. F. Sullivan, 821 Gates av. Plan No. 248 2.
HURON ST, s s, 100 w Oakland st, exterior alterations to 4-4ty, tenement; cost, $\$ 300$; owner, Michal Rusnok, 216 Huron st ; architect, Jas. Mckillop, 154 India st. Plan No. 2416 .
HUMBOLDT ST, s e cor Varet st, interior al-
terations to terations to ${ }^{2}$-sty garage and dwelling; cost,
$\$ 200$; owner, Add. Piel, 915 Lincoln pl ; arehitects; Glucroft \& Glueroft, 34 Graham av. Plan
NoRALEMON ST, s w cor Hicks st, extension
to 2 -sty garage ; cost, $\$ 1,700$; owner Parker to 2 -sty ${ }^{\text {garage ; cost, } \$ 1,700 \text {; owner. Parker }}$ Estate, 260 Hicks st; architect, Louis A. SheinEstate, ${ }^{260 \text { Hicks st ; architect, Louis }{ }^{\text {A. }} \text { Shein- }}$
art, 190 Broadway, N. Y. Plan No. 2425 . JORALEMON ST, s. s, 300 e Court st, in-
terior alterations to Court : cost, $\$ 15,000$ owner and architect, City N. Y. Plan No. 2520 . LAWRENCE ST, ws, 72.10 n Fulton st, and architect, Wm. A. Reynolds, 395 Lexing ton av. Plan No. 2440 .
LEONARD ST, e s, 240 s Greenpoint av, exment; cost, $\$ 200$; owner, Wm. McCormack, 730 Leonard st; architect, Jas. McKillop, 154 India
LINCOLN PL, n s, 300. 1 w 7 th av, plumbing
to $4-$ sty dwelling: cost, $\$ 100^{\prime}$ owner Jas Kerrigan. 129 Lincoln pl ; architect, Edgar Bryon, 323 Flatbush av. Plan No. 2407.
MALTA ST, e s. 180 n Hegeman av, exterior and interior aiterations to 3 -sty store and dwelling; cost, $\$ 300$; owner, Jacob Jaffe, on prem-
ises; architect, Max Cohn, 453 Glenmore Plan No. 2456 .
MAYER ST, e s, 400 e Waterbury st, plumbing to 4 -sty tenement; cost, $8150 ;$ owner and
architect, Katie Smith, 329 Maujer st, Plan
No. 2530 , McKIBBEN ST, n s. 125 e Lorimer st, plumb-
ing to 3 -sty tenement; cost, $\$ 100$; owner, Hebrew Free Loan Ass'n, 29 Mckibben st; archiNo. 2433. McDOUGAL
dwelling: cost.
ST dweming; cost. Sito ; owner, Wm. Felliman, on
premises architect, Cohn Bros., 361 Stone av.
Plan Plan No. 2543.
NAVY ST, e s, 37.6 n Myrtle av, extension to 3 -sty dwelling; cost, $\$ 5,000 ;$ owner. Nicola
Prio, 139 Navy st: architect. C. ${ }^{\text {ow }}$ P. Cannella, 60 Graham av. Plan No. 2474.
ORANGE ST, s s, 176 e Hicks st, new ele149 Brondway Y , architects, Reedy Eley. Co., Willow and 13th sts, Hoboken. Plan No. 24s9.
PACIFIC ST, s s, 216.9 e Henry st, extension
to 4 -sty dwelling: cost, $\$ 1,500$; owner, John to 4 -sty dwelling: cost Boeruss. 5 Battery pl, N. Y.; architect, O. Reiss-
mann, 30 1st st, N. Y. Plan No. 2399. PARK PL, $n$ s, 150 w Buffalo av, plum
3-sty dwelling; cost, $\$ 200$; owner, Wm. Hessler 151 Buffalo av architects, Laspia \& Salvati, 25 Grand st. Plan No. 2466.
PIONEER ST, s. s, 133.4 w Richards st, plumbing to 4 -sty dwelling ; cost, $\$ 175$; owner, Arthur Olson, 103 Pioneer st ; architect, Hugh Hoehn,
88 Richards st. Plan No. 2514.
PRESIDENT ST, n s, 265 w Hoyt st, interowner John Olsen, 323 President st. architect D. A. Lucas, 983 d st. Plan No. 2451 .

REMSEN ST, s s, 327 e Hicks st, plumbing Webb, 28 Remsen st architect, Wm. F. Miller,
173 Court st. Plan No. 2460 .

MODNET 5 , 111 .
RODNEY ST, n s, 141 e Lee av, interior alterations to 3-sty dwelling; cost, \$300; owner, Entlich, 29 Montrose av. Plan No. 2402.
ROCK ST, s s, 150 w Morgan av, extension to wash house; cost, $\$ 2,500$; owner, Adolph
 NO. 1 ST ST, n s. 41.8 w Bedford av, exterior
and Interior alteration to 3 -sty dwelling; cost, $\$ 1,000$; owner, Dora Shaniro, 143 No. 1st st ;

 bart. 610A 3d st; architect. C.' B. White, 189
EAST 9 TH ST. e s, 320.5 s Foster av, exten-
sion to ${ }^{3}$-sty dwelling: cost, $\$ 3.000$; owner, John Mvers. 747 East Mth st, architect owner, Jierce, 59 Court st. Plan No. 2499 .
EAST 17 TH ST. w s, bet Avs K and L ,
lumbing to athletic sign: cost. $\$ 8,000$ : owner, City N. Y. : architect, C. B. J. Snyder, 500 Park
17 TH ST, n s, 275 e 6th av, exterior and interior alterations to 3 -sty tenement cost $\$ 125$; Reld, \& Masterson, 367 Fulton st. Plan No.

18 TH AV , s e cor Broadway, exterior alteraDecker, on premises; architect, A. D. Hinsdale, Decker, on premises; architect,
52 5sth st. Plan No. 2513 .
WEST 20TH ST, e s, 110 n Surf av, plumbing to 2 -sty dwelling, cost, $\$ 200$; owner, Geo. Egner. 67 Central av, Jersey City architect, J. A.
McDonald, Surf av and West 2 th st. Plan No. 2449.

BAY 22D ST, ne cor Bath av, extension to osty barn ; cost, S600; owner, John C. Gukin
on premises; architect, A. W. Gathie, 875824 thi
av

WeST 28 TH ST, e s. 181.8 n Surf av, move building to 2 -sty dwelling; cost, $\$ 225$; owner, Alice Ward, Sheridan Walk and Surf av ; arch-
itect, Jos. Hartung, 5482 d st. Plan No. 2446 .
45 TH ST, s e cor 4 th av, exterior and interior alterations to 4 -sty brick tenement ; cost,
$300 \cdot$ owner, Matilda H. Fischer, 376 East 25 th st, architect. W. S. Fischer, same address. Plan No. 2528 .
45TH ST, s. s, 130 e 14th av, interior alteraowner, Frank Spina, on premises ; architect; Lew Keon, 9 Debevoise st. Plan No. 2526 .
46 TH ST, n s, 120 e 5 th av, install plumbing in church; cost, $\$ 100$; owner, Scandinavian
 ALBANY AV n e cor Atlantic av, exterior Church Charity Foundation, on premises; archi-
tects, Lord. Hewlett \& Talant, 345 5th av tects, Lord, Hewlett $\frac{\&}{\text { \& }}$. Talant, 345 5th av,
N. Y. C. Plan No. 256 . BELMONT AV, is s, 100 e Thatford av, exSamuel Zwinkel, 39 Belmont av ; architect, Cohn stone av. Plan No. 2540.
BROADWAY, w s, 60 s Halsey st, exterior
and interior alterations to 3 -sty store dwelling ; cost. $\$ 1,800$; owner, M. Murray, on premises; architect, Wm. H. Friedman, 475 North st. Plan No. 2453.
BROADWAY, s s, 73.9 w Jefferson st, exterior and interior alterations to store : cost, $\$ 200$; Emerson, Hohenser \& Alsen, 371 Fulton st. Plan No. 2480.
BROADWAY, e s .48 .4 s Ditmas st, new eleCo., 539 West 39th st; architects, Reedy Elev.
C.. Willow and 13 th sts, Hoboken. Plan No.
DRIGGS AV, w s. 21.6 n South 4th st, interior F Jackso Frace cost, $\$ 200:$ owner, Pete F. Jackson. France; architects, Chas. Infanger
$\&$ Son, 2634 Atlantic av. Plan No. 2413 .

EAST NEW YORK AV, 1463, extension $t$ 3 -sty store and dwelling; cost, $\$ 800$; owner,
Robert Fishman, 1463 East New York av ; architect, Whinston S. Polack, 358 Stone av; Plan No. 2541
EAST NEW YORK
interior
alteration , s s.
1 -sty
stable e Stone av,
 st; architect, W. S. Polack, 358 Stone av. Plan
No. 2545.
FLATBUSH AV. w s, 243.1 s Woodruff av, extension to 3 -sty store and dwelling, cost,
$\$ 1,500 ;$ owner, Aug. J. Schlacht. 770 Flatbush av ; architects, Louis Berger \& Co., Myrtle and Cypress avs. Plan No. 2412.
FRANKLIN AV, s w cor Park av, new toilet to 3-sty dwelling, cost, $\$ 150$; owner and arch-
itect. G. J. Hasse, 147 Baxter st, N. Y. Plan
No. 249 . GRAHAM AV, w s, 75 s Siegel st, exterior ing: cost, s400: owner, Max J. Aronenberg G231/2 Willoughby av; ; architects, Glucroft \& GRAHAM AV So No. 2004.
GRAAHAM AV, w s, 50 . n Mckibben st, ex-
tension to 3 -sty tenement: cost, $\$ 1.000$;
 GRAND AV, w s. 104 s St Marks av, exterior and interior alterations to 4-sty store and
tenement; cost, $\$ 800$; owner, Louis Picole, 628 Grand st; architects, Adelsohn \& Feinberg, 1776
Pitkin av. Plan No, $2+71$
GREENE AV, s. 20 e Grand av, exterior alterations to 3 -stv dwelling; cost, s200; owner
John J. Fagan 90 Monroe st architect. H. J. Dangler, 215 Montague st. Plan No. 2525. J
 and architect. V. W. Korsak, 352 Hamiton av.
Plan No. 2452 . Plan No. 2452.
HAMILTON AV, s w cor Huntington st, interior alteration to moving picture show cost, cost,
$\$ 200$ : owner, John Volk, 525
62 d st : architect, $\$ 200$; owner, John Volk, 52562 d st ${ }^{\text {s. }}$ ar
E. Volk, same address. Plan No. 2570 . JEFFERSON AV. s s. 192.6 w Central av, ex-
tension to 2 -sty church: Salem Church, 1198 Tefferson av: architect,
Louis Allmendinger, 926 Broadway. Plan No. KENT AV, s w cor Crop st, erect sky sign : cost. $\$ 800$; owner and architect. D.. L. \& W.
R. R. Co., Hoboken, N. J. Plan No. 2559. LAFAYETTE A. n s. 302.8 w Stuyvesant av,
interior alteration to 3 -sty dwelling: cost. $\$ 150$; interpar ${ }_{2}$ ont. F. J. Garter, 271 Sumner av. Plan No.
MANHATTAN AV, w s. 50 n Montrose av, extension to 5 -sty store and tenement ; cost, $\$ 2$,-
000: owner. Realty Operators, 98 Graham av: architects. Shampan \& Shampan. 772 Broadway, architects. Sha
Plan No. 2551 .
MANHATTAN AV, n e cor Scholes st. intewner Morris Lusht 168 Manhattan av: rehitent, Hy M. Entlich, 29 Montrose av. Plan No.
MANHATTAN AV. n w cor Ten Eyck st, exterior and interior alterations to 4 -sty store and tenement; cost, 8500 ; owner, Bertha Autpatch,
200 Vernon av; architects. Brook \& Rosenberg.

MANHATTAN AV, e 5 s. 48 s Greenpoint av,
exterior and interior alterations to 4 -sty store and tenement; cost, $\$ 11,000$; owner, John Hartger \& Son, 2634 Atlantic av. Plan No. 3415 .
 owner. Philipina Itzerodt, 198 Meeker avt, ; arch-
itects. P. Tillion \& Son, 381 Fulton st. Plan MERMAID AV, n w cor West 23 d st, exton-
sion to 2 -sty dwelling cost, $\$ 500$; owner, De sion to 2 -sty dwelling, cost, $\$ 500$, owner, De
Sigmunde Harris, 237 isth st, architect, J. A. MeDonald, Surf av and West 24 th st. Plan No. MYRTLE AV, s w cor Sumner av, exterior Bohme, $1010-12$ Myrtie av, architect, John Meg.
mairio, 28 West 32 d st, N. Y. Plan No. 2408 .
 Conn. jarchitects, G. H. Rice Co., 481 Sterling NASSAU AV, 258, new walls, etc., to 3-sty
 NASSAU AV, 177, new walls, etc., to to $\begin{aligned} & \text { 3-sty } \\ & \text { store and dwelling; cost, } \$ 600 \text {; owner, David }\end{aligned}$ Glasser, $681 /$ Newell st, architect, Emil J.
Messinger, 394 Graham av. Plan No. 2538, OCEAN PARKWAY, s s. 35 e East Sth st, nterior alteration to
cost, $\$ 500$; owner, $H$. A m moving picture show ;
: st; architect, A. Ullrich, 371 Fulton st. Plan

OCEAN PARKWAY, s s, 150 e East Sth st, show ; cost, $\$ 500$; owners, H. A. Doscher \& ano 50 East 4 tht st : architect, Alb't Ullrich, 371 Ful-
ton st. Plan No. 2429 . ton st. Plan No. 2429.
RAILROAD AV, $n$ w cor Sea Beach Palace
Walk, interior alterations to 1 -sty moving Walk, interior alterations to 1 -sty moving pic-
ture show ; cost, $\$ 100$; owner, Fred W. Kester, $\frac{\text { ture show; } \mathrm{Cost}}{2818}$ West st architect. Fich'd Marzan, REID AV, n w cor Macon st, interior alterations and plumbing to 2 -sty store and dwelling; cost, $\$ 75$; owner, Ida Model. 276 Reid av;
architects, Glucroft \& Glucroft, 34 Graham av.
Plan No, 2505 . RIDGEWOOD AV, n s, 100 e Elton st, extension to 3 -sty dwelling; cost, $\$ 500$; owner,
Ruben London, 109 Ridgewood av; architects, Ruben London, 109 Ridgewood av, architects,
Farber
No ROCHESTER AV, w s, 167.3 e New York av,
extension to 2 -sty stable: cost, $\$ 1.400$. ${ }^{\text {owwer }}$, Sam'l Margules, on premises ; architect, E.
Dennis, 241 Schenck av. Plan No. 2475. ROCHESTER AV, s e cor Fulton st, interior
 av; architect, Chas. Wulke, 15 Hull st. Plan SNEDIKER AV, e s, 215 s Blake av, extension to 3 -sty store and dwelling; cost, $\$ 400$ :
owner, Max Glick, on premises: architect, Max owner, Max Glick, on premises ${ }^{\text {a }}$ architect, Max
Cohn, 453 Glenmore av. Plan No. 2457. SURF AV, s, s, 50 w New Iron Pier Walk owner and architect, Hy Bielle, on premises.
Plan No. 2470 . SURF AV, s w cor West 5th st, sky sign to amusement device ; cost, $\$ 350$; owner, W. Tobn-
son, 186 Prospect
Park West; ${ }_{2523}$ Gude Co., 220 West 42 d st, N. Y. Plan No
SUTTER AV, s. s, 114.9 e Sheffield av, electric sign; cost, WASHINGTON Av. w s. 64 s Flushing av enclose elevator shaft of hotel cost, $\$ 200$; own-
er. Wm. Ulmer, 31 Belvidere pl ; architect, R. T. Schaeffer, 1526 Flatbush av. Plan No. 242 s . WYCKOFF av, e s, 25 s Harmon st, exterior
alterations to 4 4-sty tenement: cost. $\$ 350$ : owner, Hy Schoen, on premises; architect, H. A. 3 D AV, n e cor Prospect av. interior altera tions to 3 -sty store and dwelling; cost, 8125 ;
owner, Gottlieb Reinhardt, 5993 d av : architect, Jos. Hartung. 5482 d st. Plan No. 2411. 2 D AV, w s. 50 n 13 th st exterior alterations
 Coney island av. Plan No. 2496.
$5 \mathrm{TH} \mathrm{AV}, \mathrm{w}$ s, 80 n 53 d st, interior alterations to 3 -sty store and dwelling: cost, $\$ 100$ owner
Jos. B. McQuilian. 1421 5sth st: architect, G.

5TH AV, w s. 40 n 55th st. interior alterations to 3 -sty store and dweling: cost, sono ;
owner. Hy Schiel, 5520 6th av architect. Thos Bennett, 3 d av and 52 d st. Plan No. 2521.
5 TH AV, s w cor 39 sth st, new windows, etc.
to 3 -sty hotel. cost, $\$ 150$, owner. Eliz Rosen
hrock 523 40th st: architect, David Davies, brock 523
496 5th av. ${ }^{40 t h}$ Plan No. ${ }^{\text {st }}$ architect, David Davies, 6TH AV, w s, 100 s 12 th st, plumbing to 4 -sty
dwelling: cost, $\$ 100$; owner, G. J. Wardenberg. dwelling: cort, $\$ 100$; owner, G. Jos Warenberg sTH AV, w s, 60 n 38 th st, plumbing to 4 -sty
 17 TH AV, e s, 350 s sith st, extension to 3 stv dwelling; cost, \$80; owner, Abram M.
Kaufman. on premises. architet, Louis Wal-
lant 80 Broadway. Plan No. 2500. SCOVILLE'S WALK, e s. 180 s Surt av, ex-
tension to 3 -sty dweling: cost. $\$ 150$ : 0 owner Thos, Mullin, 362 Degraw st: architect. Geo. H.
Suess, 2966 West 29 th st. Plan No. 2427 .

Plans Filed-Alterations, Queens (Continued).

## Queens.

AQUEDUCT,-Old South rd, n s, 250 w Cen-
 premises. Plan No. 788
ARVERNE.-Amstel boulevard, $n$ s, 304 w Remington av, repair dwelling after fire damage; cost, $\$ 100$ in $_{1}$ owner, Samuel Englesberg,
premises. Plan No. 767 . BAYSIDE.-Bismark av, n w cor Warburton av, install new plumbing in dwelling; cost, $\$ 85$ BAYSIDE.-Bayside boulevard, e s , $300{ }^{\text {s }}$ Montauk av, install new plumbing in dwelling,
set new doors and erect new dormer windows set new doors and erect new dormer windows;
cost, 5000 owner, Mrs. J. Lawrence, Bayside. plan No. ist.
COLLEGE POINT.-14th st, e s, 75 n High st, install new plumbing in dwelling, cost, $\$ 85$; lege Point. Plan No, 778.
COLLEGE POINT.- 2 d av North, 27 E 4th new plumbing in 2 -family dwelling and store cost, $\$ 200$; owner, David Berman, 2012 d av,
College Point; architect, H. T. Morris, 321 13th st, College Point. Plan No. 758.
CREEDMORE-Musket av near Range av interior alterations to dwelling; cost, \$25; own-
er, Agnes Strumpfler, premises.
Plan DOUGLASTON.-Willow st, s s. 300 w Orienta av, install new plumbing in dwelling; cost,
$\$ 85$; owner, J. F. McGarven, Douglaston.
Plan o. 785 .

DOUGLASTON.-Willow st, s s, 100 e Cross st, erect new porch on dwelling ic cost, $\$ 100$;
owner, M. MeGarvin, Douglaston. Plan No. 755 . EAST ELMHURST.- Bayshore terrace, e s, $6 \times 25$, on side $21 / 2$-sty dwelling, tile roof; cost $\$ 1,000$; owner, M. C. Frank, 224 sth av, N. Y. C.
architect, E. J. Simkin, 51 East Grand av, Corona. Plan No. 784.
ELMHURST.-Corona av, s e cor Chicago av repair dwelling after ine damage; cost, \$100;

FAR ROCKAWAY.-Grove st, e s. 400 s Clark av. install new plumbing in dwelling; cost, No. 747 .
FAR ROCKAWAY,-Grove st,
clark av, install new plumbing in
dwelling
; cost, \$100; owner, A. F. Sterne, premises. Plan No. 748
FAR ROCKAWAY.-Wavecrest av, $n$ s, 350
L. I. R. R., install new plumbing in dwelling. L. $\dot{\text { R. }}$ R., install new plumbing in dwelling; ises. Plan No. 751.
FAR ROCKAWAY.-Bay st, e s. 350 n Mott install new plumbing in dwelling; cost, \$75;
owner, Grove Club, Far Rockaway. Plan No, 749.

FAR ROCKAWAY.-Bay st, e s, 400 n Mott av, install new plumbing in stable; cost, $\$ 75$;
owner, Grove Club, Far Rockaway. Plan No. 5.

FLUSHING.-Union st, 30 install new gas Hefferman, 45 Washington st, Flushing.' Plan
o. 764.
FLUSHING.-Barclay st, s s, 150 w Central v, 1 -sty frame extension, $9 x 14$, on rear dwelling, tin roof; cost, $\$ 200$; owne
dell, premises. Plan No. 768 .
FLUSHING.-Jamaica av, w s, 335 n Hillside v, erect new dormer window and install new MacDonald, 165 Jamaica av, Flushing, Plan No. 759 .
JAMAICA-Katherne st, 46 install new

JAMAICA.-Union Hall st. e $\mathrm{s},{ }^{707} \mathrm{n}$ South
st 2-sty frame extension, $12 \times 12$, on front and rear 2 -sty frame dwelling. tin roof; cost, $\$ 1,-$ architect, Oie Harrison, 223 Fulton st, Jamaica,

## Plan No. 76

JAMAICA.-Flushing av. w s, 236 n Fulton st, and gramel extension on both sides church, tar
and $14 \times 30$; cost. $\$ 4,000$; owner, Grace Episcopal Church, Flushing av. Jamaica;
architects, H. T. Jeffrey \& Son, 923 Lefferts av, Richmond Hill. Plan No, 776
JAMAICA.-Barrett av, e s, 250 n Hillside ings: cost, $\$ 90 ;$ owners, Schmidt \& Sthree dwellart av near Briggs av, Richmond Hill. Plan
JAMAICA.- Black Stump rd, ${ }^{\text {s }}$ s, 50 e Pem-
brook av, erect new piazza and 6 new dormer windows and interior alterations to dwellings: Wail st, N. Y. C., architect. W. H. Spaulding,
34 Bergen av, Jamaica. Plan No, 783 . JAMAICA-Charlotte Ridge, ss, 150 w Crov-
 Y. C. : architect. W. H. Spaulding, 34 Bergen
av, Jamaica. Plan No. 78.2 .
JAMAICA.-Fulton st. 369 , erect new store ront and other repairs ; cost, $\$ 500$; owner. J.
B. Greenberg, 916 Freeman st, Bronx. Plan No. 760 .
JAMAICA. - Church and Fulton sts, erect new
 LAUREL HILL-Montgomery av, wos, 60 .
Water st, install new plumbing in dwellin $\sigma$ : Water st, install new plumbing in dwellino: Woolsev av, L. I. City: architect. Frank
Chmelik, 786 2d av, L. I. City. Plan No. 765 . LONG ISLAND CITY.-Dutch K111s st, 42, in-


LONG ISLAND CITY--Purves st, 22, Install new gas piping in dwelling; cost, $\$ 25$
Mrs. Buana, premises. Plan No. 791 . LONG ISLAND CITY.-Webster av, 231, install new plumbing in dwelling; cost, \$75; own-
er, Mrs. Gateman, 233 Webster av, L. I. City. er, Mrs. Gate.
LKill Skillman av, 1-sty frame extension, $28 \times 300$, rear 3-sty store and dwelling, tar and gravel roof,
interior alterations; cost, $\$ 4,500$; owner, Chas interior alterations; cost,
Speckman, 322 Speckman,
Frank Chmelik, 7962 d av, L. I. City. ${ }^{\text {E }}$. Plan No.
LONG ISLAND CITY.- 12 th av, e s, 275 Jamalca av, Interior alterations to stable; cost.
$\$ 70$; owner, Xavier Gropper, 252 12th av, L. I. City. Plan' No. 769
LONG ISLAND CITY.-EIghth av, 8 ecin Washington av, 2 -sty frame extension, $13 \times 16$
 ington av, L. I. City; architect, R. Herold, 9
9 9th av, Long Island City. Plan No. 777 , LONG ISLAND CITY,-Washington a cor Lathrop st, 2-sty frame extension, $17 \times 32$ rear 3 -sty ${ }^{\text {dwelling, }}$, slag roof new plumbing;
cost, $\$ 2,000 ;$ owner, Chis Stabler, premises architect, Geo. J. Fischer, 406 12th av, L. I
LONG ISLAND CITY--Van Dam st, w s, 27 n Thompson av, 2 -sty frame extension on front
and rear 2 -sty dwelling, tar and gravel roof, interior alterations; cost, $\$ 4.000$; owner, Jos Foy, 363 Van Dam st, N. Y. C.; ; architect, John
Boese, Bridge Plaza, L. I. City. ${ }^{\text {Plan No. }} \mathbf{7 8 0}$. LONG ISLAND CITY. - Boulevard, 235, erect new foundation under dwelling; cost, $\$ 15$.
LONG ISLAND CITY.-Boulevard av, w dwelling cost, $\$ 25$ : owner, Frank Hymann, 45 Boulevard, L. I. City. Plan No. 753 .
LONG ISLAND CITY,-Hancock st, e s, 100 n Payntar av, install new gas piping in dwell-
ing; cost, $\$ 25$; owner, M. Reige, premises. Plan No. 75
LONG ISLAND CITY. -12 th av, w s, 95 n Jamaica av, install new plumbing in dwelling;
cost, $\$ 50$; owner, J. Schreffel, 295 12th av, L. I. cost, $\$ 50$; owner. 7
LONG ISLAND CITY.-Vernon av, 70, erect new electric sign; cost, $\$ 50$ : owner, Mary N. new
Hud
761.
MASPETH.-Johnson av. n s. 117, install new gas piping in dwelling ; cost. \$15 ; owner, Lonz Blous,
OZONE PARK,-Hatch av, w s. 350 s Rockaway rd, 1 -sty frame extension, 19x5, on rear dings, premises. Plan No. 775.
OZONE PARK.-Lawn av, w s, 300 n Broadway, 2 -sty frame extension, $4 \times 46$, on side 2 -sty frame dwelling, tin roof, cost. $\$ 300$; owner,
Jos. Miati. premises: architect, A. Cehio, WoodJos. Miati, premises:
haven. Plan No. 779 .
RICHMOND HILL-Jamaica av, n s, 50 w Lefferts av, install new plumbing in dwelling; cost, \$100; owner, A. King, 814 Enfield st, RIDGEWOD - Onderd
RIDGEWOOD.-Onderdonk av, $s$ e cor Greene ing; cost, $\$ 200$; owner, Alexander Marx, 1862 Greene av, Ridgewood. Plan No. 752.
ELMHURST.-Chicago av, n e cor Summit av, install new plumbing in dwelling; cost. $\$ 150$;
owner, Mrs. Sarah Josephs, premises. Plan No. 79.

JAMAICA CREEK.-Bay av, e s. 100 s Rockaway rd, 2 -sty frame extension, $12 \times 18$, on side

RIDGEWOOD.-Starr st. s s, 275 w Woodward av, erect new stone foundation under dwelling cost. $\$ 70$; owner, Herman Hornecker, premises.
Plan No. 793 woodsipe
WOODSIDE. - Lenox av, w s. 240 Woodside av, 1 -sty frame extenslon, $20 x 10$ on rear 2 -sty terations : owner, G. Laviano, 425 ' E 116th st N. Y. C.; architects. Edw. Rose \& Son, Grand
st, Eimhurst. Plan No. 795.

## Richmond.

BROAD ST \& RICHMOND RD, Stanleton, owner, G. Granata, Stapleton : builders, Airold \& De Antona, Stapleton. Plan No. 149
FRANKLIN ST, s s, 300 n Union st, West cost, $\$ 7700$ : owner, Daniel Hart, Wet
Brighto : builders, Russell
Bros., West New Brichton; builders, Russell Bros., West New JERSEY ST \& RICHMOND TERRACE, $n$ w or. New Brighton, $\$ 3,000$ : owner to brick store bullder and dwelling; cost,
Isidore Welt. New Nrighton: owner architect, John Davies, Tompkinsville. Plan No. 158 .
MAIN ST, e s. 350 n Amboy rd. Tottenville Harrv Levinson. Tottenville:
Paugh, Toternilder, owner, PIKE ST, s s, 150 e Brook st, New Brighton. cost, $\$ 175$ : owner, John McCaffrey. New Brlaht on, architect and builder, Thos. Cummings, StaROSEBANK PL, cor Clifton av, Rosebank, Tobe E. Lamb, Rosebank; builder, C. E. Gale, Rosebank. Plan No. 157.
ST MARKS PL, w
Brighton, cor Hamllton av, New
to brick grand stand: cost, architect, owner, Clity of N. Y. Y. Snyder, 500 Park Park av, Plan
S. 11 TH ST, s s, 204 w York av, New Brighton, Si. 1. : 2 -sty extension to frame dwelling; cost, architect and builder, Jos, Keenan, New Brigh ton. Plan No. 148.
AMBOY RD, 6989 , Richmond Valley,
to stone retaining wall; cost, $\$ 50$; owner and builder, T. L. Neville, Richmond Valley. Plan o. 156.

BROADWAY \& RARITAN BAY, Hugenot, N. Y. Foundling Hospital, 67 th st st and $\$ 6,000$ owner, N. Y. Foundiling Hospital, 67th st and 3d av, N. No. 154.
JEWITT AV, e s, 469 s Post av, West New Brighton, front extension to frame dwelling;
cost, $\$ 5,000$; owner, Carl Kingley, West New cost, $\$ 5,000$; owner, Carl Kingsley, West New
Brighton; architect, Jas. Whitford, St. George, Brighton; architect, Jas. Whitford, St. George,
S. I. ; builder, E. K. Whitford, Port Richmond. Plan No. 147.
MANOR RD, e s, 64 n Turnpike, West New owner, G. W. Vroome, Westore; cost, $\$ 146$. builders,
Brighton. B. Vroome Brighton. Plaal No. 150.
Wrightone Brighton,
ing
cost,
$\$ 215 ;$ owner and builder, Awolph Schwaid, Stapleton; architect, John Davies,

## NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.
The plans of Apartments, Flats and
Tenements published herein have been Tenements published herein have been
approved by the Board of Tenement Heprse Supervision at the main office,
Newark, N. Ji, to be erected in these Counties for the week ending May 3. NEWARK-John Generale, s e cor Chestnut and Tyler sts, one 3 -sty brick, $\$ 8,000$; Louis
Gelman, 302 Peshine av, one 3 -sty frame, $\$ 8,-1$ Gelman, 302 Peshine av, one 3 -sty frame, $\$ 8,-$
000 ; Benjamin Kaplan, 71 Eergen st, one 3 -sty 000 ; Isidor Sandler, 11 Ber gen st, one 3 -sty frame, $\$ 5,000$; John Stanley, $\$ 12,000 ;$ Henry Rudin, 319 South 7 th st one -sty frame, $\$ 7,000 ;$ William Duhuid, 83 Irving
st. one 3 -sty frame, $\$ 6,000$; Samuel Gorofsky,
 Alexander Rothenberg, 168 Leslie st, one 3 -sty one 4 -sty frame alteration, $\$ 500$; John Lutz, 45 lang st and 321 New York av two 3 -sty
frame, $\$ 15,000$; Isidor Lustbader, $177-179$-sp frame, $\$ 15,000$ : Isidor Lustbader, $177-179$ Spruce
st, one 4 -sty brick alteration. $\$ 500$. st, one
Doheney, n s
s Montclair av, 260 ft . w of Washington av, one 3-sty frame, $\$ 8.000$. Mary Louise ington av, one 3 -sty frame, 88,000 ; Charles sommer. 681 and 683 South 12 th st, two 3 -sty gen st one 3 -sty frame. $\$ 5.000$ : Lena Friedmer 77 Brookdale av, one 3 -sty frame, $\$ 8,000$ : Jules Mechanic, 63 Irving st, one 3 -sty frame, $\$ 8,000$. WEST NEW YORK.-Harris Goldberg, s w
cor 8th st and Hudson av, one 4 -sty brick, cor 8th
$\$ 35,000$.
GARFIELD.-Joseph Kocian, Wessington and
Belmont avs, one 3 -sty brick alteration, $\$ 3,200$. EAST ORANGE.-George E. Schreiber, 34 Hal-
sted st, one 4 -sty brick, $\$ 21$, 00 , JTR, one 4 cty brick, $\$ 21,000$.
JERSEY CITY-Leon Bergoff, s e cor Garfield av and Brown nl. one 3 -sty brick, $\$ 15,000$ :
Franz Zibetluch, 302 Union st, one 3 -sty alteration, $\$ 500$; Louise Wilkinson. 47 sty frame av, one 3 -sty brick alteration, $\$ 500$; Maria Marese, $388-3881 /$ Second at one 3 -stv frame alteration, $\$ 2,000$; Morris Moskowitz, 153 Pine
st, one 3 -sty frame alteration, $\$ 200$. DUMONT-Lena Barkley, Quackenbush av, ARLINGTON.-Barnet Tucker, 610 and 612 Elm st, two 2 -sty frame, $\$ 9,000$.
IRVINGTON.-Anthony Perina, s w cor Grove and Cottage sts. one 3 -sty frame, $\$ 6,000$; two 3 -sty frame, $\$ 10,000$.
ELIZABETH.-Elizabethnort
Inslee pl, one 3 -sty brick, $\$ 7.000$. Co., 119 PATERSON Samul
mer st and 16 th av, two 4 -sty brick $\$ 18$ SumBOUND BROOK.-Pasquale Cusano, 37 Fisher av, one 3 -sty frame, $\$ 4,000$.

## DWELLINGS

MORRISTOWN. N. J.-Jacob King, 95 Mill st, contemplates the erection of a $21 / 2$-sty frame
double residence on Walker av, to cost about $\$ 6,000$.
MONTCLAIR, N. J.-Excavating is under wa
 Claremont av, owner. H. M. Fisher, 483 Bloomfield av, is architect. Cost about $\$ 8,000$.

## Details of the Woolworth Building

of unusual architectural interest is the book of the Woolworth Building, recently, published
by the Atlantic Terra Cotta Co. of 1170 Broadwav. New York. The book contains a series o norary building, and these photographs show the wonThe illustrations have to excilent advantage. whill never be possible to take such phoe for again. In addition, the book contains an articte entitled "The Architect and the Manufacturer. which will prove of great assistance to those who contemplate the use of architectural terra cotta. A cony will be forwarded on request
to the Atlantic Company.

## RECORDS SECTION

of the
RECORD ${ }^{\text {non }}$ GUUIDE.
This section includes all recorded Conveyances, Mortgages, Leases, in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan. "Entered at the Post Office at New York, N. Y., as second class mattor."

Vol. XCI
No. 2356
New York, May 10, 1913
PRICE 20 CENT

## STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.


185 th st, 555 W .


Av B, 279.
Av C, 172.

Adrian av (ws), 13:3402| Adrian |
| :---: |
| 295 |

Amsterdam av, 151,
$\substack{\text { 2006-8. }}$ Broadway, 279-83, 543 , Greenwich av, 47. Lenox av, 103-9.
Lexington av, 864, 1290Madison av, 1519, 1783. Manhattan av, 504, 521 . Park av, 1015, 1332-4,
1631-7. Park av (w.s.), 1391-38Park Row, 164-6. St. Nicholas av, $92,1332-$
Sberman av (w.s.), Wadsworth av, $220-34$. Wadsworth av, $220-3$
West Broadway, 425 .
1st av, $139-141,209$. 1st av, 139-141, 209
2d av, 1893,2428 . 3d av, 1763 .
4 th av, $323,423-7$.
6 th av, $92,134,517-9$ 4th av, $323,423-7$.
6 th av, $92,134,517-9$.
7 th av, $719,2427-9$. 8 th av, 2055.

9 th av, 811.
10 th av, 565
10th av, 565.
Broome st, 14 A
Division st, 262.
East Broadway, 309-10. East Broadway, 309-
Elizabeth st, 253-61.
Grand st, 441, 447-9. Grand st, $441,447-9$.
Henry st, 46,172 Henry st, 46,172 .
Ludlow st, $145-7$. Mott st, 43.
20 .
Le 20 th st, 33 E. 22 d st, 491 W.
40 th st, $210-2 \mathrm{I}$ 40 th st, $210-2 \mathrm{E}$.
41 st st, $120-2 \mathrm{~W}$. 48th st, $133-5 \mathrm{~W}$.
52 d st, $225-7 \mathrm{E}$.
$57 \mathrm{th} \mathrm{st},{ }^{425-7} \mathrm{~W}$. 77 th st, 264 W
78 th st, 123 E. 87 th st, $65-7,122 \mathrm{~W}$. 89 th st, $520-4 \mathrm{E}$. 116 th st, $221-5 \mathrm{~W}$.

118 th st, 109 W . | 118 th |
| :--- |
| 126 th |
| st, |
| 109 W. |
| 123 . | 126 th

$129 t h$
st.
128 W.
E. Columbus av, 700-18 Madison av, 716.
Manhattan av, 156-64. Manhattan av,
7 th av, $2057-9$.
8th av, $2283-5$.

dwg-dwelling.
welu-ueceaseu
exr-executor
extrx-executrix.
et al-used instead of several names. toreclus-foreclosure.
if-lrame.
ft-front.
Individ-individual.
imps-irreguiar.
installs-instaliments.
it-lot.
is-lease.
mig-murtgage
mfg-manufacturing
Nos-numbers
n -north.
nom-nomina
(o)-office.
pr-prior.
pl-part.
PM-place.
PM-Purchase Money Mortgage.
R T \& I-Right, Title \& Interest. (R)-referee.
rd-road.
ref rofereease mtg.
sal-saloon.
suorn-subordination.
sq-square.
s-south.
aty-side.
story
aty-story.
sub-subject.
strs-stores.
atn-stone.
${ }_{\text {St }}$ TS-street.
Ts Torrens sybtem.
T \&c-taxes, etc.
w-west.
o C \& 100 -other consideration and $\$ 160$

## CONVEYANCES.

## Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrection is printed in brackets immediately following the part of name or address of which it is a correction. Conveyances marked with an are being Investigated and if found

MAY $2,3,5,6,7,8$.

 $13 ; A \$ 19,500-30,000$.

Attorney st, 146-50, see Lex av, 864 .
Baxter st, $\mathbf{2 - 2 1 / 2}$, see Lex av, 864 .
Baxter st, 4, see Lex av, 864
Baxter st, 18-20; see Lex av, 864
Bleecker st, $21 \quad(2: 529-52), \mathrm{ns}, 250.3 \mathrm{w}$ sion; also BLEECKER ST, 23 (2: 529 assessed with above), ns, 270
w Bowery, 20x67.2x20x66.4, 3 -sty bk mis sion; National Florence Crittenton Mis sion, a corpn to Max Teitelbaum, 51
Nicholas av; B\&S; May2; May.13;
O C \& 10 exempt-exempt

Bleecker st, 23, see Bleecker, 21.
Broome st, 4S0 (2:486-38), ns, abt 25 Wooster, $25 \times 100,6-$ sty bk Loft \& str brthur M Casper to
Lillian C Wife \& Arth a
Greenwich Savgs Bank, a corpn, $246-8$ Greenwich Savgs Bank, a corpn, $246-8$. ${ }^{6}$, $\mathrm{mtg} \$ 40.000$ \& AL; May6; May8'3 ; av, mtg $\$ 40,000$

Cherry st, 343, see Water, 590.
Chrystie st, 98-100, see Grand, 255
Coenties s1, 22, see Coenties sl, 26.
Coenties s1, $\mathbf{2 6}(1: 34-\mathrm{pt}$ lot 33$)$, ns ,
50.10 n from ws South, runs e51.5 $\mathrm{x} 20 \times \mathrm{w}$ 50.10 n from ws South, runs e51.5xn20xw
51 to slip xs20 to beg: also COENTIES SI 51 to slip xs20 to beg: also Coen
22 (1:34-pt lot 33$)$ ns, 92.6 n from ws
w Souti, runs e51xn20.3xw51xs 20 to beg, pt
$12-$ sty bk institute: TRSTES of St Luke's Retreat, in City NY, to Seamen's Church Institute of NY, a corpn, 1 State; B\&S
AL; May5: May6'13; A $\$$ -

Columbia st, 28, see Lex av, 864.
Cooper st (8:2240-27), ns, 150 W 207 th ref, to Chas H Fiske Jr, 10 Post Office rer, Boston, Mass; mtg; $\$ 1,600 ;$ FORECLOS
Apr3; Apr30; May $6^{\prime} 13$; A $\$ 5,000-5,000$.

Cornelia st, 25-7, see Lex av, 864.
Cortlandt alley, nue Walker, see Walk-
Elm st, 28 ( $1: 156$ ), ws, 49.9 s Pearl, 25.4

 10 Post Office sq, Boston, Mass; mtg | $\$ 45,000$; FORECLOS Apr3; Apr30; May6 |
| :--- |
| 0,500 |
| $13 ; ~ \$ 28,000-50,000$. |

 to beg, with all title to alley in rear, $5-\mathrm{st}$
bk loft \& str bldg; Wm C Renwick et al bk loft \& str bldg; Wm C Renwick et al
EXRS \&c Wm R Renwick to Waterman
Bldg Co, 173 Bway; May5'13; A $\$ 29,000-$ Bldg.

Front st, $166(1: 71-35)$, nws, abt 30 ne Fletcher, $16.6 \times 74.5 \times 16.10 \times 73.10$, Ws; Wm C Renwick et al EXRS \&c Wm R Renwick
to Fredk K Dohrman, 308 W 97 ; May5'13; Goerck st, 11, on map $9(2: 326-48)$, Ws,
Goerck st, 11, on $\operatorname{map}^{9}(2: 326-48)$ Ws,
00 s Broome, $17 \mathrm{x} 50,8-$ sty bk loft \& str bldg; Grace Archer to Co Free Realty Co,
a corpn [clo Jacob Freeman], 115 Boston rd; May7'13; A $\$ 6,500-11, F 00$. O C \& 100 Grand st, 255-61 ( $1: 305-13$ ), sec Chrystle
(Nos $98-100$ ), runs along ss of Chrystie (Nos $98-100$ ), runs e along ss of Chrystie
(?) xe along ss Grand $100.2 \times s 100 \mathrm{xw} 100.2$ to es Chrystie xn100.5 to beg (probable Jones to Jane Fischel, $118 \mathrm{E} 93 ;$ QC; AL;
May6; May ${ }^{\prime} 13 ; ~ A \$ 200,000-315,000$. Houston st, 279 E (2:350-16), Ss, abt 75
e Suffolk, $25 \times 102 ;$ Jno N Barry et al heirs,
\&c, Julia K Barry to Herbt Barry at West
Orange, NJ [34 Nassaul; 4-5 parts; A T;
B \& S; Jan29; May2'13; A $\$ 24,000-35,000$.

Houston st, $\mathbf{2 7 9}$ E; Herbert Barry to Szerena wife Albert Reitman, 1771 May
av, all of; B\&S \& CaG; AL; May1; $\mathbf{2 3 , 2 3 0}$
$\mathbf{- 1 3}$.

Howard st, 8, see Lafayette, 139-45.
Lafayette st, 139-45 (1:234-1), nec How-
rd (No 8), runs n112.4xe27.5xs111.8 to ns
 Hawks, 435 W $119 ;$ mtg $\$ 60,000$. May $2 ;$
May6'13; $\$ \$ 55,000-80,000$. $\quad$ O 100

Lawrence st, 135-7, see Old Bway, 19.
Ludlow st, $\mathbf{1 7 9}(2: 412-26)$ nws, 124 sw
Houston, $23.10 \times 87.10,3-$ sty bk tnt \& strs \& 3-sty bk rear tnt; Vincent L Leibell, Conn; AL; FORECLOS May1; May5; May Madison st, $\mathbf{3 5 2}(1: 266-62)$, ss, 240.2 e tnt \& strs; Lawyers Mtg Co to Selara May7' 13 ; A $\$ 15,000-23,000$.
Mercer st, 114, see Bway, 543 .
Mercer st, 114, see Bray
Mott st, $104(1: 204-6)$, es, abt 125 s Hes ter, $25 \times 94,5-s t y$ bk tnt \& strs \& 5 -sty bk rear tht; Chas H; Louls \& CaG; mtck $\$ 16,000$
biente, 112 Mutt; B\&S
\& AL; Apr28; May3'13; A $\$ 18,000-27,000$.
 xn14.2xe24.8xs70 to st xw 45 to beg. 6-sty bk tnt; Wm G Vought to Jno H Vought,
246 Norwood av, Buffalo, NY: AT; B\&S; 246 Norwood av, Buffalo, NY. AT; B\&S;
Apr28; May8'13; A $\$ 15,000-35,000$. O C \& 100 Pitt st, $133(2: 345-60)$, ws, 125 s Hous bk, rear tht. Non Engelhardt to Abram Abramowitz, 133 Pitt: mtg $\$ 25,000 ;$ Apr $30 ;$
May ${ }^{\prime} 13$; A $\$ 20,000-29,000$. 100 © 100 Prince st, 125 (2:514-42), nee Wooster (Nos $130-2$ ), $25.8 \times 95,6$-sty bk loft \& str bldg; Bernard Hecht EXR \&e Henrietta Hecht to Helian Co a corpn, 5.5 , May3; May5 13 ; $\$ 37$,
$m t g ~$
$000-52,0000$ \& AL; Reade st, 57, see Bway, 279-83.
Reade st, 154 (1:141-12), ns , abt 85 e Greenwich, $25 \times 53$, $4-$ sty bk loft \& str
bldg: Edw $\mathrm{E} \&$ Jennie G Androvette to Ethel $G$ \& Jessie $F$ Androvette, 102 De-
catur, Bklyn: mtg $\$ 24,000 ;$ May5; May 13 ;
Sheriff st, 52 (2:333-3), es, 125 n DeHannah Garfunkel, Sheriff; mtg $\$ 17,000$; May5; May6'13; A
$\$ 17,000-23,000$.

Stanton st, 186, see Lex av, 864.
Suffolk st. $43(2: 351-54)$, ws, abt 100 n Grand, $25 \times 50$, o-sty bk tnt \& strs: Isidore Jufe to Louis Greenberg, 43 Suffolk; QC,
Thompson st, $\mathbf{1 5 2 - 4}(2: 516-14-15)$, es, 73.3
bk tnts \& strs; Amos F Eno to Citizens Investing Co, a corpn, 226 Lafayette; QC;
May2"13; A $\$ 29,000-31,000$.

Wall st, 118, see 58th, 361-3 W.
Walker st, $72-6(1: 196-31)$, $\mathrm{ns}, 99.11$ e Bway, 75 to ws Cortlanat aliey $\times 80.10 \times 75$ x 81 , 5 -sty stn loft \& str bldg; Wm E
Heublein. heir \&c Louis F Heublein, to Heublein, heir \&c Louis Hartford, Conn. [Upper Montclair, NJ]: AT; QC; May7;
May $8^{\prime} 13$ : A $8110,000-150,000$.
Washington st, $796(2: 642-21)$, ws, 39.3 s
Horatio, $19.6 \times 69.10,3-$ sty bk tnt; Emanuel Horatio, 19.6x69.10, 3-sty bk tnt; Emanuel ${ }^{42} \mathrm{~W} 69 ; \mathrm{mtg} \$ 5,800 ;$ Apr8; May2 13 ; A

Water st, $590(1: 245-44 \& 51)$, ns, abt 70 (No 343), x22.8x112.7 ws, 2-sty \& 3 -sty bk Lewenthal, 116 W $34 ;$ FORECLOS Apr7;
May7: May ${ }^{\prime} 13 ;$ A $\$ 11,700-14,500$.
$\mathbf{3 , 0 0 0}$ Water st, $608 \quad(1: 259-4), \mathrm{ns}$, abt 110 e Montgomery, $24.11 \times 62.3 \times 25 \times 61.2 \mathrm{ws}$, the to Chas F Schmale, 230 Covert, Bklyn; FORECLOS Apr7; May7; May8'13; A\$6,0006,500.

## Wooster st, 130-2, see Prince, 125.

STH st, $55 \mathbf{W}(2: 572-71), \mathrm{ns}, 152.7$ e 6 av, $24.11 \times 93.11$, 6-sty bk loft \& str bldg;
Fannie C Devoe to Plainfield Plumbing, Hardware \& Paint Supply coia corpn, 63 $\$ 50,000$; Apr1; May 8 '13; A $\$ 22,000-42,000$.

9TH st, $15 \mathbf{W}(2: 573-52)$, nes, 265.4 w 5 av, $17.4 \times 92.3$, $4-$ sty bk dwg; Mary F D Bklyn; AL; Feb3; May7'13; A\$15.500-17.-
10TH st. 374-8 E (2:392-22), ss, abt 235 W Av C, $75 \times 92.3,6-$ sty bk tnt \& strs: Hat-
tie Miller et al to Sol D Berler, 6 Delancy: mtg $\$ 60.000$ \& AL; May1; May2'13; A
$\$ 38.000-72,000$ nom
 Bway, $54 \times 103.3,10-$ sty bk loft \& str bldg
M Spencer Bevins ref to U S Trust Co of NY, a corpn, 45 Wall: FORECLOS May1
May3; May5'13; A $\$ 90,000-203,000$. $\mathbf{1 7 5 , 0 0 0}$ 11TH st, 212 E $(2: 466-15)$, Ss, 409 w ${ }^{2}$ et al to Annie R Greenberg; 1842 7 av: B\& 11TH
st.
Blecker,
$25 \times 100, ~$
W
 $\begin{array}{lll}\mathbf{1 2 T H} \text { st, } \mathbf{9} \mathbf{E} & (2: 570-41), \text { nes, } 225 \text { se } 5 \mathrm{av} \\ 25 \times 127 \times 26 \times 121 . & 3-s t y ~ b k & \text { oft } \& \text { str bldg }\end{array}$ Adelaide W Nash to Chas H Randall. 929 13TH st, 220-2 W (2:617-45). ss, 233.2 e Greenwich av. $40.1 \times 89.6 \times 42.2 \times 76.4$, $6-$ sty bk
tnt \& strs: mtg $\$ 52,000 ;$ also PROP at New Rochelle NY, \& at Rosedale Terrace, B of
Q: Saml Metzendorf et al to Winmore Leasing Co. a corpn, $38-44$ W 26; Feb4
May ${ }^{\prime} 13 ;$ A $\$ 17,000-50,000$. $\quad$ \& 100
 Chas Rubinger to Jos L Buttenwieser, 300 Central Park W; AL; May5; May6'13; A
 T Middlebrook Bowers. 45 E 65 ; Frederic Bachem, 697 West End av, EXRS \&c Wm $6^{\prime} 13$; A $\$ 8,000-15,500$. 16TH st, 645 E
B, $25 \times 92$,
$5-$ sty bk tnt
\& Eschwege to Emanuel Eschwege, 121
 Fleischmann Bros Co to Alan Realty Co inc), a corpn, 309 Bway; B\&S mto
000 \& AL; May6; Mays'13; A $\$ 136,000-316$,
000.

18TH st, 342 W $(3: 741-56)$, ss, 300 e 9
 Co to Mary E Sandford, at Belleville, NJ;
AL; Apr25; May2'13; A $\$ 12,000-30,000$ \& 100

19TH st, 144-6 W (3:794-64-65), sws, 197 se 7 av, $44 \times 993.3 \times 46.3 \times 93.6,2-4-$ sty fr bk ft
tnts \& strs \& 4-sty bk rear bldg; Jas L Van Sant to Eliphalet L Davis, 249 W 22 ; (
$21 S T$
st, 44
E
4-sty
Stn hotel;
Edw TRSTE Fredk H Grosz decd to Josephine Flament, 10 rue de la Mairie, Boulognefor France, Henrietta Echeverria, 60 W 71; Marie C Crookes, at Scarsdale, N Dalby, Red Bank, $\quad \mathrm{N}$ J, children of Dalby, Red Bank, N J, children of Evelyne O'Callaghan, all at 546 W 162 d , grandchildren of said Fredk H Grosz decd

24TH st, 101-3 E, see 4 av, 323 nom 24TH st, 126-30 E, see Bway, 279-83.
 av, 19x49.4, $3-$ sty \& b bk dwg; Mary E
Sandford to Gramont Constn Co, a corpn,
 29TH st E, nee 4 av , see 4 av, 423-7.
29TH st, 308-10 E (3:934-47), ss, 141.8 e Schneer to Abr Liebovitz, $37 \mathrm{~W} 93 ; \mathrm{mtg}$ $\$ 40,000 ;$ Apr24; May6'13; A $\$ 17,500-52,000$. 31ST st, 100-4 W, see 6 av, 517-9. 33 D st, $36 \mathrm{~W}(3: 834-66)$ ss, 502.6 w 17.6 to beg (two west courses probable error), 4-sty bk loft \& str bldg, 1-sty ext; Patk A Geoghegan to Agnes Geoghegan, $8^{\prime} 13 ;$ A $\$ 88,000-105,000$. \& AL; Mayb; May
34 TH st, $213 \mathbf{E}(3: 915-8), \mathrm{ns}, 150$ e 3 av , 18.9x98.9, 3-sty stn tnt \& str; Wm C Albro \& ano, ADMRS Geo Brown, decd, to D H $\$ 10,000$ \& AL; Apr28; May8'13; A $\$ 14,0000$ 17,500 .

3,500
Cath
Neus, $703 \mathrm{Nt}, \mathbf{W} 171 ;$ E; $\mathrm{mtg} ~ \$ 10,000$ \& AL; May 39TH st, 206 E (3:919-56), ss, 112.10 e 3 Edwards et al to Jno J Egan, 323 E 41; Edwards et al to Jno J Egan, 320
AL; May $6 ;$ May7'13; A $\$ 5,500-8,500$
44 TH st, $14 \mathrm{E}(5: 1278-62)$, ss, 145 w nette W Sherman to Harry T Sherman 2025 Bway; B\&S \& CaG; May1; May2'13; $\left.\begin{array}{l}1 \$ 92,000-100,000 \text {. } \\ \text { 48TH st, } 235 \\ \text { E } \\ \text { ( }\end{array}: 1322-151 / 2\right)$, ns, 240 w av, ox do mest \& stn dwg: Sarah mtg $\$ 9,000$ \& AL; May7; May8'13; A $\$ 8,000-$

48TH st, 172 W , see 7 av, 719,
49TH st, 530 W ( $4: 1077-51$ ), ss, 436.4 w 10 av, $26.4 \times 100.5$, 5 -sty stn tnt; Lillian, wife
Hy R Paul, to Annie Reckhart, 500 W 35 ; B\& R ; May5; May6'13; A $\$ 9,500-19,500$.
49 TH st, 530 W ; Annie Reckhart to Hy $R$ Paul \& Lillian, his wife, 448 Hawthorne
av, Yonkers, NY; B\&S; May5; May6'13.

53D st, 313 W , see $54 \mathrm{th}, 308-12 \mathrm{~W}$.
$\mathbf{5 4 T H}$ st, $\mathbf{3 1 1} \mathbf{E} \mathbf{E}(5: 1347-5), \mathrm{ns}, 100$ e ${ }^{2}$

 $\mathrm{mtg} \$ 24,000$
54TH st, 30s-12 $\mathbf{W}(4: 1044-39)$, ss, 150 w 8 avir.11 to st xe75 to beg. 1 -sty bl church, 4 -sty bk parish house \& vacant; A exempt-exempt; also 53D ST, 313 W (4:-$1044-25), \mathrm{ns}, 175 \mathrm{w} 8 \mathrm{av}, 25 \times 31.10 \times 25 \times 30.10$,
$3-$ sty bk home; Trstes of the Amity Baptist Church to Greek Orthodox Communa corpn, 312 W $54 ; \mathrm{mtg}^{\$ 67,000 ~ \& ~ P M ~}$ $7^{\prime} 13$; A $\$ 6,000-7,000$.
 Cath M Comstock late of Bklyn, by will to Eliz A Comstock, her sister; June30.04;
May2'13; A $\$ 34,000-44,000$. copy of will 56TH st, $247 \mathrm{E}(5: 1330-201 / 2), \mathrm{ns}, 75 \mathrm{w}$ Eda Meyrowitz to Abr Sonken, 172 E 103 mtg $\$ 14,000$ \& AL; May5; May6'13; A\$11,-000-19,000.
57TH st, $\mathbf{3 0} \mathbf{~ W}(5: 1272-30)$, ss, $475 \mathrm{w} 5{ }^{5}$; Drelincourt M M Martin to Florence
 58TH st. $\mathbf{3 6 1 - 3} \mathbf{W}(4: 1049-1-2)$, nec 9 av \& strs: A $\$ 95,500-128.000$; also WALL ST, 118 (1:37-1), nes, 38.2 nw South, runs nw 4-sty bk loft \& str bldg: also land in Bklyn; Clara R Gerken to Geo A Lewis, 30 607H st, 249 W (4:1152-6) West End av ( 11 av), $25 \times 100.5,4$-sty bk
 Greenberg, 20737 av; QC; AL; May6'13
 ext: Eliz B Sands to Esther M Chapin, 135 E 62; May6; May7'13; A $\$ 30,500-50,000$ O 100
 Wm L Bull \& ano to Eliz B Sands. 28 E 75: mtg $\$ 40,000 ;$ Mav6; Mays'13; A $\$ 42,000-1$ O 8100
50,000 .
66TH st, 143 w , see Bway, 1961-9.
 A, $40 \times 100.5$, 6 -sty bk tht, Saml Levy to 1 mtg $\$ 42,900$ \& AL; May1; May2 $13 \div$ A $\$ 14,-$

 mtg $\$ 40.900$ \& AL; May1; May7'13; A\$14.-
71ST st, 117-21 W (4:1143-24-26), ns, 150 Wuilding Co to A L Mrordecai : Allendale corpn.
$\$ 63,000-110,000$.
42; 72 D st, 43 w ( $4: 1125-7$ ), ns, 150 e Col av, 25x102.2, 5-sty \& b stn dwg: Geo J Smith 5 av1; mtg $\$ 70,000 ;$ Apr7; May7'13; A\$46, 72D st, $248 \mathbf{~ w}(4: 1163-55)$, ss, 230 e West End av, $20 x 102.2,4-$ sty \& b stn dwg . Lucy May $6^{\prime} 13 ;$ A $\$ 32,000-44,000$. O C \& 100
7TTH st. So E ( $5: 1391-411 / 2$ ), ss, 60 w Park av, 20x51il Jersey City, NJ; mtg $\$ 14,000$; May ${ }^{2} 1313$;

 ss, 20 w Park av, $20 \times 51.1,4$-sty \& b bk dwg.
A $821,000-24.000$, also 77 TH STe 86 E (5:-
1391-40), swe Park av, $20 \times 51.1,4$-sty \& b
 77TH st, 84-6 E, see 77th, 82 E .
 Park av, $18 \times 102,3,4$-sty \& b bk dwg; Ed-
win M Leask, EXR \&c Alice B Morrison, to Dorothy W Morrison, 59 E 78; mtg
$\$ 16,500 ;$ May5: May'13; A $\$ 26,000-36,000$. 85th st E, see Park av, see Park av. 85TH st, 50 w (4:1198-57), ss, 31 av, $20 \times 102.2$ 4-sty \& b stn dwo. David
Loewenthal et al EXRS, $\&$ \& . Bendix Loewenthal to Jno R Gregg, 1123 Bway [50
W 85]: Apr24: May2'13; A\$15, 000-26, 30,000
STTH st, 135 E, see Lex av, 1290-8.
 Recker to Pauline Flesch, 13886 Lex av;
mtg $\$ 15,000$; May ${ }^{\prime} 13 ;$ A $\$ 9,000-20000$.
98TH st, 209 E (6:1648-7), ns, abt 160 e
 Apr29; May6'13; A $\$ 9,000-20.000$.

$\mathbf{9 8 T H}$ st. 209 E: Julia-Weiss to Brook Av Real Estate Corpn, 271 Bway; $1 / 2 \mathrm{pt}$;
Mom
nom May6'13. 101ST st, 215 E (6:1651-10), ns, 235 e 3 av, $25 \times 100.11$, 4 -sty bk tnt \& strs; Isaac $\$ 12,000$; May 3 ; May 6 ' 13 ; A $\$ 10,000-15,000$.

102D st. $322 \mathrm{E}(6: 1673-38)$, $\mathrm{ss}, 275 \mathrm{w} 1$ berg to Harry Goldberg. 114 Shirley av,
Rivere. Mas: mtg $\$ 16,800$ \& AL: May5' 13 ; 0-18,500
105TH st $155 \mathbf{E}_{\text {E }}$ (6:1633-23), ns, 77 Lex av, $18 \times 100.11$. 5 -sty bk tnt: Paul M E 78: ADMR of Augusta Hyatt, decd; 000-13,000.

15,000
109TH st, $338-44 \mathrm{E}(6: 1680-32-321 / 2)$ ) ss ${ }^{100}{ }^{\mathrm{W}} 1$ av, runs w68xs100.11xe156.6xnwpolitan Impt Co a corpn, to Carmelo 2'13: A $\$ 34,500-40,500$; CaG; AL; May 1 : May 1804. 112 TH st E, nwe Lex av, see Lex av,

114 TH st, $216-8$. on map 216 E ( $6: 1663-$ tnt \& strs; Archie Realty Co to ${ }^{\text {d }}$ Jacob Buchbinder 862 E 163 : mte $\$ 28,000$ \& AL;
May1; May $213 ; \mathrm{A} \$ 13,000-37,500$.

115TH st, 117-9 E (6:1643-8), ns, 155 e Park av, 43.10x $\begin{aligned} & \text { Etta M Liebovitz to Harry H Liehovitz }\end{aligned}$ [Liebowitz], 260 Riverside dr: mtg $\$ 37,500$;
Apr14; May6'13; A $\$ 19,000-52,000$. O C \& 100

115 TH st, 101 W , see Lenox av, 103-9.
115 TH st, 130 W , see St Nicholas av, 92
116TH st, 100 E, see Park av, 1631-7.
117TH st, 51 E, see Madison av, 1783.
117TH st, 236 E (6:1666-31), ss, 185 w A Schloss. 50 W 54; AL; Apr18; May 613
118TH st. 73 W ( $6: 1717-9$ ), ns, 185 e line Co to Fulson Realty Co, a corpn. ${ }^{26}$

 Morningside avi Mcisx10.11, resty \& Danl J O'Conor: FORECLOS Apr30; May7: May
w Manhattan av, w ( $7: 1946-10 \frac{1}{2}$ ) , ns, 100 dwg; Geo H Johnston to Frances M Cak anaugh, at Pawling, NY; QC; May 2 '13: A
$\$ 11,000-13,500$. 120TH st, $\boldsymbol{7 6} \mathbf{W}$ ( $6: 1718-651 / 2$ ), ss, 145 e Bella Hiliman to Barnett Baft. 217 Wtrg: Ser mtr $\$ 15,000$ \& A AL; May1; Mray 217 ; A
$\$ 13,000-20,000$.
120TH st, 110 w (7:1904-40), ss, 157 w
 102, as ADMR Jno D Hass decdi, FORE-
120TH st, $316 \mathrm{w}(7 \cdot 1946-44) \quad \mathbf{1 4 , 0 0 0}$ hattan av (No 462), 94.10x20, 5 ), sty bk tnt Agart, 259 W $153 ; \mathrm{mtg} ~ \$ 28,000$; May $6^{\prime} 13$ 121ST st, 313 E (6:1798-5), ns, 123 © av, $26 \times 100.11,4$-sty bk tnt: Clemente $(6: 1798-5)$, ns, 123 e essio to Leonardo Graziadei, 1042 Lowell; 500 m $\$ 2,000$; May3; May6'13; A $\$ 8,500-14$, 121ST st, 158 w $(7.1905-58)$ non av, $18 \times 100.11,3$-sty \& b stn dwg: Farm ers Loan \& Trust Co to Fannie wife Isaad Pick, 158 W 121; CaG; Apr28; May3'13; A
$\$ 10,800-18,000$.
$\mathbf{1 5 , 0 0 0}$ 126TH st, 236-s $\mathbf{W}$ ( $7: 1931-49-50)$, ss, 350 Larremore ref in matter of applic: Wilbur Jno J Radley individ \& EXR Jno D Radto Arthur Brisbane, 46 W 46 ; May7. 13 ; $\mathbf{1 2 7 T H}$ st, 152-4 W (7:1911-551/2), $\mathbf{7 8 , 0 0 0}$ e 7 av, 27v6x99.11, 5 -sty bk laundry: David W Hirsch, ref. to Geo Wk Silberhorn, 255 A $\$ 15,400-25,000$. Apr2s; Apr24; May 8 '13 8 128TH st, 250 . $\mathbf{~ W}$ ( $7: 1933-601 / 2$ ), ss, 75 e \& Lillian, his wife, to Annie Reck Paul
 17,000. R Paul \& Lillian w; Annie Reckhart to Hy av, Yonkers, NY; B\&S; May5; May6'13
129TH st W, swe Old Bway, see Old
130TH st, $22 \mathrm{E}(6: 1754-611 / 2)$, SS, 126.8 W J Ludvigh, ref, to Metropolitan Sig; Elek Bank, a corpn, 59-61 Cooper Sq E; FORE130TH st, 63 W (6:1728-81) $\boldsymbol{7}, 500$ Lenox av, $20 x 99.11$, 4-sty \& \& b is stn dwg 175 e corpn, 59 Liberty; to Lawyers Mtg Co, a 130TH кt, 235 W (7:1936-16), ns, 381 e siah A Westervelt to Maude S Flisg: JoW 130; mtg $\$ 8,400$; May $213 ;$ A $\$ 9,400-13,500$
133D st,
av, $25 \times 9,15$
$\mathbf{W}$
.
( $7: 1918-13), ~ n s, ~$
275
e inson to Lowinson Realty Co St: Oscar Low5 Beekman; AL; Apr3; May $213 ;$ A $\$ 11,000-$
22,000 .

134TH st. 11-3 E (6:1759-9-10) C \& 100 Louis Cohen Louis Cohen to Clara Bronner, Hotel Majestic, cor Gerard av \&
Pa; AL; Jand st, Phila,
Broad
134TH st. 253 W ( $7: 1940-121 / 2$ ), ns, 270 M Chapman, ADMTRX Jos T Chapman Freeport ST. $M 68$ Chapman, individ, at Freeport, LI; $568-1000$ pts; Mar25: May
$8^{\prime} 13 ;$ A $\$ 6,600-7,500$.
 Eloskey to Brown-Weiss Realties, Julius 61-3 Park row: mtg $\$ 65,000$ \& AL; May5;
May6'13: A $\$ 34,000-65,000$. 137 TH st, $230 \mathrm{~W}(7.1942-47)$ nom av, $18 \times 99.11,3$-sty \& b stn dwg; Jno T Union sq: FORECLOS May5; May $613:{ }^{\prime}{ }^{5}$ A
$\$ 8,600-16,000$ 137 TH st, $250 \mathrm{~W}(7: 1942-55)$ 5s, $\mathbf{5 0 , 0 0 0}$ 7av, $18 \times 99.11$, 3-sty \& b stn dwg; Harry Union sq: FORECLOS May5; May $613 ;$
$\$ 8,600-16,000$.
$\mathbf{1 0 , 0 0 0}$ 141ST st. 623 W ( $7: 2088-80-83$ ), ns. 250
Bway, $100 \times 99.11,1$ sty \& a fr dwg: Newmark \& Davis Inc, to Carnegie Constn Co

 May1; May2'13. 979 E 163; mtg $\$ 42,000$ O 141ST st W (6:1738-62), ss, 225 e Lenox av, runs e56.3xs 99.11 xw70.5xne18.2xn88.1 to beg; vacant: Pincus Lowenfeld et al to Wahlig \& Sonsin Co, a corpn, 1344 Bristow: mtg $\$ 11,000$; May7; May8'13; A11.500-
11,500 . 142D st, 56 w (6:1739-60), ss, 262.6 e Lenox av, $37.6 \times 99.11$, 6-sty bk tnt, Albt Ritchie, ref, to Patk J Kane, 735 E 150 ;
FORECLOS Apr8; May8'13; A $\$ 7,500-33.500$

142 D st, 60 W ( $6: 1739-62$ ), ss, 225 Lenox av, $37.6 \times 99.11,6$ sty bk tnt, Albt
Ritchie, ref, to Patk J Kane, 735 E 150 ;
May ${ }^{\prime} 13$; A $\$ 7,500-33,500$. 1430 st, 247 w $(7: 2029-15), \mathrm{ns}, 350$ e $\delta$
 \& strs: Wendel Bieser to Augrustus bk Eie-
ser. 312 W $58:$ Geo Bieser, 155 W Win 105 . \&
Wendel V Bieser, 2006 Ams. av. Wendel V Bieser, 2006 Ams av: AL: Mav
6; May7'13; A $\$ 30,000-62,000$. O C 100

145TH st, 346-8 w $(7: 2051-56-57)$, ss, 52.9
W Edgecombe av, $32.5 \times 104.2 \times 31.10 \times 98.9$, W Edgecombe av, $32.5 \times 104.2 \times 31.10 \times 98.9$, 2 Abe Greenberg, 488 St Nicholas av ${ }^{2}$ mtg
$\$ 20,000 ;$ May7; May $8^{\prime} 13 ;$ A $\$ 12,800-26,000$. 156TH st $(8: 2114-10)$, ss, 100 e Bway, 125 tilda Sussman, Hancock, Jamaica, B of Q $\mathrm{mtg} \$ 209,500$, \& AL; May2; May 3 , of Q:
$\$ 62,000-190,000$.
15\%TH st, 547 w ( $8: 2116-58$ ), ns, 450 w
 160TH st, 516 W (8:2118-30), ss, 200 w
Ams av, 25x99.11, 2-sty fr dwg, Henry J
Howe \& Mary, Howe \& Mary C his wife. $4699^{\circ} \mathrm{W} 163$; to
Mary Howe. $428^{\mathrm{W}} 160$; B\&S; AL; May
May7.13; A $9.500-10.000$; 177TH st w, see St Nicholas av, see St 179TH st, $706 \mathbf{E}(8: 2176-24)$, ss, 225 e tnt; Charter Constn Co to Anna H Ahrens, '13; A $\$ 18,000-48,000$. \& AL; Apr30; May 184TH st, $\mathbf{6 5 1} \mathbf{W}$, see Wadsworth av, 185TH st, 555 W (8:2157-60), ns, 229.9 e Louis P Destribats to Adele Borgia, 555 W . $185 ; \mathrm{mtg} \$ 8,500 ;$ Apr26; May3'13; A $\$ 6.000-$
10,000 . Av B, 279 (3:984-3), es, 42 n 16 C C \& 100 Abr \& Louls Krawetz or Kravep in rear

 Sheil [253 E 68]; mtg $\$ 6,000 ;$ Nov9'08; May Adrian av (13:3402-295), ws, 493 sw Terrace
$\$ 6.000: \mathrm{A} \$$ av, $\$ \frac{37.6 \times 100,2-s t y}{} \mathrm{fr}$ dwg; mtg
$3402-287-288)$
ns , also ADRIAN AV
$418:-$ $50 \times 100$, vacant: mtg $\$ 4,000$ : Harry m , Han Demark \& ano to Caroline C Feuerbach,
846 Ams av; Apr30; May2'13; A $\$ 7,000-7,000$ Adrian av, ns, 418 wv Terrace Vied 100 see Adrian av, ws, 593 sw Terrace View

Amsterdam av, 151 ( $4: 1138-63$ ), es, 50.2 s 67 th, $25.1 x 100,4$-sty bk tnt \& strs, 1 -sty
ext; Philip Holz et al, heirs \&e Louise Holz, to Thos Kelly, 177 W 83 ; QC; mtg 26,000.

Amsterdam ay, 2006-8, see 143 d \& 100 Broadway, 279-S3 (1:149-31) Chambers, $50 \times 96.1 \times 50 \times 94.10$, ws, 50.11 (1:149-28), ss 410,000 ; also READE ST, 57
 Lex av, runs s98.9xw61.6xn1i. $3 \times \mathrm{xw} 18.6 \times \mathrm{x}$ all RT\&I in estate of Mary A S Carter decd; Marv A Washburn et al to Steen24; AT; $九 \mathrm{pr} 19$; May $8^{\prime} 13$; A $\$ 110,000-167,500$.

Broadway, 279-s3; Reade st, 57, \& 24th Apr29; May8'13. t, 126-30 E; Jno M Reade st, 57, \& 24th st, 126-30 E; Jno $M$ rich to same; AT;
Apr29; May ${ }^{\prime} 13$. Broadway, 543 (2:498-17), ws, abt 150 n
pring, $25 \times 200$ to es Mercer (No 114), 10-sty stn loft \& str bldg; Income Realty Investors of N Y City to Wm W Lancaster, 112 000 .
Broniway, 1961-9 (4:1138-18), nwe nom hotel, Marie Antoinette; De Witt C Flan${ }_{W}$ agan \& ano EXRS Wm L Flanagan to 5, Sherindan co, Wyoming icare Hotel Vanderbilt, Park av \& 34th]: $1 / 2 \mathrm{pt}:$ B\&S;
$\mathrm{mtg} \$ 300,000 ;$ May $213 ;$ A $\$ 355,000-540,000$

Broadxay 1961-9, Wm L. Flanagn nom Broadway, 1961-9; Wm L Flanagan, Jr, pr-13: May2'13. Co, a corpn; $1 / 2$ part.
Broadway, 1961-9; Montrose Realty Co
Wm L Flanagan, Jr [care Hotel Vanderbilt, Park av \& 34th]; range 85 , town ship 55, Sheridan Co, Wyoming;
AT; mart;
mtg $\$ 325,000$ \& AL; Apr22
May 213. Greenwich av, 47 $(2: 612-61)$, ws, 84 s
Perry runs s21xw64.3xn19.3xw7.4xe 71.5 to
beg. $4-$ sty bk tnt \& strs: Eliz C B Parks beg. $4-$-sty bk tnt \& strs: Eliz C B Parks
to Mary E Meyer, 283 W 11; May5'13; A
$\$ 8.500-13,500$. Lenox av, 103-9 ( $7: 1825-29$ ), nwe 115 th (No 101), $100.11 \times 100,6-s t y$ bk tnt \& strs; ${ }^{239} \mathrm{~W}$ 51: 1/3 pt; AL; Apr29; May6'13; A
 so0; also CORNELIA ST, $25-7$ (2:590-43),
ns, 164.5 e Bleecker, $42.2 \times 97.6$, $6-$ stv bk
tnt \& strs; A\$19.000-50.000; also BAXTER ST, ${ }^{18-30}$ (1:160-38-39). Ws, abt 55 s ${ }^{\text {Worth, } 50 \times 117 \times 48 x-5-s t y ~ b k ~ t n t ~ \& ~ s t r s ~}$ 3 -sty fr bk ft tnt \& strs \& 4-sty bk,
rear tht: A $\$ 41.000-60.000$; also BAXTER ST. $4(1: 160-47)$, ws. 90.2 n Park row, 28 x
$34.8 \times 28 \times 33.6,2-$ sty bk tnt \& strs: A $\$ 12.000-$
$13.000:$ also PARK ROW, $164-6$
$(1.160-49)$, $n w c$ Baxter st Nos 2 \& $21 / .30 \times 92 \times 33.6 \mathrm{x}$
$902,6-$ st bk tnt \& strs: As $60.000-92,000$.
also COLUMBTA ST. 28 (2:332-40), es, 100



Lexington av, 1290-8 (5:1516-16), nwc 87 th ( No 135 ), $100.8 \times 36.2$, 5 -sty bk tht \&
strs; also all title to strip as follows:
 87 th, ${ }^{01 / 2 x} \times 36.2 ;$ Mathilda $M$ Mertens \& ano,
 Lexington nv, 1290-8;
Markwin Realty Corpn,
29 ${ }_{W}^{\text {Lina }}$ We Weil to Markwin Realty Corpn, ${ }^{\text {ner \& W Wolf (Inc), a corpn, } 135 \text { Bway imtg }}$ ner \& Wolf (nc), a corpn, 135 Bway; 100
$\$ 60,000 ;$ May7; May
© 13 .
 Sandford to Gramont Constn Co. a a corpn,

 104th, $16.8 x 70,3$-sty bk tnt \& strs; Ellis
Bonime to Marcus Jacobson, 52 W 1044 \& Alex D Liederman, 650 Bway, Bklyn;
mtg $\$ 9,000$ \& AL; Apr30; May8i3; A $\$ 8,-$ meg
Madison av, 1783 (6:1623-23), nee 117th
 $90 ;{ }_{70}$ B\&S; AL; May7; May ${ }^{\prime} 13 ;$ A $\$ 40,000-$
Manhattan av, 462, see 120 th, 316 W .
Manhattan av. 504 (7:1947-45), es, 25.11
 Hackensack, NJ
\& AL; May1'11; May5 $13 ;$ A
A
Manhattan av, 521 (7:1948-49), ws, 68.11 s. $122 \mathrm{~d}, 16 \times 90$. 3 -sty \& b stn dwg; German
Savgs Bank to Nelson \& Gelston Real Estate Co, Inc, a corpn, 521 Manhattan av;
mtg $\$ 7,000 ;$ May2; May5'13; A $\$ 10,000-13,-$
000.
Old Broadway, 19 (7:1983-1), nwe Law
(Nos $135-7)$, runs n52.1 to ss 129 th, xw 104.2 to ns Lawrence, xe107 to beg, 3 -
sty bk tht \& strs: Emanuel W Bloomingdale to Marion $H$ Bloomingdale both at 42 W 69 mtg
$\$ 24,000-26,000$.
Park av (5:1391-38-39), ws, 102.2 n 76 th $511 \times 80$, vacant: Fidelity Co, a corpn, to
Ellen Y Scott. 17 Reid av, Jersey City, N
J; May2'13; A $\$ 80,000-80,000$. Park av, (5:1391-38-44), swc 77th (Nos $74-86)$, $102.2 \times 155,4$ 4-sty \& $\&$ bk dwgs \&
2-sty bk stables: Ellen $Y$ Scott to 850 Park Av Corpn, 220 av; May2'13; 5 A
$\$ 286,000-325,000$.

Park av, swe 77th, see 77th, 82 E.
Park av, $1015(5: 1513-69)$, sec 85 th, 25.6
$82.2,3-$ sty $\operatorname{stn}$ tnt \& str; Dorothea T x82.2, $3-$ sty stn tnt \& Str; Dorothea T S
Pope \& ano TRSTES Jno W Pope, decd,
 Park av, 1332-4 (6:1606-38), ws, 25.11 s 101 st , $50 \times 80$, 6-sty bk tnt \& strs; Lawrence Holding Co to Golde \& 223 Wooster; B\&S; May $613 ;$ A\$14,-000-44,000
Park av. 1631-7 $(6: 1643-71)$, sec 116 th Jno J Rooney ref to Eliza Livingston, 152 WXRS \&c of Jno Livingston; FOREC

50,000

## Park row, 164-6, see Lex av, 864

Riverside dr ( $8: 2178$ ), ws, at ss land conveyed by Flint to Gordon, 1891 runs $n-$ to ws of new st xnw xs-xe- to beg. except land taken by title to land under water, contains 64,650
sq ft of upland; J Romaine Brown \& ano geia Ice Co. a corpn, 301 Dyckman; AL;
Mar20: May7,13. Riverside dr ( $8: 2245$ ), plot begins at nl deed recorded July7'06 at pt 988.11 nw, formed by sws Dyckman \& ns Riverside dr, which pt is 191.8 sw from sws Dyck-
man st, as measured along line at $r$ a to said st. runs nw along line of Sheafer'
land, 260.9 to es land conveved to FXRS Loyal L Smith by deed recorded Oct $20^{\prime} 08$ at pt 211.6 sw of said st \& 1248.11 nw from
said cor of st \& drive xs 358.8 on curve $\mathrm{x}-1$ $216.10 \times n e ~ \& e$ along nws of Riverside dr
on curve 459.5 to pt 1059.8 w along ns of drive from sws said st xn119.9 to pt 254.9 sw said st xne63.1 to beg, except strip on
$n 2 \mathrm{ft}$ along east 200 ft \& 6 ft wide along
$\mathrm{n} ~$
w ft ; also any land below high water w 60 ft ; also any Riand below She water
mark of Hudson River; Henry Sheafer, of
Pottsvtlle. Pa, to Vermont Hygeia Ice Co
 bk tnt \& strs: Jacob Baumann to Saml
Baumann. 51 W $89:$ AT $:$ mtg $\$ 200.000$ Anr

1. May5 13 . A $\$ 95.000-240,000$ St Nicholas av, 1332-8 (8:2133-34), sec
177 th, $99.11 \times 100$, $6-$ sty bk tnt: Wm C Ar-
nold, ref. to Wm Wlair, 386 Manhattan
av: FORECLOS Mar21; May8 $13 ;$ A $\$ 65.000-$


Shermnn av ( $8: 2228-42$ ), ws, 100 ne Ish-
m. $75 \times 150$ vacant; Waiter H Barry to
 2'13; A $\$ 16,500-16,500$.
Wadsworth av. $\mathbf{2 9 0 0 - 3 4}(8: 2167-24)$, nW x 70 . $6-$ sty bl tnt: American Real Estat
Co to Arco Realty Co, a corpn, 30 E 42
$\mathrm{mta} ~$
$2000000 ;$ May1; May2 $13 ;$ A $\$ 60.000$ 220.000.

West Broadway, 425 (2:501-7), es, 250 1 E Zache to Jno M Gardner. 108 W $91 ; \mathrm{mt}^{2}$
$\$ 34,400$; May1: May2'13; A $\$ 20,000-40,000$.

1ST av, $139(2: 450-32)$, ws, 70.5 s 9 th,
$23.5 \times 100,5-$ sty bk tnt \& strs, $\$ 22,000-27,000$; also 1 ST AV, 141 ( $2: 450-31)$, ws, 46.11 s
9th, $23.5 \times 100,5-$ bty tnt \& strs; Chas
Fuller to Gustavus A Selde, 830 Bloomield, Hoboken, NJ; AT; B\&S; C a G; AL;
May1: May2'13; A\$22,000-27,000. 1ST av, 141, see 1 av, 139 ,
1ST av, 209 (2:454-39), nws, 63.3 sw 13 th, $20 \times 86,4-s t y$ bk int \& str, Grossmann in$\$ 18,500$ \& AL; May5; May $6^{\prime} 13$; A $\$ 15,000-$ 20,000 . O C \& 100 1ST av, 1893 (6:1647-27), ws, 26.2 s 98 th , 24.8x96.8×24.9x96.8, 5-sty bk tnt \& strs; Bernhard Freund to Frioda Benj; Apr30; $2 \mathrm{av}, 2428$ (6:1801-4), es, 80.11 n 124 th , dam Mtg Co to Theo L Bailey, 21 E 94; Oct $30^{\prime} 12$; May8'13; A $\$ 8,000-9,500$ O C \& 100 3D av, 1763 (6:1647-46), es, 25.9 s 98 th, $25 \times 83.9$, 5 -sty bi tht \& strs ${ }^{2}$ Charlotte $\mathrm{mtg} \$ 24,000$ \& AL; May5; May8'13; A $\$ 13$, 4 TH av. $323(3: 880-1)$, nec 24 th \& 100 101-3), $20 \times 83,3$-sty bk tnt \& str; Frank W
 108]; May211898; May713; A $\$ 76,000-82$,
4TH av, 423-7 (3:885-1-3), nec 29th, 66.2 L80, 1 Office sq. Boston, Mass; mtg $\$ 250,000$ FORECLOS Aprs,
$500-228,000$.
 x 80, 3-sty bk tnt \& str; Brown-We1ss
Realties to Julius Eloskey, 660 W 180 mtg $\$ 26,133.51 ~ \& ~ A L ; ~ M a y 5 ; ~ M a y 6 ' 13 ; ~ A ~$
$\$ 18,000-21,000$. C \& 100 6TH av, $134(2: 574-2)$, es, 25 n 10 th, 21 x52.2, 3 -sty bk tnt \& strs; Angeline Court to Tke Fleischer, 34, Osborn, Bklyn; mtg
$\$ 19,000$; Apr30; May2'13; A $\$ 13,000-16,000$ O $\& 100$ 6TH av, 517-9 (3:806-43), swe 31st (Nos 100-4), $49.5 \times 100, \mathrm{pt} 4$-sty bk str; Saml \& Abr Mahler to S \& A Mahler, Inc, a corpn,
5075 av; AL; Apr29; May $613 ;$ A $\$ 350,000-$ 7TH av, $719 \quad(4: 1000-61)$, sec 48 th (No son to 719 th AV Corpn, 880 Bway. B\&S son to 719 th Av Corpn, 880 Bway; B\&S
C a $\mathrm{G} ; \mathrm{May7}$; May8 $13 ;$ A $\$ 128,000130,000$.

7TH av, 2427-9 (7:2010-63), es, 39.11 s 142d, $40 \times 100,6-s t y$ bk tnt \& strs: Benj Blum to Jno Goldfarb, 63 W 115: mtg $\$ 49,-$
000 : Apr30; May 6 '13; A $\$ 29,000-61,000$. nom

STH av, 2055 (7:1846-45), ws, 75.10 n vel Baking Co, a corpn, to Stephen A Ma $\begin{array}{ll}\text { cheinski, } 288 \text { St Nicholas av; mtg } & \$ 41,500 ; \\ \text { Apr29: May } 2,13 ; \text { A } \$ 22,000-34,000 \text {. } & \text { nom }\end{array}$ 9TH av, 811 ( $4: 1063-34$ ), ws, 50.2 s 54 th $25 \times 100,4$-sty stn tnt $\&$ strs, $1 \& 2$-sty ext
Lillian, wife Hy R Paul, to Annie Reck Lilian, wife Hy R H , 500 W 35; B\&S; Mar5; May 6 ' 13 $\$ 18,000-21,500$. nom 9TH av, s11; Annie Reckhart to Hy R av, Yonkers, NY; B\&S; May5; May6'13.
${ }_{8}^{10 \mathrm{TH}} \mathbf{a v}, \mathbf{5 6 5}(4: 1070-32)$, ws, 80.3 n 41 st , $18.6 \times 100$, 4 -sty bk tnt \& strs, 1 -sty ext 1/2 pt; mtg $\$ 13,000$; May1; May 313 ; A $\$ 12$,-
Pier 28, E R ( $1: 73$ ), being 1 st pier e o Dover acent to said pier consisting of st, adjacent to said pier, consisting of 60 in front of prop formerly owned by Eliz Morris on ns South, 60.4 e Dover $\&$ extdg cranage. etc, \& all title to land under water, Helen C Van Bokkelen to May K
Van Bokkelen, $118 \mathrm{~W} 57 ; 41-56 \mathrm{pt}$ of all that Van Bokkelen, deed, held of above: QC;
$\mathrm{mtg} ~ \$ 10,000$ on said $41-56$ pts; Apr10'12

MISCELLANEOUS CONVEYANCES
Borough of Manhattan.
Broome st, 260-4, see Madison, 256 Essex st, 27 on map $271 / 2$, see Madison

Esser st, 29, see Madison, 256
Essex st, 48, see Madison, 256
Division st, 253-5, see East Bway, 266,
East Broadway, ${ }^{266}$ ( $1: 287-28$ \& 46 \& 46
ss Division (Nos 253-5), xe36xs42xw9xs -sty \& b bk dwgs; Terrain Realty Co
Rudolph Wallach. Co, 68 William [r 99]: Apr15: Apr18'13; A $\$ 33,000-37,000$.
Corrects error in issue Apr26 when 10 t
o was 28.) King st. 39 (2:520-52), ns, 248.7 e Varick, $75.4(?) \times 100 \times 25.9 \times 100$.5-sty stn tht: mtg
$\$ 20.0000$ A $\$ 14.000-25.000$ also EDGE-
COMBE AV 141 E. $7: 2051-15)$. Ws, 202.7 n $41 \mathrm{st}, 30.5 \times 1046 \times 30 \times 109.10$. 6 -sty bk tnt;
 Lafayette st ( $1: 233$ ), ws, 114.1 n How-
rd, a strip, runs w $93.7 \times S 0.3 \times e 93$
6 xno.1 to beg: remtgi Equitable Life Assur
 Archibald Murray to same; QC; Apr30
May8'13. Madison st, $256(1: 270-16)$, $\mathrm{ss}, \quad 26.6 \mathrm{w}$ Clinton, $26 \times 80,6-$ sty bk tht \& strs; A $\$ 16$, $271 / 2(1: 310-32)$ ws, 50 n Hester, 25x43.9. $25 \times 43.6,6-$ sty bk tnt \& strs; A\$16.500-21,-
$000 ;$ also ESSEX ST, 29 (1:310-31), ws, 75 n Hester, $25 \times 44,5$-sty bk tnt $\&$ strs; A
$15,000-19,000 ;$ also ESSEX ST, 48 ( $1: 311$ $10)$, es, 71.3 s Grand, $30.1 \times 66.8 \times 30 \times 66.8,6$ sty bk tnt \& strs; A\$26,000-40,000; als BROOME ST, ${ }^{260-4}$ (NO 91 ), $65.2 \times 55.10 \times 65.2 \times 56.6,36$-sty bk tnts \& strs; A $\$ 52,500-79,000$; also MADISON AV 88 (3:858-62), ws, 74.1 s 29 th $25.8 \times 95 \times 24.8 \times 95,4-$ sty \& b stn dwg; A $\$ 81$, 000-86,000; also MADISON AV, 86 (3:85817), ws, 74.1 n 28th, 24.8x95, 4-sty \& b stn kers, NY: revocation of trust deed recorded Feb7i3; Mary Nayes, at Riverdale [111 Bway], Apr30; May ${ }^{\prime} 13$. 29; Essex st, 48; Broome st, 260-4; Madison av, 8S; Madison av, S6; also PROP at Yonkers, NY \& at Schroon, Essex Co, NY trust deed agmt; Mary O'Neill, 310 W 106 to Mary \& Jno S O'Neill, as TRSTES, 310

Madison st, $352(1: 266-62)$, ss, 240.2 e \& strs; re juder German Exchange Bank to Lawyers Mtg Co, a corpn, 59 Liberty;
May5; May7'13; A $\$ 15,000-23,000$. Madison st, 352; re judgt; same to same; Mayo, Mayt13. nom Mott st, 104 (1:204-6), es, 25x94; agm biente with Obermeyer \& Liebmann; a corpn, 59 Bremen, Bklyn; May1; May3 13 00-27,000.
45TH st, $132 \mathbf{~ W}$ ( $4: 997$ pt 10t 47 ), ss, 365 w 6 av, $17.6 \times 100.4$, pt 8 -sty bk hotel; Trust agmt \& contract to sell for $\$ 19,000$ of A Dayton; Frank H Dayton et al with Archibald M Maclay [31 Nassau]; Dec
$20^{\prime} 98 ;$ May2'13; A $\$$ nom 49TH st, 152-4 E (5:1303-41-42), ss, abt Aug Ruff \& ano to Maze Realty Co of NY', 2650 Bway; Apr30; May5'13; A $\$ 30,000-56,-$ ${ }^{000} \mathbf{5 3 D}$ st. $\mathbf{4 0 7} \mathbf{W}(4: 1063-27)$, ns, 125 W 9 of action to register \& confirm title of Plffs as tenants in common; Marie Farrington, Florence Bornhaupt, an infant, by Josephine R Striker, his gdn. Plit Gordon, Barnett Levy, Henry De F May5'13; A $\$ 15,000-28,000$;

Torrens System
58TH st, 361-3 w (4:1049-1-2), nec 9th av (Nos $908-9161 / 2), 57 \times 100.5,{ }^{5}$ 5-sty stn
tnts \& strs; A $\$ 95,500-128,000 ;$ WALL st, $118(1: 37-1)$, nes, 38.2 nw South; runs nw \& SW 49 to beg; A $\$ 35,000-38,000$ also Lewis to Clara $R$ \& Jno Gerken, both at May2'13. nom 117 TH st, 147 w (7, cure $\$ 1,300$ to pay int on mtg on 2672 av; Jennie A Rosenberg at St Paut;
Minn. to Porter \& Co. 159 W
125; Mar5

$$
\text { 120TH st, } 201 \mathrm{~W} \text {, see King, } 39 .
$$

128TH st E (6:1804), ss, 75 e 2 av 100 x
 by party 2d pt; agmt as to sewer; Clark \& Wilkins Co, a corpn, with Elis P Ingra-
ham, 21095 av; Apr30; May7'13. nom 128TH st E, see 2 av, see 128 th E ss, 158TH st $\mathbf{W}(8: 2108)$, ss, 72.3 e St Nich av, $95.11 \times 99.11$, owned by party 1 st $\mathrm{pt} \&$ s \& w; agmt as to encroachment of rear Wall of 944 St Nich av, \&c; Riverview
Constn Co, a corpn, 594 Bway, with Erastus B Treat, 942 St Nich av; Apr23; May

Av A. $205(2: 440)$, Ws, 51.9 s 13 th, runs
$100.9 \times 100$ to av xn25 to beg; s course w100.9xe100 to av xn25 to beg; $s$ course Abram Salkin of Bklyn to The Royal Edgecombe av, 141, see King, 39.
Lexington av, $1290-8 \quad(5: 1516-16)$ nwe strs; also all title to strip as follows;
LEXINGTON AV, ws, $100.8 \mathrm{n} 87 \mathrm{th}, .01 / 2 \mathrm{x}$
 M\$48,000-75,000.
Madison av, S6-8, see Madison st, 256 .
Riverside dr $(8: 2245)$; plot begins at nl deed recorded July ${ }^{\prime} 06$ at pt 988.11 nw measured along sws Dyckman st from cor
formed by said st \& ns Riverside dr, which pt is 191.8 sw from sws Dyckman st as measured, along line at $r$ a to said st.
runs nw along line of Shaefer's land 260.9 to es land conveyed to EXRS of Loyal L 211.6 sw of said st \& 1248.11 nw from said cor of st \& drive xs358.8 on curve $x-216.10$
xne \& along nws Riverside drive on curve
459.5 no sws said st xn 119.9 to pt 254.9 sw said st sneb3.1 to beg: re mtg; Union Dime Pa: QC; May5; May7'13. $\mathbf{2 D}^{\text {av }}$, see 12S, see 128 th E , ss, 75 e


## WILLS.

## Borough of Manhattan

Broome st, $\mathbf{1 4 A}(2: 322-58), \mathrm{ns}, 50$ e Man-
gin, $25 \times 75,5-$ sty
bk tnt; A $\$ 9,500-18,500$; also DIVISION ST,
44.10 e Ridge, $22.5 \times 53.7 \times 20 \times 63.10, ~ 4-s t y ~ b k ~$ 44.10 e Ridge, $22.5 \times 53.7 \times 20 \times 63.10$, 4-sty bk
tnt: A $\$ 10,000-12.000 ;$ also EAST BROAD-
WAY $309-10$ Scammel, $48 \times 75.10,2$ 4-sty bk thts; A\$34,16), swe Ridge, $25 \times 100,5$ \& 6 -sty bk tnts
\& strs: A $\$ 38,000-53,000 ;$ also GRAND ST, $447-9$ (1:315-28-29), SS, 40 e Ridge, runs
e40xs39xw20xs abt $18 \times w 20 x n 53.6$ to beg, 2 4-sty bk tnts \& strs; A\$ $\$ 3,500-27,000 ;$
also 52D ST, $225-7$ E (5:1326-11-111/2), ns, also 52 D ST, $225-7 \mathrm{E}(5: 1326-11-111 / 2)$, ns,
259.6 e av, $40.6 \times 100.5,2$ 3-sty \& b bk
dwgs; A $\$ 16,250-22,500 ;$ also 87 TH ST, 122
 nec Columbus av (Nos $561-7$ ), $53.2 \times 100.8$,
2 5sty bk tnts \& strs; A $\$ 69,500-112,000 ;$ also 7TH AV, $2057-9$ ( $7: 1907-61$ ), sec 123d,
$51.4 \times 75,5-$ sty bk tnt \& strs; A\$48,000-70,EXR, 67 W 87 ; atty, Hy Wendt, 99 NasSau; Will filed May 6 '13. $23.1 \times 101.7,{ }^{5-\text { sty }}$ bk loft bldg \& Str; A $\$ 26$, ,
$000-38,500 ;$ also ELIZABETH ST, $253-61$
EL
 A8.8 w Market, $25 \times 100$. 4-sty bk tnt \& \& str, atich SS, 26.1 w Jefferson, $26.1 \times 100$, 6 -sty
bk tnt \& strs: A $\$ 19.500-39,000 ;$ also LUD-
LOW ST $145-7$ LOW ST, $145-7(2: 411-25-26)$, ws, 211.4 n
Rivington. $37.4 \times 87.6,2-5-$ sty bk tnt \& strs;
A $\$ 32,000-40,000 ;$ also MOTT ST, 43 ( $1: 164-$
 Lenox av $20 \times 100.11$. 3 -sty \& b stn ft dwg;
A $\$ 12,000-22,000 ;$ Hasinsky Est, Rachel L Pasinsky EXTRX, 109 W $118:$
atty, Abr Nelson, 37 Liberty; Will filed
atty, Abr Nelson, 37 Liberty; Wil
May9.13.
Division st, 262, see Broome, 14A.

East Broadway, 309-10, see Broome,
Elizabeth st, 253-61, see Canal, 65
Grand st, 441, see Broome, 14 A .
Grand st, 447-9, see Broome, 14 A .
Henry st, 46, see Canal, 65.
Henry st, 172, see Canal, 65
Ludlow st, 145-7, see Canal, 65.
Mott st, 43, see Canal, 65.
Ridge st, swe Grand, see Broome, 14 A .
22D st, 491 W $(3: 720-2), \mathrm{ns}, 158$ e 10 av,
4-sty stn ft dwg: Christopher Cox Est, Anna Cox EXTRX, 491 W 22 ;
atty, Jno Hardy, 265 Bway; A $\$ 8,500-\$ 10,-$
000 Will filed Ars

40TH st, 210-2 E $(3: 920-57-58)$, ss, 144.6 e av, $34 \times 98.9,2$ 4-sty stn ft dwgs: A
$\$ 15,600-26,000 ;$ also 57 TH ST, $425-7 \mathrm{~W}$ ( 4 :-$1067-20-21$ ), ns, 274.9 W 9 av, $40 \times 100.5,{ }^{2}{ }^{2}-$ sty stn ft tnts; A $\$ 20,000-38,000 ;$ also
 Anita M Cahill, ADMTRX, 820 Lex av:
atty, Santiago P Cahill, 32 Nassau: wili filed Mayz'13.

41ST st, 120-2 W (3:993-43-44), SS, 260 w 6 av, $40 \times 98.9,2$ 4-sty \& b stn ft dwgs;
A $\$ 107,000-113.000$; also 48 TH ST, $133-5$ W
 Lottie; Mherman, Donaghy Est, EXTRXS Canolyn M Swirney, 570 W 182 ; atty,
Julius Miller, 42 Bway; Will filed May7

48TH st, 133-5 W, see 41st st, $120-2 \mathrm{~W}$
52D st, 225-7 E, see Broome, 14 A .
57TH st, 425-7 W, see Broome, 14A.
T8TH st, 123 E, see $40 \mathrm{th}, 210-2 \mathrm{E}$.
$\boldsymbol{s 7 T H}^{2}$ st, 122 W , see Broome, 14A.
$\mathbf{8 7 T H}$ st, $\mathbf{6 5 - 7} \mathbf{~ W}$, see Broome, 14 A .

SSTH st, $\mathbf{5 0 3} \mathbf{E}(5: 1585-41 / 2), \mathrm{ns}, 75$ e Ay
$\mathrm{A}, 25 \times 141.5,3-\mathrm{sty}$ \& b stn ft dw . $\mathrm{A} \$ 10,000-1$ A, $25 \times 141.5,3-$ sty \& b stn ft dwg: A $\$ 10,000-$
13,$000 ;$ also $89 \mathrm{TH} \mathrm{ST}, 520-4 \mathrm{E}(5: 1585-401 / 2-$
$42)$, Ss, 247.4 e Av A, $56.3 \times 100.8,3-2 \mathrm{sty}$ stn ft dwgs; A\$16.500-20,000: also AV A,
$1676-8$ (5:1585-1 $1 / 2-2)$. es, 21.5 n 8Sth, 40 x
$75.2-4-$ sty bk tnts \& Strs; A $\$ 14,000-22,-$ 000; Theresa Schappert Est; Jno A Schap 302 Bway. Will filed Apr9'13.

S9TH st, 520-4 E, see 88th, 503 E
118 TH st, 109 w , see Canal, 65 ,
123 D st $W$, sec $7 \mathbf{a v}$, see Broome, 14 A .
126TH st, $23 \mathrm{~W}(6: 1724-26), \mathrm{ns}, 272.6 \mathrm{w}$
av, $17.6 \times 99.11,3-\mathrm{sty} \& \mathrm{~b} \operatorname{stn} \mathrm{ft}$ dwg; Theo B Dale Est, Maurice Brodzky, EXR,
23 W 126 ; attys, Frankenthaler \& Kauf-
mann, 35 Nassau; A $\$ 8,000-13,000$; Will
129TH st, $128 \mathrm{E}(6: 1777-58)$ ss, 45 w Lex av, 20x99.11, 4-sty bk tnt; Thos OverPurser pl, Yonkers, NY; attys, Chambers
Av A, 1676-S, see 88 th, 503 E.
Columbus av, 561-7, see Broome, 14A.
Manhattan av, 156-64 (7:1843-18 \& 46-47) es, 40.11 n 107 th , $120 \times 95,3-6-s t y$ bk tnts; 63 Park Row; A A $\$ 84,000-195,000$. Will filed
7TH av, 2057-9, see Broome, 14A.
CONVEYANCES.

## Borough of the Bronx.

Barretto st (10:2771, 2772,2774 \& 2775$)$
1, at cl Maxwell, runs w along Maxwell $1,385.1$ to w exterior line of a grant of
land under water \& to Leggetts Creek, $x$
$n$ along said creek. $310.10 x e 262.3$ Beach av, xn25xe1.062.6 to cl Barretto xs330 to beg, except parts for Barretto,
Manida \& Tiffany, also except part lying
w of Tiffany, vacant: City Equity Co, a
 Barretto st, el at cl Maxwell; same Barretto st, el at cl Maxwell; same
prop; East Bay Land \& Impt Co to same;
AT; B\&S; Dec23'12; May2'13. Beck st, 695 ( $10: 2685$ ), ns, 407.5 e Av St John, $25 \times 125$, 4-sty bk tnt; Ida Mar-
goles to Maze, Realty Co of NY, 2650
Bway; mtg $\$ 15,250$; May6; May7'13. Bronx Park S or 182d st $\mathbf{E}(11: 3124)$, Constn Co, a corpn, 80 Bway; mtg $\$ 16,400$; Apr29;
May7'13. Casanova st, el 307 s Oak Point av, see Clifford pl, nee \& sec Jerome av, see Macombs rd, sec 176 th.
Coster st, $656(10: 2764)$, es, 200 s Spofford av, 20x100, ${ }^{2-s t y}$ bk dwg; Brown$\mathrm{mtg} \$ 6,000$ \& AL; Apr24; May 613 . C \& 86
Fairmount pl, 873 ( $11: 2960$ ), ns, 253.5 w So blvd, $25 \times 100$, 2-sty fr dwe, Mary Gray-
don (Merkle) to Cath Merkie, 873 Fairmount pl; $1 / 2 \mathrm{pt}$; mtg $\$ 5,500$; May7; May Featherbed la, swe Inwood av, see MaFeatherbed 1a, nue \& swe Jerome av, Fox st, es, 193 s Westchester av, ${ }^{\text {s. }}$.
Simpson st, ws, 369.10 S Westchester av.
Freeman st, 043-5, see Hoe av, 1238-40. Home st (Lyon) ( $10: 2728$ ), ss, 100 w M Harrington to Peter Sinnott, 967 E
165 ; mtg $\$ 5,500 ;$ Apr30; May 13 O C \& 100
Home st (Lyon); same prop; Peter Sinnott to Keilbert Constn Co (lnc), a corpn,
$535 \mathrm{E} 166 ; \mathrm{mtg} \$ 5,500$; May7; May ${ }^{\prime} 13$. Lafayette pl or 18Sth st, 452 (11:3041), ss, 125 e Park av, $37.6 \times 106$, with all title
to Bassford alley, 2 -sty fr dwg; \& 1 \& -sty fr rear bldg Louise Fusco to Caro-
ine E Feuerfile, 790 Tremont av; mtg $\$ 2$,surrender of mtg for $\$ 6,000$ \& nom Lebanon st (*), ns, 200 w Bronx Park N Y, Westchester \& Boston Ry Co, a
corpn, 65 Beaver; B\&S; Dec5'10; May $8^{\prime} 13$. Lebanon st (*), ss, 150 w Bronx Park J'Y, Westchester \& Boston Ry Co, a

Lebanon st (*), ss, 200 w Bronx Park av, $125 \times 100$; City \& County Contract Co to N Y, Westchester \& Boston Ry Co, a
corpn, 65 Beaver; B\&S; Dec15'10; May ${ }^{\prime} 13$.

Lebanon st (*), ss, 325 w Bronx Park $N, 75 \times 100$ : City \& County Contract Co to N Y, Westchester \& \& Boston Ry Co, a Loring pl, 2333, see Fordham rd, 150-2. MeClellan st, nee Grand blvd d conMaxwell st. el at el Barretto, see Bar-
Mt Hope pl, nec Jerome av, see Jerome
Oak ter, swe Beekman av, see Beekman

Pond pl, 2781 ( $12: 3290$ ), ws, 125 n 197th,
x125, 2 -sty fr dwg , Geo Olt to Fannie Park; motg $\$ 5,500$; May 2 ; May 3 ' 13 . O C \& 100 Rogers pl, nee 165th, see Intervale av,
We 165 th. Roselle st (*), ws, 106.8 s Poplar, 25 x $147.1 \times 27.11 \times 134.8 ;$ also ROSELLE ST (*),
Ws, $\delta 1.8 \mathrm{~S}$ Poplar, $25 \times 134.8 \times 27.11 \times 122.3$; Jno Brennan to Cecelia F Brennan, 1519 Ros-
elle; mitg $\$ 4,000$ \& AL; Dec10'12; May 13 .

Roselle st, ws, 81.8 s Poplar, see Roselle, ws, 106.8 s Poplar

## St Georges Crescent (12:3313), nwc

 206th (No 157), or w \& n on curve 243 ft , by ss lot 607 70.9, being 604 to 606 on $3-$ sty ${ }^{\text {tr }}$ dwg \& vacant; 206 TH ST$(12: 3313)$, ns, at ws lot 604, runs ni00 Stump ${ }^{\text {o }}$ Saml Keeler beg; A Welle Conn; FORECLOS Feb27; Mar20; May> 13. Scheffelin Ia, ws, abt $\mathbf{2 1 5 . 1 1}$ n Boston rd,
see Baychester av, es, 215.11 S Boston rd, Seabury pl, nws, at ws 172, see $172 \mathrm{~d}, \mathrm{E}$ Silver st or Eastehester rd (*), ns, 42.8 e Waiker av, runs e25xn156.1xw9.6xs34.10
\& 126.9 to beg; Jno Brennan to Ceecelia F Brennan, 1519 Roselle; mtg $\$ 3,000$ \& AL; Simpson st $(10: 2724)$, ws, 369.10 s WestFOX ST ( $10: 2724$ ), es, 193.10 s Westchester av, $226.11 \times 107.11 \times 227 \times 105$, vacant; Reuber Brooke to Freeminstreet Co, Inc, a corpn,
27 Cedar; AL; Apr30; May5'13. TiMany st $(10: 2774$ \& 2775 ), es, 307 s xs25xw130xs18xw100 to Tiffany, xn43 to beg, vacant; Cora M Bramwell \& ano to

Whittier st $(10: 2762)$, es, 250 n Seneca Sammis to Edw E Miers, slu0 Bway; May Bway; May Whittler st, es, 250 n Seneca av, see Edgewater rd, ws, 225 n Seneca av. Willow la (*), ns, 400.5 e Pelham rd
$.4 \times 57.4 \times 92.6 \times 92.1$; Philip Paul (who rePoel, 1632 Eastchester rd; AL; May 6 ; May

139TH st, $545 \mathrm{E}(9: 2267)$, ns, 101.7 w St Anns av, $25 x 100,5-s t y$ bk tnt \& strs; Andw Jklyn; Bos ; mtg $\$ 13,000$; May5; May6'13

141 ST st, 59S-600 E ( $10: 2552$ ), ss, 406.9 e St Anns av, 50x95, 5-sty bk tnt \& Strs; Henry Morgenthau Co to Utility Realty
Co, a corpn, 30 E 42 ; B\&S; May5; May6'l3.

143 D st, 493 E, see Brook av, 387-9. 144TH st, $349 \mathrm{E}(9: 2306)$, ns, 104.5 e 3 strs, 1-sty ext; Florence Dean (Smith) ADMTRX Saml'Smith to Heinrich Young,
$349 \mathrm{E} 144 ;$ Apr1; May2'13. 144TH st, 474 E (9:2288), ss, 265 w \& ano \& ano EXRS Anna M Sommer to Augusta 147TH st, S62-4 E $(10: 2600)$, ss, 275 e dwgs \& 2 -sty fr rear, $50 \times 100$, 2 -sty fr ey to Mary Smith, 492 Jackson J HickApr10; May2'13. O C \& 100 155TH st, 773 E $(10: 2654)$, nwe Tinton \& (Beach) (No. 805 ), $100 \times 25.6$, 4 -sty bk tnt at Avion, Monmouth Co, NJ; mtg $\$ 24,500^{\prime}$ Apr28; May6'13. O C \& 100 163 D st, 268 E, see Morris av, sec 163 d . 165 TH st, $800 \mathrm{E}(10: 2669)$, ss, 38.4 W Union av, $18.4 x 80,3$-sty fr tnt \& str, 1 -sty ext: Chas Genthner \& Julia, his wife, to Pauline \& Johanna Genthner, 800 E 165 ;
AT; May1; May3'13. 165 TH st E , nwe Intervale av, see Inter165 TH st E, nee Rogers pl, see Inter167TH st, 19 E $\quad(9: 2489)$, nwe River av
No 1211$), 24.9 \times 80,3-$ sty fr tat: Richd H Jaeger to Jno A Huston, 325 Edgecombe $; \mathrm{mtg} \$ 6,500$ \& AL; Apr23; May2'13. \& 100 167TH st, 850-4 E $(10: 2691), \mathrm{ss}, 113.3 \mathrm{w}$ Ford pl, $75 \times 111,{ }^{2}$ to sty bk tnts; The Rea Avon Park, Fla; mtg $\$ 85,000$; Apr26; May 168TH st E, nec College av, see Sheri168TH st E, nove Findlay av, see Sheridan av, ws, 200 s 167 th.
$\mathbf{1 7 2 D}$ st E ( $11: 2966$ ), ws, 150 s Boston rd $200 \times 100$, vacant; Abr L Lazarus et al to The Sole Realty \& Constn Co, a corpn, 641
E 183; May6; May7'13.
© 100 172D st
$\mathbf{E}(11: 2966)$, ws, at nws Seabury
pl, $236.7 \times 100 \times 343.2 \times 149$, vacant; Emanuel Arnstein et al EXRS Leopold Hutter to Abr L Lazarus, 150 Rodney, Bklyn \& Geo
Kurzman, 14655 av; mtg $\$ 33,000$ \& AL;
May1; May5'13.

174TH st E, swe Anthony av, see Clay
174 TH st, 574 E , see Clay av, 1712.
176 TH st w , swe Jerome av, see Ma-
176TH st $E$, nwe Longfellow av, see

176TH st s , nwe Longfellow av, see $176 T H$
st
ombs rd , see
see
176th. Macombs rd, see Ma179TH st E (*), ns, 350 w Bronx Park av, $25 \times 100$; City \& County Contract Co to
N. Y, Westchester \& Boston Ry Co, a
N corpn, 65 Beaver; B\&S; Dec15'10; Maysi 13 .
 av, $25 \times 100$; City \& County Contract Co
to N W, Westchester \& Boston Ry Co, a
corpn, 65 Beaver; E\&S; Dec15'10; May 179TH st E
av, $50 \times 100$; City ${ }^{(*)}$, ns, 200 w Bronx Park
County Contract Co to ay, 50x100; City \& County Contract Co to
N, Westehester \& Boston Ry Co, a
Norpn, 65 Beaver; B\&S; Dec15'10; May $8^{\prime} 13$.
179TH st, 731 E, see Clinton av, nee 179 .

 180TH st, 315 E, see Tiebout av, 2081.
1815 T
st
st
E, sec Belmont av, see Bel-

 Lazarus, 150 Rodney, Bklyn; mtg $\$ 26,000$
on each house \& AL; May1; May7 13. 199TH st E, nes, at ses Valentine av,
 Briggs av, $25 \times 100,{ }^{2-\text {-sty }}$ fr dwg; Ade-
laide Wetzler to Carie Wetzler, 282 E
nom 201; May8'13.
 dwg; Albt Rodler, son of Albt Rodier, decd, to Edw Rodler, son of Albt Rodler;
both at 315 E 201 ; $1 / 2 \mathrm{pt}$; AL; Apr15; May
1,150 $\underset{\text { 203D st }}{ }$ E, nwe Wallace av, see Wallace
 ${ }^{575}$ Wiv tadiz P1, Steinmuller, 1957 Grand blvd \& concourse; May5; May6'13. © \& 100
 nada pl, $25.11 \times 124.9 \times 2$ x131; vacant; Chas
D Rust to Saml Keeler, at Ridgefield,
Conn; C a G; June11'12; May 8 $^{\prime} 13$. nom ${ }^{223 D}$ st E (*), ns, 447.11 e White Plains

 av, 50x114; Geo H Janss
(Inc), a corpn, 99 Nassau; mtg $\$ 1,700 ;$ Apr
9; May2 113 . 100
$226 T H$ st E (*), ss, 100 w Bronx ter, 77x65: Annie E Jones to Morris Co, NJ; Sept25.08; May713. $\mathbf{2 3 5 T H}$ st $\mathbf{E ,}$, nee Mt Vernon av, see Mt
Vernon av, 4270 . Vernon av, 4270 .
$\mathbf{2 3 5 T H}$ st, 13 E, see Mt Vernon av 4270. 23sTH st E, swe Katonah av, see Katonah av, 4325.
Amsterdam av (*), ws, 194.3 s Liberty; Pauline Rosenmeyer
baum, 2120 Vyse av; QC; Apr $30 ;$ Hay Mren-
Anthony av, swe 174th, see Clay av, 1712.
Aqueduet av (11:2875), es, 201.3 s on
orve from cor of ss Aqueduct av or curve from cor of ss Aqueduct av av
Featherbed lane, with ws Plympton av,
runs s on curve 30 \& $399.6 \& 74.7 \times 137.1 \times n$ Funs s on curve 30 \& 399.6 \& $74.7 \times 137.1 \times n$
rut.11xeloxn100xne125.11×n49.4xnw66.9 to beg. vacant; Mayer S Auerbach et al to
Aro Realty Co, a corpn, 30 W 42 ; QC; Apr30; May an;
Aqueduct ay; same property; Arco Real
ty Co to Mary J Mullis. 296 Carroll, Bklyn; ty Co to Mary J Mullis, ${ }^{\text {296 }}$ Carroll, Bklyn; Mqueduct av; same property; Mary J
 Batley nv (12:3266), ws, 107 s 231 st (Ma-
combs)
russ
s45xwi to beg, except pt for av; vacant; Ole J
Bertelsen to Eertelsen Realty Co (Inc), a corpn, on ws Bailey av, -s 231 st ; AL;
Apr10; May3'13. Batcom av, see Scribner av, see Scribner Bassett av (*), ws, 196.8 s on curve
from ss McDonald $/ 24.7 \times 100 \times 3 \mathbf{l}^{2} 10 \times 100 ;$ Hudson P Rose Co to Frank De Micco,
Hod
2385 Hoffman; Apr30; Ma6'13. Bathgate av, 2408 (11:3056), es, 154.10
187th, 20x89.11, 3-sty fr tnt; Josephine

 s Crawford av, 380.10x101. $8 \times 395.6 \times 119.2$;
Isedor Phillips to Crawford Real Estate
\& Bldg Co, a corpn, $5 \& \%$ E 42; AL; Mar \& Bldg Co, a corpn, $5 \& 7 \mathrm{E} 42$; AL; Mar O \& 100
12 May ${ }^{\prime} 13$.
Baychester av, nee Boston rd, see BosBaychester av, nee Boston rd, see Bos-
ton rd, nec Baychester av.
Beekman av (10:2555), swe Oak ter, 25x Beekman av (10:2555), swc Oak ter, 25x
100; vacant: Charlotte K Rodriguez to
Harvey Michaels, 1192 Fox; Jan2; Mav6 ${ }^{13}{ }^{\text {Beekman av }}(10: 2555)$; same prop; Hom vey Michaels to K \& J Constn Co (Inc),
1419 Wilkins av; mtg $\$ 6,500 ;$ Mar12; May Belmont av ( $11: 3081$ ), sec 181st, 141.3 x $68.4 \times 140.2 \times 85.9$, except parts for av \& st,
vacant; Jared Well to Crownhill Constn Vacant: a corpn, 814 Ritter pl; May6; May713.

Blackrock av (*), ss, 105 e Castle Hill av, $50 \times 108$, Unionport, Henry Sommer, Jr, to Mary com av; mtg $\$ 3,000$; May ; ; May '13. nom Boston rd (*), nec Baychester av, 100x 209.6xt100 $\mathbf{x d} 215.10$, except pt for Boston rd; Isedor Phillips, to Bertram L Marks, 245
W 111; Mar5; May713.
O C 100 $\left.\begin{array}{l}\text { Boston rd } \\ 09.6 \times 100 \times 102.10 ;\end{array}\right)$ awc De Reimer ave 100X (*) ws, Bo2.10 n Boston rd, 75100 , ised except Loev, O. C \& 100 Brook ay, 387-9 (9:2288), nwe 143 d (No
493) $50 \times 90,2$ sty fr dwg \& $\& 2$ \& sty fr stables; Jas Farley to Robt Wyder on ws
Sriveway, Douglaston Manor, LI: mtg $\$ 8,-$ 000 \& AL'; May1; May M'13. O. O C \& 100
 Gartner to Chas Huber, 131 E 80 \& \& Fredk


Brook av, 1515 (11:2896), ws, 195.2 s
Wendover av, $100 \times 39.1,4$-sty bk tnt; Louis Wendover av, $100 x 39.1$, 4 -sty bk tnt; Louis
Seidman to Brook Av Real Estate Corpn, 271 Bway; AL; May3; May6'13. O c \& 100
 AV, 1483 (11:2995), ws, 285 , 18172 d , $20 \times 100$, A-sty bk dwg; Jacob Kronenberger to Ambrose Realty' Co, 135 Bway; mtg $\$ 20,000$.
May6'13.
Bryant av, 1483, see Bryant av, 1481.
Clay av, 1712 (11:2889), sec 174th (No 574 ), $94.7 \times 100.11$ to ws Anthony av 883.1 x
$122.8,2-$ sty fr dwg \& vacant: Fredk J \& Corpn 1185 Washington av; QC; May1; May3'13. nom Clay av, es, abt 1066.10
s Webster av, see Webster av, ws, 1066.10 s Clay av. Clinton av (11:3094), nee 179th (No 731),
$50 \times 100 \times 50.4 \times 100$, vacant; Geo N Fischer to Bary Brothers. a corpn, 2804 3 avi mttg
$\$ 4,500 ;$ Apr $30 ;$ May 13 . 100 College av, nee 16sth, see Sheridan av, Concord av, 347 ( $10: 2573$ ), ws, 250 n 141st, 20x100, 3 -sty bk tnt a str; Frank A
Neuberger \& ano to Chas Dammann, 68 W 162; AL; Apr29; May6'13. Dammann, 68 nom ${ }_{792}$ Courtlandt av, 790, see Courtlandt av, Courtlandt av, $792(9: 2404)$, es, 48.6 s

 Lyons to Morton M Green, 3078 Perry av.
 wife Chas Forbach to Chas Forbach, ${ }^{3086}$
Deatur av; mtg $\$ 3,500:$ May $29^{\prime} 07$; May Decatur av; mtg $\$ 3,500 ;$ May $29^{\prime} 07$; May7
'13; re-recorded from June5'07.
nom De Reimer av, nwe Boston rd, see Bos-而
De Reimer av, ws, 102.10 n Boston rd,
De Reimer av (*), ws, 377.10 n Boston
 De Reimer av, ws,
see Baychester av, es,
s.
Srawford av,
aver Eastern bivd, swe Scribuer av, see BalEdgewater rd ( $10: 2761$ ) 2.


 mty $\$ 1,000$; Edw E Miers to Edgewater
Holding, Co, Inc, a corpn, 391 E $149 ;$ May
5: May6'13. Findlay av, nwe 16Sth, see Sheridan av, Fort Schuyler rd (*), es, at n1 land xne30. to land Davencourt $\times n$ win5.4xsw
$25 \times n w 11.4 \times n 2.6 \times n$ w 11.5 to es Fort Schuyler rd xss to beg, Throggs Neck; Jno Fort Schuyler Rd Impt Co, Inc, a corpn,
943 E 156; Apr21; May7'13.
O $\& 100$ Grand bivd \& concourse, es, 200 s 167th,
see Sheridan av, ws, 200 s 167th.
 bl tnt \& strs; Juliette Constn Co to Win-
nifred wife Jas B McCarthy, 111 W 183 ,
Bronx; mtg $\$ 57,000$ \& AL; May1; May 13 .
O C \& 100 Grand av, 2308-10 (11:3198), es, 25 n
North. closed, $50 \times 100$, 2 2-sty bk dwgs:
Bertha Schmuck to Benenson Realty Co, a Bertha Schmuck to Benenson Realty Co, a
corpn, 407 E $153 ; \mathrm{mtg} \$ 8,000$ \& AL; May
1; May ${ }^{\prime} 13$.
Grand blvd \& concourse ${ }^{2901}$ (Anthony
av) (12:3319). ws, 190 s 199 th (Garfield) ay) ( $12: 3319$ ) ws, 190 s i99th (Garfield), ref to Geo G Taber, s2 Morningside av;
FORECLOS; Apr11; Apr30; May2'13. Grand blvd \& concourse, 2901 (12:3319), ws, 190 S 199 th , runs w $125 \times 125$ (?) xe125
to st. xn5 to be, 2 -sty fr rear dwg, vaGrand blvd \& concourse; B\&S; May1: Mav
2 13 © \& 100 $\underset{25 \times 100 \text { : }}{\text { Harrison }}$ av ${ }^{\text {av }}{ }^{(*)}$, es, ${ }^{25} \mathrm{n}$ Cornell ay, blad, 1116 Havemeyer av; mtg $\$ 3,500$; May
5: May
nom

Hoe avy, 123s-40 (11:2987), nec Freeman
Nos $943-5)$, runs
n26.5 Freeman st xw97.8 to beg, $3-$ sty fr tht \& strs \& 1 -sty bk str; Henry Hollerith to
Ida wife Henry Hollerith, 1398 Bristow;

Hoe av, 123s-40; Sigmund Lewy to same; ${ }_{1}^{1 / 2} \mathrm{pt}$ AT; mtg $\$ 30,000 \&$ AL; May1; May5
Honeywell av, swe Bronx Park
S 8 or or $_{\text {or }}^{\text {or }}$ 1s2d, see Bro
Honeywell av.
Houghton av (*), ns, 380 w Castle Hill mer, Jr, to Mary C Sommer, his wife, 2210 Blackrock av; mtg $\$ 2,000$; May6; May7is.

Hull av, 3147 (12:3345), ws, 311.5 n 204th (Woodlawn rd), 20x100, 2-sty fr dwg;
Morton M Green \& Anna E, his wife, to
Henrietta C Green, 311 E 204; mtg $\$ 7,000$ May6; May8'13. O C \& 100

 x113.4x18.9x108.11, 3-sty bk tht \& strs; Hudson av, Bklyn; B\&S; AL; May1; May
$6^{\prime} 13$. Hunts Point av, 830 , see Hunts Point av
Inwood av, swe Featherbed 1a, see Ma-
combs rd, sec 176 th.
Intervale av $(10: 2700)$, nwc 165 th, runs $\mathrm{n} 221.7 \times w 82.3 \times n 25 \times w 23.7 \times s 6.5 \times w 74$ to Rog-
ers pl xse on curve abt 251.9 to beg, vacant: Mutual Bank to Wm F Connor, 202 Intervale av, 981 ( $10: 2699$ ), ws, 143.10 n Westchester av, $50 x 100$, 2 -sty fr dwg \&
vacant; Hannah Graff to Jos Ornstein, 649 Cauldwell at, \& Osias Ornstein, 941 InterCauldwell at, \& Osias Ornstein, 941 Inter-
vale av; mtg $\$ 11,000$; May5; May6'13,
O C \& 100
Jackson av, es, 325 n 145th, see Locust Jerome av, nee Clifford pl, see MaJerome av, nwe \& swe Featherbed la, see Macombs rd, sec 176 th .
Jerome av, swe $\mathbf{1 7 6 t h}$, see Macombs rd, Jerome av (Central) ( $11: 2852$ ), nec Mt
Hope pl (Morris st) old lines, $51.5 \times 109.3 \times 50$ Hope pl (Morris st) old Mines, $51.5 x 109.3 \times 50$ Nellie Meyer, to Emanuel Blumenstiel, 120 menstiel, Rochelle Park, New Rochelle, NY; Janet Weissman, 271 W 90 ; Cora Bal-
lin, $14 \mathrm{E} 60 ;$ Albt Blumenstiel, 120 W 86 , \& Elsie Jacoos, 9 Prospect Park W, Bklyn;
AT; Apr13; May6'13. Jerome av, 3168 ( $12: 3322$ ), es, 161.7 s
Van Cortlandt av, $25 \times 100$, 3 -sty fr tht \& strs; A Welles Stump, ref, to Saml Keeler, Mar20; May8'i3. Conn; FORECLOS Feb2, Katonah ay, 4325 ( $12: 3378$ ), swc 238 th, $25 \times 85$, 2-sty fr dwg; Alfred J Talley, ref,
to Central Mtg Co, a corpn, 60 Wall Foneceos May $;$, Mayols. Longwood av, 873 (10:2689), nes, 147 nw
Hewitt pl, $39 \times 100,5-$ sty bk tnt; Ferdinand N Bunger et al to Cath F Farrell, 850 E
$156 ;$ mtg $\$ 35,000$ \& AL; May1; May 13 . Longfellow av (Prospect), (11:3004), nwe pt for 176 th $s t$ \& Longfellow av, $2-$ sty fr dwg \& vacant; Benenson Realty Co to
Herman D Junge, 951 Grant av; mtg $\$ 10$, Herman D Junge, 951 Grant av; mtg $\$ 10$, -1.
$000 ;$ May7 13 . Longfellow av (Prospect) (11:3004), nw
c, 176 th (Eliz), $100 \mathrm{x} 88 \times 100 \times 89$, except pt c, 176 th (Eliz), $100 \times 88 \times 100 \times 89$, except pt
for 176 th \& Longfellowav, 2 2-sty fr dwgs
Morton M Green to Benenson Regly $407 \mathrm{E} 153 ; \mathrm{mtg} \$ 10,000$; May1; May2'13.
Macombs rd (11:2866-2867, 2861 \& 2865), sec 176 th, runse- to ws Jerome av xs-
to ns Featherbed la xw- to land T Poole xn186xw152.7xnw 40.8 to es rd xn- to nec Clifford pl, runs e- to e cromwells Brook xn- to es Jerome av xs to beg;
also JEROME AV $(11: 2848)$, sec Clifford also JEROME AV ( $11: 2848$ ), sec Clifford
pl, runs e- to e 1 Cromwells Brook $x$ - to ns 174th xw- to av xn- to beg; also T Poole xe- to c 1 Cromwells Brook xn \& e- to ws Jerome av xn- to beg; also
INWOOD AV (11:2865), swe Featherbed la, runs s- to land T Poole xw- to ses of Moss et al, heirs \&c Octavia A Moss to Moss Estate, Ine, a corpn, 62 Cedar; mtg
$\$ 285,000 ;$ Apr28; May7'13. Morris av (9:2422), sec 163d (No 268),
$39 \times 86,5-$ sty bl tnt \& strs; Jno H Neu39x86, 5 -sty bk tnt \& strs; Jno H Neu-
Schaefer to Henry Neuschaefer, 543 E 84 ; schaefer to Henry Neuschaefer, 543 E $84 ;$
$1 / 2$ RT\&I; mtg $\$ 37,000 ;$ Apr30; May3'13. 100
O C \& 100 Morris av, $918-26$ (9:2422), es, 39 s 163 d ,
$126 \times 86,3$ 5-sty bk thts; Wahlig \& Son$126 \times 86,3$ Co to Pincus Lowenfeld, 106 E E 64, \&
Sin m Prager, $129 \mathrm{E} 74 ; \mathrm{mtg} \$ 80,000$ AL: Wm Prager, $129 \mathrm{E} \mathrm{74;} \mathrm{mtg} \$ 80,000$ \& AL;
May7; May8'13. O . 100 Mt Vernon av, 4270 (12:3363), nec 235 th,
$80.10 \times 116 \times 70.11 \times 79.10$; also 235 TH ST, 13 E 80.10x116x70.11x79.10; also
$(12: 3363)$
$95.5 \times 25 \times 95.11, ~ 79.10$ e Mt Vernon av, 25 x
esty Frank, ref, to Timothy Hurst, at Belle
Harbor, Li; FORECLOS Dec2'12; Jan3; May2'13.

4,750
Mt Vernon av, $\mathbf{4 2 7 0}$ of 235th st, $\mathbf{1 3} \mathbf{E}$ (12:Washington av; Apr30; May2'13.

O C \& 100


#### Abstract

 164th, $25 x 64.7 \times 2 \times 62.9,3$-sty fr tnt; Mary At Cotton to Cath M Tubridy, 102 E 90 ; mtg $\$ 4,500$ \& AL. May2; Mayb, Nelson av ( $11: 2875$ ), nws, 195 sw Feath5'13. toth P Love; mtg $\$ 900$; May12'08; May nom  Delagrane Realty Co to Philipp Weber, nom Nereid av, swe White Plains rd, see White Plains rd, swe Nereid av. North Curestnut dr ( ${ }^{\text {( }), ~ n W s, ~ a b t ~} 210.7$, Rosa Nathan et al EXRS Marcus Nathan  Ogden av (9:2522), es, 450 n 170 th , 60 x o Merwin Realty Co, a corpn Dohrmann AL; Apr14; May6'13. Olinville av (*), ws, 125 s Whitehall pl; Maurice Mantel to Eva Simon, 709 CauldMaurice Mantel to Eva Simon, 709 Cauld- well av; AL; Apr30; May2'13. nom Park av, 4464 ( $11: 3037$ ), es, 150 s 182 d , $5 \times 141$, 4 -sty bk tnt; $W m$ Guggolz Constn Apr26; May6'13. Perry av, 3192 ( $12: 3346$ ), ss, 95.5 e 205 th , 

River av, 1211, see 167 th, 19 E . St Anns av, 46 th, $75 \times 100-73$ $4-$ sty 146th, $75 \times 100,3$ 4-sty bk tnts; Wm Beaman to Annie Beaman, 477 St Anns av, TRSTE for Mary E Bunt et al; May1; May 8'13. nom Scribner av (*), sec Balcom av, runs e w397.5 to es Balcom av, xn3.4, to beg; Wm A Rosenbaum to Arthur Rosenbaum, 1144 Seton av ( ${ }^{*}$ ), ws, 400 s Randall av, 25 x ${ }_{205}^{100}$ Alfred J Talley to Anna K Adams, ${ }^{2056}$ May' 13 . Sheridan av $(9: 2456)$, ws, 200 s 167 th, xs or sw on curve 340 to ns McClellan xe 304 to ws of av xn336.6 to beg; also COLLEGE AV (9:2436), nec 168th, $200 \times 200$ to Ws Findlay av; vacant; Fredk H Ehlen to Rockledge Constn Co, a Corpn, 148 W 92 . Sheridan av (9:2456); also COLLEGE AV (9:2436); same prop; Fannie G Slat- tery to same; $1 / 4 \mathrm{pt}$; AL; May5; May ${ }^{13} 13$.


Southern blvd, 559 on map $59(10: 2546)$, ns, 100.5 e St An av, $25.3 \times 87$. $5_{5}^{\prime} 13$. W 117; mtg $\$ 11,000$ \& AL; Feb10; May Southern blvd, 1230 (11:2979) es, 306.10
 P Leo to Kath Merkel, ${ }^{4}{ }^{4}$ W 108; mtg ${ }^{\$ 20,-}$.
000 \& AL; Apr29; May 2 '13.
Southern blvd, 1230; Kath Merkel to Jno J Petry, 1230 So blvd; B\&S; mtg $\$ 20$, , Sylvan av ( $13: 3421$ ), es, 162.2 s $256 \mathrm{th}, 50$ Winlard, 248 W W 154 ; AL; Apr29; May5'13.

Sylvan ay (13:3421), same prop; Jacobine CWillard to Philip Fitz \& Theresa Chis wife, joint tenants, 307 W 126; B\&S; Tiebout av, 2081 ( $11: 3143$ ), nwe 180th (No 315), $100 \times 25,5-$ sty bk tnt: Edith C mtg $\$ 29,000 ;$ July $25^{\prime} 12 ;$ May $6^{\prime} 13$.
Tiebout av, 2081, see 180 th, 315 E .
Tinton av, 705, see 155 th, 773 E .
Tremont av (11:3005), a strip lying bet ss of old Boston rd or Locust av, old line
$\&$ ss Tremont av, new line, which lies in front of lot 82 on tax map, \& is known
 Mar11; May3'13.
Fremont av; same prop; Frederic c buscher to Realty Redemption Co of NY, a corpn, 6S William; Mar17; May3'13. nom
Union av, 774-6 $(10: 2676)$, es, 116.2 s Westchester av, $50 \times 110.9 \times 50.5 \times 117.2$, 5 -sty
bk tnt; Benenson Realty Co to Bertha Schmuck 777 Prospect av; mtg $\$ 40,000$ \& AL; May1; May2'13.
Valentine av, 2922 (12:3297), ses, at nes S Wolf to Grace Evangelical Lutheran Church, 2924 Valentine av; May 2 ' 13 .
Vyse av, 2071 ( $11: 3127$ ), ws, 77.6 n 179th, Brothers to Geo N Fischer, 345 E
$\$ 16,500 ;$ Apr30; May2'13. $84 ; \mathrm{mtg}$
C \& 100
 Realty Co to Eberhart Bldg Co (Inc), a
 Wallace av (*), nwe 203d, $91.6 \times 100$; Axel corpn, ${ }^{7}$ Beekman; $\mathrm{mtg} \$ 2,500$ \& AL; May5; May6'13.
nom
Walton av (11:3183), es, 247 n 183d, 50 x
Wison to Julius R Fabricius. 51 , West

Walton av (11:3183); same prop; Anna
Rosa Wilson by Jos H San, GDN to \& Rese $1 / 2 \mathrm{pt}$ : AT; B\&S; May5; May ${ }^{\prime}{ }^{13}$. 2,000

Washington av, 2152 ( $11: 3049$ ), es, 569 n 180th, $25 \times 112 \times 25.4 \times 108.8$, ${ }^{2-s t y}$ bk dwg; Eliz M \& Julia A Coogan to Vincenzina
Milano, 2152 Washington av; mtg $\$ 5,000$; May3'13. nom
Washington $\mathbf{n y}$ (*), nes. 509.3 se West\& Mary M, Morey to Eliz Rippel, 1822 Cro-
\& Ma
tona av; AL; Apr17; May'13.
Webster av $(12: 3278)$, ws, 78.8 s 198 th (Travers), $25 \times 123.2 \times 25.1 \times 121.10$, vacant; Rosana Connor as heir Hugh Dougherty
to Jas T Dougherty; Ritch av, Greenwich,
Conn: AT, QC; Apri9; May2;13.
Webster av ( $11: 2887$ ), ws, 1066.10 s Clay 9 Henry Hunneke, Jr. to Ludwig Sikora, 7; Mays'13. Island City, B of Q: AT; May White Plains rd (*), swe Nereid a
$105.6 \times 90.4 \times 105 \times 101.1$; Max Just to Thos Walker at Long. Lake. Hamilton Co, NY: $\mathrm{mtg} \$ 9.500 ;$ Apr2; May2 13 . OC \& 100 $00 \times 100$ orerest av (9.2513), ws, 100 n 166th, Co to Bagot Realty Co, a corpn, 45 John;
Zerega av, 1702-4 (*), nes, 19.11 n Maclay Commercial Finance Co Poughkeepsie, IY; mtg $\$ 13,000$; May5; May6'13. c \& 100
 D.4vidson 5 -sty bk bex Ext Mary M Davidson, to Frank Davidson, Montclair, NJ; Edw E son, 308 W 82; Mary E Baird, 535 W 112 ; Florence Clark, ${ }^{2345}$ Bway, heirs Mary M
Davidson: May5: May6'13.
North $1 / 2$ (*) plot 44 map Arden prop, 50x100; Kate Weissauer to Wm Brunner,
9112 av; B\&S; C a G; May7; May8'13.
South $1 / 2$ (*) lot 44, Arden prop, $50 \times 100$; Edw A Weissauer to Wm Brunner, 9112 $\begin{array}{ll}\text { South } \\ 1 / 5 & (*) \\ 50\end{array}$ A Weissauer \& Kate, his wife, 336 E 86 ;
Bom
\& C a G ; May ${ }^{\prime} 13$.
Plot (*), begins 200 n Cornell av \& 100 e Chestnut, being plot 483, map Arden prop, except pt for 222 d ; Augusta Brown to
Steven B Ayres,
Kappach st; B\&S $\&$

## MISCELLANEOUS CONVEYANCES.

## Borough of the Bronx.

Tiffany st $(10: 2774$ \& 2775), es, 307 s Oak Point av, runs e230 to cl Casanova, xs
$25 \times w 130 \times s 18 \times w 100$ to Tiffany, xn 43 to beg, vacant; re mtg; Jno H Henshaw to Corà 13. nom
 xe28.5xn50xe100 to beg, vacant; re-mtg; Emma W Cone to Hunts Point Realty Co,
139TH st E, nwe Locust av, see Locust
140TH st E, swe Locust av, see Locust 148TH st E, ns, $\mathbf{7 0 . 3}$ e Morris av, see Morris av, ws, $59.2 \mathrm{n}_{150} 15$ th.
166TH st, $\mathbf{7 8 1} \mathbf{E}$, see Tinton av, 1098 ,
171ST st, 537 E, on map 535 E ( $11: 2928$ ),
 Business Corpn, 156 Bway; QC; May6;
May7'13.
21,000
De Reimer av (*), ws, 527.10 n Boston rd, $50 \times 101.8$; sobrn of CONTRACT to mtg Real Estate \& Bldg Co, a corpn, 7 E 42 ;
Ellis av (*), ns, 261.2 w Pugsley av, 125 $\mathbf{x} 88 \times 125 \times 84.11$; re mtg; Estelle G Norman to Jacob Blaesser, 234 E 197; QC; May3,
May
nom
Locust av, nwe 139th, see Locust av,
 $\mathrm{AV}(1 \mathrm{st}$ av) (10:2598), nwc 139th (3d),
$100 \times 100$, vacant; also JACKSON AV, $480-4$ (Raobins av) (10:2578), es, 325 n 145th 3 \& 1 -sty fr dwgs, re dower; Mary 1 Birchall, widow, to Nathan ${ }^{\text {\& }}$ Lucy K Bill, 283 Locust av; QC; May3; May 113 .
 Morris av, $50 \times 106.6$; asn rents to extent of $\$ 511.75$; Mary Connelly to Arthur \& Jno
J Cohn, 912 Forrest av; Apr30; May6'13.
Morris av, ws, 375 s 184th, see Walton
Newton av (13:3421), land in bed of av in front of lots 43 \& 44 blk 1 map (1658) Co to City NY; QU; Oct $244^{\prime} 12$; May $6^{\prime} 13$.
Newton av ( $13: 3421$ ), land in bed of av in front of lots 43 \& 44 blk 1 map (1658) of Sheridan \& Segrave; Delia A, wife Jno
J Kennedy, to City NY; Oct24'12; May6'13.
Penfield av (*), ns, 23.5 w Baker av 200 Paco to 242 a , re jog . Nathan $J$ Mose Packard to Nelson Menneld, at Greene
Tinton av, 1098 ( $10: 2671$ ), nec 166 th (No Savgs Bank to Carolena H Von Waffenstein, 1118 Tinton av; QC; May2; May6'13.

Wallace av (*), ws, 320 n Morris Park av, runs e25xn25xw $25 \times 525$ to beg, being
land in bed of av: Regent Realty Coto
City NY; Jan3; May6'13. Wallace av (*), ws, 320 n Morris Park av, runs w5xn25xe5xs25 to beg, being land
in bed of av, Geo P \& Hy Friess Jr to
City NY; Jans; May6'13. Walton av ( $11: 3183$ ), es, 247 n 183d, 50 x
95. owned by party 2 d pt alt
AV MORRIS AV ( $11: 3183$ ), ws, 375 s 184 th, adj above
on rear, \& owned by party 1 st pt; agmt
as as to encroachment, Lena Sternschuss Watson av (*), ss, 66 e Tremont av, 200x
216 to Blackrock av, Unionport conser to sale of above free of all elaims; Edw
Devilin, $624 \mathbb{N} 47$, to Kath Taylor; Apr23;
Parcel (*), Nos $25 \& 25 \mathrm{~A}$ on damage map to open 222 d st from 7 av to Hutcha wards; Randall Realty Co et al to Craw-
ford Real Estate \& Bldg Co, 7 E 42 ; Mar
26 ; May 113 Parcel (*) No 32 on damage map to open
222 d st from 7 av to the Hutchinson River 22d st from 7 av to the Hutchinson River;
re mtg; Kath G Lower EXTRX Wm H Gel
stonen

## LEASES

## Borough of Manhattan

 ${ }_{6} 13$. GAnn st, 39 (1:92) : asn Ls; Geo Lauer to NJ: Mtg $\$ 3,454.30$; May7; May8'13. nom ${ }^{1}$ Arden st, nee Nagle av, see Nagle av, ${ }_{1}{ }_{1}$ Bayard.
Squayard st, $\mathbf{6 1}$ (1:163); e basement; Joe Squillacioti \& ano to Benj Katcherovsky,
3 Elizabeth; $3 y f$ ${ }^{1}$ Cherry st, 431-3, \& Jackson st, 47-9 (1:260); all; Wm A Andrews to Wm F Mur1Christopher st, $\mathbf{1 7 7}$ (2:636), ns, 99.6 e Weehawken, $22 x 95.3$ all: Alban Spooner
to Wm J Olvany, $235 \mathrm{~W} 4 ; 4 \mathrm{yf}$ May1; May
$2^{\prime} 13$. 350 Cortlandt st, $51(1: 60)$, Sec Greenwich, et of b; Maria R Friedhoff \& ano to Jas
Leventy, 902 Union av, \& ano; 4 yf May1: May8'13. ${ }^{\text {Leventy }}$ Union av, \& ano; $4 y 1$ May 1,200 Franklin st, $178-80$ ( $1: 187$ ); certf as to
satisfaction of asn of rents recorded Jan Kan of leasehold premises owned by Saml
Kaufman, 313 E 116: Isidore D Morrison, Channel Realty \& Constn Co; Apr30; May
${ }_{\text {Fulton }}$ st, 140 (1:79); 4 upper firs; P M Ohmeis \& Co to Jules Peck, ${ }^{66}$ Berkeley
pl, Bklyn; 5yf May1; May2'13 ${ }_{3}, 600$ \& 3,900
${ }^{1}$ Greenwich st, sec Cortlandt, see Cort-
${ }_{1}^{1}$ Houston st, 111-7 E, see 2 av, 22 dis. $^{2}$
${ }^{1}$ Houston st, 139-45 E, see 2 av, 228
${ }_{2}^{1}$ Houston st, 20 E E; also 1 ST ST, 101 E E,

${ }^{1}$ Houston st, 208-10 E, see $2 \mathrm{av}, 228$.
${ }^{1}$ Houston st, $2401 / 2 \mathrm{E}$, see $2 \mathrm{av}, 228$.
${ }^{1}$ Hudson st, 111-3 (1:187); 1 st loft above ways (Inc) a corpn, 100 Hudson: froJackson av, 47-9, see Cherry, 431-3. 1Murray st, 45 ( $1: 133$ ): 1 st ff, b \& sub b;
Srent Good to David Wallach, 411 StrafBrent Good to David Wallach, 411 StrafBeach, LI, firm Kallisch \& Wayach, 45
Murray; $3 y f$ May1; May ${ }^{\prime} 13$. 3,000 to 3,250 ${ }^{1}$ Pitt st, 27 (2:342); asn Ls; Max Himmel ${ }^{13}$ 1Pitt st, $\mathbf{2 7}$ (2:342); asn Ls; David Ferber to Moritz Rothstein, 451 E 171; Dec9'12:
May
nom'13. ${ }^{1}$ Sullivan st. 104-6 (2:504) ; all; Grazia Trapani to Jos Purrone or Perrone, ${ }^{153}$
Bleecker, et al; 5 yf May1; May2'13.
 Gerken to Hyman Wiener, 118600 \&
${ }^{11 S T}$ st, 101 E, see Houston, 208 E.
 174 Rivington; Apr11: May6'13. ${ }^{\text {and }}$ nom ${ }^{18 T H}$ st, 403 E (2:378); cor str; Louis Kotzen, AGENT for Barnett Levy, to Abr
Charnofsky, 403 E B; 3 ff May1; May8 13 . 540 10TH st, 375 E (2:393); asn Ls; Harry A
Goldberg to Dan! London. 829 Lafayette
 wich av, $18-20$.
113 TH st, 436 E (2:440), double str \& two basements: Domenica Scica \& ano to Save-
rio Virzi, $432 \mathrm{E} \mathrm{13;} 5 \mathrm{yf}$ May1113; May713.
${ }^{13 T H}$ st, 102 w , see $6 \mathrm{av}, 187$.
${ }^{1} 13$ TH st $\mathbf{~ w , ~ s w e ~} \mathbf{6}$ av, see 6 av, 187
 May1. May' 13. ave $23 \times 92$ le leasehold. Thos N Cuthbert, ref. to Adolph Humpfner, ${ }^{134}$ E 16 ; PAR-
TITION Sept19'12; Oct19'12; May6'13.

122D st, 62 W (3:823); str \& b; Saml
Hoffman Realty Co to Jacob Storch, 62 W
 $\begin{array}{r}12 . \\ 124 . \\ \hline\end{array}$

24TH st, 301-s w, see 8 av, 281-3.
125TH st, 58 w (3:826) ; 4-sty bldg: all; Jean B Guttin to Lucien Bilquez, 58 W 25 :
6 4, May1; May5'13. 127 TH st, 57 w , see $6 \mathrm{av}, 446$.
129TH st, 115-23 w (3:805); centre s \& b; The Twentieth St Realty Co to Morris
Pfaelzer, 6 E 12, firm M F Pfaelzer \& Co Praelzer,
$735 \mathrm{Home} \mathrm{H}^{\prime}$
May $5^{\prime} 13$. 9-12yf May1; 5 y ren at $\$ 2,250$; ${ }^{1397 H}$ st, 334 E ( $3: 944$ ), e str \& b; Patk McCauley
Hartsdale, NY; Syf May1; May ${ }^{\prime} 13$. 720 ${ }_{139 T H}$ st, 334 E (3:944) ; asn Ls; Chas H Abbott to Beadleston \& ${ }^{\text {\& }}$ Woerz, a corpn,
$291 \mathrm{~W} 10 ;$ Apr28; May 13 . ${ }_{139 T H}$ st, 334 E; agmt as to covenants in lease; Beadleston
Wm C Foody, 339
E
3; May2; May5is.
nom
${ }^{142 \mathrm{D}}$ st, $\mathbf{1 6 0 - 4} \mathbf{E}$, see 3 av , 650-8
${ }^{142 \mathrm{D}}$ st, $\mathbf{1 4 9} \mathbf{w}$ (4:995); str \& pt b; Longav; $10{ }_{4-12 \mathrm{yi}}{ }^{2}$ June1; May2'13, ${ }_{7,000}$ to 9,000 14STH st, $\mathbf{1 5}$ w $(5: 1264)$ asn Ls; Dwight
H Day et al, EXRS Matilda R L Bradiord, H Day et al, EXRS Matilda R L Bradford,
to Marian B. Elliott, 383 Park av, \& ano; ${ }_{145 T H}$ st, $15 \mathbf{w}_{\text {; }}$ consent to asn Ls as Dwight H Day, at Dongan Hills, SI, et al, EXRSS Matilda R
${ }_{145 T H}$ st, 15 W ; asn Ls; Marian B Elliott, 383 Park av, NY, \& Clara R Day ${ }^{\text {at }}$
Dongan Hills, SI, to Jas L Barclay, 14 E Dongan Hill
$48 ;$ May5'13.
${ }^{14 S T H}$ st, $\mathbf{1 5} \mathbf{W}$; consent to asn above Ls NY, to Marian B Elliott, 383 Park av, \&
Clara R Day, at Dongan Hills, SI; Apr17; May ${ }^{\prime} 13$.
${ }^{149 T H} \mathbf{s t}, \mathbf{1 7} \mathbf{~ W}(5: 1265), \mathrm{ns}, 264 \mathrm{w} 5$ av 25x100.5: Annas Mortimer, to Suzanne M ${ }^{1497 H}$ st, 17 W; consent to asn Ls; TRSTES of Columbia University, in the Park, NY, \& Stanley Mortimer, at Roslyn, NY, heir

49TH st, $\mathbf{1 7} \mathbf{W}$; consent to asn Ls TRSTES Columbia University, in City of NY, to Suzan
${ }^{150 T H}$ st, 203 W (?) (4:1022); cor Bway str on 50 th, for barber shop in bldg of Winter Garden Co; Winter Garden Co to Salvatore
May5'13.
${ }^{152 D}$ st E, nwe 1 av, see 1 av, 945
 May1; May5'13. taxes over 686.25 \& \& 3,200 159 TH st, $214 \mathbf{E}(5: 1332) ;$ asn $1 \mathrm{~s} ; \mathrm{Wm}$ F
Murphy
to Murphy to Michl Coyne, 158 W 100 \&
Dominick Coyne, 22135 av; May 2 ; May 13 nom
${ }^{175 T H}$ st $w$, nwe Ams av, see Ams av,
${ }^{1} 101 \mathrm{ST}$ st, 205-7 E (6:1651); all; Mamie Marks to Abr Miller, $125{ }_{2}^{\mathrm{E}}, 700$ to 3,000
10 yf June1; May8'13.
 12; Apr30; May6'13. nom ${ }^{\text {1 116TH }}$ st, 254 W $(7: 1831)$; str $\underset{\text { \& }}{ }{ }^{25}$ bi

 19 \& ano; mtg -, Ave 1 av, see $1 \mathrm{av}, 2325$.
${ }^{1123 D}$ st, 354-64 E (6:1799); all; David Jacobowitz to Isaac Richter, 219 E 121, \&
ano; 3yf June1'11, May2 13 . 8,400 \& 8,600 ${ }^{1123 D}$ st, 354-64 E; asn Ls; Isaac Richter Febs'12; May2'13. 123D st, $354-64$ E; asn Ls; Jacob Boro-
wik \& ano to Isaac Richter, 219 E 121 ${ }_{1}{ }^{123 D}$ st, 354-64 E: asn Ls; Isaac Richter to Jacob Borowik \& Abr Horowitz, both
at 99 Lewis; $1 / 2$ RT\&I; May1; May2 13 . 650 ${ }^{\mathbf{1 1 2 5 T H}}$ st, $\mathbf{6 1 1 / 2} \mathbf{E}(6: 1750)$ str; . Hudson Realty Co to Carmelina Zodda, 344 E 118:
$3 y f$ May1; 2 y ren at $\$ 1,3 \mathrm{ov}$; May ${ }^{2} 13$. 1,200 ${ }^{1125 T H}$ st, 505-7 w (7:1980) ; all; Leopold Lowy to Herman
5 yf May1; May2 13 . Miller, 1293 Ams av,
4,400 ${ }^{1135 T H}$ st, 124-6 $\mathbf{w}$ (7:1919); asn Ls; Gideon L
(Inc), 477 Lenox av; AT; May1; May3113.
 Kalmus, 559 W 156, et al; Apr25; May 513 .
${ }^{1}$ Av A, 2-4, see 2 av, 228.
${ }^{1}$ Av C, $99-103$ (2:389) in str \& b: Sigmund Schnee to Edw Wormser, 156 E 79; 5 9-12y1
Aug1'12; May7'13. 1Amsterdam av, 63 (4:1134); $n$ str \&
bakery; Jacobina Young to Philipp Duebakery; Jacobina Young to Philipp $\begin{aligned} & \text { Due- } \\ & \text { mig; 3yf May1; May5'13. }\end{aligned} .1400$ ${ }^{1}$ Amsterdam av (4:1167), nwe 75th: str


Amsterdam av, 1324-8 (7:1980), ws, 49.10 $\mathrm{n} 125 \mathrm{th}, 50 \times 100$ all;
Eissick
Y Railways
Gappelberg,
288
E
$3 ; 21 \mathrm{yf}$
Mar1
 Amsterdam av, 1324-8; asn Ls; Eissick Gappelberg to Arch Amusement Co, Inc
$1324-6$ Ams av; Jan24; May3'13. ${ }^{1}$ Amsterdam av, 2262 ( $8: 2129$ ); s str; Geo Pfeiffer to Rebacca or Rebeca Rudner,
2262 Ams av; 5y1 Jan1; May5'13.
480 1Howery,
BOWERY,
331 Peter P Cappel to Salvatore Calderone, ${ }^{1}$ Bowery, 333, see Bowery, 331.
${ }^{1}$ Broadway, $117 \pi$ (3:829), str \& pt b: Marceau Co (Lim) to Meyer Lambert, 18
W 25; 6 yf May113; May ${ }^{\prime} 13$. 7,500 to 8,500
 38; Schnader Co (Inc) to Edw Fisch, ${ }^{206}$
W' 99 ; fro , May15'13 to Apr30'18; May $5^{\prime} 13$.
${ }^{1}$ Broadway cor 50th, see 50 th, 203 W .
${ }^{1}$ Columbus ar, 873 (7:1838), n str \& pt
Wm F Brintzinger to Chas F Hogan, b; Wm F Brintzinger to Chas F Hogan,
56 Manhattan av; 5 yf May1; May6'13, 1,020 ${ }^{1}$ Greenwich av, 18-20 (2:606), cor 10th sti agmet as to ext of Ls for 5 yrs, or until
Oct1'28 on same terms as Ls recorded Oct 3.t. Horato $B$ Cushman to Burritt
Cushman, on premises; Apr26; May3'13.

## ${ }^{1}$ Jaekson st, 47-9, see Cherry, 431-3

${ }^{1}$ Lenox nv, 549 (7:2006), str floor \& b; Chas F Gries to Max Popper, 549 Lenox
av: 5 yf May1111; May7'13. 1,560 \& 1,620 Nagle av (8:2174-77), nee Arden; str \& b; Hensle Constn Co to Arthur A Ziegler,
1 Arden; $10 y$ Junel; May5'13. 780 to 1,500 ${ }^{1}$ Riverside dr ( $8: 2245$ ), ns, plot begins at nl land conveyed by W S Sheafer to Hy of F st or Presscott av \& 153.5 sw Dyck-
man \& also 488.11 nw from sws Dyckman with ns Riverside dr, runs nw 62.4 to pt 138.1 to pt 191.8 sw of said st \& 988.11 nww from cor Riverside dr \& said st Xsw
63.1 xs 119.9 to ns Riverside dr at pt 1059.7 n curve nw from sws Dyckman xe along arive 460.11 to pt in ns of said dr \& als from cor of sws of Dyckman \& ns of said beg, the land, with ortion to purchase for 75,000; Henry Sheafer, at Pottsville, Pa,
 118T av, 487 (3:934) istr $\&$ pt c; Chas May1; May2'13.
 V: $91 / 2 \mathrm{yf}$ May $1 ;$ May8'13.
1ST av, 945 ( $5: 1345$ ) ; asn Ls; Morris Bimstein to Lazar Bresler, 9451 av; June ${ }_{11 \text { ST av, } 2038}$ (6:1699) s str \& b; Sarah M Stiassny to Antonio Ventola, 20381 av: ${ }^{1} 1$ ST av, 2325 ( $6: 1796$ ), nwe 119th; str fl $\& \mathrm{pt} \mathrm{c}$ Anna Tietjen to Domenick Fata,
$324 \mathrm{E}^{2} 112 ; 5 \mathrm{yf}$ May1,2y ren at $\$ 1.200 ;$ May
$8^{\prime} 13$.
960 \& 1,080 ${ }^{12} \mathbf{D ~ a v}$ a 69 (2:460); cor str; Bertha Abeles \& ano to Nathan Rosenweig, 65 7th, $\&$
Louis, Friedmana, 224 Sanford, Bklyn; 3 yf 12 D av, $22 \mathrm{~s}(2: 455)$; all; ${ }^{1 / 2}$ pt; also (2:397): all: $1 / 2, \mathrm{pt}$; also HOUSTON ST,
 to Louis Minsky, ${ }^{224}$ E 15 ; all title to 10D 1820 ( 1540 ) taxes \&c \& 24,000 ist fl: Theresa Michael et al to Carl Engemann, 18292 av; 5 yf May1'13; May7' 13 . 560

 4). 9 Dav , 9 x 1000 all: Mary B \& Bartow S Weeks to Sol Bloom, ${ }^{445 \text { Riverside dr; }}$
21yf May1:21y ren: Jan30 May513.
taxes \&c \& 17,000 to 25,000 ${ }^{13} \mathrm{D}$ av, $650-8$, \& 42 d st, $160-4$ E ( $5: 1296$ ); agmt modifying above Ls $\frac{\&}{d}$ consent to aseeks, 235 W 75 , \& Bartow S Weeks, 240
$W$ Wh, with Sol Bloom, 445 Riverside dr: ${ }^{13} \mathrm{D}$ nv, $650-8$. \& 42 d st, $160-4 \mathrm{E}$ : asn Ls;
 ${ }^{15 T H}$ av, 1362 (6:1597): fl above str: Saml C Winstian to Louis Friedman, 1989 7 av,
\& ano: 2 yf Mar1; May2'13. 15TH nv, 1363 (6:1619): asn 1 s; Oppen-
heim Bakery. Inc a corpn, to Jos Krautheim Bakery, Inc, a corpn, to Jos Kraut${ }^{15 T H}$ av. 1363: asn 1s; Jacob Oppenheim to Oppenheim
5 av: Aprery
Apren
 ${ }^{16 T H}$ av, 98 ( $2: 572$ ), 3 upper firs; Leon MJgdalsky to Frank De Maria, at Midvale ${ }^{16 T H ~ a v}, 187(2: 608)$ : also. 13 TH ST, ${ }^{102}$ W: sur Ls recorded Apr2'06; Chas Ne
bauer \& Louis H Korade to Eliz Haw bauer \& Louis H Korade to Eliz Haw-
thorn, 323 W 83 ; AT; Apr28; May6'13.

${ }^{1}$ 6TH av, 187 also 13 TH ST, 102 W ; sur same; AT; Apr28; May6'13. nom ${ }^{1}$ GTH ay, 187 (2:608), swe 13th; all; also 13TH ST, 102 W (2:60e) ; al2; Eliz Haw| thorn to Chas Nebauer, $102 \mathrm{~W} ~ 13 ; ~$ |
| :---: |
| 6,000 |
| May1; May 13 . |

 ney to Arthur D Weekes at Oyster Bay, Li. to al EXRS \&c, Townsend Underhill; 5 , 6TH av, 513-15 (3:806) iasn Ls; Sam1
Manler \& ano to S \& Mahler, Inc, 507
5 av; Apr29; May6'13. ${ }^{1} 6 \mathrm{TH}$ av, 629 ( $3: 812$ ) ; $2 \mathrm{~d}, 3 \mathrm{~d}$ \& 4 th firs; Sara Cohen to Mrenel Campanis, 6496 av. $2 y 1$ Mayl, $2 y$ ren, May
${ }^{1} 8 T H$ av, $281-3$ (3:748), nwe 24th (Nos $301-$ 5) ; asn Ls; Geo E Weeks to Arthur Jost,
12
E 133; Apr4'12; May2'13. ${ }^{18}$ STH av, $281-3$ (3:748), nwc 24th (Nos to Geo E Weeks, ․ 8 av: $5 y 1$ Mayl'11; May2'13. taxes in excess of 1,000 \& 5,700 ${ }^{15 T H}$ av, 551 (3:761) ; upper pt of bldgi Robt L MacNabb to Julius Hesse, 9858
av; 5 yf Mar1'12; May6'13.
1,080 ${ }^{1}$ STH av, 916 ( $4: 1026$ ) ; all; Geo Ehret to Chas G Dochterman, 9168 av; 5 yf Mayl ${ }_{2,500}$ ${ }^{1}$ STH av, 985 (4:1048) ; 1st fi; Jno Reisenweber (Julius Hess;
${ }^{1}$ STH av, 274 S ( $7: 2031$ ) ; asn 1s; Matthew Haul Dabow, 27488 av; May5; Maybil3.
${ }^{1010 T H}$ av, 48 -50 (2:646) ; 1st fls \& es, 40 x 75 ; also space 19x43 on 2 d fi ; Connon Bros
 ${ }^{10 T H}$ av, 48-50; asn Ls; Indianapolis Abattoir Co to sulzberger \& Sons New ark, NJ; AT; Apr12; May2'13. O © \& 100
${ }^{110 T H}$ av, 640 ( $4: 1055$ ), pt of; agmt as to ext of lease for 5yf Dec1'13 on same terms to Adolf Habich, 64010 av; Apr28; May
${ }^{1} 10 \mathrm{TH}$ or Amsterdam av (8:2149), ec 1 at north cor plot 19 , runs se450 to Harlem to e 1 of Ft George av \& 10 av xsw 101.4 to beg, being plot 20 , map Isaac Dyckman at Ft George, except pt owned by City of NY, also except part occupied by Sylvester van to Sylvester Carfolite at Amsterdam av \& 194 th; 5 yf Mar1'13; May $\mathrm{tax}^{\prime} 13$. \& 1,000

## 10TH or Amsterdam av (8:2149), same

 prop; asn 1s; Sylvester Carfolite to Chas${ }^{1} 10 \mathrm{TH}$ or Amsterdam av ( $8: 2149$ ); same prop; asn of all A T \& 1 to any sums of money to be paid on termination of 1 s ;
Chas J Johne to Lion Bwy, 104 W 108; Chas J Johne
May 2 ; Mayzis.
${ }^{111 T H}$ av, 420 (3:707); str \& c \& fl
 May ${ }^{\prime} 13$.
${ }^{111 T H}$ av, 422 (3:707); str; Marietta M

${ }^{111 T H}$ av, 732 ( $4:-80$ ) ; s str ff \& pt c; Alma D K Heindel \& ano to Fred Nolze,

## LEASES.

## Borough of the Bronx.

${ }^{1212 T H}$ st, $\boldsymbol{7 2 8}$ E (*); all; Alfonso Bottino to A, C Rufr, 3712 Winlett av; 2 yf
Jan1 11 , 3 y ren; May'13. 2400 Anthony av, 2047, see Burnside av, $217-9$.
${ }^{1}$ Bro
Bre
${ }^{1}$ Broadway $(13: 3414$ \& 3415), at 242d, space on groungos (Inc), a corpn, to Chas
 ${ }^{1}$ Burnside av, 217-9, \& Anthony av, 2047 (11:3156); 3 houses; Ferd T Hopkins Jr to Hopkins G Barrett, West Somers, NY;
5 yf May1; May6.13.
${ }^{1}$ Castle Hill av, 1116 (*); str \& c; Frank ${ }_{5}^{\mathrm{E}} \mathrm{yf}$ Field to Gay1' Geo Uh1, May6'13. 1137 Castle Hill av: ${ }^{1}$ Jerome av, 317 s (12:3322); asn 1s; AnAnns av; Mar21; May7'13.

Jerome av ( $12: 3322$ ) sec $v a n$ Cort av, two 3 -sty fr bldgs \& stable; Jno Shields to Tony Principe, 3178 Jerome av; ${ }^{1}$ Longwood av, 1011 ( $10: 2721$ ) ; cor str; Geo Daily \& ano to Isaac
Fox: $3 y f$
Sperling,
600 ${ }^{768}$
${ }^{1}$ Morris av, 688 (9:2414); asn Ls; Jno Ciesnielewski to Ignatz Kunias, 697 Mor-
ris av; mtg ris av; mtg erris av, 688; asn Ls; Ignatz Kunias or Kunais to Fiaele. May ${ }^{\prime} 13$, 120 Morris av:
${ }^{1}$ Southern blvd, 1343-5 ( $11: 2976$ ); s str \& n b: Lederer Constn Co to Harry Kessler, ${ }_{1}^{2} 13$. So blvd; fr May113 to Oct1 900 \& May 1,020
${ }^{1}$ Union av, 730 ( $10: 2675$ ), all; Max F SchoBer to Frank Timmers, 681 Dawson; ${ }_{4}{ }^{5} 20$
May 13 ; May 13.
1Van Cortlandt av, sec Jerome
Jerome av, sec Van Cortlandt av.
${ }^{1}$ Webster av, 2517-9 (11:3026), ws, bet rear entrance to Fordham rd for P o Sth tion; Jno Noonan et al to U
Albt
S Albt S Burleson, Postmaster-G
the US; 10 yf Nov16'12; May7'
Webster ay (11:3027), es, 100 , v , $18.3 \times 57.3 ;$ ( $11: 3027$ ), es, 100 n Tremont ano to Louis Abt, 343 W W 58; 5 yf May1; NWilis av, 494-506 (9:2292); 3 rms on es of bldg \& 4 rms facing on Willis av;
Aug Dreyer to Percy Edwards, 26833 av 3 av Aug Dreyer to Percy Edwards, 2683 3 av;
$\begin{aligned} & 1,200\end{aligned}$
$5 y f$

## MORTGAGES.

Borough of Manhattan.

$$
\text { MAY } 2,3,5,6,7,8 .
$$

${ }^{\text {mann st, } \mathbf{3 9 - 4 1}}$ (1:92); sal Ls; May7, May to Henry Elias Brewing Co, $403 \mathrm{E}_{54} 54$.
${ }^{m}$ Attorney st, 146-50, see Stanton, 186.
m Baxter st, 2 \& $21 / 2$, see Park row, 164-6.
m Baxter st, 4
 5; May $613 ; 5 \mathrm{y} 6 \%$ ALex \& Abr Finelite to
Sarah Defrises, 325 Central Park W. 1,877
 May5; May6'13; 5y6\%; Alex \& Abr FineW.
mexter st, $20(1: 160)$, ws, abt 55 s Worth 1,87
$25 \times 117$ $25 \times 117 ;$ pr mtg $\$ 16.000$, May5; May6'13; $5 \mathrm{y} 6 \%$; Alex \& Abr Finelite to Sarah DDe-
fries, 325 Central Park W. mBleeeker st, 21 ( $2: 529$ ), ns , 250.3 w Bow-
 51 St Nicholas av to Natl Florence Crit${ }^{m}$ Bleecker st, 21-3; PM; pr mtg $\$ 20.000$ : rayser, 2,000 ${ }_{\text {m }}^{\text {m Bleecker }}$ st, 23, see Bleecker, 21
${ }^{\text {m Cherry }}$ st, 343, see Water, 590 .
 $6 \%$ : Alex \& Abr Finelite to Sarah De
fries, 325 Central Park $W$.

 mDelancey st, 318-20 (2:328): ext of $\$ 30,-1$
000 mtg to Apr14'16 at $5 \%$ : Apr28; May8 '13; Cornelius F Cronin with Morris Goldberg \& Nathan Schancupp.
messex st. 128 nom
(2:353) ; ext of $\$ 9,000 \mathrm{mtg}$ yers Title Ins \& Trust Co with Adolph Teitelbaum.
mareat Jones st, 43 (2:530): ext of $\$ 25.000$ Citizens May15'18 at 412\%; May5; May6.13; Citizens Savgs Bank, 56 Bowery with Edw
Benneche, 1312 Mad av \& ano trstes. nom marove st, 19-21 (2:588), ns, 25 e Bedford
runs e46.1xn70.9xw $18.7 \times s 89 \times w 276 \times 560$ runs etw.1xn70.9xw ; May713; 2y6\%; Ida Jetter, ${ }^{43}$ Bethune.


 $\& c$ as per bond: Szerena Reitman to Title
Guar \& Trust Co.

28,000 mHoward st, $25(1: 209)$, ss, 248.9 e Bway,
$25.10 \times 100 ;$ May8'13; $1 \mathrm{y} 5 \%$; David Greenebaum to Emigrant Indust Savgs Bank,
Chambers.
21,000 mambison st, $352(1: 266)$, ss 240.2 e Scam-
mel, $23.3 \times 94.10 \times 23.3 \times 95,1$, PM : May1: May7 Lawyers Mtg Co, 59 Liberty. $\quad$ arpn to
19,000 ${ }^{\mathrm{m} \text { Monroe }} \mathbf{\text { st, }} 85$ ( 1.272 ), ns, 90.5 e Pike, $\$ 2,024$ on account of mtg for $\$ 17,000 ; \mathrm{Apr}$ 29: May2'13; Jno A Rutherfurd as trste
 160-6 (1:258), ss, abt 190 e Clinton 93.6x99.6x93.6x98.8, on es; May5'13; 1 y5\%,
Martin Schrenkeisen. Jr, exr \&c Martin Shrenkeisen, 1070 Mad av to Emirrant ${ }^{m}$ Monroe st, $160-2$, on map $160-6$, see ${ }^{\text {m Mott }} \mathrm{st}, 104(1: 204)$, es, abt 125 s Hester, $3 \mathrm{y} 6 \%$ : Dominick Lambiente, 112 Mott to mott st, 104; PM; pr mtg $\$ 16,000$; May1; May3'13; installs; $4 \%$; Dominick Lamen, Bklyn.
midge st, 55 (2:342), ws, 150 s Delancey $25 \times 100$; pr mtg $\$ 41,000 ;$ May2'13; demand, $6 \%$ : Chas ${ }^{\text {I }}$ Weinstein Realty Co to Jacob
Kottek, 17 W 70.200 ${ }^{\text {mRidge st, }} \mathbf{5 5}$; certf as to above mtg; $\mathrm{m}_{\mathrm{m}} \mathrm{Rid}$ me
 18'16 at $5 \%$, Marst; May213; Church Mission of Dear Mutes \& ano with Chas I
Weinstein Realty Co. mRivington
st,
(Nos 73-5) ner to German Savgs Bank, $1574 \begin{aligned} & \text { av } \\ & 20,000\end{aligned}$
mRivington st, 235 (2:338), ss, 25 e Wilbond; Jacob Conner \& Mary Weiser to
mRivington st, $235 ;$ sobrn agmt; May 7 ;
May ${ }^{\prime} 13$; Harris B Greenberg with samme meivington st, ext of $\$ 2,000 \mathrm{mth}$ to May7'16 at 6 c. May 7; May ${ }^{\prime} 13$; same with Jacob Conner, 235 Rivington, \& Mary
Weiser, $188 ~ 2 \mathrm{~d}$. mSt Lukes pl, 13, or Charles pl (2:583), ns,
275.5 e Hudson, $21.8 \times 100 ;$ pr ${ }^{2}$ mtg $\$ 10,000$;
 mstanton st, 186 ( $2: 345$ ), nee Attorney wW50.1xs100 to beg pr mtg $\$ 30.000 ;$ May ${ }^{2}$ May6'13; $5 \mathrm{y} 6 \%$; Aiex \& Abr Finelite to
 Meadleston \& Woerz, a corpn, 291 W 10 .
${ }_{\text {m Thompson }}$ st, $132-4,(2: 516)$, es, 135 n Prince. $60 \times 96.2 ;$ May7'13; $5 y 5 \%$; Citizens
Investing Co to Mary C Hencken, Greenwich, Conn.
mThompson
st, 132-4; certf
as to above
67,000 same to same.
mWater st, $590(1: 245)$, ns, abt 70 w 343) x22.8x112.7 ws: PM; May7; May8.13;
 ${ }^{m}$ White st, 1, see West Bway, 229.
 13; due Oct 17'13; $6 \%$ Jno E Bullwinkie, son, 258 Emerson pl, Bklyn. 1,700 ${ }^{m}$ Willett st, $73-5$, see Rivington, 231. m2D st, 308 E (2:372), ext of $\$ 7.000 \mathrm{mtg}$
 Waldfogel. nom
 8: May $8^{\prime} 13$; $5 y 6 \%$ : Thos Windmuller, St
Albans, NY, to Sophie Cassellius, 487 I av.
 $25 \times 97$ pr mtg ${ }^{\$}$, Apr11; May6'13:1y
$6 \%$ : Chas Rubinger to Jos L Buttenwie-
ser, 300 Central Park W.
7.000 ${ }^{m}{ }^{\text {mTH st, }} 334 / \mathbf{E}(2: 390)$; ext of $\$ 33,000 \mathrm{mtg}$ o Mar Mo with Hattie Taub extry LawTaub ${ }_{2}^{\text {m STH }}$ st, $55 \mathbf{w}(2: 572)$, ns, 152.7 e e 6 av, Fannie C Devoe to Arlington Estates Inc, ${ }^{m} \mathbf{1 0 T H}$ st. 17 W (2:574), ns, 257.11 w 5 av, ${ }^{26 x 94.9 \text {; Apr30; May }}$ Jogert, Bklyn, NY, to Lawyers Title
 nie R Greenberg, to Seamen's Bank for ${ }^{m 11 T H}$ st, $233 \mathbf{E} \quad(2: 467)$, ns, $202 \mathrm{w}{ }^{2}$ av, \&c as per bond. Jos. Fine to Max A Sei${ }^{m} 11$ TH st. 281 w (2:623), ns, 75 e Bleecker. $22 \times 100$ pr mtg $\$ 20.000$. May $13: 1 \mathrm{y}$ ${ }_{\mathrm{m}}^{\mathrm{m}} \mathbf{1 2 T H}$ st, 237 E ( $2: 468$ ); ext of $\$ 13,000$ mtg to June21'16 at $41 / \% \%$; Apr11; May
'13: Mary Wiener with Fanny Behren, 237 ${ }_{\mathrm{m}}^{\mathrm{E}} 12 \mathrm{TH}$ st. 237 E : ext of $\$ 5,000 \mathrm{mtg}$ to $\begin{aligned} & \text { nom } \\ & \text { June }\end{aligned}$ 21 '16 at $41 / 2 \%$; Apr11; May2'13; same with same.
 Jno G Moran. Brewster, NY to Title GNar
7,000 ${ }_{\text {m19TH }}$ st, 336 E (3:924), ss, 260 W 1 av, talls 6r Kate Strauss, 46 E 75 , to Wal-
 ${ }^{\text {m 20TH }}$ st. ${ }^{28}$ E (3:848): leasehold: Anr ${ }^{8}$ Chas Muller. firm Barro. \& Muller, 26 E $\mathrm{m}_{2} 2 \mathrm{D}$ st $\mathbf{E}, \mathbf{n s},-\mathbf{e ~ A v} \mathbf{A}$, see Av A, 362-70. m23D st, 504-6 E, see Av A, 362-70.
m24TH st. 409. W (3:722), ns, 100 w 9 av , to Bowery Savgs Bank, 128 Bowery Lynch m28TH st, $150-2$ W (3:803), ss, 150.6 e 7 to beg; May7; May8'13: $2 \mathrm{y} 6 \%$ \% Twenty$\begin{array}{ll}\text { Eighth St \& } & \text { Seventh Av Realty Co to } \\ \text { Tillie Wacht, } \\ 790 & \text { Riverside dr. } \\ 13,000\end{array}$ m2sTH st, 150-2 W; certf as to above it : Mayf. Mays 13; same to same m29TH st, 49-53 E, see 4 av, 424-32
m31ST st, 100-4 W, see 6 av, 517-19
m32D st, 31-3 E (3:862), ns, 125 e Madison av, $50 \times 98.9$. May 2 '13, $5 y 5 \% \%$ Bramko Constn Co to Bklyn Savgs Bank, 141 Pierre-
pont, Bklyn.
pion
m32D st, 31-3 E; certf as to above mtg; ay
${ }^{m 32 D}$ st. 31-3 E; sobrn agmt; May2'13; ame ${ }_{48-52}^{\text {mid }}$ st $(3: 863)$. E (3:863), also 34TH ST, ship in mtte: May5: May $7^{\prime} 13$. Mutual Life Ins Co of NY \& County Holding Co with m34TH st, 4S-52 E, see 33d, 33-43 E E ${ }^{\text {m }} 35 \mathrm{TH}$ st, 158 E (3:890), ss, 279.7 e Lex to st xw22.7 to beg; Apr25. May2'13, 1y Margt Flannery to Emigrant Indust Savgs
${ }_{\text {m47 TH }}$ st, 243-5 w ( $4: 1019$ ), ns, 325 w 8 , 50x10.5; pr mtg \$66.000; May 1: May 2 13: due \&e as per bond: Geo Bickelhaupt
to Mary E Rooney, 562 W 113 . ${ }_{3}, 000$
 m53D st, 313 w , see 54 th, $308-12 \mathrm{~W}$. $\mathrm{m}_{54 \mathrm{TH}}$ st. $144 \mathrm{w}(4: 1006), \quad$ Ss, $262.6 \mathrm{e} \mathrm{e}^{7}$ $13.5 \mathrm{y} 5 \%$; Carrie B Colby, $144 \mathrm{~W} \quad 54$ to
Isabella J Bush, 206 W 86. ${ }^{\text {m54TH}}$ st, $30 \mathrm{~S}-12 \mathrm{~W}(4: 1044)$ ss, 150 W
 munity, a corpn to Trstes of the Amity m55TH st, 133 E, see Lex av, 656. ${ }^{\text {m } 56 T H}$ st. S3 $\mathbf{E}(5: 1292)$, ns, 35.6 w Park
 m57TH st. 342 E (5:1349), ss, 225.1 w 1 nom 16.6x68.5x16.7x69.11: May1; May2.13; ${ }^{2} \mathrm{y}$ 6\%
 due \&e as per bond; America Stark. ${ }^{433}$ ms9TH st. 214 E ( $5: 1332$ ), sal Ls; May2;
MayT13; demand $6 \% ;$ Mich1 \& Dominick Coyne to Lion Brewery, 104 W $\quad 108$.

 Bankers Trust Co, trste, with Henry B ${ }^{\text {m62D st }}$ 135 E (5:1397), ns , 80 w Lex av, as per bond: Esther M Chapin to | Eliz |
| :--- |
| 30.000 |
| Sands, 28 E | 5 . ${ }^{\mathrm{m}} \mathbf{6 2 \mathrm { D }}$ st, $140 \mathrm{w}(4: 1133)$, ss, 450 w Col av, 1v6\%. Dora E Hermes 160 Claremont 13 to $\mathbf{F}$ Milton Welch at East Marion. LI.

 hereby extended to May6'16 at $5 \%$; May 6: May7'13; $3 y$, int as per bond; Henry B
Anderson, Lewisboro, NY, to Marie La Montagne, 6175 av , \& ano, trstes Ernst
C La Montagne.
15,000 ${ }^{\text {m63D st, }} \mathbf{1 0 8}$-10 $\mathbf{W}$ (4:1134), ss. 150 w Col 13: Wm H Wheeler with Saml Woolver-
m66TH st, 143 w, see Bway, 1961-9.
m67TH st, 432 E ( $5: 1461$ ) ; certf as to payment of
May 2
on m69TH st, 59 W ( $4: 1122$ ), ns, 125 e Col av 20x100.5; Apr10: May8'13; ${ }^{5 y 5 \%}$ Gregor A MacGregor, trste, to Saml E Kilner, 335 ${ }^{\mathrm{m}} \mathbf{6 9 \mathrm { TH }}$ st, 59 W: sobrn agmt; May2; May 8.13; same \& Amy A C Montague with m71ST st. $173-5$ E ( $5: 1406$ ), ns, 190.10 w 3 $\begin{aligned} & \mathrm{S} \text { wife Ransom } \\ & \text { ings Bank, } 128 \\ & \text { S Hooker } \\ & \text { Bowery. }\end{aligned}$ to Bowery Sav- 35,000 ${ }^{\text {m71ST }}$ st, $113-15 \mathrm{w}$ ( $4: 1143$ ), $\mathrm{ns}, 100 \mathrm{w}$ Col av, $49.11 \times 1022 ;$ bldg loan; pr mtg
$\$ 71.000 ;$ May1: Mav3 $13 ; 1 \mathrm{y} 6 \%$; Hennessy Realty Co to Albt Jarmulowsk, 1295 Mad m71ST st, $113-15 \mathrm{~W}$ (4:1143), same prop;
certf as to above mtg; May1; May313; m72D st, $248 \mathbf{w}(4: 1163), \mathrm{ss}, 230$ e West
 m73D st, 101 E, see Park av, 783. m75TH st W, sec Ams av, see Ams av, sec m76TH st. $241-3$ w (4:1168); ext of ${ }^{2}$. May1; Mays', Bankers Trust Co, trstes,
with Benj F mz7TH st, $74-$ s6 E, see Park av, swe 77 th, m78TH st, 157 WV (4:1150), ns, 191 e Ams av. $19 \times 102.2 ;$ pr mtg 821,$000 ;$ May1; May
2,$13 ; 2$ y6\% ; Minnie A Brooks to Agnes M
2. M msoth st, $100 \mathbf{w}$, see Col av, 410-6. m82D st, 514 E (5:1578), ss, 223 e Av, A,


 ms4TH st, 19 w ( $4: 1198$ ), ext of $\$ 30.000$
mtg to May118 at $5 \%$ Mav6: May 13 : morace
Ho Fox with Louisa Minturn, 13 E
69 m84TH st, 21 w ( $4: 1198$ ), ext of $\$ 18.500$ Horace E Fox. 105 W 66 with Maytederic deP Foster. Tuxedo Park, NY \& ano
trstes for Ethel Sands, under will Sarah
A Sam
 Lawyers Mtg Co with Henry J' Finlay. m87th st, 135 E, see Lex av, 1290-8. m89TH st,
av.
a5 Fitzsimmons to Walter S Gurnee, Bar Har-
bor Me, et al trstes for Della E Gurnee,
wili Walter I Gurnee.
 to Mayk 18 at $41 / 2 \%$ \% May7 $13 ;$ Bernhard
Greeff with Maurice
S Bondy, 14 E 60,
 ${ }_{51 \times 10}^{\text {m93 }} \mathrm{st}, 55$ E $(5: 1505), \mathrm{ns}, 94$ e Mad av, at $5 \%$; Apr 30; May6 13; Cath, wife Fredk Leopold, with Metropolitan Life Ins Co,
1 Mad av,
 ${ }_{2}^{21 \times 100.8 ; \text { prentg } \$ 17,000 \text {; Apr15; May }} 2$ m99TH st, 54-6 E (6:1604), ss, 150 e Mad 30 . May2'13; $5 \mathrm{y} 6 \%$; Gussie Lindenauer to
 nei1, East Rockaway, LI, to Emigrant In-
dustrial Savgs Bank.
 av, runs W68xs100.11xe150.6xnw-xn10 to
beg: PM: May2 $3 ; 5 \mathrm{y} 41 / 2 \%$. Carmelo D'ora210 to Metropolitan Impt Co, 100 Bway. 28,000
 May2 Impt Co, 100 Bway.
tan Impe to Metropoli-
m, 000 m110TH st, 58 E $(6: 1615), ~ s s, ~$
av, $16.8 \times 100.11 ;$ May ${ }^{2} 13 ; 1 \mathrm{y} 5 \%$ Mad ; Thos Hamav, $16.8 \times 100.11 ;$ May
mill to Emigrant Indust Saves Bank.
,, 000
 $\$ 4.800$ to Feb1'16; $41 / \%$; Feb3; May ${ }^{2} 13$;
Chas Ahner with Bowery Savgs Bank, a
corpn, 128 Bowery ${ }^{m 114 T H}$ st, $216-8$ on map 216 E (6:1663),
 Bway.
 av, $25 \times 100.10 ; \mathrm{pr} \mathrm{mtg} \$ 6,000$ : Apr4: May7 1342
124. ${ }^{\text {m } 114 T H}$ st, $222 \mathbf{2} \mathbf{w}(7: 1829)$; ext of $\$ 23,000$ mtg to May217 at ${ }^{5 \%}$ Menke, M33; Bertha
Isenstein With Wintral
Park W, \& Max Isenstein, 215 W 138 .

 m115TH st, 112 W $(7: 1824) ;$ ext of $\$ 18.500$
mtg to Apr1'16 at $5 \% ;$ Apr15; May ${ }^{1} 13 ;$ Jennie Currier \& ano, exrs Geo C Currier,
with Sarah Upland, 549 W 111 .
nom m116TH st, $254 \mathbf{W}$ (7:1831) : asn Ls by way of mtg to secure performance of Ls to
amt of $\$ 3.2480$ all title: May1: May2 13 ; Fredk
606 W
B
49 . Kohlhepp to Pabst Brewing Co,
nom
 Lenox av, 20x100.11; pr mtg \$-Jo Mav3;
May613: due \&c as per bond; Fine
to Walter Finkel, 103 Van Buren, Bkivn
作
 5 th.
 per bond; Fannie wife Isaac Pick to Far-
mers' Lan \& Trust Co. 22 Wm . 10.000
 M McCafery. 163 , Moscow, Idaho, \& Sara
M4, to Emigrant In-
M,
dust Savgs Bank.
 mand: $6 \%$ : Martha Bldg Corpn to Samson m124TH st w (7:1978), same prop: certf as to above mtg; Mayl; May2 13; same to
same.
m125TH st, 233-5 w, see $126 \mathrm{th}, ~ 228-38 \mathrm{~W}$. m125TH st, 233-5 W, see 126th, $228-38 \mathrm{~W}$.
m126TH st, $228-38 \mathrm{w}(7: 1931)$ ss, 275 w
7 av, runs $\mathrm{w} 99.11 \times \mathrm{w} 50 \times 599.11$ to
 $7^{\prime} 13$ due Decl'14, $5 \%$, Arthur Brisbane,
46 W 46 , to Sarah E Fox, $44 \mathrm{E} 53, \&$ ano.
70,000 ${ }^{\mathrm{m} 126 \mathrm{TH}}$ st, 228-38 W (7:1931); also 125 TH mtg in case the mtg for $\$ 180.000$ held by Sarah E Fox \& ano with Arthur Brisbane,
46 W
46. m128TH st, 246
500 on account of $\mathrm{E}: 1792$ ): receipt of $\$ 1,-$
50 for $\$ 4,000 ;$ 500 on account of mtg for $\$ 4,000$ : Apr 28 ;
May ${ }^{2} 13{ }^{\text {A }}$ Arlington Estates (Inc) to
Plainfield Plumbing, Hardware \& Paint Supply Co.
m12sTH st, 246 E ; sobrn asmt. Apr28: mastre
Mt, 246 E;
Mabrn agmt; Apr28;
 av, 16x99.11: May2'13; due \&c as per bond;
Ena E Spear \& Wilbur S Seaman to
Title Guar \& Trust Co. 4,000 m129TH st, $51-5 \mathbf{E}$ E (6:1754) ; ext of $\$ 75$ nol
mtg to Nov118 at $5 \%$, May5'13: Citizens
119 . Savgs Bank with Isaac Specter, 95 W
nom
 lateral security for paymt of chattel mtg: to Beadieston \& Woerz, a corpn, 291 W 10 .
m129th st, $61 \%$
May2; May673; certf as to above mtg;
mame to same. ${ }^{m} 130 \mathrm{TH}$ st W, ss, $275 \mathbf{w} 11 \mathbf{~ a v}$, see 129 th, 617 W . st W, ss, 275 w 11 av, see 129 th, ${ }^{\mathrm{m} 131 \mathrm{ST}}$ st, 26 E (6:1755), ss, 291.9 e 5 av, 2y6\%, Stephen Wilcox, 788 Riverside dr,
to Jessie C Nolan, 804 E 216.
500 ${ }^{m} 1315 \mathrm{ST}$ st, $27 \mathrm{w}(6: 1729)$, ns, 335 w 5 av , 16.8x99.11; pr mtg \$4,500, May2'13; due \&c NY, to Margaretta L Clark, Nyack, NY Ne,
${ }^{\mathrm{m}} 133 \mathrm{D}$ st, 600 W , see Bway, 3291-5.

 $\mathrm{m}^{142 \mathrm{D}}$ st, 56 W (6:1739), ss, 262.6 e Lenox av. $37.6 \times 99.11$ : PM; May813; $3 \mathrm{y} 5 \%$. Patk trste for Ida T L Schwarz, will Fredk


 | J Kane. 735 E 150, to Herbt F $\begin{aligned} 255 \mathrm{~W} \\ \text { Schwarz, } \\ 30.000\end{aligned}$ |
| :--- |




m177TH st W. sec St Nicholas av, see St m184TH st w, see St Nicholas av, see St m185TH st, $555 . \mathrm{w}(8: 2157), \mathrm{ns}, 229.9$ e St Nicholas av, $20.3 \times 107.5$; Apr26; May3'13; Destribats, Trenton, NJ. $\quad 2,750$
 to Mayb 16 at $6 \%$ : May $6^{13}, \mathrm{Wm}$. Meyn \& Minna Amling with Fred Lunstedt, 2206 m207TH st W, nwe Bway, see Bway, nwc 207th.
June1 A. $113(2: 435)$; ext of $\$ 18,000 \mathrm{mtg}$ to Muneris at ${ }^{43 / 4 \%}$. May1; May6'13: Anna ${ }^{\mathrm{m} A v}$ A. 362-70: also 23 D ST, $504-6 \mathrm{E}$; also 6.13: installs $\$ 300$ monthly after May: May $9{ }^{2}$ on demand: $6 \%$ Hy J Benjamin, ${ }^{55}$ E Av A, to Effie A Brown at Montclair. N.... 10.000 ${ }^{\text {maver }}$, 84-6 (2:401): ext of $\$ 28.500 \mathrm{mtg}$ yers Mtg Co with Max Fischer. nom mav.B. 88 (2:401) : ext of $\$ 28.500 \mathrm{mtg}$ to May25'18 at $5 \%$. Anr21. May2'13; Lawyers Mtg Co with Max Fischer. nom
 5'13: Arthur Bookman with Amalia Sachs,
60 E 80 et al exrs Saml Sachs. nom ${ }_{\text {mapowery }}^{\text {map }} 83$, see Bowery, $85 \& 851 / 2$ on meowery. \&5 \& $851 / 2$, on map $85(1: 303)$ es abt 100 s . Hester. $25 \times 112$ : also BOWEREY, 130 s Hester, $25 \times 112$,
83 (1:303)
Anr7: Mav2'13: $1 \mathrm{v5} 5 \%$ Jennle A wife of Frederic A Dowsey of Manhasset. LIT to Almy C Casey, 3512 Harney, Omaha, Noh. mRrondwng. 1961-9 ( $4: 1138$ ), nwe 66th ( No
143 ). $11210 \mathrm{x} 89.1 \times 1005 \times 1408: \mathrm{nr} \mathrm{mtg} \$ 3.000 ;$ Apr22: Mav2 1,. 1y $6 \%$ : Montnose Realty mBrondway, 1961-9; certf as to above merondway. 1961-9 (4:1138), nwe 66th (No 143). $112.10 \times 89.1 \times 1005 \times 140.8: 1 / 2 \mathrm{pt} ; \mathrm{pr}_{\mathrm{mtg}}$
$8325000:$ Apr28: May2.13; $1 \mathrm{v} 6 \% ; \mathrm{Wm} \mathrm{m}$ Flanagan, of Sheridan Co, Wyo, to Louis-
 to ownershio in mteg x99.11x125: agmt a May7
38 W 69: Chas Laue with Jos Hamershlag,

 m Colnmbus sv, 410-6 (4:1210), swe 25.000 (No 100 ), $102.2 \times 64$ : pr mtg $\$ 300000$ : May Real Estate Co to Verio Land Co, 60 W Wall.
mColumbus nv, 410-6: certf as to above mtg: May5; May8'13; same to same.
 PM: Mav5'13; $5 \mathrm{v} 5 \%$ : Marv E Meyer to Em-
igrant Indust Savgs Bank. ${ }^{\mathrm{m}}$ Lexington ${ }^{\mathbf{a v}}{ }^{356}$ (5:1295), ws. 20.6 n
 ${ }^{m}$ Lexington av. 571 (5:1305), es, 505 s 1st runs e $100 \times n 50.5$ to ss 51 st (Nos $160-6$ )
 Onera do to Leo ser bing. 2170 Bwave Het al. Norrects error in last issue when Lex av
 210,000
mlexington av, 656 (5:1310), nwe 55th So : Anne J Gruner to American Mtg Co,
46 Cedar.
6,000
 5y6. Alex \& Abr Finelite to Sarah
 (NGT35), $100.8 \times 36.2$ also all title to LEX-
 mLexington av, 1740 ( $6: 1636$ ), ext of $\$ 8,-1$
500 mtg to May $28^{\prime} 16$ at $5 \%$, May1: May6 500 mtg to May $28^{\prime} 16$ at $5 \%$; May 1 ; May 6
'13; Marla D Iasili with Mary G Richardson, 17 W 74 . madison av, 95s (5:1390), ws. 52.2 n 75 th, ${ }^{25 x 75 ;}$ pr mtg ${ }^{\text {Marl'15: }} \mathbf{6 \%}$ : Edwin Parsons of Kennebunk, Me to $\mathbf{W} \mathrm{m}$ H Platt, 1309 Bedford av. 6,000 .
Bklyn. ${ }^{\text {m Manhattan av, }} \mathbf{1 2 2 d} 16 \times 91(7: 1948)$; ws, 68.11 s 122d, $16 x 90 ;$ PM; May 2 . May $513 ; 5 y 41 / \%$ hattan av to German Svgs Bank, 1574 av
mPark av, 783 (5:1408), nec 73d (No 101), 27.6x96; May6; May7'13; $3 y$ \% as per bond; Oakleigh Thorne, at Millbrook, NY, to
Farmers Loan \& Trust Co, 22 William. mPark av (5:1391), swe 77th (Nos 74-86), 102. 2x155; PM: pr mty $\$ 875,000 ;$ May $2:$ May 3 '13; due Oct 1 17; ${ }^{6 \%}$; 850 Park Av Corpn
to A Mordecai $\&$ Son, 30 E 42 . 125,000 mpark av (5:1391), swe 77th (Nos 74-86), completion of blde \& $51 / 2 \%$ thereafter; 850 completion of blde \& $1 / 2 \%$ thereafter; 850 Co, 1 Mad av . ${ }^{\text {mpark av ( }}$ (5:1391): same prop; certf as mark Pow, Baxter (Nos $2 \& 21 \%$, , $30 \times 92 \times 33.6 \times 90.2 ;$ pr mtg $\$ 75,-$ O00; May5: May6'13. $5 \mathrm{y} 6 \%$. Alex \& Abr
${ }^{m}$ miverside dr ( $8: 2245$ ), plot begins at n1 land conveved by Sheafer to Sheafer by measured along sws Dyckman st, from cor formed by sws Dyckman \& ms Riverside man, as measured along line at $r$ a do said st. runs nw along line of Sheafer's land 200.9 to es land conveyed to exrs of Loyal $\mathrm{L}_{2}$ Smith by deed recorded Oct30. 816 sw of said st \& pt $16.10 \mathrm{xne} \&$ e along $n$ ws of Riverside $\frac{x}{d r}$ on curve 459.5 to nt 1059.8 w along ns of drive from sws said st xn119.9 to ot 254.9
sw said st xne63.1 to beg. except strin sw su st
on
2 along w 60 ft : also anv land helow hich water mark of Hudson oiveryela Ice to Henry Sheafer, Pottsville, Pa. 46,500
 W Blair to Equitable Trust Co of NY, 37 Wall.
${ }^{m}$ St Nicholas anv, 1474 (8:2154), sec 184 th Ehlert Henneke to Lion Bwy, 104 W 108.


 Aen Realtv Co \& Security Mte Co with Metrodolitan Life Ins Co. 1 Mad av nom mwest End nv. 5e2-8 ( $4 \cdot 1325$ ), es 22.8 n 118: $6 \%$ until comnletion of bldo \& $5 \mathrm{~h} \%$ thereapter: Apan Raaltv Co to Metranno
tan Life Ins Co. 1 Mad av.
350.000 mwest End av. Kes-s: certe as to above ${ }^{m}$ West End av, 584 ( $4: 1236$ ), es. 40.8 n 8'13: dine \&c as por bond: Alice $w$ Harrison, Milwankee, Wis, to Mutual Life Tns
Co of NY, 34 Nassau.
 Grazia Giglio to Grossman Investing 6.500
18517 av . m1ST av. 225 (2:455): ext of mto for \$13.\& Rose Rosenherg 164 W 116 with Isaac Steigerwald. 78 Trving pl. ${ }_{24,6 \mathrm{ST}}^{\mathrm{m}}$ av, $\mathbf{1 2 6 7}$ (5:1443). Ws. 24.11 n 68.th,
 $3 \mathrm{v6} \mathrm{\%} \%$ : Mary Etrich. 137 Vernon av. Rock-
ville, Conn. to Wilhelmina Duschatko. 493 Fletcher pl.
 Krupicka to Jno \& Mary Masek, Hicksm2D, nv, 611 (3:914), ws. 78.9 n 33d, $20 \times 75$ : Stanton to Metropolitan Savgs Bank $59-$ ${ }^{\text {m2D }} \mathbf{~ a v}$; 611; certf as to above mtg; May m2D av, 611; sobrn agmt: Apr30; May5'13; same JaveA Bank, 59-61 Cooper sq
m2D av. 1893 (6:1647). $248 \times 9.8 \times 24.9 \times 96.8:$ May1: May2'13. $5 \times 5 \%$.
Henry Fischer to Esther Surut, 138 W 121.
 49-53) $107.6 \times 80$ : ext of $\$ 700 \mathrm{n} 00 \mathrm{mtg}$ to
 1 Mad av


## MISCELLANEOUS MORTGAGES.

## Borough of Manhattan.

${ }^{\text {m }}$ Certf (Misc) as to mtg for $\$ 5,200$; May poration to Chas D Simons, Jr, \& ano. Cor${ }^{m}$ Certf (Misc) as to mtg dated May2'13; May2; May5'13; Utility Printing \& PubmConsent (miscl) to bill of sale of good will \& prop of bindery dept: May5; May8 it; Cherouny Printing a 1 ub Co to whom it may concern.
mDucts built for reception of telegraph \&
telephone conductors telephone conductors, \&e (Miscl) g general
ntg or deed of trust supplemental to 20 other mtgs, the 1 st of which was recorded
Nov3'1892; pr mtg $\$$ Jan1. May ${ }^{\prime} 13$ due \&c as per bonds; Empire City Subway Co (Lim), a corpn, 15 Dey, to Bankers Trust Co, a corpn, 16 Wall, as trste.
additional bonds $\$ 114,000$
mDuets, de (Miscl) ; certf as to above
mtg; May2; May6'13; same to same. mLand in Bklyn, NY (Miscl) ; certf as to wofth Realty Co to U S T G Co, 201 Montague, Bklyn.
mLand in Bklyn, NY (Miscl) ; certf as to
mtg for $\$ 80,000 ;$ Apr29; May7'13; Absol
 mLand in Bklyn, NY (Misc): certf as to
mtg for $\$ 35,000 ;$ Apr24; May5'13: Poh1 Abbott Constn Co to Bway Trust Co, 754
Bway. mRichmond Hill \& Kew Gardens, LI May5, ; certf as to mtg for $\$ 7.000$ : Mayl: Titie Guaranty Co, 201 Montague, Bklyn.

## MORTGAGES.

## Borough of the Bronx.


mCoster st ( $10: 2774-2775$ ), ws, 307 s Oak
Point av, runs w 750 to cl Casanova xs $25 \times \mathrm{xw}$ 130xs18xw100 to es Tiffany xs287 to cl Maxwell xe980 to Coster xn330 to beg, ex-
cept pt for Mainda \& Barretto sts: $1 / 2$
pt lett, LI, to Wm L Condit, Hoboken, NJ.
$\operatorname{melm}_{\text {El }}(11: 3023$ \& 3026$)$, es, 189.11 $\$ 4,000 \mathrm{mtg}$ to May 4 ' 16 at $5 \%$; Apr24; May
2'13: Heinrich Amos with Mary E Barron 2'13; Heinrich Amos with Mary E Barron,
911 Park av \& ano trstes Thos $\mathbf{H}$ Geraty
${ }^{m}$ Farragut st $(10: 2777,2778,2779,2780, \&$ 2781), es, at sws Hunt $1122-1000$ acres \& other prop, see mtg re-
corded Mar1'09; certf that Fredk W Fieder. Jr , never executed $\&$ delivered to
party 1 st part any mtg for $\$ 160,605$ or any other mtg; except a mtg for $\$ 642,420$ re Land \& Impt Co to Ryawa Realty Co, 30
mewitt pl, swe Longwood av, see Long-
${ }^{m}$ Hewitt pl, swe Longwood av, see Hewitt
mHome st (Lyon) $(10: 2728)$, ss, 100 w
So blyd, So blvd, runs ${ }^{2} 82 \times s 30 \times w 50 \times n 27.1 \times n 79.2$ to
st xe50 to beg; PM; pr mtg $\$ 5,500 ;$ May
Mays'1) May813; due Nov7'16, $6 \%$; Keilbert Con E 165 . Inc, a corpn, to Peter Sinnott, 966 ${ }^{\text {mKelly }}$ st, $\mathbf{1 0 7 0} \quad(10: 2716)$, es, 186.11 s $167 \mathrm{th}, 17 \times 100 ; \mathrm{pr}$ mtg $\$ 3,000$; May $6 ;$ May Wm Ennis, 923 Brook av. moak ter, swe Beekman av, see Beekman ${ }_{25}$ Pond pl, $2781(12: 3290)$, ws, 125 n 197 th,
 mRitter pl, s10-12, see Belmont av, sec mSeabury pl nws at ws $\mathbf{1 7 2}$, see 172 d E ${ }_{\mathrm{m}}$ Whittier st $(10: 2762)$, es, 250 n Seneca av, 50 E97. $5 \times 50 \times 100 ;$ PM; May1; May ${ }^{\prime} 13 ;$
$3 y 5 \%$ E Edw E Miers, 3100 Bway to War-
ren B Sammis, Hunt ${ }^{m} \mathbf{1 3 4 T H}$ st, 722 E $(9: 2278)$, ss, 617.7 e Willis av, $17 \times 100$; May3'13; due \&e as per bond; Rose $F$ ' Turbush to Ellen Drury,
339 E 141.
 at $6 \%$; May6; May7'13; Doreth Sugen nom
m13STH st E $(9: 2300)$, ss, 131.6 w Willis av, $25 \times 100 ;$ pr mtg July1 $14 ; 6 \%$ Kathryn E Turner, Mt Vernon, NY to Paul Schnizler, 401 W 139
${ }^{\text {m }} \mathbf{1 3 9 T H} \mathbf{s t}, \mathbf{2 7 9 - 8 1} \mathbf{E}(9: 2314), \mathrm{ns}, 130.3$ e P Indorf, 160 St Anns av, to Metropolitan 19,000 m144THE,
 stalls, $6 \%$; Heinrich Young, 349 E 144 , to
Eureka Co-op Savgs \& Loan Assn, 420 E
149 ${ }^{m} \mathbf{1 4 7 T H}$ st, $532 \mathbf{E}(9: 2273)$, $\mathrm{ss}, 224.6 \mathrm{w}$ St Anns av, $25 \times 99.9 ;$ pr mtg $\$ 13,500 ;$ Apr30;
May2'13; due \&c as per bond; Mary Berneno, widow, to Louisa Bernero, 404 W 35 .
${ }^{\text {m }} \mathbf{1 4 7 T H}$ st $\mathbf{E}(10: 2600)$, Ss, ${ }^{275}$ e ProsMay2'13; $5 \mathrm{y} 5 \%$ : Mary Smith to Alice J
Hickey at Newark, Ohio. $\mathrm{m}_{152 D}$ st E, nee Bergen av, see Bergen ${ }^{\text {miver }}$ net st E (Melrose) ( $9: 2415$ ), ss, 140 Park av (Terrace pl): 25x100, except pt
or 156 th: pr mtg $\$ 3,000^{\prime}$ Mar25; May $8^{\prime} 13$; 1y5\%; Capitola F, wife Henry Wentworth, Passaic, NJ, to Jno J Slater, Pas-
800
${ }^{m 165 T H}$ st, $796 \mathrm{E}(10: 2669)$; ext of $\$ 2,500$ mtg to May1'16 at $5 \%$ Apr3; May2'13;
Lawyers Mtg Co with Mary F \& Thos J arney. nom
${ }^{m} 166 T H$ st, 781 E, see Tinton av, 1098.
m167TH st E, nwe River av, see River
${ }^{m} 168$ TH st E, nec College av, see College
${ }^{m} 168 T H$ st E, nwe Findlay av, see Findlay F
${ }^{m} 171 \mathrm{ST}$ st, 537 on map $\mathbf{5 3 5} \mathbf{E}$ ( $11: 2928$ ), ns, May7'13; due \&c as per bond; Realty Business Corpn to Elwood Mildeberger, Bay-
shore, LI.
m171ST st, 537 , on map $\mathbf{5 3 5}$ E; certf as to
above mtg; May6; May7'13; same to same.
m171ST st, 537 , on map 535 E; pr mtg $\$ 20$. 000; May6; May ${ }^{\prime}$ '13: due \&c as per bond
same to Jas G Wentz, 335 West End
m171ST st, 537 , on $\operatorname{map} 535$ E; certf as to bove mtg; May6; May7'13; same to same
m72D st E (11:2966), ws, 150 s Boston rd, $200 \times 100$ ext of $\$ 22,500$ mtg to June 1 Co with Abr L Lazarus, 150 Rodney ${ }^{m 172 D}$ st E (11:2966), WS, 150 s Boston Abr L Lazarus, 150 Rodney, Bklyn \& Geo Kurzman, 1465 , 5 av to Emanuel Arnstein,
600 West End av et al exrs Leopold Hut-
miz2 st. E (11:2966), ws, at nws Seabur p1, $36.7 \times 100 \times 143.2 \times 149$; PM: May1; May5'13 \& Geo Kurzman. 14655 av to Emanuel Arnstein. 600 . West End av et al exrs
Leopold Hutter.
m177TH st E, nwe Walton av, see Walton
mifSTH st E, nwe Monterey av, see Monmiz8TH st $\mathbf{E}$, nee Washington av, see mi79TH st E, sec Vyse av, see Vyse av, m181ST st, $\mathbf{6 5 0} \mathbf{E}(11: 3081)$, ss, 50 w Bel\$26,000; May6; May7'13; due July $29^{\prime} 13$; $6 \%$ Abr L Lazarus, Bklyn, to Sole Realty
\& Constn Co., 641 E 183 . ${ }^{m} 181 S T$ st E, see Belmont av, see Belmont $\mathrm{m}^{\mathrm{m}} 189 \mathrm{TH}$ st E, sec Hughes av, see Hughes
m199TH st E, nes, at ses Valentine av, m216TH st $\mathbf{E}$ (*), ns, abt 550 w Barnes $51 / 2 \%$ Jno J Knewitz, Jos Monat \& Wm Accepted Masons to Herman $\mathbf{F}$ Epple, 2516
Grand av . m223D st E: $\left(^{*}\right.$ ), ns, 447.11 e White Plains $\mathrm{rd}, 33.8 \times 114.3$; Apr25; May3'13; due \&e as
per bond; Ester wife Max Henry, 749 E
223 to Josephine Dunand, 606 Park av. m223D st E (*)
 $3^{\prime} 13$; due as per bond, 6\%; Ester Henry,
749 E 223 to Mt Vernon Builders Supply
Co, Mt Vernon, NY.
 $13 ;$ installs; $6 \%$. Antonina \& Michl P
Klunder to Frank Pipezenski, 813 E 225.
 av, $50 \times 114 ;$ pr mtg $\$ 1,200 ;$ Apr9; May2
$13 ;$ due \&c as per bond; Geo H Janss to
Julia T Staff, 633 E 168 . m226TH st
mtg $\$ 1,700$ ( mtg $\$ 1,700$; Apr28; May2'13; due \&e as per
bond: C Guidone, Inc, a corpn, 99 Nassau to Aifred Frankenthaler, 1215 Mad ava.
m235TH st E, nee Mt Vernon av, see Mt
m235TH st, 13 E, see Mt Vernon av, 4270 $51.3 \times 95$ Any av (11:2889), ws, 224 n 173 d , pation agmt in mtg for $\$ 39,000$; Martici-
May ${ }^{2} 13$; 135 Bway with Abr Leipzig, 50 W 77 . nom minthony av (11:2889), WS, 190 n 173 d ,
$54 \times 84.3$ to es Clay av $55.6 \times 71 . \mathrm{n}$ pation agmt in mtg for $\$ 39,000$; May2; with Abr Leipzig, 50 W 77. Co, 135 Bway mAnthony ay $(11: 2889)$, ws, 244 n 173d,
$51.3 \times 95.2$ to Clay av $\times 46.7 \times 84.2$; May2; May $513 \times 95.2$ to Clay av x46.7x84.2; May2; May
$313 ; 3 y 51 / 2 \%$ Mellwin Realty \& Constn
Co to NY Mtg \& Security Co, 135 Bway. mAnthony av (11:2889), same prop; certf
as to above mtg; May2; May3'13; same
to same. mAnthony av $(11: 2889)$, ws,
$54 \times 84.2$ to Clay av $\times 55.6 \times 71.5 ;$ May 2 . 173 d , $54 \times 84.2$ to Clay av x55.6x71.5; May $2 ;$ May 3
$13 ; 3 y 51 / 2 \%$; Mellwin Realty \& Constn Co '13; 3y $5 \frac{1}{2} \%$; Mellwin Realty \& Constn Co
to NY Mtg \& Security Co, 135 Bway.
39,000 minthony av (11:2889), same prop; certf as to above mtg; May2; May 3 , prop; certf
$\mathrm{m}_{\text {Aqueduct av ( }}$ ( $11: 3212$ ), es, 773.8 n 183 d runs eJexnio.6xe16.6xn70xw103 to av 8 s90 to beg; May5; May6'13; $2 \mathrm{y5} \%$; Wm Evans
to Alice C Holden, 323 Riverside dr.
${ }^{m}$ Aqueduet av (11:3215) , Kinssben rd, old line, runs e66.8xs111.10xe32.5xs abt
$30 x w 97.1$ to 30xw 97.1 to av xn128.11 to beg. also
AQUEDUCT AV $(11: 3215)$, es, 128.11 s Kingsbridge rd, old line, $30 \times 96.11 \times 30 \times 97.11$ e Macombs Dam rd, runs e33.4xs118, 66.8 e $32.5 \times n 111.10$ to beg, except pt for Aqueduct av \& Kingsbridge rd pr mtg $\$ 30,500$; Dec 31'12; May '' 13 ; demand; $6 \%$; Emilie Wen-
del to Louis Wendel, Jr, 351 W 51 .
1,500 ${ }^{\mathrm{m}}$ Aqueduet av ( $11: 2875$ ), es, 201.3 s from ss Aqueduct av \& ws Plympton av, runs curve $74.7 \mathrm{xe} 137.1 \times n 204.11 \mathrm{xe} 10 \mathrm{xn} 100 \times \mathrm{xne} 125$.11 xn $49.4 \times n w 66.9$ to beg; PM; May1; May2 '13; due \&c as per bond; Mary J Mullis, 296 Carroll, Bklyn, to Arco Realty Co, 30
E 42 .
60,000 mbailey av
(Macombs),
(12:3266), WS,
runs $845 \times \mathrm{xw} 132.2 \times n 35 \times 31.3 \mathrm{xe}$ 116.7 to beg, except pt for Bailey av; pr $\mathrm{mtg} \$ \frac{\text { May2; May3'13; due \&e as per }}{}$ bond; Bertelsen Realty Co to Manhattan
Mtg Co, 200 Bway. mBailey av $(12: 3266)$, same prop; certf as
to above mtg: May2; May 13 ; same to to above mtg; May2; May3'13; same to
 30 May ${ }^{\prime} 13 ; 2 y 51 / \%$ Frank De Micco,
2383 Hoffman to Hudson P Rose Co, 32 W
45 .
${ }^{m}$ Baychester av, nee Boston rd, see BosBeekman av $(10: 2555)$, swc Oak ter, $25 x$

100 ; bldg loan; May5: May6'13; demand: | $6 \% ; \mathrm{K} \& \mathrm{~J}$ Constn Co, Inc, a corpn, to City |
| :--- |
| $\mathrm{Mtg} \mathrm{Co}, 15$ Wall. |
| 15.000 | mBeekman av (10:2555), same prop; certf

is to above mtg; May5; May6'13; same to same. mBeekman av (10:2555), Same prop; PM;
pr mtg $\$ 25,000 ;$ Mar12; May ${ }^{\prime} 13$, due Sept
$1214 ; 6 \%$; same to Harvey Michaels, 1192
Fox. mBeekman av $(10: 2555)$ same prop: PM;
Jan2; May6'13; $3 \mathrm{y} 6 \%$; Harvey Michaels, Jan2; May ${ }^{\prime} 13$; $3 \mathrm{y} 6 \%$; Harvey Michaels,
1192 Fox to Charlote K Rodriguez at
Mamaroneck, NY.

 mBelmont ay $(11: 3081)$, same prop; certf
as to above mtg; May2; May 13 ; same to same.
 $68.4 \times 140.2 \times 85.9$ also RITTER PL, $810-12$
 as per bond;
Marie R Winters at Port Washington, LI.
3,000 mBeimont ay (11:3081); also RITTER PL; $810-12$ ( $11: 2968$ ); certf as to above mtg;
May6; May 13 ; same to same. mBergen nv
57 $57.1 \times 137.9 \times 10 ;$ pr meg $\$ 90,000$, Conron Bros Co to
May
M, 000 mBergen av ( $9: 2361$ ); same prop; certf
as to above mtg; May ${ }^{2} 13$; same to same. mBoston rd
$209.6 \times 100 \times 215.10$; Mar5; May as per bond; Bertram L Marks to Workmen's Sick \& Death Benefit Fund of the mboston rd (*), nwe De Reimer av, 100x 109.6x100x102.10 except pt for fors rd; PM; Mar5; May?13; due \& as ger bond. Wm Loeb to Jacob Larus, ${ }_{2,500}^{707}$ mBrigys av
av,
av.
(*), Park; Apr29; May5'13; due dc as per
 mBronxdale av, nes, at es Muliner av, see
Muliner av, es, at nes Bromxdale av.
 13. due \&c as per bond. Thos F Owens,
Bkiyn, to Jennie E C Baker, 475 W 158 .
${ }^{\text {m Brook }}$ av, 373 ( $9: 2287$ ); ext of $\$ 12,000$ mtg to Aug1'14 at $5 \%$; May1; May8'13; Korner, with $W \mathrm{~m}$ A Weber, 300 E 75 .
mBrook av, 375 (9:2287); ext of $\$ 13,000$
 E 75 . nom
mBrook av, 387-9 (9:2288), nwe 143d (No Ma3), $50 \times 90$, except pt for av; PM; May1;

mBrook av. 1514 ( $11: 2895$ ): es, 100 n 171 st,

mBurnside
thony
av
(11: thony av, 50.1hos C Lisk to Harold is Sill, Germantow
${ }^{m}$ Burnside av (11:3156), same prop; pr mtg $\$ 28,000 ;$ Apr25; May5'13; 2 y $^{2} 6 \% ;$ same
2487 Marion av to Francis H Haff, 345 E
Fordham rd


 mClay av, es,
Ws, 224 n
n
173 .
n mClay av, es,
WS, 244 n
n
n
n 173, m-ollege av (9:2436-2439), nee 168th, 200
x100: May1: May 13 due \&c as per bond: x100; Hay1; Mays'13; due \&cc as per bond; Rockledge Constn Co to Mary T Grace,
2550 Grand av. mCollege av (9:2436-2439); same prop; certf as to above mig; Mayb, Maydu.
same to same.
 due \&c as per bond, Morton M Green to
diz A Green, 1096 West Farms rd. 2,600 mCourtlandt av, $\boldsymbol{7 9 0 - 2}$ (9:2404), es, 48.6 s
158 sh, $50 \times 91.6 ;$ May1; May2'13; due \&c as per bond; Jno Lyons, 415 E 153 , to Annie
Maguire, 184 E 111 . 1000 mDecatur av, 30s4
men
( $12: 3331$ ), es, 275
s T13. due \&c as per bond; Chas Forbach
to Title Guar \& Trust Co.
6.500 mDe Reimer av, ws,
see De Reimer av, ws, 477.10 n
Boston
rd, ${ }^{m D e}$ Reimer av, nwe Boston rd, see Bos$\mathrm{m}^{\text {De Reimer av ( }}$ (), ws, 227.10 n Boston rd, 2 lots, ea $25 \times 100 ; 2$ mtgs, ea $\$ 350$; Mar Martzolf to Crawford Real Estate \& Bldg mDe Reimer av (*), ws, 102.10 n Boston
rd, $75 \times 100 ;$ PM; Mar5; May ${ }^{\text {m }} 13$; due \&c 707 St Nicholas av, Loeb to Jacob Larus, mDe Reimer av (*) ws, 427.10 n ( Boston
rd, $50 \times 100$; also DE REIMER AV ${ }^{(*)}$, ws, 477.10 n Boston rd, $50 \times 101.8 \times 58.4 \times 100 ; 2$
mtgs. ea $\$ 700 ;$ Mar5. Mav713; due \&e as per bond; Louise Martzolf to Crawford
Real Estate $\&$ Bldg $\mathrm{Co}, 5 \& \%$ E 42 . 1,400 mDe Reimer av (*), ws, 527.10 n Boston
rd, $50 \times 101.8$ Mar5: May7,13; due \&c as re, 50x101.8 Marr; Martzolf; to Crawford
per bondt Louise
Real Estate \& Bldg Co, 5 \& 7 E 42 . 700
${ }^{m}$ De Reimer av (*), ws, 377.10 n Boston bond: Victoria Czajka to Crawford Real Estate \& Bldg Co, 5 \& 7 E 42 , $\begin{aligned} & \text { Real } \\ & 350\end{aligned}$ mDe Relmer av. (*), ws, 402.10 n Boston rd, $25 \times 100$, Mars May 13 ; due \&c as per
 me Reimer av (*), ws, 177.10 n Boston别 Estate \& Bldg Co, 5 \& 7 E 42 . 700
 M Miers,
370 Hudson av, Bkiyn.

 ${ }^{m}$ Findlay av ave $9: 236-2439$ ), nwe 168th, bond: Rockledge Constn Co to Mary T
mFindlay av (9:2436-2439) same prop;
certe as to above mtg; May6; May ${ }^{\prime} 13$; same to same.
${ }^{m}$ Grand blvd \& concourse, es, $200 \times 167$ th, mGrand byd \& concourse ( $11: 3161$ \& 3169) ws, 144.2 S 181 st, $25.8 \times 129$ concourse, Apr ept pt for Grane \&e as per bond: Alwin H L Frank \& Ernest Munch,
Hat Grand
bivd \& concourse to Jessie F Gatens ${ }_{3}^{236}$
E 61st.
 ws, 190 s 199th, 125x125; PM; May1; May
213; 3y6\%; Victor Magri No Nicholas Wap-
ler, 670 Napier av, Woodhaven, LI. 2,500
${ }^{m}$ Hughes av $(11: 3076), \mathrm{sec} 189$ th, $100 \times 175$ per bond; Durbar Realty Co, Inc to Title Guar \& Trust Co. 40,000
${ }^{\text {m Hughes av }}$ (11:3076), same prop; certf as to
same.
mHughes av ( $11: 3076$ ), same prop; sobrn agmt: Apr30; May3'13; Flordave Realty mHull av ( $12: 3349$ ), ss, 313.7 e 204 th. 50 x 100; May5; May6'13: installs; 6\%; Mary
${ }^{m}$ Hunts Point av, sws, at es Farragut,
mIntervale av ( $11: 2973$ ), swe Chisholm, runs s50xw129
157.10 to beg; Apr30; May713, $1 \mathrm{y} 6 \%$; Klara
Kozelup to Carrie Kroutil, 1239 Intervale av. 1,400 mintervale av $(10: 2699)$, ws, 143.10 n
Westchester av, $50 \times 100 ;$ PM; pr mtg $\$ 9$,000 ; May5; May8'13; 3y6\%; Jos \& Osias Ornstein to Hannah Graff, 981 Intervale 2,000
mKingsbridge rd, see Aqueduct av, see
 Haase \& Louis Sasse, 117 W 131 to East
River Savgs Instn, 291 Bway. mLongwood ay (10:2689), nes, 147 nw Hewitt pl, $39 \times 100 ;$ ext of $\$ 7,000$ mtg to Bunger with Ferdinand N Bunger, 140 W
123 \& Henry H Cording. 45 W 127 . nom mLongwood av $(10: 2695)$, swe Hewitt pl ,
$51 \times 104.6 ;$ ext of $\$ 40,000 \mathrm{mtg}$ to May1'18 at $5 \%$ May1: May5'13; East River Savgs
Instn with Jno F Haase, $506 \mathrm{~W} 149 \&$
Inis Sasse 117 W 131 mohegan ay $(11: 2958)$, ws, 69 n 175 th , '13; demand, 6\%; McEvoy \& Koester Con-
stn Co to City Mitg Co, 15 Wall. 38,000 mohegan av (11:2958); same prop; certf
as to above mtg; May1; May2'13; same to mohegan av (11:2958) ; same prop; sobrn agmt; May1; May2'13; Duo Co with same.
monticello av (*), es, 275 s Randall av 50x100; Apr23; May2'13; 3y6\%; Emma D wife of \& Jno P Bengtson to Eastchester
Savgs Bank, $9 \mathrm{~S} 3 \mathrm{av}, \mathrm{Mt}$ Vernon.
3,000 Monterey av $(11: 3061)$, nwc 178 th, 75 x
$105 ;$ sobrn agmt; Mar17; May2'13; Mon105: sobrn agmt; Mar17; May2'3; Monterey Bldg Co Inc a corpn, 170 Bway with
Niels Hansen, 326 Audubon av \& ano. nom morris av ( $9: 2437$ ), es, 130 n 165 th , 20 x \$1,000; pr mtg $\$ 7.500$; Jan6; May3'13; due $\& c$ as per bond; Meyer Harrison to Leo-
pold Rosenberg; 459 W
125 . mMt Vernon av, 4270 (12:3363), nec 235th $80.10 \times 116 \times 70.11 \times 79.10 ;$ also 235TH ST, 13 E
$(12: 3363)$, SS, 79.10 e Mt Vernon av. $25 \times \mathrm{x}$ Kath A Lee to North Side Mtg Corpn.
391 E 149 . m Muliner av (*), es, at nes Bronxdale av,
$27.2 \times 138.6 \times 25 \times 143.4$, May1; May5'13; due \&c as per bond: Thos F Owens, Bklyn to
Mary D Nesmith at Wakefield, Mass. 1,200 mOlmstead av (Av D) (*), ws, 58 n Ellis av (13th), $50 \times 105$; May6; May
Nicholas Jo Tonner to Herman H Bam-
mann, 2260 Bathgate av. ${ }^{m}$ Parker av ( $*$ ), sws, 150 s Lyon av, 25 x 130 , except pt for Parker av; May1: May2
13; 3y $6 \%$; Jas O'Hearn to Mary V Vicks,
1229 Wash av.
mPerry av (12:3299), ws, 85 s Mosholu pkwy, S, $31.3 \times 125$ : ext of $\$ 2.500 \mathrm{mtg}$ to Ins Co with Dorothy A Donovan, 318 mos${ }^{\text {m River ay }}$ (9:2489), nwe 167 th, $80 \times 24.9$; ext of $\$ 6,500$ mtg to Jan1'16 at $5 \%$. Oct
$11^{\prime} 12 ;$ May $2^{\prime} 13$; Martin Derx with Nicholas Hodes.
 6. 179 ; Jacob Cohen to Mary Franz, 1111,000 mst Lawrence av (*), es, 25 n Gleason av, 6\%; Jacob Cohen to Mary Franz, 1111 E
179. moherman av (9:2456-2462 \& 2463), ws 200 s 167 th, $150 \times 272.4$ to es Grand blvd \& concourse due as per bond; Rockledge Constn due \&c as per bond; Rockeage Const
mSheridan av (9:2456-2462 \& 2463). same prop; certf as to above mtg; May6; May
$8^{\prime} 13$; same to same. mSouthern blvd (11:2979), es, 306.10 n Home, $30 \times 105$; ext of $\$ 16,000 \mathrm{mtg}$ to Feb Ins Co with Jno P May $765^{\prime}$, Ge Nicholas Life
mspuyten Duyvi ril ( $13: 3407$ ), nws nom sw land now or formerly Jas A Church runs nw $75 \times 8 w 60 \times s e 75$ to rd xne 60 to beg; sobrn agmt; Jan11; May813; Edgehil Guerr with Edgehill Co-op Savgs \& Loan
 781), $52 \times 99$; bldg loan; May5; May ${ }^{\prime} 13$; 1 , 6\%; Adolphus Realty Corpn to City Real
Estate Co, 176 Bway. mTinton av, 169s; certf as to above mtg;
May5; May6.13; same to same. mTrinity av. $(10: 2640)$, es, abt 233.8 n 165th, 18.9x90; May1; May2 $13 ;{ }^{5} 55 \% ;$ Abr
M Van Praag to Jos Corbett, 906 Cauldwell
 pr mtg $\$ 40,000$; May1; May2'13; $3 \mathrm{y} 6 \%$ Bertha Schmuck, 777 Prospect av, to Ben
enson Realty Co, 407 E 153. mbalentine av, 2106 (11:3144), es, 243.4 n \&c as per bond Harry Bierhoff, 301 W 109 to Washington B Beaudine. ${ }^{4691 \text { Park }}$ 4.500
mValentine av, $2922(12: 3297)$, ses, at nes
199th, $25 \times 100 ;$ PM; May2:13; 5 y $51 / 2 \% ;$ Grace Evangelical Lutheran Church to Crescentia B Wolf, 2922 Valentine av. $\quad 6,000$ malentine av (*), es, 150 s Fairmount av
$25 \times 100:$ May 1 May ${ }^{\prime} 13: 3 \mathrm{y} 6 \mathrm{~F}$ : Jos Clancy 25x100: May1: May5'13: $3 y 6 \%$; Jos Clancy
to Wm H Weygandt, 1046 Greene av.
 Barnes av (Madison), 25x100; Apr15; May 2'13; due \&c as per bond; Felix Aronson
to North Side Mtg Corpn, 391 E 149. 3,600 mVan Nest av (Columbus) (') ; same prop;
sobrn agmt: Mar27: May2'13; David ZogSobrn agmt: Mar27; May2'13; David Zog.
lin with same.

 stn Co (Inc), a corpn, 35 Nassau, to Albt ${ }_{\text {Deutsch, }} 62$ E 93 .
${ }^{\text {m }}$ Vyse av (11:3131); same prop; certf as
 Apr30; May2 13 . mWalton ay $(11: 2853)$, nwc $177 \mathrm{th}, 100 \mathrm{x}$
77.2 ; bldg loan: May2 13 ; due Mar31'14, 6\%\%: Adolph Wexler (Inc), a corpn, to
Bronx Investment Co, 100 Bway. 50,000 mWalton av (11:2853) : same prop; certf as to above mtg; May2 13 ; same to same.
${ }^{m}$ Watson av (*), ns, 379.11 w Castle Hill av, $49 \times 103$, all tite to any strips adj:
Mav'13; installs. $6 \%$; Wm A Bertkau, 786 E 180, to Franklin Soc for Home Bldg \& mWashington av (11:3044), nec 17 Sth , 28 x Estate Co, 12383 av, to Emigrant Indust
Savgs Bank. Savgs Bank. certf as to above mtg: May2 13; same to same.
mWashington av (11:3044): same prop; pr mtg \$12,000: May1: May ${ }^{2} 13 ; 2 \mathrm{yb} \%$; same
to Thos F Mchoughlin, 173 Alex av. 4,000

 M Coogan, 367 E 18, © a
 Fletcher or $182 \mathrm{~d}, 36.7 \times 79.11 \times 36 \times 86.5 ;$ agmt
as to share ownership in mtg: Apr21: May as to share ownership in mtg; Apr21: May
6'13: Agency Realty \& Mtg Co with Ida
K Bronner, 2 W 72 .
${ }^{\mathrm{m}}$ Woodycrest av, 1121-3 (9:2513), ws, 100 ${ }^{n} 166 \mathrm{th}, 2$ lots ea $50 \times 100 ; 2{ }_{5 M}^{\mathrm{PM}} \mathrm{mtgs}$ ea

${ }^{m 3 D}$ av, 3547 (9:2373), ws, 259.4 n 168 th , 24.4x100:May5'13:3y5\% Frank Davison; ange, NJ: Jno R Davidson, Mary E Baird \& Florence Clark, of NY, to NY Title Ins
10,000


[^0]:    JOS. J. EBERLE, architect, formerly of 1269 has moved to t89 sta av
     HENRY A. KOELBLE, architect, has moved
     CHARLES N. LOWRIE, landcapo architect, has removed his offce from 103 Park av to
    101 Park av,
     York salesroom from 165 Broadway to 30
    Church 5 st

[^1]:    Hay Walker Brick Company
    Manulactureses HIGH GRADE FRONT BRICK s.l shades PITTSBURGH, PA.

    NEW YORK OFFICE, 1133 BROADWAY
    Telephone, 5687-5688 Madison

