

REAL ESTATE **RECORD** AND **BUILDERS** **GUIDE.**

NEW YORK, FEBRUARY 15, 1913

BACHELOR APARTMENTS FOR WOMEN

Would it Pay to Build Them?—What Experts Say—What is Required—A Kitchenette, Bathroom and Built-in Furniture.

AN appeal has been made to the Record and Guide in behalf of a movement for more convenient and attractive living accommodations for bachelor women in New York City. Reference is made to that large class of young ladies who are in receipt of good salaries but who do not wish to lease, furnish and maintain an apartment of the ordinary type. They do not wish to accumulate furniture or to burden themselves with much housekeeping, but they feel a genuine need for small but artistic homes amid congenial surroundings—homes which can be rented almost entirely furnished for a sum within their means and yet sufficient to warrant the investment on the part of builders.

That teachers, nurses and business women in large numbers would welcome an opportunity to exchange present cheerless and inhospitable furnished rooms and boarding houses for more attractive homes, may be conceded, and the real question turns upon the type of apartment most suitable and whether it would pay as a business proposition.

The suggestion has been made that such an apartment should consist of one large room and a bathroom. There would then be in the living-room a sink, a gas or oil stove for cooking purposes and certain built-in furniture, together with all necessary cooking utensils; and bed-linen, towels and tea towels coming in weekly. This house should be situated in a refined neighborhood and have an artistic quality that would attract congenial tenants. Conceivably the building might also contain suites of two rooms and bath for married couples, without detracting from the qualities which would please well-to-do single women.

How She Would Like to Have It.

A young lady, when asked to describe the sort of apartment she would like best, said it would have a room about twenty-five or thirty feet long, and about fifteen feet wide, with windows on two sides. At one end there would be two doors, one opening into a large clothes closet and the other into a bathroom. In the living-room the bed would be built into the outer wall, with a strong iron frame folding up into the paneled siding. When closed, it would look like a bookcase or cupboard. She had seen this successfully done in other cities, but if it would not go in New York, then a couch would suffice.

All around the room there would be paneled wainscoting, topped with a shelf for books, photographs, bowls of flowers and what not. The wainscoting would contain a continuous set of shelves for books and other things. Near a window she would build a dainty desk, which could be managed by having the paneling drop forward on chains. The bathroom

would be commodious, with a dressing table built in at one end, a pier glass above it and drawers beneath, and there would be numerous other drawers for collars, gloves, veils and other articles of apparel. The suite would then be complete with the exception of a table, chairs and rugs.

As a Business Proposition.

The Record and Guide has made some inquiries as to whether a house so planned would be an acceptable business proposition in the real estate field. The best opinion obtainable inclines to the negative, so far as the scheme relates to building a special type of apartments in Manhattan. In other boroughs, as in Brooklyn, with cheaper land values to contend with, and with possibly a more liberal allowance for rent than most women can afford, it seems to have been proven by some experience in that direction that the erection of bachelor apartments for single women having incomes of twelve hundred to two thousand dollars a year would be a fairly profitable business undertaking.

Hardly Possible in Manhattan.

The case was stated this week to an architect, builder and owner who would be most likely to understand its feasibility as a building proposition in Manhattan. This gentleman only a year ago completed the artistic duplex apartment house at No. 1 Lexington avenue, on the former site of the mansion of the late Henry W. Poor, fronting on Gramercy Park, which is in a neighborhood well known as an art center. This gentleman, Mr. Charles Buek, is a member of the Board of Examiners in the Building Department, which is a sort of court of last resort for architects and builders.

Mr. Buek's opinion was that bachelor apartments for single women dependent upon their earnings alone would not be profitable in what would be considered a good location in Manhattan.

"Kitchenettes would at once bring such a house within the purview of the Tenement House law," he said, "with its limitations and restrictions, and it is well known that apartment houses of the better class cannot be built profitably even now except on large plots one hundred feet square or more; and in such buildings, with elevator service, fifteen dollars per month per room is about the lowest profitable rate. And this presupposes a bathroom to every three or four or more rooms, instead of one to each living-room as in the proposed building.

"I do not believe that a bachelor apartment house for women as a new structure under existing laws could be made a financial success in any central location on Manhattan Island, such as women so situated would naturally desire. The many bathrooms, each required to have

an outside window, would use up all the rentable space. The same difficulty is encountered in the model tenements, but it would be much more severely felt in the proposed building."

Possibilities in Alterations.

Mr. Buek, however, added that there are many old houses, built before these laws were passed, in the older sections of the city now unprofitable, which could be readily adapted to these purposes were it not for the fact that the requirements of the Tenement House law make any changes impossible without entire rebuilding. If such buildings could be replanned and modernized under the law applicable to hotels, with fireproof halls and stairs, they could undoubtedly be made to furnish cheerful, healthful and acceptable homes of the kind mentioned, which are otherwise impossible except by going to the outskirts of the city.

Against Built-In Furniture.

Walter B. Chambers, architect, 109 Broad street, was found to be of the opinion that a properly planned and managed building for the accommodation of bachelor women could be made a paying investment, and that there are neighborhoods in the Borough of Manhattan, as well as in Brooklyn and The Bronx, where such buildings could be located to advantage.

"They must be fireproof, but I would not advise built-in beds or other built-in furniture," explained Mr. Chambers. "Given the right size and location of site, the planning of the building is simple. The plan must be an elastic one, capable of providing apartments of different sizes, within certain limitations. The 'large living-room, bedroom, small kitchen, bathroom' type should be made to predominate, and the building as a whole, inside and out, should be given an air of distinction, through refinement of taste in decoration and absence of showiness, which would appeal at once to self-supporting women of refinement. As to the cost, good taste costs less than bad taste."

Possibly in Brooklyn.

The question of the feasibility of erecting houses for bachelor women in Brooklyn was put to Mr. David Porter, real estate broker and expert appraiser, of 189 Montague street, and it was found that in Brooklyn the speculative builder would find a different set of circumstances than in Manhattan. Mr. Porter considered the scheme feasible. In fact, something of the kind was already in being. He did not think, however, it would be a good proposition from a business standpoint to furnish such houses. Mr. Porter further said:

"Apartments of this kind should con-

sist of a living-room, a bedroom, a kitchenette and bathroom, with closets, settees, buffets and such things built in, so as to avoid as much portable furniture as possible. Some apartments might have two and even three bedrooms, where congenial women could live together and share the expense.

"Such houses should be erected in a location where transit facilities are good, and above all in a healthy, respectable neighborhood. There are many such in Brooklyn; and if good judgment is used by builders in this regard, I cannot see why this should not be a paying proposition. There should be considerable demand among women who are now living in hotels and boarding houses and who must get tired of such a way of living. I fancy that every woman would like to have a place that she could call her own home."

Not Exclusively for Women.

A Brooklyn man who has taken a lively interest in the movement for finer apartments for bachelor women, expressed the view that a house would be a better-paying proposition if not restricted to bachelor women exclusively, as there are a large number of childless couples who would gladly exchange boarding and rooming-house quarters for accommodations in such a building. "Builders would evidently find it a more lucrative field," he said, "to provide accommodations of this sort for the small salaried woman who could afford a moderate rental equivalent to what is paid for a room in boarding and rooming establishments, as the small salaried workers greatly outnumber their high-salaried sisters, who are not obliged to board or rent furnished rooms unless they choose to live cheaply."

The Apparent Demand.

This gentleman, Louis L. Young, of 161 Emerson place, further remarked: "That there is a large field for moderate priced accommodations is borne out by the fact that the number of advertisements for unfurnished rooms with privilege of light housekeeping is greater than the number of advertisements of those for rent. One newspaper alone carries daily one, and on Sundays two and three, full pages of advertisements of hundreds of boarding and rooming houses whose rates range from \$3.50 to \$7 or more per week for a furnished room without board, which is equal to a monthly rental of from \$15 to \$30. As it has been found a paying proposition in Brooklyn to provide families with modern apartments of four or five rooms and bath having heat and hot water supply from \$15 to \$30, there seems no reason why it should not be a good business proposition to provide individuals or couples without families with unfurnished apartments containing fewer rooms at such rentals.

A Case in Point.

"An apartment house of this type, designed by Mr. Arthur Ware, 1170 Broadway, New York, and erected at Wiloughby avenue and Emerson place, Brooklyn, was considered a sufficiently good business proposition to interest the trustees of Pratt Institute in such a project as an income paying property. The thirty-six apartments the building contains were leased before the building was finished, and renewals for the second year were secured for every apartment, the few vacancies that occurred being filled from a waiting list.

"A building having apartments of one large room, bath and kitchenette only, would not meet the need of the individual desiring a sleeping-room besides a living or sitting room, or the couple who require separate sleeping-rooms. Built-in book shelves, window-seat, inglenook desk, chest of drawers, cupboard, refrig-

erator and open fireplace in each apartment would be attractive renting inducements to those who did not care to expend much for furnishings; but cooking utensils, bedding and other such furnishings are not likely to be desired by light housekeepers wishing to furnish and care for their own homes.

"It may not be possible to include a kitchenette in such apartments, unless some modification of the tenement house law is obtained. The Tenement House Department is disposed to construe a kitchenette to be a room and the law requires that each room shall contain at least 70 square feet, or be not smaller than 7 by 10 feet. A kitchenette is designed to do away with having to prepare light meals in a screened-off corner of a sleeping-room having no facilities for preparing them, except the improvised kitchen cabinet the occupant installs, and requires but little more space than a large size closet with a small window for light and ventilation, and opening off the living-room or passage."

Available Sites in Brooklyn.

Mr. Young said that triangular plots facing two or three streets, such as Flatbush avenue forms where it intersects some of the streets on Park Slope and in Flatbush, also parcels of less than the average depth, as the corner plots in the blocks formed by East 15th and East 16th streets, and intersected by the right of way of the depressed tracks of an elevated railroad, plots facing two streets and adjoining the grounds of churches, schools or other permanently open spaces, which would permit a building having all outside rooms are recalled as possible sites where such buildings could be erected in Brooklyn.

Could Remodel Old Dwellings.

The remodelling of three-story and basement private residences would pro-

vide conveniently arranged apartments. Mr. Young thought, as the front rooms could be substituted for living-rooms, the adjoining hall or hall rooms for kitchenettes, the back rooms for one or two sleeping-rooms, and adjoining hall or bathrooms, for private baths, the space between front and back rooms being remodeled into private entries and passages between rooms. Such apartments would have an outlook from both front and back of the house, would have all light rooms and good ventilation. Instead of building so many two-family houses in the outlying districts, he thought it would be a good proposition to erect a few remodeled residence type of apartments in the rows."

GETTING DAYLIGHT INTO A SKYSCRAPER.

Along the line of the new subway on Broad street, in the heart of the financial district, just below the Stock Exchange, a million and a half dollar twenty-story office building will be erected by the Fifty Broad Street Company and be ready for occupancy, the architects declare, on May 1.

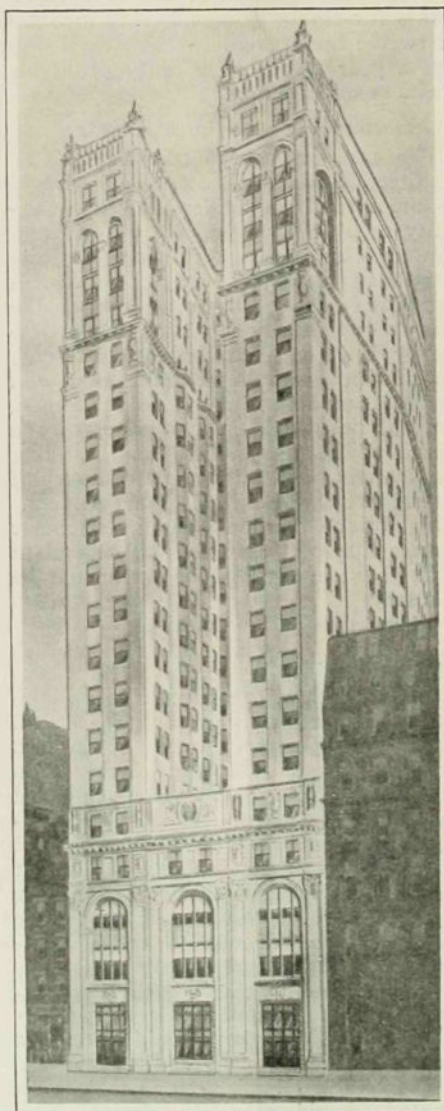
This building will be situated in a commanding position near the head of Broad street, looking from Wall street, and with the two 250-foot high towers, forming its principal facade, will have much the appearance of a great cathedral standing at the head of a vista. The building will extend through the block to New street and have two street courts similar to the scheme adopted in the modern apartment house. It will be a neighbor of the Johnston, Blair and Broad Exchange buildings and will, by its plan, contain the equal of three street corners, providing light for all offices throughout, as though Exchange Place passed through the center of the property, with the added advantage that this central portion of the building gets the direct light from Broad and New streets. The street courts are of the same width as Exchange Place.

There are no inside courts, and every office overlooks the street. By means of bay windows on the Broad street court most of the offices in the building have a direct view of Broad street, which is 100 feet wide. As the entire lighting comes from the streets, no office can have its daylight affected by future building operations on the adjacent properties. To intensify and reflect the light, the building will be of white matt glaze terra cotta, the base of stone and marble, side walls of light-colored face brick.

The street floor will provide probably the finest lighted large banking-room space in the downtown district. This will be accomplished by seven large skylights located at the base of the street courts, throwing light into the central portions of the first story directly from the two streets.

A large rentable basement space will have entrance by an 8-foot stairway directly from the street. Suites of offices will be divided to please tenants. The service entrance to the building will be on the New street side. A broad marble lined arcade will extend from Broad street through to New street, giving direct access to the present subway through 42 Broadway. From the arcade the elevators will carry the occupants to their offices at the rate of 600 feet per minute, thus giving the finest of elevator service. The building will be erected on caisson foundations carried to rock, and be of high class construction and finish throughout. Windows will be grouped in twos and threes without masonry piers between, in essential portions of the building. Three stair-

(Continued on page 352.)



Willauer, Shape & Bready, Architects
FIFTY BROAD STREET

POPULAR TYPES OF SUBURBAN HOUSES

No. 2. The House With the Inviting Porch

By WILLIAM HERBERT

Radical Improvement in the Treatment of Porches, Which are Now Regarded as Outdoor Living Rooms.

The Architectural Styles Which the Owner Has to Choose From When About to Build His Country Home.

IN the preceding article of this series I described the cheaper class of houses which were being erected in the suburbs by the development companies, and pointed out the merits of the better grade of these so-called bungalows. The majority of the development companies deal, however, in houses somewhat higher in cost and decidedly different in appearance from the bungalow; and as this intermediate type of suburban residence, costing from \$7,000 to \$30,000, is the most important type, it deserves more careful description.

In one essential respect these intermediate suburban houses resemble their humbler brethren. They are being planned and equipped more and more for the purpose of attracting, not the family which has been accustomed to a city house, but the family which has been accustomed to the economies and conveniences of a city flat. It is extraordinary how well the development companies have succeeded in accomplishing the difficult task of making suburban houses easier upon the house-keeper.

An Intermediate Type.

The tendency is to keep these more expensive houses, like the bungalows, low in height and to spread them out over an increased area; and this tendency is determined by the double need of young people who have lived in apartments, the conveniences to which they are accustomed, while at the same time supplying them with improved living accommodations, which they have been theretofore denied. Ceilings are made lower than they are in apartments or in city houses—thus reducing the number of stairs that have to be climbed, and making the rooms cheaper to heat in winter. Floor areas are, on the other hand, comparatively liberal, because people who have been confined to a city flat welcome the opportunity of living in larger rooms. Practically all the rooms are at least fifteen per cent. larger than are the corresponding rooms in apartments; and in the case of bedrooms, and bathrooms particularly, the attempt is successfully made to give the suburban resident more space. The architectural effect of this tendency is particularly beneficial. Instead of the old



AT ROSLYN ESTATES.

three-story house which sits straight and stiff on its site, the tendency now is to build comparatively low and often somewhat rambling houses.

In another respect, also, the development companies try to make their houses



RESIDENCE AT GREAT NECK VILLA, L. I.

as different as possible from apartments. They try to provide a superabundance of light and a pleasant and extended view from the windows of the living-room. The windows are numerous and large. Much ingenuity is expended in the attempt to make them attractive to look through and convenient to handle. Wherever possible the houses are situated so that the more important rooms will look out upon a pretty and spacious stretch of

country. An effect of space is also sought in planning the interior of the house, because apartment-house residents always demand in their new suburban homes the feeling of liberation from the dark, cramped flats, in which they have usually been living.

The Inviting Porch.

One of the most conspicuous and necessary elements in these suburban houses is the porch, because suburban families naturally want to spend as much time as possible out-of-doors. As we shall see in a later number of this series, there is no respect in which the suburban house has improved more radically than in the treatment of the porch. It has become both a more useful part of the house and a more helpful element in the architectural design. Porches are planned so that they shelter their occupants from disagreeable prevailing winds, and so that they tend to become an outdoor living-room, intimately and essentially related to the plan and design of the house.

Not Forgetting the Children.

Another matter which has received a great deal of attention from the designers of suburban houses is the accommodation of children. More often than not families move from apartments into the suburbs because they believe that their children will be healthier and happier in the country. Special efforts are consequently made to provide convenient and spacious nurseries and out-of-door playgrounds. The houses are set as far as possible back from the street or highway, and the intervening space is usually occupied with a carefully leveled and planted lawn. Owing to the increasing use of shrubbery and the desirability of keeping young children away from motor-traveled roads, there is more of a tendency than there used to be to enclose the grounds of suburban houses.

Mechanical Conveniences.

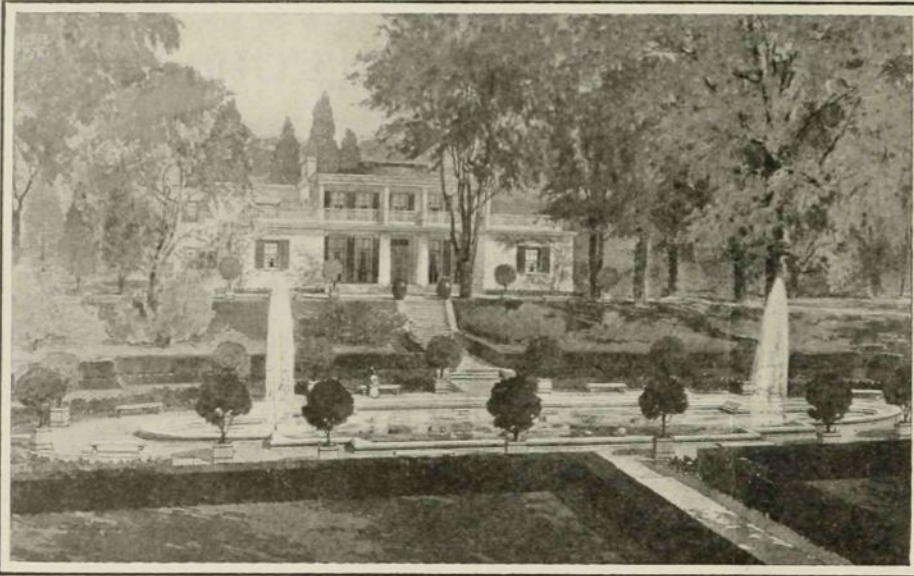
The development companies equip their houses with as many mechanical contrivances and conveniences as they can afford, because the housewife who has lived in an apartment is very exacting in this respect. She does not want to do any more work



A COLONIAL RESIDENCE AT KENSINGTON.



A COLONIAL GARDEN AT KENSINGTON.



GREENACRES TEA HOUSE AND GARDEN.

herself or employ any more servants than when she was living in a much smaller space in the city. Steam or hot-water heating has become almost indispensable, both because the houses cover a larger area, because hot-air heating brings more dirt and because of the comparative popularity of steam heat. Hardwood floors are demanded, because they are easily kept in order. A great abundance of closet-room is particularly necessary. The construction of the house must be such as to keep out vermin. Chutes for soiled clothes are becoming more and more common, and the laundries which are now always put in the cellar, must be equipped with the latest appliances. It is a serious drawback for any development company not to be able to install electric lights in its houses, and before long this kind of lighting will be universal. Electric power has become useful in a house for so many purposes, such as auxiliary cooking, heating and cleaning, that the demand for it is pressing.

Ingenuity in House Planning.

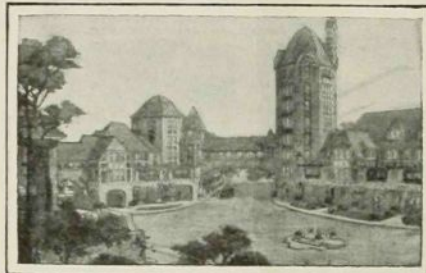
In these and in many other details the development companies, which build suburban houses, are showing more ingenuity in meeting and anticipating the needs of their customers than are the builders of apartment houses. They are showing more ingenuity because they need to do so. People usually live in an apartment because they cannot help it, or because they are accustomed to it, and they usually have to take what is given to them. But people move to the suburbs often at some pecuniary sacrifice because they want to live more pleasantly and more wholesomely, and such people are naturally harder to please. They want all the advantages of the suburb without losing too many advantages of the town; and it is extraordinary how near this they are coming to satisfying their apparently incompatible wants.

This type of intermediate suburban house, like the bungalow, is usually of frame construction, but there is an increasing tendency to build them of more permanent materials. This tendency has appeared of late years because the difference in cost between frame construction and the cheaper forms of fireproof construction has very much diminished. It is possible under favorable conditions to build a hollow-tile, a concrete or even a brick house, for a figure not so very much bigger than that required for a wooden building. Of course, frame construction is still cheap enough to prevail in the majority of houses erected under commercial conditions, but the difference continues to diminish. In time it will almost disappear. In the meanwhile the American public is gradually being educated up to the level of higher standards of construction. Certain families are coming to

prefer less space in a fireproof house to more space in an inflammable one, and their number is bound to increase with the improved technical education of the American public.

Best Architectural Styles.

The design of these intermediate houses is as often as not thoroughly good. They no longer betray the architectural ignorance and stupidity of their designers by an attempt at some grotesque combination of forms derived from different historic styles. They can usually be classed either as Elizabethan, Colonial, Jacobean or Swiss, and if they depart from a strict



STATION SQUARE AT FOREST HILLS GARDENS.

adherence to specific models, they do so in good company and according to authentic precedents. They indicate, in short, the same kind of intelligence and the same sufficiency of information in their design as they do in their plan and equipment. Of course, they are buildings erected under commercial conditions and they cannot be studied with enough care to produce really distinguished pieces of architectural design. But the average is astonishingly good and decidedly better than it was when more of the houses were built by their owners and fewer by the development companies. These compa-



RESIDENCE, HENRY W. ACKERSON, BRIGHTWATERS.

nies are, I believe, the first speculative builders of houses in history who have erected better looking, better planned and better constructed houses than those which were erected for the same price by private owners.

INDUSTRIAL SITES.

Suggesting a Line of Work to Which Real Estate Brokers Could Give More Attention.

The Industrial Committee of The Merchants' Association intends to make a series of tours of personal inspection in various sections of the city which offer industrial opportunities. It is the purpose of the committee to get personally in touch with industrial conditions. It realizes that the problem of industrial development here is different from that in other cities.

The situation in each borough is different from that in every other borough, and to this in large measure is due the lack of appreciation of the tremendous industrial development already attained and the still greater industrial possibilities which await development in many parts of the city. It is a line of work which real estate brokers could profitably cultivate to a greater degree than they have hitherto.

The impression that "New York City" is synonymous with "Manhattan" is so general throughout the country, and even in the city itself, that people fail to realize that there are economical sites for manufacturers in New York, although as a matter of fact in Brooklyn, The Bronx, Queens, and Richmond, there is much land which may be used economically for manufacturing purposes.

The committee recently made a tour of inspection, by automobile, through The Bronx and into Westchester County, as guests of Mr. L. S. Miller, President of the New York, Westchester and Boston Railway. A report of the tour, prepared by the Industrial Bureau and printed in the bulletin of the association states that among the many things which interested the committee were the possibilities for industrial development along the waterfront of The Bronx, which is especially adapted to industrial development because of the many indentations of the long coast line, bringing much of the territory into almost direct connection with the waterfront.

The committee considered the plans of President Cyrus C. Miller, of The Bronx, for a new terminal market to supply not only a large part of The Bronx but also the northern section of Manhattan. The committee was impressed by the rapid development of the New York, Westchester and Boston Railway, which is already carrying a large number of suburban commuters.

OVERCROWDING IN THE TENEMENTS

A Housing Expert Would Hold the Landlord Responsible for the Lodger Evil—
The Board of Health's Permission to Keep Lodgers Should be Requisite.*

By LAWRENCE VEILLER,

Former Deputy Commissioner of the New York City Tenement House Department.

IT is rather humiliating, after seventy years' of effort at housing reform in America, to confess, as we have to confess, that one of the most serious housing evils encountered in any country has not been grappled with and that practically no plan for its solution has as yet even been proposed.

Embarrassing as such an admission is, we must, however, in all fairness, frankly confess that, so far as the great problem of room overcrowding goes, there has been no serious attempt made in America to cope with it nor any rational plan for its solution heretofore presented.

Moreover, we are seemingly without accurate information as to the extent of the evil. There exist only vague impressions, based upon individual cases which have come to the attention of imaginative journalists or sympathetic social workers, although it is to be hoped that some light will be thrown on this subject by the investigation made by the Congressional Committee on Immigration some two years ago, the results of whose work are now in process of publication in some forty-six volumes.

Just how great an evil is room overcrowding in America? Is it merely a New York condition, or do we find it manifesting itself in other American cities, and has it become a serious evil in those cities? Further, is it an evil found only in cities? May we not find it even in small towns and villages, and possibly even on the open prairie?

Picturesque Stories.

The most picturesque accounts that we have thus far heard are of two episodes that have become very familiar. They give promise of being repeated with as much persistency as the old familiar fable of the coal in the bathtub.

One is that highly flavored incident of the newspaper reporter finding four families keeping house in one room with chalk lines dividing off the floor into four parts, only the width of the chalk line separating family from family.

The other is the less frequently repeated story, but one with probably a far greater basis of fact, of the "Box and Cox" arrangement, by which rooms in many houses are occupied by double shifts of workmen, one group sleeping in the rooms and beds by day, the other by night. More valid testimony than such sensational instances afford, is obtained from social workers, especially from those living in settlements; from them we learn of numerous individual instances of small apartments occupied by a large number of people. The instances thus reported are generally, however, isolated ones, chanced upon in the course of neighborhood visits. Whatever the scientific accuracies or inaccuracies of the testimony at hand, the range is certainly wide. One case of thirteen people in one room in a small shanty on the prairies of Indiana would seem to mark the extreme limit of the manifestations of this evil.

With regard to one fact, all observers are agreed: That the evil of room overcrowding is manifested chiefly

among certain elements of our alien population; the Italians, the Poles, and Russians, and the later immigration of Slavonic races. We do not hear of many accounts of it being encountered with the Irish, the negro or our own poor whites, although individual cases among all these races have come to our attention.

Not Due to Dire Necessity.

We are similarly without accurate facts as to the causes of this evil. One group in the community tells us that it is due entirely to economic conditions; that it is a direct result of poverty; that it is caused by the high rents which the poor have to pay and that they are forced by need to take in lodgers to eke out their scanty income. On the other hand, many observers are of the opinion that in the majority of cases it is not so much need as greed; that it is not due to dire necessity so much as it is to the desire of certain elements of our alien population to add penny to penny, dollar to dollar, with greatest rapidity, and who care little how they live in their feverish race for money.

We are also told that, instead of these conditions being the result of high rents, they are the cause; that the landlord, finding that his tenants are making their rooms a source of income by letting out a portion of them and taking in lodgers, makes up his mind that the rooms will bear an increased rental and accordingly raises the rent; this, in turn, causes the tenant to take in more lodgers to meet this increased rental, and later, the landlord, finding that the rooms are affording a still further increased revenue, proceeds again to raise the rent, and so on, to what might be termed the limit of elasticity, beyond which the tenant's purse cannot be stretched.

The writer believes that there is truth in both of these views; that in many cases room overcrowding is undoubtedly due to need; that the low earning capacity of the family, the uncertainty of employment, the sickness of the wage-earner, in a word, a variety of social and economic causes, do make it necessary for many of our poor people to eke out a scanty income by this means. It is the easiest and surest method at command for increasing the family income.

Racial Solidarity.

On the other hand, so far as the writer can judge from his twenty years' observation of life among the poor, this evil is caused far more by greed than by need; by the desire to rapidly acquire money than by the necessity for increasing the income.

I attribute it also to a third cause; namely, racial solidarity. This is a factor in the situation which heretofore has not been sufficiently considered.

Room overcrowding as we know it in America is almost entirely wrapped up with the lodger evil. It is seldom due to the large size of the family, contrary to the popular impression; the cases of overcrowding due to the large family are so seldom met with as to be negligible. Were there no other manifestations of room overcrowding than the few cases

of large families in small quarters that are encountered, housing reformers might well give no further consideration to the problem.

The real evil lies in the practice of taking outsiders into the family life, either as lodgers or boarders; generally single men of their own race, frequently from their own village, men who have come to this country, as many of our foreigners come, only to better their industrial condition and who, while they are here, intend to save every penny that can possibly be saved, denying themselves every comfort in order that they may return in a few years to their native land with a small competence with which they may be able to set themselves up as "landed proprietors."

The taking in of lodgers is frequently an act of help and aid to a fellow countryman. The better established workingman thinks back to the time (not many years ago) when he was in a similar position, a stranger in a strange land, ignorant of the language of the country and unfamiliar with the industrial opportunities before him; a prey to every unscrupulous person who would profit by these handicaps. It is not strange, therefore, that he should be anxious to aid the friend, or the cousin of a friend from his own village, who, starting like himself, a young man, has come to this land of promise to make his fortune.

Consequences of the Evil.

But it is not all friendship. The mutual advantage makes its appeal. The ordinary tenement dweller sees in the opportunity of taking in a lodger an increased income; a relief in meeting the tremendous burden of rent, the one fixed charge that cannot be evaded, which must be met at a regular date. Even a dollar a month looms large. The benefit is immediate and concrete; the ultimate cost is remote and unconsidered. Of course, we should frankly recognize that no matter how sympathetic the ordinary workingman is, he is not going to take a fellow countryman into his family and keep him for nothing for any considerable period of time. It is, therefore, a commercial proposition with him, as well as a sentimental one.

I am led more and more to the conclusion that it is primarily this element of racial solidarity, coupled with the obvious financial advantage and augmented by the lack of proper housing accommodations for the newly arrived single immigrant that we must regard as the basic factor in our problem of room overcrowding.

So much for the causes; now, as to the effects of this evil. Here too we are singularly without accurate information. We have been told for years that the practice of taking outsiders into the family life is fraught with serious evils to the community; evils of a physical, moral, civic, social, industrial and economic nature. That this is so, I, for one, have no doubt.

We should, however, be better equipped for the attack if we had a more certain basis of accurate data at our command. All that we can rely upon, however, is the appeal to reason. From the very nature of things the results of

*From a paper read at the Second National Housing Conference, Philadelphia, Dec. 5.

room overcrowding must be of this kind and the ordinary person at once grants this without the necessity of arraying a series of incontrovertible facts to prove our case.

There are, of course, in the experience of the social workers of the country innumerable individual instances where the moral effects of room overcrowding are strikingly illustrated, where the introduction of strange men into the family life has led to the breaking up of homes, to the separation of husband and wife, to the going astray of young daughters just emerging into young womanhood.

So far as the physical effects of room overcrowding are concerned, we have at hand considerable information, the results of studies made in Great Britain and other countries, showing the increased death rate, the lesser height and weight, and the less developed physical condition of children reared in one room than of those reared in two rooms, and similarly the less advantageous condition of those reared in two rooms than those reared in three rooms, and so on. I, for one, feel hesitation in basing arguments on these conclusions. To me it simply means that the investigators have found what any intelligent person could have told them in advance they would find. It does not require scientific investigation nor special wisdom to realize that a higher death rate, greater industrial inefficiency and inferior physical condition will be found among the poorest elements of the community, who, because of their poverty, can only afford one room to live in and that often the poorest kind of accommodation to be found in the city; that their children should compare unfavorably with the children of the families whose economic position enables them to live in more commodious quarters is not a matter of surprise.

May it not be that they live in one room because they are poor and weak; not that they are poor and weak because they live in one room?

Civic Effects of Overcrowding.

With regard to the civic effects of room overcrowding, we are on sure ground. The social worker is in a position to observe every day in the year the bad results from this kind of living; the serious effect it has upon good citizenship; how difficult it becomes for the person living under these conditions to have an interest in the welfare of the city.

The bad social effects of this method of living are only too easily observed. It can hardly be called living; it is merely existence and nothing more. In the words of Doctor Russell of Glasgow:

"I ask you to imagine yourself with all your appetites and passions, your bodily necessities and functions, your feelings of modesty, your sense of propriety, your births, your sicknesses, your deaths, your children,—in short, your lives in the whole round of their relationships with the seen and unseen suddenly shriveled and shrunk into such conditions of space. I might ask you, I do ask you, to consider and honestly confess what would be the result to you."

The industrial effects are to be found in the weakened vitality of the worker and the physical inefficiency generated thereby, as well as in lowered industrial standards made possible by these methods of living.

Irrespective of what facts can be measured, there can be no doubt that the evil of room overcrowding, due as we have seen largely to the practice of taking outsiders into the family life, is one that is fraught with serious consequences to the welfare of the community as well as to the individual. Where this evil is entrenched, it must be fought resolutely;

where it has just begun to show itself, it should be nipped in the bud. No sentimental plea of the rights of the individual should be tolerated. Let us not be led astray by the argument that the workingman's home is his castle, that its privacy cannot be invaded by officials for inspectorial purposes any more than the rich man's.

We admitted long ago the right of the community to inspect and control both rich and poor in cases of contagious disease, and it is a slavish devotion to dogma that does not recognize the right of governmental interference where the peril is both moral and physical. Nor should we be influenced either by the plea of poverty and necessity that the workingman is forced to these conditions and that, therefore, the evil must be tolerated.

Breaking Down American Standards.

Just as surely as it is tolerated, we must face the breaking down of American standards of living, of morality, of civic and social responsibility, of even liberty itself.

Like many other social problems, it is much easier to state the conditions as observed than to formulate effective methods for remedying them.

Out of seventy years' experience in America, it might be supposed that we should find some experience in coping with this evil which would aid us. The only two cities that I know of where any serious effort has been made to meet the situation, are New York and Boston, and while neither of these communities can be considered in the slightest degree as having solved this problem, yet, there is that in their experience which is of value to us; we may learn more from mistakes sometimes than from successes. * * *

Hold the Landlord Responsible.

My solution for this evil is that we hold the landlord primarily responsible for the taking in of lodgers into the apartments of families who occupy his building. While it may seem a novel proposition to hold the landlord responsible for something which many people feel he cannot be responsible for, yet it is in reality no new thing. For over ten years now in New York, we have held the landlord responsible for the moral character of his tenants and we have done this most successfully.

In the New York Tenement House Law a landlord is responsible, and with a very serious degree of responsibility, for the presence of prostitutes in his tenement house. If such women are found and are not promptly removed from the house upon notice from the public officials, the house itself becomes liable to a penalty of one thousand dollars (\$1,000), a penalty which cannot be escaped. This provision has proved so admirably adapted to its purpose that in all this time, although there have been many cases of this kind brought, there has been no instance where it was necessary to seek the collection of the penalty or the bringing of court proceedings in order to make the landlord comply with the law. A mere notice has been all that was necessary to secure action. He has been quick to dispossess tenants of this character.

What I propose now is that we should apply this same principle to the problem under consideration; that we should prohibit the taking of lodgers and boarders into an apartment without the consent in writing of our Health Officials and that we should then hold the owner of the house responsible through heavy penalty for any violation of this provision. Let us not be deceived by any false claims on the part of the landlord that he cannot know what is going on inside the apartments of the individual families in

his building. Such a claim is not true.

It is his business to know whether his tenants are taking in sub-tenants; it is his business to look after his property that he will know what is going on in his house; it is his business if the house is one of any considerable size to have on the premises a resident janitor or caretaker, to keep an eye on all of the conditions in that building. The janitor always knows when families are taking in lodgers or boarders. It would be impossible to escape such knowledge. Where the house is merely a small one, and no janitor is provided, the owner himself must act as janitor, but in such houses, as a rule, the lodger evil is not often encountered.

Why Not Outright Prohibition?

Some may ask would it not be simpler to prohibit outright the taking of lodgers in a tenement house. Undoubtedly it would be easier, but, unfortunately, it would not be fair or reasonable, nor would such a requirement, in my judgment, stand the test in the courts. To withstand such a test successfully, it would have to be shown in all cases that the practice of taking in lodgers was injurious to the community; the exercise of the police power by the State would have to be justified.

Moreover, it would work real hardship in many cases. Take the case, for instance, of a high-class apartment house (which must under our tenement house laws, be considered as a tenement house) where one of the tenants is suddenly left a widow and has on her hands a large apartment at an expensive rental; she must in order to live, take in one or two persons to enable her to meet her obligations. Under such circumstances, the taking in of lodgers, as we all readily admit, is fraught with no evils and is a perfectly proper thing to countenance. It is seen, therefore, that we cannot go to the extent of absolute prohibition. We must, accordingly, leave in the hands of our health officials the right to say when lodgers may be taken and when they may not; let us not attempt to establish in our laws arbitrary and fixed standards; but let us leave the decision to be determined by the responsible public official with regard to the particular facts in each case.

A New Law Suggested.

The following provision of law I would suggest should be incorporated in all housing laws and also adopted by our Health Departments as part of their sanitary codes:

No tenement house nor any part thereof, shall be used for the letting of lodgings, without the consent in writing of the board of health, nor shall any person not a member of the family be taken to live within an apartment occupied by any family, without such consent. It shall be the duty of the owner of such tenement house to see that the provisions of this section are at all times complied with, and a failure to so comply on the part of any tenant, after due and proper notice from him, shall be deemed sufficient cause for the summary eviction of such tenant and the cancellation of his lease.

With such a law and with an awakened public sentiment realizing keenly the dangers of room overcrowding, it would be possible in a short time to nip this evil in the bud in practically all of our cities, except of course, always, the City of New York. There the same remedy is required but, owing to the extraordinary conditions which prevail in that city, a long period of time would be required to bring about a change in the situation, as the evil has grown so rapidly and conditions have been neglected for so long.

THE REALTY FORUM.

A Protest Against Delay in Constructing More Subways.

There must be a sound reason for activity in real estate. All the great movements of the past in New York have been predicated on great rapid transit improvements, or on extraordinary industrial expansion. For several years real estate has been waiting for the Public Service Commission to sign the operating contracts for the Dual System of subways. Meanwhile it has seen taxation rates assume equity-killing proportions, and restrictive measures and municipal annoyances upon property interests multiplied until the real estate business has been well nigh discouraged. All this has been borne with courage and patriotic complacency in the hope that a revival would come with the signing of the subway operating contracts. Then to have this business finally frustrated by unwarranted injunctions was a little more than could be borne with equanimity, and the demonstration at the Real Estate Exchange last Monday, at which intimations were given of the state of public feeling over the injustice being done to property interests, was a natural result.

The meeting was characterized by dignified and temperate presentation of the actual facts of the case and of the reasons why real estate interests should be considered at this time. As Robert E. Dowling pointed out, the welfare of Manhattan real estate is in no wise being served by the continuation of the congestion on traffic lines. As business men all the speakers approved of the terms of the contract and assured the public that their interests had been honestly and wisely served by the Public Service Commission. A new chairman of the commission having been appointed in the person of Justice McCall in the place of William R. Wilcox, it was but fair they said that he should have a reasonable length of time to study the nature of the contracts.

A Shame.

It was a shame, as Francis E. Ward said, that the subways should be held up so, but confidence was expressed in the new chairman as a sane, conservative and honorable man, who would do the right thing.

A sure foundation for the subsequent remarks was laid by the able explanation of the status of the case given by Public Service Commissioner John G. Eustis. Allan Robinson, President of the Allied Real Estate Interests of the State of New York, expressed disappointment that the subway negotiations should be held up. If this plan should be upset, he said, it would be a long time before private capital could again be induced to come forward and aid us. The president of the North Side Board of Trade, Mr. W. W. Niles, counseled patience for awhile, until the new chairman of the Public Service Board could have time to study the forms of contract. Then if something did not move it would be time for real estate men to take action.

Mr. Robert E. Dowling, president of the City Investing Company, expressed confidence in the new chairman as a man who would do the right thing in the crisis. He regretted that Chairman Wilcox had not been able to sign them, but really he might have done so had he been more expeditious.

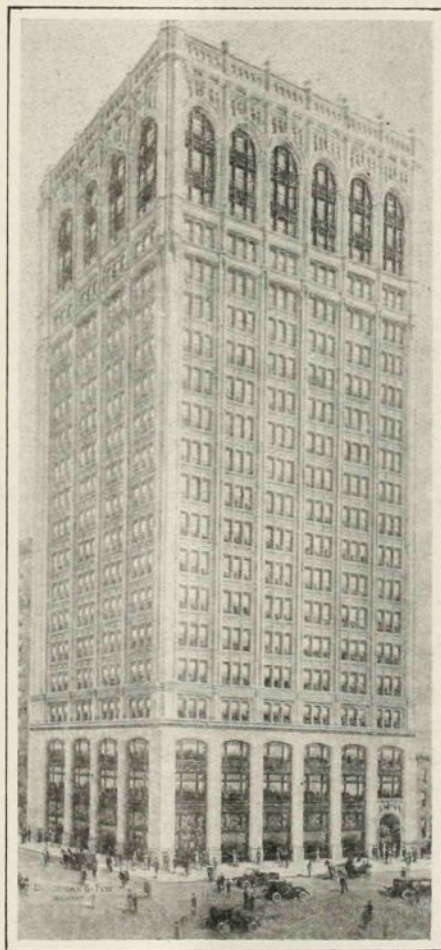
From the pointed remarks of Robert E. Simon, vice president of the Henry Morgenthau Company, it was easy to gather that the real estate interests of the city will be able to make up a strong case against subway obstructors if it should be necessary to present it for

public consideration. Vast sums of public money have been poured out for unproductive improvements without a word of objection being raised, while accusations of robbery had been made against the pending subway contracts when every business man knew the terms to be very advantageous to the city.

"When the demand for new subways is backed by the unanimous consent of almost the entire city it should be acceded to without quibbling or question," wrote J. Clarence Davies in a letter which Chairman James L. Wells read to the meeting. "The realty interests of New York, which in the final analysis pays the bills, absolutely demand that the present contracts be signed, and that this should be final and absolute."

Work to Start on Madison Avenue Building.

The latest comer to the Madison avenue mercantile trade is the new twenty-story structure which Charles Kaye is to erect at the southeast corner of Madison avenue and 30th street. Construction is to be commenced about the first of April. It is the intention of the builders to have the building completed and ready for occupancy by the first of next January, and it is stated that some of the floors, including the entire store floor, have already been rented from the plans.



The Charles Kaye Building, to be erected at the southeast corner, Madison avenue and 30th Street, from plans of Buchman & Fox.

On the Madison avenue side the plot measures 123.5 feet, with dimensions of 100 feet in 30th street. As planned by the architects, Buchman & Fox, of 11 East 59th street, the three lower stories on the exterior will be constructed of Indiana limestone; the remaining seventeen stories will have buff colored ornamental terra cotta throughout, the style of architecture being a free adaptation of the Gothic. The main entrance will be treated in imported marble and bronze. Other features of interior equipment will be seven high-speed overhead traction elevators, fire-proof stairways and a fire tower.

BUILDING REFORMS.

Supt. Carlin Says His Measure Would Weed Out Incompetent Builders and Botch Mechanics.

Superintendent P. J. Carlin of the Brooklyn Bureau of Buildings, who has fathered the proposed law that aims to license all builders in the City of New York, when interviewed for the Record and Guide this week, emphasized the need of legislation controlling Greater New York building operations, and declared that he had excellent reasons for believing the measure he had instigated would become a law. Superintendent Carlin was asked when he first became interested in the matter of licensing builders.

"About thirty-five years ago," he replied. "While I was president of the Mason Builders' Association of Brooklyn, the subject was first agitated. At that time," he continued, "it was thought necessary that only mason builders should be licensed, and much effort was directed toward that end. Builders, other than masons, were not then considered in this connection. Nothing, however, came of that agitation. With time it became clear to me that builders of all kinds should be obliged to qualify under a law designed to test their fitness for putting up buildings."

"Mr. Carlin, what do you think will be the result if this bill now before the Legislature should become a law?"

"The immediate result," the Superintendent replied, "would be a better class of buildings, a weeding out of incompetent builders and a consequent doing away with botch mechanics employed by incompetent builders, with a return of clever, competent, skillful and painstaking mechanics who take pride in their work, but who have been gradually shoved aside to make way for men totally unfit for their calling and indifferent as to the appearance of their work when completed. Absolutely these workmen that I refer to, like their employers, cannot appreciate a good mechanic because they do not know one when they see him."

"How has the bill generally been received by builders?" the Superintendent was asked.

"I have not heard one man say a word against the direct purpose of the bill," Mr. Carlin declared. "One builder has said, with reference to the formation of the Board of Examiners, that a speculative builder might be placed on the board. Generally, however, all builders with whom I have spoken on the subject are in favor of the measure. I know that all good builders approve."

"How will the measure affect workmen engaged in the building trade?" Mr. Carlin was questioned.

"Nothing better for the welfare of the workingman could be done than the bill provides. He will be reasonably certain of obtaining better treatment and will be permitted to do his work properly under intelligent supervision, thereby bringing about a better feeling and better understanding between employer and employee."

"There is no doubt in your mind, Mr. Superintendent," the Record and Guide man observed, "that the bill will benefit the general public?"

"It is clearly manifest," Mr. Carlin replied, earnestly, "that a better class of workmen would be engaged in the construction of buildings, by reason of the provisions of the bill, and it follows that a better class of work will be the result; and the owners of buildings will have less to pay for repairs, and the general public will be insured against accidents that now arise through inferior building construction."

BUILDING MANAGEMENT

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

The question whether a building is better served by being under the charge of an independent manager or of the agency department of a big real estate firm is touched upon in the current number of Pease & Elliman's house organ, the "Indicator." Naturally, the "Indicator" argues in favor of the big real estate firm, and particularly the big real estate firm of Pease & Elliman, but that does not make what it says any the less interesting. There are two points in the argument that deserve special notice. The first is to this effect: "We have an unvarying rule that no commission of any kind will be accepted by us or our employees from the dealers, supply houses or mechanics with whom we do business. Discounts, if any, are credited directly to the owners, the only compensation we receive for our services being the percentage on collections as specified in our contracts." A firm managing a great number of properties can, of course, obtain larger discounts than the manager of a single building.

But granting superiority in buying, how does corporate management compare with individual management in efficiency from the standpoint of the tenant? Here is the "Indicator's" answer: "We employ a force of competent men who give their entire attention to the properties in our care. It is their duty to visit each building every day to see that everything is running smoothly, and in case of any unusual occurrence to make a report to the manager of the department, who in his turn inspects all properties once a month, and oftener should the occasion arise. All orders for repairs or supplies of any size must be approved by the manager of the department." Indeed, all bills,

pay rolls, etc., are O. K.'d by three different persons. First, by the firm's agent in direct charge of the building, then by the manager of the (agency) department, and finally by the assistant-treasurer.

The chief requisites of good management are honesty and efficiency, and these requisites are emphasized by the "Indicator" in the case of Pease & Elliman's agency department. After all there is no hard and fast answer to the question whether a building is better served by having an independent manager than by being under the charge of a big real estate firm. Fair dealing and efficiency are not necessarily assured under either arrangement. But a big real estate house can, if it is so inclined, exclude grafting and can afford to pay a top-notch salary to a competent agency manager, something which the owner of a single building is not generally in a position to do.

An important book on building management—important both on account of its quality and particularly because it is the first of its kind—has just appeared from the press of the Patterson Publishing Company, of Chicago. It is entitled "Scientific Building Operation," and is edited by C. A. Patterson and William C. Lengel. It deals with such subjects as management, renting, accounting and reports, operation, janitor service, repairs, buying supplies, elevators, lighting, and insurance. The contents comprise about forty articles, most of which have appeared in "Building Management." Among the contributors are several well-known New York agents, including Charles Duross and C. F. Noyes.

THE BUILDINGS THAT PAY BEST

Are Those Which Experienced Real Estate Managers Have Helped to Plan, Whether They Be Apartments, Business Buildings or Even Hotels.

By ALBERT B. ASHFORTH.

THE building manager's opportunity to put into practice his ideas of how to fill his position to the best practical purpose does not come when he hangs his coat on a hook, opens his desk and starts to work. His task commenced when the plans of the building were conceived.

On the economical arrangement of the entire building from the sub-basement to the roof depends the failure or success of his building from a point of view of a profitable operation.

As the building manager's position depends upon the success or failure of his task, he cannot post himself too early as to the conditions he may have to contend with, and he should be capable of deciding on the question, for one thing, as to whether a low or high pressure plant should be operated, or whether it would be wiser to use outside electric light and power service.

This question must be conditioned on the size of lot, height of building, and character of occupancy. Often a building of small area, where there is a restaurant or some other business requiring a great deal of power, may demand its own plant from an economical standpoint, while its neighbor, covering a much greater area, would be losing money by the same operation.

Selecting the Help.

He must be a good judge on the quality of help to employ, how best to divide the duties of the different employees, give proper attention to their wants, and, in the case of office buildings, provide a room for them with suitable lockers, where they may lunch if necessary and where utensils used in their employment may be stored.

He must maintain the strictest discipline, always be on the alert to correct any lack of attention to duty, and

see that each employee carries out his duties to the letter and is courteous to tenants. Much complaint from the tenants can be avoided if their wants are promptly complied with.

A Proper Cleaning System.

Office building managers have most frequent complaint from tenants on the lack of proper cleaning of their offices and poor elevator service. A building may soon acquire a reputation for poor service along these lines that will take years of effort to overcome. In the case of one building in New York the poor attention to the wants of its tenants by the building manager almost succeeded in vacating the entire property, and came nearly being a disaster to the owner.

Proper elevator service depends in a great measure on the ability of the elevator starter to control his runners and to keep the service running promptly and regularly. He should be a man of ability and expediency.

The Best Dividend Payers.

In over twenty years' experience I have found that the buildings—both apartments and business buildings, and even hotels—that have been planned by experienced real estate men prove to be the best dividend payers.

I have in my mind a man who to-day has achieved the greatest success in building management, owing, in a great measure, to his experience of many years as a real estate agent and broker. His wide experience in this capacity taught him the requirements of tenants for many and varied classes of property. In fact, he concluded that the average builder was so unfamiliar with the necessities of the tenant that if he built a building in which he could incorporate his ideas of economy and efficiency, he would be able not only to save money in construction, but to give more for the money than his competitors, and at the same time show a greater return than other more expensive propositions were maintaining.

I believe one of his first operations showed such a remarkable return that he was able to market a property costing \$75,000 for \$145,000. The entire operation covered a period of not over a year. From this small beginning, though large profit, he has been able so far to develop his business that to-day he can rest on his laurels and devote himself to the pleasure of living on his income.

Must Be a Diplomat.

The building manager must be a diplomat; he must familiarize himself with the peculiarities of his tenants, learn to know their wants and anticipate them; be courteous and agreeable, and be able to keep his tenants after he secures them.

I have not discussed the question of leasing, which often comes under the charge of the building manager, particularly in the case of apartments. Nowadays the owners are relying more and more on their superintendents to take care of this part of building management, and a chapter could be devoted to this particular phase of his duties.

In conclusion, the successful building manager must be thoroughly familiar with his property in every detail, be prepared for any emergency, keep a list of applicants for positions in case he may suddenly find himself deserted by his employees, know his tenants, be courteous and agreeable, and eliminate all opportunity for graft, for by so doing his tenants learn to know that they are getting a square deal. He must be alert and attentive to his duties and by his actions and devotion to his work he can build up an esprit de corps among his associates that will redound to his credit and at the same time be conducive of the best possible results to his employer.

What's Your Elevator Record?

In a certain building, having four of the gearless traction elevators and one combination freight and traffic elevator of the gear type, the following operating record is held:

Car No. 1 is put into service at 8:15 a.m., running continuously until 5:45 p.m., six days per week, being a local car, making any and all stops from first to ninth floors, a distance of 112 feet 4 inches, with an average of 16.18 miles per day.

Car No. 2 starts at 7:45 a.m., running continuously until 6 p.m., under the same conditions as No. 1, making an average of 16.64 miles per day.

Car No. 3 is in continuous service during the entire day of twenty-four hours, every day in the year, except a few minutes for cleaning and adjusting, running as express with no stops between the first and eighth floors, but as local from the eighth to and including the fourteenth floor, a total of 174 feet 5 inches, from 8:15 a.m., to 5:15 p.m., the remainder of the twenty-four hours as local, serving all floors, making an average of 31.41 miles per day.

Car No. 4 starts at 7:45 a.m., continuous service until 6:15 p.m., as express from first to eighth floors, being local eighth to and including fourteenth floor, a total of 174 feet 5 inches, making an average daily mileage of 26.57. All cars—1, 2, 3 and 4—have a speed of 600 feet per minute.

Car No. 5 is used for both passenger and freight service, and is in service twenty-four hours per day, except for cleaning and adjusting as necessary. It travels from sub-basement to fifteenth floor, 212 feet 10 inches at 400 feet speed, making a daily average of 18.57 miles. Therefore, we have a total daily travel of the five cars of 108.97 miles, handling 14,000 passengers daily six days per week, and about 1,000 passengers on Sunday, with a total of 2,984.51 car miles for the month of June, 1912, at a power cost of 7.5 cents per mile.

We are asking if this is an exceptional record or just an ordinary service. Perhaps some of our readers have greater efficiency records than this; if so, the editor of this department will be glad to hear from them.

The Danger of Making Promises.

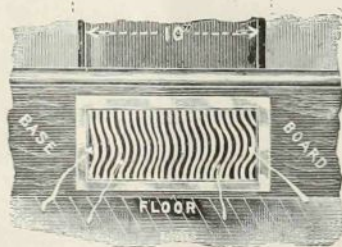
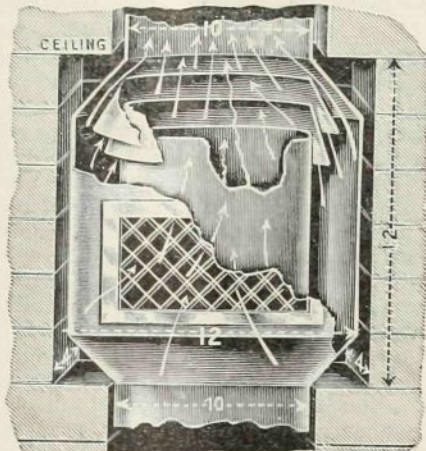
Successful building managers have found that it is not usually a profitable thing to be lavish with promises that they are not willing to put down in black and white. The temptation to make extravagant promises is very great, especially at a time like this when there is tremendous competition in the leasing market. If a prospective tenant is too strongly urged and too many promises made him, he is very likely to be dissatisfied with what he gets, even though you give him all you promise. As a general rule a manager is always safe in keeping his standards high and promises low.

NEW THINGS

Uninfluenced by advertising considerations, this information is offered on its merits for the benefit of building managers.

A Tuberculosis Preventative.

Patents have just been issued to Merritt W. Griswold, of 79 Murray street, this city, for a multiple air ejector, which is commended to the attention of architects, because it is claimed by the inventor that this device is a tuberculosis preventative, and at least a safe means of obtaining fresh air in sleep-



ing quarters. It is inexpensive to install, especially if done while building construction is under way. The accompanying cuts show the ejector head and foot piece. The operation of this device is described as follows:

"The removal of the foul air from both floor and ceiling, as herein described, is simple. The warm vitiated air from the ceiling escaping into the ejector head and rushing on out through the several narrow openings between the flanges, forms, jets that flow against all sides of the column of foul air from the floor and sucks it up, and carries out the heavier bacteria and microbes mixed with it. The lowest jet starts this air moving, the next one above gives it another push and so on up and out of the building with double quantity from the floor.

"The air taken out from the floor being the coldest, it is estimated that a room is from one to three degrees warmer in winter, and where rooms are located some distance from the furnace or heater, the suction, although slight, tends to draw the warmed air into the room, all uniting to give comfort, economy and health.

Uses of Lead Rope.

Lead rope is one of the newest commodities for making tight pipe joints. It is made of long fibers of pure lead. In joining gas and water pipes where liquid metal cannot be poured into the joint owing to restrictions, the rope is wrapped in cheesecloth or sheet rubber and makes a satisfactory metal packing.

It can also be used on piston rods, valve stems for water, gas and steam, and in the engine room of any well appointed building it will be found to have many other practical uses. There is no limit to size of this rope, and it can be used when folded in suitable covering between flanges of high pressure lines. This rope is manufactured by the United Lead Company, 111 Broadway.

A New Translucent Ware.

Something new in the way of illuminating glass ware is being introduced by the Gill Brothers Company, of Steubenville, Ohio. This glass has the appearance of an alabaster globe, but it is claimed for it that it has a still higher translucency. It takes its name from the celebrated Parian marble, which it resembles in appearance. This glass possesses great reflecting power, accompanied by perfect diffusion and minimum absorption of light, producing a soft effective white ray with an absence of glare. The new material is being made up into globes and shades for all purposes, including classic globes for semi-direct lighting.

Efficiency of Lights.

Can you tell me whether tungsten lamps are more efficient than those having carbon filaments?

Answer.—The 50-watt incandescent lamp will give nearly three times as much light for the same amount of current as the ordinary carbon filament lamp. It is claimed that the tungsten lamp will not depreciate in candle power, as is the case with the carbon lamp. It is a common thing for the tungsten to burn 1,500 hours under favorable conditions. The manufacturers of carbon filament lamps give the average light at 700 hours.

QUESTIONS and ANSWERS

Locating Pumps.

Please inform me as to the proper position of a pump in relation to source of supply?

Answer.—The pump should be set as near as possible to the water supply, and care should be taken that the suction and discharge pipes are of proper dimensions.

Action of Water in Boilers.

Can you tell me whether water stands still in a boiler when the engine is running or whether it moves up and down in the glass?

Answer.—When the boiler steam space is small in proportion to the size of the engine cylinder the gage glass may show a variation at water level at every stroke of the engine. This is due to the water in the boiler seeking its normal level when the steam pressure fluctuates because of consumption of steam in the engine.

Uses for Fusible Plugs.

Would you be kind enough to advise me through your department what a fusible plug is and what its uses are?

Answer.—A fusible plug is made of metal with the center bored out and filled with an alloy of tin and lead, which melts at a fixed temperature. It is generally placed in the crown sheet, about 3 inches above the top row of tubes in boilers. In case of low water in the boiler the plug fuses as the temperature increases and melts, allowing the steam to escape into the fire and extinguishes it before the boiler can explode or become burned. Fusible plugs are principally used on marine engines.

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Representative William C. Redfield and Major John Park Finley will be the principal speakers at the annual dinner of the Brooklyn League, which is to be held this evening at the Hamilton Club.

The Public Service Commission of the Second District, in nullifying the increased commutation rates adopted by the New York Central a couple of years ago, declined to accept the argument that the interest upon the Grand Central Terminal improvements should be paid by the traffic centering there. The income from the commercial buildings utilizing the "air rights" over the terminal yards should, according to the commission, eventually take care of the interest upon the terminal investment.

The first meeting of the Realty Forum, held last Monday afternoon in the Vesey street salesroom under the auspices of the Auctioneers' Association, was called to discuss the dual subway contracts. It may be doubted whether, in the present emotional disturbance over that matter, the discussion made any great impression upon newspaper readers; but if it did nothing else, it brought together a representative body of men who thought alike, and when people who are very much in earnest about a common belief are brought into personal contact with each other they frequently end by devising some effective permanent organization. It is to be hoped that the Realty Forum may be the starting point for a movement to consolidate all the taxpayers' and real estate associations of the city into a federation which will enable them to act as a unit on public issues without surrendering their individual existence or interfering with their neighborhood activities on local questions.

A Great Outrage.

The indications now are that after a little more delay the contracts for the dual subway systems will eventually be signed. The new chief of the Public Service Commission is a man of courage and ability, who will soon understand the unusual advantage, which the dual system has over any practicable alternative and who will not allow himself to be brow-beaten into acting in a sense contrary to the manifest public interest. The arguments in favor of the dual system have been placed before him with convincing effect, both by Mr. McAneny and by ex-Mayor Low.

The two arguments whose force it is impossible to break are, first, that no alternative plan could give the people of New York anything like such a comprehensive and effective increase in their means of communication; and, second, that under any alternative plan the cost of rapid transit to New York's taxpayers would be increased by some \$4,000,000 or \$5,000,000. If the city of New York was so situated that it could construct a municipal transit system as comprehensive as the dual system and as completely connected with the existing means of rapid transit the advisability of embarking on the experiment of municipal operations might be worth considering. But such is not the case.

A municipal system would involve the abandonment of two-thirds of the advantages in the way of improved transit which will be derived from the dual system. It can be favored only by those who believe in municipal ownership and operation as a dogma, irrespective of the service which it is capable of rendering to the people of New York. The vital business affairs of a great city cannot be conducted on the basis of adhering to a dogma, no matter how much it may cost the city in convenience, health, comfort, money and general prosperity.

It is fortunate indeed that the case for dual system is so strong. If its advantages had been less obvious and considerable, or if the alternative had been somewhat more practicable, the opposition to it would probably have carried their point. The history of political controversy contains many examples of gross systematic and malevolent misrepresentation, but assuredly there is no case in which misrepresentation has been more flagrant and more reprehensible.

It is an outrage that public officials whose honesty and good faith are irreproachable and who have worked so hard and so successfully in order to make a good bargain for their fellow-citizens in a matter of vital public importance—it is an outrage that these gentlemen should be subject to a stream of such foul and unscrupulous denunciation. If the Public Service Commission and the Board of Estimate were deliberately selling franchises of enormous value to a private corporation for a nominal sum and as a result of personal bribery, they would not have earned any worse abuse than that which they have already received in the columns of the "New York American." There are periods in which one is tempted to believe that the evils of yellow journalism are abated, but examples of this kind demonstrate unmistakably that the improvement is only apparent. It may be considered as certain that when any crisis occurs which will make unnecessary excitement and suspicion dangerous, that journals like the "American" and the "World" will use all their perverted ingenuity to increase the perils of that critical moment.

In the present instance, however, they have apparently wasted their vocab-

ulary of abuse and misrepresentation. There is not the slightest evidence that public opinion has been impressed by their violent and frivolous attacks. They would not even have succeeded in preventing the signing of the contracts before Mr. Willcox left his office had not they been able to make a final use of the opportunity which the possible court review of administrative acts placed in their hands. It is no wonder that public opinion is beginning to protest against the arbitrary use of the powers which under our political system the courts possess to embarrass legislative and administrative action. In this case an injunction was affirmed on grounds which cannot be justified for one moment. Instead of being an example of hasty and ill-considered execution of public business, the contracts had been prepared with a deliberation which seemed to be excessive to an outsider, and with a solicitous care for the public interest, which confirmed the highest standards of administrative propriety. Every equivocal legal point involved by them had already been passed upon or approved by the Supreme Court, the Appellate Division and the Court of Appeals.

The complaint did not allege a single defect which had not already been adjudicated, yet an injunction was granted and the signing of the contracts was prevented. The success of the device does not make one any less indignant that it should have been possible to use it, but the delay may well have some advantageous results. The new head of the Commission will have the execution of the contracts and it is just as well that they should carry his signature. It is very much better that he should be expressly responsible for them than that they should have been imposed upon him without his consent. It looks as if the whole business would be settled before March 1st, in which case the people of New York will have much to be thankful for.

The Increment Tax Absurdity.

The committee of the Real Estate Associations succeeded in making a strong argument against the proposed increment tax, and considering the opposition which the proposal has provoked, it is wholly improbable that anything will come of it. The real estate interests should not, however, be satisfied merely to defeat the increment tax, but their position will be very much strengthened in case they can draw up and agree upon some practicable alternative plan. Even if all the other measures recommended by the Mayor's Commission are adopted, the gain to the municipal treasury would be comparatively small. The increment tax was to be the great money-maker. If the increment tax is abandoned, what is the alternative? The Record and Guide does not believe that any body of intelligent men would want to restore vitality to the tax on personal property. Probably the best way to deal with the situation would be to adapt to New York the tax on rents which is used universally in Europe. If the tenant of every apartment and dwelling of New York was taxed upon the rent he paid in proportion to the expenses of the city, New York would not only enter into possession of a large source of revenue but the people of New York would take a good deal more interest in municipal economy.

But every one knows that such a plan is politically impossible. Any general tax on business would be equally out of the question. In the increasingly close competition between New York and other commercial and manufacturing

centres, a tax on general business would be a grave handicap to the business men of other cities and would result in the driving away of invested capital, and such a tax would cost far more than it is worth. There remain two suggestions which have been made, and which the responsible representatives of the real estate interests would do well carefully to consider. It has been pointed out that while a tax on occupancy is politically impossible, just as a tax on all incomes above the subsistence level is politically impossible, a tax on a limited class of occupiers might be both feasible and profitable. If a certain percentage were levied on all rentals which exceeded, say, \$1,500, a good deal of money could be raised from people who could afford to pay it without incurring any serious loss. People of this class usually have to live in New York and would not move because of a small increase in taxation.

The other suggestion is the taxation of that class of business which is peculiarly metropolitan and cannot escape from the tax collector by moving to Boston, Philadelphia or Newark. A tax on restaurants, theatres, and hotels would be shifted to the consumer after a few years and would be borne without any great strain or loss. The Record and Guide does not wish to advocate unequivocally either of these taxes, but they are worth consideration. In any event the representatives of the real estate interests cannot afford to avoid the responsibility of making some positive suggestions to meet the present crisis. Future increases in taxation are inevitable and unless other sources of income are provided real estate will be face to face with a continuation of the existing depression.

THE WEEK IN REAL ESTATE.

The sale of the old Gallatin mansion at Fifth avenue and 53d street was probably the most notable transaction of the last seven days. This structure, once a theatre of social events, will soon make way for a modern business structure and emphasize the northward invasion of business in Fifth avenue. Less than a decade ago one would have been deemed rash to predict the capture of Fifth avenue by trade north of 42d street, and it was opined by those who were considered in a position to know that St. Patrick's Cathedral would prove to be a dead line for business, and that business buildings would never intrude further north than 50th street. It will be recalled that Russell Sage removed from the avenue near 42d street because of the business invasion of the neighborhood, to a house on the avenue opposite the Cathedral, where he thought business would never go, and only a short time before, William K. Vanderbilt, Jr. built a house on the avenue adjoining that of his father at 52d street, that cost in the neighborhood of \$600,000. Not long afterward, business began its march further northward from its then northern outpost in the forty streets. The Windsor Arcade was then considered to be a business accident in Fifth avenue, and the class of stores in it catered to immediate neighborhood wants. But all of this has changed and in the light of the experiences of recent years it is difficult to predict intelligently about the future of Fifth avenue within easy distance of 59th street. Madison avenue is showing stronger business tendencies year on year, and it is possible that the traffic between it and Fifth avenue north of 59th street may cause an influx of trade to the intersecting streets and especially with a subway operating through the East Side to the Bronx and the steadily growing importance of the Queensboro Bridge as a traffic thorough-

fare. Another few years will, in all probability, witness the demolition of the Vanderbilt mansions on Fifth avenue in the neighborhood of the fifty streets or their alteration into business buildings.

Sales in Greenwich Village during the past week indicate a continued lively interest in that part of the city by investors. The passing of the old Perry Street Methodist Church and its alteration for business purposes shows the trend pretty strongly. In this connection it is interesting to recall that fifty years ago and less Greenwich Village was the acme of the aristocratic parts of New York. Its most distinguished citizens and its men of greatest wealth had homes there—and look at it now! The northward growth of trade transformed Greenwich Village, and history is but repeating itself along Fifth avenue.

The market in its entirety gave evidence of a good investment demand during the week. Buying was quite impartial, apartment houses, dwellings and vacant plots all forming striking features of the dealing. The Bronx was fairly active, and some important plots changed hands for improvement with apartment houses, which is the prevalent form of construction there now. Frame construction is disappearing in the northern borough, and fee values are advancing in a manner commensurate with the character of improvements and the demand for living space.

Brooklyn and Queens contributed some important sales to the week's dealing, and it is evident that these boroughs are becoming more important commercially. Large business concerns have moved into these parts of the city which would a decade ago have looked upon them as remote from all metropolitan activity.

A Missing Link in a Chain of Title.

Editor of the RECORD AND GUIDE:

It would greatly facilitate title searching in the Register's office, and incidentally remedy an evil existing in the present system of indexing conveyances of real estate, if in the conveyance of realty sold by virtue of an execution or by a sheriff, a referee or other person pursuant to a judgment, the name of the person whose right, title or interest is being so sold, were inserted in the grantors' column of the index, under the name of the officer executing the conveyance.

Under the present system only the name of the referee is inserted in the grantors' column, which results in a loss of the chain of title from the time that the person whose interest is being sold acquired title. There is no way of establishing this chain of title again except by a blanket search of all "referee" conveyances, a task which is both arduous and uncertain of completion.

JACOB P. LOHMAN.

Commendation for the Realty Forum.

Editor of the RECORD AND GUIDE:

Having attended the meeting on Monday at the Real Estate Exchange, termed the "Realty Forum," we were confirmed in the belief that this is an opportune time to hold more such meetings, and at frequent intervals discuss those topics which concern us not only as real estate owners and taxpayers, but as citizens of this great city; and attest our interest by our personal attendance and cooperation.

There is every reason to believe that by co-operating an organization so strongly and wisely governed may be built up, that its voice will be heeded when public officials are to be selected for the government of the city, and that when elected, none of them may with

impunity override the well known wishes and interests of those who pay three-fourths or more of the carrying charges of the commonwealth.

We were so much impressed with the good work which may be accomplished by the public discussion of public matters that we asked to have our names added to the list of Forum members.

HUGH GORDON MILLER,
W. IRVING SCOTT,
JOHN LAWRENCE MAINE.
February 11, 1913.

LEGISLATIVE MEASURES.

Scrutinized By Real Estate Interests— Change in Widow's Dower Rights Favored.

The Law Committee of the Allied Real Estate Interests of the State of New York, of which Mr. Walter Lindner is chairman, is studying the measures that are being introduced for passage through the State Legislature at Albany at this session, and reporting its findings and recommendations. This is a duty which the same committee has performed for a number of years. Attention is given only to those bills having a bearing on real estate interests, and it is important to note the conclusions which the committee has reached on a number of bills.

Mr. Herrick's bill, to amend Section 109 of the Real Property law in relation to a widow's dower provides that a widow shall be endowed with a third part of all the land whereof her husband was seized "at the time of his decease," instead of at any time during the marriage. (See Record and Guide February 1, page 236.) The committee finds no objection to the change on principle, but advises that in order to avoid both practical and constitutional complications, there should be a provision that this act shall not apply to inchoate right of dower of any woman in the property which her husband has at the time the act takes effect, or had at any time prior thereto.

Real Estate Bonds.

Several bills have been introduced with the object of bringing under the supervision of the Superintendent of Banks corporations engaged in issuing and selling profit-sharing bonds purporting to be secured by real estate, and making it a felony to issue or offer for sale such bonds without the consent of the Superintendent of Insurance. The object of these bills should be approved, the committee says.

Mr. Duhamel's bill amending the City Charter in relation to the expense of street openings, and providing that one-half of the expense, together with the costs of the condemnation proceedings, shall be borne by the city, is not approved by the committee.

The principle contained in bills introduced by Mr. Duhamel and Mr. Larimer, changing the law as to installment assessments, so that it shall apply when the assessment is three per cent. of the valuation of the property, is opposed by the committee on the ground that it would multiply the city book-keeping and defer the collection of the assessment in so many more cases as to result in a considerable hardship to the city.

The Torborg and McElligott bills, abolishing conditional sales and transfers of titles, is disapproved. The present conditional sales law affecting property to be installed in buildings has been passed upon by the courts and is becoming fairly well understood, the committee says. The amendment would leave the vendor with a lien upon the property, which would be a change in technical relation without any corresponding gain to either parties to the transaction.

BUILDING MATERIALS AND SUPPLIES

Impending Strike of Railroad Firemen Worries Building Material Dealers and Wholesalers Caught Understocked.

Statistics of Consumption Covering Front Brick in This Market for 1912 Compiled—
Harbison-Walker Refractories Company Purchased by Hay Walker, Its
President. Receivers for Milliken Brothers, Inc.

WHILE the market for masons' supplies was light this week, the strength of the general building material situation was more than vouchsafed by the strength in structural steel. Definite market reports indicate that deliveries were being made in better schedules and the unfilled tonnages were being steadily reduced as a result of the January lull in specifications.

The cause of the sluggishness was attributable to two causes. Weather conditions checked deliveries and pending orders. Then the threatened strike of the railroad firemen made the market nervous on immediate futures especially since the dealers throughout the entire district are not plentifully supplied. The assurances from freight departments of some of the railroads handling building materials are that the trouble will be of short duration if indeed the railroads do not come to some understanding with the men before the strike actually becomes an accomplished fact.

The nervousness of the market is chiefly shown among dealers and distributors who are under contract to supply material to buildings now under way, many of which are rushing work so as to have them ready in time for the spring renting market. These interests will be the hardest hit because the wholesalers whose local stocks are low, can, in an emergency, charter boats to bring their lumber here in sufficient quantities to supply practically all their needs and to take care, by barge and boat, of the suburban requirements.

Ever since the firemen's strike has been talked of building managers have been laying in heavy supplies of coal against a possible shortage if the strike actually takes place or is seriously prolonged. The same is true of factory managers in the outlying districts who are more or less dependent upon the railroads for their fuel supply. New York practically has enough coal on hand to keep buildings and factories going for sixty days, but should the strike last that long, prices would, of course, advance not so much to the large consumer but to the users of domestic sizes.

The application made by the Milliken Brothers, Inc., structural iron fabricators of Staten Island, for receivers this week, did not tend further to strengthen the general market and had it not been for reassuring reports regarding the improved mill shipments, pessimism would have been more general. The trade, however, believes that the temporary embarrassment of this company, and the failures among contractors and realty companies recently reported, are due to individual causes and not to general basic conditions in the building market. It argues that if there was anything wrong, material prices would not be as stiff as they are and would not show a disposition to advance still further.

Common brick in this market is moving sluggishly, but Portland cement continues to hold a strengthening tone despite the cold snap.

STRUCTURAL STEEL QUIET.
General Deliveries Improving as Quick Shipments Are Being Made Possible.

THE strongest buying movement of the market this week was in structural steel. The mills are reporting an increased number of orders. The decline of 104,000 tons in unfilled orders of the Steel Corporation in January was in line with the lessening of the accumulation shown in the two months preceding. From the record increase of 1,042,000 tons in October there was a drop of 252,000 tons increase in November and to 79,000 tons in December, indicating that October was the culmination of the movement and that buyers are now concerning themselves more in getting what they have contracted for than in providing for uncertain wants.

At the same time the mills are recognizing that their great problem is to reduce arrears in deliveries, and in some cases where business is offered for the second half they are not disposed to make a more definite promise than "at the convenience of the mill."

This week's activity in fabricated steel included approximately 35,000 tons being placed mainly for commercial buildings and manufacturing plant extensions. These included 12,000 tons for the Queens Elevated Railroad, 1,500 tons for the new Bradstreet publishing building and 1,500 tons for the Sheffield Farms Slawson-Decker Company's building.

Wire Nails Go Higher.

HE week closed with an advance of \$1 a ton for wire nails and other wire products and it is understood that the Jones & Loughlin Steel Company is prepared to follow the lead of the Pittsburgh Steel Company which made the initial announcement. The American Steel & Wire Company still maintains its old schedule. The volume of business in wire products is light. Specification on contracts continue fair but not as heavy as in January.

Milliken Brothers' Petition.

COMING as it did immediately after the petitions in bankruptcy filed by several more or less prominent contractors recently, the application for receivers made by Milliken Brothers, Inc., of Staten Island, proved a shock to the entire steel and building material market. The trade, however, looks upon this move in exactly the same light it surveyed the cases of the other contractors and ascribed the cause to individual difficulties and not to any weakness in the general building market. The company's own statement to the court shows that if given a little more time it will be able to fully get on its feet and it seems to those who are in the inside that this was more of a protective move possibly against impatient creditors than a public confession that its resources were fundamentally weak. In fact the company has plenty of work on hand which will bring fair profits if it is left unmolested.

The petitioner's statement makes it plain that the receivership was rendered necessary by the fact that the company was not in a position to pay the maturing sinking fund installment of \$300,000 and the February 1 interest upon its first mortgage bonds. At a conference at which the principal creditors of the various classes were represented it was decided that in the interest of all concerned a receivership was advisable to the end that the business might continue without interruption. The creditors have given assurances of their cooperation and of the necessary financial support for the vigorous prosecution of the business pending an early reorganization.

Francis Dykes, who has been the general manager of the company for several years, will continue to be in charge of the operations of the company as one of the receivers.

It was said in 1907 that while the company's bridge department had been carried on successfully the construction of the open hearth steel plant on Staten Island, costing, it was estimated, at least \$2,000,000 more than had been estimated, brought the company into difficulties. The rolling mill was shut down at the time of the first reorganization and the activities of the company were confined to its structural steel business.

STONE MEN INTERESTED.

Independent Companies Express Gratification on Government Sherman Act Suit.

CONSIDERABLE interest centered this week in the stone trade in the rumors and subsequent announcement that the Government was about to proceed under the Sherman Law through the Federal Court for the Northern District of Ohio against the Cleveland Stone and subsidiary companies to ascertain whether there is a combination existing there in restraint of trade.

The Government alleges that this conspiracy extends into the building stone, flagging, curbing and grind stone interests. The companies named in the bill as defendants in addition to the Cleveland Stone Company are the Ohio Stone Company, the Kipton Stone Company, the

Malone Stone Company, the Forest City Stone Company, the Grafton Stone Company, the Currier Stone Company, the Ohio Grindstone Company and the Mussey Stone Company, all Ohio corporations with their principal offices at Cleveland; the Clough Stone Company at Elyria, the Berea Stone Company at Berea, the Atlantic Stone Company at Xenia, the Haldman Stone Company at Tippecanoe, and the following Indiana corporations: American Quarries Company at Mitchell, Pery Matthews, Buskirk Stone Company, Bedford Quarries Company and Indiana Quarries Company at Bedford and the Indiana Quarries Company of New York. All these firms are represented here.

The following individual defendants were named in the bill: George H. Worthington, Edward A. Merritt, Charles W. McCormick, William E. Sanders, E. R. Perkins, Andrew Squire, George R. Miller, George A. Garretson and Charles L. Jackson, all of Cleveland; J. H. Wade of New York City, George K. Beddoe of Brooklyn, Charles W. Walters of Chicago, and Thomas J. Vernier and J. C. O'Brien of Bedford, Ind.

COMMON BRICK DULL.
Cold Weather Checks Demand As Ice Cuts Off Supply From City.

COMMON brick moved slowly this week. The weather was too cold for work on buildings, and the general temper of the market was sluggish. Prices were unchanged although here and there a barge load went out below \$7. Basic prices run from \$7 to \$7.25 dock.

Official transactions for North River common brick during the last week with records covering the corresponding week last year follow:

1913.			
Left Over, February 3—63.			
	Arrived.	Sold.	Covered.
Monday	0	0	0
Tuesday	2	0	0
Wednesday	0	1	0
Thursday	0	0	0
Friday	5	2	0
Saturday	0	6	0
Total	7	9	0

Condition of market, dull. Prices, common Hudsons, (basic) \$7 to \$7.25. Raritants, \$7. (wholesale dock N. Y. For dealers' prices add profit and cartage). Newark (yard), \$8.25. Left over, February 1—63. Left over, Feb. 8—60. Total covered—0. Total covered sold—1. Total covered on reserve—46. Total covered in corresponding week last year—44.

1912.			
Left Over, Feb. 3—20.			
	Arrived.	Sold.	Covered.
Monday	0	0	0
Tuesday	0	0	0
Wednesday	0	2	1
Thursday	0	1	3
Friday	0	0	1
Saturday	0	0	0
Total	0	3	5

Condition of market, dull. Prices, \$6.75 to \$7. Raritants no quotation. Total covered, 44.

FRONT BRICK STATISTICS.
Demand Has Been Good—Consumption Records Broken.

FRONT brick has been in good demand and prices have held at levels somewhat higher than in the last three years, and may stiffen further.

Approximate consumption figures for front brick in the Metropolitan district covering 1912 have been compiled. They show a material gain over the figures for 1911, 1910 and 1909. For the Metropolitan district the total estimated consumption of front brick in 1912 was 103,000,000; in 1911 the consumption was figured at 95,660,000; in 1910 96,000,000 and in 1909, 98,000,000. The estimated total of enamel brick sold in this district in 1912 was approximately 5,000,000 as against the estimate of 4,000,000 last year. This is not inclusive of porcelain brick which is figured as front brick.

Comparative figures covering front brick sold in New York City and vicinity during the last year covering the value of front brick in the last four years follow:

1912	3,110,782
1911	2,220,180
1910	2,304,000
1909	2,450,000

These values are based upon an average yearly price for all kinds of front brick sold in this market at \$28 a thousand (basic) as against a basic price of \$23 a thousand wholesale prevailing last year.

The total consumption of front brick exclusive of enamels in New York City during the last three years with values follow:

Year.	Consumption.	Value.
1912	87,000,000	\$2,436,000
1911	60,000,000	1,380,000
1910	70,800,000	1,699,200
1909	75,000,000	1,875,000

Harbison-Walker Refractories Sold.

OFFICIAL announcement was made this week that on the first of this month the Harbison-Walker Refractories Company, of Pittsburgh, Pa., sold to the Hay Walker Brick Company its extensive building brick interests, including plant and properties of the building brick department. The new company has already started to increase the capacity of its plant fifty per cent.

Mr. Hay Walker, president, has long been associated with the Harbison-Walker Refractories Company, and for a number of years was vice-president of the company and is a thorough and practical brick man. Mr. C. J. Henderson, who has been Eastern sales agent for the Harbison-Walker Refractories Co., is a stockholder and director of the new company, and has also been appointed general sales manager, with headquarters in the St. James Building, 1133 Broadway.

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REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Leases
and Public Auctions

Gallatin Mansion on Fifth Avenue
Among the Prominent Sales of
the Week.

During the week now ended the real estate market displayed an activity sufficient to tone it up still more. All parts of the greater city are doing business, and the suburban districts are contributing their quota of dealing also. A feature of the market is the large amount of leasing of business property.

The Manhattan sales totaled 35, against 45 last week and 51 a year ago.

The number below 59th street was 15, against 15 last week and 21 a year ago.

The sales north of 59th street aggregated 20, compared with 30 last week and 16 a year ago.

From the Bronx 14 sales at private contract were reported, against 14 last week and 14 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was \$1,199,391, compared with \$759,887 last week, making a total since January 1 of \$6,389,250. The figure for the corresponding week last year was \$1,047,252, making the total from Jan. 1, 1912, \$6,088,845.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

GREENWICH ST.—St. John's Realty Co., in which Jas. H. Cruikshank and Wm. D. Kirkpatrick are interested, sold 759 Greenwich st, a new 6-sty loft building on a lot 21x70. It is between Bank and West 11th sts. C. Bradley Hunter is the buyer and he bought for investment. Mr. Hunter gave, in payment, the southwest corner of Madison av and 124th st, a 3-sty and basement brownstone dwelling, on a lot 20.11x85, facing Mount Morris Park. The Greenwich st property is leased to G. Ceribelli & Co., wine importers, for a long term of years.

HENRY ST.—Harris Grossfield bought through Jos. Meizger 44 Henry st, a 6-sty double tenement house, on a lot 25x100.

PERRY ST.—The St. Johns Park Realty Co. (Jas. H. Cruikshank and Wm. D. Kirkpatrick) resold to Jos. Seeman, of Seeman Bros., wholesale grocers, the edifice of the Perry Street Methodist Episcopal Church at 132 and 134 Perry st, between Greenwich and Washington sts, on a plot 42x97. The buyer will remodel the building into a garage for the use of his automobile trucks.

10TH ST.—Wm. Vogel bought 339 East 10th st, a 5-sty tenement house, on a lot 25x95.

19TH ST.—Thos. M. Fanning sold to the D. H. Jackson Co. 446 and 448 West 19th st, two 4-sty double flats, with stores, on a plot 50x92.

25TH ST.—Solomon Brooks, who last week bought the Bethel Methodist Episcopal Church at 233 to 243 West 25th st, on a plot 80x98.9, has resold the property to the Brown-Weiss Realities, the latter giving in payment 179 to 183 Wooster st, a 7-sty loft building, on a plot 73.11x100.

39TH ST.—Jas. Kyle & Sons sold for the Myron Realty Co. 226 East 39th st, a 5-sty double apartment house, on a plot 31.3x98.9.

47TH ST.—Howard Badeau sold for Thos. M. Fanning to the D. H. Jackson Co. 522 West 47th st, a 5-sty double flat, on a lot 25x100. The property at 530 West 47th st was conveyed last Thursday to Thos. M. Fanning to his wife, who transferred it to Howard R. Badeau who in turn transferred it to Henrietta Ingber, the latter representing the D. H. Jackson Co.

51ST ST.—Mooyer & Marston sold for Mrs. Mary B. Hughes the property 128-130 East 51st st, a plot 40x93x irregular, two 4-sty flats; this property adjoins the corner of Lexington av, and was sold to Isse Koch, owner of the corner property.

54TH ST.—Mrs. Laura M. Moore sold 57 East 54th st, a 4-sty and basement dwelling, on a lot 22x100.5.

55TH ST.—Harriet S. James sold to Edwin Gould 143 East 55th st, a 3-sty dwelling, on a lot 16.8x100.5. The parcel is located about midway between Lexington and 3d avs, and abuts the 40-foot stable at 146-148 East 56th st, also owned by Mr. Gould. Title to the James house is in the name of the Five Boroughs Realty Co., which acts for Mr. Gould.

57TH ST.—The estate of John J. Clancy sold through John J. Clancy & Co. 363 West 57th st, at the northeast corner of 9th av, a 5-sty flat, with stores, on a lot 20x100.

5TH AV.—Mrs. Almy G. Gallatin sold through the Cruikshank Co. to the Dreicer Realty Co., of which Michael Dreicer is pres-

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dent, the southwest corner of 5th av and 53d st, known as the Gallatin mansion, on a plot 50.5x100. It is opposite the new edifice of St. Thomas' Church. The reported price is close to \$1,000,000. The structure was remodeled for Brewster & Co., carriage manufacturers, a few years ago and occupied by them as a sales-room and office at an annual rental of \$30,000; but the firm removed to Long Island City near the bridge plaza. The Gallatins declined to admit a new tenant on a sub-lease and the lease was bought back for \$60,000. The new owners of the property will reimprove it with two 5-sty mercantile buildings.

6TH AV.—The Jerome Holding Co., of which Ralph W. Davis is president, sold to Henry C. Lytton, of Chicago, the southeast corner of 6th av and 9th st, an 8-sty apartment house, on a plot 77.7x43.8x irregular and numbered 110 and 112 6th av and 66 and 68 West 9th st. The ground floor of the building is occupied by the West Side Savings Bank on a lease which has about 6 years more to run.

10TH AV.—Jos. P. Day sold for Edmonds Putney and others to the McCabe Hanger Mfg. Co. 263 and 265 10th av, a plot 49x73, and an abutting parcel extending 148 ft. to 26th st, where it fronts 28 ft. The property is covered with three 4-sty buildings. The buyer last year bought, through the same broker, the adjoining northwest corner of 25th st, and now owns a plot fronting 98.9 ft. on 10th av, 100 ft. in 25th st and an "L" of 28 ft. to 26th st. At the time of the purchase of the 25th st corner it was announced that the parcel would be improved with buildings for the use of the buyer. The broker reports that a building of this type is now to be erected over the combined properties.

Manhattan—North of 59th Street.

62D ST.—Mooyer & Marston sold for the Evangelical Lutheran Church of St. Matthew to the Home of Christian Hungarian Sick Benevolent Societies of New York the church property, on a plot 50x100, at 239 and 241 East 62d st. The buyer will remodel the present building and use it for its own purposes.

70TH ST.—Pease & Elliman sold for Ida K. Bronner to John T. Meagher, for occupancy, 257 West 70th st, a 4-sty American basement dwelling, on a lot 17x100.5.

74TH ST.—The estate of Harriet C. Jones sold through Edward J. Hogan to Jas. Hickey 3 West 74th st, a 4-sty and basement dwelling, on a lot 20x102. The property was to have been sold at auction by Jos. P. Day.

74TH ST.—Jas. M. Donald sold 25 West 74th st, a 4-sty and basement dwelling, on a lot 22x 102.2. The seller owns 27, adjoining.

77TH ST.—Fredk. Zittel & Sons sold for Helene M. Mabley Knight to a buyer, for occupancy, 317 West 77th st, a 4-sty and basement dwelling, on a lot 19x102.2. The asking price was \$37,500.

77TH ST.—R. E. L. Mordecai sold for the Agostin estate and Stuyvesant Fish, respectively, 74 and 76 East 77th st, two 2-sty stables, on a plot 50x102.2. A. L. Mordecai & Son are the buyers and they will probably reimprove the plot.

82D ST.—Mrs. J. C. Cook sold through the McVickar-Gaillard Realty Co. to an investor 74 West 82d st, a 4-sty and basement dwelling, on a lot 17x100.

84TH ST.—Daniel J. Carroll sold through Pease & Elliman to Wm. P. Rice 301 West 84th st, a 5-sty American basement dwelling, on a plot 30x46, adjoining the northwest corner of West End av.

84TH ST.—Bernard A. Ottenberg resold to David H. Hyman to a buyer, for occupancy, 127 East 84th st, a 3-sty and basement dwelling, on a lot 21x102.

95TH ST.—Jos. P. Peck sold to Lillian B. Koepke 20 East 95th st, a 5-sty flat, on a lot 25x100. The seller bought the property two weeks ago. Paul A. McGoldrick and E. Sharum were the brokers.

96TH ST.—Wallace & Meyers, in conjunction with Davis & Lowenthal, sold for F. De Viano, of Woodruff, N. J., the 6-sty modern tenement house, with stores, on a plot 35x100.8, at 334 East 96th st.

128TH ST.—Aldhaus & Co. sold for the St. John's Park Realty Co. (James H. Cruikshank and William D. Kilpatrick) to Anselm Frankenthaler for investment the 5-sty double flat at 137 West 128th st, on a lot 25x100. This property was recently taken in exchange by the sellers from George B. Leonard in part payment for the 8-sty loft building at 345 to 349 West 40th st.

131ST ST.—The estate of John H. Hagencamp sold to Senior 124 West 131st st, a 3-sty dwelling, on a lot 18.91x99.11. The reported price is \$7,500. Wm. R. Rose bought 126, adjoining, at auction last December, for \$10,000, but the latter dwelling is 20 ft. wide.

131ST ST.—Huston Bates sold 205 and 207 West 131st st, two 4-sty dwellings, on a plot 34x100, and adjoining the northwest corner of 7th av.

144TH ST.—Manheim Bros. sold to Abraham Harris 517 to 523 West 144th st, two 5-sty apartment houses, on a plot 100x99.11.

BROADWAY.—The Oceanic Investing Co., in which A. G. Milbank is largely interested, bought from Mrs. Deborah Herrman the south west corner of Broadway and 88th st, a 7-sty apartment house known as the Metropolitan, on a plot 100.8x100. Alfred Herrman, a son of the seller, took back a 10 year lease on the property at an aggregate rental of \$250,000. Chas. F. De Casanova and Lewis B. Preston were the brokers.

PARK AV.—A. & C. Levis sold for clients mentioned below to A. L. Mordecai & Son the southwest corner of Park av and 77th st, fronting 102.2 on the avenue and 80 ft. in 77th st, and partly improved. On the 77th st front are four small dwellings, the one farthest from the

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corner being sold by Mrs. Mary E. Rogers and the other three by Daniel J. Carroll. Two vacant lots and a 12-sty apartment house comprise the Park av frontage. The Fidelity Co., which is composed of Jas. Stillman and others, owned the vacant plot.
 8TH AV.—Abraham J. Hoffman sold to the Friedman & Feinberg Construction Co. 2578 8th av, a 5-sty flat, with stores, on a lot 24.11x80. The buyers gave in payment the southeast corner of Tremont and Prospect avs, Bronx, a 5-sty flat, on a plot 72x100.
 8TH AV.—Edward Rosenberg sold through Goodman, Braisted & Hershfield 2455 8th av, a 5-sty flat, on a lot 25.6x100.
 9TH AV.—Wm. A. Darling & Sons sold for Samuel A. Hamel to Simon Sichel the southwest corner of 9th av and 216th st, a plot 99.11x100; and the buyer gave in part payment 122 West 121st st, a 3-sty dwelling, on a lot 20x100.11. Negotiations are pending for the resale of the 9th av corner to a builder for improvement.

Bronx.

ALDUS ST.—Eberhardt & Podgur sold through J. Romaine Brown & Co. to an investor 950 Aldus st, a 5-sty apartment house, on a plot 42x105.
JENNINGS ST.—Arthur Weyl & Co. in conjunction with Bernard Lichtig sold for Henry Bultenfeld the northeast corner of Jennings and Bristow sts, a 2-sty business building, on a lot 25x100.
149TH ST.—Mrs. Mary E. Hughes sold 311 and 313 East 149th st, two 4-sty flats, on a plot 50x800.
150TH ST.—Mrs. Mary E. Hughes sold 308 and 310 East 150th st, two 3-sty frame buildings, on a plot 50x100. These holdings about those in East 149th st sold by the same owner and mentioned above.
167TH ST.—The old Tiffany mansion, a large rough stone house, on the triangular plot of 16 lots at the junction of 167th st and Westchester as has been sold to the New York Diocesan Missionary & Church Extension Society of the Protestant Episcopal Church, of which Bishop Greer is president. The reported purchase price is \$85,000. A stone church edifice will be built on the site. During the past year the old mansion has been leased to the Episcopal Mission of the Holy Spirit.
BEAUMONT AV.—Kurz & Uren sold for Thos. Roth 2284 Beaumont av, a 2-sty 2-family house.
CONCORD AV.—The Hyman Construction Co. bought from Hyman Grossman 496 Concord av, a 3-sty 2-family house, on a lot 19.6x100.
HUGHES AV.—G. W. Wallace sold through Wallace & Meyers and Davis & Lowenthal to A. D'Onofrio, 2146 Hughes av, a 3-sty, 2-family house with garage and stable, on a plot 37.6x100, near 181st st.
JACKSON AV.—Hyman Grossman sold to the Hyman Construction Co. 989 Jackson av, a 3-sty flat, on a lot 20.5x91.
SEDGWICK AV.—Marshall P. Wilder sold through the J. Romaine Brown Co. the vacant plot 49x113, on the west side of Sedgwick av, 340 ft. north of Perot st.
SOUTHERN BOULEVARD.—American Real Estate Co. sold to a builder, for improvement, the corner of Southern Boulevard and 173d st, a plot 77x100x103x98. The buyer will erect apartment houses on the plot. Louis Schloss and N. Lederer were the brokers.
SOUTHERN BOULEVARD.—Jas. Montgomery & Son in conjunction with Wm. F. Lett sold for the Moffatt estate a plot of 12 lots on the east side of Southern Boulevard, between 134th and 135th sts.
SOUTHERN BOULEVARD.—A. B. Roman sold for the Reville-Siesel Co. to Wm. H. Wanner 1078 Southern boulevard, a 5-sty modern apartment house, on a plot 40x100. Mr. Wanner recently bought 1074 and 1076, adjoining.
WALLACE AV.—J. Brownshied sold for J. Gaffney to A. Barber 1838 Wallace av, a 2-family house.

Brooklyn.

PARK PL.—Howard C. Pyle & Co. sold for Jesse T. Duryea 282 Park pl, a 4-sty dwelling, on a lot 20x131.
ST. JOHNS PL.—Henry Pierson & Co. sold for the Williams estate to a buyer, for occupancy, 189 St. Johns pl, a 3-sty brownstone front dwelling.
ST. MARKS PL.—Howard C. Pyle & Co. sold for J. T. Duryea 14 St. Marks pl, a 4-sty apartment house, on a lot 20x100.
3D ST.—Thos. Rosecrans sold for Wm. H. Nicolay 339 3d st, a 4-sty double flat.
7TH ST.—John Pullman Real Estate Co. sold for the Hamilton Trust Co. to a buyer, for occupancy, 374 and 376 7th st, a 3-sty brick dwelling, on a plot 45x100.
8TH ST.—J. D. Brooks sold to a theatrical syndicate the quaint 3-sty dwelling at 300 8th st, on a plot 75x100 and known as The Tower House. The Temple B'nai Sholaun abutting, in 9th st, a few doors east of 5th av, is included in the sale. It is understood that the combined plot will be reimproved with a theatre.
41ST ST.—Howard C. Pyle & Co. sold for the 41st Street Construction Co. to an investor the 4-sty brick double apartment house on a lot 20x100, at 1313 41st st.
47TH ST.—Tutino & Cerny sold for Milton Schwartz to a buyer, for occupancy, 539 47th st, a 2-sty and basement brownstone 2-family house, on a lot 20x100.
53D ST.—Wm. Shanahan sold through Tutino & Cerny 469 53d st, a 2-sty and basement frame dwelling, on a lot 20x100.

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Rural and Suburban.

58TH ST.—B. J. Sporza sold for Chas. Gahren 1070 58th st, a 2-sty and cellar brick 2-family house.

ATLANTIC AV.—Paul A. McGoldrick sold for a client to Jos. E. Peck 1907 Atlantic av, a 3-sty double flat, on a lot 20x100; and the buyer gave a free and clear farm in part payment.

BROOKLYN AV.—Harry E. Pearsall sold for R. Archbold 252 and 252A Brooklyn av, a 4-sty duplex house.

LAFAYETTE AV.—Howard C. Pyle & Co. sold for M. Rue 558 and 560 Lafayette av, two 3-sty frame dwellings, on a plot 50x100.

NOSTRAND AV.—Edward J. Maguire, builder, sold through Harry E. Pearsall to an investor 598 Nostrand av, a 3-sty brick flat, with store, on a lot 20x100.

6TH AV.—John McCabe sold for J. S. Campbell to Field & Rigler the southeast corner of 6th av and 45th st, a vacant plot 100.2x100.

7TH AV.—Morris Green & Co. sold through Hall & Cuttle 5115 and 5117 7th av, three 3-sty brick flats with stores.

7TH AV.—Hall & Cuttle sold for Salvatore Cicotta 4818 7th av, a 3-sty brick flat with store.

8TH AV.—Henry L. Maxwell sold to Thos. L. Leeming 94 8th av, at the northwest corner of President st, a 3-sty detached brick dwelling, on a plot 100x100. The buyer will occupy the house. Mr. Maxwell bought the property from Timothy L. Woodruff in 1905. It was built by Gen. C. T. Christensen.

Queens.

ARVERNE.—J. F. Butler sold, at Somerville Park, Arverne, to John McGinnis a plot 40x100, on the west side of Remington av, 60 ft. north of Ada av; to Frank Chiaalla a plot 60x100, corner of Remington and Ada avs; also, to Mollé & Mejo a total of 60 lots on Summerfield, Remington and Clarence avs.

BAYSIDE-FLUSHING.—McKnight Realty Co. sold, at Bayside-Flushing, to P. Guard, of Flushing, a dwelling on a plot 40x100, on Block 30.

FAR ROCKAWAY.—J. C. Wright sold through H. Richter & Co. to Thos. W. Cannon 19 North 8th av, Far Rockaway, a cottage on a plot 40x100.

FOREST HILLS.—The Cord Meyer Development Co. sold at Forest Hills to B. F. Moore, a house on a plot 100x100, in Euclid st; to M. A. Moynahan a plot, 50x100, in Gown st; to Joseph Hurley a plot, 50x100, in Fife st; to James J. Tighe a plot, 50x100, in Fife st, to Eleanor Gilman a plot, 100x100, in Seminole av, and to August G. Traube, a house on a plot 50x100, in Harvest st.

HOLLIS.—Harry E. Pearsall sold for Geo. Brown 222 Flushing av, Hollis, a brick 2-family house, on a plot 33x100.

HOLLISWOOD.—Mrs. Mary E. Pearsall sold through Harry E. Pearsall a one-half acre plot at Holliswood.

LONG ISLAND CITY.—Judson A. Harrington sold to the F. L. Bradbury Co., of Bridgeport, Conn., the northeast corner of Washington and 7th avs, Long Island City, a vacant plot 100x92. The buyers will improve the plot with a 3-sty brick factory, for which plans are now being prepared.

Richmond.

BULLSHEAD.—Cornelius G. Kolff sold for Isabel W. Bonner to M. Moskowitz a plot 25x200, on Richmond av, near Richmond turnpike, Bullshead, Staten Island.

NEW SPRINGVILLE.—Cornelius G. Kolff sold for a client to Geo. Glaab a lot 25x100, on Old Stone rd, opposite Signs rd, New Springville, Staten Island.

Near-By Cities.

BAYONNE, N. J.—Joseph and Emanuel Goldman bought from Hyman Markus 493 and 495 Broadway, corner of West 23d st, Bayonne, two brick store buildings, on a plot 55x100.

BAYONNE, N. J.—Leon Lazarus sold to Congregation Ohab Zedek Anshe Ungarn a plot, 50x100, at the southeast corner of Boulevard and West 24th st, Bayonne.

BAYONNE, N. J.—Philip Fursham sold to Keystone Investment Co. 81 to 97 West 13th st, Bayonne, nine 2-family houses, on a plot 225x100.

GUTTENBERG, N. J.—John Milton as receiver of the Hudson County Real Estate and Building Co. sold to Gustav W. Leydecker five 3-sty brick store dwellings, on a plot 150x100, at the northwest corner of 5th and 26th sts, Guttenberg.

JERSEY CITY, N. J.—Richard Dorison sold to Charles H. Schroeder a plot 27x94 at the northeast corner of Bergen and Bostwick avs, Jersey City.

JERSEY CITY, N. J.—Seymour Tucker sold to the Northern Improvement Co. 882 and 884 West Side av, Jersey City, two 2-family houses, on a plot 44x91.

JERSEY CITY, N. J.—Edward Marron sold to Nathan Scher 772 Newark av, Jersey City, a store building, on a lot 25x100.

JERSEY CITY, N. J.—Robert Broadman sold to Philip Kelaher a 6-family flat on a plot 33x100, in the south side of Bostwick av, near Bergen av, Jersey City. The buyer gave in part payment a plot 26x100, at the northwest corner of Dwight and Van Cleef sts, in the same city.

FLORAL PARK, L. I.—The Windsor Land & Improvement Co. sold at Floral Park to J. Schneider and E. Hatton each a plot 40x100, on Spruce st; to J. McGahran a plot 40x100 at Pine and Birch sts; to K. Nolan a plot 40x100 at Spruce and Walnut sts, to P. J. Deane a plot 40x100 in Aspen st; to M. J. Walsh a plot 40x100, at Primrose and Adler avs; to M. McGuire a plot 40x97, at Calla and Crocus avs.

GREAT NECK.—McKnight Realty Co. sold, at the Estates of Great Neck, to Albert Hagstedt, of Great Neck, a plot fronting 175 ft. on Gateway drive. The buyer will improve the plot with a costly home from plans by Geo. J. Hardyway. Mr. Hagstedt also bought a plot with a water frontage of 120 ft.

GREAT NECK.—McKnight Realty Co. sold at the Estates of Great Neck, to F. C. Runyon, of Manhattan, a house of 12 rooms and 3 baths on a plot fronting 120 ft. on Deepdale drive, near the entrance to the Estates of Great Neck. One of the unique features incorporated in this house have been a solarium on the ground floor with an ozone chamber, dimensions 12x15 ft. above it, and on a level with the second floor.

HEMPSTEAD, L. I.—The Windsor Land & Improvement Co. sold, at Hempstead, to P. Schmitt a plot 40x100, in Booth st; and, to A. Sanders a plot 60x100, at Windsor and Hempstead parkways.

OCEANSIDE, L. I.—The Windsor Land & Improvement Co. sold, at Oceanside, to W. and A. Sturcke and E. A. Wagner each a plot 40x100, on Hoke av; to H. and A. Burmester, G. Fetterell, H. Delahunty and J. Von Hollen each a plot 40x100 and to J. and M. Timmins a plot 80x100, on Merifield av; to F. Heier a plot 20x100 and to H. Windeler a plot 40x100 on Lawson av; to J. W. Sutphen and M. Benvie each a plot 40x100 on Perkins av; to R. B. Webb a plot 40x100 at Perkins and Dambly avs.

RED BANK, N. J.—Jas. E. Degnan sold to Harry A. Miller a dwelling, on a plot 92x210, on Riverside av, Red Bank.

RIDGEWOOD, N. J.—F. M. Stearns, until recently of 178 Prospect Park West, Brooklyn, N. Y., has purchased the detached dwelling at 151 Woodside av, Ridgewood, for occupancy.

ROCKVILLE CENTRE, L. I.—The Windsor Land & Improvement Co. sold, at Rockville Centre, to E. Morgensen a plot 20x119 on Foxhurst av; to D. J. Rochford a plot 40x100, on Windsor Parkway.

ROSLYN, L. I.—Mrs. Eliza C. Oakman sold to Mrs. Lucy S. Walbridge a tract of 71 acres at Roslyn. A commanding view of Long Island Sound can be obtained from the property.

WEST FREEHOLD, N. J.—William Buffett bought the Karl Anderson farm at West Freehold.

WHITE PLAINS, N. Y.—E. Nelson Ehrhart sold for William A. Cromwell his house, at 80 Mamaroneck av, White Plains, on a plot 75x190, to D. E. Clark Tracy, for use as a residence. He will build a garage and make alterations for his office. The house was held at \$20,000.

LEASES.

Manhattan.

DANIEL BIRDSALL & CO. leased the entire upper part of 319 Broadway, at an aggregate rental of \$30,000, to the Neostyle Co., of 30 Reade st; also 360 and 362 Washington st to F. E. Rosebrook & Co., of 8 Harrison st, for a term of years at an aggregate rental of \$25,000; also the 1st loft in 236 Church st to the Putnam-Hooker Co., of 56 Worth st; the 2d loft at 48 and 50 Walker st to the Tobin Signal Co; the 1st loft in 21 Walker st to J. H. Weisbard, and the 3d loft in 99 Chambers st to the German-American Bronze Powder Mfg. Co., of 90 Warren st.

JOHN W. BRETT leased through Douglas Robinson, Charles S. Brown Co. the two 4-sty dwellings 23 and 25 East 57th st, being the northwest corner of Madison av, for a term of years from the Union Trust Co. The premises will be used for business purposes.

JOHN BRITNER leased the building at 1 Front st, on plot 35x110, to Henry W. Peabody & Co. of 17 State st for a term of 5 years.

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Wants and Offers

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

WANTED a builder to buy a piece of property in the heart of one of the best sections of Brooklyn for the erection of a Moving Picture Theatre. The entire cash necessary to be spent is between eight and nine thousand dollars. The proposition itself cannot lose. Have \$1,000 myself. Prefer to make a contract to buy, allowing mortgage to extend for a period of ten years. The entire transaction involves about \$27,000 and the interest on the cash investment to the builder will amount to between 20 and 25% a year. The theatre when built would have practically no competition. Address Box 61, Record and Guide.

SUPT. OF REPAIRS—A1 Renter and good Office Manager, 15 years' experience with one of the largest Real Estate firms, and at present employed, desires to make connection with Real Estate firm or Estate where results are desired. Address Box 65, Record and Guide.

WOULD like to combine my Real Estate business with active office for mutual advantage; only those with highest integrity and standing reply to B. T., care Record and Guide.

YOUNG MAN (23) desires position; experienced in renting, collecting and repairs. Best References. Box 57, Record and Guide.

FOR SALE—Fully equipped and well established West Side real estate office, located on one of the best corners on Broadway. Box 51, Record and Guide.

WANTED ASSESSED VALUATION BOUND VOLUME YEAR 1912, BRONX BOROUGH. ADDRESS BOX 82, RECORD AND GUIDE.

Leases—Manhattan (Continued).

COTTIER & CO. of 3 East 40th st leased the southerly store and the 1st floor in the Charles Building, at the southwest corner of 5th av and 56th st, for a term of eighteen years from Jan. 1, 1914, at an aggregate rental of about \$350,000.

THE CROSS & BROWN CO. leased for Madame Irene the building 25 West 35th st to the McDowell Dressmaking and Millinery School. The new tenant has been located for a number of years at 310 6th av.

THE DUROSS CO. leased the store adjoining the northeast corner of Dey and Church sts to George Chochos for ten years.

THE DUROSS CO. leased the top loft in 799 and 801 Greenwich st to M. J. Donohue for 5 years.

SIMON FINE leased the 6-sty flat at 2192 and 2194 2d av to Alfonso Duresso for 3 years at \$13,000.

N. BRIGHAM HALL & WM. D. BLOODGOOD leased space in the Art Color building, 209 West 38th st, to Max Levinson; in 470 4th av to Duke MacMahon & Co. of 371 Broadway, the Black Publishing Co. of 487 Broadway, and Bernard Rudnoft, and in the Columbia Bank building, 507 5th av, to M. Horowitz.

THE CHARLES F. NOYES CO. leased the store and basement in 154 William st, corner of Ann, to M. F. Reilly for a term of years; a floor in 61 Ann st to J. Weisner; a floor in 44 Fulton st to M. E. Hoose of 46 Fulton st, and a floor in 131 to 135 Prince st to Louis Wagner.

HUBERTH & HUBERTH leased in the New York American Building at Columbus Circle, offices to the Endurance Rubber and Tire Co. of 1789 Broadway; W. G. H. Randolph, Esq.; Dr. J. C. Nabstedt; the Rubber Aer Sales Co. of 1777 Broadway, and H. H. Armington.

PEASE & ELLIMAN leased for Eugene A. Philbin and S. Stanwood Menken, as executors of the estate of Adela A. Dortic, the brownstone dwelling at 9 East 47th st. The tenant is Samuel Medlin, who will immediately alter the house for business purposes. A marked activity is shown in this block by the recent sales of 5 East 47th st and 16 East 48th st by the same brokers. No. 3 East 47th st has been leased and will also be altered for business, while Amos R. E. Pinchot is improving his property at 15 East 47th st with a 6-sty commercial building.

PEASE & ELLIMAN leased in 969 Park av a large duplex apartment to George W. Thompson; also a large duplex apartment to Miss Isabella M. Cammann.

LUDWIG C. TRAUBE leased the 3-sty private dwelling at 163 East 93d st for a number of years to Joseph Yohe for Alice C. Nathans.

VAN VLIET & PLACE leased to George F. Fish the stores in 406 and 408 West 14th st for a long term of years.

MOORE, SCHUTTE & CO. leased for Thomas D. McBride the stores in 1693 and 1695 Amsterdam av, corner 144th st, to the Cushman Bread Co. for a term of years.

THE CROSS & BROWN CO. leased office space in the 15th floor of the building at the southwest corner of 42d st and Madison av to Frank Vernon of 103 Park av, and the building at 1902 Broadway, with garage in the rear, to the Feindesen & Kropf Mfg. Co.

DOUGLAS L. ELLIMAN & CO., INC., leased apartments in 840 Park av to Gustav Pagenstecher, and in conjunction with Payson McL. Merrill, to Walter Hoff Seely; also an apartment in 40 East 83d st for Douglas Robinson Charles S. Brown Co., to Edward W. Van Vleck.

RULAND & WHITING CO. leased store in 69 Cortland st to Mill End Tailors of 79 Cortland st; store in 2204 7th av to Davin & Gabriel; 2d loft in 143 Bleecker st to Philip J. Gavoio of 580 Broadway; 2d loft in 177 Pearl st to O. S. Dickson & Son of 181 Pearl st; and the 3d loft in 478 Pearl st to Silber, Pinkowitz & Ackerson of 29 Bleecker st.

S. M. BROWN leased 54 West 125th st, a 4-sty and store, for ten years, to the Harris Optical Co.

WM. H. WHITING & CO. leased for the Estate of Mary C. Wallace to the New York French Range Co. of 246 Fulton st, the entire building 188 and 190 Chambers st for a term of ten years; the store, basement and sub-cellar in 180 William st, corner of Spruce, to the Postal Telegraph-Cable Co.; the store in 120 Fulton st to John E. Havers; 3d loft in 59 Beekman st to the Artistic Stamping & Novelty Co.; 2d loft in 57 Beekman st to Philip A. Berg of 3297 Broadway, and the top loft in 8 Beach st to the Gem Fountain Pen Co.

CROSS & BROWN CO. leased for Madame Irene to the McDowell Dressmaking & Millinery School, of 310 6th av, the building at 25 West 35th st.

N. BRIGHAM HALL & WM. D. BLOODGOOD leased space, in The Art Color building at 209 West 38th st to Max Levinson, of 470 4th av, to Duke, MacMahon & Co., of 371 Broadway, to the Black Publishing Co., of 487 Broadway, to Max Levinson, of 35 West 32d st, also space in the Columbia Bank Building at 507 5th av to M. Horowitz, of 1339 5th av.

F. R. WOOD-W. H. DOLSON CO. sub-leased for Mrs. Beatrice L. Durnell the 4-sty dwelling at 171 West 76th st to A. Louise Reynolds, for a term of years.

HEIL & STERN leased for the 25th Construction Co. the store and basement of 141 and 143 West 28th st, for a term of years, to Porges & Levy, a new wholesale wine and liquor firm.

JAS. H. STRYKER leased for the Waldemar Co. for a term of years, the store and basement at the northwest corner of Broadway and 51st st and the rear of the adjoining store to Thos. Laughlin, of 829 10th av.

G. W. BARNEY leased the 5-sty building at 50 Murray st to B. Drakenfeld & Co., of 27 Park pl; also to Maysolm & Minniello the store and basement in 191 Reade st, extending through to 199 Chambers st; also to M. Roth & Co., of 183 Duane st, the 6-sty basement building at 185 Duane st.

DAVID CHENKER leased the 6-sty tenement at 5 St. Marks pl to S. Birnbaum; also 521 East 11th st, a 5-sty tenement, to B. Siegel.

GOODWIN & GOODWIN leased for the Farmers Loan & Trust Co. to Patrick and Mary Doyle the private dwelling at 233 West 120th st.

MOOYER & MARSTON leased to Klein & Berenzweig 3 3d st, a 3-sty building on a lot 21x50, adjoining the northwest corner of Broadway.

THE NATIONAL PROGRESSIVE PARTY leased from Charles G. Emery the 4-sty dwelling on plot 45x100 at 32 Washington Sq West, north corner of West Washington pl, for a term of years to be used as its State headquarters. The Douglas Robinson, Charles S. Brown Co. negotiated the lease.

THE CHARLES F. NOYES CO. leased the 2d floor of the Montauk Building occupying the block front on the west side of William st, from Maiden lane to Liberty st, to the Globe Indemnity Co., of 45 William st, for a term of years.

THE CHARLES F. NOYES CO. leased offices in the Madison Square Building at 15 to 19 East 26th st for Jacob Ruppert to Rosengarten Brothers; an entire loft in 18 Waverly pl for the Cheesbrough estate to S. R. Babson, of 46th Great Jones st, and a floor in 36 to 44 West 24th st to Morris Botwin, of 268 8th av.

ARTHUR TRUSLOW leased the basement in 24 Dey st, northeast corner of Church st, for the United Cigar Stores Co. to the Borough Lunch Co., of 141 Fulton st, for 10 years. The lessees of the building, who have rented it from the John Jacob Astor estate for a long term, will make a spacious entrance on Dey st for the basement lunch room.

LEASES have been closed in the Architects' Building, Park av and 40th st, with the following: Henry C. Meyer, Jr.; McKim, Mead & White, of 160 5th av; Henry Bacon; Post & McCord, of 44 East 23d st; Arnold W. Brunner, of 320 5th av; La Farge & Morris, of 23 East 26th st; Lionel Moses, of 156 5th av; Nygren, Tenney & Ohmes, of 87 Nassau st; Barnett Phillips, of 17 Madison av; Ford, Butler & Oliver, of 103 Park av; Donn Barber, of 23 East 26th st; Ewing & Chappell, of 345 5th av; Ludlow & Peabody, of 12 West 31st st; C. H. Caldwell, of 160 5th av; Kenneth M. Murchison, of 293 5th av; H. Van Buren Magonie, of 7 West 38th st; Thornton Chard, of 39 West 38th st; Henry D. Whitfield, of 160 5th av; E. W. Stern, of 103 Park av; Howard Greenley, of 298 5th av; Clark, McMullen & Riley, of 80 Maiden lane; Charles E. Knox, of 90 West st; E. E. Paul Co., of 1 Madison av; J. R. Williams; Gillies Campbell Co., of 1 Madison av; Thomas D. Wadelton, of 160 5th av; Gunvald Aus, of 11 East 24th st; The Powers Regulator Co., of 111 5th av; C. N. Lowrie, of 103 Park av; Albert Oliver, of 50 Church st; Peerless Blue Print Co., of 341 5th av; the Holtzer-Cabot Electric Co., of 83 Warren st; The Eagle White Lead Co., of 100 William st; Mary Bishop and the American Academy in Rome, of 23 East 26th st.

DOUGLAS L. ELLIMAN & CO., INC., leased for the Montana Realty Co. an apartment in 353 Park av to William E. Coffin; an apartment in 515 Park av to Dr. Edmund R. P. Janvrin; also offices in the 42d Street Building to the Thomas Crimmins Contracting Co., of 444 East 69th st.

Brooklyn.

BULKLEY & HORTON leased for a client to Garrison & Jennings, 13 Herkimer st, a 3-sty and basement brownstone dwelling at 13 Herkimer st, for a term of years. The lessees are milliners.

Queens.

THE LEWIS H. MAY CO. leased for Frank A. Brady, the Brady Estate property on Reeds Lane, Far Rockaway, to Emanuel Van Raalte.

THE LEWIS H. MAY CO. leased at Arverne, L. I., for William Scheer a cottage on Wave Crest av to Mrs. J. Deitzel; for I. Isaac a cottage on the Boulevard to N. McKenna; for the H. H. Realty Co. a cottage on Ocean av; to the Rev. Dr. Meyers, and for J. B. Summerfield a cottage on Gaston av to Miss Fannie Eichler.

REAL ESTATE NOTES.

ESTHER L. SMITH is the buyer of 69 to 73 East 111th st, recently sold.

P. C. KETTERER is the buyer of the dwelling at 33 West 74th st, recently sold by Theresa A. Ellinger.

PEASE & ELLIMAN have been appointed agents of 434 to 438 Broadway, corner of Howard st, a 9-sty store and loft building.

PEASE & ELLIMAN have been appointed agents of 434 to 438 Broadway, northeast corner of Howard st, a 9-sty store and loft building.

THE FIRM of M. & L. Hess has been incorporated with a capital of \$25,000 and John W. Hahner as a new accession. Other members are Nathaniel J. and Edwin H. Hess.

WM. WHITMAN, JR., of the firm of Wm. Whitman & Co., 229 4th av, Manhattan, is the buyer of the S. W. Eddy farm, at Simsbury, Conn., the sale of which was recently reported.

FRANCIS DE R. WISSMAN, president of the Reliance Realty Co., is the buyer of the plot 35x100.11 at 9 East 96th st, the sale of which by Isaac H. Clothier of Philadelphia through Francis K. Pendleton was recently reported.

J. PARKER FISKE, chairman of the committee of The Technology Club, as to whether the club shall enlarge its building, said that no option has been obtained on a site in 42d st for a new home for the organization. Neither are there any other options.

THE ANNUAL dinner of the East Orange Board of Real Estate Brokers will be held at East Orange, N. J., on February 24. The principal speaker will be ex-Gov. John Franklin Fort, who will talk on "The Unity of the Oranges," dealing with the question of consolidating the four communities.

JOHN N. GOLDING has obtained for the Sherman Avenue Construction Co. a loan of \$65,000 on its property on Sherman av, between 207th and Isham sts, for a term of years. Also, has obtained for the John J. Tully Construction Co. a loan of \$40,000 on its property on the east side of Webster av, 320 ft. south of 182d st, Bronx.

THE DWELLINGS at 6 and 8 East 43d st, owned by Lena K. Hoag, are the subject of a foreclosure action brought by Thomas H. Kelly. The houses were reported to have been sold a few months ago to Brown Bros. in a trade for two apartment houses on Audubon av. The dwellings are 4-sty and basement and occupy a plot 41x100.5 about 160 ft. east of 5th av.

THE PRUDENTIAL INSURANCE CO., of Newark, has agreed to lend \$5,500,000 to F. V. and J. H. Burton on the property on the west side of 5th av, between 38th and 39th sts, on which the new Lord & Taylor store will be erected. The loan covers both the land and the new buildings. Plans for the structure, which is to cost \$2,000,000, were filed a few days ago. This is the largest loan ever made in this city by the Prudential. It is for five years at 5 per cent.

THE NEW YORK TITLE INSURANCE CO. has agreed to make a building loan of \$150,000 on premises in the south side of 140th st, 90 ft west of Broadway, to the Ess En Construction Co. for the purpose of erecting a 6-sty, high class, elevator apartment house. This is a portion of the land recently purchased by the Dayton Realty Co. from the Hoguet estate and resold to the above company. The plot is just in the rear of the two houses on Broadway recently sold by former Governor Levi P. Morton.

AUCTION SALES OF THE WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertisements Legal Sales.

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

Manhattan and Bronx.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Feb. 14, 1913, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3208-10 3 av.

JOSEPH P. DAY.

*Ash st, ns, 200 e Syracuse av, 100x100; due, \$578.89; T&C, \$100; Walter W Taylor. 805

*Ash st, ss, 400 e Syracuse av, 100x100; due, \$578.89; T&C, \$100; Walter W Taylor. 850

Burke st (), nec Wallace av, 25x100; due, \$928.21; T&C, \$200; sub to pr mtg of \$5,000; Barnett Nelson et al. 6,096

Burke st (), ns, 25 e Wallace av, 25x100; due, \$818.37; T&C, \$200; sub to pr mtg of \$4,500; Barnett Nelson et al. 5,332

Ludlow st, 14 (), es, 124.3 n Canal, 32.4 x87.4x32.4x86.10, 5-sty bk tnt & strs & 5-sty bk rear tnt; due, \$47,691.63; T&C, \$1,935; Broadway Savings Inst of the City N. Y. 40,000

*Oak st, ns, 300 e Syracuse av, 100x100; due, \$578.89; T&C, \$100; Walter W Taylor. 835

*Schofield st, ns, 150 w Long Island Sound, 50x119, City Island; partition; Addie S Wood et al, defendants. 6,200

*4TH st, 131-3 E, see 1 av, 67.

*22D st, 47-9 W, ns, 212 e 6 av, 48x98.9, 2-4-sty bk loft bldgs; voluntary; bid in at \$135,400.

*25TH st, 132-4 E; see Lex av, 54-8.

*48TH st, 235 E, ns, 240 w 2 av, 20x100.5, 3-sty & b stn dwg; due, \$5,756.59; T&C, \$11; L J Phillips & Co for a client. 10,475

*74TH st, 3 W, ns, 100 w Central Park W, 20x102.2, 4-sty & b bk & stn dwg with 3-sty ext; voluntary; withdrawn.

108TH st, 324-8 E (), ss, 200 w 1 av, 75 x117.10x—x79.10, 2-1-sty fr bldgs & vacant; due, \$31,999.97; T&C, \$2,878.08; Jno Cullen. 15,000

117TH st, 106 E (), ss, 47.6 e Park av, 15.10x64.11, 3-sty bk dwg; due, \$5,695.81; T&C, \$239.54; sub to a mtg of \$4,250; Adelaide O Floyd. 4,927

*120TH st, 509-17 E, ns, 123 e Pleasant av, 103.5x121.10, 3-sty bk & fr bldg with 1 & 2-sty bk exts; partition; bid in at \$34,750.

121ST st, 261 W (), ns, 573 w 7 av, 17x100.11, 3-sty & b stn dwg; due, \$10,693.61; T&C, \$437.29; General Synod of the Reformed Church in America. 9,000

*155TH st W, nec St Nich av, see St Nich av, 908.

*162D st, 433 E, ns, 306 e Melrose av, 35x100, 2-sty fr dwg; due, \$1,189.20; T&C, \$188.36; sub to a mtg of \$5,500; Benenson Realty Co. 7,000

*186TH st E, nec Park av, see Park av, nec 186th.

188TH st, 512 E (*), ss, 72 w Bathgate av, 20x91.2x20x90.9, 3-sty bk tnt; due, \$8,-202.36; T&c, \$357.92; Tunis S Bogart, 7,500

Broadway, 1237-9, ws, 63.8 n 30th, 41.1x 234.3 to 6 av (Nos 502-4), x42.2x249.5, 5-sty bk theatre (Bijou) & office bldg & 2-4-sty bk bldgs with strcs; voluntary; Taylor-Sherman Co for a client, 845,000

Grand Blvd & Concourse, 964, es, 34.4 s 164th, 100x188.5x100x191.1, 3-sty & b fr dwg & vacant; due, \$11,586.53; T&c, \$5,-111.03; M E Whitie, 12,000

Hull av, 3077 (*), ns, 150 w 204th, 25x 110, 2-sty fr dwg; due, \$2,645.24; T&c, \$16.10; sub to a 1st mtg of \$5,500; Chas Doblin, 5,600

Lexington av, 54-8, swc 25th (Nos 132-4), 49.4x53.6, 4-sty bk office & str bldg & 3-sty bk dwg; exrs sale; adj to Feb18. —

Park av, nec 186th, 50x100; voluntary; bid in at \$10,500.

St Nicholas av, 908, nec 155th, 23.9x99.11 x51.3x103.7, 2-sty & b bk dwg, with 2-sty ext; exrs sale; adj to Feb18. —

Wallace av, nec Burke, see Burke, nec Wallace.

1ST av, 67, nwc 4th (Nos 131-3), 24.5x 99.3, 5-sty & b bk tnt with strcs & 1-sty bk ext; voluntary; Lowenfeld & Prager & Harry Lippmann, 54,550

1ST av, 1073 (*), ws, 75.5 s 59th, 25x100, 6-sty bk tnt & strcs; due, \$8,717.38; T&c, \$882.39; sub to pr mtg of \$26,000; Max Katz et al, 31,361

3D av, 594, ws, 19.3 s 39th, 19.3x76, 4-sty bk tnt with str & 1sty bk ext; exrs sale; adj to Feb18. —

6TH av, 502-4, see Bway, 1237-9.

BRYAN L. KENNELLY.

Jumel ter, 18, ws, 98 s 162d, 17.6x100, 3-sty & b stn dwg; due, \$12,769.64; T&c, \$876.94; adj to Feb28. —

Amundson av (*), es, 300 s Randall av, 50x100; also MONTICELLO AV, ws, 375 n 233, 35.1x100x36.4x100, Eastchester; due, \$898.96; T&c, \$259.38; sub to a first mtg of \$3,500; Aloysius Fellenstein, 4,000

Monticello av, ws, 375 n 233d, see Amundson av, es, 300 s Randall av.

JAMES L. WELLS.

100TH st, 215 E, ns, 250 e 3 av, 25x100.11, 4-sty bk tnt; due, \$11,123.65; T&c, \$274.50; Sarah McCauley, 11,605

100TH st, 217 E, ns, 275 e 3 av, 25x100.11, 4-sty bk tnt; due, \$11,127.65; T&c, \$274.50; Sarah McCauley, 11,605

D. PHOENIX INGRAHAM.

132D st, 223 W (*), ns, 215 w 7 av, 15x 99.11, 3-sty & b stn dwg; due, \$8,694.16; T &c, \$185.55; Christopher Moller et al, 8,000

HENRY BRADY.

111TH st, 253 W, ns, 92 e 8 av, 36x100.11, 6-sty bk tnt; due, \$43,212.47; T&c, \$731.66; Louis Greenblatt et al, defendants, 44,100

112TH st, 241 W (*), ns, 329 w 7 av, 17x 100.11, 3-sty & b bk dwg; due, \$12,904.45; T&c, \$469.15; Regina Garrigues et al, 10,000

J. H. MAYERS.

47TH st, 107 W (*), ns, 60 w 6 av, 20x80, 5-sty bk left & str bldg 1-sty ext; due, \$5,946.49; T&c \$715.50; sub to a 1st mtg of \$30,000; Bernard Mittelstaedt, 43,500

218TH st (*), ss, 255 w Olinville av, 50x 114, Wakefield; due, \$2,308.37; T&c, \$322.25; Louis Halperin et al, 1,000

Bathgate av, 1637 (*), ws, 155 n 172d, 25 x114.5, 3-sty fr tnt; due, \$6,140.14; T&c, \$1,016.10; sub to 1st mtg of \$4,500; Jno Lynagh et al, 7,500

Brocken av (*), ws, 100 n Randall av, 25x100, Wakefield; due, \$732.02; T&c, \$198.39; Henry McCaddin, 500

Total \$1,199,291
Corresponding week, 1912..... 1,047,252
Jan. 1, 1913, to date..... 6,389,520
Corresponding period, 1912..... 6,617,668

Brooklyn.

The following are the sales that have taken place during the week ending Feb. 11, 1913, at the Brooklyn Sales-rooms, 189 Montague Street:

WM. H. SMITH.

OSBORNE st (*), es, 150 n Lott av, 200x 100; Ida Kass, 3,000

OSBORNE st (*), nec Lott av, 150x100; Ida Kass, 2,500

W 6TH st (*), es, 100 n Neptune av, 40x 145.6; also NEPTUNE av, nec, intersec land of Prospect Park & Coney Island R R Co, 55.7 x120.1; Wm Ulmer Bwy, 24,000

E 15TH st, ws, 360 n Av P, 26.8x100; Danl J Roach, 3,750

43D st, ss, 200 w 4 av, 20x100.2; Estates Finance Co, 2,300

CONEY ISLAND av (*), es, 100 n Av J, 20x100; Albt Berry, 1,000

NEPTUNE av, ns, intersec land of Pros-pect Park & Coney Island R R Co, see W 6th st, es, 100 n Neptune av.

NOSTRAND av, es, 125 s Lefferts av, 20x 76; Wm Gremier, 5,000

6TH av (*), es, 25 n 22d, 21x72.1; Ellen Ward et al 2,250

JAMES L. BRUMLEY.

E 2D st (*), ws, 100 s Av N, 84.1x112x treg; Geo H Ohnewald, 8,035

Borrowers

having desirable property on which loans are wanted can be accommodated in any amount at prevailing rates of interest. Submit your loans and we can take care of them promptly.

Lawyers Title Insurance & Trust Co.

CAPITAL \$4,000,000 - - SURPLUS \$5,500,000

160 Broadway, Manhattan
1425 St. Nicholas Avenue, Manhattan
500 Willis Avenue, Bronx

188 Montague St., Brooklyn
1354 Broadway, Brooklyn
367 Fulton St., Jamaica

When a merchant decides to move into larger or better quarters, he begins to figure the "extras" in addition to the rental cost.

The cost and upkeep of floor covering is one of the most important items of incidental expense. One of the strongest arguments you can offer a prospective tenant is to show him a

KOMPOLITE

floor, which has the decorative effect of a rug, is resilient and a deadener of sound, with *no expense for upkeep.*

We are equipped to take your contract—furnish the material—lay the floor and guarantee the job. Call at our office for inspection of material or telephone for samples.

GENERAL KOMPOLITE CO.

The largest manufacturers of composition floor products in the United States

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The test of seven years' experience is the proof behind our reliability

To Manufacturers Who Operate Their Own Power Plants

We are supplying Electric Power to a majority of the Factories in Brooklyn Borough at a Lower Rate Than They Could Operate a Private Plant

If you are considering making changes, alterations or additions to your plant or any part of it—

If you are outgrowing your present power equipment—

If you are about to move from your present location to another building—

If your power supply or any part of it fails you suddenly—inopportunately—

Send at once for one of our power engineers. Do not make arrangements for power or light without ascertaining just what Edison service will cost and what it will do for you.

We have facilities for helping you out in an emergency.

Always at your service.

Power Engineering Bureau, Sales Department

EDISON ELECTRIC ILLUMINATING COMPANY OF BROOKLYN

Telephone, 8000 Main

360 Pearl Street

Auction Sales—Brooklyn (Continued).

WM. P. RAE CO.

CARROLL st (*), sws, 80.6 nw 3 av, 20x73; Raffaello Lafaina. 3,500
 DEAN st, ss, 100 e Hoyt, 25x100; Sheriff's sale of all right, title &; withdrawn.
 ST JOHNS pl (*), ns, 100 w Albany av, 210x112.9; Edw M Barlow. 69,750
 E 18TH st (*), ws, 180 s Av J, 40x100; Sheriff's sale of all right title, &; E T Burrows Co. 188

CHARLES SHONGOOD.

E 5TH st (*), es, 249.9 n Caton av, 30.3x 100; Felleman. 3,750
 80TH st, swc Stillwell av, 129.4x145.7; Caesar La Fort. 9,750
 UNION av (*), es, 50 s Wither, 25x100; Giuseppe Calimano et al. 6,050

RECEIVER'S SALE.

(On the premises.)

58TH st, ns, 200 e 1 av, 60x100; Harry A Hanburg defendant. 3,105
 Total\$147,928
 Corresponding week, 1912..... 198,002

VOLUNTARY AUCTION SALES.

Manhattan and Bronx.

HERBERT A. SHERMAN.

FEB. 17.

140TH st W, ns, 195 w 5 av, 175x99.11, vacant.

JOSEPH P. DAY.

FEB. 18.

25TH st, 132-4 E, see Lex av, 54-8.
 155TH st W, nec St Nich av, see St Nich av, 908.

LEXINGTON av, 54-8, swc 25th (Nos 132-4), 49.4x58.9x—x87.5, 5-sty & b bk tnt with str.

ST NICHOLAS av, 908, nec 155th, 23.9x99.11x 51.3x103.7, 2-sty & b bk dwg with 2-sty ext.
 3D av, 594, ws, 19.3 s 39th, 19.3x76, 4-sty bk tnt with str & 1-sty bk ext.

BRYAN L. KENNELLY.

FEB. 19.

MADISON st, 311, ns, 111.5 w Gouverneur, 26.6x88.9x—x87.5, 5-sty & b bk tnt with str.

16TH st, 19 W, ns, 425 w 5 av, 25x92, 3-sty & b bk dwg.

81ST st, 522-6 E, ss, 273 w East End av, 50x 102.2, 5-sty & b bk loft bldg.

LEXINGTON av, 284, ws, 98.5 s 37th, 24.6x 100, 4-sty & b stn dwg.

MADISON av, 1323, es, 20.8 n 93d, 20x74, 3-sty & b stn ft dwg with 2-sty ext.

ADVERTISED LEGAL SALES.

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

Manhattan and Bronx.

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

FEB. 15.

No Legal Sales advertised for this day.

FEB. 17.

6TH st, 540 E, ss, 100 w Av B, 23x97.5x29x 97.1, 6-sty bk tnt & str; Julius Stoloff et al—Henry Machson et al; Abr S Jaffer (A), 198 Bway; Chas Putzel (R); due, \$1,208.73; T&c, \$739.47, sub to 2 mtgs aggregating \$38,000; mtg recorded June4'06; Joseph P Day.

82D st, 407 E, ns, 131 e 1 av, 25x102.2, 5-sty bk tnt; Philip A Zoller—Abr Gressman et al; Wm H Sage (A), 156 Bway; Chas J Leslie (R); due, \$5,466.45; T&c, \$171.27, sub to 1st mtg of \$13,000; Joseph P Day.

206TH st, 168 E, ss, 162 e Grand Blvd & Concourse, 25.6x92.6x25x87.7, 2-sty fr dwg; Fanny Behlen et al—Maria G Del Gaizo et al; Theo Hansen (A), 35 Nassau; Geo W Elkins (R); due, \$6,449.07; T&c, \$1,389.09; mtg recorded Dec18'06; J H Mayers.

MACLAY av, nwc Zerega av; see Zerega av, 1700.

ZEREGA av, 1700, nwc Maclay av, 19.11x 78.11x20.3x79.10, Unionport; Fredk A Southworth et al exrs—Zerega Ave Improvement Co et al; Wm R Brinckerhoff (A), 68 William; Albt W Ransom (R); due, \$6,378.67; T&c, \$69.42; Herbert A Sherman.

FEB. 18.

CAMERON pl, swc Walton av; see Walton av, 2159.

3D st, 387-9 on map 389-91 E, ns, 150.10 e Lewis, 50x97, 6-sty bk tnt. Saml Weill—Jos Liebenthal et al; Isaac S Heller (A), 35 Nassau; Jno F Farrell (R); due, \$19,040.22; T&c, \$266.60; Joseph P Day.

181ST st, E, nwc Walton av; see Walton av, 2151.

BAY av, ss, at e bank Eastchester Bay, 139x 100x115x101, City Island; Wm Webber et al

exrs—Martin J Earley Jr et al; Dominic L O'Reilly (A), 258 Broadway; Alfred T Talley (R). due, \$5,598.96; T&c, \$719.11; Joseph P Day.

MAPES av, 2148, es, 278.5 n 181st, 33x145, 2-sty frame dwelling and 2-sty frame rear stable; Jno Bussing Jr et al—Chas Bjorkegren et al; Smith Williamson (A), 364 Alex av; Chas E Moore (R); due, \$7,837.81; T&c, \$754.51; James L Wells.

WALTON av, 2163-5, see Walton av, 2159.

WALTON av, 2159, ws, 76.8 n 181st, 19x75, 2-sty bk dwg; WALTON av, 2163, ws, 114.8 n 181st, 19.2x72.11x19x75, 2-sty bk dwg; WALTON av, 2165, swc Cameron pl, 22.9x72.11x9.11x70.3, 2-sty bk dwg; Edwin B Meeks trste—Camton Constn Co et al; E G Duvall (A), 277 Bway; Edw T Hiscox (R); due, \$32,514.84, T&c, \$125; Herbert A. Sherman.

WALTON av, 2151, nwc 181st, 19.8x75, 2-sty bk dwg; Edwin B Meeks trste—Camton Constn Co et al; E G Duvall (A), 277 Bway; Edw T Hiscox (R); due, \$6,306.87; T&c, \$134.44; Herbert A Sherman.

WALTON av, 2157, ws, 57.8 n 181st, 19x75; 2-sty bk dwg; Everett V Meeks—Camton Constn Co et al; E G Duvall (A), 277 Bway; Edw T Hiscox (R); due \$5,545.83; T&c, \$110.65; Herbert A Sherman.

WALTON av, 2161, ws, 95.8 n 181st, 19x75, 2-sty bk dwg, Edwin B Meeks trste—Camton Constn Co et al; E G Duvall (A), 277 Bway; Edw T Hiscox (R); due, \$5,328.94; T&c, \$110.65; Herbert A Sherman.

WASHINGTON av, 1960, es, 55.1 n 178th, 27 x91.11x27x91.10, 4-sty bk tnt; Harlem Savings Bank—Francis E McKiernan et al. Edw S Clinch (A), 41 Park Row; Edw R Finch (R); due, \$16,147.32; T&c, \$796.36; mtg recorded Oct 28'10; Joseph P Day.

WASHINGTON av, 1958, es, 28.1 n 178th, 27x 91.10x27x91.9, 4-sty bk tnt; Harlem Savings Bank—Matilda Leuchtenburg et al. Edw S Clinch (A), 41 Park Row; Jno J Cunneen (R); due, \$16,140.32; T&c, \$794.36; mtg recorded June3'09; Joseph P Day.

5TH av, 2155, es, 50 s 132d, 24.11x99, 5-sty bk tnt & str; Germania Life Ins Co—Chas J Smith et al, Dulon & Roe (A), 41 Park Row; J Aspinwall Hodge (R); due, \$21,351.55; T&c, \$351.10; Joseph P Day.

FEB. 19.

WATER st, 3; see 21st, 47 E.

21ST st, 47 E, ns, 149 w 4 av, 26x98.9, 4-sty & b stn dwg; WATER st, 3, ss, 24.9 w Moore, 24.8x66.7x27.5x67.4, 5-sty bk loft & str bldg; 44TH st, 559 W, ns, 74 e 11 av, 26x75.3, 5-sty bk tnt, 73D st, 207 E, ns, 107.6 e 3 av, 27.6x 102.2, 4-sty stn tnt; Jno T Nagle—Thos Ford et al; Chas G Koss (A), 256 Bway; Richd M Henry (R); partition; Bryan L Kennelly.

44TH st, 559 W; see 21st, 47 E.

73D st, 207 E, see 21st 47 E.

82D st, 18 E, ss, 119 w Mad av, 26x102.2, 5-sty & b stn dwg, 4-sty ext; N Y Life Ins Co—Wesley Thorn et al; Geo W Hubbell (A), 346 Bway; Alfred Steckler, Jr (R); due, \$104,084.81; T&c, \$11,304.37; Bryan L Kennelly.

116TH st, 1 E, nec 5 av (No 1421), 110x100.11, 2 & 3-sty bk theatre, Sheriff's sale of all right, title, &c, which Ancient Order of Hibernians had on Jan3'13 or since; Shepard & Houghton (A), 111 Bway; Julius Harburger, sheriff; Henry Brady.

5TH av, 1421; see 116th, 1 E.

FEB. 20.

22D st, 263 W, ns, 243.9 e 8 av, 18.9x98.9, vacant; Margt J Hall—Advance Realty & Constn Co et al; Eisman, Levy, Corn & Lewine (A), 135 Bway. Saml Strasbourger (R); due, \$11,058.86; T&c, \$210.45; Samuel Goldstickler.

140TH st, 303 W, ns, 90 w 8 av, 15x99.11, 2-sty & b fr dwg; Cath O' Duffy—Wm Higgins et al; Wm F Clare (A), 135 Bway; Wm S Benet (R); partition; Joseph P Day.

GLEBE av, 2300, see Glover, 26x106.9x26x 107.2, Westchester; Lena Faith—Mercury Realty Co et al; J Homer Hildreth (A), 3 av & 148th; Jno A McEveety (R); due, \$4,423.30; T&c, \$1,445.46. Joseph P Day.

GLOVER st, see Glebe av; see Glebe av, 2300.
 ROAD to dock, ws, 91.6 n Thomas, 75x106.2x 68.9x102.7, Westchester; Presbyterian Hospital in City N Y et al—Thos B Watson et al; De Forest Bros (A), 30 Broad; Paul C Wolff (R); due, \$12,726.90; T&c, \$1,002.80. Joseph P Day.

FEB. 21.

83D st, 222 E, ss, 254.2 e 3 av, 17x102.2, 3-sty & b bk dwg; N Y Academy of Medicine—Thos J Reilly et al; Guthrie, Bangs & Van Sinderen (A), 44 Wall; Robt F Wagner (R); due, \$8,366.69; T&c, \$645.90. Henry Brady.

111TH st, 25-7 W, ns, 389 w 5 av, 60x100.11, two 5-sty bk tnts; Henry McCaddin Jr Fund &c—Louis Hoffman et al; Peter Eagan (A), 256 Bway; Jas A Foley (R); due, \$53,571.32; T&c, \$2,614.66. Henry Brady.

COMMONWEALTH av, ws, 75 s Beacon; see St Lawrence av, ws, 25 n Tacoma.

ST LAWRENCE av, ws, 25 n Tacoma, 25x95; also COMMONWEALTH av, ws, 75 s Beacon, runs w100x10.5xse34xe69x25 to beg, Van Nest; Ellen Timoney—Florence Locken; Weeks & McDermott (A), 2 Rector; Jos A Warren (R); partition, Joseph P Day.

WEBB av, 2464, es, 418.4 n Devoe ter, 25.11 x102.9x25.3x100.6, 2-sty frame dwg; Alvin I Macnab—Edw M Tessler et al; Henry D Patton (A), 27 Cedar; Saml I Goldberg (R); due, \$892.13; T&c, \$200; sub to 1st mtg of \$4,500. Joseph P Day.

WEBSTER av, ws, 68.3 n 165th, 88.9x30.8x 93.8x50.3, vacant; Elford Realty Co—Philip Livingston et al; Edwin L Ford (A), Trust Co. Bldg, Mt Vernon, N Y; Wm C Arnold (R); partition, Joseph P Day.

FEB. 22.

No Legal Sales advertised for this day.

FEB. 24.

211TH st E, see White Plains av, being Lots A, B, C, D, E & F, map of Estate of Wm F Duncan; sheriff's sale of all right, title, &c, which Adelaide Burlando et al had on May2'12, or since; Cook & Elgar (A), 45 Bway; Julius Harburger, sheriff; Henry Brady.

PARK av, 1691, es, 51.3 s 119th, 24.10x80, 3-sty fr tnt & str; Rebecca Spahn et al exrs—Katie M Soles et al; Jos Rosenzweig (A), 99 Nassau; Jno H Rogan (R); due, \$7,941.54; T&c, \$325.63; Joseph P Day.

WHITE PLAINS av, see 211th, see 211th E, see White Plains av.

Brooklyn.

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

FEB. 15.

No Legal Sales advertised for this day.

FEB. 17.

MANSFIELD pl, ws, 100 s Farragut rd, 50x 100; Fredk B Stewart exr—Maria L Moore et al; Leone D Howell (A), 189 Montague; Wm J McArthur (R); Wm H Smith.

FEB. 18.

INDIA st, ss, 175 w Provost, 25x100; Benj L Holmes—Wm K Holmes Jr et al; Action 1; May & Jacobs (A), 13 Park row, Manhattan; G Burchard Smith (R); Wm H Smith.

INDIA st, ns, 375 e Oakland, 75x100; same—same; Action 2; same (A); same (R); Wm H Smith.

LEFFERTS pl, ns, 92.10 e Classon av, runs n 90xw24.7xse30.5xse07xse59.9x20 to beg; Geo E Lovett—Myriam V Miller et al; Wm H Good (A), 44 Court; Thos H Troy (R); Wm H Smith.

PARK pl, ss, 449.6 w Vanderbilt av, 26x131; Marie L Macauley—Eugenie M Brown et al; Eugene F O'Connor (R); Wm H Smith.

PARK pl, ns, 368 e Underhill av, 17.10x131; Fredk S Richards gdn—Fred C Cocheu et al; Leone D Howell (A), 189 Montague; Walter L Durack Jr (R); Wm H Smith.

BAY 13TH st, es, 405 n Benson av, 20x108.4; Mary A G Jennings—Isaac H Love et al; Theo Burgmyer (A), 40 Court; Robt F Manning (R); Wm H Smith.

16TH st, sws, intersec nws Prospect Park W, 52x20; Anna Hoffman—Dora Grant et al; Moore, Williams & Upson (A), 216 Montague; Jos J Reiher (R); Chas Shongood.

BAY 17TH st, ses, 153 ne Benson av, 47x96.8; Mary A Young et al—Frank J Bloomer et al; Furst & Furst (A), 215 Montague; Wm Watson (R); Wm H Smith.

BAY 37TH st, nws, intersec sws Benson av, 440x96.8; Commercial Trust Co of N Y—Alfred Marks et al; Campbell & Moore (A), 41 Park row, Manhattan; Henry B Ketcham (R); Jas L Brumley.

55TH st, ns, 460 e 9 av, 20x100.2; Madison G Gonterman, trste—Margt Brennan et al; Duer, Strong, Whitehead (A), 43 Wall, Manhattan; Jas H McCabe (R); Wm H Smith.

65TH st, ss, 100 w 6 av, 75x41.11; Alvan R Johnson—Bay Ridge Lumber Co et al; Alvan R Johnson (A), 189 Montague; Thos F Garvey (R); Thos F Garvey.

ATLANTIC av, ns, 175 e Smith, 25x90; Wm J Weiner—Monaton Realty Investing Corpn et al; Mann, Bauxbaum & Schoenherr (A), 886 Bway; David Hirschfeld (R); Wm H Smith.

BELMONT av, swc Snediker av 25x100; Johanna Dehm—Catharine Scharen et al; Henry C Botty (A), 140 Nassau, Manhattan; Henry S Rasquin (R); Wm H Smith.

BUFFALO av, es, 77.9 s Prospect pl, 25x100; Marvin Mtg Co—Constn Material & Coal Co et al; Henry E Heistad (A), 190 Montague; Augustus M Price (R); Wm H Smith.

LIVONIA av, swc Jerome, 20x80; Howard S Webster—Jamaica Paragon Plaster Co et al; Henry J Davenport (A), 375 Pearl; Jno M Zurn (R); Wm H Smith.

PARK av, nec Vanderbilt av, 50x99.4; Henry Von Glahn exr—Orcelia R Blanchard et al; Andw F Van Thun, Jr (A), 189 Montague; Geo J S Dowling (R); Jas L Brumley.

LOTS 1105, 1106, 1132 & 1133, blk 19, map of addition 3, Vanderveer Park; Bklyn Mutual Bldg & Loan Assn—Jno Speakman et al; Remsen & Parsons (A), 60 Wall, Manhattan; Chas F Murphy (R); Jas L Brumley.

FEB. 19.

QUINCY st, ns, 172 w Patchen av, 18x100; Merchants Co-operative Mtg Co—Thos J Brennan et al; Milton Hertz (A), 391 Fulton; Edwin L Snedecker (R); Chas Shongood.

SEELEY st, ns, 36.8 e 19th, 16.4x100; Chas McLaughlin—Pruzin Bldg Co et al; Action No 1; Bruce R Duncan (A), 189 Montague; Chas J Ryan (R); Thos Hovendon.

VANDERBILT st, ns, 40 w 19th, 20x64; Chas McLaughlin—Antopol-Pruzin Realty Co et al; Bruce R Duncan (A), 189 Montague; Peter J McGoldrick (R); Thos Hovendon.

60TH st, ns, 200 w 12 av, 60x100.2; Sheriff's sale of all right, title, &c, which Felice Papa had on Dec23'12 or since! Chas B Law, Sheriff; Wm P Rae.

66TH st, ss, 300 e 14 av, 20x100; Leona H Carter—Caterina Armato et al; E Notherger (A), 215 Montague; Louis J Moss (R); Chas Shongood.

AV U, nws, cl blk bet E 37th & E 38th, runs nw27.6xsw1595.8xse32.6xne1579.6 to beg; also AV U, ses, intersec cl Lotts or Kimballs la, runs sw—xse349.1xse to cl Av V xne & n—xne—xnw—to beg; Edw C M Fitzgerald et al—Stenton Realty Co et al; Jas C McLeer (A), 189 Montague; Jas Gray (R); Wm P Rae.

OCEAN av. ws, 460 n Voorhies av, 125.2x127.9 x103.9x126; Maria J Livingston—Clara C Monouse et al; Chas L Livingston (A), 149 Bway, Manhattan; Harris G Eames (R); Wm H Smith.

TOMPKINS av, es, 50 n Park av, 25x100; Hamilton Trust Co—Theresa Grant et al; Edwin Kempton (A), 175 Remsen; Ward W Pickard (R); Jas L Brumley.

13TH av, es, 20.2 s 42d, 20x80; Max Ettlinger—Joe Barnett et al; Saml N Freedman (A), 55 Liberty; Henry E Wilke (R); Wm P Rae.

FEB. 20.

CRESCENT st, ws, 200 n Sutter av, 20x100; Pauline Furst—Ida Kaidensky et al; Sidney F Strongin (A), 189 Montague; Gustave J Rosen (R); Chas Shongood.

KOSCIUSKO st, ss, 425 e Reid av, 25x100; Dime Savgs Bank of Williamsburgh—Margt Mulvihill et al; Otto F Struse (A), 260 Bway; Jno T McGovern (R); Wm H Smith.

KOSCIUSKO st, ns, 99 e Reid av, 26x100; Dime Savgs Bank of Williamsburgh—Karl Edinger et al; Otto F Struse (A), 260 Bway; Wm T Simpson (R); Wm H Smith.

BAY 8TH st, nws, intersec sws 86th, runs nw 193.4 to Bay 7th, xsw190.4xse202.3xne131.7 to beg; Henry Fickbohm—Martin F Mulligan et al; Otto F Struse (A), 260 Bway; Paul Kahan (R); Wm H Smith.

40TH st, ss, 197 nw 12 av, 19.8x100.2; Wilhelmine Watson—Louis J Robbins et al; Truax & Watson (A), 141 Bway, Manhattan; Isadore Kallet (R); Wm H Smith.

E 71ST st, es, 260 s Av V, 40x100; Henry Seinfel—Margt A Nelson et al; Sidney M Gottesman (A), 188 Montague; Melville J Francee (R); Chas Shongood.

GRAHAM av, sec Richardson, 44x75; Wilhelm Schweizer—Albt Henninger et al; Cornelius Huith (A), 34 Nassau; Oscar W Swift (R); Chas Shongood.

NEW LOTS rd, ss, 29 w Warwick, 11x100; Henry Seinfel—Aaron W Clapp et al; Action 1; Sidney M Gottesman (A), 188 Montague; Isaac W Jacobson (R); Chas Shongood.

NEW LOTS rd, ss, 40 w Warwick, 20x100; same—same; Action 2; same (A); same (R); Chas Shongood.

FEB. 21.

MONROE st, ns, 250.8 e Throop av, 17x100; Merchants Co-operative Mtg Co—Richd W Vanderbilt et al; Milton Hertz (A), 391 Fulton; Geo Goldberg (R); Chas Shongood.

MONTGOMERY st, nwc E 8th, 17.9x74.10; Wm J Boesch—Margt M Newman et al; Jacob M Peyser (A), 26 Court; Meier Steinbrink (R); Chas Shongood.

57TH st, ss, 100 w 16 av, 28x100.2; Lillian Hellawell—Michl J Johnstone et al; Louis Malthaner (A), 37 Wall, Manhattan; Jas H McCabe (R); Wm H Smith.

74TH st, nes, 166.10 se 4 av, 20x87.8x20x87.4; Jno Johnston—Wm H Fleming et al; Action 4; Davison & Underhill (A), 26 Court; Augustus J Koehler (R); Wm H Smith.

ALABAMA av, es, 70 n Glenmore av, 80x100; Jacob R Schiff—F & J Realty Co et al; Isidore D Morrison (A), 320 Bway, Manhattan; Fredk A Keck (R); Wm H Smith.

FEB. 22 & 24.

No Legal Sales advertised for these days.

NORTH SHORE TRANSIT.

An Extension of the Dual System to Bayside Validated by P. S. Commission.

The residents of the north shore of Long Island, between Flushing and Bayside, have been actively at work in organizing associations for a concerted movement in having the Dual Subway System extended from Flushing to Bayside, Long Island. A petition of 3,000 names was submitted to the Public Service Commission by A. M. McKnight at a conference with the Public Service Commissioners at which President Pople and Mr. Terry, of the Business Men's Association of Flushing, also attended. The commission was asked to legalize an extension of the route from Corona to Bayside for a three-track elevated, with the exception of about half a mile through Amity street, which was asked to be of subway construction.

The commission took the matter under advisement, and it is believed that the members are in favor of extending this rapid transit route to Little Neck Bay, Bayside, but could not promise subway construction as it could not reverse its policy of laying down the route as an elevated structure, as it had done in all outlying Greater New York districts, but that a question of a subway through Amity street might be approved later on, when the question of consents for the route is undertaken. Consequently, they validated the route by Amity street and Lucerne place to Whitestone road, Bayside, and thence crossing the Long Island Railroad by Warburton avenue to Little Neck Bay, Bayside. Bayside is about the same distance from 34th street as Bronx Park is, via the present subway and elevated structures in the Bronx.

Mr. A. M. McKnight, Treasurer of the McKnight Realty Company, commenting upon this said: "The first year the elevated in the Bronx was opened, the average daily fares paid at the last three stations, except Bronx Park Station, which is largely used by visitors to the Park, was in excess of 30,000 a day. In three years these figures increased more than 70,000 per day and realty values in the vicinity of these three stations increased from an average of \$400 per lot to more than \$3,000 per lot. This was on a two-track elevated railroad. The extension, as proposed, of the Dual Subway System to Bayside will be a three-track elevated, providing a third track of express train service, and a 5-cent fare over all lines of the Brooklyn Rapid Transit and Interborough System in Manhattan, Bronx and Brooklyn, as the Dual contract provides for the operation of the present Corona Line and the ex-

tension thereof jointly by the Interborough and Brooklyn Rapid Transit Railways.

"People of Broadway, Auburndale, and the Bayside Districts are offering the same complaint as to the needs of rapid transit: the taxes which they have been paying, and which have increased 50 to 100% in the past four or five years, and for which no improvements in the way of rapid transit have been offered to this section. The completion of this Dual Subway System, as far as Little Neck Bay, Bayside, will place Northern Queens on the same plane as the northern section of the Bronx and Washington Heights of Manhattan, and will unquestionably prove a direct benefit to the residents and realty owners, and will compensate the 284,000 people in Queens who pay 38% more personal tax than the 430,000 people in the Bronx."

NASSAU FARMS.

Small Farms Increasing in Number in the County Consequent on Influx of Population to Busy Centres.

While all suburban parts of Nassau county, Long Island, are growing in population, an interesting contrast is afforded in the rural sections of it which are in the hill country in its central part. Much of this hill country is just distant enough from the railroad to preclude its development into home sites; and, in this respect it differs widely from growing centers like Hempstead, Rockville Centre and Floral Park, which are all in the level area. While the hill country has become, to a great extent, a theatre of country estates of the wealthy the hill country in the eastern part of Nassau county and the western part of Suffolk county is becoming not only a chain of fine estates, but some of their owners are demonstrating, in the cultivation of some of their acreage, the general utility of the soil, for market produce, in these inner recesses of the Island; and, it means much to the City of New York and to the nation at large because

the economic advantages of modern agriculture are being demonstrated.

For example, at Bethpage, on the 3,000 acre estate of Benjamin F. Yoakum, the railroad magnate, experiments in the growing of crops, and the raising of chickens are being carried on. Mr. Yoakum, in his travels through the west and southwest, frequently addresses farmer audiences on the problems that confront them; and, his remarks are often based on observations made on his farm in Nassau county. He is a great believer in scientific farming and intensive agriculture.

As a result, small farms, conducted by young men, are increasing in number in the interior section of Long Island near the Nassau-Suffolk line; and, the all year suburban resident of Nassau county, in growing places like Lynbrook, East Rockaway, Oceanside and contiguous communities will derive the benefit through being enabled to buy vegetables, chickens and eggs direct from the soil of their own county because the best profits and the most satisfactory business for these small farmers are in the communities within easy traveling distance of their farms. The common use of the automobile among farmers nowadays brings a market for their produce to them easily. Much of the farm land intermingled with the wooded central part of eastern Nassau county is coming into agricultural demand contemporaneous with the flow of population into the important residential communities. Each condition aids the other. The improved transportation facilities on the suburban divisions of the Long Island Railroad are accelerating the growth of the level parts of Nassau county more than it was hastened in the past.

—Real estate values along the New York Central and New Haven lines, within the commuting zones, will be benefited by the reduction of fares which the Public Service Commission of the Second District has ordered. A dollar or two more or less makes a lot of difference with the average homeseeker.

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DEPARTMENTAL RULINGS.

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

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

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

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

MANHATTAN AND BRONX ORDERS SERVED

Named Streets.

- Broome st, 32—Jos Jacobs. G-H
Broome st, 32—Jos Jacobs. G-H
Canal st, 167—S Hudes. G-K-L
East Houston st, 194—L Lieblch. H-L-A
East Bway, 100—E Reibstein. D-H
Delancey st, 18—Jos Ganz. G-A-C-F
Division st, 83—Jno Wendel. D
Division st, 15—Jacob Gordon. H-C-E-G-A-F
Front st, 125-7—Jno N A Griswold Est. C-B
Front st, 125-7—Consolidated Gas Co. C
Grand st, 309-11—Goldman & Malzman. C
Grand st, 62—Moscovitz & Priest. G
Grand st, 530—Earnest Appel. A-C-G
Grand st, 309-11—Goldman & Malsman. C
James st, 96—The Swamp Stable. D-C
Lafayette st, 151—Patterson, Gottfried & Hunter, Ltd. G-A-H
Lispensard, 23-5—I Alter & Bro. E
Lispensard st, 23-5—L Alter & Bro. E
North Moore st, 27-9—Merchants Refrigerating Co. A
North Moore st, 27-9—Merchants Refrigerating Co. A
Pearl st, 178-80—Adwele de Tallyrand. C
Pine st, 34-6—Hanover Fire Ins Co. A-C-B
Wooster st, 43-5—Duparquot, Rout & Monouse Co. H
Worth st, 195—David Mahoney Est. G
Worth st, 104—Marshal Field Est. D

Numbered Streets.

- 4th st, 391 E—Jno H White. C
4th st, 391 E—Henry Bernstein. C
15th st, 525-31 E—N Y Mail Co. H-E-C-F-G
18th st, 224 W—Grace C Kendall Est. G
18th st, 140 W—Mary D Graham. C
22d st, 214-24 E—Mutual Milk & Cream Co. G-C-F-B
24th st, 148-50 W—Goldfarb & Weingold. G-A-H
24th st, 148-50 W—Larenz, Friedman & Schullhoff. G-C-A
24th st, 148-50 W—Natin & Laitin. H-G-A
24th st, 148-50 W—Wolf Katzman & Son. H-G-A
24th st, 148-50 W—Aaron Reichbart & Son. H-G-A
24th st, 148-50 W—Wm G Gottlieb. A
24th st, 148-50 W—Geo Schlums. A
24th st, 30-32 W—Henry George & Rosenbaum Co. H
24th st, 148-50 W—Harry Goldberg. H-G-C-H
24th st, 148-50 W—Kerwin & Litwin. G-C-A-H
24th st, 148-50 W—Gittler & Murray. H-G-C-A
24th st, 148-50 W—Benj Schloss. G-C-A-H
26th st, 106 W—Conrad C Stahl. K
30th st, 528 W—Leon Mustacchi. G
31st st & Bway—Manger Bros. A
34th st, 136 W—A C Lewis. C-B-L-F
34th st, 136 W—Am Art Co. A
41st st, 143 W—J J Astor Est. A
48th st, 215 W—C T Silver Motor Co. L-G-K-C
58th st, 35-41—Hotel & Transit Garage Co. K-L-H
68th st, 151 W—Niagara Auto Radiator Co. H
117th st, 230 E—Bernard Greenberg. D-C
120th st, 311 W—Moses & Sol Schinasi. E-F
125th st, 77 W—Herman Weltzer. G
130th st, Ft Lee Ferry House—Public Service Corp of Newark. H
135th st, 127-9 W—St Philip Church. C
143d st, 474 E—Thos W Canton. C
148th st, 315 E—Sebastiano Marraffino. C

Named Avenues.

- Bway, 625—Chas J Levy. H
Bway, 625—A Jacobs Sons & Co. H
Bway, 625—Salo Vellochenblau & Co. H
Bway, 625—Richd Sentuer. H
Bway, 625—Nifty Clothing Co. H
Bway, 625—David Silva. H
Bway, 625—Saml S Horowitz. H
Bway, 625—Simon Cohen & Co. H
Bway, 625—Goodman & Cobrin. H
Bway, 627—H Richter's Sons. H
Bway, 627—Commercial Shirt Co. H
Bway, 627—International Mfg Co. H
Bway, 346-8—N Y Life Ins Co. D
Bway, 364-6—Frank N Hofstatt. D
Bway, 2152-8—Locomobile Co. D-H-F-E-G-C
Bway, 894-900—Est Oden Goelet. B-C-A
Bway, 894-900—Morris Friedman Bros & Co. D-C-G-A
Bway, sec 81st—A Van Buren & Co. G
Bronxwood Park—Wm Taylor. H-G

- Central Park West, 380—A Van Buren & Co. G
Central Park W—A Van Buren & Co. G
Columbus av, 882—Morris Schinasi. C
Madison av, 177—Wm J Roono. L
Madison av, 17—Wm J Roono. L
Numbered Avenues.
1st av, 1298—Emil C & Richd C Bondy. F-A-C-B-E
2d av, 11—Ernest Plath. G
9th & 10th avs & 58th & 59th st—Roosevelt Hospital. D

BROOKLYN ORDERS SERVED.

Named Streets.

- Adar st, 15-17—Frank Berlinback. K-A-G-C-H
Amersfort pl, 554—Benj H Knowles. A-H
Bartlett st, 11—Chas Pfizer & Co. L-G-D
Bergen st, 480—Geo Gabb. K
Bond st, 342—Dominic Bariti. H-A
Carroll st, 20—Andw Jendile. C
Clark st, 52—J W Trumbidge. D-K
Clinton st, 472—Peter Arina. K-C-A-L
Conselyea st, 133—Geo Keller. C-K
Columbia st, 149—Edw T McBride. C-M
Columbia st, 243—Jos Maresco. A-K-C-H
Court st, 284—E Lauricella. A-C-K-E-H
Dean st, 1579-81—Dominic Manzeliano. A-C
Degraw st, 266—Louis B Enton. L-K
Dikeman st, 89—Saml Kaplan. A-H
Fenimore st, 214—M J O'Neil. G-H
Ferris & Dykeman sts—Ice Mfg Co. A
Franklin st, 237—Franklin Garage Co. K-L
Fulton st, 9—Hugo J Panzer. K
Fulton st, 175—Ashner Bros. G
Fulton st, 2148A—A Kaplan. A-H
Fulton st, 822—Saml Lessinger. G-D
Gerry st, 15-27—Chas Pfizer & Co. H-G-L-D
Gerry st, 80—Chas Lutz. A-K-M-C
Grand st, 1013—Sackett & Wilhelms Litho & Ptg Co. A-G-K-H
Grand st, 302—Chas Atrin. A-C-G-K-H
Hawthorne st, 151—G W Simrell. H-G-K-C-A
Hart st, 705—Jean Schwenck. A-H
Herkimer st, 267—T J Donnelly. A-G-L-H-K-C
Himrod st, 57—T E Auerbach. A-G-K-H
Hubbard st (Bath Beach)—Marine Basine Co. H-A-C
Hubbard st, foot of pier (Bath Beach)—Bensonhurst Yacht Club. D-C
Humboldt st, 352—Peter Otati. A-G-H
Jay st, 369—Sarah Herriett. G-C-A
Jay st, 369—Bklyn Union Gas Co. A
Jay st, 369—Jas Coss. E
Kossuth pl, 20-2—Chas B Steuerwald. C-K-A-G-H
Lorraine st, 24—P H Gill & Sons. K-C-A-D-H
Marion st, 41-3—Rockmore Motor Co. K-C-D-A-L
Marion st, 250—Chas Curth. K
Meserole st, 22—Phillip Lande. A-L-C-K-D-H
Noll st, bet Evergreen & Central avs—S Liebmann's Sons Bwg Co. A-G-K-H
Pacific st, 754—C Kenyon Co. A-D-K-C
Pearl st, 250—Antonio Gatto. A
River st, bet 1st & 2d sts—Am Sugar Refining Co. A-H-C
Roebbing st, 226—L Goldfinger. A-G-K-H
Roebbing st, 78-80—P Langone. C-A-H
Rutledge st, 328—Empire State Dairy Co. K-A-G
Sterling pl, 113-21—P H Powers Son. K
Stagg st, 77—J H Werbelowsky. A-H-G
Stagg st, 77—H H Reiners. K-C-H
Van Erunt st, 401—Jos Kesno. C
Van Dyke st, 98-104—Knowles, Bradley Co. H-F-A
Union st, 392—Dr Louis N Dusseldorf. H-A
Union st, 835—Ida I Eckhoff. K
Wallabout st, 292—Am Welding Co. A-C-L
Wallabout Market, 41—Thos White. C
Walworth st, 158—Prins & Klein. A-C
Water & Main sts—Robt Gair Co. K-L
Wilson st, 32—R W Reid. A-G-K-H

Numbered Streets.

- 1st st, 165-9 N—Robt Abel. H-A-G-E
4th st, 327—Jas A Allsopp. K-L
6th st, 282—C E Dennis. A-L-H-K-C
8th st, 104 S—Wyman Bros Mfg Co. K-H
11th st, 478—Edw H Dilger. A-L-K
12th st, 156 E—Louis J Jaffee. A-C-H
12th st, 221 E—Wm G Clarke. C
15th st, 398—Unity Garage Co. L-H-K
19th st, 125 E—H A Fozg. A-C-K-H
20th st, 548—Mrs Chas Hart. G
21st st, 804 E—Carl Cronemeyer. A-G-K-M-H
25th st, 126—A Bruno. A-H

Named Avenues.

- Av C & E 17th—Jas Kavanagh. A-H
Arlington av, 164—Peter A Keil. M-D-K-C-A-G-H
Atlantic av, 316—Philip Cohen. M
Arlington av, 78—Sidney Smith. A-G-K-H
Atlantic av, 387—Mme Thilovult. G-A-D-L-H
Atlantic av, 959—Otto Wissner. K
Atlantic av, 963—Atlantic Machine Co. G-D-L-A-C-K-H
Atlantic av, 1160—G H Moller Eor & Co. H-A
Bedford av, 1216—A Seikler & Son. K-A-H
Bedford av, 1523-5—Dunham Auto Co. L
Bedford av & Clifton pl—Raczek Auto Co. L-K
Bedford av cor Clarkson st—Powell Garage. A-L-K-H
Bway, 24-6—Bklyn Daily Times. H-A-G-K
Carlton av, 140—Meyer Ahrensberg. G
Central av, 175—Colozero Grovino. M-D-G
Central av, 323—A Mehlstein. A-G-H
Crospey av, 1907—Bath Beach Garage & Machine Co. K-L
DeKalb av, 557—R H Hoskins. G-E
Division av, 257—J Tomblin. A-H
Euclid av, 376—Emil Reimeking. A-K-C
Fountain av, 76—Edmund Cahn. G
Gates av, 1002—Borden's Condensed Milk Co. A-C-K-H
Glenwood rd, 3304—J S Schaefer. A-G-H
Greene av, 1788—Germania Cornice Works. A-G-K-C
Greene st, 104-14—City Rubber Co. A-L-D-H
Harrison av, 147—S Wetchler & Son. A-K-H
Harrison av & Gerry st—Chas Pfizer & Co. L-H
Howard av, 244—Wm Gleichmann. A-C-H
Hudson av, 249—Peter De Vito. H-A
Jamaica & Railroad avs—Bemisch Co. A-K
Kent av, 556—Bklyn Union Gas Co. K
Knickerbocker av, 637—Est of Jno Tracy. G
Lexington av, 69—Peter Maneo. G
Lexington av, 117-21—Borough Devel Co. M
Lexington av, 421—Chas C Becker. C-K-A-H
Liberty av, 416—G Marguardt & Co. K
Liberty & Sheffield avs—Piel Bros. K-A
Marcy av, 406—Pasquale Guogllordl. C-H-A

- Metropolitan av, 694-702—Nat Waist Band Co. C-K
Myrtle av, 640—Isaac Brown. A-G-C-H
Myrtle av, 638—Jas Hughes. A-C-H
New Utrecht av, 5523—Riskin & Wolin. K-A-C-H-G
Ovington av, 437—Bay Ridge Sanitarium. A-G-K-H
Rogers av, 1345—E A Fulling. L
Sedgwick av, 537—E W Sutton. H-A
Skillman av, 11—Prosper Denadio. A-H
So Portland av, 182-6—Mohawk Garage. L-C-K
Stone av, 26—C E Whitson. A-C-H
Stone av, 107—Eastern Parkway Auto Co. L-G-K
Sumner av, 488-90—A Buchanan, Jr. K-A-H
Sutter av, 912—Abr Tuha. M
Sutter av, 914—Chas Weisinger. M
Tilden av, 2222—Flatbush Auto Co. L-K
Varick av, 65—Kings County Dye Works, Inc. L
Vernon av, 277-9—Ferd Mund Bwy. K-A-G-H
Washington & Lefferts avs—B D Meyer. G-K-L
Waverly av, 334—Anela T Scott. L-A-K
Willoughby av, 539—Jacob Perlman. C
Wythe av, 33-5—Wood & Shephard Varnish Co. A-H

Numbered Avenues.

- 3d av—D'Allen's Sons Rope Co. G-A-F-H
3d av, 761—Bklyn Terminal Garage & Machine Co. K-L
3d av, 966—Chas Randel. C-A-H
3d av & 35th st—Robt Graves Co. A-H
3d av & 35th st—C A Agar & Co, Inc. A-H
3d av, 83—R F Stevens Co. K-C-L-A
3d av, 173-9—Third Av Garage. K-C-A-G-L-H
14th av, 4920—Walter E Shuttleworth. K-C-H
15th av bet 51st & 52d sts—Louis Borsenrecht. A-G-K-H

QUEENS ORDERS SERVED.

Named Streets.

- Biglow pl (Woodhaven)—Lalance & Gros-Jean Mfg Co. A-L-G-D
Cedar st (Far Rockaway)—Robt C Norton. A-G-K
Cedar st (Rockaway Beach)—Wm Scheer. A-G-K-L-H
Cooper st, 20-4 (L I C)—Jno Morrison. A-C-L
Crescent & William sts (Far Rockaway)—Ceis Jackus Co. A-G-K-H
Douglass st, 26 (Jamaica)—Schults Bread Co. A-K-H
Grove st (Far Rockaway)—Julius Levy. A-D-G-K-H
James st (Far Rockaway)—The New Garage Co. L-K
Main Boardwalk (Broad Channel)—Louis F Miller. A-G-K-H
North Washington st, 19 (Jamaica)—Chas A Baker. L-K-C
Oak pl, 6 (Far Rockaway)—F W Conklin. K-G-H
Purdy st, 241 (L I C)—Eugene N L Young. K-C-A-G-H
Ralph st & Grand View av (Ridgewood)—Standard Knit Mills Co. A-G-K-H

Named Avenues.

- Brandreth av & Blvd (Rockaway Beach)—Herschman, Bleier, Edelstein Co. A-G-K-H
Central av, 246-8 (Far Rockaway)—Mullen Buckley. C-D-G
Central av, 336 (Far Rockaway)—Starks & Wicks. H-G-L
Central & Carlton avs (Far Rockaway)—Edw Casey. K-L-C-H
Cypress av (Evergreen)—Frank Brewery. H-K
East av & 13th st (L I C)—Benz Auto Import Co. L-G-A-K-C-H
Eastern av (Rockaway Beach)—Gus Hallen. A-K-G-H
Elizabeth av (Arverne)—Valvoline Oil Co. A-L-H
Grand av near Lockwood av (Far Rockaway)—Florence McCarthy. A-C-L-K
Jackson av, 104 (L I C)—Jas Buckley. C
Jackson av, 444 (L I C)—N Y & Queens Elec Light & Power Co. K-H-C
Jamaica av, 1089—Herman Pollenz. A-G-K-C-H
Jamaica av (Woodhaven)—Thos Napier. K-A
Merrick rd & Locust av (Jamaica)—Chas Hansen. K-C-H-A
Merrill rd (Far Rockaway)—Marrell Smith. A-G-K-D-H
Mott av, 47 (Far Rockaway)—L I R R Co. L-A-G-H
Myrtle & Wyckoff avs (Ridgewood)—Welz & Zerwick. A-G-K-C-H
Remsen av (Far Rockaway)—S I Decker. A-G-K-H
Rockaway rd & Beaufort st (Jamaica)—General Acoustic Co. K-G-C-A-H
Shaw av & 8th st—Stephan & Danner. A-G-K
Vernon av, 55 (L I C)—Jos Rosenberg. A-K-C-H
Vernon av, 161 (L I C)—A Michaels. A

Numbered Avenues.

- 5th av & Boulevard—Robt F Mosback. D-K-C-A-G-L

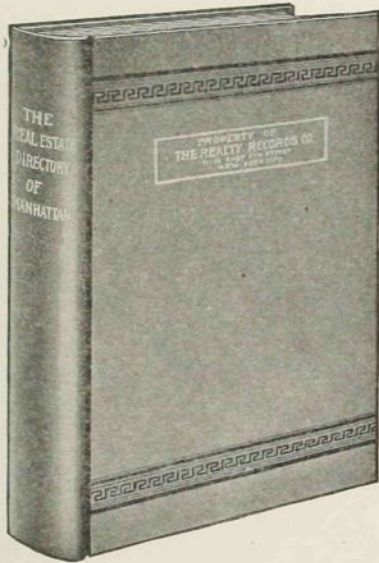
New Sources of City Revenue.

Ninety-six per cent. of the total assessed valuation of taxable property, as stated in the report of the Commissioners of Taxes to the Mayor, falls on real estate. What an astounding and inequitable state of affairs! New York, the metropolis of the nation, the richest of cities, the world's financial centre and the leader in industries and manufactures, derives almost all of its revenue from one source. It has a system of taxation, a matter so vitally affecting the every-day life of every rent-payer and taxpayer, which is archaic, antiquated and time-worn, says a bulletin of House and Real Estate Owners' Association of the 12th and 19th Wards.

New sources of city revenue must be found—and quickly. The present system of taxation must be radically changed to meet existing conditions. All those who enjoy the protection and advantages of our city government ought in some way contribute to the cost of the running thereof. The committee appointed by Mayor Gaynor "to ascertain new sources of city revenue" has taken a forward step in this direction in several of its recommendations. Many of the suggestions submitted by the United Real Estate Owners' Associations to the Mayor's committee have been included in the report to the Mayor. The proposed "Increment Tax," however, was not one of these suggestions.

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TRADE LITERATURE

The 1913 Book of Pipe Standards.

The 1913 edition of the Book of Standards is now being distributed, price, \$2, the first since the 1902 edition. It is much larger and more complete than the older one, yet its 559 4x6½-inch pages will fit the pocket readily.

The index is very complete, all headings being thoroughly cross indexed. It contains 4,000 references. Several pages are devoted to a descriptive article covering the main process of manufacturing both welded and seamless tubes, also giving information in regard to the threading, durability and physical properties, etc., of both "National" pipe and Shelby seamless tubes. Also there are a number of pages which give weights, dimensions, threads per inch, test pressure, sections of joints, specifications, etc., of the various kinds of pipe and tubing made.

An article on protective coating, Matheson joint pipe, and Converse joint pipe contains desirable information on these subjects.

Tubular electric line poles receive considerable attention and several pages describe and illustrate tables in regard to lapweld and seamless tubes, upset and expanded, wrought pipe bends, butted and strapped joints, bump joints, valves and fittings including various kinds of nipples and flanges, hand railings and ladders, working barrels, cylinders, Shelby seamless specialties, Shelby seamless cold drawn trolley poles, tables of various physical properties of Shelby seamless steel tubes, physical properties of carbonic acid gas, Briggs' standard, holding power of boiler tubes, thermal expansion of iron and steel tubes.

Considerable prominence is given to articles on strength of tubes and cylinders under internal fluid pressure and collapsing pressures, by Prof. R. T. Stewart, Dean of Mechanical Engineering Department, University of Pittsburgh. The mechanical engineer, especially in the connection with boiler engineering problems, will find this department of exceptional value.

An article covering pipe used as columns is given, tables are supplied showing the use of standard, extra strong, and double extra strong pipe based on the New York Building Code as well as the Chicago building ordinances, which make the volume a valuable acquisition to an architect's library.

Considerable attention also is given to the mechanical properties of solid and tubular beams, of usual and unusual shapes. As tubing is finding considerable usage in the mechanical field, notably in automobile construction, this data is particularly useful. This article is accompanied by tables giving the mechanical properties of solid and tubular beams of uniform cross section, various conditions of loading are illustrated and formulas are shown to secure correct values of their physical properties. Unusual shapes are illustrated and formulae given to secure their properties as beams or columns.

An article on safety factors and safe working stresses is given, which shows through what ranges, values should be used for safe operation.

Chapters are supplied giving information in regard to water, gas, steam and air. It has not been the intention to go very deeply into these various subjects, only in so far as they concern tubular products.

A large collection of tables in conjunction with explanatory articles is given, dealing with an idea of the extent of which can be secured from the following list:

Fifth roots and fifth power. Decimals of a foot for each 1-64 of an inch. Decimals of an inch for each 1-64. Wire and sheet metal gages in approximate decimals of an inch.

Proportions of screw threads, nuts and bolt heads, illustrated explanatory article accompanied by tables showing dimensions of screw threads, nuts and bolts. Several pages are devoted to area and weight factors for tubes and pipes by means of which it is readily possible to figure the area and weight of various kinds of tubing. A special table is shown by means of which it is possible to find directly the weights of nearly all sizes and thickness of steel tubing up to 36 inches in diameter. By means of factors weights of various other metallic tubing can be found. A table showing properties of tubes and round bars is given with an explanatory article. This table gives various physical properties, including circumference, area, weight, surface in square feet, volume, moment of inertia, radius of gyration, etc., for tubes and round bars up to and including 36 inches. This data is given in increments of .01 inch up to 16 inches and increases from there by ¼-inch increments to 36 inches. The metric system is included with conversion methods for most of the more commonly used measures including temperatures.

A glossary of terms used in the pipe and fittings trade will be found in the back of the book and in many instances the meanings of many of the more or less well known words used in this trade are defined.

Bungalow Types and Styles.

A beautiful book is being issued by the Building Brick Association of America, of 949 Broadway, which every architect and home builder should have. The book deals with the possibilities of obtaining artistic effects in small building construction. It also gives comparative costs. The work is being sold at 50 cents.

Pneumatic Water Supply Systems.

A running water supply for suburban service, using a tank from which the water is forced by air pressure, has met with favor. The Goulds Manufacturing Company, 64 West Fall street, Seneca Falls, N. Y., is putting out a hand-operated system for shallow wells, com-

bined hand, windmill and power outfits for deep and shallow wells and large capacity power outfits for shallow wells or lakes. Booklets will be sent on request.

Inclined Railways.

"It is the purpose of this catalog to bring to the attention of those interested in the many advantages of incline railways for developing and enhancing the value of property that otherwise would be practically of no value," says the Otis Elevator Company, in introducing to architects and engineers its latest bulletin on the subject of incline railways, which will be sent to any interested person upon application at the company's office, 11th avenue and 26th street, New York.

"Incline railways may be divided into three classes, namely: Tourist and passenger inclines, traffic inclines and commercial inclines. The tourist or passenger incline railways are used as a means of reaching some high point on a mountain or in a mountain range, where the view of the surrounding scenery is particularly attractive. Usually at the upper terminus of the incline railway a hotel or summer colony is established, and the adjacent land, because of the incline railway, is converted from almost valueless property into an attractive, popular and profitable mountain resort.

"These incline railways in the majority of cases where hotels have been erected or summer colonies established, have proved to be very profitable investments. This quick and comfortable means of transportation also results in developing the land on the mountain side for residential purposes, bringing large returns from its sale. There are, moreover, other conditions that make the incline railway an attractive investment for the purchaser. There are large tracts of land throughout the country that are practically of no value, their elevation making them inaccessible. These tracts of land, especially if in close proximity to a city, or even within a city itself, could be made extremely desirable and valuable for residential purposes if there were some easy means of approach. The incline railway provides the means of developing such tracts of land and makes them accessible and valuable."

Gibbons' New Catalog.

M. J. Gibbons, of Dayton, Ohio, who has achieved such remarkable success in furnishing rural and city homes with modern heating, lighting and plumbing improvements, has recently issued an elaborate new catalog which contains a wonderful amount of useful and valuable information for every home owner, builder and contractor. The book will be mailed free to anybody upon request to M. J. Gibbons, Dayton, Ohio.

Electric Equipment of Bakeries.

The General Electric Company has just issued Bulletin No. A4073, which deals with the electric equipment of bakeries. This bulletin refers to the sanitary advantages of such an equipment, the efficiency, economy of space, convenience, cost, maintenance and reliability, and illustrates the various pieces of apparatus used in bakeries, equipped with electric motors. It refers also to the electric lighting and to electrically heated ovens for baker's use.

Electricity in Construction Work.

The General Electric Company has just issued an interesting bulletin No. A4080 devoted to the use of electricity in excavation and construction work. The bulletin deals with both the generating of the current and its use through motors. It touches on the advantages to be derived from the use of electric power, and refers briefly to its application to the work in connection with the Panama Canal, Catskill Aqueduct, New York Barge Canal, and in general building construction.

Competition Among Electrical Contractors.

While addressing an audience of electrical contractors not very long ago a man prominent in the contracting business said that the time-honored assertion to the effect that competition is the life of business sounded well enough as a general proposition, but that in the electrical contracting field competition was altogether too often the death of profit. Speaking before the same audience, another contractor cited as evidence of improvement in the conditions in his own town the fact that, of the important contracts which he had recently secured, many had been obtained without any competition at all.

Such expressions as these are very interesting, but they are quite liable to create an impression which is not intended. Some remarks by Mr. Ernest Freeman, president of the National Electrical Contractors' Association, at a recent meeting of the Illinois Association of Electrical Contractors, had important bearing on this subject.

Mr. Freeman explained that the national and State associations were not trying to eliminate competition so that prices for electrical construction be pooled or boosted. The one aim in this matter, he said, was to show the contractor what the elements of cost in electrical contracting are and to convince him of the folly of trying to install work for less than cost.—"Electrical Review."

Fifth Avenue Association.

The sixth annual meeting of the Fifth Avenue Association was held this week at the Holland house. President Robert Grier Cooke presented his report of the year's work and announced as a result of a canvass of property owners it had been found that the general sentiment in the Fifth Avenue section was in favor of limiting the height of buildings hereafter erected to 125 feet.

The officers elected were Robert Grier Cooke, president; William P. Sackett, first vice-president; George T. Mortimer, second vice-president; Gustav Baumann, third vice-president; Louis H. Hosmer, secretary; Frederick L. Eldridge, treasurer.

A Heating and Ventilating Code.

The most important topic at the annual meeting of the American Society of Heating and Ventilating Engineers was on the question of legislation for compulsory heating and ventilating. For a number of years both engineers, manufacturers and legislative bodies have been looking to this society, it was said, for a model form of specification which would be fair to the different manufacturers enabling them to furnish heat under conditions which were practically possible, and to the ventilating engineers, to allow them to furnish the amount of air changing required without an excessive cost that would place the installation beyond the reach of the average public building.

A draft of a proposed law was discussed, but final action was postponed. One of the sections provides that any room or apartment having less than 1,500 cu. ft. and more than 500 cu. ft. of air space for each and every person within the room or apartment, and having outside windows and doors whose total net area is at least one-eighth of the floor area, shall be provided with artificial means of ventilation which shall be in continuous operation during the period of occupancy when the outside temperature requires the windows to be kept closed.

The officers for the ensuing year are: President, John F. Hale; vice-presidents, E. F. Capron and A. B. Franklin; treasurer, James A. Donnelly; Frank T. Chapman, Ralph Collamore, D. D. Kimball, W. W. Macon, J. M. Stannard and Theodore Weinschank, managers.

The Fort George Tunnel.

The thousand-foot tunnel under Fort George Hill, giving ready access to the Subway from the rapidly developing Fort Tryon, Fort George and Bennett avenue districts, is practically completed and will be opened to the public in a few days. This tunnel is bound to prove a great boon to the residents of the district affected, who have hitherto been able to get rapid transit facilities to the heart of the city only by going to the subway in a circuitous route. Before the opening of the 191st street station on the Subway Division, about a year ago, the residents of the rapidly up-growing area of Northern Manhattan between 181st street and Dyckman street were forced to walk many blocks to enter the tube. But when this station was opened, the problem was not entirely solved. To the east was another fast growing neighborhood which also needed to be dealt with. Residents of the Fort George and Fort Tryon sections had to climb the hill in order to get to the subway, walking nearly half a mile. The new tunnel obviates all this.

The passageway—purely for pedestrians, of course—is 1,020 feet long, 12 feet wide and 12 feet high. It runs 225 feet under the surface of the hill on a level with Broadway, and cost \$76,000 to build, the Interborough Bulletin says. The tunnel will be well lighted at all times and ample protection will be afforded those using it from "footpads," by two policemen stationed at either end of the tunnel every hour of the day and night.

Real Estate Insufficiently Safeguarded.

Lawson Purdy, president of the Department of Taxes, speaking to the New York Furniture Warehousemen's Association, said the rights of real estate owners are neither regarded nor safeguarded as they ought to be in New York. "We have allowed people to encroach upon the property of their neighbors," he said, "and the cost to the people has amounted to untold millions because their rights were not safeguarded so that their neighbors could not encroach upon them by the use of their own property. People in New York have been allowed to do as they pleased for many years, and we have gone so long without any policy that it is too late to recommend any now."

"The value of land has come to be based on the power to build lofty buildings. Many high office buildings in lower Manhattan do not pay because the light and air have been destroyed by neighbors who had been compelled to do the same thing, and we have brought all this on by not restricting the use of land. The other boroughs should profit by this example."

Up to the Small Town.

The problem of keeping the boy on the farm is a vital one, but it is not more urgent than that of keeping the boy in the small town and the interior cities of our various states. Now that can only be done by creating more opportunities for him. By the development of undeveloped sources of wealth which every community possesses. We are educating our boys, shoving them through High Schools and State Universities, and more and more they are taking to the modern constructive professions, to civil and mechanical engineering, as well as chemical and electrical engineering, and just as soon as they get through they must go somewhere else to find a market for their training and their knowledge. Now, I tell you it is up to the small town to develop its resources in order to conserve its best product—its young men.—W. H. Miller at the National Federation of Retail Merchants.

New Electric Light Company.

The Long Acre Electric Light and Power Company has filed with the Public Service Commission an application for a certificate approving the construction of its plant. This company has been before the commission for several years in various applications for permission to issue stocks and bonds. Those applications were taken to the courts and long litigation followed. In December, 1912, the Court of Appeals decided that the company had not obtained from the proper authorities consent to the construction of its plant. The present application is made to get the approval of the commission for that construction. A hearing will be held on the application January 20.

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MUNICIPAL IMPROVEMENTS

Public and Local Works Contemplated in the Greater City.

A Summary of the Proceedings of the Local Boards, the Board of Estimate, the Supreme Court and Various Commissions and Bureaus Relating to Street and Other City and Borough Improvements.

The news collected here under the general head of Municipal Improvements is intended to be of service to property owners as well as contractors and brokers. It covers every measure looking toward a change in the City Map, toward the acquisition of title to real estate by the city or toward construction work, including the grading of streets, the laying of sewers, the building of schools, etc. Each such measure is acted upon by one or more—generally by several—official bodies before it becomes a valid ordinance. In these columns the successive official acts pertaining to it are noted from the time it is introduced in a Local Board or in the Board of Estimate. Wherever public hearings on it are granted, the fact is also announced.

Municipal improvements may be divided into two classes—those that are paid for out of the general tax levy and those that are paid for wholly or in part by special assessments on the property owners benefited. The latter, which are the more important to real estate owners, originate in the Local Boards. However, every local improvement, except certain street improvements calling for an expenditure of not more than \$2,000, must be submitted to the Board of Estimate for authorization.

The news is classified and is printed in this order: Local Board Calendars, Local Board Resolutions, Proceedings of the Board of Estimate, Public Hearings, Assessments Due and Payable.

LOCAL BOARD CALENDARS.

As regards the majority of city improvements, including all that call for special assessments, the Local Boards are in a sense neighborhood legislatures. They have absolute authority over certain street improvements, costing not more than \$2,000. With respect to all other local improvements, they exercise full legislative functions, subject to approval by the Board of Estimate. The Board of Estimate seldom vetoes a measure coming from a Local Board. It is before the latter that the property owner should be most watchful to make himself heard concerning proposed improvements. When a Local Board resolution comes before the Board of Estimate, the presumption of expediency is on the side of the measure, as this has been adopted after open consideration by a body supposed to be familiar with local sentiment.

There are twenty-five Local Improvement Districts in the city, each with its Local Board. This is composed of the Borough President and of the Aldermen who represent the Aldermanic districts within the Local Improvement District. The Borough President's secretary acts as secretary of the several boards. Each board has jurisdiction over matters relating to its district. In the case of matters relating to two or more districts, the boards of the districts affected sit in common. The meetings are subject to call by the Borough President.

Local Board of Newtown.

AT BOROUGH HALL, LONG ISLAND CITY, ON FEB. 20, AT 2 P. M.

REMSEN AV, ETC.—Temporary park basins and appurtenances in REMSEN AV, at the southwest corner of LELAND AV; at the southwest and northwest corners of LAKE GROVE PL, the east side of REMSEN AV, opposite Lake Grove pl and on the east and west sides of REMSEN AV, about 1,000 ft. south from McNeil av, 5th Ward.

MASPETH AV, ETC.—To construct a dry weather flow sewer and appurtenances in MASPETH AV, from Newtown Creek to Rust st; in RUST ST, from Maspeth av to Clarke av, and construct a sewer and appurtenances in CLARKE AV, from the outlet at Maspeth Creek to Borden av, 2d Ward.

LELAND AV.—To construct a temporary sanitary sewer in LELAND AV, from the Sewage Purification Plant to Redfern (Remsen) av, and in REDFERN AV, from Horton pl to McNeil av, 5th Ward.

Local Board of Staten Island.

AT BOROUGH HALL, ST. GEORGE, ON FEB. 18, AT 10.30 A. M.

SEA VIEW AV.—To set 100 ft. of concrete curb on the south side of SEA VIEW AV, 4th Ward, in front of property designated as Block 1, Lots 48 to 51, inclusive, on map known as the map of 686 lots, etc.

VAN PELT AV.—To grade bet the curb lines and property lines, and construct sidewalks in VAN PELT AV, bet Washington av and the Staten Island Rapid Transit Railroad tracks, 3d Ward.

LOCAL BOARD RESOLUTIONS.

The following petitions were acted upon at the meetings of the various Local Boards held in the different districts as indicated below.

Local Board of the Bowery.

AT CITY HALL, MANHATTAN, ON FEB. 11, CANAL ST.—Recommending the regulating, grading, curbing and paving of the widened portion of CANAL ST, bet the Bowery and Chrystie st. Adopted.

Local Board of Washington Heights.

AT CITY HALL, MANHATTAN, ON FEB. 11, BROADWAY AND 146TH ST.—Erecting fence to enclose property at the southeast corner. Laid over for two weeks.

FORT WASHINGTON AV.—Widening and extension of FORT WASHINGTON AV, at its junction with Broadway. Adopted.

PARK TERRACE WEST.—Regulating and grading PARK TERRACE WEST, through Isham Park, from Isham st to a point about 160 ft. south of the north house line of West 314th st. Adopted.

WEST 134TH ST.—Reconstructing, bet Broadway and Riverside Drive. Laid over for two weeks.

Local Board of Harlem.

AT CITY HALL, MANHATTAN, ON FEB. 11,

1ST AV.—Construction of sewers in 1ST AV, bet 95th and 106th sts; and, an outlet sewer in 96TH AND 102D STS, bet Harlem River and 1st av. Laid over for two weeks.

MADISON AV AND 108TH ST.—Requesting the erection of a fence at the northeast corner. Adopted.

EAST 95TH ST.—Requesting the fencing of vacant lots Nos. 304, 306, 308 and 310. Adopted.

Local Board of Kips Bay.

AT CITY HALL, MANHATTAN, ON FEB. 11,

EAST 14TH ST.—Constructing sewer in EAST 14TH ST, from 1st av to the East River. Laid over for one month.

EAST 50TH ST.—Fencing vacant property at 235 to 241 EAST 50TH ST. Laid over for two weeks.

Local Board of Riverside.

AT CITY HALL, MANHATTAN, ON FEB. 11,

129TH ST.—Requests the paving with improved granite blocks, on a concrete foundation of 129TH ST, bet Convent av and Amsterdam av. Laid over for two weeks.

PUBLIC HEARINGS.

One or more hearings are granted in connection with all proposed improvements. In the case of local improvements, the first hearing is by the Local Board. Such hearings are noted in this news department of the Record and Guide under the general head of Local Board Calendars. Hearings by all other bodies are noted in the present column.

In acquiring title to land for streets, sewers, parks, approaches to bridges, etc., condemnation proceedings are commonly resorted to. A proceeding having been authorized by the Board of Estimate, the Corporation Counsel makes application to the Supreme Court for the appointment of three commissioners. If the cost of the land is to be paid wholly or in part by property owners benefited, the commissioners are known as commissioners of estimate and assessment. They hold their meetings at the Bureau of Street Openings, a clerical and legal organization under the supervision of the Corporation Counsel charged with the management of all legal proceedings which involve awards for damages or assessments for benefit to land.

If the cost of the land is to be paid by the city as a whole, as in the case of school sites, dock property, etc., the commissioners are known as commissioners of estimate and appraisal, whose place of meeting is at 258 Broadway.

In the case of assessments for local improvements of a physical nature which do not have to be confirmed by a court of record, the assessments come before three permanent commissioners appointed by the Mayor. They constitute the Board of Assessors, which has to do with assessments for such improvement as the regulating and grading of streets, the laying of sewers, etc.

By the Board of Estimate.

At a meeting of the Board of Estimate and Apportionment, to be held in the City Hall, Manhattan, on Feb. 20, at 10.30 a. m., the following matters, among other matters, will be considered:

MANHATTAN.

ZIPKES PL.—To close and discontinue ZIPKES PL, from Post av to Sherman av; and, to change the grade of SHERMAN AV, bet Dyckman st and Academy st.

BRONX.

JOHNSON AV, ETC.—To change the lines and grades of the STREET SYSTEM bounded by Johnson av, Kappock st, Arlington av, West 231st st and its prolongation and Spuyten Duyvil rd.

BAYCHESTER AV.—To change the grades of the STREET SYSTEM bounded by Baychester av, the New York, Westchester & Boston Railroad, Steenwick av, Hollers av, Varian av, Tillotson av, Wright av, Givan av, Boller av and Burk av.

KINGSBRIDGE AV.—Acquiring title to the lands, etc., required for opening and extending KINGSBRIDGE AV, where not already acquired, from Terrace View av in Manhattan, to West 230th st in the Bronx.

REVIEW PL.—Acquiring title to the lands, etc., required for opening and extending REVIEW PL, from West 238th st to Van Courtlandt Park South; and WEST 238TH ST, from Spuyten Duyvil rd to Broadway.

BARNES AV.—Amending the proceeding of Oct. 22, 1909, acquiring title to BARNES AV, from Williamsbridge rd to Tilden st; BRONXWOOD AV, from Burke av to Gun Hill rd and WALLACE AV, from Williamsbridge rd to Gun Hill rd.

BROOKLYN.

NEPTUNE AV, ETC.—To change the grades of the STREET SYSTEM, bounded by Neptune av, West 25d st, the Atlantic Ocean and West 32d st.

FLATBUSH AV.—To lay out an extension of FLATBUSH AV, from its present south terminus, at or near the north line of Av V prolonged, to the United States bulkhead line of Rockaway Inlet.

ELBERT LA, ETC.—Acquiring title to the lands, etc., required for opening and extending ELBERT LA, from Glenmore av to Stanley av; and, SHERMAN AV, from Glenmore av to Fairfield av.

TERMINAL FACILITIES.—To adopt plan for terminal facilities and equipment thereof and therefore, to be located upon the lands and lands under water, situate, lying and being on, adjacent or near to the shores of the East River, Buttermilk Channel, Gowanus Bay and Upper Bay, bet the foot of Fulton st and the foot of 66th st.

EAST 26TH ST, ETC.—Amending the proceeding of April 20, 1911, for acquiring title to EAST 26TH ST, from Canarsie la to Clarendon rd, and from AV D to Newkirk av; and, to CANARSIE LA, from Flatbush av to Schenectady av, so as to relate to EAST 26TH ST, from Canarsie la to Clarendon rd and from AV D to Newkirk av; and, to CANARSIE LA, from Flatbush av to Schenectady av as they are shown on a map adopted by the Board of Estimate on Jan. 9, 1913, and approved by the Mayor on Jan' 16, 1913.

QUEENS.

FINAL MAPS.—To lay out the lines and grades of the street system within the area designated as SECTION 318 of the FINAL MAPS of the Borough of Queens.

RUST ST, ETC.—To change the lines of the STREET SYSTEM bounded by Rust st, Grand st, Broad st, Hill st, Clermont av, Flushing av and James st, 2d Ward.

COLUMBIA (ADAMS) AV.—Acquiring title to the lands, etc., required for opening and extending COLUMBIA (ADAMS) AV, from Laurel Hill boulevard (Shell rd) north to Queens boulevard.

4TH ST, ETC.—To amend the proceeding of Jan. 11, 1912, for acquiring title to 4TH ST, from Queens boulevard to Jackson av; and 5TH ST, from Queens boulevard to Woodside av, so as to conform to a change in the lines of 4TH ST, immediately north of Queens boulevard as shown on a map of the Board of Estimate adopted Oct. 17, 1912, and approved by the Mayor on Oct. 24, 1912.

FISK AV.—To amend the proceeding of June 1, 1911, for acquiring title to FISK AV, from Woodside av to Grand st, so as to relate to FISK AV, from Grand st to Queens boulevard.

RICHMOND.

TARGEE ST.—To change the grade of TARGEE ST, from Metcalf st to Irving pl.

PROPOSED ASSESSMENTS.

The following proposed assessments have been completed and are lodged in the office of the Board of Assessors, 320 Broadway, Manhattan, for examination by any one interested, and all persons who are opposed to these assessments must present their objections, in writing to the Secretary of the Board, at the above address, on or before March 11, at 11 a. m., when testimony will be taken:

BRONX.

FURNISHING and erecting 25 ft. of guard rail opposite lot 120, and 138 ft. of guard rail opposite lot 122, block 2881. List 2849.

SPUYTEN DUUYIL PARKWAY.—Sewer and appurtenances on the east side of SPUYTEN DUUYIL PARKWAY, bet West 244th st and Fieldston rd, and on the north side, bet Fieldston rd and Riverdale av, and across Spuyten Duyvil parkway, at Av Von Humboldt. Affecting Blocks Nos. 3415, 3418 and 3421. List 2762.

WEST 242D ST.—Sewers and appurtenances in WEST 242D ST, bet Broadway and Waldo av; in WALDO AV, bet West 242d st and West 244th st; in WEST 244TH ST, bet Waldo av and Spuyten Duyvil parkway, and in SPUYTEN DUUYIL PARKWAY, bet West 244th st and Riverdale av. Affecting Blocks Nos. 3406, 3414, 3415, 3417, 3418 and 3421. List 2850.

PERRY AV AND EAST 205TH ST.—Receiving basins at the northwest corner. Area of assessment: Block 3341. List 2964.

EAST 173D ST.—Paving and curbing where necessary, from 3d av to Fulton av. List 2848.

GRAND AV.—Paving and curbing where necessary, bet Tremont av and Burnside av. List 2846.

CURRENT BUILDING OPERATIONS

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

Blum & Blum Win Competition.

The Freundschaft Club has selected the plans prepared by George and Edward Blum, of 505 5th avenue, for its new home to be erected at 105-107 West 57th street, diagonally opposite the Lotos Club property, on a plot 42x100.5 feet. The selection was made from a competition as the best design to meet the requirements of the club. It shows a five-story, basement and sub-basement structure, with foundations and walls of sufficient strength to increase it three more stories at the desired time. In addition to the usual features found in modern clubs, it will be equipped with a large ballroom and a roof garden, which can be enclosed in winter. The cost is estimated at \$130,000.

Twelve-Story Loft on Bijou Site.

The site of the Bijou Theatre on the west side of Broadway, between 30th and 31st streets, has been purchased by clients of the Taylor-Sherman Company, of 500 Madison avenue. The frontage at 1237 and 1239 Broadway is 39.11 feet, running through to 6th avenue, and the depth of the lot 249.5 feet. The name of the real buyer is for the present withheld, but it is learned, upon good authority, that in all probability a twelve-story business structure will be erected there. No architect has yet been definitely selected. The theatre property, which was erected in 1878, is controlled by the Sire Brothers, and it has been held by them for some time at \$1,000,000. The city's assessed valuation is \$760,000.

Plans for New Bronx Church.

The New York Diocesan Missionary and Church Extension Society of the Protestant Episcopal Church, of which Bishop Greer is president and Bishop Charles S. Burch, vice-president, contemplates the erection of a stone edifice in Westchester avenue and 167th street, The Bronx, on the site of the old Tiffany mansion. The plot consists of sixteen city lots and is triangular in shape. Owing to the fact that the necessary funds for building have not yet been appropriated, it is not probable that anything will be done before the spring or fall. No architect has been selected.

Doorhanger Company to Build.

The McCabe Hanger Manufacturing Company, which manufactures door hangers, 425 West 25th street, contemplates the erection of a ten-story business building at 263-265 Tenth avenue, running through with a frontage at 502 West 26th street, a plot 48x72 feet. Nothing will be done for about two years yet.

National Casket Co. to Build.

The National Casket Company, 48 Great Jones street, New York City, will probably start work next fall on a six-story modern factory building, 200 x 100 feet, on Jackson avenue, near the Bridge Plaza, Long Island City. Building details have not been decided and no architect has yet been selected.

NO ARCHITECTS SELECTED.

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

MANHATTAN.—The McCabe Hanger Manufacturing Co., manufacturers of doorhangers, 425 West 25th st, bought the property at 263-265 10th av and 502 West 26th st, a plot 48x72 ft. A 10-sty business building is contemplated by the owners for their own occupancy, but it was stated on Tuesday that it would be two years yet before anything would be done. No architect has been selected.

MANHATTAN.—Richard M. Hurd, president of the Lawyers Mortgage Co., 59 Liberty st, will remodel the old residence at 12 East 68th st into an American basement house for occupancy. No architect has yet been selected. Title to the property will not be taken for a month.

LONG ISLAND CITY.—The National Casket Co., 48 Great Jones st, N. Y. C., contemplates the erection of a 6-sty factory building, 200x100 ft., on Jackson av near the Bridge Plaza, L. I. C. No architect has yet been selected.

PLEASANTVILLE, N. Y.—F. H. Knoll, Railroad av, White Plains, contemplates the erection of a 3-sty store and loft building at the southwest corner of Wheeler av and Bedford rd, to cost \$10,000. No architect has been selected.

BRONXVILLE, N. Y.—Benjamin E. Smythe, cashier of the Gramatan National Bank, contemplates the erection of a residence just north of the Hotel Gedney. Nothing will be determined before the first of March. No architect has been selected. The plot is 80x200 ft.

RENNSELAER, N. Y.—The Board of Education of Rensselaer contemplates the erection of a 2-sty school, brick and stone, to cost between \$40,000 and \$50,000. Project will go ahead in about two months. Seating capacity about 500. Arthur Lucas is president of the Board. No architect has yet been selected.

YONKERS, N. Y.—The Saegkill Golf Club, Lawrence Griffith, president, 447 North Broadway, Yonkers, contemplates the erection of a frame club house to cost around \$25,000. No details have yet been decided and no architect has been selected.

POUGHKEEPSIE, N. Y.—The Connell Memorial Association contemplates the erection of a memorial monument at Kaal Rock Park, Poughkeepsie. No definite plans for the scheme have been reached. It may be of granite or marble and bronze. It will be erected in memory of Congressman Richard Connell. The funds for which are now being raised. John K. Sague, 69 Hooker av, John E. Mock, 234 Main st, John M. Lynch, 256 Main st, are officers of the association. The designer has not been selected.

HARTSDALE, N. Y.—Henry T. Kelly, physician, 11 Church st, White Plains, contemplates the erection of a \$10,000 residence on the east side of Walworth av. No architect has yet been selected.

ALBANY, N. Y.—St. James R. C. Church contemplates the erection of a new edifice on Delaware av, this city. It is probable that work will go ahead about April 1. Patrick E. Scully, pastor, is raising funds. No architect has been selected.

NETCONG, N. J.—The Baptist Church of Netcong, Rev. Buzzel, pastor, G. M. Rockefeller, secretary, contemplate the erection of a 1-sty frame church in Mechanic st. The building committee has not been selected and no architect has been appointed.

NEW BRUNSWICK, N. J.—The New Brunswick Trust Co., A. J. Jones, president, F. S. Cobb, secretary, J. V. D. Mershon, treasurer, contemplate the erection of a new bank building at George and Paterson sts, 1-sty, stone construction. No architect has yet been selected.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

FLATBUSH AV.—The Bush Building Co., Wesley C. Bush, president, 367 Fulton st, is taking bids for four apartments, 4-stys, brick and limestone, 35x73 ft., to be erected on the west side of Flatbush av, 170 ft. north of Newkirk av, from plans by Benjamin Hudson, 309 9th st, architect. Cost, \$25,000 each.

BANKS.

HARRISBURG, PA.—Mowbray & Uffinger, 5 Liberty st, N. Y. C., are taking bids for the construction of a bank and office building for the Mechanics National Bank of Harrisburg, to cost, \$125,000.

CHURCHES.

NEWARK, N. J.—McDermott & Hanigan, 103 Park av, N. Y. C., are figuring the general contract for the Sacred Heart Cathedral to be erected in this city, from plans by I. E. Dittmars, N. Y. C.

MANHATTAN.—McDermott & Hanigan, 103 Park av, are figuring the general contract for the synagogue to be erected at 22-28 West 114th st from plans by Sommerfeld & Steckler.

DWELLINGS.

NEW ROCHELLE, N. Y.—Chas. M. Peck, 5-7 East 42d st, N. Y. C., is taking bids on a 2½-sty frame and stucco residence and garage to be erected at Premium Point Park, Sea View av, for Mrs. C. J. Van Slyke. Cost, \$15,000.

HASTINGS, N. Y.—Ernest Frank, architect, 21 Fernbrook st, Yonkers, has completed plans for alterations to the 2-sty store and residence, 39x29 ft., on Railroad av, for Kesimir Koslowsky, Railroad av, owner. Bids on general contract are being received by architect.

MOUNT VERNON, N. Y.—H. M. Dowling, 107 South 4th av, owner, is taking bids on separate contracts for a 2½-sty frame residence, 24x37 ft., to be erected on 10th av, south of Bushwell pl. Cost, \$4,500.

BRIGHTWATERS, L. I.—E. H. Janes, 124 West 45th st, N. Y. C., architect, is taking bids on the general contract for a 2½-sty frame residence, 35x50 ft., for Stephen Remsen, 462 West st, N. Y. C., owner. Cost, \$8,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—J. P. Whiskeman, 39 West 38th st, architect, is taking bids for alterations to the 5-sty brick store, office and theatre building at 154-160 West 41st st for the Broadway and 41st St. Co., L. D. Beggs, Trust Building, Philadelphia, Pa., owner. Cost, \$11,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

ST. NICHOLAS AV.—The Albion Construction Co., composed of Isaac Krulwich and Ruben Weinstein, builders, will erect at the northwest corner of St. Nicholas av and 164th st a 6-sty apartment house, for which a building loan of \$230,000 has been obtained from the New York Title Insurance Co. Schwartz & Gross, 347 5th av, are the architects.

63D ST.—The property at 2-6 East 63d st, 50 x100.5, has been purchased by Mr. Hoggland, president of the Peatalpha Realty Co. for improvement with an apartment house. Nothing definite has yet been decided.

AV A.—C. B. Meyers, 1 Union sq, is preparing plans for alterations to the 5-sty tenement at 6-8 Av A and 242 East Houston st for loft and store purposes, for Egerton L. Winthrop, care H. C. B. Stein, 242 East Houston st, owner, who will soon take bids on general contract. Cost about \$10,000.

BROADWAY.—The Realty Holding Co., M. & L. Hess, 907 Broadway, have bought the plot 100x150 ft., at the northwest corner of Broadway and 145th st. No building operations are contemplated. The owners expect to resell the property.

CHURCHES.

114TH ST.—Sommerfeld & Steckler, 31 Union sq, architects, are taking bids for the synagogue to be erected at 22-28 West 114th st for the Congregational Kol Israel Anshe Poland, 20-22 Forsyth st, owner, M. Rabinowitz, president.

DWELLINGS.

5TH AV.—Nothing definite has yet been decided regarding the improvement of the north corner of 96th st and 5th av by Henry Phipps, with a new residence. The plot measures 100.11 on 5th av and runs back along 96th st 125 ft.

STORES, OFFICES AND LOFTS.

GRAND ST.—Emery Roth, 507 5th av, has completed plans for alterations to the 6-sty loft, 70x77 ft., at 165-171 Grand st for Louis Eisenberg, owner, who will take bids. Cost about \$15,000.

BROADWAY.—The Mayfield Construction Co., of 50 Church st, has bought property at the northeast corner of Broadway and 103d st. They will either resell or erect a taxpayer on the site. Definite plans will not be decided upon before the middle of March.

14TH ST.—Jacob Kottek, 87 Nassau st, owner of the plot 100x98 ft. at 302-312 West 14th st, has no plans for building on the property, but will resell to a builder with a loan.

22D ST.—The Ringwood Co., 50 Church st, owner of the property 145 East 22d st, has started tearing down the old building on the premises. No new building is yet contemplated.

29TH ST.—I. & M. Phillips, cloak and suit dealers, 18 West 18th st, have purchased the property at 46-50 West 29th st. Nothing definite has been determined. They might resell.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

LAFAYETTE ST.—M. W. Del Gaudio, 401 Tremont av, is preparing plans for a 4-sty brick and limestone tenement, 25x75 ft., to be erected in the south side of Lafayette st, 162 ft. east of Park av, for F. Barba, 2383 Belmont av, owner. Cost about \$25,000.

WALKER AV.—M. W. Del Gaudio, 1910 Webster av, is preparing plans for a 5-sty flat with stores, 67x85.6 ft, 26 families, to be erected at the southeast corner of Walker and Clay avs, for W. D. Howell, 1541 Overing st, Bronx, to cost, \$50,000.

ALBANY RD.—M. W. Del Gaudio, 1910 Webster av, is preparing plans for a 4-sty flat, 27x 60 ft, with stores, steam heat, hot water, for F. Ventarola, 204th st and Jerome av, to be erected at 3462 Albany rd.

187TH ST.—M. W. Del Gaudio, 1910 Webster av, is preparing plans for a 4-sty flat, 32.8x 88 ft, for G. Carretta, 663 Crescent av, to be erected in the north side of 187th st, 100 ft west of Southern Boulevard, Bronx.

BAILEY AV.—Chas. Schaefer, Jr., Co., Webster and Tremont avs, is preparing plans for three 5-sty tenements to be erected on the west side of Bailey av, 75 ft. south of 231st st, for Ole G. Bertelson, 441 East 182d st.

POST AV.—A building loan of \$120,000 has been made by the Title Guarantee and Trust Co. to the Bendheim Construction Co. on the new building to be erected on the north side of Post av, 100 ft. west of Academy st, a plot 150x150 ft.

DWELLINGS.

SYLVAN PL.—Robert J. Newman, Freeport, L. I., owner, will take bids February 18 on subs for two 2½-sty brick residences, 25x58 ft., to be erected on the east side of Sylvan pl, 79 ft. north of 256th st, from plans by B. & J. Walther, 147 West 125th st, architects.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

PARK PL.—Wortmann & Braun, 114 East 28th st, N. Y. C., are preparing plans for a 4-sty brick and limestone apartment, 55x103 ft., to be erected on the north side of Park pl, 480 ft. east of Classon av, Brooklyn, for Levy & Baird, 2027 Bath av, owner. Cost, \$75,000.

68TH ST.—Eisenla & Carlson, 16 Court st, are preparing plans for a 4-sty brick tenement, 53x85 ft., to be erected in the north side of 68th st, 98 ft. east of 3d av, for Monroe Stiner & Bros., 4707 6th av, owners. Cost about \$40,000.

DWELLINGS.

GARFIELD PL.—J. Duryea has purchased the Meurer Mansion at 313 Garfield pl, Brooklyn. No alterations are contemplated.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Frank Chmelik, 796 2d av, has completed plans for three 3-sty brick tenements, 37x42 ft., to be erected in the west side of Grace st, 525 ft. north of Broadway, for William Allen, 539 Jamaica av, owner. Cost, \$24,000.

GREAT NECK, L. I.—Albert Hagstedt of this place has purchased a frontage 173 ft. on Gateway Drive for improvement with a residence from plans by George J. Hardway, N. Y. C., architect, to cost about \$18,000.

LONG ISLAND CITY.—Dennis Collins, of Flushing, will erect four 3-sty brick tenements on Pierce av east of 3d av, L. I. City, to cost \$10,000.

CHURCHES.

MASPETH, L. I.—Edward Rose & Son, Elmhurst, L. I., are preparing plans for a 1-sty frame chapel, 50x85 ft., to be erected on Clinton av, 125 ft. east of Claremont st, for the Holy Cross Polish R. C. Church, G. Zwartek, pastor.

DWELLINGS.

JAMAICA, L. I.—E. D. Litchfield, 244 5th av, N. Y. C., has completed plans for four 2½-sty residences, 20x35 ft., to be erected on the west side of Colonial av, 118 ft. north of Shelton av, for the Realty Associates, 162 Remsen st, Brooklyn. Cost about \$20,000.

LONG ISLAND CITY.—John Ostman, Flushing, will erect several 2½-sty frame dwellings on Frost av, south of Broadway at a cost of \$3,500 each.

LONG ISLAND CITY.—Ida Clare, of Flushing, will erect a 3-sty brick hotel at Thompson av and Fitting st, L. I. City, to cost about \$3,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—The National Casket Co., 29 Ashland pl, will erect a 6-sty factory, 200x100 ft., in Long Island City.

MUNICIPAL WORK.

ARVERNE, L. I.—The Boardwalk Property Owners, of this place, have decided to construct a boardwalk with concrete supports and pilings on Atlantic av. Estimated cost about \$100,000.

WHITESTONE, L. I.—Plans for the new fire-house on 7th av, between 16th and 17th sts, Whitestone, are to be altered under the supervision of Commissioner Johnson to meet the appropriation.

STABLES AND GARAGES.

RIDGEWOOD, L. I.—Hans Liehau, Fulton st, Jamaica, L. I., has completed plans for a 2½-sty brick stable, 107x53 ft., to be erected on Flushing av for the Bureau of Street Cleaning, Borough Hall, L. I. City, owner. Cost about \$45,000.

Nassau.

HALLS AND CLUBS.

FREEPORT, L. I.—The Elks are taking steps to enlarge their club house at a cost of about \$20,000. Address chairman building committee.

Suffolk.

MISCELLANEOUS.

COLD SPRING HARBOR, L. I.—C. MacKenzie, 82 Beaver st, N. Y. C., architect, is preparing preliminary plans for a 1 or 2-sty brick or concrete boat and bath house for Walter B. Jennings, this place, owner. Contracts have not been issued.

Westchester.

APARTMENTS, FLATS AND TENEMENTS.

NEW ROCHELLE, N. Y.—Mullins Bros., 29 Bayard st, will erect a 4-sty brick apartment, 40x57 ft., in the south side of Bayard st, west of Drake av, from plans by A. Sundberg, Huguenot st, architect. Cost, \$15,000.

YONKERS, N. Y.—C. Frank, 21 Fernbrook st, is preparing plans for a 3-sty brick and frame apartment, 25x49 ft., to be erected at 90 Jefferson st for Helen Mullene, Jefferson st, owner. Cost, \$6,000.

YONKERS, N. Y.—J. Wilfred Kirst, 12 North Broadway, contemplates the erection of a 4-sty frame and stucco apartment, 50x50 ft., to be erected on Allison av. Cost, \$16,000.

TUCKAHOE, N. Y.—Antonio Rogliano, owner, will erect a 4-sty store and apartment here at a cost of about \$13,000. William B. Middleton, of Mt. Vernon, is the architect.

NEW ROCHELLE, N. Y.—Chas. Lupprian, 180 Main st, has completed plans for two 6-sty apartments for A. Rolfsen, of this place. No contracts have been awarded.

MT. VERNON, N. Y.—The Mt. Vernon Holding Co., 118 East 28th st, N. Y. C., contemplates the erection of a 5-sty apartment at 4th st and 3d av. No contracts have yet been awarded.

MT. KISCO, N. Y.—Samuel Olin, of this place, contemplates the erection of a tenement house on Lexington av. It will be built for 10 families.

DWELLINGS.

WHITE PLAINS, N. Y.—Dr. E. C. Tracey, of this place, is having plans prepared for alterations and the erection of a garage to his residence on Mamaroneck av. The contract has not been awarded.

NEW ROCHELLE, N. Y.—The Quaker Ridge Building Co., of West Hoboken, N. J., will erect five residences here to cost in the neighborhood of \$14,000.

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Contemplated Construction Westchester (Continued).

NEW ROCHELLE, N. Y.—F. Pagan, of this place, is preparing plans for a \$10,000 residence to be erected here this spring.

MT. VERNON, N. Y.—William B. Middleton, 45 East Sidney av., Mt. Vernon, has prepared plans for two residences for Morris Kessler to be erected at 157 South 1st av., to cost \$9,000.

GREENACRES, N. Y.—W. F. Pflug, White Plains, contemplates the erection of a 2½-sty frame residence to cost \$10,000.

HALLS AND CLUBS.

MT. VERNON, N. Y.—The Westchester Woman's Club Realty Co., this place, contemplates the erection of a club house on Crary av.

MUNICIPAL WORK.

YONKERS, N. Y.—John O. Weston, of this city, at \$24,242, has submitted the lowest bid for grading Devoe av.

SCHOOLS AND COLLEGES.

PELHAM, N. Y.—A. G. C. Fletcher, 103 Park av., N. Y. C., is preparing plans for an addition to the parochial school for the Church of St. Catherine.

STORES, OFFICES AND LOFTS.

TARRYTOWN, N. Y.—The building owned by Samuel Cohen, in Cortland st., has been destroyed by fire. Estimated cost about \$15,000.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The Plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision at the main office, Newark, N. J., to be erected in these counties for the week ending Feb. 10:

NEWARK.—Benjamin Handman, 247 18th av., one 3-sty frame, \$6,000; A. F. Bull Realty Co., 175-177-179-181 Sylvan av., four 3-sty frame, \$40,000; Abraham Levy, 418 Jelliff av., one 3-sty frame, \$8,000; Aniello Siano, 204 Parkhurst st., one 3-sty frame, \$6,000; Henry Boeger, 511 South 14th st., one 3-sty frame alteration, \$200; Max Vasa, 82-84 Prince st., one 4-sty brick, \$25,000; Rosa Cervone, 9 Boyden st., one 3-sty brick alteration, \$400; Stanislavas A. Yanagas, 348 South 12th st., one 3-sty frame, \$5,000; Andrea Vigiano, 11 Brookdale av., one 3-sty frame alteration, \$3,500; Pasquale Tacluca, 52 Delancey st., one 4-sty brick, \$10,000.

ATLANTIC CITY.—John Stafford, northwest corner Seaside ave and Boardwalk, one 5-sty brick, \$85,000; Atlantic Building Co., west side Connecticut av., 227 ft. north of Oriental av., one 3-sty brick, \$9,000; Mary I. Vetter, northeast corner Oriental and Massachusetts avs., one 3-sty brick, \$9,000.

ELIZABETH.—Julius Hagin, 559 Livingston st., one 3-sty frame, \$8,000.

EAST ORANGE.—Phillip Hermann Co., Carnegie av., opp. Sheppard av., one 3-sty brick, \$32,000.

BAYONNE.—Antonio Stefano, 44 East 19th st., one 2-sty frame, \$4,000; John Winkel, 9 Meadow st., one 2-sty frame alteration, \$1,500; Morris Bloom, 186 Av B, one 2-sty frame, \$5,000.

JERSEY CITY.—August Dege & Jos. Duff, 202 and 212 Sipp av., two 3-sty brick, \$18,000; Clotilde E. Cuneo, southeast corner Palisade av and Ravine rd., one 4-sty brick, \$80,000. Owen J. Igle, 742 West Side av., one 3-sty frame alteration, \$3,000.

IRVINGTON.—John and Ada Schweikert, 1015 Clinton av., one 3-sty frame, \$5,000; Henry Pfentinger, 283 Grove st., one 3-sty frame, \$5,000.

BANKS.

PATERSON, N. J.—The Hamilton Trust Co. has purchased property at 137 Market st. Plans will be made immediately for enlarging the present building.

RIDGEFIELD PARK, N. J.—Plans are said to be ready for the new office and bank building to be erected by the First National Bank at the northwest corner of Hackensack rd and Mt. Vernon st.

CHURCHES.

NEW BRUNSWICK, N. J.—Bids are being received for the erection of an addition to the Piscataway Episcopal Church. Address the pastor for particulars.

DWELLINGS.

NEWARK, N. J.—Hughes & Backoff, architects, have prepared plans for a brick dwelling, 47x37 ft., to be erected at the southwest corner of Abington av and Parker st., to cost \$12,000. Mrs. Theodosia Hilton is the owner.

RED BANK, N. J.—Frank J. Manson, of Oakland st., has purchased a plot 50x250 ft. on the west side of Maple av. He will erect a double house on the property this spring.

ARLINGTON, N. J.—Contractor Burke contemplates the erection of sixty new dwellings and will begin work as soon as the weather will permit.

PALMYRA, N. J.—R. W. Gilpin, of this place, contemplates the erection of a new residence here in the near future.

FACTORIES AND WAREHOUSES.

PATERSON, N. J.—The Stonehead Fertilizer Co., Inc., will carry out at once the erection of a large plant, 190x300 ft., 1 and 2-stys in height. Clement Schnell, president.

ELIZABETH, N. J.—The Metropolitan Printing Co. will erect an \$18,000 addition to its present building along Pine st. Work will be started in the spring.

NEWARK, N. J.—Macknet & Doremus, 798 Broad st., are having plans prepared by Wilson C. Ely, architect, for a 5-sty warehouse, 105x60 ft., to be erected at 44-48 Mechanic st. Estimated cost, \$50,000.

PATERSON, N. J.—The General Railway Signal Co., W. W. Salmon, president, contemplates the erection of a plant in Lincoln Park for the manufacture of iron gray castings.

HALLS AND CLUBS.

PATERSON, N. J.—T. John Foalks, architect, has prepared plans for a lodge building to be erected by the Loyal Order of Moose No. 553. Building will be 2-stys, 100 ft. Estimated cost, \$150,000.

MUNICIPAL WORK.

ASBURY PARK, N. J.—Bids will be received by the City Council about the first of March for the construction of an addition to the pumping station, installing new equipment and laying distributing mains, to cost about \$275,000. R. L. Savage is City Engineer.

TRENTON, N. J.—The New Jersey Gas Co. has been granted permission to issue \$48,000 in bonds for the extension and improvement of its plant and system.

SOUTH RIVER, N. J.—Superintendent Reid of the municipal electric-light plant, has recommended the increasing of the capacity of the plant to cost about \$25,000.

ELIZABETH, N. J.—The Board of Fire Commissioners has accepted plans for the two proposed fire houses to be erected here. Louis Quien, Jr., is the architect. Bids will probably be called for by March 15.

POWER HOUSES.

LAMBERTVILLE, N. J.—The Lambertville Heat, Light & Power Co. has passed to the control of F. Stanley North, Bayshore, L. I., and associates, who contemplate the improvement of the power plant and electric system. T. F. Artell is manager.

RUTHERFORD, N. J.—Bids are wanted for a new heating plant for the City Hall. Chairman Sohst is on the public buildings committee.

LAUREL SPRINGS, N. J.—The Clementon Spring Water Co., Seldom Twitchell, president, contemplates the construction of a new water tank of the standpipe type.

PERTH AMBOY, N. J.—A County court house to cost \$100,000 is contemplated. Address chairman of the Board of Trade for information. No architect has been selected and nothing definite regarding building has been determined.

SCHOOLS AND COLLEGES.

ELIZABETH, N. J.—The Board of Education has voted in favor of the erection of two schools, one in the Elmora section and one in the Schiller st district to cost \$145,000.

CRANFORD, N. J.—Ground will be broken immediately for a new school on the south side of Lincoln av.

JERSEY CITY, N. J.—Public School No. 24, on Virginia av., which was destroyed by fire at a loss of \$75,000, is to be rebuilt at once. The school board has announced that plans will be immediately prepared for a new building on the same site.

JERSEY CITY, N. J.—The Board of Education will erect a large wing to school No. 34 at the Boulevard and Warner av. The addition will cost about \$150,000. William Gotthardt, school director, has charge.

MORRIS PLAINS, N. J.—Arthur S. Pierson has been selected by the Morris Township Board of Education to prepare plans for the new Morris Plains school. Building is to be ready by next fall.

JERSEY CITY, N. J.—Bids will be received by the Board of Education until March 6 for the enlargement of School No. 34 at Hudson Boulevard and Warner av. John T. Rowland, Jr., 98 Sip av., Jersey City, is architect.

WEST HOBOKEN, N. J.—Public School No. 1 of West Hoboken is to be torn down and a modern school building will be erected on Clinton av near Union st. Sketches have been prepared.

STORES, OFFICES AND LOFTS.

ELIZABETH, N. J.—Nathan Finkel, real estate dealer, of this city, has purchased property at 225-229 Broad st. He will raze the buildings and erect on the site a business structure to cost about \$200,000. The site measures 50x175 ft.

NEWARK, N. J.—H. W. Barclay, 819 South 12th st., will erect an 8-sty business building, 110x55 ft., in Summit st. John T. Simpson, 27 Clinton st., is architect. The owner has taken bids.

PATERSON, N. J.—The Globe Carpet Oil Cloth and Bedding Co. will erect a new building at 142-144 Main st., 3-stys, to cost about \$75,000.

THEATRES.

NEWARK, N. J.—Nathan Myers, of this city, has prepared plans for a 4-sty brick and steel theatre, 48x50 ft., to be erected at 229-231 Springfield av., to cost \$60,000. John C. Eisele, of Eisele & King, real estate is the owner.

SUMMIT, N. J.—Samuel J. Katz, of Newark, and Elmer L. McKirgan, of Summit, contemplate the erection of a theatre at Springfield av, Beechwood rd and Bank st, this place; seating capacity 1,000. Work will be started March 1.

CONTRACTS AWARDED.

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

DWELLINGS.

246TH ST.—Andrew Olsen, 624 st, Brooklyn, has received the general contract to erect the 2½-sty residence in West 246th st for Mrs. Charles E. Niles, 345 West 85th st, owner. G. H. Chichester, 103 Park av, is architect.

NEW BRUNSWICK, N. J.—George B. Rule, 71 John st, has received the general contract to erect the 2½-sty brick and frame residence

for S. B. Carpenter, 70 College av owner. Charles Brendon, 500 5th av, N. Y. C., is architect. Cost, \$35,000.

LARCHMONT MANOR, N. Y.—W. J. Kellerher, St. Clair av, has received the general contract to alter the 2½-sty frame residence on Pryors lane for Dr. W. B. Short, on premises, owner.

COYTESVILLE, N. J.—The contract for the erection of the new residence of Frederick M. Lawrence at Edgewood Cliffs has been awarded to James McWalters & Son, Inc., N. Y. C.

FACTORIES AND WAREHOUSES.

YONKERS, N. Y.—The Federal Cooperage Co. has awarded the general contract to Eugene J. Pawson, 20 Stanley pl, for the erection of a manufacturing building, 2-stys, 119x30 ft.

LONG ISLAND CITY.—The Turner Construction Co., 11 Broadway, N. Y. C., has received the general contract to erect the new building for the Loose-Wiles Biscuit Co. at Thomson av, Queens pl and Orton st for the Degnon Contracting Co., owner. The building is 430x300 ft, 9-stys and basement, reinforced concrete throughout excepting for structural steel columns and glazed terra cotta veneer. William Higginson is architect. Work is under way on the foundations and the building is to be completed in February 1914.

YOUNGSTOWN, O.—The Republic Iron & Steel Co., G. C. Shackelford, chief engineer, have awarded a contract to the Raymond Concrete Pile Co., 140 Cedar st, N. Y. C., and Chicago, for placing approximately 1,200 standard Raymond concrete piles for the foundations of open hearth buildings and furnaces at their open hearth steel works, Youngstown, O. The Raymond Co. have recently completed a contract for placing Raymond piles for the foundation of a blast furnace for the same company.

HOSPITALS AND ASYLUMS.

LAFAYETTE ST.—S. S. Citrou & Co., 43 2d av, have received the contract for wrecking at the northwest corner of Lafayette and Bond sts, which is to be improved with a hospital for animals from plans by E. H. Janes and A. W. Cordes, 124 West 45th st. The New York Women's League, 325 Lafayette st, is the owner.

HOTELS.

BRENTWOOD, L. I.—H. H. Smith, of Bayshore, L. I., has received the general contract to erect the 1, 2 and 3-sty hotel and casino "The Brentwood," 45x300 ft., of terra cotta blocks and stucco for the Brentwood Realty Co., owner, 1 West 34th st, Frederick G. Sutton, New York manager. George M. Bartlett, 103 Park av, N. Y. C., architect.

MUNICIPAL WORK.

ALBANY, N. Y.—The State Department of Public Works has awarded barge canal contracts aggregating \$2,664,000 for erecting power stations and installing electrical machinery for operating and lighting along the Erie and Champlain canals, McArthur Bros. Co. and Lord Electric Light Co., of N. Y. C., \$1,612,356; construction work at Utica, Grant, Smith & Locker, of N. Y. C., \$1,014,671; constructing bridge at Rocky Rift Feeder, Montgomery County, T. B. Caghey Co., Little Falls, N. Y., \$11,202.

POUGHKEEPSIE, N. Y.—The contract for building 38 miles of pavement about the Ashokan Dam and its approaches has been awarded to A. L. Guidone, 23d st and Lexington av, N. Y. C. Samuel Beskin, of Fishkill, N. Y., stood fourth among the bidders.

STABLES AND GARAGES.

MONROE, N. Y.—The Harriman Industrial Corporation, this place, has received the general contract to erect the 1-sty local stone farm buildings for Henry M. Tilford, 42 Broadway, N. Y. C., owner. Alfred Hopkins, 11 East 24th st, N. Y. C., is architect. Cost, \$40,000.

NEW ROCHELLE, N. Y.—P. J. Exner & Co., 103 Park av, have received the general contract to erect the 2½-sty garage and greenhouse, 25x66 ft., at Premium Point, for Edward C. Schaefer, 190 Bowery, N. Y. C. Reiley & Steinback, 481 5th av, N. Y. C., are architects.

STORES, OFFICES AND LOFTS.

42D ST.—J. B. Acken, 25 West 42d st, has received the general contract to alter the 4-sty store, 83x108 ft., at the southwest corner of 42d st and 8th av for Howard, Vogel, on premises, owner. Eugene Schoen, 25 West 42d st, architect. M. Siegel, 691 Wales av, has the plumbing work. Cost about \$10,000.

58TH ST.—C. H. Lang, 145 West 45th st, has received the general contract and desires bids on subs and materials for alterations to the 5-sty loft building at 225-227 West 58th st for J. H. Monheimer, 116 Riverside drive, owner. Cost about \$15,000.

30TH ST.—The John J. Hearn Construction Co., 505 5th av, has received the general contract for alterations to the 3-sty brick publishing building at 327-331 West 30th st for "The Rural New Yorker," John J. Dillon, president, 409 Pearl st, owner. Frederick Putnam Platt, 1123 Broadway, is architect. Cost about \$10,000.

39TH ST.—Marc Eidlitz & Son, 489 5th av, have received the contract to erect the 6-sty store and lofts, 24x98 ft., at 21 West 39th st, for George G. Kip, of Morristown, N. J., to cost \$30,000. F. Y. Joannes, 25 East 216th st, is the architect.

WHITE PLAINS, N. Y.—Rocco Brinate, of North Lexington av, has received the contract for rebuilding the Malone Building, which was wrecked by fire about a month ago. Estimated cost, \$20,000

YONKERS, N. Y.—Lynch & Larkin have received the contract to erect the addition to the P. O building in Main st, from plans by Wm. F. Snyder, architect. Work will be started at once.

WEST ST.—McDermott & Hanigan, 103 Park av, have received the contract for alterations at 32 West st.

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brosi, Stillwell and Neptune av; architect, Jas. A. MacDonald, Surf av and West 24th st. Plan No. 561.

BAY 25TH ST, s w cor Benson av, ten 2-sty frame dwellings, 18x29, slag roof, 1 family each; total cost, \$35,000; owner, Walter E. Parfett, 2006 Benson av; architects, Parfett Bros., 26 Court st. Plan No. 614.

EAST 26TH ST, e s, 52.7 s Foster av, 2-sty brick dwelling, 32.7x57.6, tin roof, 1 family; cost, \$4,500; owner, H. Stolpe & Co., 2501 Clarendon rd; architect, R. T. Schaefer, 1522 Flatbush av. Plan No. 622.

EAST 26TH ST, e s, 17.7 s Foster av, two 2-sty brick dwellings, 17x36.6, tin roof, 1 family each; total cost, \$8,000, owner, H. Stolpe & Co., 2501 Clarendon rd; architect, R. T. Schaefer, 1522 Flatbush av. Plan No. 623.

IRVING AV, s e cor Cornelia st, 3-sty brick dwelling, 20x60, tin roof, 2 families; cost, \$8,500; owner, Anthony Mager, 1015 Hancock st; architect, Louis Allmendinger, 926 Broadway. Plan No. 607.

IRVING AV, n s 20 e Cornelia st, four 2-sty brick dwellings, 20x55, tin roof, 2 families each; total cost, \$18,000; owner, Anthony Mayer, 1015 Hancock st, architect, Louis Allmendinger, 926 Broadway. Plan No. 609.

IRVING AV, s s, 20 e Cornelia st, four 2-sty brick dwellings, 20x55, tin roof, 2 families each; total cost, \$18,000; owner, Anthony Mayer, 1015 Hancock st; architect, Louis Allmendinger, 926 Broadway. Plan No. 608.

FOSTER AV, s e cor East 26th st, 2-sty brick dwelling, 17.7x36.2, tin roof, 1 family; cost, \$4,500; owner, H. Stolpe & Co., 2501 Clarendon rd; architect, R. T. Schaefer, 1522 Flatbush av. Plan No. 620.

FOSTER AV, s s, 52.7 e East 26th st, five 2-sty brick dwellings, 17.7x36.6, tin roof, 2 families each; total cost, \$20,000, owner, H. Stolpe & Co., 2501 Clarendon rd; architect, R. T. Schaefer, 1522 Flatbush av. Plan No. 621.

RIVERDALE AV, s e cor West 3d st, six 1-sty frame dwellings, 16x50, iron roof, 1 family each; total cost, \$6,000; owner, F. W. Kister, — West 8th st, C. 1.; architect, Richd. Mazari, 2848 West 6th st. Plan No. 618.

FACTORIES AND WAREHOUSES.

SOUTH 3D ST, s s, 175 e Havemeyer st, 1-sty brick store, 45.11x27.9, slag roof; cost, \$1,500; owner, Wm. Lustgarten, 68 William st, New York; architects, G. A. & H. Boehm, 7 West 42d st, New York. Plan No. 550.

NORTH PORTLAND AV, w s, 117.2 s Park 1-sty brick storage, 21x9, — roof; cost, \$100; owner, Adelaide Contin, 72 Park av; architect, W. J. Conway, 400 Union st. Plan No. 551.

NORTH PORTLAND AV, w s, 117.2 s Park av, 1-sty brick storage, 9.10x9, — roof; cost, \$100; owner and architect, as above. Plan No. 552.

STABLES AND GARAGES.

BERGEN ST, n s, 475 w Vanderbilt av, 2-sty brick garage, 25x73.8, slag roof; cost, \$3,500; owner, Peter F. Reilly, 618 Dean st; architect, H. G. Dangler, 215 Montague st. Plan No. 593.

HUNTERFLY PL, es, 139.9 n Atlantic av, 1-sty brick wagon shed, 20x23, tin roof; cost, \$300, owner, Jos. Merz, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 591.

WINTHROP ST, n s, 169.9 e Nostrand av, 1-sty frame stable, 100x36, gravel roof; cost, \$2,750; owner, Robt. Carter, 184 Berkeley pl; architect, Chas. O'Hare, 799 Union st. Plan No. 597.

PALMETTO ST, n s, 178.10 w Hamburg av, 1-sty frame garage, 10x18, gravel roof; cost, \$200; owner, Jacob Bulman, 140 Woodbine st. architect, Louis Allmendinger, 926 Broadway. Plan No. 606.

STORES AND DWELLINGS.

WEST 17TH ST, e s, 180 n Neptune av, 2-sty frame store and dwelling, 20x50, tar and gravel roof, 2 families; cost, \$1,800; owner, Antonio Lamano, West 17th st and Neptune av; architect, Jas. A. MacDonald, Surf av and West 24th st. Plan No. 562.

THEATRES.

BEDFORD AV, w s, 74 n St. Marks av, 1-sty brick theatre, 27x100, slag roof; cost, \$8,000; owner, Susie S. Hall, 29 Broadway, N. Y.; architect, C. W. Ross, 47 West 34th st. Plan No. 630.

MISCELLANEOUS.

EAST 5TH ST, w s, 420 s Foster av, 1-sty frame shed, 20x15.6, felt roof, cost, \$150; owner, Edw. R. Bennett, on premises; architect, Chas. G. Wessel, 1456 35th st. Plan No. 556.

VAN SICLEN ST, n e cor Lake pl, 1-sty frame shed, 42x81, asbestos roof; cost, \$250; owner, Wm. B. Lake, on premises; architect, P. J. Van Note, 8804 24th av. Plan No. 627.

Queens.

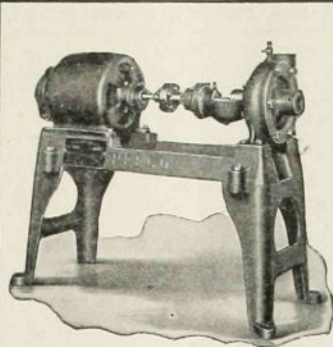
DWELLINGS.

COLLEGE POINT.—14th st, e s, 285 s 7th av, 2-sty frame dwellings, 20x42, tin roof, 2 families; cost, \$3,400; owner, Nicholas Eberle, 14th st, College Point; architect, C. Gebele, 114 Cook av, Elmhurst. Plan No. 308.

COLLEGE POINT.—12th st, e s, 200 n 5th av, two 2-sty frame dwellings, 20x46, tin roof, 2 families; cost, \$7,200; owner, Jacob Greasser, 13th st, College Point; architect, E. Leo McCracken, Manhattan Court, College Point. Plan Nos. 306-307.

LITTLE NECK.—Manhattan av, s w s, 66 s e Morgan st, 2½-sty frame dwelling, 28x25, shingle roof, 1 family; cost, \$3,500; owner, North Shore Building Co., 68 William st, N. Y. C.; architect, W. C. Schrenkeiser, 29 Fletcher av, Mt. Vernon, N. Y. Plan No. 311.

ROCKAWAY PARK.—2d av, e s, 141 s Washington av, 3-sty frame dwelling, 24x57, shingle roof, 1 family; cost, \$8,000; owner, Mrs. Josephine Pasovsky, 675 Jackson av, N. Y. C.; architects, Colton Bros., Rockaway Beach. Plan No. 310.



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ROCKAWAY PARK.—Washington av, w s, 560 e 5th av, 1-sty frame dwelling, 20x35, shingle roof, 1 family; cost, \$1,000; owner, Mrs. E. Snelder, Rockaway Beach. architects, Colton Bros., Rockaway Beach. Plan No. 309.

WOODHAVEN.—Atlantic av, s e cor Yarmouth av, 2-sty frame dwelling, 17x28, shingle roof, 1 family; cost, \$22,500 (9 houses); owner, Mrs. M. Price, Carpenter st, Hollis; architect, Edward Jackson, Jamaica av, Richmond Hill. Plan No. 312.

ARVERNE.—Lucea av, w s, 25 s Boulevard, 1-sty frame dwelling, 16x56, shingle roof, 1 family; cost, \$800; owners, S. & L. Constn. Co., Far Rockaway; architects, Howard & Callmann, Far Rockaway. Plan No. 326.

DUNTON.—Hulst av, e s, 376 n Liberty av, 2½-sty frame dwelling, 17x35, shingle roof, 1 family; cost, \$3,500; owner, C. Johnson, 275 South Washington st, Jamaica; architect, Lars Olson, Washington st, Jamaica. Plan No. 348.

EDGEEMERE.—Sea View av, w s, 190 s L. I. R. R., two 2½-sty frame dwellings, 24x27, shingle roof, 1 family; cost, \$6,000; owners, S. & L. Constn. Co., 767 Lexington av, N. Y. C.; architect, W. T. Kennedy Co., 462 Boulevard, Rockaway Beach. Plan Nos. 314-315.

ELMHURST.—Bay 5th st, e s, 100 s Manhattan boulevard, 2½-sty frame dwelling, 34x38, shingle roof, 2 families; cost, \$4,000; owner, Mr. Billstone, Harmon, N. Y.; architect, N. W. Anderson, Manhattan boulevard, Elmhurst. Plan No. 330.

ELMHURST.—Bowne st, s s, 95 w Washington st, 1-sty frame dwelling, 20x40, tin roof, 1 family; cost, \$2,000; owner, G. Klugermann, 155 Smith st, Brooklyn; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 332.

ELMHURST.—Maspeth av, n s, 400 w Clermont av, 2-sty brick dwelling, 20x48, tin roof, 2 families; cost, \$3,500; owner, Louis Hause, Maspeth av, Maspeth; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 333.

ELMHURST.—3d st, e s, 175 n Newtown av, and Newtown av, n e cor 4th st, eight 2½-sty frame dwellings, 18x32, shingle roof, 1 family; cost, \$20,000; owner, Brouard Realty Co., 55 25th st, Elmhurst; architect, I. P. Card, Corona. Plan Nos. 336 to 343.

HOLLIS.—Villard av, e s, 220 s Prospect st, 2½-sty frame dwelling, 25x32, shingle roof, 1 family; cost, \$4,500; owner, Riis Constn. Co., 921 Lefferts av, Richmond Hill, architect, C. R. Van Deusen, Seminole av, Hollis. Plan No. 320.

KEW.—Onslow pl, n s, 100 e Austin st, 2½-sty frame dwelling, 26x41, shingle roof, 1 family; cost, \$5,000; owner, John R. Corbin, Av G and 15th st, Brooklyn; architect, Benj. Drieser, 153 Remsen st, Brooklyn. Plan No. 324.

LONG ISLAND CITY.—Grand av, n s, 52 e Stemler st, 3-sty brick tenement, 25x66, slag roof, 6 families; cost, \$7,500; owner, Frank Schlick, 38 Newtown rd, L. I. City; architect, Pal Schiller, 391 10th av, L. I. City. Plan No. 346.

MASPETH.—Jay st, n s, 175 w Clermont av, 2-sty frame dwelling, 22x32, shingle roof, 2 families; cost, \$3,500; owner, Chas. Sternberg, 341 Jay st, Maspeth; architect, Peter M. Coco, 305 Sandford av, Flushing. Plan No. 322.

MORRIS PARK.—Briggs av, w s, 109 n Liberty av, 2½-sty frame dwelling, 18x33, shingle roof, 1 family; cost, \$2,500; owner, C. Johnson, 275 South Washington st, Jamaica; architect, Lars Olson, Washington av, Jamaica. Plan No. 347.

OZONE PARK.—Lawn av, e s, 150 n Broadway, 1-sty frame dwelling, 9x12, tin roof, 1 family; cost, \$200; owner, Frank Meo, 1145 Lawn av, Ozone Park. Plan No. 325.

RICHMOND HILL.—Chestnut st, e s, 300 n Lexington st, two 2-sty frame dwellings, 18x37, shingle roof, 1 family; cost, \$5,000; owner, G. E. Johnson, Maple st, Richmond Hill; architect, C. W. Vanderbeck, Richmond Hill. Plan Nos. 349-350.

ROCKAWAY BEACH.—Vernon av, w s, 360 n Morris av, 2-sty brick dwelling, 22x36, shingle roof, 1 family; cost, \$4,000; owner, Henry Fischer, North Pleasant av, Rockaway Beach; architect, Arthur Weiser, 37 Liberty st, N. Y. Plan No. 334.

ROCKAWAY BEACH.—Pleasant av, e s, 110 n Boulevard, 2½-sty frame dwelling, 18x32, shingle roof, 1 family; cost, \$2,500; owner and architect, W. T. Kennedy Co., 462 Boulevard, Rockaway Beach. Plan No. 313.

SOUTH OZONE PARK.—Boss av, w s, 340 e Rockaway rd, two 2½-sty frame dwellings, 20x28, shingle roof, 1 family; cost, \$5,000; owner, Louis Potter, 469 Essex st, N. Y. C.; architect, L. J. Frank, 206 Crescent st, Brooklyn. Plan Nos. 318-319.

WOODHAVEN.—John st, e s, 117 n Fulton st, two 2½-sty frame dwellings, 16x42, shingle roof, 1 family; cost, \$6,000; owners, Sternberg Bros., 143 Snediker av, Union Course; architect, Gottfried Sternberg, same address. Plan No. 316.

BELLE HARBOR.—Brighton av, w s, 255 n Washington av, 2½-sty frame dwelling, 25x40, shingle roof, 1 family; cost, \$7,000; owner and architect, Herman Peterson, 121 Oak st, Richmond Hill. Plan No. 370.

BAYSIDE.—1st st, e s, 100 s Montauk av, 2½-sty frame dwelling, 25x27, shingle roof, 1 family; cost, \$3,800; owner, John Dayton, Inc., Bayside; architect, Chas. W. Ross, 47 West 34th St., N. Y. C. Plan No. 378.

COLLEGE POINT.—12th st, w s, 142 n 8th av, 2-sty frame dwelling, 44x46, tin roof, 2 families; cost, \$6,000; owner, Mathias Schreiner, 23 South 13th st, College Point; architect, Peter Schreiner, 114 South 13th st, College Point. Plan No. 372.

DOUGLSTON.—Manor rd, s s, 70 w Douglas rd, 2½-sty brick dwelling, 27x30, shingle roof, 1 family; cost, \$4,500; owner, Chas. Wanders, Shell rd and Arlington st, Elmhurst; architect, Radford Architectural Co., 178 Fulton st, N. Y. C. Plan No. 376.

DUNTON.—Baker av, w s, 244 n Liberty av, three 2½-sty frame dwellings, 18x32, shingle roof, 1 family; cost, \$6,000; owner, Lusher Bros., Franklin and George sts, Jamaica; architect, Robert Kurz, 324 Fulton st, Jamaica. Plan Nos. 358-359-360.

DUNTON.—Frost av, w s, 299 s Liberty av, two 2½-sty frame dwellings, 18x32, shingle roof, 1 family; cost, \$4,000; owner, P. R. B. Construction Co., 28 Barret st, Brooklyn; architect, Robert Kurz, 324 Fulton st, Jamaica. Plan Nos. 361-362.

EDGEEMERE.—Maple av, w s, 100 n Edgemere av, 2½-sty frame dwelling, 25x38, shingle roof, 1 family; cost, \$3,800; owner, Henry Merkel, Hollis, L. I.; architects, Howard & Callmann, Far Rockaway. Plan No. 368.

EDGEEMERE.—Columbus av, e s, 220 n Bay av, 2-sty frame dwelling, 25x37, shingle roof, 1 family; cost, \$3,500; owner, S. & L. Constn. Co., Far Rockaway; architects, Howard & Callman, Far Rockaway. Plan No. 367.

HOLLIS.—Chicopee av, s s, 50 w Carpenter av, 2-sty frame dwelling, 18x33, shingle roof, 1 family; cost, \$2,200; owner, Norman Russel, Vaughn av, Jamaica; architect, L. Henry Russel, Vaughn av, Jamaica. Plan No. 371.

JAMAICA.—Bandman av, s s, 50 w Jay st, two 2½-sty frame dwellings, 18x30, shingle roof, 1 family; cost, \$6,000; owner and architect, Max Gross, Jamaica. Plan Nos. 353-354.

JAMAICA.—Degraw st, s s, 225 w Victoria av, 2½-sty frame dwelling, 20x40, shingle roof, 1 family; cost, \$4,000; owner and architect, Ignatz Wohl, 27 North Washington st, Jamaica. Plan No. 369.

JAMAICA.—Chichester av, n s, 150 w Guilford st, two 2-sty frame dwellings, 39x46, slag roof, 2 families; cost, \$6,000; owner, Hugh Smyth, 147 Chichester av, Jamaica; architect, I. M. Kirby, Jamaica, L. I. Plan No. 377.

METROPOLITAN.—Hillside st, e s, 50 s Evelin av, two 1½-sty frame dwellings, 18x36, tin roof, 1 family; cost, \$2,000; owner, Edward Hauff, 23 Vienna av, Metropolitan; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 364.

RIDGEWOOD.—Stanhope st, s s, 225 w Woodward av, two 2-sty brick dwellings, 20x55, tar and gravel roof, 2 families; cost, \$8,000; owner, Jacob Jaeger, 504 Grove st, Ridgewood; architect, L. Berger & Co., Myrtle and Cypress av, Ridgewood. Plan No. 366.

WOODHAVEN.—Woodhaven av, e s, 274 s Jamaica av, 2½-sty frame dwg, 18x51, shingle roof, 1 family; cost, \$3,200; owner, Hy Flothing, 315 Decatur st, Eerooklyn; architect, F. L. Rickmeyer, 4099 Ferris st, Woodhaven. Plan No. 351.

FACTORIES AND WAREHOUSES.

FLUSHING.—Smart av, No. 76, 1-sty frame shed for storage, 14x16, paper roof; cost, \$45; owner, S. F. Hendrickson, premises. Plan No. 357.

STABLES AND GARAGES.

UNION COURSE.—Summit av, s s, 180 e Legget av, 1-sty frame barn, 20x22, tin roof; cost, \$250; owner, Chas. Singer, Forest Parkway, Woodhaven. Plan No. 327.

NEPONSET.—Dakota st, e s, 227 e Washington av, 1½-sty brick garage, 20x22, shingle roof; cost, \$500; owner, Mrs. C. A. Whitaker, Hotel Netherland, 50th st and 5th av, N. Y. C.; architect, W. A. Swassey, 47 West 34th st, N. Y. C. Plan No. 317.

RIDGEWOOD.—Stanhope st, s s, 245 w Woodward av, 1-sty brick stable, 30x16, tar and gravel roof; cost, \$500; owner, Jacob Jaeger, 704 Grove st, Ridgewood; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 365.

STORES, OFFICES AND LOFTS.

ELMHURST.—Cook av, n s, 273 e Broadway, 1-sty frame office, 20x12, tin roof; cost, \$300; owner, John T. Robinson, Cook av, Elmhurst. Plan No. 335.

MASPETH.—Grand av, n s, 103 e Jefferson av, 1-sty frame store, 18x35, gravel roof; cost, \$500; owner, Christ Guenkel, Fulton av, Maspeth; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 331.

ROCKAWAY PARK.—5th av, e s, 134 n Washington av, 1-sty frame temporary office, 12 x30, shingle roof; cost, \$1,050; owner, Neponset Building Co., West Rockaway; architect, E. D. Hirschfeld, 244 5th av, N. Y. C. Plan No. 329.

LONG ISLAND CITY.—Franklin st, n s, 125 w Van Alst av, 1-sty frame office, 15x12, gravel roof; cost, \$300; owner, John Holly, 3 John st, L. I. City. Plan No. 374.

MISCELLANEOUS.

ARVERNE.—Cedar lane, foot of 1-sty frame boat house, 16x25, tin roof; cost, \$200; owner, J. Hemmerich, 293 Lenox av, N. Y. C. Plan No. 328.

FLUSHING.—Franklyn pl, s w cor Eagle Nest lane, erect 2 dormer windows; cost, \$200; owner, Finley Hamilton, premises. Plan No. 344.

FLUSHING.—Thomson av, s s, 40 w Bowne av, 3-sty brick fire house, 50x70, slag roof; cost, \$47,000; owner, Fire Dept., City of New York, 67th st and 3d av, N. Y. C.; architect, E. A. Dennison, 475 5th av, N. Y. C. Plan No. 323.

LONG ISLAND CITY.—Diagonal st, n e cor Bridge Plaza, frame reviewing stand, 9x10; cost, \$50; owner, Queens Plaza Court Co., Bridge Plaza, L. I. City. Plan No. 321.

WHITESTONE LANDING.—Boulevard, n s, & 14th av, 1-sty frame freight house, 25x75, slag roof; cost, \$—; owner and architect, L. I. R. R. Co., Penn Terminal, N. Y. C. Plan No. 345.

COLLEGE POINT.—3d av, 150, erect two coal bins, brick; cost, \$500; owner, American Hard Rubber Co., premises. Plan No. 373.

COLLEGE POINT.—Av C, s s, and 17th st, 1-sty frame barn, 14x24, paper roof; cost, \$50; owner, Barney McKenna, premises. Plan No. 363.

FAR ROCKAWAY.—Greenwood av, ns, 420 w Rockaway Turnpike, 1-sty frame laundry and tool house, 16x22, shingle roof; cost, \$750; owner, Mrs. J. K. Stiefel, Far Rockaway; architect, Morrell Smith, Far Rockaway. Plan No. 356.

FOREST HILLS.—Austin st, s s, 100 e Her- rick av, 1-sty frame freight house, 60x20, tar and gravel roof; cost, \$1,500; owner and archi- tect, L. I. R. R. Co., Penn Terminal, N. Y. C. Plan No. 375.

MASPETH.—Juniper av, e s, 400 s Jupiter av, erect greenhouse, 31x60; cost, \$100; owner, Emma Gross, Juniper av, Maspeth. Plan No. 355.

WHITESTONE.—18th st, n e cor 11th av, erect 1-sty frame shed, 12x6, for storage, paper roof; cost, \$25; owner, Chas O'Donnell, prem- ises. Plan No. 352.

Richmond.

DWELLINGS.

NEW DORP BEACH, S. I.—Neptune st, 380 n Cedar Grove av, 1-sty frame bungalow, 14x 25, cost, \$300; owner, Thomas Greegan, 38 S. Elliott pl, Brooklyn. Plan No. 33.

PORT RICHMOND, S. I.—Albion pl, n s, 220 w Herberton av, 2½-sty frame dwelling, 24x27; cost, \$3,000; owner, Roscoe C. Ford; builder, R. Lyons & Son. Plan No. 38.

WARD 4.—3d st, e s, 85 s Elm av, two 1-sty frame bungalows, 12x26; cost, \$275 each; owner, J. J. Moesser; builder, Adam Marks, Jr. Plan Nos. 39-40.

SOUTH NEW YORK.—Perry av, w s, 340 s Purdy pl, 2½-sty frame dwelling, 20x32; cost, \$2,000; owner, L. Stafford, 483 16th st, Brook- lyn, architect, H. W. Pelcher, Port Richmond, S. I. Plan No. 41.

TOTTENVILLE, S. I.—Bayway, e s, 125 s Cleremont av, 1½-sty frame dwelling, 15x42; cost, \$1,100, owner, Chas. Ropp, 19 William av, Jersey City; architect and builder, Klein & Co., Staten Island. Plan No. 42.

STORES, OFFICES AND LOFTS.

NEW BRIGHTON.—Brook st, n s, 50 s Jersey st, 2-sty frame dwelling and store, 22x36; cost, \$3,400; owner, S. Block; architect, H. Compton, New Brighton; builders, Steinberg & Cohn. Plan No. 43.

PLANS FILED FOR ALTERATIONS.

Manhattan.

ALLEN ST, 141-143, masonry, steel and show windows to 3-sty brick store and tenement; cost, \$500; owner, Anna M. Haley, 401 Grand st; architect, Max Muller, 115 Nassau st. Plan No. 287.

DELANCY ST, 127-9-31, two sky-signs to 6- sty lofts; cost, \$450; owner, Henry M. Green- berg, 127 Delancy st; architect, Wm. G. Brown, 935 Broadway; lessees, O. J. Gude Co., 935 Broadway. Plan No. 304.

GRAND ST, No. 35 and 18-20 Thompson st, steel, masonry, fireproofing, new windows, etc., to 3-sty brick tenement; cost, \$1,500, owner, Pietro A. Serardi, Elsford, N. Y.; architect, Peter Roberts, 37 Sullivan st. Plan No. 300.

JUMEL PL, 42, n of West 167th st, masonry and fireproofing to 2-sty stone and brick stable, factory and tenement; cost, \$200; owner, Sol. Simmons, 320 Broadway; architect, Fredine Ober, Jr., 611 East 38th st, Brooklyn. Plan No. 272.

LEONARD ST, 109-11, fireproofing masonry and new elevator to 6-sty brick store and lofts; cost, \$5,000; owner, Jaffray Realty Co., care of Wm. A. White & Sons, 62 Cedar st; architect, Fred. Putnam Platt, 1123 Broadway. Plan No. 269.

MARKET ST, 72, masonry, fireproofing and steam heating to 3-sty brick tenement and as- sembly rooms; cost, \$400; owner, Morean De- lano, 12 Washington Sq N, architect, Stowe Phelps, 161 East 74th st. Plan No. 263.

NASSAU ST, 75-77, new mezzanine balcony to 3-sty brick stores and offices; cost, \$300; owner, Cornelius Kingsland, 71 Broadway; architects, Schwartz & Gross. Plan No. 311.

PINE ST, 41-43, steel, masonry, new stair- way to 10-sty brick offices; cost, \$5,000; owner, The Liverpool & London & Globe Ins. Co., Ltd., John A. Stewart, trustee, 45 William st; archi- tects, Clinton & Russell, 32 Nassau st. Plan No. 288.

WALL ST, 7, removal of encroachments and new windows to 12-sty brick offices and store; cost, \$1,000; owners, Est. of W. Wheeler Smith, Judson B. Wilds, Executor, 7 Wall st; archi- tect, Mason R. Strong, 7 Wall st. Plan No. 310.

11TH ST, 329-331 East, masonry and parti- tions to 6-sty brick-stone stores and tenement; cost, \$100; owner, Abraham Rosenblum et al, 442 East 58th st; architect, Chas. M. Straub, 147 4th av. Plan No. 292.

11TH ST, 528-532 East, masonry and new openings to 6-sty brick tenement and stores; cost, \$500; owner, Soloman Silverblatt, 120 West 119th st; architect, Otto Reissmann, 30 1st st. Plan No. 307.

13TH ST, 105-7 East, masonry, steel, new vault and stairways to 4-sty brick store and banquet hall; cost, \$35,000; owner, August Luchow, on premises; architect, Frank Wen- nener, 2136 Honeywell av. Plan No. 261.

14TH ST, 138-146 W, two supports for one 10,- 000-gal. gravity tank and one 7,500-gal. pressure tank to 7-sty brick store and lofts; cost, \$2,500; owner, Seth M. Milliken, 79 Leonard st. The Rusling Co. will work on the above, 39 Cort st. Plan No. 309.



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TREASURY DEPARTMENT, Office of the Supervising Architect, Washington, D. C., January 31, 1913.—Sealed proposals will be received in this office until 3 o'clock p. m. on the 14th day of March, 1913, and then opened, for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring, interior lighting fixtures, and approaches) of the United States post office at Brookings, S. Dak. The building is to be of one story and basement and has a ground area of approximately 5,000 square feet; fireproof construction throughout, except roof; stone facing and copper and tile roof. Drawings and specifications may be obtained from the custodian of site at Brookings, S. Dak., or at this office, at the discretion of the Supervising Architect. O. WENDEROTH, Supervising Architect.



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Plans Filed, Alterations, Manhattan (Continued)

21ST ST, 127 West, new store front to 4-sty brick store and dwelling; cost, \$350; owner, Calvin Tomkins, Pier A, North River; lessee, Wm. Hurdon, 23 West 20th st; architects, Cantor & Levingston, 39 West 38th st. Plan No. 282.

21ST ST, 24-26 East, masonry and new stairway to 9-sty office; cost, \$300; owner, Emanuel Pulpel, 727 Broadway; architects, Horenburger & Barden, 122 Bowery. Plan No. 294.

22D ST, 125 west, new skylight and plumbing to 3-sty brick stores and tenements; cost, \$400; owner, Max Siegel, 125 West 22d st; architect, Abraham Farber, 1028 Gates av, Brooklyn. Plan No. 291.

24TH ST, 1 West, new partitions, masonry and window to 7-sty brick hotel; cost, \$500; owner, The Farmers' Loan & Trust Co., Est. of Francis S. Kinney, 22 William; architect, Robt. Leichman, 22 William. Plan No. 283.

33D ST, 35-39 West, masonry, fireproofing, new stairways and partitions to 6-sty brick store and lofts; cost, \$1,500; owners, Childs Co., Sam. S. Childs, Pres., 200 5th av; architect, John C. Westervelt, 36 West 34th st. Plan No. 302.

37TH ST, 439 West, masonry, steel and new partitions to 4-sty stone and brick tenement and stable. Cost, \$1,500; owner, Cornelius Daly, 459 West 34th st; architect, Patrick J. Murray, 2 Mitchell pl. Plan No. 279.

37TH ST, 20 to 24 West, masonry and fireproof stairway to 12-sty brick lofts; cost, \$300; owners, The Sternfeld Bldg. Co., 20 West 37th st; architects, Geo. and Edw. Blum, 505 5th av. Plan No. 312.

43D ST, 32 to 42 East, masonry and vault lights to 12-sty store and offices; cost, \$2,100; owners, Charles & Co., John C. Clark, president, 331 Madison av; architect, Chas. S. Berg. Plan No. 289.

46TH ST, 201 West, new sky-sign to 3-sty brick store and loft; cost, \$450; owner, Willard S. Burrows, 110 West 34th st; architect, William G. Browne, 935 Broadway; O. J. Gude Co., builders, 935 Broadway. Plan No. 267.

47TH ST, 9 East, masonry, steel, new partitions and stairway to 4-sty stone and brick dwelling; cost, \$1,200; owner, Estate of Adela A. Dorti, care of Eugene Philbin, 52 William st; architects, Eberle & Demmer, 1269 Broadway. Plan No. 265.

50TH ST, 406 West, masonry, steel and new partitions to 4-sty tenement, cost, \$2,500; owner, Katherine Beer, 11 Duer pl, Weehawken, N. J.; architects, Gronberg & Leuchttag, 303 5th av. Plan No. 308.

52D ST, 15 East, masonry, new partitions, steel, toilet rooms to 4-sty stone and brick residence; cost, \$50,000; owner, Harley T. Proctor, 11 East 52d st or 27 Pine st; architect, Donn Barber, 25 East 26th st; builder, Patrick Reynolds, 102 East 12th st. Plan No. 296.

53D ST, 128 West, masonry, steel and partitions to 4-sty brick and stone dwelling; cost, \$12,000; owner, Dr. Harry K. Miller, Mamaroneck, N. Y.; architect, Chas. Gens, Jr., 1100 East 3d st, Brooklyn. Plan No. 266.

56TH ST, 342-344 West, masonry, plumbing and ventilating to 7-sty tenement; cost, \$3,000; owner, Montrose W. Houck, Beechmont Park, New Rochelle; architect, Patrick J. Murray, 2 Mitchell pl. Plan No. 278.

79TH ST, 20 East, masonry, iron, new windows and roofing to 5-sty brick dwelling; cost, \$2,800; owner, Sarah C. Oleott, 11 East 64th st; architect, Chas. P. H. Gilbert, 1123 Broadway. Plan No. 297.

94TH ST, 311-27 East, masonry, steel, new fireproof stairs and doors to 2-sty brick lofts and factory; cost, \$8,000; owner, Julia M. Karsch, 242 Sanford av, Flushing, L. I.; architect, John H. Knubel, 305 West 43d st. Plan No. 262.

103D ST, 325 West, new bathrooms and plumbing to 3-sty brick private dwelling; cost, \$3,500; owner, Wm. Mitchell, 312 West 92d st; architect, Paul S. Bolger, 666 Lexington av. Plan No. 268.

108TH ST, 103-7 West, masonry to 2-sty brick garage; cost, \$200; owner, 9th Ward Realty Co., 502 West 45th st; architects, Ross & McNeil, 39 East 42d st. Plan No. 276.

110TH ST, 320 East, masonry, roofing and carpentry to 2-sty brick and stone market; cost, \$2,000; owner, Carmela Pompa, 320 East 110th st; lessee, Wm. Simon, 320 East 110th st; architect, Robt. E. Lavelle, 316 East 164th st. Plan No. 306.

120TH ST, 173, new gallery floor to 5-sty brick furniture warehouse; cost, \$4,800; owners, Cowperthwait & Sons, 121st st and 3d av; architect, James W. O'Connor, 3 West 29th st; carpenter, Wm. Somerville, 317 East 122d st. Plan No. 274.

133D ST, 172 West, new windows, partitions, plumbing and iron cornice to 5-sty stone and brick store and tenement; cost, \$1,000; owner, Harry Goldstein Realty Co., 245 West 113th st; architect, Geo. Hof, Jr., 381 East 158th st. Plan No. 280.

162D ST, 500-504 West, masonry and new stairway to 2-sty brick store and lofts; cost, \$500, owner, F. W. Woolworth, care J. P. Leo, Jr., 2050 Amsterdam av; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 285.

BROADWAY, 2848-2850, new show window, partitions, to 4-sty stores and tenement; cost, \$200; owner, Henry C. Copeland, 242 West 101st st; architects, Sommerfeld & Steckler, 31 Union Sq. Plan No. 295.

BROADWAY, 1919-1929, new iron bulletin sign to 5-sty brick store and offices, cost, \$550; owner, Harry C. Senior, 125 West 68th st; lessee, C. J. Sullivan Adv. Co., 158 West 65th st; architect, Frank Sutton, 158 West 65th-st. Plan No. 301.

BROADWAY, 2401, new show windows and fixtures to 5-sty brick tenement; cost, \$1,800; owner, Elizabeth Horgan, 145 West 71st st; les-

see, Alfred A. Rotholz, 450 West 147th st; architect, Nathan Korn, 1042 So. Boulevard, Bronx. Plan No. 305.

LEXINGTON AV, 1629, new windows and partitions to 5-sty brick tenement; cost, \$500; owner, Corlears Realty Co., 35 Nassau st; architect, Emanuel G. Bach, 1200 Madison av. Plan No. 286.

LEXINGTON AV, 1203, masonry and show windows to 5-sty tenement; cost, \$200; owner, Mortimer C. Baldwin, 120 East 85th st; architect, Eugene Cotter, 31 East 27th st. Plan No. 264.

MADISON AV, 64, masonry and iron to 3-sty brick and stone club-house; cost, \$700; owner, Jessie C. Bailey, 1 West 85th st; architect, Fred W. Burnham, 7 East 42d st. Plan No. 275.

LEXINGTON AV, 413, masonry, roofing and steel to 1-sty boiler room; cost, \$600; owner, Hon. Wm. H. Reynolds, 397 Lexington av; architect, John H. Whyte, Mt. Kisco, Westchester County, N. Y. Plan No. 293.

MADISON AV, 601-603, new windows, stairway, partitions and fireproof doors to 5-sty brick and stone stores and studios; cost, \$400; owner, Dr. Jos. Blake, 603 Madison av; architect, Herbert M. Baer, 665 5th av. Plan No. 290.

MADISON AV, 1399, new windows, masonry and steel beam to 6-sty brick store and tenement; cost, \$500; owner, Solomon A. Arnstein, 600 West End av, architect, Otto Reissmann, 30 1st st. Plan No. 303.

MADISON AV, 304, masonry, new stairway, elevator and shaft to 4-sty brick and stone stores and workrooms; cost, \$10,000; owner, Mary A. Jordan, 149 West 76th st; lessee, Fred Johnson, s w cor Madison av and 42d st; architects, Buchman & Fox, 11 East 59th st. Plan No. 298.

MANHATTAN AV, 536-542, new door, step and glass partition to 6-sty brick and stone tenement; cost, \$200; owner, Hancock Constr. Co., 430 West 119th st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 270.

ST. NICHOLAS AV, 1365, masonry, steel and iron to 3-sty stone dwelling; cost, \$2,000; owner, Lamont McLoughlin, 309 Broadway; architects, Thos. P. Neville & Geo. A. Eagge, 217 West 125th st. Plan No. 314.

3D AV, 608, partitions, removal of show windows to 3-sty brick store and dwelling; cost, \$150; owner, Mary J. Odell, 48 West 33d st; architect, C. B. Brun, 1 Madison av. Plan No. 284.

6TH AV, 222, masonry, steel and iron to 5-sty stone and brick dwelling and store; cost, \$600; owner, Est. of Frank C. Wittenauer, 321 West 21st st; lessee, Jos. L. Rosenberg, 222 6th av; architect, Morris Schwartz, 76 West Houston st. Plan No. 273.

6TH AV, 596, changes on electric sign to 6-sty brick bank and offices; cost, \$400; owner, Wm. C. Duncan, 596 6th av; architect, Samuel Yaeger, 442 West 42d st. Plan No. 299.

7TH AV, 291-293, masonry, steel and interior trimmings to 10-sty stone and brick store and lofts; cost, \$300; owner, Jacob Werner, 25 Broad st; architect, Frank T. Fellner, 413 Caton av, Brooklyn. Plan No. 313.

8TH AV, 553 to 557, new columns, partitions and stairway to 4 and 2-sty brick store and tenement; cost, \$1,500; owner, Hyman Vogel, 300 West 42d st; architect, Eugene Schoen, 25 West 42d st. Plan No. 281.

8TH AV, 635-637, masonry, steel, new stairway and partitions to 4-sty brick and stone store and dwellings; cost, \$2,000; owner, Charlotte Youngs Jacot, 12 Bridge st; Irving Sarnoff, lessee, Broadway and 111th st; architects, Eberle & Demmer, 1269 Broadway. Plan No. 271.

10TH AV, 698, new show windows, masonry and metal coverings to 5-sty stone and brick store and tenement; cost, \$300; owner, David A. Clarkson, Merrick, L. I.; architect, Louis A. Sheinart. Plan No. 277.

Bronx.

OLIVER PL, n e cor Decatur av, new balconies to 3-sty concrete studio; cost, \$500; owner, Thos. A. Edison, Inc., on premises; architect, Chas. A. Clark, 441 East Tremont av. Plan No. 60.

138TH ST, n w cor Cypress av, new store front, &c. to 5-sty brick store and tenement; cost, \$750; owners, Estate of Peter Doelger, 407 East 55th st, architect, Chas. Stegmayer, 168 East 91st st. Plan No. 59.

177TH ST, n e cor Zerega av, new areas to 2-sty brick hotel; cost, \$500; owner, John Kaiser, 2401 Ludlow av; architect, Fred Hammond, 391 East 149th st. Plan No. 61.

CROTONA PARKWAY, s e cor 178th st, new partitions to 5-sty brick tenement; cost, \$300; owner, City Real Estate Co., J. Wray Cleveland, 176 Broadway, pres.; architect, Henry Nordheim, 1087 Tremont av. Plan No. 63.

HUGHES AV, w s, 250 n 188th st, 2-sty frame extension, 24.1x14.9, to 2-sty frame stores and dwelling; cost, \$700; owner, Antonio Porcelli, on premises; architect, Tomasina Porcelli, on premises. Plan No. 62.

Brooklyn.

BERGEN ST, n s, 325 w Classon av, exterior and interior alterations and plumbing to 4-sty store and tenement; cost, \$500; owner, Isaac Cohn, 224 4th av; architects, Gluecroft & Gluecroft, 34 Graham av. Plan No. 542.

BROOME ST, s w cor Humboldt st, interior alterations to 3-sty tenement; cost, \$100; owners, S. Liebman & Sons, 49 East 83d st, New York; architects, Louis Berger & Co., Myrtle and Cypress avs. Plan No. 569.

BUSH ST, n s, 210 e Columbia st, plumbing to 2-sty dwelling; cost, \$150, owner, Geo. McComb, 75 Bush st; architect, W. J. Conway, 400 Union st. Plan No. 600.

DEGRAW ST, s s, 168 w Columbia st, extension to 3-sty store and dwelling; cost, \$300; owner, Andrew De Riso, 711 Carroll st; architect, A. P. Imperato, 350 Fulton st. Plan No. 583.

FULTON ST, s s, 180 e Brooklyn av, store front to 3-sty hotel; cost, \$450; owner, John Sommerville, 179 Flatbush av; architect, Robt. B. Reilly, 1387 1/2 Fulton st. Plan No. 595.

FURMAN ST, e s, 11.8 s Doughty st, interior alterations to 3-sty store house; cost, \$2,000; owner, Hy R. Malloney, 128 Columbia Heights; architects, John Thatcher & Son, 60 Park av. Plan No. 530.

GRAND ST, n s, 50 w Rodney st, plumbing and interior alterations, &c, to 1-sty picture show; cost, \$5,000; owner, Isaac M. Pyser, 393 Grand st; architect, M. Joseph Harrison, 230 Grand st, New York. Plan No. 529.

GREENE ST, n s, 150 w Oakland st, plumbing to 3-sty tenement; cost, \$100; owner, Helena Parzyck, 209 Greene st; architect, John Benedict, 255 Eckford st. Plan No. 592.

JAY ST, 408-16, new electric sign; cost, \$500; owner Rothschild Realty Co., 100 5th av, New York; architect, Pat'k J. Martin, 302-6 West 53d st. Plan No. 566.

LINWOOD ST, e s, 175 s Belmont av, extension to 2-sty dwelling, cost, \$400; owner, Hy Brignardello, 543 Linwood st; architect, E. H. Tatje, 106 Van Sicklen av. Plan No. 594.

McKIBBEN ST, s s, 100 w Lorimer st, interior alterations to 2-sty dwelling, cost, \$100; owner, Sarah Garvar, on premises; architect, Morris Perstone, 37 Fulton av, Middle Village, L. I. Plan No. 546.

MONROE PL, w s, 150 s Clark st, interior alterations and plumbing to 2-sty dwelling; cost, \$4,000; owner, Percy S. Mallett, 48 Sidney pl; architects, Stephenson & Wheeler, 2 West 45th st, New York. Plan No. 582.

PACIFIC ST, n s, 133.8 w Utica av, interior alterations to 3-sty dwelling; cost, \$200; owner, Marcus Roth, 69 Leonard st; architect, E. A. Holmgren, 371 Fulton st. Plan No. 599.

PIERREPOINT ST, s s, 225 w Clinton st, extension to 3-sty club; cost, \$8,000; owner, Young Woman's Club, Schermerhorn st and Flatbush av; architect, K. C. Budd, 500 5th av, New York. Plan No. 554.

PRINCE ST, w s, 48 s Johnson st, plumbing to 4-sty tenement; cost, \$100, owner, Edw. Langman, 317 Myrtle av; architect, W. J. Conway, 400 Union st. Plan No. 549.

STERLING PL, n s, 266.8 e Howard av, plumbing to 3-sty dwelling; cost, \$175; owner, Henrietta Wulf, 1811 Sterling pl; architect, Hy Robinson, 366 Evergreen av. Plan No. 555.

TEN EYCK ST, n s, 75 w Bushwick av, plumbing to 3-ty dwelling; cost, \$250; owner, Jacob Kasner, 58 Stagg st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 581.

VAN BRUNT ST, e s, 60 s Coffey st, interior alterations and plumbing to 3-sty tenement; cost, \$225; owner, Eliza Madigan, 123 Wolcott st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 532.

WARREN ST, n s, 147 e Henry st, interior alt to 3-sty tenement; cost, \$300; owner, Nicola Krimling, 157 Warren st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 616.

EAST 10TH ST, n e cor Church av, plumbing, &c, to 1-sty stores, cost, \$500; owner, Kraslow Construction Co., 188 Montague st; architects, Cohn Bros., 361 Stone av. Plan No. 544.

14TH ST, n e cor 5th av, 1-sty brick extension, 25x40.2; cost, \$2,500; owner, Louis Foerster, 562 Bainbridge st; architects, Koch & Wagner, 26 Court st. Plan No. 596.

40TH ST, n s, 100 e 6th av, extension to 3-sty dwelling; cost, \$2,000; owner, Stephen Gardella, 630 39th st; architect, Chas. Braun, 459 41st st. Plan No. 547.

58TH ST, n w cor New Utrecht av, interior and exterior alterations to 2-sty store and dwelling; cost, \$500; owner, John Brandas, 57th st and 13th av; architect, Benj. Driesler, 153 Remsen st. Plan No. 570.

BROADWAY, s s, 20.6 w Whipple st, 2-sty frame extension, 20x15; cost, \$5,000, owner, Harry Schlawey, 54 Manhattan av; architect, C. P. Cannella, 60 Graham av. Plan No. 598.

BROADWAY, s s, 41.1 w Whipple st, plumbing to 2-sty store and dwelling; cost, \$100; owner, Max Mayerson, on premises; architect, Abraham Farber, 1028 Gates av. Plan No. 610.

EVERGREEN AV, n w cor Monteith st, new elevator; cost, \$600; owners, S. Liebmann's Sons, on premises; architect, Theo. Engelhardt, 36 Forest st. Plan No. 584.

HAMILTON AV, e s, 14 s Summitt st, exterior and interior alterations to 3-sty dwelling; cost, \$200; owner, Peter H. Grogan, on premises; architect, David A. Lucas, 98 3d st. Plan No. 558.

KINGS HIGHWAY, s s, 27.4 w East 12th st, interior alterations to 1-sty theatre; cost, \$750; owner, Moses Blumenstein, 353 Stone av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 585.

KNICKERBOCKER AV, n s, 25 e Stockholm st, extension to 4-sty store and tenement; cost, \$1,000; owner, Nathaniel Hoffman, 356 Knickerbocker av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 617.

LEXINGTON AV, s s, 350 w Ralph av, new elevator; cost, \$900, owner, Wm. Schurner, 830 Lexington av; architect, Wischerth Mfg. Co., 302 McDougall st. Plan No. 559.

MYRTLE AV, n s, 20 e Hudson av, interior alterations to 1-sty moving picture; cost, \$125; owner, Nathan Liben, 209 Myrtle av; architect, Max Hirsch, 60 Thattord av. Plan No. 528.

MYRTLE AV, s s, 15 w Gold st, interior alterations to 2-sty store and dwelling; cost, \$1,500; owner, Joseph E. Allee, 755 Fulton st; architect, Tobias Goldstone, 49 Graham av. Plan No. 531.

NOSTRAND AV, n w cor St John pl, interior alterations to 3-sty dwelling; cost, \$500; owner, Carl J. Newman, 790 Nostrand av; architect, Thos. Bennett, 3d av and 52d st. Plan No. 573.

PARK AV, s s, 275 w Sumner av, plumbing to 1-sty store and tenement, cost, \$250; owner, Fred'k Knap, 203 Floyd st; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 541.

PITKIN AV, s s, 50 w Ames st, machine booth to 1-sty moving pictures, cost, \$150; owner, Jane Miller, 58 Moore st; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 587.

PITKIN AV, s s, 50 e Rockaway av, plumbing, etc., to 2-sty store and dwelling; cost, \$1,500; owner, Samuel Bernstein, 1735 Pitkin av; architects, Adelson & Feinberg, 1776 Pitkin av. Plan No. 619.

PITKIN AV, n e cor Rockaway av, plumbing, etc., to 2-sty store and dwelling; cost, \$200; owner, Simon Cohn, 433 Glenmore av; architect, Max Cohn, 433 Glenmore av. Plan No. 625.

REID AV, s w cor Bainbridge st, interior alt to 3-sty dwelling; cost, \$300; owner, Francis Wedell, on premises; architects, Brock & Stork, 7416 3d av. Plan No. 632.

RUTLAND RD, n s, 150 e Brooklyn av, plumbing to 2-sty dwelling; cost, \$150; owner, Giuseppe Lotti, 365 Rutland rd; architect, J. R. Herzog, 359 Hawthorne st. Plan No. 631.

SUMNER AV, w s, 20 n Kosciusko st, extension to 2-sty store and dwelling; cost, \$1,000; owner, Bertie Scholensen, 232 Ralph av; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 613.

WILLOUGHBY AV, 17-19, new electric sign; cost, \$500; owner, Louis Theatrical Ent., on premises; architect, Pat'k J. Martin, 302-6 West 53d st. Plan No. 565.

WYTHE AV, s s, 75 e North 7th st, plumbing to 4-sty tenement; cost, \$300; owner, Ernest Aufdenkamp, 185 Wythe av; architect, Christian Bauer, Jr., 6 Bedford av. Plan No. 628.

5TH AV, s w cor 52d st, exterior alterations, etc., to 5-sty store and tenement; cost, \$3,500; owners, Glass & Liberman, 5302 5th av; architect, Thos. Bennett, 3d av and 52d st. Plan No. 611.

7TH AV, s w cor Union st, exterior and interior alterations and plumbing to 1-sty theatre and stores; cost, \$30,000; owner, Desmond Dunne Co., 176 Montague st; architect, J. Sarsfield Kennedy, 44 Court st. Plan No. 586.

Queens.

BAYSIDE.—Lawrence boulevard, n w cor 6th st, install new plumbing in dwelling; cost, \$100; owner, Mathew Rock, Jr., Bayside. Plan No. 178.

COLLEGE POINT.—18th st, e s, 125 s 6th av, install new gas fittings in dwelling; cost, \$25; owner, Carl Wohlfred, on premises. Plan No. 173.

COLLEGE POINT.—2d av, n s, 75 e 10th st, erect new stone foundation under dwelling; cost, \$100; owner, Edward Ackernicht, 500 2d av, College Point. Plan No. 174.

COLLEGE POINT.—6th av, n w cor 18th st, erect new concrete foundation under dwelling; cost, \$250; owner, Chas. Rocholtz, on premises. Plan No. 180.

CORONA.—40th st, e s, 118, install new gas fittings; cost, \$75; owner, M. Steiger, premises. Plan No. 172.

FLUSHING.—Madison av, 64, install gas fittings in dwelling; cost, \$25; owner, Mrs. Serf, New Rochelle, N. Y. Plan No. 155.

FLUSHING.—Wilson st, w s, 125 s Amity st, install new gas fittings in dwelling; cost, \$25; owner, Mr. Von De Bueo, Amity st, Flushing. Plan No. 156.

FLUSHING.—Hamilton st, 7, install new plumbing in dwelling; cost, \$75; owner, D. Webster, Old Lawrence st, Flushing. Plan No. 175.

LONG ISLAND CITY.—2d av, 741, install new plumbing in dwelling; cost, \$65; owner, J. F. Ward, on premises. Plan No. 179.

LONG ISLAND CITY.—Steinway av, e s, 50 s Jamaica av, 1-sty frame extension, 25x26, on rear 1-sty store and dwelling, tar and gravel roof; cost, \$800; owner, Michael Fiore, 324 Steinway av, L. I. City; architect, Phillip Veccharelli, 91 Graham av, L. I. City. Plan No. 153.

LONG ISLAND CITY.—Sherman st, e s, 200 n Payntar av, install new gas fixtures in dwelling; cost, \$25; owner, G. Mortorano, premises. Plan No. 169.

LONG ISLAND CITY.—10th st, n e cor Van Alst av, install new gas fittings; cost, \$10; owner, W. Hamilton, 182 Van Alst av, L. I. City. Plan No. 164.

LONG ISLAND CITY.—Crescent st, 81, install new gas fixtures in dwelling; cost, \$25; owner, M. Cashin, premises. Plan No. 170.

LONG ISLAND CITY.—Potter av, n e cor Debevoise av, install new plumbing in dwelling; cost, \$300; owner, E. Eiffert, premises. Plan No. 167.

MASPETH.—Grand st, s s, 260 e Columbia av, erect water closet compartments in shop, new plumbing; cost, \$100; owner, Max Berger, 45 Grand st, Maspeth. Plan No. 154.

RICHMOND HILL.—Atlantic av, n e cor Beach st, erect new partitions to provide for water closet compartments; cost, \$150; owner, G. Langenfelder, 41 Park av, Richmond Hill; architect, L. F. Frank, 206 Crescent st, Brooklyn. Plan No. 163.

RICHMOND HILL.—Jamaica av, s s, 12 e Johnson av, repair dwelling after fire damage; cost, \$100; owner, Colden Realty Co., 32 Nassau st, N. Y. C. Plan No. 161.

RIDGEWOOD.—Starr st, w s, 250 s Woodward av, 1-sty frame extension, 6x8, on rear tenement, install new plumbing; cost, \$300; owner, John Novitzkie, 19 Starr st, Ridgewood; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 171.

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The importance and wide influence of the **RECORD and GUIDE** have become so thoroughly recognized that it is admittedly the *Strongest and Most Valuable Advertising Medium* published in the interest of Real Estate and Building.

Plans Filed—Alterations, Queens (Continued).

RIDGEWOOD.—Woodward av, 452, 1-sty brick extension, 6x6, on rear 3-sty tenement, tin roof; cost, \$500; owner, Caroline Houg, 530 Palmetto st, Ridgewood. Plan No. 165.

RIDGEWOOD.—Myrtle av, s s, 400 e Wyckoff av, interior alterations to ice plant, cut new doors, &c; cost, \$2,500; owners, Welz & Zerweck, premises. Plan No. 159.

RIDGEWOOD.—Forest av, 19, provide water closet compartments in 2-sty dwelling; cost, \$200; new plumbing; owner, Anton Dickman, 653 Bleecker st, Ridgewood; architects, L. Berger & Co., Myrtle & Cypress avs, Ridgewood. Plan No. 152.

RIDGEWOOD.—George st, 12S, remove store front and erect new window; cost, \$50; owner, Jos. Wogrampf, premises. Plan No. 162.

RIDGEWOOD.—Forest av, w s, 100 n Gates av, install new plumbing in dwelling; cost, \$75; owner, M. M. Dchwanab, 102 Forest av, Ridgewood. Plan No. 166.

RIDGEWOOD.—Smith st, 141, general interior alteration to 1-sty dwelling; cost, \$500; owner, Caroline Miesig, premises; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 151.

ROCKAWAY BEACH.—Boulevard, 557, install new plumbing in dwelling; cost, \$50; owner, Mrs. Weiss, premises. Plan No. 168.

ROCKAWAY BEACH.—Jennings pl, n s, 211 e Steuben pl, roof to extension to be removed and room provided, new stairway, 2-sty dwelling; cost, \$150; owner, J. F. Logan, 14 South Pier av, Rockaway Beach; architect, J. B. Smith, North Fairview av, Rockaway Beach. Plan No. 157.

ST. ALBANS.—Central av, n s, farm of A. Remsen, 2-sty frame extension, 15x15, on front 2-sty frame dwelling, shingle roof; cost, \$800; owner, A. Remsen, St. Albans, L. I. Plan No. 158.

WHITESTONE.—19th st, n s, 120 w 8th av, install new plumbing in dwelling; cost, \$200; owner, Thomas Mercer, on premises. Plan No. 177.

WHITESTONE.—19th st, n w cor 8th av, install new plumbing in dwelling; cost, \$80; owner, Henry Rhodes, 8th av and 19th st, Whitestone. Plan No. 176.

WHITESTONE.—23d st, s s, 160 w 8th av, install new plumbing in dwelling; cost, \$125; owner, Peter Grotz, Whitestone. Plan No. 181.

WOODHAVEN.—Yarmouth av, e s, 153 s Atlantic st, 2-sty frame extension, 12x20, on rear 2-sty dwelling, shingle roof; cost, \$1,200; owner, Mrs. M. Price, Carpenter av, Hollis; architect, Edw. Jackson, Jamaica av, Richmond Hill. Plan No. 160.

Richmond.

RICHMOND.—Bayview av, 81, interior changes to frame dwelling; cost, \$1,500; owner, J. C. Crabtree. Plan No. 29.

STAPLETON, S. I.—Alter boiler room to 1-sty brick brewery; cost, \$250; owners, Rubsam & Hoeman, Stapleton; architect, J. Whitford. Plan No. 28.

NEW BRIGHTON.—Jersey av, e s, corner Brook st, interior alterations to frame store and dwelling; cost, \$1,000; owner, Lembeck & Betz; architect, J. Davis; builder, H. J. Langworthy. Plan No. 26.

Other Cities.

APARTMENTS, FLATS AND TENEMENTS.
POUGHKEEPSIE, N. Y.—George Hughes, who has purchased property on South Hamilton st, states that he will start immediately the erection of a large apartment house to cost about \$75,000. An architect is now preparing the plans, building will be 4-stys.

BANKS.

HORNELL, N. Y.—A committee of the Board of Directors of the Bank of Steuben, consisting of George Hollands, L. W. Rockwell, and C. W. Etz, are preparing for the erection of a new bank building at Main and Seneca sts. Ground will be broken as soon as the weather permits.

CHURCHES.

ROSEVILLE, N. Y.—The Congregation of St. Thomas' Church contemplate the erection of a \$50,000 edifice. Address the pastor for information.

Factories and Warehouses.

BATAVIA, N. Y.—R. North, Prudential Building, Buffalo, N. Y., is preparing plans for a cold-storage plant to be erected here for C. H. Telcher, to cost \$50,000.

ALDEN, N. Y.—A pasteurizing plant will be erected at Alden to handle 200 cans of milk per day. The milk producers of Alden and vicinity have organized what is to be known as the Alden Dairy Co.

Municipal Work.

LITTLE FALLS, N. Y.—Bids will be received by Duncan W. Peck, superintendent public works, Albany, until February 18, for constructing a lift bridge and a fixed bridge over the Erie Canal to cost about \$124,471.

LACKAWANNA, N. Y.—The Town of Lackawanna, Robert H. Redd, mayor, contemplates the construction of two bridges on South av to cost about \$50,000.

Power Houses.

BRIDGEVILLE, N. Y.—The New York and New Jersey Power Co. contemplates the erection of a power plant. Joseph H. Giles is agent for the company.

Schools and Colleges.

KINGSTON, N. Y.—The Board of Education will erect a \$300,000 school. The property of Mrs. O'Reilly, fronting 102x710 ft. in O'Reilly st to the Kingston City library has been purchased. No plans have yet been prepared.

THEATRES.

PORTCHESTER, N. Y.—F. F. Proctor is looking for a suitable site for the erection of a new theatre here. Mr. Weinschenk is local manager of the Proctor Theatre. Nothing further has been settled.

PERSONAL AND TRADE NOTES.

CHARLES T. WILLS, the builder, is away on a Western trip.

B. DRUCKER, painter, formerly of 134 East 25th st, has moved to 212 East 34th st. Telephone, 2495 Murray Hill.

BRONX INDUSTRIAL BUREAU has moved its offices to the Meehan Community Building, 163d street and Southern Boulevard.

THE ADLER MANUFACTURING CO., formerly of 2251 Church av, Brooklyn, is now located at 983 Flatbush av, near Albemarle rd. The new quarters give them 2,000 sq. ft. additional room.

CHARLES V. MERRICK, S. A. & K. Building, Syracuse, N. Y., has opened an office at 51 State st, Albany, N. Y., for the general practice of architecture. Mr. Merrick is the Albany representative of Palmer, Hornbostel & Jones, architects on the N. Y. State Education Building.

H. W. JOHNS-MANVILLE CO. announces the appointment of C. L. Wheeler as traveling representative in the Atlanta territory. Mr. Wheeler is an electrical engineer of practical experience and formerly covered the Southern States for various large electrical and jobbing concerns.

ARCHITECTS' BANQUET.—Speakers at the annual banquet of New York Chapter of the American Institute of Architects, to be held at the Hotel Plaza on the evening of February 20, will include Borough President McAneny, Justice Morgan J. O'Brien and Edward M. Bassett. Gold medals for the best apartment houses of the year will be awarded on that occasion. Mr. Tracy, of Tracy & Swartwout, is chairman of the dinner committee.

AT THE ANNUAL MEETING of the Mechanics and Traders' Exchange, held February 6, 1913, the following were duly elected for the ensuing year: President, Francis N. Howland; Vice-Pres., Frank E. Conover; Treasurer, Edwin Outwater; Secretary, Charles E. Cheney; Trustees, Alfonso E. Pelham, Augustus Meyers, John J. Roberts, Frederick R. Usher, Lewis Harding, Francis M. Weeks, Ronald Taylor. Representatives on Board of Examiners Bldg. Dept., Lewis Harding, William Crawford.

HARRISON & MEYER, artificial stone, are new settled in their new offices in the "Centurian Building," 1182 Broadway. Among the many notable buildings having cement floor and base throughout, all of which have been laid by this firm, are the new Aeolian Hall, the Emmet on Madison avenue, and the Candler Building; also the train platforms on the express and suburban levels, and the interior cement floors in the New Grand Central Terminal. Estimates for work of a similar character will be furnished by them promptly upon application. Their telephone number is 8718 Madison Square.

MILLIKEN BROS.—Receivers under an involuntary petition in bankruptcy have been appointed by Federal Judge Hand for Milliken Brothers, No. 66 Broadway, one of the largest structural steel contracting companies in the United States. The liabilities are placed at \$7,000,000 and the assets at \$4,000,000. The receivers are Forsyth Wickes, of Crocker & Wickes, and Francis Dykes, for some time general manager of Milliken Brothers. The proceeding is stated to be a friendly one, the purpose being to keep the concern going, as the firm has many valuable contracts on hand. This is the second time the concern has been in receivers' hands.

TOMKINS' DOCK PLANS.

Resubmits to Estimate Board West Side Terminal Scheme.

Dock Commissioner Tomkins resubmitted to the Board of Estimate and Apportionment this week his plan for terminal facilities and equipment thereof to serve the North River waterfront between Dey and West 60th streets. Much additional detail was added to the plan which was submitted last September.

Commissioner Tomkins has always advocated building an elevated marginal railroad to carry the tracks of the New York Central and any other roads that might desire traffic rights thereon. The Board of Estimate committee has been in favor of a subway.

Gas Pressure Regulations.

The Public Service Commission for the First District, by orders just served upon the companies, has established gas pressure regulations for all companies furnishing gas for light, heat or power in the boroughs of Brooklyn and Queens, with the exception of the 31st Ward of Brooklyn. This ward embraces Coney Island, where the consumption of gas is largest during the summer, and for this reason it is excepted from the order, but only until the commission can make observations of the conditions prevailing during the summer season, after which suitable regulations will be established for that ward.

The orders just adopted were issued on the recommendation of Commissioner Milo R. Maltbie, who held hearings on the subject. They are similar in form and substance to the orders previously adopted for the boroughs of Manhattan, The Bronx and Richmond. In the main they provide for the establishment of pressure gauges, and thereafter for the maintenance generally of a minimum pressure at the consumer's end of the company's service pipe of not less than 2 inches water column, and for a maximum pressure not exceeding 6 inches water column. Limitations are also placed upon momentary and pulsating pressure variations.

ASSESSMENTS PAYABLE.

BROOKLYN.

(Continued from page 367).

AV N.—Paving AV N, bet Brighton Beach Railroad and Ocean av, 31st Ward. Area of assessment: Both sides of AV N, from Brighton Beach Railroad to Ocean av, and to the extent of half the block at the intersecting streets. April 3.

AV X.—Regulating, grading, curbing and flagging AV X, bet Sheephead Bay rd and East 14th st, 32d Ward. Area of assessment: Both sides of AV X, from Sheephead Bay rd to East 14th st, and to the extent of half the block at the intersecting streets. April 3.

GERMANIA PL.—Regulating, grading, curbing, flagging and paving GERMANIA PL, bet Kenilworth pl and Amersfort pl, 32d Ward. Area of assessment: Both sides of GERMANIA PL, from Kenilworth pl to Amersfort pl, and to the extent of half the block at the intersecting streets. April 3.

EAST 31ST ST, ETC.—Sewer in EAST 31ST ST, from the sewer summit about 300 ft. south of AV J to AV M, and sewer in EAST 33D ST, from AV L to AV M, and outlet sewers in AV K, from East 31st st to Flatbush av, and in AV L, from East 33d st to Flatbush av, 32d Ward. Area of assessment: Blocks 7612, 7613, 7614, 7615, 7616, 7617, 7618, 7630, 7631, 7632, 7633, 7634, 7635, 7636, 7637, 7618, 7749, 7651, 7652, 7653, 7654, 7655, 7810 and 7815. April 3.

NOTE.—The above assessments for AV K—regulating, grading, etc., and 39TH ST—grading lots, exceeding 5 per cent. of the assessed valuation for the year 1912 of the property affected hereby, has been divided into ten annual installments.

VAN SICKLEN AV, ETC.—Opening VAN SICKLEN AV, BRADFORD ST, WYONA ST and VERMONT ST, from New Lots av to Vandallia av; and MILLER AV, from Riverdale av to Vandallia av, 26th Ward. Area of assessment: Obtainable at the Bureau of Assessments and Arrears, 215 Montague st, Brooklyn. March 30.

QUEENS.

WEST AV.—Opening and extending WEST AV, from Hillside av to Jamaica av, 3d Ward. Area of assessment: Obtainable at the Bureau of Assessment and Arrears, Municipal Building, Long Island City. March 27.

SHAW AV.—Regulating, grading, curbing and flagging SHAW AV, from Jamaica av to Atlantic av, 4th Ward. Area of assessment: Both sides of SHAW AV, from Jamaica av to Atlantic av, and to the extent of half the block at the intersecting avenues. March 27.

RICHMOND.

BUTLER AV, ETC.—Acquiring title and opening BUTLER AV, bet Eureka pl and Broadway, and EUREKA PL, ARENTS AV and CHESTNUT ST, bet Bentley av and Church st, 5th Ward. Area of assessment: Obtainable at the Bureau of Assessment and Arrears, Borough Hall, St. George. March 30.

DE KAY ST.—Regulating, grading, paving, curbing and guttering DE KAY ST, from Bard av to Davis av, 1st Ward. Area of assessment: Blocks 11 to 14 inclusive, Plot 4, District 3. March 30.

New Plan of Subway Operation.

A committee consisting of George H. Beck, Henry G. Wynn, Henry Bloch, Frank Eberhart, Charles H. Schnelle and Charles W. Eidt, attended a conference at the office of Borough President McAneny, to consider the advisability of the plan presented by Mr. Wynn to change the operation of the completed subway system by dividing it into "zones." It is planned to have the local trains operate in three zones:

- (A) From the Battery to 42d street;
(B) From the Battery to 86th street;
(C) 86th street to 149th street.

A local train leaving the Battery would go as far as 42d street on the Lexington avenue branch, turn west at 42d street to Broadway, and then proceed down on the Broadway branch to the Battery; and so with the other zones. No change is to be made in the running of the express trains. The only construction work that will be necessary in order to install this system, is the building of a connecting subway at 86th street from Lexington avenue to Broadway and a connection of about 150 feet at 149th street where the present subway and the new Lexington avenue subway almost meet.

The plan is supported by the House and Real Estate Owners' Association of the 12th and 19th Wards, which, through a bulletin, names the advantages that would accrue as follows:

Passengers desiring to alight at points south of 42d street would not occupy trains going north of 42d street. The statistics of the Public Service Commission show that the zone between the Battery and 42d street has the greatest number of passengers for local traffic. By this system there would be twice as many local trains south of 42d street as north of 42d street.

There would be a subway for passengers to ride from the east to the west side of the city or vice-versa.

The scandalous congestion at express stations where passengers change for local trains would be avoided.

The city would have several crosstown lines of subway system, the crosstown subway at 86th street from Lexington avenue to Broadway satisfying a long-felt want. Communication between the east and west sides on 86th street by subway has become vitally necessary.

There will not be a congestion of empty cars at the end of the line, and there will be no need of running cars, practically empty, in the upper part of the city.

OFFICIAL CREDIT RECORDS

JUDGMENTS.

Judgments are arranged alphabetically under dates filed. The first name on each line is that of the debtor, the second the name of creditor. Judgments entered during the week and satisfied before day of publication do not appear in this column, but in list of Satisfied Judgments. D signifies judgment for deficiency. * signifies not summoned. † signifies that the first name is fictitious, real name being unknown. Judgments against corporations will be found at the end of each day's list.

Manhattan and Bronx.

FEB. 8.

Table listing judgments for Feb 8, including entries like Altman, Saml—S Bortel 152.75, Anable, Anna S—Title Guar & Trust Co. 280.65, etc.

CORPORATIONS.

Table listing corporations for Feb 8, including American Joxyl Co—S M Whistler 10,514.90, Finco Embossing & Ribbon Co—J J Canagano et al 881.90, etc.

FEB. 10.

Table listing corporations for Feb 10, including Abrahams, Bernard J & Benj Lesser—A E Bedell 120.01, Ackerman, Harry—J Johnson 59.41, etc.

Main table listing judgments for Feb 10, including Comerford, Delia—J S Moffat et al. costs, 122.72, Chetkin, Max—Corning & Co. 248.19, etc.

CORPORATIONS.

Table listing corporations for Feb 10, including Acme Waist Co—N Y Tel Co 68.19, Columbia Trading Stamp Co & Max Haas—Black & White Stamp Co. costs, 37.50, etc.

Table listing judgments for Feb 11, including Illinois Surety Co—G Terragni et al. 92.66, Jno M Crapo Co—G Prince 99.97, etc.

FEB. 11.

Main table listing judgments for Feb 11, including Appel, Willard S—J Shields 1,382.60, Aspromonte, Christiana—J Bermacchia 220.86, Aniello, Agastino—R Hill 78.01, etc.

Judgments—Manhattan and Bronx (Continued).

Table listing judgments in Manhattan and Bronx, including names like Perlstein, Jos J—Hymes & Tamar, Raphael, Mathew—M Goodman et al., etc.

CORPORATIONS.

Table listing corporations such as Charles Brady & Co—M A Donnelly, International Service Corp—International Magazine Co, etc.

FEB. 13.

Table listing judgments for Feb. 13, including names like Alexander, Julia—B Kuhne, Anderson, Rasmus—F G Brady, etc.

Table listing judgments in Manhattan and Bronx (Continued), including names like Goldsmith, Abr—Prudential Bond & Mtg Co, Grissler, Louis—M McNamara, etc.

CORPORATIONS.

Table listing corporations such as Granite Spring Water Co—J A Cornell, same—same, C H Goodfield Co—J Dwyer, etc.

FEB. 14.

Table listing judgments for Feb. 14, including names like Arena, Jno—M Meyers, Battista, Raffaele—N Y Edison Co, etc.

Table listing judgments in Manhattan and Bronx (Continued), including names like Bohlken, Geo N—J Segal et al., Brandreth, Ralph—A M Goldstein, etc.

Table listing individuals and companies with their names and associated costs or values. Includes Starkman, Pincus; Spillman, Michl; Stafford, Seth D; Spiegel, Benj; Suter, Wm L; Sully, Albert W; Schneider, Richd; Schoen, Ignatz; Sullivan, Benj F; Schaefer, Rose D; Tendler, Louis; Tobias, Phill; Tucker, G; Towbin, Louis; Teal, Eleanor; Vane, James G; Walters, Geo; Wilson, Jno J; Wyner, Louis; Wear, Frank L; Wendel, Adeline; Wildrick, Caryl B; Warrelman, Jno H; Wolf, Jennie; Weingrod, Tessie; Williams, Ernest; Wheeler, Levi W.

CORPORATIONS.

Table listing corporations and their details. Includes Herbitens Amusement Co; Havers Imperial Auto Sales Co; Halley Land & Impt Co; Mangin Livery Stables Inc; Moses Straus Co; Standard Gas Light Co; Robert Hoskin & Co; American West Indies Trading Co; Fredk A Smith Co; Volunter Hospital; William S Warren Inc; Radiator Co of America; Jetter Brewing Co; Teichman Engineering & Construction Co; Star Blue Point Co; Buffalo Kissel Kar Co; Falcon Waist Co; Olin, Giberson & Hilands; Natl Bituminous Coal & Coke Co; Canavan Bros Co; Illumination Advertising Service Inc; Ideal Opening Dyeing Co; Electrical Audit Rebate Co; Cottonwood Creek Copper Co.

Borough of Brooklyn.

FEB. 6.

Table listing individuals and companies in Brooklyn. Includes Averell, Geo W; Baer, Edw; Baum, Abe; Becker, Max; Buchner, Martin; Burlingame, Alvah W Jr; Geller, Nathan; Groom, Jno J; Hackman, Anna; Hunter, Jas V; Hart, Bridget; Heidt, Jno; Henigson, Hyman; Horowitz, Saml; Hochman, Julius; Kelly, Delia; Korn, Isaac; Kossman, Jos A.

Table listing individuals and companies. Includes Knorr, Marguarite; Lewitz, Harris; Lipschytz, Ralph; Loew, Leopold; Lowe, Albt E; McCormack, Pierce F; Phillips, Jac; Phillips & Lewitz; Reich, Louis; Prinstein, Myer; Schulze, Frank; Sonnenfeth, Ernst; Sausserino, Raphael; Sheffield, Edw R; Scott, Brooks E; Schwartz, Nathan; Schwartz, Adolph; Sinnott, Louis; Tepper, Harry; Trautman, Ira; Ullman, Max; Verity, Fred; Warren, Ulysses G; Young, J C.

CORPORATIONS.

Table listing corporations. Includes Broadway Parquet Floor Co; Eden Theatre Co; Frank Dunham Co; K & J Soap Mfg Co; New York Bergen Co; Purdy Constn Co; Rutland Constn Co; Shovelmen's & Allied Trades Co; Trautman Air Rubber Tube Co; Wm L Crow Constn Co; Wyona Bldg Co.

FEB. 7.

Table listing individuals and companies. Includes Abramovitz, Aaron; Anderson, Werner; Earnes, Wm; Benesch, Miriam; Berman, David; Brophy, Bernard; Campbell, Ida; Church, Mary A; Coleman, Jas C; Dietz, Wayland E; Donangello, Guisepe; Donangello, Guisepe; Fels, August B; Freedman, Jos; Glickman, Moses; Gorman, Patk; Hicks, Jas P; Hicks-Johnson Constn Co; Hopkins, Chas W; Johnson, Arthur A; Kane, Alma K; Knight, Edwin W; Logan, Albin I; Malkin, Harry R; McDonald, Georgia A; Mullen, Jos F; Musso, Marie E; Myers, Fredk D; Newlin, Chas; Panzigliona, Gennaro; Reed, Wilson C; Richardson, Arthur L; Rosoff, Jac; Sauer, Marie; Schulle, Michl; Streep, Michl; Salomans, Myer; Schneider, Max; Shannon, David M; Schwarzwald, Jac; Silberman, Meyer; Sondergeld, Henry; Tolik, Moritz; Tomashefsky, Abr; Wahl, Gottlieb; Weaver, Thos N; Wood, Monroe S; Wolff, Geo S; Zwierzynski, Antony B.

CORPORATIONS.

Table listing corporations. Includes Acme Waist Co; C I & Bklyn R R Co; City N Y; Flatlands Constn Co; Greenport Wood Turning Co; Independent Order Ahawas Israel; Lodge-L Kiritz; Jackson Auto Sales Co; Jerome Bergen Investing Co.

FEB. 8.

Table listing individuals and companies. Includes Avy, Timothy Jr; Anable, Anna S; Attix, Albt A; Book, Jac; Berry, Edgar H; Brein, Chas; Brickley, Wm C; Crosby, Abel A; Cohn, Dora.

Table listing individuals and companies. Includes Castellanos, Paul; Dede, Diedrich; Doyle, Anna J; Fisher, Henry; Fuhrmann, Henry F; Friedman, Philip; Friedland, Benj L; Gragnano, Gennaro; Hill, Jno; Hirshhorn, Herman; Johnson, Jesse W; Kane, Jno; Luff, Annie; Lux, Wm K; Lentino, Chas; Loughran, Wm H; Miller, Frances; Mess, Max; Sand, Frances H; Shostak, Leana; Silber, Jos; Statmann, Jac; Sargent, Geo; Teitelbaum, Philip; Wilson, Wm.

CORPORATIONS.

Table listing corporations. Includes Ansonia Clock Co; C A Hoppe Co; City N Y; F & J Realty Co; Sloss & Flanagan Mfg Co; Wittman Constn Co.

FEB. 10.

Table listing individuals and companies. Includes Alperstein, Max; Barge, Chas H; Babelsh, Max; Bennett, Julia L; Benevy, Sadie A; Brewster, Herbt R; Brown, Archibald D; Corey, Robt W; Cohen, Abr; Donovan, Eliz; Crutchley, Edw; Duneif, Geo; Feldman, Heyman; Fearon & Martello; Gaer, Pearl; Gallagher, Patk J; Gardner, Ernest G; Haight, Fredk A; Hillier, Jno; Johnson, Jno H; Lipton, Frank T; Leavey, Jas F; Loerch, Wm; Lyons, Jno W; Lyons, Beney; Maged, Benj F; Markowitz, Benj M; Murray, Nelson S; Nissenon, Morris; Pope, Wm; Rabinowitz, Max; Rose, Frank H; Schramme, Carl J; Spitzer, Malonia; Sweeney, Mary A; Sperling, Theo; Schaefer, Robt T; Siegel, Wm; Sullivan, Benj Jr; Thriest, Hans.

CORPORATIONS.

Table listing corporations. Includes Arbuckle Realty Co; City N Y; Commonwealth Fire Ins Co; K & J Soap Mfg Co; Leo L Wolins Co; National Lead Co; Tomahawk Realty Co; Universal Standard Electric Co; Wm I Tulin Co.

FEB. 11.

Table listing individuals and companies. Includes Abramowitz, Jacob; Aspromonte, Cristina; Baudy, Leony V; Blank, Saml; Brush, Adelaide F; Buck, Geo H; Cervadoro, Domenico; Chesler, Abr; Cherkoff, Anna; Clark, Chas C; Dougherty, Jack; Hawkins, Maria J; Iba, Casper; Kalina, Louis; Kelly, Franklyn; Kessler, Birdie; Loretz, Susie H; Maxwell, Florence J; Markowitz, Markus; Morrell, Henry B; O'Connor, Mary A; O'Connor, Jas B.

Judgments Brooklyn (Continued.)

Table listing judgments in Brooklyn with names like Peshkin, Saml-H Ashman & ano., Pickler, Ernest-W Ross, etc.

CORPORATIONS.

Table listing corporate judgments in Brooklyn with names like Bronson Realty Co-D B Lesiken, B H R R Co-Annie Fox, etc.

SATISFIED JUDGMENTS.

Manhattan and Bronx.

The first name is that of the debtor, the second that of the creditor.

FEB. 8.

Table listing satisfied judgments for Feb 8 with names like Auth, Edw; 1912-Trow Directory Printing & Bookbinding Co.

CORPORATIONS.

Table listing corporate judgments for Feb 8 with names like Godwin Constn Co; 1912-L Gagliardi.

FEB. 10.

Table listing satisfied judgments for Feb 10 with names like Freedman, Jos; 1907-J White, Hyman, Henry; 1912-L Holstein, etc.

CORPORATIONS.

Table listing corporate judgments for Feb 10 with names like Borough Trading Co; 1913-J Weston et al., Borden Condensed Milk Co; 1912-J Lucid.

FEB. 11.

Table listing satisfied judgments for Feb 11 with names like Comyns, David J; 1912-A Sachs, Eadie, Colin M; 1913-City of N Y, etc.

CORPORATIONS.

Table listing corporate judgments for Feb 11 with names like Fifth Avenue Tailors; 1912-Eastman Machine Co, North Atlantic Dredging Co & Thos O'Connor, etc.

FEB. 13.

Table listing satisfied judgments for Feb 13 with names like Berlin, Max; 1913-N Y Tel Co, Bouvier, Jno V Jr, etc.

Table listing judgments in Manhattan and Bronx with names like Goldstein, Bernard, Jos & Fredk; 1912-P E Raioes, Insley, Mary; 1912-E M Wight, etc.

CORPORATIONS.

Table listing corporate judgments in Manhattan and Bronx with names like Bklyn Union Elevated R R Co; 1913-I Bachal, City of N Y; 1906-J M Seaman, etc.

FEB. 14.

Table listing satisfied judgments for Feb 14 with names like Brons, Philip, Herman & Jacob; 1913-M Shapiro, same; 1913-J Solomon, etc.

CORPORATIONS.

Table listing corporate judgments for Feb 14 with names like G F Hall Co; 1913-S Duberstein, New System Advertising Co; 1912-City of N Y, etc.

Borough of Brooklyn.

FEB. 6.

Table listing judgments in Borough of Brooklyn for Feb 6 with names like Cronin, Sadie L; 1912-J J Donnellan, Goldberg, Dora; 1912-H H Harris, etc.

CORPORATIONS.

Table listing corporate judgments in Borough of Brooklyn for Feb 6 with names like Geo Alexander Co; 1911-Peoples Bank of Buffalo, etc.

FEB. 7.

Table listing judgments in Borough of Brooklyn for Feb 7 with names like Anderson, Axel L; 1912-Flatbush Parquet Floor Co, Baumann, Chas O; 1912-M J Mooney, etc.

CORPORATIONS.

Table listing corporate judgments in Borough of Brooklyn for Feb 7 with names like C I & Bklyn R R Co; 1913-J Obermaier, Malta-Hegeman Impt Co & Jacob Gordon, etc.

FEB. 8.

Table listing judgments in Borough of Brooklyn for Feb 8 with names like Krefetz, Frank; 1909-Firemen's Ins Co of Newark, Mielke, Ewald J H & Johannette; 1913-L Bossert & ano, etc.

CORPORATIONS.

Table listing corporate judgments in Borough of Brooklyn for Feb 8 with names like Crystal Constn Co; 1912-I Kassner, etc.

FEB. 10.

Table listing judgments in Manhattan and Bronx for Feb 10 with names like Bauer, Dorothea; 1913-F W Engels, Eook, Jacob; 1913-M Hessel, Chaut, Bessie; 1912-J Govendo et al., etc.

CORPORATIONS.

Table listing corporate judgments in Manhattan and Bronx for Feb 10 with names like Fairhurst & Barlow Co; 1913-J Elias, Cypress Holding Co & Ada E Carter; 1911-T H Heffron, etc.

FEB. 11.

Table listing judgments in Manhattan and Bronx for Feb 11 with names like Blumenthal, Alfred C; 1912-Ritz Hotel (London), same; 1912-Carlton Hotel, Geary Elizabeth; 1913-M F Kelly, etc.

CORPORATIONS.

Table listing corporate judgments in Manhattan and Bronx for Feb 11 with names like N Y Times Co; 1913-C N Lucker, North Atlantic Dredging Co & Thos O'Connor, etc.

1Vacated by order of Court. 2Satisfied of appeal. 3Released. 4Reversed. 5Satisfied by execution. 6Annulled and void.

JUDGMENTS IN FORECLOSURE SUITS.

Manhattan and Bronx.

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

FEB. 6 & 7.

No Judgments in Foreclosure Suits filed these days.

FEB. 8.

97TH st, 132 W; Jno Haydock-Equitable Realty Co; Thos J Farrell (A). Geo B Hayes (R); due, \$12,458.33.

FEB. 10.

WASHINGTON st, 523; Eliz H Carleton-Lee G Lawrence; Edmund Coffin (A); Saml Strassbourger (R); due, \$20,141.65.

ORCHARD st, ns, 100 w Main, 101.6x101. Louise E Knupter-Jas Callanan et al; Abr Manna (A); Jas S McDonogh (R); due, \$3,366.00.

FEB. 11.

CROTONA av, nwc 176th, 41.1x109.2; Frank M Escalona-Nulaw Realty & Constn Co et al; Louis Wendel, Jr (A); Leopold W Harburger (R). due, \$20,517.16.

MADISON st, 360; U S Trust Co of N Y-Louis Safr et al; Wilson M Powell (A); J Sidney Bernstein (R); due, \$22,812.78.

LIS PENDENS.

Manhattan and Bronx.

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

FEB. 8.

LOT 17 1/2 sec 4 block 1162. Mannados Realty Co-Robt D Radcliffe et al; action to establish validity of tax lien; Eisman, Levy, Corn & Levine (A).

FEB. 10.

IRVING pl, 66; Tenement House Dept-Rudolph B Baar; notice of levy; A Watson (A).

38TH st, ss, bet 1 & 2 avs, lot 54; Tax Lien Co of N Y-Chas E Appleby et al; foreclosure of transfer of tax lien; W Lustgarten (A).

FEB. 11.

FOX st, ws, intersec nws Westchester av, 52.1 x37.4; Estate of S Weinstein-Geo J Martin et al; action to foreclose mechanics lien; E A Alexander (A).

165TH st, ss, bet Nelson & Ogden avs, lot 25 1/2; Tax Lien Co of N Y-Jennie C Klaveness et al; foreclosure of transfer of tax lien; W Lustgarten (A).

BROADWAY, swe 98th, 100.11x175; also 11TH av, swe 36th, 24.9x100; also 11TH av, ws, 49.5 n 36th, 123.4x100xirreg; also NORTHERN av, ws, 178.3 n 181st, 242.10xirreg; also NORTHERN av, ws, adj land of Jno A Havens & Gideon

Buck, —x—; Frank W Zoller—Adolphus Busch; notice of attachment; J Van Voorhis Sons (A).
 SAME prop; Chas E Moyer—same; notice of attachment; J Van Voorhis Sons (A).
 SAME prop; Angelina W Oviatt—Adolphus Busch; notice of attachment; J Van Voorhis Sons (A).
 SAME prop; Marna G Palmateer—same; notice of attachment; J Van Voorhis Sons (A).
 SAME prop; Frank C Moyer—same; notice of attachment; J Van Voorhis Sons (A).

FEB. 13.

216TH st, ns, 125 w Laconia av, 25x114; Angelo Geraci—Domenico Dalo et al; action to foreclose mechanics lien; J Martin (A).
 BROADWAY, swc 98th, 100.11x175; 11TH av, swc 36th, 24.9x100; 11TH av, ws, 49.5 n 35th, 49.5x100; NORTHERN av, ws, 178.3 n 181st, 242.10x irreg. NORTHERN av, ws, adj lands of Jno A Havens & Gideon Buck, —x—; Lauriston L Stone—Adolphus Busch; notice of attachment; J Van Voorhis Sons (A).
 SAME prop; Fletcher C Peck—same; notice of attachment; J Van Voorhis Sons (A).
 SAME prop; Geo C Seager—same; notice of attachment; J Van Voorhis Sons (A).
 3D av, swc 29th, —x—; 3D av, ws, bet 28th and 29th, lot 878, 24.8x120; 3D av, ws, bet 26th & 27th, lot 882, 24.8x112; Ella L Howkins—Wm Howkins et al; action to recover dower; H A Sperry (A).
 LOT 13, block 2837, Sec 11; Anna R Crossin—Verona Schmutz et al; foreclosure of tax lien; H Swain (A).

FEB. 14.

IRVING pl, 21; Coleman & Krause Inc—Kops Realty Co et al; action to foreclose mechanics lien; L B Cohen (A).
 CONVENT av, nwc 142d, 99.11x125; Robt Griffin Co—Benclaire Constn Co; action to foreclose mechanics lien; M H Ellison (A).
 JEROME av, es, bet 190th & Bedford Park Blvd, Lot 5; Tax Lien Co of N Y—Alfred Barth et al; foreclosure of transfer lien; W Lustgarten (A).

Borough of Brooklyn.

FEB. 6.

DURYEA pl, ss, 150 w E 22d, 23.4x100; Eagle Savgs & Loan Co—Peter B Sparks & ano; Lutson, Tamblin & Pickard (A).
 ELTON st, ws, 128.3 n Sutter av, 21.6x83.10; 21.6x83.11; Chas Foldes—Marie R Fields, M H Latner (A).
 AV Q, cl, at int es E 38, contains 40 acres; Cornelius Dwyer & Coleraine R E Assn et al; J Z Lott (A).
 BAY RIDGE av, nwc 18 av, 40x100; Eliz J Childs as trustee & C Henry Howard—Wm J Mokerler et al; H Swain (A).
 NEW LOTS rd, ns, from Hinsdale to William av, 211.10x79.2x—x109.4; Saml Weinstein—Gordon Bldg Co & ano; to set aside deed; Simon & Weinstein (A).

FEB. 7.

OSBORN st, nec Glenmore av, 50x100. Abr Belanowsky—Jacob Silver et al; Abr Rockmore (A).
 36TH st, nes, 260 nw 15 av, 20x100.2; Title Guar & Trust Co—Yorklan Realty Co & ano; Thos F Redmond (A).
 36TH st, nes, 300 nw 15 av, 21x100.2; Title Guar & Trust Co—Yorklan Realty Co & ano; Thos F Redmond (A).
 36TH st, nes, 321 nw 15 av, 19x100.2; Carrie E Hosford as extrx of Mary C Bennett—Yorklan Realty Co & ano; Thos F Redmond (A).
 FLATLANDS NECK rd, nws, at int cl E 48, runs n1.048.3xs490.8 to Utica av xs410.9 to rd xsw783.8 to beg; also UTICA av, nec Flatlands neck rd, runs n272.7xs170.2xs19.1 to rd xsw299.6 to beg. Jno Ditmars—J Banks Kurtz et al; Davison & Underhill (A).
 FURMAN av, nws, 90 sw Bushwick av, 20x100; Thos Krekeler—J Henry Small Realty Co et al; Frederick C Leubuscher (A).
 KINGS HIGHWAY, ns, 106.7 w E 14, 17.9x97.1x16.8x91.9; Leon Meyer—Mary A Ryan et al; partition; Wm C Wolf (A).
 NEW YORK av, 986; Chas N Harper—Theo W Baker et al; Caldwell & Holmes (A).
 NEW YORK av, 894; Wm Grantham—Theodora W Baker et al; Caldwell & Holmes (A).
 PARK av, ns, 550 w Marcy av, 25x100; Leopold Levy & ano—Beckie Hurowitz et al; Theodore Gutman (A).
 SURF av, sec land P. P. & C. I. R. R. Co, 50x100; Jas E Morey & ano—Wm Lott et al; partition; A A Wray (A).
 3D av, 132, Saml Less—Adolph Sprey et al; Grover M Moscovitz (A).

FEB. 8.

BARBEY st, 636; Aaron Weiser—Max Goldman & ano; Max Winder (A).
 CANARSIE la, 2216; Dietrich W Kaatze—Lena M Baldwin et al; Nathan D Shapiro (A).
 FULTON ST, ns, 194.6 w Sackman, 17.3x—x17.3x43.1; TRUXTON st, ss, 180.3 w Sackman, 17.4x—; Agnes Von Hasseln—Jos Warner et al; Henry Bonawitz (A).
 LINCOLN pl, ss, 243.4 w 7 av, 16.8x100; Chas E McDermott & ano—State of New York et al; to create a title; Jno C Judge (A).
 UNION st, 158; Kate Marshall—Thos Gilmarlin, Jr, et al; Manasseh Miller (A).
 E 10TH st, es, 540 s Caton av, 20x100; Geo L Schaefer—Sarah Lamberg et al; Weinberg Bros (A).
 E 16TH st, es, 140 s Av H, 40x100; Mary W Rider—Antoinette L Becker et al. Walter L Durack (A).
 BEDFORD av, ws, 530 s Clarendon rd; Rose Handler—Wm Joseph et al; Jos J Schwartz (A).
 MESEROLE av, ns, 75 w Oakland, 25x100; Amelia Gross—Celine Lohner & ano; DeGroot, Kenyon & Huber (A).

NEWPORT av, se Hopkinson av, 80x100; Eleonor L Grimes—Jennie Jacknowitz et al; Walter L Pate (A).

WYCKOFF av, wc Himrod, 25x86.1x25x85; German Savigs Bank of Bklyn—Jno F Hoertz et al; Fisher & Voltz (A).

FEB. 10.

HOOPER st, ns, 100 w Bedford av, 89.4x100; Kayfetz Bros (Inc)—Eastern District Constn Co et al; A Rockmore (A).
 MATTHEWS pl, ns, 100 w E 11th, 50x100; Edith W Soutar—Jno J McAuley, Jr, et al; Wilder, Ewen & Patterson (A).
 STOCKTON st, ns, 260 w Throop av, 20x100; German Savgs Bank—Chas Piesch et al; Fished & Voltz (A).
 14TH st, ns, 218 w 3 av, 24x100; TOMPKINS pl, 18; DEGRAV st, 317; Jno J Minor—Lillie E Minor et al; partition; E L Holywell (A).
 53D st, ss, 180 e 7 av, 20x100.2; Jennie Simon—Harry W Lippman et al; Herzfeld & Sweedler (A).
 BAY RIDGE av, 446; Diedrich Lutjen—Olaf Olson et al; Joyce & Hoff (A).
 BEDFORD av, Newkirk av & Flatbush av, triangulo block; Carmine Carraruto—Lehigh Land Co & ano; foreclosure of mechanics lien; Isidor F Greene (A).
 3D av, ws, 40 n Warren, 19.8x80; Bernard Glucksmann—Adolph Sprey et al; Weed, Henry & Meyers (A).
 6TH av, 548; Hopkins Security Co—Herman Reis et al; Jonas, Lazansky & Neuberger (A).
 LOTS 611, 612, 613, "map of Zabriskie Homestead"; Catholic Women's Benevolent Legion—Albt Davis et al; Wm R Brinckerhoff (A).

FEB. 11.

FULTON st, 722; Kerin & Dunn—Wm G Dunn et al; Lamont McLoughlin (A).
 PACIFIC st, ns, 196 e Rochester av, 16x100; Frank Elhoff—Nils Olsen et al; Howard C Conrady (A).
 STERLING pl, ss, 91.1 w Troy av, 18x110.7; Wm Herod—Jas F Burns et al C S Taber (A).
 15TH st, ns, 70 w 3 av, 27.10x109x27.10x108.8; also 15TH st, nwc 3 av, 18.3x70; Flora Fields—Israel J Rosenstein et al; Saml E Klein (A).
 BEDFORD av, es, 140 n Newkirk av, 20x100; Augusta Manger—Isabel L Bartlett et al; C S Taber (A).
 DEKALB av, ns, 196.8 e Bway, 130x170.4; DeKalb Holding Co agt Madison Theatre Co; to establish a title; Bevins & Flugelmann (A).
 HAMBURG av, nes, 75 nw Trautman, 25x100; Francis Zehule—Eva Gruber et al; partition; Henry Bonawitz (A).
 ST MARKS av, ss, 238 w Howard av, 19x127.9; Isaac Kahn—Bertha Ginsberg et al; Kiendl, Smyth & Gross (A).
 WILLOWHBY av, ss, 345 w Sumner av, 60x100; Louis G Bendick—Jos Freedman et al; De La Mare & Morrison (A).

FORECLOSURE SUITS.

Manhattan and Bronx.

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

FEB. 8.

95TH st, ss, 448 e Amsterdam av, 17x100.8; Chas Brandt—Gustavus D Dickinson et al; Hull, Arnold & Eberhardt (A).
 99TH st, ss, 125 e 5 av, 75x100.11; Windham Realization Co, Inc—Alfred C Bachman et al; Alexander & Green (A).
 RYER av, ws, 245.1 n Burnside av, 50x163.11 x irreg; Chas Kerner et al—Kate Whitbread, E P Orrell, Jr (A).
 LOT 15, map of Bruner estate at Jerome av & Gun Hill rd, Bronx; Mary L Whiting—Geo Daily et al; J C Higgins (A).

FEB. 10.

HOFFMAN st, 2408; Lillian M White—Elisabetta D'Ulisse et al; S Williamson (A).
 HOFFMAN st, 2406; Esther J Williamson—Elisabetta D'Ulisse et al; S Williamson (A).
 LYMAN pl, 1370; Edw Rennert—Emily Feder et al; H Swain (A).
 83D st, 68 E; Chas Remsen et al—Jas G Zachry et al; J M Perry (A).
 120TH st, 341 E; Matthias Nicoll—Edw J Lynn et al; W M Powell (A).
 120TH st, ss, 157 w Lenox av, 18x100.11; Jno D Hass admr—Ada F Sultan et al; C A Flammer (A).
 UNION av, es, 64.3 n 147th, 39.3x100; Peter Criscuolo—Ibrow Realty Co et al; S H Golding (A).
 1ST av, 2029-31; Amos A Wright et al—Arsenio Perneti et al; W M Powell (A).
 2D av, 2208; Biagio Perneti—Tommasina Sanguinetti et al; A F Tuozzo (A).

FEB. 11.

43D st, ss, 158 e 5 av, 41x100.5; Jas A Trowbridge—Lena K Hoag et al; T H Baskerville (A).
 43D st, 6-8 E; Thos H Kelly—Lena K Hoag et al; Gillespie & O'Connor (A).
 91ST st, 56 W; Emanuel Marks agt Milton H Gans; Hollander & Bernheimer (A).
 120TH st, ns, 150 w Park av, 16.8x100.11; Ella M Sharp—Meyer Shapiro et al; A Acker (A).
 UNION sq, swc 16th, 32.6x141.10xirreg; N Y Trust Co—Twenty-nine Union Square Co et al; F A Snow (A).
 BRADHURST av, sec 147, 49.11x100; Isabel H Cohen—J Willett Fox et al; Gettner, Simon & Asher (A).
 PARK av, 1708; Manhattan Savgs Instn—Elise D Pennock et al; Rapallo & Kennedy (A).

PLEASANT av, 314; N Y Trust Co—Annie M Keenan et al; Norwood & Marden (A).

7TH av, nec 24th, 86.11x78.2; Robt Alexander—Twenty-fourth Street & Seventh Av Corpn et al; W F Peacock (A).

LOT 34, Sec 1 Map of Morris Park, Bronx; Claribel Schutte—Danl Galvin et al; J J K O'Kennedy (A).

FEB. 13.

14TH st, ss, 230 e Av E, 75x108, Bronx; three actions; Fritz Doll et al—Eliz C Fonda et al; Lewkowitz & Schaap (A).
 44TH st, 307 E; Clara Best et al—Antonio Fusco et al; Arrowsmith & Dunn (A).
 127TH st, es, 185 e 7 av, 27.6x99.11; Geo W Silberhorn—Sanitary Steam Laundry Co et al; G H Hyde (A).
 171ST st, 750 E; Eliz L Golden—Max Tannenbaum et al; W M Golden (A).
 JEROME av, ws, 162.7 s Kingsbridge rd, 100x114.2; Minnie Greenberg—Magda Operating Co et al; S Greenberg (A).

FEB. 14.

CHERRY st, 270 & 296-304; Jonas Weil et al—Abr Kommel et al; I S Heller (A).
 DEAN pl, ws, 50 s Sackett av, 25x100; Serena Reidinger—Dominic Fasulo et al; Matthies & Eisner (A).
 103D st, 107 W; Danl Woodcock—Natalie A Teeple et al; Menken Bros (A).
 BROADWAY, 395-9 & WALKER st, 61-7; Empire Trust Co—Improved Property Holding Co of N Y et al; Hunt, Hill & Betts (A).
 PARK VIEW av, ws, 176.7 n St Vincent av, 160.11xirreg to Sudyam av xirreg; Jno Hardy—Esther A Wheaton et al; R C Birkhahn (A).
 RYER av, es, 34.5 s 180th, 25.2x65xirreg; Bronx Savgs Bank—Stephen A Whisten et al; D B Simpson (A).
 RYER av, es, 59.7 s 180th, 24.2x101xirreg; Bronx Savgs Bank—Stephen A Whisten et al; D B Simpson (A).
 10TH av, es, 36.1 n 167th, 50x100; Minnie Low extrx—McKinley Realty & Constn Co et al; W A Mitchell (A).

BUILDING LOAN CONTRACTS.

Manhattan and Bronx.

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

FEB. 8.

ROGERS pl, es, 612.4 n Westchester av, 60x82.4; Manhattan Mortgage Co loans Valhalla Corp to erect a 5-sty apartment; 13 payments. 36,000

FEB. 10.

FORT INDEPENDENCE st, es, bet Bailey & Heath avs, 54.2x51.11x irreg; Fredk & Adam A Volze loans M Kempf Realty Co to erect two 2-sty dwellings; 3 payments. 2,000

POST av, ns, 100 w Academy, 150x150; Title Guarantee & Trust Co loans Bendheim Constn Co to erect three 5-sty apartments; 5 payments. 120,000

FEB. 11.

No Building Loan Contracts filed this day.

FEB. 13.

5TH av, nec 116th, 100.11x110; Kate Blank loans Ancient Order of Hibernians to erect a—sty bldg; — payments. 10,000

PARK av, es, 51.1 s 81st, 53.3x100; Chas Brownold loans Nine Hundred and Twenty-Nine Park Avenue Co to erect a 12-sty apartment; 4 payments. 20,000

FEB. 14.

MARBLE HILL av, nwc 228th, 90.10x125; Peter J Shields loans Orosant Constn Co to erect two — sty apartments; — payments. 77,000

ATTACHMENTS.

Manhattan and Bronx.

FEB. 6.

No Attachments filed this day.

FEB. 7.

Sprinkler & General Ins Co Ltd & National General Ins Co Ltd; Frank L Randall; \$796.22; W O Badger, Jr.—Western, Development Co. Maurice Deiches, rec'r; \$30,000; T T Wells.

FEB. 8.

Ashley, Jas M, Jr; Maurice M Sternberger; \$4,850.08; J J Franc. Only Motor Car Co; Dudley H Cohen, \$14,244; E U Ruth.

FEB. 10.

No Attachments filed this day.

FEB. 11.

Greenwood, Chas A & Edw H & H G Vogel Co; \$150; D Bernstein.

CHATTEL MORTGAGES.

Manhattan and Bronx.

AFFECTING REAL ESTATE.

FEB. 7, 8, 10, 11 & 13.

Ellison Constn Co. Central Park West, ws, bet 62d & 63d. H G Vogel Co. Fire Extinguishing Apparatus. \$500
 Grater Bros. 132 2d av. Nelson Co. Fixtures. 690

Chattel Mortgages, Manhattan and Bronx (Continued.)

Helene Consta Co. Pinehurst av, nwc 177th, —x—. Consolidated Chandler Co. Gas Fixtures. (Corrects error in last issue when mortgagor was Hensle Consta Co & the omission of renewal (R) 1,805

Borough of Brooklyn.

AFFECTING REAL ESTATE.

FEB. 6, 7, 8, 10 & 11.

Quaranto, Gaetano. East N Y av cor New York av. Pittsburgh Plate Glass Co. Glass. \$116
Sanzo, Nich. 3d av cor 30th. Colonial Mantel & Refrigerator Co. Mantels. 160
Eastern District Constn Co. Hooper st nr Bedford av. Colonial Mantel & Refrigerator Co. Consols. 528
Same. Same. Refrigerators. 297
Same. Popkin Gas Fix Co. Gas Fix. 850
Galinko, Nathan. 734 Williams av. Globe Mantel & Mirror Co. Mantels. 64
Elgin Eldg Co. 23d av nr 86th. Wm Kerby. (R) 450
Himmelstein & Arker Co. 16th st nr 4th av. Colonial Mantel & Refrigerator Co. (R) 272
Kerr & Cook Constn Co. Crescent st cor Ridgewood av. Silberling Gas Fix Co. (R) 136

MECHANICS' LIENS.

Manhattan and Bronx.

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

FEB. 8.

HOME st, swc Fox, 94x109.1; Empire Roofing Co—Home Fox Co & Saml Barkin (145). 100.00
81ST st, 203 W; Empire Roofing Co—A B Constn Co & Saml Barkin (146). 210.00
136TH st, 167 W; Jac Soffen—Thos J Simcox & Mary Simcox (139). 170.30
186TH st, 632 E; Geo E Sealy Co—Kitchen Improvement Co, Inc (143). 220.00
187TH st, ss, 300 e Broadway, 50x125; Dennis Canavan—United Electric Light & Power House Co & Geo Vassar's Son & Co (142). 284.00
190TH st, ss, 300 w St Nicholas av, 50x100; Dennis Canavan—190th St Realty Co & Geo Vassar's Son & Co (141). 35.75
JEROME av, 2637-45; Anton Hornfeldt—Magda Operating Co & Jno E Scharsmith (140). 1,300.00
SO BOULEVARD, nwc 183d, 75.9x117.11; Empire Roofing Co—Sida Constn Co & Saml Gordon (144). 140.00

FEB. 10.

BANK st, 155-7; A Blaurock & Son—Enoch Morgan's Sons Co & Chas H Peckworth (153). 50.00
FOX st, es, 125 n Tiffany, 28x100; Edw McKiever—St Aniestasius Roman Catholic Church of the Borough of The Bronx, N Y City & Abelman & Verdina (147). 600.00
PITT st, 27; Max Mertz—Moritz Rothstein (159). 36.00
38TH st, 66-8 W; David Stern—T J Oakley & Philip Rhineland; Florence S Laighton & Eugene J Flood, lessees; Paul D B Laighton & Butler Davenport. (158). 1,225.00
135TH st, 36-8 W; Morris Brief—Thos S Olive & Harry J Southall (152). 131.90
153D st, 530 W; Louis Weinzycher—Lettie J Risley & Isidore Kershman (157). 31.50
187TH st, 654-6 W; J L Mott Iron Works—United Electric Light & Power Co; Geo Vassar's Son & Co, Inc, & Killean-Crean Co (158). 82.12
AV D, 29-31; Israel Geller—Max Finer, Sam Weidhorn & Louis Ober (150). 50.00
JEROME av, 2637-45; Martin Erlandsen—Magda Operating Co & Jno E Scharsmith (155). 220.00
KINGSBRIDGE av, swc 231st, —x—; H W Bell Co—Episcopal Church of the Mediator & Chas H Peckworth (149). 56.00
VYSE av, 1522; Saml Resnick—Mondsheim & Co (151). 292.66
3D av, 884-6; Chas A Hasbrouck—Harry E Fry & Acme Wood Carpet Flooring Co (156). 85.22

FEB. 11.

KELLY st, 835; Bonyor Painting & Decorating Co—Edith Palmer (160). 48.60
MARKET st, 52; Morris Siegel—Congregation Anshe Rodosh Komitz & Harris Blodkin, Pres. (161) 136.00
17TH st 110 W; Louis Campo—L Wolins Contracting Co. (167) 410.00
29TH st, ns, 260 w Lex av, 40x98.9; Parselsky Bros Inc—29th St Constn Co & Saml Gordon (170). 800.00
38TH st, 66-8 E; Zenker & Siems—J T Oakley Rhineland; Philip Rhineland; Benj B Davenport & Paul Leighton (169). 333.80
43D st, 26 W; Zenker & Siems—Estate of Chas F Hoffman, Benj B Davenport & Paul Leighton (168). 65.70
68TH st, ns, 475 w Ams av, 25x100.5; Michl J Rush—Arthur M Day & Cross & Brown Co (162). 229.29
BROADWAY, 1465-7; Wells & Newton—Estate of Chas A Coe, Bond Holders, Lankershire Realty Co, Godair-Wimmer Bldg Co & J H Flick (164). 995.00
MADISON av, 1; Michl Power—Metropolitan Life Ins Co & Chas H Peckworth (159). 686.32

NORTHERN av, es, 100 n 180th, 100x100; North American Wall Paper Co—Kirby Constn Co & Adolf Wechsler (163). 133.65
WASHINGTON av, nec 182d, 152.3x93.1; North Sand Co—Nora Constn Co (166). 343.13
1ST av, es, 110th & 111th, 200x100; Vulcan Rail & Constn Co—Standard Gas Light Co, Great Eastern Constn Co & Milliken Bros Inc (165). 7,910.00

FEB. 13.

FLETCHER pl, nec Washington av, 60x120. Nathan Jankowitz—Nora Constn Co (186). 300.00
WALL st, 37 1/2; COENTIES slip, 7-11; American Elevator Co—Baker, Carver & Morrell & Geo Vassar's Sons Co, Inc (182). 772.84
17TH st, 110 W; Empire Fire-Proof Door Co—L Wolins Contracting Co (172). 425.00
38TH st, 66-8 W; Candee, Smith & Howland Co—T J Oakley, Philip Rhineland & Paul De B Laighton (174). 608.44
BROADWAY, 1564-6; 47TH st, 156-70 W; Anchor Corrugating Constn Co—Martin Beck, Palace Realty & Amusement Co & Milliken Bros (187). 315.00
47TH st, ss, 75 e 7 av, 120x irreg to Broadway; Evans Fire Door Co—Palace Theatre & Realty Co & Milliken Bros, Inc (189). 115.00
96TH st, 334 E; Julius Mathews—Rose De Canio (175). 27.00
127TH st, 423-7 W. Lawrence Cement Co—Bernheimer & Schwartz Pilsener Brewing Co & Chas H Peckworth (188). 216.75
162 D st, ss, 75 e Melrose av, 50x100; Jos Spadaro—Benj Benson (184). 280.26
179TH st, Mohegan av & Crotona Parkway & So Boulevard, triangular plot, 61.8x136.7x149.11; Michel & Campbell—Emma E Horn, Lina Ettlinger & Wm H Tivoli (180). 261.00
BROADWAY, 1564-6; 47TH st, 156-70 W; Vulcan Rail & Constn Co—Geo H Earle Jr & Milliken Bros, Inc (176). 600.00
SAME prop; U T Hungerford Brass & Copper Co—same (177). 1,375.00
SAME prop; Bklyn Vault Light Co—Geo H Earle & Milliken Bros, Inc (178). 190.00
SAME prop; Lincoln Architectural Iron Works—Palace Theatre Realty Co, Cramp & Co & Milliken Bros, Inc (179). 870.00
BROADWAY, 1564-6; 47TH st, 156-70 W W H Hills Co—Palace Theatre & Realty Co & Milliken Bros, Inc (183). 475.00
BROADWAY, 1564; Leonard Sheet Metal Works, Inc—Palace Theatre & Realty Co & Milliken Bros, Inc (181). 4,390.00
BROADWAY, 1564; Whale Creek Iron Works—Palace Theatre & Realty Co & Milliken Bros, Inc (173). 3,016.00
BROADWAY, 1554-6; 47TH st, 156-70 W; Vulcan Rail & Constn Co—Palace Theatre Realty Co & Milliken Bros, Inc (171). 600.00
1ST av, 770-4; Vulcan Rail & Constn Co—Dennis A Harrington & Bedford Iron Works (185). 218.00

FEB. 14.

14TH st, 517-19 E; Bertha Racine—Geo Weil & Mary Weil (191). 120.00
14TH st, 209 E; Herman Neustein—Mary Danle & T V O'Connell (195). 81.00
17TH st, 110 W; Jno F Cronin—L Wolins Contracting Co (192). 752.33
23D st, 114-120 E; also 22D st, 115-19 E; Alfred E Norton Co—Fredk C Beach, Jennie B Casper, Saml Eisenman, Saml Eeiber, Arthur L Selig & One Hundred and Fourteen East Twenty-third St Co (194). 3,000.00
33D st, 1-13 E; Alfred E Norton Co—Jas Roosevelt, Douglas Robinson, Nich Biddle, trstes, Fifth Av & Thirty-third St Co & Jas McCutcheon & Co (190). 13,619.92
49TH st, 49 E; Christian H Lang—J Bently Squier & Mende & Palmer (196). 49.14
81ST st, 203-11 W; Henry Bosch Co—S B Construction Co (193). 589.85
128TH st, 28-30 W; Hyman Rosenberg—Waldorf Cons Co, Tombach & McPhee, A J Panoff & Jno Doe (200). 312.00
230TH st, ss, 305 e Barnes av, 50x114; Henry Schneider—Vincenzo Averello (renewal) (201). 62.50
BROADWAY, 1564-66; also 47TH st, 158-170 W; Century Iron Works—Palace Theatre & Realty Co, Geo H Earle Jr & Milliken Bros Inc. (197). 440.00
BROADWAY, nwc 207th, 100x76; Benj Berkowitz—Jno Katzman & N Y Window Cleaning Co (199). 13.90
PARK av, ws, 71.9 n 188th, 40x100; Jas Kelly Contracting Co—Henry J Hemmens & Wm A Burr & Co (198). 918.40

Borough of Brooklyn.

FEB. 6.

AMBOY st, ws, 200.5 n Lott av, 40x100. Jos Egel—Annie Weiss, Becky Chodorovsky, David Weiss, Lippe Chodorovsky & Weiss & Chodorovsky Constn Co. 43.99
SAME prop; Max Sandzik & ano—same. 165.00
GRANT sq, 33; Acme Metal Ceiling Co—Isaac C Kerkham & Robertson Bros. 835.00
PACIFIC st, ns, 100 w Hopkinson av, 100 x100; Pietro Giaramidaro et al—Ocean Hill Contracting Co. 970.00
E 25TH st, es, 400 n Av K, 34.11x100; E 26TH st, ws, 440 n Av K, 28.6x100; Ernest Arnold & ano—Louisa Blum & Mayhew Constn Co. 315.00
30TH st, sec 3 av, 50.2x100; Gowanus Wrecking Co—Antonio Sanzo. 619.11
79TH st, 1947-65; Central Chandler Co—Marloe Constn Co, Mrs T M Linnert & Henry Marx. 220.00
ALABAMA av, es, 140 s Sutter av, 80x100; Mahnken Bldg Material Co—Edifice Realty & Constn Co, Edw I & Nathan Berman. 156.75

CHURCH av, 221. Jno W Heaslip—Paul Korn. 50.00
DE KALE av, ss, 175 e Marcy av, 75x100; A L Horn Co—Rutland Constn Co. 115.00
GRAVESEND av, ws, 350 s Church av, 240 x68; Michl Hellebrand—G C (Inc). 1,150.00
NOSTRAND av, swc Willoughby av, 18x80; Robt T Buttelman—F G Hoerlein. 3,566.00
12TH av, 3706; Myer B Kaufman—Yetta Berkowitz & H or Harry or Herman Berkowitz. 50.66

FEB. 7.

BERGEN st, 1719; Matthew F Doreimers—M Kellow. 26.00
DEAN st, 772; Chas V P Barker—Jos Clouse & Pasquale Arato. 53.50
DEAN st, 772; Sylvester Gass—Mrs J Cesarria & Pasquale Arato. 184.25
HOOPER st, 85-91, Reis & O'Donovan—E D Constn Co. 2,490.00
McKIBBEN st, 162; Jacob Blum—Sam Schlesinger. 160.00
83D st, 1245; Audley Clarke Co—D Jaret. 66.98
ALABAMA av, es, 140 s Sutter av, 140x80; Standard Lime Co—Edifice Realty & Constn Co & Berman Bros. 348.75
CLASSON av, 740; Antonio De Bonis—Frank Vigilante & Mike Payn. 50.00
WILLIAMS av, es, 200 s Blake av, 50x100; Jos Egel—Louis Horenbach, Philip Kosnovsky & Hayman Schiller. 250.00

FEB. 8.

BOERUM st, 13; Louis Tow—Davis Levy & Saml Slobiansky. 250.85
DWIGHT st, 63 to 77 & Pioneer st, 45 & King st, 54; A S Anderson—Patk Hayes. 400.00
GRANT sq, 33; Jacob Weitzman—Isaac C Kirkham & Robertson Bros. 185.00
18TH st, 432, Morris Federgreen & ano—Frank A Coppola. 37.00
67TH st, ss, 172.5 w 3 av, 79.6x100; Jos Trumboli & ano—Cipora I Nevin & Harris Nevin. 208.82
BEDFORD av, 974; Tracy & Heslin—W A Weis & wife & Van D Macumber. 24.50
SAME prop; Benj Green—same. 20.00

FEB. 10.

DEAN st, 772; Pasquale Arato—Jos Cesarea, Ciarere or Cirese. 450.00
HOOPER st, ns, 100 w Bedford av, 89.4x100; Kayfetz Bros—Eastern District Constn Co. 2,000.00
E 12TH st, nec Av R, 81.6x100; Fred Lundin—Hab Bldg Co & Ruegamer & Auer Co. 31.79
BEDFORD av, 974; E D Bent—W A Weis & Van D Macumber. 37.62
NOSTRAND av, swc Willoughby av, 18x80; Robt T Buttelman—Frank G Hoerlein & Cecilia Hoerlein. 3,566.00
NOSTRAND av, swc Willoughby av, 18x100; American Metal Ceiling Co—Frank G Hoerlein & Cecilia Hoerlein. 174.50
SUTTER av, 866; Louis Shepeloff—Saml Glassman. 85.00
15TH av, nwc 52d; Harry McComb—Slee & Bryson & Louis Borgenecht. 482.62

FEB. 11.

COMMERCIAL, BOWNE, IMLAY & VERONA sts, "Franklin-Nye Bldgs"; Vulcan Rail & Constn Co—N Y Dock Co & Milliken Bros (Inc). 9,590.00
SAME prop; Hardware & Supply Co—same. 1,624.87
SAME prop; Vulcan Rail & Constn Co—same. 2,270.00
ALABAMA av, 321-5; Hyman Wolovitz—Edifice Realty Co. 124.50
ALABAMA av, ws, 20 s Newport av, 80x100; Standard Lime Co—Jacob Book, Isaac Goncharick & Brook & Goncharick. 100.00
CHRISTOPHER av, 158-60; East N Y Tile Co—Crispit (Inc) & Harry Friedlander. 162.55
NOSTRAND av, 27; Alex Krawitz—Antonino Di Gracl. 100.00
SCHENCK av, es, 171 s Belmont av, 29x100; Kosonovsky Bros (Inc)—S Schatz Realty & Constn Co, S Schatz & Golie Schatz. 5,500.00
TROY av, swc Pacific, 100x107.2; Geo F Moore (Inc)—Troy-Pacific (Inc). 66.50

SATISFIED MECHANICS' LIENS.

Manhattan and Bronx.

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

FEB. 8.

BROADWAY, nec 165th; E I Du Pont de Nemours Powder Co—Broadway & 165th Street Realty Co et al; Feb7'13. 852.82

FEB. 10.

59TH st, 115 E; Jac Nooger—Amanda M Schoonover et al; Nov19'12. 240.00
125TH st, 17-27 W; H Greenberg's Sons—Schaefer Co et al; Feb5'13. 132.50
129TH st, ss, 125 e Riverside Drive; N Conforti Co—London Constn Co et al; Jan17 '13. 6,332.00
215TH st, ss, 225 w Paulding av. Sol Huss—Rosina Lo Bue et al; Jan10'13. 300.00

FEB. 11.

BROADWAY, 2880; same—Loring R Gales et al; Jan4'13. 162.50
MAPES av, nwc 181st; Rubin Bloom et al—Regina Constn Co et al; Feb7'13. 590.00
RIVERSIDE dr, 264-70; Rubenstein Bros—Philip Livingston et al; Jan4'13. 1,090.30

RIVERSIDE dr, 400; Barnet Kimler—Philip Livingston et al; Jan6'13. 203.67
 RIVERSIDE dr, 264-70; same—same; Jan 6'13. 178.45
 RIVERSIDE dr, 400; Rubinstein Bros—same; Jan4'13. 1,000.85
 1ST st, 55 E; Werdinger Bros—Saml Korschman et al; Nov8'12. 25.00
 35TH st, swc bulkhead line; Jno P Kane Co—Curtis Elaisdell Co et al; June20'12. 2,523.45
 SAME prop; Wm P Youngs et al—same; June21'12. 1,050.89
 SAME prop; Goodwin Sand & Gravel Co—same; June26'12. 267.14
 SAME prop; Welsh & Gray—same; June 27'12. 1,278.11
 SAME prop; Edw N McKinney—same; June 28'12. 430.34
 SAME prop; Concrete Steel Co—same; June 28'12. 5,261.49
 102D st, 330 W; Rubinstein Bros—Philip Livingston et al; Jan4'13. 976.90
 115TH st, 604 W; Rubenstein Bros—Jessie B Falk et al; Jan4'13. 128.50
 SAME prop; Barnet Kimler—same; Jan6 '13. 174.90
 149TH st, 605-9 W; Moses Wein—Emkaar Realty Co et al; Mar29'10. 72.50
 SAME prop; Niagara Radiator & Boiler Co—same; Mar25'12. 1,400.00

FEB. 13.

CENTRAL PARK W, 265-7; S Wolf's Sons—Fredk W Jockel et al; Dec19'12. 424.77
 WEBSTER av, 1922, American Radiator Co—Thos M Cantwell et al; Nov6'12. 314.15
 WEST END av, ws, bet 90th & 100th; Benj Brettler—Guide Realty Co et al; Nov6'12. 528.60

FEB. 14.

BARROW st, 69; Berger Mfg Co—Santa Domingo et al; Sept21'12. 91.00
 396TH st, foot North River; Concrete Steel Co—Curtis-Blaisdell Co et al; June2'12. 269.72
 145TH st, 307-11 W; Geo Carroll—H J Bruen et al; May13'12. 38.70
 FT WASHINGTON av, sec 181st; Wm Hahn et al—Nathan Hale Apartment House et al; March2'12. 105.00

Borough of Brooklyn.

FEB. 6.

ESSEX st, es, 240 s Hegeman av, 40x100; Louis Potter—Chas Kissling & Dumebiel Bros; Nov23'12. 50.00
 MALTA st, nwc Hegeman av, 60x100; Sam Gilewitz—Herman Richter & Malta-Hegeman Impt Co; Sept20'12. 281.46
 SAME prop; Joe Sklar—same; Sept19'12. 700.00
 MALTA st, nwc Hegeman av, 60x100; Moses Annenberg—Jacob Gordon; Dec2'12. 55.00
 SAME prop; Standard Lime Co—Malta-Hegeman Impt Co; Nov12'12. 493.58
 SAME prop; same—same; Nov13'12. 493.58
 MONTGOMERY st, sec Canarsie av, 97x—; Jas Furey—Josephine Castello & Anthony Castello, Jan20'13. 15.50
 MONTGOMERY st, ss, 450 w New York av, 97x—; Gowanus Wrecking Co—same; Jan29 '13. 58.05
 MONTGOMERY st, sec Canarsie av, 97x—; Frank Furey—same; Jan20'13. 23.50
 MONTGOMERY st, ss, 200 e Nostrand av, 75x100; Timoney Bros—same; Jan13'13. 349.93
 MONTGOMERY st, ss, 450 w New York av, 110.2x—; same—same; Jan13'13. 349.93
 STERLING pl, ns, 100 w Saratoga av, —x —; Abramowitz Cut Stone Co—Commonwealth Impt Co; Jan21'13. 350.00
 HEGEMAN av, nwc Malta, 60x100; Abramowitz Cut Stone Co—Malta-Hegeman Impt Co; Nov19'12. 100.00
 SAME prop; Jos Egel—same; Nov12'12. 81.42
 HEGEMAN av, nec Malta, 60x100; Standard Lime Co—Malta-Hegeman Impt Co & Herman Richter; Sept8'12. 450.00
 HEGEMAN av, nwc Malta, 60x100; Metropolitan Lumber Co—Malta-Hegeman Impt Co & Jacob Gordon, Nov13'12. 176.97
 HEGEMAN av, nwc Malta, 60x100; same —Malta-Hegeman Impt Co & Julius Lehrenkrauss & Sons & Herman Richter; Oct9'12. 169.59
 HEGEMAN av, nwc Malta, 60x100; Benj Getzoff—Malta-Hegeman Impt Co; Nov15'12. 105.00
 HEGEMAN av, nwc Malta, 25x10; Max Loshen—same & Jacob Gordon; Nov20'12. 55.00
 HEGEMAN av, nwc Malta, 60x100; Morris Gordon—Malta-Hegeman Impt Co; Nov13'12. 200.00
 HOPKINSON av, es, 125.3 s Sutter av, 50x 100; Ph Feldman & Son—Adelstein Rosenson Realty Co; Jan23'13. 133.50

FEB. 7.

HART st, 784; Harry Kabinoff—Mollie Singer; Jan25'13. 34.42
 LINCOLN pl, ns, 320 w Franklin av, 160x 131; Johnson Bros—Otto Singer Bldg Co; Jan 24'13. 8,037.56
 N 6TH st, 285-7; Eagle Metal & Supply Co —Celia Diamond & Edmund P Ison; Dec18'12. 122.10
 57TH st, ns, 180 e 7 av, —x—; S McGrayne —York-Penn Co, Jan8'13. 90.00
 SAME prop; J Panarallo—same; Dec2'12. 200.00

FEB. 8.

No Satisfied Mechanic Liens filed this day.

FEB. 10.

HINSDALE st, ws, 200 s Newport av, 100x100; East N Y Mason Material Co—Abr Segalowitz, Louis Freedland & Nathan Perlick; Jan27'13. 363.52

HOYT st, 203, 207 & 211; Indiana Flooring Co—A I Namm & ano & Jno Thatcher & Son; Jan15'13. 3,593.06
 W 17TH st, es, 180 n Mermaid av, —x—; C I Constn Supply Co—Di Bitetto & Ferante & D Aspromonti; Jan15'13. 1,250.00
 61ST st, ns, 190 w 20 av, —x—; C I Constn Supply Co—B J McBrearty; Dec17'12. 1,500.00
 BLAKE av, sec Hinsdale, 100x100; East N Y Tile Co—Allvin Constn Co; Feb4'13. 116.21
 HUDSON av, 35; Fred Napolitano—Aug Lawrence & wife; May27'12. 121.22
 WYTHE av, 336; Thos F McEnaney—Annie Holihan; Dec10'12. 100.75

FEB. 11.

ALABAMA av, es, 140 s Sutter av, —x—; Houghtaling & Wittpenn—Edilice Realty & Constn Co; Jan22'13. 261.50

¹Discharged by deposit.
²Discharged by bond.
³Discharged by order of Court.

ORDERS.

Borough of Brooklyn.

FEB. 6.

VERMONT st, e & w sides, 80 buildings; also NEW LOTS av, swc Williams av, 6 buildings; Vermont Bldg Co on Tile Ins Co to pay Empire City Lumber Co. 758.12
 61ST st, ns, bet 19 and 20 avs, —x—; B J McBrearty on Lawyers Title Ins Co to pay Coney Island Constn Supply Co. 500.00
 TROY av, swc Pacific, —x—; Troy Pacific, Inc, on Home Title Ins Co to Pay Sorkin & Pochilky. 300.00

FEB. 7.

MILFORD st, ws, 90 s Belmont av, 40x100; Mary Madansky on U S Title & Guar Co to pay Hyman Walovitz. 175.00

FEB. 8.

GRANT sq, es, 120 s Dean, 34.4x95; Robertson Bros on Isaac C Kirkham to pay Anton Fluegel. 1,460.00
 W 17TH st, es, 180 n Mermaid av, 40x118; D Aspromonti on De Bitetto & Ferante to pay C I Constn Supply Co. 1,200.00

FEB. 10.

MILFORD st, ws, 90 s Belmont av, 40x100; Mary Mudansky on U S Title Guar Co to pay Jacob Shilman. 171.50

Aid Asked in Smoke Study.

The University of Pittsburgh, through its Department of Industrial Research, of which Robert Kennedy Duncan, Sc.D., is director; Raymond P. Bacon, Ph.D., is associate, and Raymond C. Benner, Ph.D., is Chief Fellow, is sending out an invitation to architects, building managers, and building material interests asking them to supply it with information concerning the various effects of smoke on buildings and building materials. The principal questions covering the three subjects of "Architecture," "Interior Decoration" and exterior materials follow:

EXTERIOR MATERIALS:—

1. In a clean atmosphere the deteriorative process known as the "weathering" of building stone is often marked by a compensating improvement in the appearance of the exterior texture of the stone. In a smoky atmosphere, however, both texture and appearance are attacked, and an accelerated process of decay is accompanied by a progressive besmirching of surface. With these facts in mind, are you of the opinion that the deteriorating effects of a hostile atmosphere may be arrested and the good appearance of stone be preserved against besmirching influences by some treatment that will render the surface of stone non-absorbent?
2. Have you made any observations or experiments that confirm you in the opinion given?
3. Do you know of any remedy other than that of filling the pores of the surface that is likely to accomplish the ends sought?
4. And if we regard moisture as the most potent means of conveying foreign matter into the pores of stone, is not the exclusion of moisture the first step necessary in keeping stone clean?
5. And would not a known means for rendering the surface of stone non-absorbent without discolorations of texture do much to promote an increased use of stonework in buildings and consequently prove of benefit to the stone industry?
6. Have you developed any special theory of your own with respect to the proper treatment of stone surfaces that you are willing to state for the benefit of others?
7. Have you made any personal experiments that may throw any additional light on the subject of this inquiry?
8. Have you, in your experience, become possessed of any formulae that may be useful treating stone surfaces?

9. Will you kindly give the results and state the comparative value of any materials you have experimented with?
10. Have you noticed that stone work decays more rapidly in a smoky atmosphere, and would you suggest that particular varieties be used where attacked by smoke?
11. Have you any special views and observations to contribute to the subject?

ARCHITECTURE:—

4. Do you advise your clients to use any special material in buildings or residences, as for example, brick, stone, terra cotta, sheet metal, etc., because of the presence of so much smoke and soot in this city?
5. Do your clients ask you to use any special material as above, because of smoke and soot in this city?
6. Does the smoke and soot influence you in your choice of style or character of architectural expression in which you design?
7. Does the smoke and soot influence you in the matter of detailing mouldings and ornaments?
8. Has the smoke and soot anything to do with your selection of color for exterior painting?
9. What, in your opinion, is the increased cost of the above items beyond what they would be if Pittsburgh were as free from smoke and soot, as for instance, Washington, D. C. (State amount in per cent, or if you have exact figures in mind we would be pleased to have them).
10. General remarks.

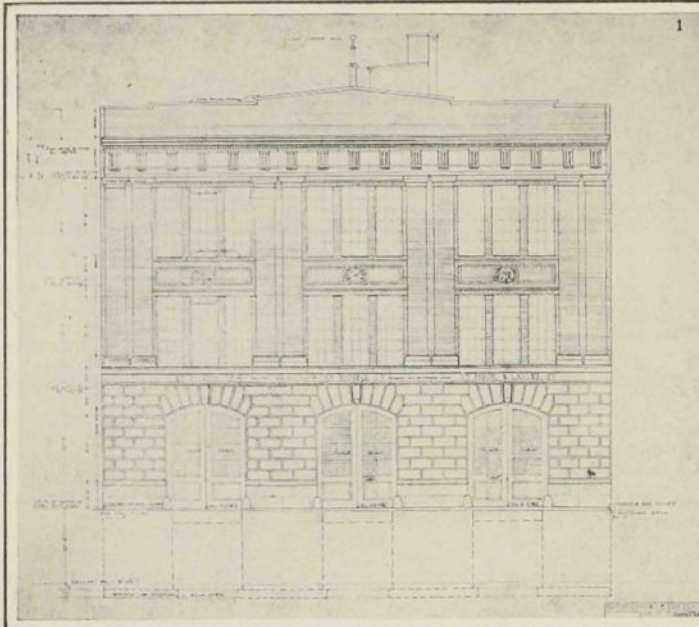
INTERIOR DECORATION:—

4. Owing to the prevalence of smoke and soot in the atmosphere, do you advise the use of paints, in this district, which have certain qualities which make them "washable paints"?
5. Do your clients, as a rule, select schemes for interior decoration in which the colors will show dirt, as little as possible?
6. Do you find that at the time of repainting your clients ask for a change of color because of the experience with smoke and soot?
7. Is interior repainting found necessary more frequently in Pittsburgh than elsewhere?
8. Is the selection of colors of wall paper affected and how?
9. How frequently is papering found necessary?
10. How frequently is cleaning the paper found necessary?
11. How is the selection of color of furniture, rugs, tapestry and hangings affected?
12. How frequently is cleaning or renewal of rugs, tapestry and hangings necessitated?
13. Are you limited in any way as to selection of materials, as for instance, in the matter of tapestry, or silk hangings for walls?
14. What, in your opinion, is the increased cost of the above items beyond what they would be if Pittsburgh were as free from smoke and soot, as for instance, Washington, D. C. (State amount in per cent, or if you have exact figures of any particular work in mind, we would be pleased to have them).
15. General remarks.

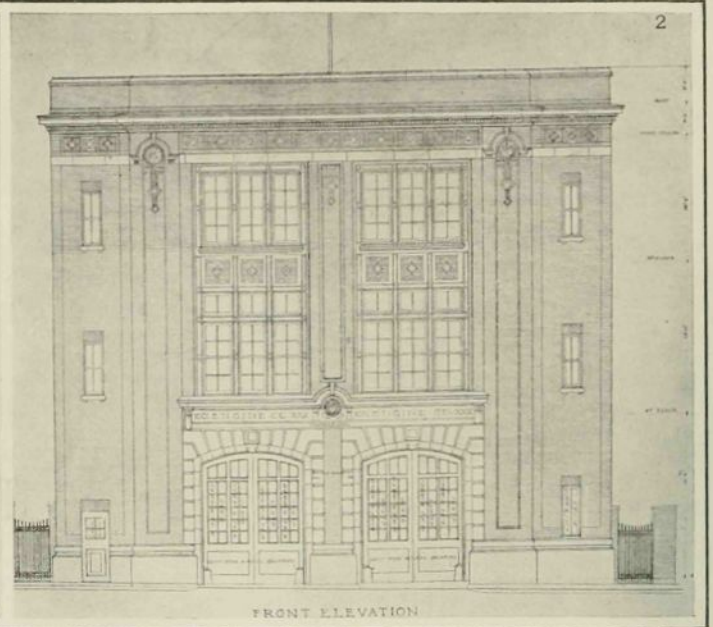
Noiseless Plumbing.

Most of the noise of plumbing work can be traced to four different causes, any one of which can be easily and inexpensively eliminated. Noisy water closets are due chiefly to the singing and hissing of water flowing through the supply pipe; to noisy ball cocks, which close so slowly that a disagreeable hissing noise is evident for some time before the water is shut off; to the way the flushing water strikes the contents of the closet bowl, and to the dashing of water against the sides of the soil stack when flowing to the sewer. The noise due to water flowing through the supply pipes can be eliminated by making the fixture branches sufficiently large so that the velocity through the pipes will be very low. This is where the architect can contribute to the noiselessness of the plumbing, by specifying large size water supply pipes, says a writer in Modern Sanitation. He can still further improve his work by investigating the merits of closets more closely, and not assume that all closets will work equally well. Manufacturers must supply goods to fill the demand already created and for this purpose must carry an extensive line of goods suitable for all places, conditions and prices. In many buildings the noise of a water closet is not objectionable, so long as it can be had at a cheaper price than the noiseless kinds, and to fill such orders the manufacturers must stand ready. In the better class of work, however, such as private houses and hotels, noiseless closets are preferable, and the architect will do well to look carefully into the merits of the various combinations, so that when in need of noiseless goods he can specify them. Knowing the quality of the closets he specifies, he should then insist upon getting these fixtures and no other.

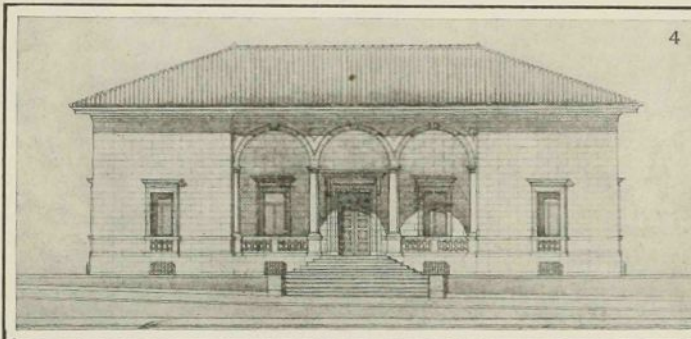
NEW BUILDINGS FOR THE FIRE DEPARTMENT.



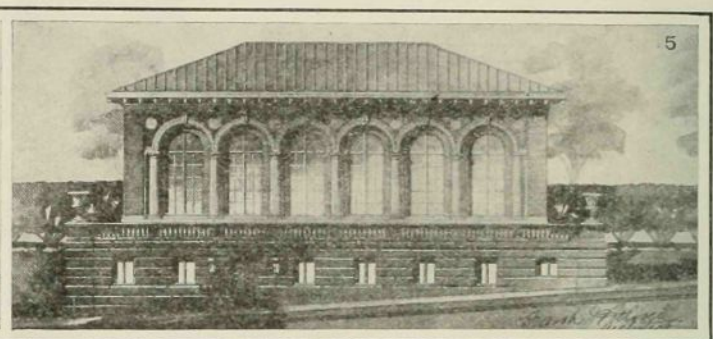
DOUBLE ENGINE AND TRUCK HOUSE.
181st Street, Manhattan.



DOUBLE ENGINE AND TRUCK HOUSE.
Seventh Avenue, near 17th Street, Queens.



FIRE ALARM TELEGRAPH STATION.
Crotona Park, Bronx.



FIRE ALARM TELEGRAPH STATION.
Brooklyn.

The Architectural Designs.

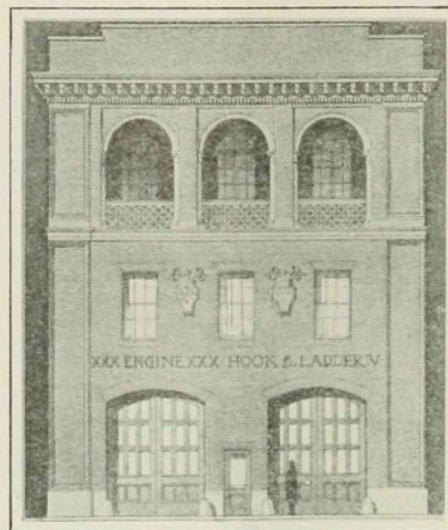
Forty-two buildings for the Fire Department are under construction or being planned at the present time. A map showing the location of each one was printed in the Record and Guide of June 1. Herewith are reproduced the architects' drawings of a number. The total cost of the forty-two new buildings will be \$2,153,899, and the total cost of apparatus \$1,259,000. The sites, twenty-three of which are new, will cost \$124,370.

The architecture of the fire alarm stations will harmonize with the surrounding landscape scheme. All three are to be low-lying structures. All stations will be large enough only to hold the actual fire alarm signal plants. There will be no overhead wiring to mar the beauty of the surroundings and all wires leading to these places will be under ground and will form part of the underground fire alarm telegraph system which is being pushed rapidly forward.

Brick, stone and concrete are used in the construction. All the buildings have been designed with an eye for architectural beauty and utility, with a minimum of cost to the city. As a matter of economy, Commissioner Johnson deemed it wise to have a double engine and hook-and-ladder company under one roof wherever feasible, and after a careful review of the situation and personal inspection of the various sites he was able to do this in thirty instances. Frank J. Helmle of Brooklyn, is the architect.

In Brooklyn and Queens most of the new houses are located in sections which have become thickly populated during the last few years. This is also true of the new houses in The Bronx and in the upper part of Manhattan. In de-

signing the isolated fire-alarm telegraph stations for Manhattan, the Bronx and Brooklyn, the Commissioner instructed his architects to plan types of buildings which will harmonize with the landscape scheme of the parks in which they will be located. All three are low-lying structures, pleasing to the eye, and in the opinion of the Municipal Art Com-



mission are well adapted in every way for the purpose for which they are intended. Bids for erecting six more of the houses were received August 30. Two of the houses will be erected in Brooklyn, two in The Bronx and two in Queens.

The Fire Commissioner states that in the Fire Department budget for 1913, which he submitted to the Board of Estimate, he asked for an appropriation of more than \$11,440,000, and that as forty-

two more firehouses will be added to the department, more than one thousand additional men will be needed for the uniformed fire fighting force.

How the Building Year Opens.

Building projects are more numerous so far this year in Brooklyn and Queens than they were last year up to the corresponding date, but fewer in Manhattan, and The Bronx. The recession in the Manhattan statistics is entirely natural after the great rush of last year. Manhattan is devoted nowadays to heavy construction, most often requiring more than one year to complete, a great deal of work remains to be finished, steel deliveries are slow, and the first week of a new year is not the time to expect many plans for skyscrapers.

The case is different with the smaller work of the outer boroughs, where it is pleasant to see marked improvement insured. The signing of the subway contracts is certain to be followed by pronounced building movements in the outer boroughs, which will gain force and breadth as the new transit lines near completion. In Manhattan the building movements will be slower in gaining headway, but they will be of high importance.

Official reports from other cities for January disclose a decided increase in number and value of plans filed during January compared with the January of last year. In Chicago the increase is 250 per cent., Cleveland, 115 greater, Detroit 236 per cent. greater, Milwaukee, 381 per cent. greater, Scranton 200 per cent. greater, Newark 124 per cent. greater.

RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

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

Vol. XCI

No. 2344

New York, February 15, 1913

(33)

PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

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

Allen st, 57.	West st, 268-9.	82d st, 117 W.	137th st, 59-61, 106 W.	Interior Lt (Rear 313 W
Broome st, 260-4.	2d st, 276-80 E.	89th st, 137-9 W.	139th st, 241 W.	116), 1943-24½.
Chambers st, 106.	4th st, 9 E.	92d st, 145 E.	142d st, 202, 513, 603-9	WILLS.
Cherry st, 169, 231.	18th st, 510-2 & 518 E.	93d st, 419 W.	W.	7th st, 102 E.
Christopher st, 53.	19th st, 274-6, 446-8 W.	95th st, 53-5, 220 E.	145th st, 133 W.	20th st, 209 W.
Church st, 314.	23d st, 49 W.	96th st E (ns), 1602-pt	Amsterdam av, 933-5.	21st st, 210-2 W.
Debrosses st, 35.	28th st, 220 W.	lot 10.	Audubon av (nwc 180th)	23d st, 167-9 W.
Essex st, 27-9, 48.	30th st, 237 W.	100th st, 307-9 E.	(S:2153-77-80).	30th st, 246 W.
Greenwich st, 625.	43d st, 430 W.	101st st, 57, 221 E.	Bowery, 84.	31st st, 124-6 W.
Henry st, 44.	44th st, 153 E.	107th st, 339 E.	Bradhurst av, 44.	48th st, 249 E.
Lafayette st, 76-84.	44th st, 445 W.	111th st, 63-7 E.	Madison av, 86-8.	50th st, 42 W.
Leonard st, 24-30.	47th st, 522-3 W.	117th st, 235, 327 E.	Riverside dr, 740.	54th st, 535 W.
Madison st, 256, 353.	48th st, 605-7 W.	119th st, 313 W.	West End av, 632.	55th st, 528 W.
Pitt st, 66.	51st st, 225 E.	120th st, 316 W.	1st av, 80, 1317, 2044-8,	72d st, 129 W.
Reade st, 154.	51st st, 361 W.	122d st, 221 W.	2161.	84th st, 8 W.
Rivington st, 134.	53d st, 127-9 E.	123d st, 214 W.	2d av, 560-2, 1855, 2303.	123d st, 250 W.
Spring st, 327.	55th st, 143 E.	124th st, 322 E.	4th av, 343-61, 462.	Madison av, 305, 1632-40,
Stanton st, 171.	61st st, 157 W.	124th st, 206 W.	5th av, 1329.	2072.
Walker st, 83.	67th st, 13 E.	125th st, 63-5 W.	6th av, 110-2.	3d av, 558.
Washington st, 426, 706.	70th st, 420 E.	131st st, 262 W.	7th av, 859.	7th av, 207, 225-7.
Water st, 144, 160, 670.	77th st, 318-20 E.	136th st, 611-3 W.	8th av, 601-3, 783.	
	81st st, 531 E.		9th av, 271.	
			11th av, 622-4.	

EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000-\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1912.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in () preceding the serial number to the right of the date line, at head of this page, is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—Covenant against grantor.
Co—Company.
constn—construction.
con om—consideration omitted.
corp—corporation.
cor—corner.

c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
mtg—mortgage.
mos—months.
mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
rd—road.
re mtg—release mtg.
ref—referee.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
TS—Torrens System.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and \$100

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction. Conveyances marked with a * are being investigated and if found incorrect will be shown in a later issue. FEB. 7, 8, 10, 11 & 13.

Allen st, 57 (1:307-27), ws, abt 150 s Grand, 25x87.6, 4-sty bk tnt & str; 3-sty bk rear loft bldg; Rose Frey to Frodlaw Realty Co, Inc, a corp, 40 W 33 [Care J S Forgotson]; B&S & Cag; mtg \$14,000; Dec24'12; Feb7'13; A\$19,000-23,000. nom

Broome st, 260-4, see Mad, 256. Chambers st, 106 (1:136-29), ss, 25.7 w Church, 24.6x75x24.7x75; 5-sty stn loft & str bldg; Clarence A Strouse et al EXRS Abr Strouse to C B L S Realty Co, Inc, a corp, 252 W 78; mtg \$20,000; Feb11'13; A\$41,000-55,000. 80,000

Cherry st, 169 (1:249-78), sec Market st or slip (Nos 82-90), 26.5x— to ns Water (No 434); 7-sty bk loft & str bldg; Vivian Green to Market St Realty Co, Inc, a corp, 45 W 34; mtg \$45,000; Sept26'12; Feb11'13; A\$30,000-50,000. O C & 100

Cherry st, 231 (1:248-83), ss, 218.9 e Pike st or slip, runs s 49.11x60.6x51.0xe 44x60 to st xw44.9 to beg, 5-sty bk tnt & str; Wm H Hall to Geo B Naylor, 120 Plainfield av, [1060 Central av], Plainfield, NJ; mtg \$28,250; AL; Jan2; Feb3'13; A\$13,500-30,000. nom

Cherry st, 231; Geo B Naylor to Frederic Harrington, at Plainfield, NJ; mtg \$28,250 & AL; Feb12; Feb13'13. exch

Christopher st, 53 (2:610-37), ns, 152 e 4th, 25x75, 2-sty bk stable; Jas Roddy to Myra R, wife Henry S Harper, 131 E 21; mtg \$9,000 & AL; Feb11; Feb13'13; A\$11,000-12,000. O C & 100

Church st, 314 (216), (1:192-38), ws, abt 75 n Walker, 25x50; 5-sty stn loft & str bldg; 1/2 pt; AT; A\$15,000-22,000; also TINTON AV, 592 (10:2664), es, 110 n 150th, 40x100; 5-sty bk tnt, all of this; also MORRIS AV, 561-3 (9:2338), swc 150th (Nos 262-4), 50x100, 3 3-sty fr tnts & str; 1-3 pt; AT; Jacob L Markel & Lillian his wife to Jacob L Markel, 1119 Forest av & Gerson Markel, 81 E 7, firm Markel Bros; B&S; AL; Feb7; Feb11'13. nom

Clinton st, 36-8, see Stanton, 171. Desbrosses st, 35, see West, 268-9.

Essex st, 27, on map 27 1/2, see Mad, 256. Essex st, 29, see Mad, 256. Essex st, 48, see Mad, 256.

Fletcher st 10, see Water, 144.

Franklin st, 42-6, see Lafayette, 76-84. Greenwich st, 625 (2:602-56), es, 74.5 n Leroy, runs e44x8e22x18.2xw63.3 to st x26.4 to beg, 6-sty bk loft & str bldg; Louis Canter to Max Canter, 1 W 133; mtg \$27,500; Jan31; Feb13'13; A\$8,000-30,000. O C & 100

Henry st, 44 (1:277-36), ss, abt 320 w Market, 25x100, 6-sty bk tnt & str; Jacob Weinstein to Jos Vidootzky, 152 W 118; mtg \$37,000; Feb10'13; A\$19,000-38,500. nom

Henry st, 44; Jos Vidootzky to Harris Grossfeld, 36 Gouverneur; mtg \$37,000; Feb7; Feb10'13. O C & 100

Lafayette st, 76-84 (1:172-15-22 & 24-26), swc White (Nos 87-95), runs s120.8xw28x s80 to ns Franklin (Nos 42-6) xw75x200.6 to ss White xel06.10 to beg, 8 2-sty bk & fr loft & str bldgs & 2 3 & 1 6-sty bk loft & str bldgs; Harry C Hallenbeck to Hallenbeck-Hungerford Realty Corp, 497 Pearl; AL; Feb3; Feb11'13; A\$235,500-281,500. O C & 100

Leonard st, 24-30 (1:179-28), ss, 50 w West Bway, 100x100, 6-sty bk warehouse; Jno T Morse, Jr, TRSTE Geo O Hovey, decd, to Cabot J Morse, 16 Fairfield, Boston, Mass, & J Torrey Morse at Needham, Mass; Dec31'12; Feb7'13; \$95,000-150,000.

150,000 Madison st, 256 (1:270-16), ss, 26.6 w Clinton, 26x80x26x80.6, 6-sty bk tnt & str; A\$16,500-28,000; also ESSEX ST, 27 on map 27 1/2 (1:310-32), ws, 50 n Hester, 25x 43.9x25x43.6, 6-sty bk tnt & str; A\$16,500-21,000; also ESSEX ST, 29 (1:310-31), ws, 75 n Hester, 25x44, 5-sty bk tnt & str; A\$15,000-19,000; also ESSEX ST, 48 (1:311-10), es, 71.3 se Grand, 30.1x66.8x30x 66.8, 6-sty bk tnt & str; A\$26,000-40,000; also BROOME ST, 260-4 (2:414-59-61), nwe Orchard (No 91), 65.2x55.10x65.2x56.6, 3 6-sty bk tnts & str; A\$82,500-79,000; also MADISON AV, 85 (3:858-62), ws, 74.1 s 29th 24.8x95, 4-sty & b stn dwg; A\$81,000-86,000; also MADISON AV, 86 (3:858-17), ws, 74.1 n 28th, 24.8x95, 4-sty & b stn dwg; A\$81,000-86,000; also HAWTHORNE AV (Yonkers, NY), es, 163 n Downing, 133x 106; also MADISON ST, 256 (1:270-16), ss, 26.6 w Clinton, 26x80, 6-sty bk tnt & str; A\$16,500-28,000; deed of trust; Mary O'Neill to Geo B Hayes, at Riverdale, NYC, [111 Bway], in trust for party 1st pt; Feb7; Feb8'13. nom

Madison st, 353 (1:267-28), ns, 192 e Scammel, 24x96, 5-sty bk tnt & str; Morris Florea to Selina Rosner, 105 E 123; mtg \$21,000; Dec4'12; Feb8'13; A\$15,000-23,000. nom

Market st or sl, 82-90, see Cherry, 169.

Orchard st, 91, see Mad, 256. Pitt st, 66 (2:338-10), es, 100 s Rivington, 25x100, 3-sty bk tnt & str & 6-sty bk rear loft bldg; Jno W Toothill to Sophie H Toothill his wife, 109 Hull, Bklyn; 1/2 pt; correction deed; mtg \$20,200; Feb7; Feb8'13; A\$18,000-25,000. O C & 100

Reade st, 154 (1:141-12), ns, abt 90 e Greenwich, 25x53, 4-sty bk loft & str bldg; Edw S Avery et al individ & ADMRS Mary E Brinckerhoff decd to Edw E Androvette, 102 Decatur, Bklyn; B&S; Dec21'12; Feb7'13; A\$18,000-31,000. 37,000

Rivington st, 134 (2:354-79), ns, abt 35 e Norfolk, 22x78, with all title to 3-ft alley on Norfolk, es, 75 n Rivington, 3x78, 4-sty bk tnt & str, 1 & 2-sty ext; Skmuel Levien, heir & David A Levien, to Henry Levien, 8646 21 av, Bklyn; Leon I Levien, 256 Vernon av, Bklyn, & Jacob Levien, 1770 Mad av, NY; AT; AL; Dec12'12; Feb13'13; A\$18,000-24,000. nom

Spring st, 327 (2:596-96), ns, abt 60 e Washington, 20.6x60, 2 & 3-sty fr & bk tnt & str; Thos Lynch to Edw Pritchard, 136 W 96; mtg \$2,500; Feb6; Feb7'13; A \$7,500-8,500. O C & 100

Stanton st, 171 (2:349-48), sec Clinton (Nos 36-8), 25.4x100, 6-sty bk tnt & str; Wilner Realty & Constn Co to Dean Holding Co, a corp, 373 Grand; correction deed; AL; Feb5; Feb11'13; A\$50,000-80,000. nom

Vestry st, nwc Wash, see Wash, 426.

Walker st, 83 (1:195-12), ss, 72 e Cortlandt alley, 24x100, 5-sty stn loft & str bldg; Dawson C Glover, TRSTE Caroline A Gieser, decd, to Wm J Stieh, 1842 Bryant av; B&S & C A G; mtg \$35,000; Feb1; Feb13'13; A\$24,000-42,000. O C & 100

Walker st, 83; Wm J Stieh to Etaglog Holding Co, a corp, 59 William; mtg \$35,000 & AL; Feb1; Feb13'13. O C & 100

Washington st, 426 (1:223-20), nwc Vestry, 21.10x84.8x21.10x85; 5-sty bk loft & str bldg; Jos J White to Annie L Morris, 438 Mad av; 1/4 pt; Feb1; Feb11'13; A\$19,000-26,000. nom

Washington st, 706 (2:637-72), ws, 41 n Perry, 23x88x24x82.3, with all title to alley, 3-sty bk tnt & 2-sty bk rear stable; Augustus Rice, EXR Mary Ryan, to St John's Park Realty Co, a corp, 50 Pine; mtg \$7,000; Feb13'13; A\$9,500-10,000. nom

Water st, 144 (1:39-30), ns, 86.1 w Maiden la, 19.9x80.8x20.8x82.2, 5-sty bk loft & str bldg; A\$18,000-33,000; also WATER ST, 160 (1:70-43), nwc Fletcher (No 10), 17.9x80.6x17.9x80.5, 4-sty bk loft & str bldg; A\$32,000-39,000; Harry G Salomon & Rena K his wife to Pauline Salomon, 20 Amory, Brooklyn, Mass; B&S; Feb7'13. O C & 100

Water st, 160, see Water, 144.

Water st, 434, see Cherry, 169.

Water st, 670 (1:260-26), ns, 175 w Jackson, 25x 1/2 blk, 2 & 3-sty bk stable; Jas J Seeley et al to Margt J Seeley, 46 Rush, Bklyn; mtg \$9,000; Jan30; Feb10'13; A\$7,700-12,500. O C & 100

West st, 268-9 (1:223-7), es, 43.9 s Desbrosses, 43.9x85, with all title to bulkhead along West st, in front of above with wharfrage land under water, &c, 5-sty bk loft & str bldg; A\$37,500-50,000; also DESBROSSES ST, 35 (1:223-11), ss, 85 e West, 23x87.6, except strip 0.5x44, 2-sty bk stable; A\$15,500-16,500; Alice P Morris to Annie L Morris, 438 Mad av; 1/4 pt; mtg \$8,000; Feb10'13. nom

White st, 87-95, see Lafayette 76-84.

2D st, 276-80 E (2:372-60-61), ns, 393 w Av D, 100x106, 1-sty bk church, 3-sty & b bk dwg & 4-sty bk school; N Y City Soc of the Methodist Episcopal Church to Austrian Hebrew Free Burial Assn, a corp, 65 Pitt; Feb5; Feb13'13; A\$11,500 & exempt-12,500 & exempt. O C & 100

4TH st, 9 E (2:545-56), ns, 160 e Bway, runs n81.10xw60xs25xe35xs73.7 to st, xe25 to beg, 6-sty bk loft & str bldg; Denis O'L Cohalan ref to Marie M Mills, Mad av, Arrochar, SI; FORECLOS Dec3'12; Dec30'12; Feb8'13; A\$45,000-55,000. 53,500

9TH st, 66-8 W, see 6 av, 110-2.

18TH st, 510 E (3:975-47), ss, 170.6 e Av A, 25x92, 5-sty bk tnt; Metropolitan Savgs Bank to Jno M Sibley, 290 W 12; Feb6; Feb7'13; A\$7,500-15,000. O C & 100

18TH st, 512 E (3:975-46), ss, 195.6 e Av A, 25x92, 5-sty bk tnt; Metropolitan Savgs Bank to Chas Hibson, 140 E 34; Feb6; Feb7'13; A\$7,500-14,500. O C & 100

18TH st, 518 E (3:975-43), ss, 270.6 e Av A, 25x92, 5-sty bk tnt; Metropolitan Savgs Bank to Palm Bracco, 1354 70th, Bklyn; Feb11'13; A \$7,500-14,500. O C & 100

19TH st, 274-6 W (3:768-77), ss, 110 e 8 av, 40x123.5x40.3x128.2, 6-sty bk tnt; Citizens Savings Bank to Ralph Holding Co, a corp [c/o E A Isaacs], 55 Liberty; Feb 10'13; A\$27,000-85,000. O C & 100

19TH st, 446-8 W (3:716-61-62), ss, 175 e 10 av, 50x92, 2 4-sty bk tnts & str; Thos M Fanning to Henrietta Ingber, 139 W 116; mtg \$27,000 & AL; Feb7; Feb13'13; A\$20,000-25,000. omitted

23D st, 49 W (3:825-15), ns, 334 e 6 av, 50x98.9, 12-sty bk loft & str bldg; Name-log Co, a corp to Michl Coleman, 50 W 51; CaG; mtg \$170,000; Jan31; Feb11'13; A \$230,000-P262,000. O C & 100

25TH st, 101 E, see 4 av, 343-61.

26TH st, 100-4 E, see 4 av, 343-61.

26TH st, 401-3 W, see 9 av, 271.

28TH st, 220 W (3:777-55), ss, 230.2 w 7 av, 16.8x98.9, 4-sty bk tnt & str; Meyer Schurr to Tillie Bruck, 331 E 103; 1/2 pt; mtg \$15,000; Feb7; Feb10'13; A\$10,500-13,500. nom

30TH st, 237 W (3:780-19), ns, 400 e 8 av, 19.9x98.9, 3-sty bk tnt; Paul H Krumenacher heir & Laura M Krumenacher to Cath Geuther, 251 W 15; 1-6 pt; AT; mtg \$2,000; Feb4; Feb10'13; A\$16,000-18,000. O C & 100

30TH st, 237 W; Cath Geuther to Jack-son H Becker, 29 Pine Grove av, Summit, NJ; 1-6 pt; AT; mtg \$2,000; Feb8; Feb10'13. O C & 100

31ST st, 49-51 E, see 4 av, 462.

31ST st, 300 E, see 2 av, 560-2.

39TH st, 301 W, see 8 av, 601-3.

43D st, 430 W (4:1052-45), ss, 300 w 9 av, 19x100.5, 3-sty & b bk dwg; Mary Dymock to Jas P Dymock, 77 Elm av, Hackensack, NJ; mtg \$5,500; Dec16'12; Feb10'13; A\$10,000-12,500. nom

44TH st, 153 E (5:1299-30), ns, 145 w 3 av, 25x100.5, 3-sty & b stn club house; Catholic Women's Benevolent Legion to Gustave E Walter, 1086 Dean, Bklyn; AL; Feb7'13; A\$20,000-25,000. 30,000

44TH st, 445 W (4:1054-11), ns, 240 e 10 av, 20x100.5, 3-sty & b bk dwg; Fredk W Merk to Chas C Busch, 403 W 42; AL; Feb 10; Feb11'13; A \$10,000-12,000. O C & 100

47TH st, 523 W (4:1076-19), ns, 450 e 11 av, 25x100.5, 1-sty fr office & 2-sty fr rear tnt; Chas H Reinmuller to Lillian Reinmuller, 2658 Decatur av; QC; Nov19 '12; Feb7'13; A\$9,000-9,000. nom

47TH st, 522 W (4:1075-43), ss, 250 w 10 av, 25x100.5, 5-sty bk tnt; Thos M Fanning to Mary A Fanning, his wife, 105 W 119; mtg \$34,000 & AL; Jan7; Feb13'13; A\$9,000-16,000. O C & 100

47TH st, 522 W; Mary A Fanning to Howard R Badeau, 15 Badeau av, Summit, NJ; mtg \$34,000 & AL; Feb7; Feb13'13. O C & 100

47TH st, 522 W; Howard R Badeau to Henrietta Ingber, 139 W 116; mtg \$34,000 & AL; Feb10; Feb13'13. O C & 100

47TH st, 523 W; Mathilda Reinmuller wid et al to Gustav Reinmuller, 523 W 47 & Wm Reinmuller, 521 W 47; QC; Feb 6; Feb7'13. nom

47TH st, 523 W; Lillian Reinmuller individ & EXTRX Henry Reinmuller, Jr, decd to same; Feb6; Feb7'13. O C & 3,000

48TH st, 605-7 W (4:1096-26-28), ns, 100 w 11 av, 75x100.5, several 1-sty fr bldgs; Jas T Stanley to 550 West 44th St Co, a corp, 550 W 44; mtg \$24,000; Feb7'13; A \$24,000-24,000. O C & 100

51ST st, 225 E (5:1325-14), ns, 280 e 3 av, 20x100.5, 3-sty bk tnt & 3-sty bk rear tnt; Richd M Henry ref to Fredk L Haug, 225 E 51; FORECLOS, Dec19'12; Feb6; Feb8'13; A\$8,000-11,500. 7,750

51ST st, 361 W (4:1042-6), ns, 125 e 9 av, 18x100.5, 5-sty stn tnt; Jno A Totten to Alex Tofts, 241 8 av; AL; Nov1'10; Feb10'13; A\$12,000-21,500. nom

53D st, 127-9 E (5:1308-13 1/2), ns, 68 w Lex av, runs n 62.8xw2.xn62.9xw20xs25xw 10xs100.5 to st xe22 to beg, 3-sty bk garage; Montana Realty Co to S Albert Reed, 37 E 50; B&S; mtg \$32,000; Apr30'12; re-recorded from May2'12; Feb10'13; A\$26,000-36,000. O C & 100

55TH st, 143 E (5:1310-27), ns, 175 e Lex av, 16.8x100.5; 3-sty & b stn dwg; Harriet S James to Five Boroughs Realty Co, 165 Bway; mtg \$10,000; Feb11'13; A \$10,500-14,000. O C & 100

55TH st, 153 W, see 7 av, 859.

60TH st W, ns, 266 e Col av, see 60th, 25 W.

61ST st, 157 W (4:1133-10), ns, 230 e Ams av, 20x100.4, 4-sty & b stn tnt; Gustavus W Rader to Edw H Poudman, 151 W 61; mtg \$11,000; Feb5; Feb8'13; A\$9,500-13,500. O C & 100

67TH st, 13 E (5:1382-11), ns, 248 e 5 av, 23x100.5; 4-sty & b stn dwg, 2-sty ext; Clarence A Strouse et al EXRS & Abr Strouse to C B L S Realty Co, Inc, a corp, 252 W 78; Feb11'13; A\$90,000-100,000. 120,000

70TH st, 420 E (5:1464-36), ss, 317 e 1 av, 21x100.5, 5-sty bk tnt; Max Friedmann, ref. to Herman Heinemann, 601 W 113; FORECLOSED & drawn Feb4; Feb10'13; A\$6,500-18,000. 14,000

77TH st, 318-20 E (5:1451-44-45), ss, 182 e 2 av, 43x102.2; 2 4-sty stn tnts & str; Lillian B Koepke to Nassau Mtg Co, a corp, 31 Nassau; AL; Feb10; Feb11'13; A \$13,000-24,000. nom

81ST st, 531 E (5:1578-18), ns, 423 e Av A, 25x102.2, 5-sty bk tnt; Annie Sugarman to Estates Mtg Securities Co, a corp, 160 Bway; mtg \$17,700 & AL; Dec19'12; Feb 10'13; A\$8,000-18,000. nom

82D st, 117 W (4:1213-21 1/2), ns, 519 e Ams av, 19x102.2, 4-sty & b stn dwg; Julius J Lyons to Edmund Hendricks [Est. c/o Helen I Hendricks, 10 E 44]; B&S; mtg \$21,000; Aug15'95; Feb10'13; A\$11,500-20,000. nom

82D st, 117 W; Edmund Hendricks to Emma & Helen I Hendricks [10 E 44]; B&S; C A G; May11'04; Feb10'13. nom

89TH st, 137-9 W (4:1220-10), ns, 225 e Ams av, 50x100.8, 5-sty bk garage; Wm C Strange to Jas W White, 160 W 72; mtg \$50,000 & AL; Jan31; Feb7'13; A\$27,000-68,000. O C & 100

89TH st, 137-9 W; Jas W White to 137 West 89th St Corp, 160 Bway [103 Park av]; mtg \$50,000; Feb6; Feb7'13. O C & 100

92D st, 145 E (5:1521-21), nes, 375 nw 3 av, 25x100.8, 5-sty bk tnt; Geo Mulligan to Emily C Mulligan, 124 E 71; BS; mtg \$16,000; Feb11; Feb13'13; A\$13,000-25,000. O C & 10,000

93D st, 419 W (4:1207-11), ns, 250 e Col av, 16.8x45.9 to ss Apthorps or Jaunceys la, x16.8x46.6, with all title to 1/2 of lane in rear, 3-sty & b stn dwg; Kate C M Gibson to Jno B Gibson her husband, Yonkers, NY [55 Liberty]; Jan7; Feb8'13; A \$7,500-9,500. nom

95TH st, 53-5 E (5:1507-25), ns, 258.4 w Park av, 41.8x100.8, 6-sty bk tnt; Harris Mandelbaum et al to Jno H Bodine, 1427 Mad av; B&S; mtg \$50,000; Feb6; Feb10'13; A\$26,000-60,000. O C & 100

95TH st, 53-5 E (5:1507-25), ns, 258.4 w Park av, 41.8x100.8, 6-sty bk tnt; Jno H Bodine to Harris Mandelbaum, 12 W 87, & Fisher Lewine, 116 E 78; B&S; mtg \$46,000; Feb7; Feb13'13; A\$26,000-60,000. O C & 100

95TH st, 220 E (5:1540-37), ss, 273.9 w 2 av, 25x100.8, 5-sty bk tnt; Jos B Peck to Lillian B Koepke, 1522 Pacific, Bklyn; mtg \$18,000 & AL; Feb11; Feb13'13; A\$9,000-18,000. nom

96TH st E (6:1602-pt lot 10), ns, 200 e 5 av, 25x100.11; vacant; Isaac H Clothier to Francis K Pendleton, 7 E 86; AL; Feb 6; Feb13'13; A\$—\$. O C & 100

100TH st, 307-9 E (6:1672-7), ns, 140 e 2 av, 40x100.11, 6-sty bk tnt & str; Chas L Denks, ref. to Lawyers Mtg Co, a corpn, 53 Liberty; FORECLOS Jan7; Feb11; Feb 13'13; A\$12,500-40,000. **40,000**

101ST st, 57 E (6:1607-25), ns, 250 w Park av, 25x100.11, 5-sty bk tnt; Edw Goldschmidt to Saml A Goldschmidt, 39 W 73, & Edw Goldschmidt, 307 W 76, TRSTES of Saml B H Judah, decd; C & G; Feb3; Feb13'13; A\$10,000-20,000. nom

101ST st, 221 E (6:1651-13), ns, 310 e 3 av, 25x100.11, 4-sty bk tnt; Jas W Hyde, ref. to Jno M Bowers, 45 E 65; FORECLOS Jan31; Feb7; Feb13'13; A\$10,000-15,000. **10,000**

106TH st, 160 W, see Ams av, 933-5.

107TH st, 339 E (6:1679-22½), ns, 71.10 w 1 av, 28.2x75.6, 5-sty stn loft & str bldg; Carmelo Tamtry to Filippa Rizzo, 229 E 106; mtg \$10,000 & AL; Feb4; Feb13'13; A \$8,000-16,000. O C & 100

111TH st, 63-7 E (6:1617-25), ns, 120 e Mad av, 46.9x100.11, 6-sty bk tnt & str; Wm Klein ref to Walter M Keck [171 Prospect]; East Orange, NJ TRSTE; FORECLOS Jan10'13; Feb4; Feb7'13; A\$20,500-58,000. **40,000**

117TH st, 235 E (6:1667-18), ns, 135 w 2 av, 50x100.11, 6-sty bk tnt & str; Matilda W Brower, widow, to Julia Komow, 435 7 av, Bklyn; mtg \$51,000; Feb7; Feb10 '13; A\$20,000-55,000. O C & 100

117TH st, 327 E (6:1689-14), ns, 325 e 2 av, 25x100.11, 5-sty bk tnt; Maurice Steiner to Julia Voegtle, 176 W 95; AL; Sept 11'12; Feb8'13; A\$9,000-19,000. O C & 100

119TH st, 313 W (7:1946-23), ns, 120 e Manhattan av, 25x100.11, 5-sty bk tnt; Revenue Realty Co to Percy G Honeyman, at New Providence, Union Co, NJ [o 308 W 26]; mtg \$25,500 & AL; Jan29; Feb7'13; A\$15,000-25,000. O C & 100

120TH st, 316 W (7:1946-44), sec Manhattan av (No 462), 94.10x20, 5-sty bk tnt & str; Salo Cohn et al to Nellie Thomson, 131 Sylvan, Rutherford, NJ; mtg \$23,000; Dec19'12; Feb8'13; A\$20,000-31,000. O C & 100

122D st, 221 W (7:1928-22½), ns, 225 w 7 av, 12.6x100.11, 4-sty & b stn dwg; Rose Frey to Waldorf Realty Co, Inc, a corpn, [care J S Forgotson], 40 West 33; B&S; Dec24'12; Feb7'13; \$7,500-10,000. nom

123D st, 214 W (7:1928-41), ss, 175 w 7 av, 16.8x100.11, 3-sty & b bk dwg; Minzesheimer Realty Co to Walter T Stern, 11 E 45; Feb6; Feb10'13; A\$10,000-11,000. O C & 100

124TH st, 322 E (6:1800-43), ss, 406.6 w 1 av, 18x100.11, 3-sty & b stn dwg; Jno Z Lowe Jr, ref. to Sarah B Spies, 112 W 123; FORECLOS Jan31; Feb7; Feb10'13; A\$5,500-8,500. **7,500**

124TH st, 206 W (7:1929-38), ss, 110 w 7 av, 19x100.11, 3-sty & b stn dwg; Rose Frey to Waldorf Realty Co, Inc, a corpn, [care J S Forgotson], 40 West 33; B&S & C a G; Dec24'12; Feb7'13; A\$12,000-13,000. nom

125TH st, 63-5 W (6:1723-9-9½), ns, 185 e Lenox av, 25x99.11, 4-sty bk tnt & str, 1-sty ext; Nellie Thomson to Salo Cohn, 62 E 81; mtg \$48,000 & AL; Dec20'12; Feb 8'13; A\$44,000-56,000. O C & 100

131ST st, 262 W (7:1936-56½), ss, 190 e 8 av, 15x98.9; 3-sty & b stn dwg; Katie M Klein to Jas J Ryan at Oceanside, LI; mtg \$5,000; Jan27; Feb11'13; A\$7,200-9,000. O C & 100

136TH st, 611-3 W (7:2002-40), ns, 154.6 w Bway, 54x99.11, 5-sty bk tnt; Mary A Ollwerter to Nathan G Bozeman, at Freeport, LI; mtg \$65,000 & AL; Feb13'13; A \$33,500-65,000. nom

137TH st, 59-61 W (6:1735-10-11), ns, 200 e Lenox av, 50x99.11; 2-sty & b fr dwg & 1 & 2-sty bk & fr rear stable; Margt Colwell to Paul Abelson, 580 Van Cortlandt Park av, Yonkers, NY; B&S; mtg \$14,000 & AL; Feb10; Feb11'13; A\$18,000-19,000. nom

137TH st, 106 W (7:1921-38), ss, 100 w Lenox av, 25x99.11, 5-sty bk tnt; Rosa Newman to Israel Cohen, 111 W 119; AL; Feb11; Feb13'13; A\$11,000-25,000. nom

139TH st, 241 W (7:2025-13), ns, 295.2 e 8 av, 18.2x99.11, 4-sty bk dwg; Thos H Chalmers et al heirs & Sophia A Chalmers to Eliphalet L Davis, 249 W 22; mtg \$11,000; Feb6; Feb7'13; A\$8,500-13,000. O C & 100

139TH st, 241 W; Eliphalet L Davis to Thos H, Helen, Grace & Mary Chalmers, all at 241 W 139; mtg \$9,000; Feb6; Feb7 '13. O C & 100

142D st, 202 W (7:2027-37), ss, 75 w 7 av, 16.9x99.11, 3-sty & b stn dwg; Cornelius A Madden to Theresa Froatz, 2331 7 av; ½ pt; AT; B&S; Feb13'13; A\$7,000-9,500. nom

142D st, 513 W (7:2074-19½), ns, 442 e Bway, 16x99.11, 3-sty & b bk dwg; Jno O'Neil to Bertha M Ryan, 507 W 186; AL; Jan20; Feb10'13; A\$7,700-13,000. O C & 100

142D st, 603-9 W (7:2089-24), ns, 100 w Bway, 100x99.11; 6-sty bk tnt; Aurora Realty Co to Geo A Turley, 5 Sheridan sq; mtg \$153,000; Feb8; Feb11'13; A\$44,000-P 64,000. nom

144TH st, 315 W, see Bradhurst av, 44.

145TH st, 133 W (7:2014-20), ns, 275 w Lenox av, 43.9x99.11, 6-sty bk tnt & str; Jerox L Murphy to Chas Murphy, 147 E 81, & Mary E Keefe, 82 E 108; QC; mtg \$62,000; May12'11; Feb13'13; A\$23,000-58,000. O C & 100

151ST st W, nec Riverside dr, see Riverside dr, 740.

180TH st, W, nwc Aud av, see Aud av, nwc 180th.

Amsterdam av, 933-5 (7:1860-61), sec 106th (No 160), 47.10x100, 6-sty bk tnt & str; Postal Life Ins Co to Incas Realty Co (Inc), a corpn, 35 Nassau; B&S & C a G; Dec6'12; Feb13'13; A\$55,000-115,000. **170,000**

Amsterdam av, 933-5; Incas Realty Co (Inc) to W F Burns Realty Co, a corpn, 527 5 av; Feb11; Feb13'13. O C & 100

Audubon av (8:2153-77-80), nwc 180th, 100x100; vacant; Lorenz F J Weiher to Howard T Cole, 906 St Johns pl, Bklyn; AL; Feb8; Feb10'13; A\$50,000-50,000. O C & 100

Bowery, 84 (1:203-20), ws, 75.1 s Hester, 25.5x111.2x25.4x111.2, 6-sty bk loft & str bldg; Herman Harrison to Henry A Bade, 546 3d, Bklyn; mtg \$30,000; Feb7'13; A \$37,000-51,000. O C & 100

Bradhurst av, 44 (7:2044-23), nec 144th (No 315), 100.6x21.7x99.11x32.3, 5-sty bk tnt & str; David Goodstein et al to Isaac Goodstein, 36 W 119; mtg \$34,000; Jan30; Feb10'13; A\$19,000-42,000. nom

Madison av, 86, see Mad, 256.

Madison av, 88, see Mad, 256.

Manhattan av, 462, see 120th, 316 W.

Riverside dr, 740 (7:2098-13), nec 151st, 103.9x173.1x99.11x145, 6-sty bk tnt; Louise Giesler to Edw A Hannan, 334 E 17; B&S & C a G; AL; Feb6; Feb10'13; A\$132,000-334,000. O C & 100

West End av, 632 (4:1238-63), es, 61.5 s 91st, 19x100; 3 & 4-sty & b stn dwg; Jno Forsythe to Jno Forsythe at Englewood, NJ & Robt M Forsythe, Helen F Turner & Mabel C Forsythe, each at 135 W 71; mtg \$19,000; Jan29; Feb11'13; A\$18,000-27,000. nom

West End av, 632; Jno Forsythe Jr et al to Max Held, 822 E 19, Bklyn; mtg \$19,000 & AL; Jan29; Feb11'13. O C & 100

1ST av, 80 (2:432-8), es, 21.9 s 5th, 21.7x 67.2; 5-sty bk tnt & str; Louis G Vause to Katy Vause his wife, 19 Cooper sq; AL; Nov23'12; Feb11'13; A\$13,000-18,000. O C & 100

1ST av, 1317 (5:1445-28), ws, 50.4 s 71st, 25x75, 4-sty bk tnt & str; Antonie Bohaty to Mary Hoch, 423 E 75, in trust for party 1st pt et al; mtg \$18,000; Feb1; Feb8'13; A\$9,500-17,500. nom

1ST av, 2044-S (6:1699-46-48), es, 25.11 s 106th, 75x84, 3 & 5-sty bk tnts & str; Patk Garofalo to Antonia Manfredi, 305 E 111; AL; Jan22; Feb13'13; A\$33,000-60,000. O C & 100

1ST av, 2161 (6:1683-28), ws, 50.10 s 112th, 25x100, 6-sty bk tnt & str; Patk Garofalo to Antonia Manfredi, 305 E 111; AL; Jan22; Feb13'13; A\$13,000-30,000. O C & 100

2D av, 560-2 (3:936-61-62), sec 31st (No 300), 37x82, 2 & 4-sty bk tnts & str & 1-sty bk shop; Adelheid M E Ernst et al to Paul Leiber, 324 E 69; B&S & C a G; mtg \$9,000; Jan4; Feb10'13; A\$22,000-28,000. nom

2D av, 1855 (5:1541-24), ws, 75.7 n 95th, 25x100; 5-sty bk tnt & str; Hamilton Holding Co to Jno H Bodine, 1427 Mad av; mtg \$18,000; Feb10; Feb11'13; A\$13,000-26,000. nom

2D av, 2303 (6:1783-22), ws, 20 n 118th, 20x90, 4-sty bk tnt & str; Geo Kramer et al to Herman Stoff, 219 Canal, Stapleton, SI; mtg \$9,000; Feb7; Feb13'13; A\$8,000-12,500. O C & 100

4TH av, nec 25th, see 4 av, 343-61.

4TH av, 343-61 (3:881-8), sec 26th (Nos 100-4), runs e120xs98.9xw30xs98.9 to ns 25th (No 101), wx90 to es 4 av, xn197.6 to beg. 12-sty bk loft & str bldg; Armory Holding Co to Hanover Corpn, 320 5 av; B&S; mtg \$1,675,000 & AL; Jan31; Feb8'13; A\$—\$. O C & 1,000

4TH av, 462 (3:861-36), nwc 31st (Nos 49-51), 21.7x78.11, 4-sty bk tnt & str, 1-sty ext; Fredk H Ehlen & ano EXRS & Jno M Lohse to Jno J Welstead, 305 E 30; Feb11'13; A\$95,000-99,000. **90,000**

5TH av, 1329 (6:1617-72), es, 100.11 n 111th, 25.3x100; 5-sty stn tnt & str; Lena Kannensohn to Celia Brightman, 120 W 86; mtg \$25,000; Feb10; Feb11'13; A\$20,000-34,000. O C & 100

6TH av, 110-2 (3:572-8), sec 9th (Nos 66-8), runs s 43.8x77.6xn20.2x90.1xn23.6 to st xw77.7 to beg. 7-sty bk tnt & str; Jerome Holding Co to Henry C Lytton, 2700 Prairie av, Chicago, Ill; mtg \$145,000 & AL; Jan30; Feb13'13; A\$70,000-175,000. nom

7TH av, 859 (4:1008-1), nec 55th (No 153), 50.5x100, 8-sty bk tnt; Mary Dymock to Jas P Dymock, 77 Elm av, Hackensack, NJ; mtg \$268,000; Dec16'12; Feb10'13; A \$155,000-245,000. nom

8TH av, 601-3 (3:763-34-35), nwc 39th (No 301), 49x80; 4-sty stn tnt & str & 5-sty bk tnt & str, 1-sty ext; Max Scott to Scott Investing Co, Inc, a corpn, 10 Astor House block [care Max Scott, 580 Bway]; B&S; mtr \$113,000; Jan6; Feb13'13; A\$101,000-117,000. nom

8TH av, 783 (4:1038-34), ws, 57.9 s 48th, 25.1x100, 3-sty bk tnt & str; Helena M E Lindemann EXTRX Jno G Lindemann to Kath F Lindemann [care Wm G Brown, 160 Bway]; Nov14'07; Feb7'13; A\$47,000-48,000. nom

9TH av, 271 (3:724-31), nwc 26th (Nos 401-3), 24.9x73; 4-sty bk tnt & str; Thos Doyle to Martin Doyle, 270 9 av; mtg \$22,500; Feb10; Feb11'13; A\$16,000-23,000. O C & 500

11TH av, 622 (4:1074-63), es, 50.2 s 46th, 25.1x76, 4-sty bk tnt & str; A\$8,500-11,000; also 11TH AV, 624 (4:1074-62), es, 25.1 s 46th, 25.1x76, 4-sty bk tnt & str; A\$8,500-11,000; Eliz Muldoon to Kath E Byrne, 622 11 av; B&S & CaG; AL; Feb4; Feb7'13; O C & 100

11TH av, 622-4; Kath E Byrne to Eliz Muldoon & Wm H Muldoon, her son, both at 622 11 av, joint tenants; B&S & CaG; AL; Feb4; Feb7'13. O C & 100

11TH av, 624, see 11 av, 622.

Interior lot, begins at a point 76.11 n 116th, x145 e Manhattan av, runs e26.1xn 16.5xw25xs23.11 to beg. being rear 116TH ST, 313 W (7:1943-24½), ns, bet 8th & Manhattan avs, —x—, vacant; J Campbell Thompson ref to Jos Rosenzweig, 135 W 123; FORECLOS, transfer tax lien; Feb4; Feb7; Feb8'13; A\$1,500-1,500. **50**

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Rivington st, 134 (2:354-79), ns, abt 35 e Norfolk, 22x78, with all title to alley on Norfolk, es, 75 n Rivington, 3x78, 4-sty bk tnt & str, 1 & 2-sty ext; re dowar; Olga Levien, widow, to Henry Levien, 8648 21 av, Bklyn; Leon I Levien, 256 Vernon av, Bklyn, & Jacob Levien, 1770 Mad av, NY; AT; QC; Feb11; Feb13'13; A\$18,000-24,000. O C & 950

Wall st, 38 (1:43); agmt as to postponement of reconveyance of above for \$325,000; Geo B Post Jr & Arthur Turnbull, both at Bernardsville, NJ, with Nathaniel L McCready, 4 E 75; Feb8; Feb10'13. nom

30TH st, 237 W (3:780-19), ns, 400 e 8 av, 19.9x98.9, 3-sty bk tnt; general re of legacy, &c; Mary Becker to Jackson H Becker, 28 Pine Grove av, Summit, NJ, EXR Laura M Krumenacher; Feb4; Feb10 '13; A\$16,000-18,000. **1,000**

48TH st, 9 E (5:1284); certf as to sale of above premises; Jos Keen et al stockholders of Forty-Fifth St Realty Co to Jos Keen, 49 W 45; Oct7'12; Feb8'13. O C & 100

60TH st, 25 W (4:1113), ns, 284 e Col av, 18x100.5, owned by party 1st pt; also 60TH ST W, adj above on w, owned by party 2d pt; agmt as to bldg restrictions, &c; Locomobile Co of America, a corpn, 2 Main, Bridgeport, Conn, with Henry L Scheurman, 254 W 82; Feb10; Feb13'13. nom

80TH st, 154 E (5:1508), ss, 51.3 e Lex av, 19.3x102.2; agmt as to payment by party 1st to party 2d part \$750 & to party 3d part \$1,100, upon sale of above; Philip Wendland at Catskill, NY, with Albt Wendland, 480 E 183, party 2d pt; Ida Behning, 1925 7 av, party 3d pt & Edw G Soltmann, 124 W 29, as TRUSTEE for parties of 1st, 2d & 3d parts; Dec17'12; Feb11 '13. nom

96TH st E (6:1602-pt lot 10), ns, 200 e 5 av, 25x100.11; vacant; re mtg; Girard Trust Co, a corpn, of Phila, Pa, to Isaac H Clothier, at Wynnewood, Pa; QC; Feb6; Feb13'13; A\$—\$. nom

103D st, 215 E (6:1653), ns., 222.6 e 3 av, 37.6x100.11; asn rents! Isaac & Morris Lipschitz to Royal Co of NY, 93-5 Nassau; Feb10; Feb13'13. **1,650**

Broadway, 179 (Misc); power of atty; Geo E Keith to Eldon B Keith, both at Campello, Brockton, Mass; Jan14; Feb7'13.

1ST av, 2130 (6:1703), es, 88.4 n 109th, 37.6x95; agmt as to management, power of atty, &c; Wm L Raymond & ano, TRSTES Thomas McMullen, decd, to Sebastiano & Nicholas Benenati, 211-3 E 111; Aug1'12; Feb13'13. nom

Plot (8:2255), bound n by line 112.10 n of e l 208th, e by land Isaac Dyckman, s & w by e l of private rd through plots 5 to 10, runs nw417.9 to e l private rd xsw50, 50, 325 & 125 xse75, 146.7 xne along Dyckman's land, 474.7 to beg, being plots 5, 6 & 7, map (521) of Saml Thomson, with all R, T & I to strip on e, abt 1.6 on s & 1 ft on n end, contains 3 18-100 acres; Burns Realty Co to Ursula C Burns, at River Road, Inwood, N Y City; AL; Feb11; Feb 13'13. O C & 100

Certf of consent to sale of business; Tierney Lunch Room System, Inc, a corpn, to Peter Politis & ano; Feb6; Feb8'13.

Designation of Exrs, &c (Misc); Rose Selig & Aaron Buchsbaum, EXRS &c Moses Selig, decd, to Adolphus A Newman, 880 Flatbush av, Bklyn, & Adolph Ullman, 1025 Putnam av, Bklyn, as co-EXRS &c under said will; Feb6; Feb10'13.

Power of atty (misc); Margt A Stevens to Edmund L Mooney, 44 W 44; Apr5'12; Feb10'13.

Power of atty (misc); Richd C Taber at Long Branch, NJ, to Chas C Edwards, 248 W 105; Nov27'12; Feb11'13.

Power of atty (misc); similar to above; na, wife Cornelius Kahlen, to Cornelius Kahlen; Feb7'13.

WILLS.

Borough of Manhattan.

7TH st, 102 E (2:434-15), ss, 188 e 1 av, 25x90.10, 5-sty bk tnt; Michl Bissert Est, EXRS, John M Bissert, 358 16th, Bklyn, & Annie M Bissert, 1184 Jackson av, atty, Henry C Botty, 140 Nassau; A\$17,000-26,000; Will filed Feb13'13.

20TH st, 209 W (3:770-33), ns, 141.7 w 7 av, 25x81.10, 3-sty bk dwg & 2-sty bk bldg in rear; \$A11,000-13,500; also 21ST ST, 210-2 W (3:770-48), ss, 141.8 w 7 av, 46.8 x103.2, 7-sty bk bldg; \$A32,000-95,000; also 23D ST, 167-9 W (3:799-6-7), ns, 60.2 e 7 av, runs e40x107.6xw20.6x55.6xw19.6x54.3 to beg, 2 3-sty stn ft dwgs; \$A60,000-71,000; also 30TH ST, 246 W (3:779-68), s s, 200 e 8 av, 25x98.9, 5-sty bk loft & str; \$A20,000-27,000; also 84TH ST, 8 W (4:1197-38 1/2), ss, 140 w Central Park W, 20 x102.2, 4-sty bk dwg; \$A16,000-30,000; also 7TH AV, 207 (3:797-80), see 22d (No 170), 18.6x50, 4-sty bk bldg & str; \$A15,000-19,000; also 7TH AV, 225-7 (3:799-1-2), nec 23d, 43.3x60, 2 4-sty bk tnnts & str; \$A105,000-114,000; Nicholas Wernert Est, Louisa Wernert, EXTRX, 8 W 84; atty, Geo Young Bauchle, 38 Park Row; Will filed Feb'13.

21ST st, 210-2 W, see 20th st, 209 W.
 22D st W, see 7 av, see 20th st, 209 W.

23D st, 167-9 W, see 20th st, 209 W.
 23D st W, nec 7 av, see 20th st, 209 W.

30TH st, 246 W, see 20th st, 209 W.

31ST st, 124-6 W (3:806-56-57), ss, 285 w 6 av, runs w40x131.7x40x123.7, 2-5-sty bk tnnts (1-6 int); \$A109,000-117,000; also 3D AV, 558 (3:892-47), swc 37th (No 164), 23x80, 4-sty bk bldg & str (1-6 int); \$A28,000-40,000; also MADISON AV, 1632-40 (6:1615-14-17), nwc 109th, 100.11x75, 5-4-sty bk tnnts (1/2 int); \$A60,000-83,000; Cath Sanguine Bayles Est, Francis E. George J. & Edw A Bayles, EXRS, 128 Montrose av, South Orange, NJ; atty, Edw Atkinson Boyle, 115 Bway; Will filed Feb'13.

37TH st E, swc 3 av, see 31st, 124-6 W.

48TH st, 240 E (5:1322-21), ns, 100 w 2 av, 20x100.5, 4-sty bk dwg & 2-sty bk dwg Menke Est, Wm Menke, EXR, 333 Central Park W; attys, Hyman & Herman, 35 Nassau; \$A8,000-11,000; Will filed Feb'13.

50TH st, 42 W (5:1265-60), ss, 358 e 6 av, 20x100.5, 4-sty bk dwg & 2-sty bk extension; Jas P Tuttle Est, Egbert G March, EXR, 140 W 78; atty, Edmund E Wise, 23 W 56; \$A46,000-56,000; Will filed Feb'13.

54TH st, 535 W (4:1083-16), ns, 400 w 10 av, 25x100.5, 4-sty bk bldg & str; \$A9,000-12,000; also 55TH ST, 528 W (4:1083-49), ss, 400 w 10 av, 25x100.5, 2-sty bk hotel & str; \$A9,000-10,000; Cath Loehr Est, Geo Loehr, EXR; atty, Jas S Fitch, 87 Main, Yonkers, NY; Will filed Feb'13.

55TH st, 528 W, see 54th, 535 W.

72D st, 129 W (4:1144-21), ns, 275 w Col av, 25x102.2, 4-sty bk dwg & 2-sty bk ext (1/2 int); Frank A Merrill Est, Walter H Merrill, EXR, 129 W 72; attys, Cannon & Cannon, 135 Bway; \$A45,000-60,000; Will filed Feb'13.

84TH st, 8 W, see 20th st, 209 W.

109TH st E, nwc Mad av, see 31st, 124-6 W.

123D st, 250 W (7:1928-53), ss, 283.4 e 8 av, 16.8x100.11, 5-sty bk bldg; Margt Hamilton Est, Annie C Hamilton, EXTRX, 250 W 123; atty, Jas Greves, 309 Bway; \$A10,000-13,000; Will filed Feb'13.

Madison av, 305 (5:1276-20), es, 75 n 41st, 23.9x100, 4-sty bk dwg; Sarah M Hixson Est, Virgin L Hixson, EXTRX, Manistique, Mich; attys, Woodford, Bovee & Butcher, 1 Mad av; \$A115,000-135,000; Will filed Feb'13.

Madison av, 1632-40, see 31st, 124-6 W.

Madison av, 2072 (6:1755-56 1/2), ws, 67 s 131st, 16.7x75, 3-sty stn ft dwg (1/2 int); Caroline E Mapes Est, Charlotte A Mapes, EXTRX, 2072 Madison av; atty, Chas A Furthman, Smith Bldg, 3 av & 148th; \$A7,500-10,500; Will filed Feb'13.

3D av, 558, see 31st, 124-6 W.

7TH av, 207, see 20th st, 209 W.

7TH av, 225-7, see 20th st, 209 W.

CONVEYANCES.

Borough of the Bronx.

Bronx Park S, 900 (182d st) (11:3125), see Honeywell av (No 2146), 17.6x106.7x 20.3x109.6, 4-sty bk bldg; Beatrice Tuoti to Tuoti, Hatch & Co, Inc, a corpn, 350 Bway; AT; QC; Feb 5; Feb'13. nom

Exterior st, nwc 138th, see 138th E, nwc Exterior.
 Fort Independence st (12:3258-44 & 46), nes, 186 nw Giles pl, runs ne51.1xnw48.11 xsw26.1 to st xse54.1 to beg; vacant; Fredk Volze et al to M Kemp Realty Co, a corpn, 3927 Tieman av; Feb 5; Feb'13. nom

Frisby (2d st) (*), ss, 100.1 ne Zerega av (date Green la), 23.5x100x27.11x100, except pt for st; Lizzie Zink et al, heirs & Michl Walthers to Kunigunda Walthers, widow, 2410 Frisby av; mtg \$800; Feb 1; Feb'13. nom

Hoffman st, nwc 187th, see Lorillard pl, 2406.

Kelly st, 757, see Longwood av, 940.
 Kelly st (10:2703), ws, 221.4 s on curve from 163d, 45.1x101, 5-sty bk bldg; Simbar Realty Corpn to Beni Solomon, 1884 7 av; mtg \$41,000; Feb 7; Feb'13. O C & 100

Kingsbridge ter (Nathalie av), 2715 (12:3256), ws, 25 s Nindham pl, 50x80.2x 50.4x86.2, 2-sty fr dwg; Bertha Van Gilder to Marcel Wormser, 498 West End av; mtg \$6,100 & AL; Feb 7; Feb'13. nom

Lorillard pl, 2406 (11:3056), nec 187th (No 553), runs n90.2xe88x109xe96.11 to ws Hoffman xsl00 to ns 187th ne (?) — to pl at beg (probable error, last east course should read west), 2-5-sty bk tnnts & vacant; Giuseppe Tuoti to Tuoti, Hatch & Co, Inc, a corpn, 350 Bway; AT; QC; Feb 5; Feb'13. nom

Rogers pl, 982-4 (10:2699), es, 612.4 n Westchester av, 60x78.10x45.11x82.4, 2-sty fr dwg & vacant; Jacob O Pedersen to Valhalla Corpn, 829 Freeman; mtg \$3,500; Feb 7; Feb'13. O C & 100

Thompkins or Tompkins st (*), ws, 325 n 152d, 25x100; Bessie Block to Lena Bessel, at Teringham, Mass; mtg \$400; Jan 15; Feb'13. nom

Whalen st (13:3423), ss, 145 e Huxley av, 41.8x100x38.8x100; vacant; Jno Whalen, TRSTE for creditors Chas J Schmitt to Wm Kaestle, 376 Himrod, Bklyn; Dec 20'12; Feb'13. 1,700

138TH st E (9:2349), nwc Exterior, runs n309.2xsw352.2 to U.S. bulkhead line in Harlem River, xsel66.6 to ns 138th, xe300.7 to beg, with all title to sts, land under water, etc, 2-sty bk stable, 2-sty bk office & fr coal pockets; Saml Trimmer et al to Trimmer Holding Corpn, at 138th & Exterior; mtg \$170,000 & AL; Feb 1; Feb'13. O C & 100

239TH st E, nec Kepler av, see Kepler av, nec 239.

150TH st, 262-4 E, see Morris av, 561-3.

150TH st, 262-4 E, see Church, 314 (216), Manhattan.

152D st E, nec Morris av, see Morris av, 642-4.

153D st E, swc Morris av, see Morris av, 651-5.

159TH st, 373-5, on map 373-7 E (9:2406), ns, 217 e Courtlandt av, 50x101.4, 2-sty & a fr dwg & 1-sty fr rear stable; Louis Lese to Cedar Constn Co, Inc, a corpn, 35 Nassau; mtg \$8,000; Jan 3; Feb 8 '13. O C & 100

159TH st E (9:2405), ss, 64 e Courtlandt av, 28x25, vacant; Andw Possehl to Carolina Possehl, 358 E 159; Feb 6; Feb'13. O C & 100

160TH st, 360, on map 356-60 E (9:2406), see Courtlandt av (No 842), 92x26, 5-sty bk bldg & str; also COURTLANDT av, 840 (9:2406), es, 26 s 160th, 23.11x92x25.11x92; 5-sty bk bldg & str; Helen C Candee to Harold C Matthews, 30 W 57; mtg \$31,000; Feb 10; Feb'13. 6,000

167TH st W (9:2527), sws, 63.6 se Lawrence av, runs se75xsw100xnw58.9 to Lawrence av xw25.10xne79.7 to beg; vacant; Max G Heidelberg to Julian W Mack at Washington, DC; CaG; AL; Jan 21; Feb 10 '13. O C & 100

169TH st, 351 E, see Findlay av, 1290.

172D st W (11:2873), ss, 91.4 w Shakespear av, 25x117.10x25x116.5, vacant; Mary A Chapple to Archibald A Forrest, at Rye, NY; mtg \$1,000; Feb 7'13. O C & 100

176TH st W, nec Andrews av, see Andrews av, nec 176th.

182D st, 500 E, see Bathgate av, 2197.

183D st W (Hampden st) (11:3208), ss, 150 w Grand av, 25x100, vacant; Giuseppe Tuoti to Tuoti, Hatch & Co, Inc, a corpn, 350 Bway; AT; QC; Feb 5; Feb'13. nom

185TH st, 458 E (11:3039), ss, 183.4 e Park av (Vanderbilt), 16.8x100, 2-sty fr dwg; Eugene wife & Wm T Blauvelt to Wm H Blauvelt, 458 E 185; mtg \$2,500; Feb 7; Feb'13. nom

187TH st E (11:3114), ss, 120.9 w So Blvd, runs w25x870 & 55xe24.6x125 to beg, vacant; Weiler Co, a corpn, to Kitchen Impt Co, a corpn, 2009 Bronxdale av; mtg \$2,500; June 26'12; Feb 8'13. 5,000

187TH st E, nwc Hoffman, see Lorillard pl, 2406.

187TH st, 553 E, see Lorillard pl, 2406.

187TH st, 764 E (11:3114), ss, 26 e Prospect av, 34.2x70, 4-sty bk bldg; Wm L McDonald to Michl J Scanlan, 861 Crotona Park N; QC; Mar 18'11; re-recorded from April'11; Feb'13. O C & 100

188TH, formerly 189th st, E (11:3174), nwc Creston av, runs n81.9 to ss Fordham rd xsw 117 to 188th x96, gore; vacant; Mary J McTaggart & ano to Maria C Letts, 2346 Aqueduct av E; Jan 17; Feb 11'13. nom

197TH st E (12:3315), ns, 95 e Creston av, 55.4x140x62.1x140.2; vacant; also CRESTON AV, 2780 (12:3315), nec 197th 20x95, 2-sty bk dwg; Concourse Bldg Co, a corpn, to Bertha Pirk, 114 E 198; AL; Feb 8; Feb'13. nom

197TH st E, nec Grand blvd & Concourse, see Grand blvd & Concourse, nec 197.

197TH st E, ns, 37.5 e Grand blvd & Concourse, see Grand blvd & Concourse, nec 197.

205TH st E (12:3341), sws, 59.2 nw Perry av, 59.2x78.10x59x110.7, vacant; Warren B Sammis to Caroline A Dennis, 343 W 121; Feb 3; Feb'13. O C & 100

216TH st E (*), ss, 50 w Tilden av, 25x 100, Laconia Park; Beatrice Tuoti to Tuoti, Hatch & Co, Inc, a corpn, 350 Bway; AT; QC; Feb 5; Feb'13. nom

230TH st, 764 E (*), ss, 130 w Barnes av, 25x114; Theo Klehr to Barbara Klehr, his wife, 764 E 230; AT; B&S; Nov 5'12; Feb 10 '13. O C & 100

238TH st E, ns, 175 e Katonah av, see 242d st E, ss, 160 e Katonah av.

240TH st, 242-4 E (12:3380), ss, 96 e Mt Vernon av, 40x100, 2 2-sty bk dwgs; Mary Cleland to Geo E Buckbee, 1941 Grand blvd & Concourse; mtg \$10,000; Feb 10; Feb'13. O C & 100

240TH st E, ss, 400 w Katonah av, see Kepler av, nec 239.

242D st E (12:3390), ss, 160 e Katonah av, 175x100; vacant; also 242D ST E (12:3390), ns, 95 e Mt Vernon av, runs ne75.2 to sws Duke pl xse220.6 to ns 242d xw242.6 to beg; vacant; also 238TH ST E (12:3387), ns, 175 e Katonah av, runs n100xe140 to Creek xsw60 & 40xw still along creek 75xsw84 to st xw2.4 to beg; vacant; also LAND at Yonkers, NY; Herman Heidelberg to Galveas Realty Corpn, 201 Montague, Bklyn; AL; Feb 10; Feb'13. O C & 100

242D st E, ns, 95 e Mt Vernon av, see 242d st E, ss, 160 e Katonah av.

Andrews av (11:2878), nec 176th, 90x100 x33.6x95.11, vacant; Wm Guggolz Constn Co to Marion Knobloch, 90 Brewster, Stapleton, SI; mtg \$3,780; Feb 8; Feb'13. nom

Barker av (*), ws, 150 n Mace av, 25x 100; Valedoro Tamilio to Antonio Tamilio, 6 Washington, Poughkeepsie, NY; Feb 11 '13. nom

Bathgate av, 1657 (11:2914), ws, 100.2 s 173d, 50x114.5, 6-sty bk bldg & str; Max J Klein et al to Nathan Cohen 73 E 124; mtg \$40,000 & AL; Feb 10; Feb'13. O C & 100

Bathgate av, 2197 (11:3049), swc 182d (Nos 500), runs 92.3xw100x27.8xw54x100 to ss 182d, xe158.5 to beg, 2-sty fr dwg 2-sty fr stable & vacant; Wm Klein ref to Jas F Loughman, 2197 Bathgate av; PARTITION, Dec 31'12; Feb 7; Feb'13. 20,500

Beaumont av, 2414 (11:3105), es, 100 n 187th, 33.4x100, 4-sty bk bldg; Vittoria Bacigalupo to Michl Romano, 60 Sullivan; Luigi Romano, 203 Spring & Jos Scarsilli, 60 Sullivan; Jan 23; Feb 7'13. nom

Beaumont av, 2420-8 (11:3105), es, 200 n 187th, 100x100; 3 4-sty bk tnnts; Jacob Cohen Constn Co to Clarence Realty & Constn Co, a corpn, 206 Bway; mtg \$55,500; Feb 10; Feb'13. O C & 100

Blackrock av (*), ss, 305 w Olmstead av (Av D), 25x108, Unionport; Geo Paolillo to Jos Zackarowsky, 639 Courtlandt av; mtg \$3,900 & AL; Feb 8; Feb'13. O C & 150

Bronx Park av (*), es, 50 s 178th, 25x 100; Bertha Rosner to Herman Birnbaum, 417 Bronx Park av; mtg \$4,000; Feb 5; Feb'13. O C & 100

Broadway (*), es, 300 n Tremont rd, 50x 100, Tremont ter; Jno Keys to Annie Hughes, 111 W 43; Aug 19'11; Feb 7'13. gift

Chatterton av (7th st) (*), ns, 100 w Havemeyer av (Av B), 30x70, Unionport; Jno Drakard to Fritz Doll, 1827 Amethyst mtg \$5,200 & AL; Feb 7; Feb'13. O C & 100

Clinton av (11:3098), ws, 70.4 s 182d, a strip 8.10x86.2x8.10x86; vacant; Concourse Building Co to Bertha Pirk, 114 E 198; AL; Feb 11; Feb'13. nom

Concord av (10:2577), es, 120 s 147th (Dater), 80x100, vacant; Checchina Carucci to Sole Realty & Constn Co, a corpn, 641 E 183; mtg \$7,000; Feb 6; Feb'13. O C & 100

Concord av, 626-8 (10:2643), es, 51.4 n 151st, 50x94, 5-sty bk bldg; Antonie Bohaty to Mary Hroch, 423 E 75, in trust for party 1st pt et al; mtg \$31,000; Feb 1; Feb'13. nom

Courtlandt av, S40, see 160th st, 360, on map 356-60 E.

Courtlandt av, S42, see 160th st, 360, on map 356-60 E.

Creston av, nwc 188th, formerly 189th, see 188th, formerly 189th st E, nwc Creston av.

Creston av, 2750, see 197th st E, ns, 95 e Creston av.

Creston av, swc Fordham rd, see 188th, formerly 189th st E, nwc Creston av.

Findlay av, 1290 (11:2783), nec 169th (No 351), 90x19.10, 3-sty fr bldg; Jno Geiger to Katie Geiger, his wife, 351 E 169; QC; mtg \$5,000; Feb 4; Feb'13. O C & 100

Fordham rd, swc Creston av, see 188th, formerly 189th st E, nwc Creston av.

Gifford av (*), ss, 278.10 e Balcom av, 25x100, Westchester; Jno R Peterson to Emma N Polak, 1806 Arthur av; Feb 1; Feb'13. O C & 100

Grand Blvd & Concourse (12:3304), nec 197th, 90x83x90x7.5; vacant; also 197TH ST E (12:3304-147), ns, 37.5 e Grand blvd & Concourse, 25x90; vacant; Concourse Bldg Co to German Real Estate Co, a corpn, 391 E 149; mtg \$2,500 & AL; Feb 10; Feb'13. O C & 1,500

Gun Hill rd (12:3343-247), ss, 73.4 w Tryon av, 30.3x171.4 to Tryon av x35.6x127.9 to beg; vacant; Arthur R Walsh, ref, to Montefiore Home, a Hospital for Chronic Invalids & Country Sanitarium for Consumptives, a corpn, at nec Bway & 138th; FORECLOS & transfer tax lien; Jan 23; Feb 7; Feb'13. 500

Harrod av (*), ws, 133.3 s Ludlow av, 25 x100; Mary Hanrahan widow to Kathryn C & Lucy M Hanrahan, 212 E 70; B&S; Feb 11; Feb'13. nom

Honeywell av, 2063 (11:3123), ws, 69 n 179th, 24.2x140, 2-sty fr dwg; Wm W Egan to Mary T Egan, his wife, 2163 Honeywell av; 1/2 part; mtg \$4,500; Feb 8; Feb'13. O C & 100

Honeywell av, 2146, see Bronx Park S, 900.

Hughes av, 2115-9 (11:3070), ws, 125 n 180th (Samuel), 75x195, except pt for av, with all RT&I to any land adj on w, 2 5-sty bk tnnts; Geo E Buckbee to Cleland Realty Co, a corpn, 1849 Anthony av; mtg \$10,000; Feb 11; Feb'13. O C & 100

Hughes av, 2530 (12:3273), es, 229.4 n Fordham rd (Pelham av), 14.5x87.6, 2-sty bk dwg; Julia J McCormick to Edw E Miers, 3100 Bway; mtg \$3,500; Feb 11; Feb'13. O C & 50

Jackson av, 749, see Jackson av, 753.

Jackson av, 753 (10:2636), ws, 75 n 156th 25x77.11x25x77.8, 5-sty bk bldg; also JACKSON AV, 749 (10:2636), ws, 25 n 156th, 25x 77.5x25x77.2, 5-sty bk bldg; Anna M Klemann to Maria A Koch, 9603 Shore rd, Ft Hamilton, Bklyn; Anna M Klemann, 310 E 6, NY; & Francis J Schnugg, 68 W 117, EXRS, & C; Jno Schnugg; B&S & CaG; Feb 7; Feb'13. O C & 100

Jackson av, 893 (10:2638), ws, 201.6 n 161st, 25x75, 3-sty fr tnt & str; Jno F Cahill to Jas G Carlafets, 886 Prospect av; mtg \$6,880; Feb 6; Feb 8 '13. nom

Kepler av (12:3380), nec 239th, 40x100; also KEPLER AV (12:3380), see Mile Sq rd, now Mt Vernon av, 18x100x53x104; also 240TH ST E (12:3380), ss, 400 w Katonah av, 40x100, vacant, being lots 266, 267, 270, 293, & 292, map (753) of Edw K Willard at Woodlawn Heights; Byron Taber et al heirs, & c, Eason Taber to Simon Gilchrist, at Yonkers, NY; QC; correction & confirmation deed; Dec 11 '12; Feb 13 '13. nom

Kepler av, & 240th st E (12:3380), same prop; same to same; QC; correction & confirmation deed; Feb 11; Feb 13 '13. nom

Kepler av, see Mt Vernon av, see Kepler av, nec 239.

Lafontaine av, 2086, see Lafontaine av, 2088.

Lafontaine av, 2088 (11:3069), es, 36.4 s 180th, 16.2x100, 2-sty fr dwg; also LA-FONTAINE AV, 2086 (11:3069), es, 52.6 s 180th, 15.1x100, 2-sty fr dwg; Chas H Miller & ano TRSTES for Jos E Miller et al to Jacob M Kenyon, 1420 New York av, Washington, DC; Enid S Ivie, 2041 5 av, NY; Helena S Moss & Jean De M Moran, both at Glen Ridge, NJ; 1-3 pt; Jan 14; Feb 8 '13. nom

Lawrence av, es, abt 100 s 167, see 167th st W, sws, 63.6 se Lawrence av.

Longwood av, 940 (10:2701), swe Kelly (No 757), 50x100; 6-sty bk tnt & str; Mamie H McDermott to Amelia Buschmann, 757 Kelly; 1-3 pt; AT; mtg \$50,000; Feb 10; Feb 11 '13. O C & 100

Mapes av (11:3108), es, 195 n 179th, 66.1 x145.2, vacant; Julius Weinheimer to Schill Constn Co, Inc, a corp, 860 Van Nest av; mtg \$6,300; Feb 10 '13. nom

Marion av, 2574 (12:3275), ses, 107 sw 193d, 25x98x20.9x98.1, 2-sty fr dwg; Martin C Ansoorge, ref, to Jerry M Carey, 238 E 198; sub to tax lien for \$726.12 & AL; FORECLOS Jan 9; Feb 10; Feb 13 '13. 4.200

Minnieford av, City Island, see Eastchester Bay, City Island.

Montgomery av, 1715 (11:2877), ws, 173.8 n 176th, 25x100, 2-sty fr dwg; Jno A Doran to Jas B Sexton, 1715 Montgomery av; AT; mtg \$7,000 & AL; Feb 11; Feb 13 '13. O C & 100

Monticello av (*), es, 350 n Jefferson av, 25x100, Edenwald Adam H Lotz to Adolph Brauner, 447 E 86; Jan 31; Feb 7 '13. nom

Morris av, 561-3 (9:2338), swe 150th (Nos 262-4), 50x100, 3-3-sty fr tnts & str; Giuseppe Tuoti to Tuoti, Hatch & Co, Inc, a corp, 350 Bway; AT; QC; Feb 5; Feb 7 '13. nom

Morris av, 561-3, see Church 314 (216), Manhattan.

Morris av, 642-4 (9:2412), nec 152d, 50x 100.3, except pt for av, 3-sty fr tnt & str & 1-sty fr shop; Giuseppe Tuoti to Tuoti, Hatch & Co, Inc, a corp, 350 Bway; AT; QC; Feb 5; Feb 7 '13. nom

Morris av, 651-5 (9:2442), swe 153d, 75 x100, 2-sty fr dwg & str & 3-1-sty fr str; Giuseppe Tuoti to Tuoti, Hatch & Co, Inc, a corp, 350 Bway; AT; QC; Feb 5; Feb 7 '13. nom

Mt Vernon av, see Kepler av, see Kepler av, nec 239.

Muliner av (*), ws, 225 n Lydig av, 25x 1/2 blk, Morris Park; Fidelity Development Co to Morris Park Estates, a corp, 25 Broad; QC & confirmation deed; Feb 8; Feb 11 '13. nom

Murdock av (*), ws, 500 s Randall av, 50x100; Land Co "C" of Edenwald to Magnus Nilsson, 638 E 230; AL; Dec 18 '12; Dec 10 '13. nom

Nelson av, 1407 (11:2874), ws, 150 n Bos-cobel av, 16.8x79.7x18.5x71.8, 2-sty fr dwg; Edwin F J Carpenter to Jas Ellicott, 2103 3 av; mtg \$3,500 & AL; July 16 '12; Feb 8 '13. nom

Nelson av, 1407; Jas Ellicott to Isabel C Reid, 42 Bank; mtg \$3,500 & AL; July 16 '12; Feb 8 '13. O C & 100

Nelson av, 1407; Isabel C Reid to Gordon Boyd, 73 Mad av; mtg \$3,500 & AL; Sept 26 '12; Feb 8 '13. O C & 100

Nelson av, 1407; Gordon Boyd to Wm L McKean, 1407 Nelson av; B&S & C a G; mtg \$3,500 & AL; Feb 6; Feb 8 '13. O C & 100

Powell av (11th st), 2241-3 (*), ns, 355 w Havemeyer av, 50x108, except pt for av, Unionport; Edw A Schill to Julius Weinheimer, 2160 Newbold av; mtg \$9,000; Feb 10 '13. O C & 100

Road from Westchester to Eastchester (*), es, the Hammock & salt marsh, begins at a gate, and runs along the lane leading to the Hammock, runs to Westchester Creek or Mill Pond & adj lands of Robinson, Bowne & Leggett, contains 22-8875 acres, Westchester, with all title to land under water; also ROAD from Westchester to Eastchester (*), es, at line bet lands hereby conveyed & of Robt J Turnbull, runs to land of Sidney B Bowne & a small & large creek & to Mill Pond & to land of Stephen Valentine & Andrew Arnov, contains 17 15-100 acres, parts excepted; also SALT MEADOW at Westchester, described in deed from Quimby to Bowne, recorded Oct 4 '27, with rights of way through salt meadow of Mary Poole, contains 6 acres, with all title to land under water; L Napoleon Levy to City Real Estate Co, a corp, 176 Bway; AL; Feb 5; Feb 8 '13. nom

Shakespeare av (11:2873), ws, abt 454 s 172d, 25x107.1x25x108.9, vacant; Sarah A Treoning to Archibald A Forrest, at Rye, NY; mtg \$1,000; Feb 7 '13. O C & 100

Tinton av, 592, see Church, 314 (216), Manhattan.

Trinity av, 823, see Trinity av, 827.

Trinity av, 827 (10:2630), ws, 46 s 160th, 40x102.1, 5-sty bk tnt; also TRINITY AV, 823 (10:2630), ws, 86 s 160th, 40x102.1, 5-sty bk tnt; Kramer Contracting Co to Union-Tinton Impt Co, a corp, 74 Bway; mtg \$66,000; Feb 13 '13. nom

Walton av, 1538 (11:2836), es, 51.2 s Hawkstone, runs e71.5x125xw125x50.5 to av xn91.9 to beg, except pts for av, 2-sty fr dwg & vacant; Giuseppe Tuoti to Tuoti Hatch & Co, Inc, a corp, 350 Bway; AT; QC; AL; Feb 5; Feb 7 '13. nom

West Farms rd, 1789-91, late road leading from West Farms to Hunts Point (11-3015), ws, abt 210 n 174th, runs nw215xn 115xsc68xs25xse100 to road xs90 to beg, except part for rd, vacant; Rose Frey to Frodawl Realty Co, Inc, 40 W 33; B&S & C a G; Dec 24 '12; Feb 7 '13. nom

Plot (*), begins 740 e White Plains rd at point 370 n along same from Morris Park av, runs e100 n25xw100xs25 to beg, with right of way over strip to Morris Park av; Jerome T Caffrey to Phillip Bardes, 1872 Barnes av; mtg \$4,000 & AL; Jan 31; Feb 11 '13. O C & 100

Interior gore (12:3315-301/2), being rear pt of deed, recorded Jan 5 '08, by Wm A Cameron & lying e of line 97 e Creston av with all title in bed of any old st or land bet or adj any of parcels conveyed; vacant; Concourse Bldg Co, a corp, to Saml Greenhut, 722 E 81; AL; Feb 8; Feb 11 '13. nom

Eastchester Bay (*), adj land Mrs Bell, runs — to Minnieford av xs60.4 to land C H Stringham xw— to Bay xn— to beg, except road along the water or Main st, & except part taken for approach to City Island Bridge; Mary Dymock to Jas P Dymock, 77 Elm av, Hackensack, NJ; mtg \$8,000; Dec 16 '12; Feb 10 '13. nom

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Fox st (10:2722), es, 52 s Barretto, 98x 105, 2-5-sty bk tnts; re mtg; City Mtg Co to B V Constn Co, a corp, 979 E 163; QC; Feb 10 '13. 57,000

Kelly st (10:2703), ws, 221.4 s on curve from 163d, 45.1x101, 5-sty bk tnt; re mtg; Lawyers Title Ins & Trust Co to Simbar Realty Corp, 931 Southern Blvd; QC; Feb 7 '13. nom

Kelly st (10:2703), ws, 176.3 s on curve from 163d, 45.1x101, 5-sty bk tnt; re mtg; Lawyers Title Ins & Trust Co to Simbar Realty Corp, 931 Southern Blvd; QC; Feb 7 '13. nom

Kelly st (10:2703), ws, 131.3 s on curve from 163d, 45.1x101, 5-sty bk tnt; re mtg; Lawyers Title Ins & Trust Co to Simbar Realty Corp, 931 Southern Blvd; QC; Feb 7 '13. nom

172D st E, nwc Bronx River av, see Bronx River av, nwc 172.

184TH st W (11:3234), ses, 206.7 sw Fordham rd, 50x50; vacant; re-mtg; American Mtg Co to Willard G Bixby, 7994 Ridge Blvd, Bklyn; QC; Jan 24; Feb 7 '13. nom

195TH st E (12:3282-32), ss, certf as to cancellation of ls or rent agmt recorded Nov 5 '02; Martin S Henry to Harriet S Lum; Feb 7 '03; Feb 11 '13.

239TH st E (12:3380), nec Kepler av, 100 x40, vacant; also 240TH ST, 242-4 E (12:3380), ss, 405 w Katonah av, 40x100, 2-2-sty bk dwgs; also KEPLER AV (12:3380), es, 80 n 239th, runs n18xe along Mt Vernon av, 36.10x70xs53xw100 to beg, vacant; deposition: In matter of the application of Mary Cleland to perpetuate the testimony of Timothy L Murphy of 156 Waverly pl to correct acknowledgment dated May 11 '06; Feb 7 '13.

240TH st, 242-4 E, see 239th E, nec Kepler av.

Av Von Humboldt (13:3423), bet 260th & 262d, land in bed of av; deed of cession of all R, T & I; Henry A Forster et al to City NY; B&S; Nov 11 '12; Feb 11 '13. nom

Barnes av (*), ws, 470 n Morris Park av, runs n75xe30 to c l Barnes av xs75xw 30 to beg, land in bed of st in front of above deed of cession; Regent Realty Co to City NY; Dec 20 '12; Feb 11 '13. nom

Boston av (12:3254), ses, 344 ne Perot, 49x93.9x49.6x100.11, vacant; re judgt; Jno P Dunn & ano to Louis Eickwort, at Mt Vernon, NY; Jan 11; Feb 7 '13. nom

Boston av (11:2939), ns, 109.4 e Suburban pl.—x—; boundary line agmt; Jas S Bolton & Augusta N his wife, 1601 Boston rd, owns e of line with Clara A Bolton, 1597 Boston rd, owns w of line; Jan 23; Feb 10 '13. nom

Bronx River av (*), nwc 172d, runs n 1,183.4 to 174th xne126.7xse49.4 to cl Bronx River av xn225.9 to c l Ward av xe66 to Bronx River av xs263.6xsl204.9 to 172d xw 102.6 to beg, land lying in bed of st in front of above; American Real Estate Co to City NY; June 26 '12; Feb 11 '13. nom

Bronx River av (*), nwc 172d, runs n 1183.4 to 174th xne126.7xse49.4 to c l of said av xn on curve 225.9 to cl Ward av xe66 to es B R av xs on curve 263.6 xs still along es av 1204.9 to ns 172d xw102.6 to beg, being land in bed of av; re mtg; Henry R C Watson, EXR & c Wm Watson to American Real Estate Co, 527 5 av; QC; July 31; Feb 11 '13. nom

Gifford av (*), ss, 278.10 e Balcom av, 25x100; re-mtg; Robt Miller to Jno R Peterson, 1890 Daly av; QC; Feb 1; Feb 11 '13. nom

Huxley av (13:3423), bet Mosholu av & 260th, land in bed of av; deed of cession of all R, T & I; Henry A Forster et al to City NY; B&S; Nov 11 '12; Feb 11 '13. nom

Johnson av (13:3407), ss, land lying bet old & new lines of av on said blk; also all R, T & I to land in bed of av as formerly laid out, or as at present existing & adj lands conveyed herewith or heretofore by deed recorded June 8 '01 by party 1st pt to party 2d pt; Wm M Barnum to Gyulo Armeny, 3117 Kingsland av; QC; Apr 11; Feb 7 '13. nom

Kepler av, nec 239th, see 239th E, nec Kepler av.

Kepler av, es, 80 n 239th, see 239th E, nec Kepler av.

Mace av (*), see White Plains rd, runs e 375.11 to ws Boston rd xne104 to ns Mace av xw442.4 to White Plains rd xs80 to beg; also WHITE PLAINS RD (*), sec Allerton av, runs e 1205.3 to ws Boston rd xne51.11 to ws Matthews xn64.9 to Allerton av xw1241.7 to White Plains rd xs100.1 to beg, land in bed of st in front of above; American Real Estate Co to City NY; June 22 '12; Feb 11 '13. nom

Mt Vernon av, see Kepler av, see 239th E, nec Kepler av.

Newton av (13:3423), bet Mosholu av & 260th, land in bed of av; deed of cession of all R, T & I; Henry A Forster et al to City NY; B&S; Nov 11 '12; Feb 11 '13. nom

Spencer av (13:3423), bet 259th & 262d, land in bed of av; deed of cession of all R, T & I; Henry A Forster et al to City NY; B&S; Nov 11 '12; Feb 11 '13. nom

St Raymond av (*), lot 163, map (398), sect 2, St Raymond Park, land in bed of st in front of above; deed of cession; Mary Doherty to City NY; Aug 21 '12; Feb 11 '13. nom

St Raymond (*), being lot 163, map sect 2, St Raymond Park, land in bed of st in front of above; re-mtg; Josephine Acker to City NY; Aug 29 '12; Feb 11 '13. nom

Tyndall av (13:3423), bet 260th & 262d, land in bed of av; deed of cession of all R, T & I; Henry A Forster et al to City NY; B&S; Nov 11 '12; Feb 11 '13. nom

Tryon av, ws, — s Gun Hill rd, see Gun Hill rd, ss, 73.4 w Tryon av.

Wallace av (*), es, 1345.2 n Morris Park av, runs n25xw30xs25xe30 to beg, being land in bed of av; deed of cession; Regent Realty Co to City NY; B&S; Dec 20 '12; Feb 11 '13. nom

Wallace av (*), ws, 1195.1 n Morris Park av, runs n50xe30xs50xw30 to beg, being land in bed of av; deed of cession; Regent Realty Co to City NY; B&S; Dec 20 '12; Feb 11 '13. nom

Wallace av (*), ws, 1345.2 n Morris Park av, runs n50xe30 to c l Wallace av xs50xw30 to beg, land in bed of st in front of above; deed of cession; Regent Realty Co to City NY; Dec 20 '12; Feb 11 '13. nom

Wallace av (*), ws, 470 n Morris Park av, runs n 75xe30 to c l Wallace av xs75 xw30 to beg, land in bed of st in front of above; deed of cession; Regent Realty Co to City NY; Dec 20 '12; Feb 11 '13. nom

Wallace av (*), es, 470 n Morris Park av, runs n 45xw30 to c l Wallace av xs45xe 30 to beg, land in bed of st in front of above deed of cession; Regent Realty Co to City NY; Dec 20 '12; Feb 11 '13. nom

Power of atty (misc); to cede lands in beds of avs in block 3423 & c; Edith A Forster to Henry Forster, 270 W 84; Jan 12 '12; Feb 11 '13.

Power of atty (misc); similar as above; Fredk P Forster to same; May 27 '12; Feb 11 '13.

LEASES

Borough of Manhattan

FEB. 7, 8, 10, 11 & 13.

Broome st, 194, see Suffolk, 64-6.

Bleecker st, 272 (2:587); str & b; Wm A Gillen, Jr. to Jno Straining, 24 Charlton & ano; 5yf Feb 13; 5y ren; Feb 11 '13, 1,200

Cornelia st, 31 (2:590); str & c; Jno Knacke to Carlo Besser; 3yf Feb 13; Feb 13 '13. 480

Elizabeth st, 198-200 (2:492); asn of money under Ls agmt; Mattia Mortello to Gennaro C Corsi, 289 N 8, Bklyn; AT; Feb 11 '13. nom

Franklin st, 46 (1:172); sur Ls; L P Faccini & Co to Hallenbeck-Hungerford Realty Corp, 497 Pearl; AT; Feb 11 '13. nom

Franklin st, nec West, see West, nec Franklin.

Goerck st, nec Rivington, see Rivington, 322-4.

Mulberry st, 171 (2:471); all, except assembly room on rear of ground fl; Domenico Saladino to Maria Cumino, 171 Mulberry; 2yf Feb 13; Feb 13 '13. 3,000

Pearl st, 253 (1:75); str & b; Chas F Noyes Co AGENTS to Morris Jacobs, 928 Kelly & ano; 5yf May 13; Feb 10 '13, 1,200

Reade st, 127 (1:140); ground fl b & sub b; Mary A Early to Lawrence E Kohl, 202 E 99; 3 3-12yf Feb 1; Feb 13 '13. 1,700

Rivington st, 136-8 (2:354); all; Maud B Barclay to Jacob Lehrer, 111 Av C; 3 3-12 y f Feb 13; Feb 11 '13. 6,120

Rivington st, 153 (1:348), 2d fl; Adolf D Lindeman to Abr H Rosenbaum, 1800 7 av; 5yf May 13; Feb 7 '13. 600

Rivington st, 322-4 (2:324), nec Goerck; str & b; Sam Cantor to Jos Kahn, 79 Lewis; 5yf May 13; Feb 8 '13. 960

Rose st, 45-51 (1:114), w pt 1st fl & b; Thos E Greacen to the Franklin Press National Executive COMMITTEE Socialist Labor Party, Proprietors, 28 City Hall pl; 10yf May 13; Feb 11 '13. 2,600 to 4,000

1 Suffolk st, 64-6 (2:347), nec Broome (No 194), apartments Nos 4 & 5 on 2d fl; Wolf Nadler to Philip Steigman, 64-66 Suffolk; 2yf May'13; Feb'13. 624

1 West st (1:185), nec Franklin, —x—; the land; Jno C Hall et al to Chas W & Jno H Meyer, EXRS Carsten H Meyer, decd, of Bklyn; agmt as to ext of Ls; 10yf May'13; Jan'29; Feb'13. 2,500

1 7TH st E, swe 2 av, see 2 av, 147.

1 9TH st E, nec Av D, see Av D, nec 9th.

1 9TH st, 69 W (2:573); stoop str; Mary Lubarsky to Morris Levenson, 53 W 8; 3yf May'13; Feb'13. 300 & 360

1 10TH st, 256-68 E (2:437); all; Maud E Barclay to Isaac Mass, 212 E 7; 3 3-12yf Feb'13; Feb'13. 5,160

1 11TH st, 521 E (2:405), all; Sarah A Brevoort to E Siegel, 420 E 3; 3 3-12yf Feb'1; Feb'13. 2,460

1 11TH st, 41 W (2:575), all; Thos W Dawson, EXR Eliza J Dawson to Bartlett Arkell, 37 W 11; 5 3-12yf Feb'1; Feb'13. 1,900

1 12TH st, 10-14 E (2:569); asn Ls; Ernest E Johnson to Johnson, Adams & Greacen, a corpn, 684 Bway; Feb'8; Feb'13. O C & 100

1 20TH st, 36-8 E (3:848); asn Ls; Ernest E Johnson to Johnson, Adams & Greacen, Inc, a corpn, 684 Bway; Feb'8; Feb'13. O C & 100

1 23D st E (3:878); nwc Lex av, pt of 1st fl, 23x22.1xirreg; Theo E Schulte to Dr H K Howard, 126 E 23; 4yf May'13; Feb'13. 1,200

1 24TH st, 528-32 W (3:695), ss, 400 w 10 av, 75x98.8; all; Emma G Clark to Herman Kohn, 540 W 24; 9yf May'13; option of renewal; Feb'13. taxes & 2,350

1 26TH st, 21-3 W (3:828), ns, 425 e 6 av, 50x98.9; sur Ls; Morris A Steinberg to Wm V Astor, 1024 5 av or 25-7 W 26; AT; Feb'1; Feb'13. O C & 100

1 28TH st, 45 E (3:858), ns, 78 w 4 av, 22.6 x 98.9, all; Mon Realty Co to Jno Fink, 345 W 23; 19 4-12yf Jan'1; 21y ren; Feb'7'13. taxes, &c, & net 4,000

1 29TH st, 54 W, see 6 av, 480.

1 29TH st, 103-5 W (3:805); w basement str; Carl Oestreicher to Nathan Robinson-witz, 143 W 30; 3 1-12yf Jan'2; Feb'8'13. 1,200

1 35TH st E, nwc Lex av, see Lex av, nwc 35th.

1 35TH st W, see S av, see 8 av, 496.

1 38TH st W, see Bway, see Bway, see 38th.

1 46TH st, 446 W (4:1055); sur Ls; Nicholas Lorenzo to Jonas Weil, 21 E 82, & Bernhard Mayer, 41 E 72; AT; Feb'1; Feb'13. 185

1 47TH st, 521 W (4:1076), ns, 300 w 10 av, 25x100.5; asn Ls; Lillian Reinmuller, individ & EXTRX Henry Reinmuller Jr, to Gustave & Wm Reinmuller, 521-3 W 47; Feb'6; Feb'8'13. nom

1 48TH st, 67 W (5:1264); ground or parlor str; Maud E Kimball, EXTRX Sarah McKee, to Wm Nadelman, 67 W 48; 4 7-12yf Feb'1; Feb'13'13. 1,500 to 1,800

1 63D st, 404-10 E (5:1457); agmt as to conditions in lease; Jos Fine & ano EXRS, &c, Abr Fine with Pietro Salomone, 411 E 63; Jan'6; Feb'7'13. nom

1 79TH st, 176 E (5:1413), all; Rosalie Burgheim to Alfd Schwab, 178 E 70; 5yf May'13; Feb'7'13. 1,400

1 84TH st, 453 E (5:1564), nwc Av A, part of cor str; Chas Castell Eros to Mic Co; 4 5-12yf Dec'12; Feb'7'13. 600 to 690

1 88TH st, 159 E (5:1517), ns, 220 w 3 av, 25x100.8; asn Ls; Eveline Gaylord et al to Konkle Lumber & Mfg Co, a corpn, 159 E 88; Sept'12; Feb'10'13. nom

1 88TH st, 159 E; asn Ls; Konkle Lumber & Mfg Co to M Byrnes Bldg Co, a corpn, at Elizabeth, NJ; Feb'6; Feb'10'13. nom

1 95TH st E, nec 3 av, see 3 av, 1695.

1 97TH st, 165 W (7:1852), all; Ellen Hill et al EXRS, &c, Julia McDevitt to Ricardo D Martera, 270 W 96; 10yf Mar'13; Feb'10'13. 1,700

1 107TH st, 102-6 W (7:1861); all; Atlas Garage Realty Co to Wm M Haradon, 267 W 89; 9 8-12y & 8 days fr Jan'23; Feb'13'13. 10,500 & 11,000

1 111TH st, 545 W, see Bway, 2862.

1 118TH st, 5 W (6:1717); agmt as to sur Ls; Louis Stenzler, 151 E 113 to Rosa H Goldstein, 1708 Lex av; Feb'8; Feb'11'13. nom

1 125TH st, 120-2 W (7:1909), w 1/2 of str; Jno J Freedman to Philip Diamond, 208 E 85, & Sol Mangel, 349 Central av, Jersey City, NJ; 10 1-6yf Mar'1; Feb'7'13. 8,000

1 125TH st, 454 W (7:1965); str & 4 rooms above str; Fitch Gilbert to Max Zaslavsky, 454 W 125; 3yf Feb'13; Feb'11'13. 720

1 177TH st W, see St Nich av, see St Nich av, 1336.

1 207TH st W, nec Ams av, see Ams av, nec 207th.

1 Av A, nwc 84th, see 84th, 453 E.

1 Av A, 1239 (5:1461); agmt as to cancellation of Ls; Saml Strausberg with Jacob Abraham, 92 2 av; Sept'30'12; Feb'10'13. nom

1 Av A, 1479 (5:1473); s str, 1 room in rear, with b; also 5 rooms on 3d fl, ss; Julius Koehler to Alfonse Schiller, 1479 Av A; 3 3-12yf Feb'13; Feb'11'13. 780 & 840

1 Av A, 1511 (5:1560); cor str & str adj on n; asn Ls; Frank Kropacek or Kopa-cek, to Jno Hoek & ano, 439 E 82; Feb'1; Feb'13'13. nom

1 Av D (2:366), nec 9th; str fl & pt b; Ignatz Weisberger to Chas Kabelitz, 128 Av D; 5yf May'13; Feb'13'13. 1,200

1 Amsterdam av, 1336 (7:1980); 3 strs & pt c; Kate Halk et al to Peter J Conran, 991 3 av; 6 3-12yf Feb'1; Feb'8'13. 2,300 & 2,700

1 Amsterdam av, 1336 (7:1980); asn Ls; Peter J Conran to Arthur Jost, 159 W 129; Jan'31; Feb'2'13. nom

1 Amsterdam av (8:2204), nec 207th, 99.11x 50; all; Fredk G Potter, TRSTE Wm H Potter, decd, & ano, to Jas Regan, 67 E 124; 7yf July'12; two rens of 10 yrs ea; Feb'8'13. taxes & c & 4 1/2 % upon valuation of 45,000

1 Amsterdam av (8:2204), nec 207th, 99.11x 50; asn Ls; Wm Klein, ref. to Jas Regan, 67 E 124; all title; FORECLOS June'24'12; Sept'10'12; Feb'8'13. 10,100

1 Amsterdam av (8:2204); same prop; sur Ls; Fredk G Potter, TRSTE Wm H Potter, to University Heights Hotel Co, 207th & Ams av, & Jas Regan, 67 E 124; Feb'8'13. nom

1 Broadway, 684 (2:531); asn Ls; Ernest E Johnson to Johnson, Adams & Greacen, a corpn, 684 Bway; Feb'8; Feb'10'13. O C & 100

1 Broadway (3:813); see 38th; two rooms on ground fl; Normandie Hotel Co to Peter Politis, 476 6 af & Louis G Laphys, 476 6 av; from Feb'1 to Feb'18; Feb'13'13. 2,500

1 Broadway, 2862 (7:1883), nec 111th (No 545); 3d str; Rockfall Apartments, a corpn, to Chas Hoops, 982 6 av; 7 8-12yf Feb'1; Feb'13'13. 2,500 to 3,175

1 Lenox av, 677 (8:2012), n str & b; Anna E Haas to Geo Caparele, 72 Vesey; 4yf Feb'20; Feb'11'13. 480 & 580

1 Lexington av, nwc 23d, see 23d E, nwc Lex av.

1 Lexington av (3:891), nwc 35th; cor str; Directors Realty Holding Co to Jas T Caparell, 156 E 27 & Spero H Calamaras, 1118 42d, Bklyn; 10yf Mar'13; Feb'13'13. 1,500 & 1,800

1 St Nicholas av, 1336 (8:2133), sec 177th; str & c; Fluri Constn Co to Flourie Spinello, 501 W 166; 3yf Oct'15'12; Feb'11'13. 540 to 660

1 ST av, 1746 (5:1570), n str & pt b; Geo Hermann to Geo Frenz, 1746 1 av; 3yf May'13; Feb'11'13. 600

1 2D av, 81 (2:460); all; Louis H G Dethloff to Philip Hartenstein, 85 2 av; 5yf May'1; Feb'13'13. 2,280

1 2D av, 117 (2:462), swe 7th, all; Bernard Cohen to Saul Birnzweig, 77 2 av; from Jan'1 to Apr'30'16; Feb'10'13. 5,520

1 2D av, 2192-4 (6:1684); all; Ortus Realty Co to Alfonso D'Urso, 310 E 113; 3yf Mar'13; Feb'11'13. 4,100

1 2D av, 2250 (6:1687), str & b; Carmela Parlemar to Saml Kapner, 2250 2 av; 5yf Sept'12; Feb'10'13. 576

1 3D av, 41 (2:465); str & pt b; David Schwartz to Angelo Ertola, 349 W Bway, & ano; 5yf Jan'1; Feb'8'13. 1,500

1 3D av, 1695 (5:1541), nec 95th; str & pt b; Pessie Satzman to Michl Barry, 166 E 93 & ano; from Jan'21'13 to May'1'18; Feb'11'13. 2,100

1 5TH av, 574 (5:1262); 1st & 2d lofts; Rudolph M Haan to Emma R Rice, 21 E 48; fr Mar'13 to Dec'31'20; Feb'8'13. 6,000 to 9,000

1 6TH av, 480 & 29TH st, 54 W (3:830); asn Ls; Patk A Gallagher to Ellen F Curran, 517 W 171; Feb'4; Feb'11'13. nom

1 8TH av, 378 (3:778); all; J Denton Shea to Max & Jacob Wise, 325 W 29; 9 3-12yf Feb'13; Feb'11'13. 2,700 & 2,880

1 8TH av, 462 (3:782), str & b; Auerbach Realty Co to Aluffo Bros, 462 8 av; 3yf Mar'13; Feb'10'13. 1,500

1 8TH av, 496 (3:784), sec 35th, 25x77.4; all; Saranac Realty Co to Edw F McDonal-d, 235 W 12; 8 4-12yf Jan'13; Feb'11'13. 3,234

1 8TH av, 734 (4:1017), s 1/2 str & b; Sam Wah to Arcangelo Yasili or Iasillo, 734 8 av; 3 5-12yf Dec'12; Feb'10'13. 720 & 780

1 8TH av, 2,560 (7:1942), str & three rooms in rear of str; Jno H Merkel to Simon Gottlieb, 2560 8 av; 3yf May'13; Feb'11'13. 1,200

1 9TH av, 859 (4:1065), str & b; Morris D Solinger to Chas Kaufmann, 352 W 56; 8 3-12yf Feb'1; Feb'7'13. 1,260

1 9TH av, 861 (4:1065), cor str & c; Chas Kaufmann to Jno J Lucey, 61 5 av & ano; 8 3-12yf Feb'1; Feb'7'13. 2,310

1 9TH av, 861 (4:1065), cor str & c; Morris D Solinger to Chas Kaufmann, 352 W 56; 8 3-12yf Feb'1; Feb'7'13. 2,310

LEASES.

Borough of the Bronx.

1 Carroll pl, 1063 (9:2462), ws, 214.10 n 165th, old line, 50x86.6, all, except part for pl, with option to purchase for \$7,500; Emma Caughan to Alfd Iaillo at Fair-view, NJ; 5yf Mar'13; 5y ren; Feb'7'13. 420

1 149TH st, 441-5 E (9:2294), 7-sty bldg, all; Annucio Santini to Cesare Santini, 452 E 149 et al; 10 yf Jan'1; Feb'10'13. 9,000 & 10,000

1 222D st, 627 E (*), str, rear rooms & yard; Jas De Benedetto to Margherita D'Amato, 627 E 222; 5 1/2yf Nov'12; Feb'10'13. 300

1 Boston Post rd (*), at junction old Boston Post rd, bet 5 av & Eastchester Land-ing rd; Ruser's Hotel; all; Herbt M Holton, TRSTE Jno Ruser, decd, to Geo Ploner, 4061 Boston rd; 4yf May'12; Feb'8'13. 720 to 900

1 Boston Post rd (*); same prop; asn Ls; Geo Ploner to Jno Crombie; AT; Jan'28; Feb'8'13. nom

1 Brook av, 1418 (11:2895), asn Ls; Sarah Schwartz to Abr Sherman & ano, 48 E 103; Feb'7; Feb'10'13. nom

1 Intervale av, 1110 (10:2706); asn Ls; Agnes Gandert to Dudley McGovern, 111 W 90; Feb'4; Feb'8'13. nom

1 Lincoln av, 165 (9:2318), asn Ls; Peter Cusack to Jos Noonan, 467 Manhattan av & ano; mtg \$2,300; Feb'7; Feb'10'13. nom

1 Mott av, 416 (9:2343), str & c; Sarah Shatzkin to Henry Hey, 416 Mott av; 5yf Feb'1; Feb'7'13. 480 to 912

1 Prospect av, 970 (10:2690), s str & c; Geo Keller Constn Co to Leopold Winkler, 765 E 160th; 5yf Jan'12; Feb'7'13. 840 & 960

1 Prospect av, 970; asn Ls; Leopold Winkler to Harry Ackerman, 1034 Fox; AT; Feb'4; Feb'7'13. nom

1 Trinity av, 823-7 (10:2630); two bldgs; all; Kramer Contracting Co to Jacob Peskin, 664 E 160; 3yf June'12; Feb'13'13. 6,000

1 Wilkins av, 1469 (11:2965), Park Theatre; asn Ls; Henry Knieriem & ano to Wm Pick, 102 W 115 & ano; Feb'8; Feb'10'13. nom

1 3D av, 248 (3:876), str & pt b; Edwin Sander to M Salzman Co, 214 Franklin, Bklyn; 5yf May'10; 5y ren; Feb'7'13. 1,400

MORTGAGES

Borough of Manhattan.

FEB. 7, 8, 10, 11 & 13.

1 Allen st, 21 (1:300), ws, 100.2 n Canal, 25.2x65.7; given as collateral security for payment of \$3,000; pr mtg \$24,250; Feb'10; Feb'13'13, installs, 6%; Fulton Av Realty Co to Rebecca Greenberg 1767 Ful-ton av. 3,000

1 Allen st, 21; certf as to above mtg; Feb'10; Feb'13'13; same to same.

1 Baxter st, 42 (1:166); ext of mtg for \$25,000 to Aug'10'13, 5%; Jan'27; Feb'11'13; Louis Oliva & Dominic Gaussa, NY, with Jno A Brown Jr of Newton Township, Pa. nom

1 Bayard st, 94-6 (1:199), nwc Mulberry (Nos 71-71 1/2), 52.2x74.6; Feb'10'13; 5y5%; Jacob Lippmann, 46 E 80, to N Y Trust Co, 26 Broad. 60,000

1 Bleeker st, 272 (2:587); sal Ls; Jan'16; Feb'11'13; demand, 6%; John Straining & Louis Bricca to Jacob Ruppert, a corpn, 1639 3 av. 4,500

1 Broome st, 312-4 (2:419), ns, 50 w Forsyth, 44x100; Feb'13'13, 5y5%; Fannie Frankel to Emigrant Indust Savgs Bank. 48,000

1 Broome st, 312-4; sobrn agmt; Feb'13'13; Moses Goodman with same. nom

1 Catherine st, 22 (1:279), ws, 46.5 n Henry, 27.4x68.3x27.1x68.9; Feb'5; Feb'7'13; 4y5%; Harry & Chas Abrahams to Citizens Savgs Bank, 56 Bowery. 20,000

1 Catherine st, 22; sobrn agmt; Jan'31; Feb'7'13; same & Harmon W Hendricks with same. nom

1 Cherry st, 150 (1:253); asn Is by way of mtg to secure \$2,065; Jan'28; Feb'11'13; Vincenzo Cino & Diego Magnifico to Ebling Brewing Co, 760 St Anns av. nom

1 Cherry st, 150; asn Ls by way of mtg to secure \$2,065; Jan'28; Feb'11'13; Vincenzo Cino to same. nom

1 Clinton st, 36-8 (2:349); ext of \$60,000 mtg to Feb'10'13 at 5% & consent to same; Feb'7; Feb'13'13; Lawyers Title Ins & Trust Co with Broome-Clinton Co & State Bank. nom

1 Cortlandt st, 60 (1:59), ns, 25.9 w Greenwich, runs n41.10xn13.11xw19.4xss55 to st x e21.2 to beg; Dec'9'12; Feb'10'13; due, &c, as per bond; Henry J Schnitzer, 40 Morningside av, to Southwestern Surety Ins Co, 55 John. 40,000

1 Downing st, 53 (2:528), ns, 161.11 w Bedford, 20.3x90x20.4x90; Feb'7'13; due &c as per bond; J & R Lamb, a corpn, to Title Guar & Trust Co. 6,000

1 Downing st, 53; certf as to above mtg; Feb'4; Feb'7'13; same to same.

1 Downing st, 53 (2:528), ns, 161.11 w Bedford, 20.3x90x20.4x90; pr mtg \$6,000; Feb'7; Feb'8'13; due Jan'16, 6%; J & R Lamb, a corpn, to Osborn R Lamb, 356 W 22. 6,000

1 Downing st, 53; certf as to above mtg; Feb'4; Feb'8'13; same to same.

1 Duane st, 52-8 (1:155), see Elm (Nos 7-15), runs s109.7xel100xns5 to Duane xnw 101.4 to beg; all title to alleyways of Nos 3 & 5 Elm, & in rear of 5, 7 & 9 Elm; Feb'7'13, 5y5%; Louis M Jones, 30 W 87, & Thos W Jones, 21 W 88, to East River Savgs Instn, 291-5 Bway. 410,000

1 Elm st, 7-15, see Duane, 52-8.

1 Eldridge st, 71 (61) (1:306), ws, abt 75 n Hester, 25x100; ext of \$3,000 mtg to Apr 14'14 at 6%; Jan'14; Feb'7'13; Ludwig Rosenzweig with Rebeka Lukashok, 1571 Fulton av. nom

1 Forsyth st, 208, see Forsyth, 210.

1 Forsyth st, 210 (2:422), es, 100 s Hous-ton, 25x100; also FORSYTH ST, 208 (2:422), es, 125 s Houston, 25x100; given as collateral security for payment of mtg of \$20,000 covering PARK AV, 929-31 (5:1509) es, 51.1 s 81st, 53.3x100; pr mtg \$57,500; Feb'11; Feb'13'13, installs, 6%; Henry C Glaser to Chas Brownold, 129 E 57. 20,000

1 Greenwich st, 65, & Trinity pl, 26 (1:19); sal Ls; Feb'8; Feb'11'13; demand, 6%; Fritz-thold Spielvogel & Friederich or Fritz Kleinmann to V Loewers Gambrinus Brew-ery Co, 528 W 42. 2,000

Henry st, 29 (1:280), ns, 174.10 e Catherine, 25x100; Feb'813; due &c as per bond; Rachel Klausner, 29 Henry, to Jacob Klausner, 29 Henry. 2,000

Marginal st or pl, 130-6, see 21st, 558 W.

Minetta st, 6 (2:542), ns, 153.1 e Bleecker, 22.1x15x22.2x75; also MINETTA ST, 8 (2:542), ns, 175.3 e Bleecker, 22x75; also MINETTA ST, 10 (2:542), ns, 197.2 e Bleecker runs n39.10xs34 to nws Minetta xsw21.11 to beg; Feb'713; 5y5%; Moser Arndtstein to Henrietta S Orth, 149 E 91. 12,000

Minetta st, 8-10, see Minetta st, 6.

Mulberry st, 71-71 1/2, see Bayard, 94-6.

St Nicholas pl, 57 (7:2067); ext of \$7,500 mtg to Jan30'16 at 4 1/2%; Feb'10'13; N Y Life Ins & Trust Co with Martin Ungrich, 57 St Nicholas pl. nom

Reade st, 154 (1:141), ns, abt 90 e Greenwich, 25x53; PM; Feb'5; Feb'7'13; 3y5%; Edw E Androvette of Bklyn to N Y Title Ins Co, 135 Bway. 24,000

Stanton st, 181 (2:349), ss, 56 w Attorney, 18.1x63.2x18.1x63.4; Jan'13; Feb'7'13; due &c as per bond; Aaron Gruher & Herman Gruher to Title Guar & Trust Co. 12,000

Sullivan st, 107-9 (2:503), es, 250 n Spring, 49.8x100; Oct'9'12; Feb'13'13, 3y5%; Peter Rinelli, Stephen Guardino, Calogera C Guardino, widow, all of Bklyn, & Catherina Guardino, Calogera Fauci & Marietta Porrello, NY, to Jno J Sullivan, 168 Hewes, Bklyn. 56,000

Trinity pl, 26, see Greenwich, 65.

Union sq W, 33 (3:844); agmt as to share ownership in mtg; Jan'31; Feb'13'13; Alice T Wheelock, Mary A Kemys & Grace T Gray with Mutual Life Ins Co of NY. nom

Walker st, 83 (1:195), ss, 72 e Cortlandt alley, 24x100; PM; Feb'1; Feb'13'13, 5y5%; Wm J Stich to Dawson C Glover, trstes Caroline A Gieser, Fairfield, Conn. 35,000

2d st, 276-80 E (2:372), ns, 393 w Av D, 100x106; PM; Feb'5; Feb'13'13, 5y4 1/2%; Austrian Hebrew Free Burial Assn, a corp., to N Y City Soc of The Methodist Episcopal Church, 150 5 av. 40,000

2d st, 276-80 E; PM; pr mtg \$40,000; Feb'5; Feb'13'13, installs, 5 1/2%; same to same. 20,000

2d st, 276-80 E; PM; pr mtg \$60,000; Feb'5; Feb'13'13; due Aug'13, 6%; same to same. 3,000

4th st, 9 E (2:545), ns, 160 e Bway, runs n98.10xw60xs25xe35xs73.7 to stx e25 to beg; PM; Feb'7; Feb'8'13, 5y5%; Marie M Mills, Arrochar, SI, to Mary C Hencken, Greenwich, Conn. 40,000

4th st, 303 W (2:615), es, 19.6 n Bank, 20 x75; ext of \$6,000 mtg to Feb'8'16, 5%; Feb' 8; Feb'10'13; Alex McClelland, 42 E 11, with Fanny Von Schmid, 30 W 10. nom

6th st, 324-6 E (2:447); two agmts as to share ownership in two mtgs; Oct'7'12; Feb'11'13; Jos L Buttenwieser, 300 Central Park W, with Francis Speir, 276 Ridge wood rd, So Orange, NJ, & ano trstes. nom

6th st, 410-12 E (2:433); two agmts as to share ownership in two mtgs; Oct'7'12; Feb'11'13; Jos L Buttenwieser, 300 Central Park W, with Francis Speir, 276 Ridge wood rd, So Orange, NJ, ano trstes. nom

6th st, 624 E (2:388); ext of \$39,000 mtg to Apr'18 at 5 1/2%; Feb'7; Feb'10'13; Saml J Roth with David E Sicher, 54 E 65, nom

7th st, 47 E, see 2 av, 118.

7th st, 97 E (2:435), ns, 118.2 e 1 av, 24.2x97.6; pr mtg \$25,000; Feb'11'13; due, Jan'16, 6%; Rosa Engl, 97 E 7, to Fanny Gluck, 149 Av C. 5,000

11th st, 237 E (2:467), ext of \$30,000 mtg to Aug'15'16 at 5%; Dec'30'12; Feb'7'13; Mary R J DuBois with Lena Korn. nom

11th st, 428 E (2:438), ss, 194 w Av A, 25x94.8; ext of mtg for \$15,000 to Feb'7'18; 5%; Feb'7'13; Metropolitan Savgs Bank, 59-61 Cooper sq E with Chas R Faruolo, 2075 Bathgate av. nom

17th st, 115 E (3:873); ext of \$29,000 mtg to Feb'6'16 at 5%; Dec'28'12; Feb'13'13; Wm S Mason et al, trstes Jas H Smith, with Jno M Breen. nom

18th st, 510 E (3:975), ss, 170.6 e Av A, 25x92; PM; Feb'6; Feb'7'13; 3y5%; Jno M Sibley, 290 W 12 to Metropolitan Savgs Bank, 59-61 Cooper sq E. 11,000

18th st, 512 E (3:975), ss, 195.6 e Av A, 25x92; PM; Feb'6; Feb'7'13; 3y5%; Chas Hibson, 140 E 34 to Metropolitan Savgs Bank, 59 Cooper sq E. 11,000

18th st, 518 E (3:975), ss, 270.6 e Av A, 25x92; PM; Feb'11'13; 5y5%; Palm Bracco, 1354 70th, Bklyn, to Metropolitan Savings Bank, 59 Cooper Sq E. 10,000

18th st, 518 E; pr mtg \$10,000; Feb'11'13; 1y6%; same to Chas H Low, 571 W 159. 500

19th st, 274-6 W (3:768), ss, 110 e 8 av, 40x123.5x40.3x128.2; PM; Feb'10'13; due May'15'18, 5%; Ralph Holding Co to Citizens Savings Bank, 56 Bowery. 62,500

21st st, 558 W (3:692), sec Marginal st or pl (Nos 130-6), ns, ex33.9xs87.5 to es Marginal st or pl xnw93.8 to beg; pr mtg \$6,000; Feb'10'13; due, &c, as per bond; Saml & Geo Holoher to Rebecca Elsnor, 107 W 143. 8,000

25th st, 157 E (3:881), ns, 84 w 3 av, 23x98.9; ext of mtg for \$5,000 to Jan'16 4 1/2%; Jan'9; Feb'7'13; Mary L Campion with Keran Flynn, 238 E 32. nom

25th st, 158-62 W (3:800), ss, 118 e 7 av, 55x98.9; Feb'7; Feb'8'13, 3y4 1/2%; Westsex Realty Co to U S Trust Co of NY, 45 Wall. 49,000

25th st, 158-62 W; certf as to above mtg; Jan'30; Feb'8'13; same to above.

25th st, 158-62 W; certf as to above mtg; Jan'30; Feb'8'13; same to above.

25th st, 408 W (3:722), ss, 125 w 9 av, 25x98.9; Feb'7'13; due &c as per bond; Eliz A Rose wid to N Y Savgs Bank, 81 8 av. 15,000

26th st, 365 W, see 9 av, 270.

27th st, 139-41 E (3:883), ns, 100 e Lex av, 40x98.9; Feb'10'13; 5y4 1/2%; Jno J Weststead to Clarence H Kelsey, East Orange, NJ, & ano exrs Caroline F Butterfield. 28,500

29th st, 145 E (3:885), ns, 165 w 3 av, 19.8x98.9x19.4x98.9; Feb'7'13, 5y4 1/2%; Jno J Weststead to St Luke's Home for Aged Women, a corp., 30 E 20. 15,000

29th st, 54 W, see 6 av, 480.

31st st, 49-51 E, see 4 av, 462.

31st st, 28 W (3:832), ss, 400 w 5 av, 25 x98.9; Feb'8; Feb'10'13; 3y5%; Geo W Rudkin to Lawyers Mort Co, 59 Liberty. 65,000

32d st, 102 W, see 6 av, 531-3.

41st st, 9 E (5:1276), ns, 166 e 5 av, 22x 98.9; supplemental to mtg recorded Dec'7 '08; pr mtg \$125,000; Feb'7; Feb'8'13; due &c as per mtg recorded Dec'7'08; N Y Real Estate Security Co, 42 Bway, to N Y Trust Co, trste, 26 Broad. nom

44th st, 153 E (5:1299), ns, 145 w 3 av, 25x100.5; PM; Feb'7'13; due &c as per bond; Gustave E Walter, 1086 Dean, Bklyn to Catholic Womens Benevolent Legion, 153 E 44. 20,000

44th st, 445 W (4:1054), ns, 240 e 10 av, 20x100.5; PM; Feb'10; Feb'11'13; due, &c, as per bond; Chas C Busch to Fredk W Merck, 445 W 44. 8,500

47th st, 523 W (4:1076), ns, 450 e 11 av, 25x100.5; Feb'6; Feb'7'13; due &c as per bond; Gustav & Wm Reinmuller to Title Guar & Trust Co. 4,000

47th st, 633 W (4:1095); ext of \$7,000 mtg to Dec'15 at 5%; Dec'4'12; Feb'13'13; Henry Contracting Co with Josephine E Thayer, 85 Inverness ter, London, Eng. nom

48th st, 605-7 W (4:1096), ns, 100 w 11 av, 75x100.5; PM; pr mtg \$—; Feb'7'13; due &c as per bond; 550 W 44th St Co, 550 W 44 to Jas T Starley, 1116 E 21, Bklyn. 9,000

49th st, 342 E (5:1341); ext of \$14,000 mtg to Dec'3'17 at 5%; Dec'4'12; Feb'13'13; Christopher R Carter, trste Cath T Schief-felin, with Hannah D Perlman. nom

56th st, 127 W (4:1099), ns, 370.10 w 6 av, 20.10x100.5; Feb'13'13, 3y 4 1/2%; Fifty-sixth St Realty Co, 130 W 57, to Havens Relief Fund Soc, 49 Wall. 25,000

56th st, 127 W; certf as to above mtg; Feb'11; Feb'13'13; same to same.

60th st, 311 E (5:1435), ns, 175 e 2 av, 25x98.9; Feb'10'13; 5y5 1/2%; D Vella Realty Co to Lawyers Mort Co, 59 Liberty. 14,000

60th st, 311 E; certf as to above mtg; Feb'10'13; same to same.

60th st, 311 E; pr mtg \$14,000; Feb 10'13; 3y6%; same to Jos Vella, 311 E 60. 4,000

60th st, 311 E; certf as to above mtg; Feb'8; Feb'10'13; same to same.

62d st, 237 E (5:1417), ext of \$7,500 mtg to Jan'16 at 5%; Jan'23; Feb'7'13; Bankers Trust Co with Kath F Lindeman, Yonkers, NY. nom

67th st, 41 E (5:1382), ns, 180 w Park av, 20x100.5; Feb'6; Feb'8'13, 1y5%; Jno A Mitchell, 41 E 67, to Mary H Mitchell, 41 E 67, & ano, trstes Jno N Mott. 22,500

69th st, 221 E (5:1424), ns, 230 w 2 av, 28x100.5; ext of \$3,000 mtg to Feb'16 at 6%; Jan'31; Feb'7'13; Saml Kasimir with Ida Fishkin, 221 E 69. nom

78th st, 344 E (5:1452); ext of \$9,000 mtg to Mar'13'18 at 5%; Feb'1; Feb'13'13; Lawyers Title Ins & Trust Co with Ober-meyer & Liebman, a corp., nom

84th st, 229-31 E (5:1530); ext of \$45,000 mtg to Apr'24'16 at 5%; Feb'11'13; Fanny Ellinger with Meyer Edelman, 4601 13 av, Bklyn, & Saml Edelman, 1258 46th, Bklyn. nom

84th st, 250-6 W, see Bway, 2309-15.

88th st, 502 E (5:1584), ss, 75 e Av A, 25x100.8; ext of \$6,000 mtg to Jan'3'13, interest as per bond; Jan'6; Feb'7'13; Alfred & Margt Voellmeke, exrs Franz Voell-meke, with Helena Genne, 518 E 88. nom

88th st, 118 W (4:1218), ss, 162.6 w Col av, 15.6x100.8; Feb'7'13; 3y4 1/2%; Julia M wife Jno P Kirwan to Cornelia W Shade, Lakewood, NJ. 12,500

89th st, 223 E (5:1535), ns, 225 w 2 av, 25x100.8; pr mtg \$—; Jan'30; Feb'10'13; 3y6%; Frank J Gunther to Jno J Hatten-brun, Jr, 1358 Lyman pl. 1,000

89th st, 450 E (5:1568), ext of \$16,000 mtg to Feb'16 at 5%; Jan'31; Feb'7'13; Edw L Morse with Aristides Martinez, 207 Pearl st. nom

90th st, 20 W (4:1203), sobrnr of mtg for \$4,000 to mtg for \$18,000; Feb'7'13; Wm I Rosenfeld, 42 W 87 with Emil Thiele, 310 Riverside dr. nom

94th st, 11 W (4:1208), ns, 100 w Central Park W, 20x100.8; Feb'13'13; 3y5%; Helen D W Haynes to Emigrant Indust Savgs Bank. 17,000

96th st, 329-35 W (7:1887), ns, 300 w West End av, 100x—; agmt as to share ownership in bond & mtg; Feb'7; Feb'13'13; Bronx Investment Co, a corp., 100 Bway, with N Y Trust Co, a corp., 26 Broad. nom

96th st, 329-35 W (7:1887), ns, 300 w West End av, runs w100xn100.11xe41xs5.11 xe58.11xs95 to beg; Feb'7; Feb'8'13, 3y 5 1/2%; Louise F Mahoney, trste Robt J Mahoney, & Builders Land Development Co to Bronx Investment Co, 100 Bway. 65,000

101st st, 304 E (6:1672), ext of \$30,000 mtg to Feb'9'16 at 5%; Jan'6; Feb'7'13; Law-yers Mtg Co with Benj, Wm & Annie Pechter indiv & as gdn Moses Pechter & Dora Greenbaum. nom

106th st, 160 W, see Ams av, 933-5.

109th st, 66 E (6:1614), ss, 187 w Park av, 17x100.11; ext of \$5,500 mtg to Jan'29 '16 at 4 1/2%; Jan'31; Feb'10'13; Emanuel Marks exr, &c, Meyer Gans with Hannah B Anger, 72 E 122. nom

110th st, 68 E (6:1615); ext of \$12,000 mtg to Feb'11'18 at 4 1/2%; Jan'23; Feb'11'13; Harry M Goldberg with National Assoc of Audubon Societies for the Protection of Wild Birds & Animals, a corp., nom

113th st, 136 E, see Lex av, 1820 on map 1814-20.

114th st, 45 W (6:1598); ext of \$20,000 mtg to Nov'17 at 5%; Jan'29; Feb'13'13; Aaron H Schwarz, Martha Rosenbluth, Jennie Hirsch & Ethel A Weil with Frad-eric de P Poster, Tuxedo Park, & ano, trstes Sarah A Sands. nom

116th st, 1 E, see 5 av, 1421.

116th st, 340 E (6:1687); ext of \$6,500 mtg to Feb'26'16 at 5%; Jan'13; Feb'13'13; Lawyers Title Ins & Trust Co with Frank S Starace. nom

119th st, 323 E (6:1796), ns, 249 e 2 av, 20x100.11; Feb'10'13; 5y5%; Annie Quinn to Susanna Grube, 971 1 av. 7,500

120th st W, see Ams av, see Ams av, see 120.

120th st, 316 W, see Manhattan av, 462.

121st st, 210 W (7:1926), ss, 143 w 7 av, 15x100.11; Feb'6; Feb'7'13; 3y5%; Bessie J Moynihan to N Y Title Ins Co, 135 Bway. 4,000

122d st, 530 W (7:1976), ss, 200 e Bway, 41.8x90.11; ext of mtg for \$42,000 to May'1 '18, 5%; Feb'13'13; Harriet L Heimerdinger, 875 Park av, with Tilbury Realty Co, 105 W 117. nom

124th st, 209-17 W, see 125th, 214-20 W.

124th st, 229-33 W, see 125th, 230-40 W.

125th st, 79 E (6:1750), ns, 90.1 w Park av, 27.11x99.11; ext of \$45,000 mtg to Feb 24'16 at 5 1/2%; Jan'30; Feb'7'13; Hudson Realty Co with Eliz Herb, 47 W 89. nom

125th st, 214-20 W (7:1930), ss, 112.6 w 7 av, runs w62.6xs201.10 to 124th (Nos 209-17), xe69xn90xw6.6xn111.10 to beg; pr mtg \$260,000; Feb'10; Feb'11'13; installs, 6%; Louis M Blumstein to Samson Lachman, 313 W 106, & ano. 50,000

125th st, 230-40 W (7:1930), ss, 450 e 8 av, 62.6x201.10 to ns 124th (Nos 229-33); sobrnr agmt; Feb'5; Feb'7'13; Samson Lach-man & Abr Goldsmith with Theo J Cham-bot, 1208 Wash av. nom

129th st, 27-33 W (6:1727), ns, 441.8 e Lenox av, 82.8x99.11; additional to mtg recorded Nov'24'06; pr mtg \$95,000; Jan'31; Feb'7'13; due &c as per bond; Jacob Wein-stein & Max Lurie to Morris Cohen, 165 Lenox av, & ano; corrects error in last issue, when property was 109th, 27-33 W. 25,000

131st st, 213 W (7:1937), ns, 191.8 w 7 av, 16.8x99.11; Feb'11'13; 5y5%; Mina wife Wm Koontz, 213 W 131, to Metropolitan Savings Bank, 59 Cooper Sq E. 6,000

131st st, 213 W; pr mtg \$6,000; Feb'11'13; due, &c, as per bond; same to Louisa C Schutte, 447 Ft Wash av. 2,000

131st st, 262 W (7:1936), ss, 190 e 8 av, 15x99.11; PM; pr mtg \$—; Jan'27; Feb'11'13; 5y5 1/2%; Jas J Ryan, Ocean Side, LI, to Iphigenia Z Place, 125 E 57. 6,000

134th st, 56 W (6:1731), ss, 509.10 w 5 av, 16.10x99.11; pr mtg \$6,500; Feb'8; Feb 10'13; 1y6%; Greten Building Co, 119 Nas-sau, to Jennie Pisko, 265 W 121. 1,500

134th st, 56 W; certf as to above mtg; Feb'8; Feb'10'13; same to same.

142d st, 513 W (7:2074), ns, 442 e Bway, 16x99.11; PM; Feb'8; Feb'10'13; 5y5%; Bertha M Ryan, 507 W 186, to Annie J Di-mond, 65 W 70. 9,000

147th st, 608 W (7:2093), ss, 70.6 w Bway, 15x99.11; Feb'10; Feb'11'13; due, &c, as per bond; Harriet W Boynton, 608 W 147, to Chas A Hitchcock trste Geo Ri-card, 455 Putnam av, Bklyn. 8,000

148th st, 540 W (7:2079), ss, 325 e Bway, 17x99.11; also 148th ST W (7:2079), ss, 324.11 e Bway, 0.1x99.11; also land in Queens & Nassau Counties, NY; pr mtg \$41,000; Feb'8; Feb'11'13; due, &c, as per bond; Jacob M Ehrlich to Kate A Aaron, 125 E 76. 20,605

154th st, 432 W (7:2068), ss, 333.10 w St Nicholas av, 18x99.11; pr mtg \$13,000; Feb'1; Feb'8'13; due Dec'15'13, 6%; Mary C, wife Edw M Schreiner, of Summit, NY, to Geo C Urlin, 8 E Broad, Columbus, O. 1,000

176th st, 500 W, see Ams av, 2324-38.

187th st, 600 W, see St Nicholas av, swc 187th.

191st st, 601 W, see St Nicholas av, 1609-27.

192d st, 600 W, see St Nicholas av, 1609-27.

209th st W, swc 9 av, see 9 av, swc 209.

Av B, 78-80 (2:401), ws, 24.3 n 5th, 48.6x 100; ext of \$9,750 mtg to Apr'18, at 6%; Feb'10'13; David Greenberg with Isidora Witkind, 927 Fox. nom

Amsterdam av, 933-5 (7:1860), sec 106th (No 160), 47.10x100; PM; Feb'11; Feb'13'13, 3y4 1/2%; W F Burns Realty Co to Postal Life Ins Co, 35 Nassau. 160,000

Amsterdam av (7:1962), sec 120th, 80.11x 150; Dec'17'12; Feb'7'13; due Mar'1'18; 6% until completion of bldg & 5 1/2% thereaf-ter; Carnegie Constn Co to Met Life Ins Co, 1 Mad av. 412,500

Amsterdam av (7:1962), same prop; certf as to above mtg Dec17'12; Feb7'13; same to same.
Amsterdam av, 2324-38 (8:2132), ws, 80 n 175th, 119.10 to 176th (No 500), x100; supplemental to mtg recorded Dec17'08; pr mtg \$180,000; Feb7; Feb8'13; due & c as per mtg recorded Dec17'08; N Y Real Estate Security Co to N Y Trust Co, trstes, 26 Broad.
Bolton rd (Mountain rd) (8:2255, 2256 & 2257), cl, 60 n 208th (formerly projected), runs — to ws Mountain rd, x—485.4 to Hudson River, xn203.2 to cl 209th (formerly projected) x533 to ws Mountain rd x— to cl Mountain rd xs199.11 to beg, contains 2 310-1,000 acres; also PLOT, begins 112.10 n cl 208th at ws land Isaac Dyckman, runs nw47.8 to c l of principal private road or av running through plots 5 to 10; leading from residence of Abr R Van Nest on said property to Valley st or rd which runs from the Kingsbridge rd to the R R Station xsw50xsw50xsw225xsw125 xse75xse146.7 to ws land Isaac Dyckman xne474.7 to beg, being part of plots 5, 6 & 7, map (521), property Saml Thomson, contains 3 18-100 acres; Feb11; Feb13'13; due, & c, as per bond; Ursula C Burns to Postal Life Ins Co, 35 Nassau. 110,000
Broadway, 2309-15 (4:1231), swc 84th (Nos 250-6), 102.2x115x102.2x112.7; ext of mtg for \$190,000 to Mar1'18, 5 1/2 % & 5 %; Feb11; Feb13'13; Charlotte R Lee, 551 West End av, with Metropolitan Life Ins Co, 1 Mad av. nom
Lexington av, 1820 on map 1814-20 (6:1640), swc 113th (No 136), 100.11x31.3; given as collateral security for payment of \$20,000 mtg covering PARK AV, 929-31 (5:1509), es, 51.1 s 81st, 53.3x100; pr mtg \$60,000; Feb11; Feb13'13, installs. 6 %; Miriam G Thorn to Chas Brownold, 122 E 57. 20,000
Manhattan av, 462 (7:1946), sec 120th (No 316), 20x94.10; pr mtg \$23,000; Dec20'12; Feb8'13, 2y6 %; Nellie Thomson, Ruth-erford, NJ, to Salo Cohn, 62 E 81. 5,000
Park av, 929-31 (5:1509), es, 51.1 s 81st, 53.3x100; pr mtg \$265,000; Feb11; Feb13'13; due Aug1'13, 6 %; Nine Hundred & Twenty-nine Park Av Co to Chas Brownold, 122 E 57. 20,000
Park av, 929-31; certf as to above mtg; Feb11; Feb13'13; same to same.
Park av, 929-31, see Forsyth st, 210, & Lex av, 1820, on map 1814-20.
Post av (8:2220), ns, 100 w Academy, 3 lots ea 50x150, 3 bldg loan mtgs ea \$40,000; Feb7'13; due Aug15'16; 6 %; until final advance is made & thereafter at 5 %; Bendheim Constn Co to Title Guar & Trust Co, 176 Bway. 120,000
Post av (8:2220), ns, 100 w Academy, 150x150; certf as to 3 mtgs for \$40,000; Feb7'13; Bendheim Constn Co with Title Guar & Trust Co.
St Nicholas av (8:2166), swc 187th (No 600), 55.6x103; pr mtg \$65,000; Dec17'12; Feb7'13, 3y6 %; Bogam Realty Co, a corpn, to Adelina B Kupfer, 127 E 72. 5,000
St Nicholas av, 1609-27 (8:2169), ws, extends from 191st (No 601) to 192d (No 600); certf that Payne & Ramsey Inc is entitled to an interest of \$2,464.50 in mtg for \$10,000; Sept9'12; Feb10'13; Henry T Bulman Inc to Payne & Ramsey Inc.
Sherman av (8:2227), nws, 100 sw Isham, 75x150; Feb11'13, due, & c, as per bond; Sherman Av Constn Co to Harlem Savings Bank, 124 E 125. 65,000
Sherman av (8:2227), same prop; certf as to above mtg; Feb11'13; same to same.
Sherman av (8:2227), same prop; sobrn agmt; Feb11'13; same & Sterling Realty Co, 203 Bway, with same. nom
West End av, 184 (4:1160), es, 50.5 n 68th, 25x100; Feb10'13; demand, 5 %; Lewis Danzig & Paul Eisenberg to American Mort Co, 31 Nassau. 2,000
West End av, 184; sobrn agmt; Feb10'13; Jos Levine with same. nom
West End av, 184; agmt as to execution of sobrn agmt; Feb10'13; Lewis Danzig & Paul Eisenberg with Morris Levine. nom
West End av, 184; ext of \$20,000 due on two mtgs to Feb1'18 at 5 %; Feb10'13; American Mort Co with Lewis Danzig & Paul Eisenberg. nom
West End av, 312 (4:1166), ext of \$10,500 mtg to Jan15'18 at 5 %; Feb6; Feb7'13; Josephine wife Wm E Taylor with Seamens Bank for Savgs in City NY, 76 Wall. nom
2D av, 118 (2:449), nec 7th (No 47), 26.8 x125; Jan31; Feb13'13, 1y5 %; Maie B Harrison, London, Eng, to Fannie J Nagle, 163 W 126. 3,000
2D av, 1855 (5:1541), ws, 75.7 n 95th, 25 x100; Feb11'13; due May15'18, 5 %; Jno H Bodine to Citizens Savings Bank, 56 Bowery. 17,000
2D av, 2140 (6:1660), ws, 75.10 s 111th, 25x79; Feb8; Feb10'13; 1y6 %; Salvatore Petrucci, 2149 2 av, to Antonio Mastro-monaco, 312 E 115. 300
3D av, 1695 (5:1541), sal Ls; Jan30; Feb 11'13; demand, 6 %; Michl & Patk Barry to Jacob Ruppert, a corpn, 1639 3 av. 4,500
4TH av, 462 (3:861), nwc 31st (Nos 49-51), 21.7x78.11; PM; Feb11'13; due, & c, as per bond; Jno P Westlaid to Fredk A Clark, Cooperstown, NY. 70,000
5TH av, 1421 (6:1622), nec 116th (No 1), 100.11x110; bldg loan; pr mtg \$125,000; Feb1; Feb13'13; due Junel'13, 6 %; Ancient Order of Hibernians, a corpn, to Katz Blank, 997 Union av. 10,000

6TH av, 480, & 29th st, 54 W (3:830); sal Ls; pr mtg \$7,700; Feb4; Feb11'13; demand, 6 %; Ellen F Curran, 517 W 171, to Patk A Gallagher, 559 W 159. 3,000
6TH av, 480 & 29TH st, 54 W (3:830); sal Ls; Feb10; Feb11'13; demand, 6 %; Ellen F Curran to Jacob Ruppert, a corpn, 1639 3 av. 6,200
6TH av, 531-3 (3:807), swc 32d (No 102); sal Ls; Feb10; Feb13'13, demand, 6 %; Chas Himmel to Lion Brewery, 104 W 108. 6,000
8TH av, 378 (3:778); sal Ls; Feb3; Feb 11'13; demand, 6 %; Jacob & Max Wise to Jacob Ruppert, a corpn, 1639 3 av. 4,500
9TH av, 270, & 26th st, 365 W (3:750); sal Ls; pr mtg \$8,000; Feb10; Feb11'13; demand, 6 %; Martin Doyle to Geo Ehret, 1197 Park av. 3,000
9TH av, 861 (4:1065), sal Ls; Feb6; Feb7'13; demand; 6 %; Wm B Mullarkey & Jno J Lucey to Jacob Ruppert a corpn, 1639 3 av. 7,500
9TH av (8:2205), swc 209th, 99.11x200; ext of \$16,000 mtg to Feb6'16 at 6 %; Feb 6; Feb10'13; Title Guarantee & Trust Co with Jos S Guthorn, 250 W 104. nom
11TH av, 562 (4:1071), es, 83.9 n 42d, 16.8 x81.4; pr mtg \$—; Feb8; Feb10'13; due, Dec15'14, 6 %; Margt Knight to Brian G Hughes, 1984 Mad av. 1,200

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Bayside, B of Q; certf as to mtg \$8,250; Feb5; Feb7'13; Bayside Homes Co, Inc, a corpn to Edw Runge.
Certf (miscel) as to chattel mtg for \$1,000; Feb11; Feb13'13; Success Cone Co to Abram J Nahama & ano.

MORTGAGES.

Borough of the Bronx.

Barretto st, sec Fox, see Fox, sec Barretto.
Billar pl, sec Fordham av, see Fordham av, see Billar pl.
Brandt pl, sec Aqueduct av, see Aqueduct av, sec Brandt pl.
Brown pl, 198-200 (9:2264); ext of \$33,000 mtg to June30'15 at 5 %; July8'12; Feb 7'13; Fredk G Mead & ano trstes Robt G Mead with Ray Maisel, 110 East Bway, & Regina Rohman, 201 Hewes, Bklyn. nom
Brown pl, 202-4 (9:2264); ext of \$45,000 mtg to June30'15 at 5 %; Oct23'12; Feb7'13; Fredk G Mead with Ray Maisel, 110 East Bway, & Regina Rohman, 201 Hewes, Bklyn. nom
Dawson st, 681 (10:2687), ext of \$2,500 mtg to Feb17'18 at 5 1/2 %; Jan21; Feb10'13; American Geographical Soc of NY to Carrie Timmers. nom
Fort Independence st (12:3258), nes, 186 nw Giles pl, runs ne51.1xnw48.11xsw26.2 to st xse54.1 to beg; PM; Feb5; Feb10'13; 3y5 1/2 %; M Kempf Realty Co to Fredk Volze, 173 W 231 & ano. 4,500
Fort Independence st (12:3258), same prop; bldg loan; Feb8; Feb10'13; due June 8'13; 5 %; same to same. 2,000
Fort Independence st (12:3258), same prop; certf as to above mtg; Feb8; Feb 10'13; same to same.
Fox st (10:2727), es, 264 s 167th, 38x100; Feb7'13; 5y5 %; Annie Dehm to Lawyers Mort Co, 59 Liberty. 24,000
Fox st (10:2722), es, 52 s Barretto, 2 lots ea 49x105; 2 mtgs ea \$39,000; Feb10'13; due Marl'18; 5 %; B V Constn Co to Dollar Savgs Bank of City NY, 2808 3 av. 78,000
Fox st (10:2722), same prop; 2 certfs as to above mtgs; Feb10'13; same to same.
Fox st (10:2722), see Barretto, 52x105; pr mtg \$48,000; Feb10'13; due Aug2'15; 6 %; B V Constn Co, a corpn, to Henry Morgenthau Co, a corpn, 165 Bway. 14,500
Fox st, sec Barretto, same prop; certf as to above mtg; Feb10'13; same to same.
Fox st (10:2722), es, 52 s Barretto, 49x 105; pr mtg \$39,000; Feb10'13; due Aug2'15; 6 %; B V Constn Co, a corpn, to Henry Morgenthau Co, a corpn, 165 Bway. 8,500
Fox st (10:2722), same prop; certf as to above mtg; Feb10'13; same to same.
Fox st (10:2722), es, 101 s Barretto, 49x 105; pr mtg \$39,000; Feb10'13; due Aug21'15; 6 %; B V Constn Co, a corpn, to Henry Morgenthau Co, a corpn, 165 Bway. 8,500
Fox st, same prop; certf as to above mtg; Feb10'13; same to same.
Fox st, nws, at es Intervale av, see Intervale av, es, at nws Fox.
Guerlain pl (**), swc Theriot av, 101x 150x100x175; Feb7; Feb8'13; due & c as per bond; Jas C Forbes to Margt J F Hart, 2679 3 av. 9,000
Guerlain pl (**), ss, 100 sw Theriot av, 51.6x113.1x50x125.4; Feb7; Feb8'13, 3y5 %; Jas C Forbes to Alice Bengtson, 865 Cauldwell av. 5,000
John st (**), ws, 122 s Bowne, 122x301.7 to Eastchester Bay x irreg x301.6; Jan9; Feb7'13; due & c as per bond; Harlem Yacht Club at City Island, NY, to Astor Trust Co, 389 5 av. 5,260
John st (**), same prop; sobrn agmt; Dec 31'12; Feb7'13; Jno W Fincke with same. nom

Kelly st (10:2703), ws, 131.3 s on curve from 163d, 3 lots, each 45.1x101; 3 mtgs, each \$36,000; Feb7'13; 5y5 %; Simbar Realty Corp, 1029 E 163, to Lawyers Title Ins & Trust Co. 108,000
Kelly st, same prop; certf as to above three mtgs; Feb7'13; same to same.
Kelly st, same prop; sobrn of three mtgs for \$5,400 each to above three mtgs for \$36,000 each; Feb6; Feb7'13; same & Henry Morgenthau Co, a corpn, 165 Bway, with same. nom
Madison st (**), es, 250 s Morris Park av, 25x100; Feb10'13; 3y5 %; Katharina Leuenberger to Geo Burekhardt, 1676 Eastburn av. 2,700
Matilda st (**), ses, gore D, map Jack-sonville prop, 39x100x42x100; Feb8; Feb 11'13; 3y6 %; Mary McGuire, 4420 Matilda av, to Eastchester Savgs Bank, 9 S 3 av, Mt Vernon, NY. 1,000
Overing st (**), nes, 217.8 nw Frisby av, 22.6x94.11; Feb6; Feb13'13; due & c as per bond; Wellman Finance & Realty Co, 120 Westchester sq, to Poughkeepsie Trust Co, at Poughkeepsie, NY. 5,000
Overing st (**), same prop; certf as to above mtg; Feb6; Feb13'13; same to same.
Overing st (**), same prop; sobrn agmt; Feb4; Feb13'13; Albt Mamlock with same. nom
Overing st (**), nes, 320.2 nw Frisby av, 22.6x94.11; Feb6; Feb13'13; due & c as per bond; Wellman Finance & Realty Co to Poughkeepsie Trust Co, at Poughkeepsie, NY. 5,000
Overing st (**), same prop; certf as to above mtg; Feb6; Feb13'13; same to same.
Overing st (**), same prop; sobrn agmt; Feb4; Feb13'13; Albt Mamlock with same. nom
Rogers pl, 982-4 (10:2699), es, 612.4 n Westchester av, 60x78.11x45.11x82.4; pr mtg \$—; Feb7; Feb8'13; due & c as per bond; Valhalla Corpn to Manhattan Mtg Co, 200 Bway. 36,000
Rogers pl, 982-4; certf as to above mtg; Feb7; Feb8'13; same to same.
Tiffany st, 908-12 (10:2712); ext of 2 mtgs for \$39,000 ea; to Feb7'18 at 5 %; Feb7; Feb10'13; Lawyers Title Ins & Trust Co with Steinmetz Constn Co. nom
Tiffany st (10:2712), es, 325 s 163d, two lots, each 50x110; two sobrn agmts; Feb *: Feb7'13; Steinmetz Constn Co & Henry Morgenthau Co with Lawyers Title Ins & Trust Co. nom
Whalen st (13:3423) (ss, 145 e Huxley av, 41.8x100x38.8x100; PM; Dec20'12; Feb 8'13, 3y5 %; Wm Kaestle, 376 Himrod, Bklyn, to Jno Whalen, trste. 1,190
Waldo pl (**), sec Middletown rd, being lots 260, 261, 274 & 275, blk 8, map Tremont Ter; ext of \$1,000 mtg to Feb9'15 at 6 %; Feb7'13; Columban J Kelly with Frank Hofstatter, 155 E 55. nom
Wilson pl (**), ns, 150 e Barker av, 25x 100; Feb11; Feb13'13, 3y5 1/2 %; Mary, wife Frank McGarry, 660 Burke, to Ellen A Halsted, 174 Prospect pl, Bklyn. 2,500
Wilson pl (**), same prop; pr mtg \$2,500; Feb11; Feb13'13, 3y5 1/2 %; same to same. 200
135TH st, 713-15 E (9:2280), ns, 170 w Brown pl, 50x100; ext of \$5,000 mtg to Sept1'15 at 6 %; Jan7; Feb7'13; August Wieners with Harry & Henry Grant. nom
135TH st E (9:2280), ns, 170 w Brown pl, two lots, each 25x100; two mtgs, each \$2,500; Jan7; Feb7'13; 3y6 %; Henry Grant & Harry Grant to Sarah Grant, 527 W 142. 5,000
136TH st E (10:2548), ss, 676.2 e St Anns av, 48.10x100; pr mtg \$30,000; Feb7; Feb 8'13, 3y6 %; Weiher Constn Co to Henri-etta Wimpfheimer, 600 W 140. 5,000
136TH st E (10:2548); same prop; certf as to above mtg; Feb7; Feb8'13; same to same.
145TH st E (9:2325), sws, 100 se College av, 25x100, except pt for st; Feb11'13; due & c as per bond; Patk Murphy to Eliz Dwyer, 597 Union av. 4,000
151ST st E (9:2374), ss, 220.8 w 3 av, 20x118.5; Feb10'13; 1y5 %; Leopold Guttag to German Savgs Bank, 157 4 av. 12,000
161ST st, 657 E (10:2631), ns, 68.9 e Cauldwell av, 18.9x99.11; pr mtg \$—; Feb7; Feb8'13, 1y6 %; Wm Mossner, 657 E 161, to Patk J Owens, 887 Trinity av. 1,000
162D st, 287 E (9:2422), ns, 160 e Morris pl or av, 43.6x115; pr mtg \$36,000; Feb13'13; due Feb15'16, 6 %; Overland Bldg Co (Inc), a corpn, to Robt E Leber, at Blauvelt, Rockland Co, NY. 7,000
162D st, 287 E; certf as to above mtg for \$7,000; Feb13'13; same to same.
162D st, 291 E (9:2422), ns, 203.6 e Morris pl or av, 43.6x115; pr mtg \$36,000; Feb 13'13; due Feb15'16, 6 %; Overland Bldg Co (Inc), a corpn, to Otto H Leber, 269 W 73. 7,000
162D st, 291 E; certf as to above mtg for \$7,000; Feb13'13; same to same.
162D st E, sec Prospect av, see Prospect av, 914.
165TH st E (10:2698), ss, 20 e Stebbins av, 20x77.5; ext of \$3,700 mtg to Jan1'16 at 5 %; Jan21; Feb10'13; Geo H Stegmann, 611 W 114 with Jno Svandelik, 872 E 165. nom
165TH st E, sec Stebbins av, see Stebbins av, sec 165.
172D st E, see Park av, see Park av, sec 172.

#175TH st W (also known as 174th st) (11:2876), ss, 171.8 w MacCombs rd, 25x 100; Feb11'13; 3y5%; Phoebe Turner, 82 W 175 to Emily M Copp, Greenwich, Conn, 9,000
#182D st, 500 E, see Bathgate av, 2197.
#184TH st E (11:3024), es, 192.8 nw Webster av, 80.11x40.5x81.6x40.5; pr mtg \$—; Feb10; Feb11'13; due &c as per bond; Orosant Constn Co to Manhattan Mtg Co, 200 Bway, 25,500
#184TH st E (11:3024), same prop; certf as to above mtg; Feb10; Feb11'13; same to same.
#184TH st E, nec Bassford av, see Bassford av, nec 184th.
#184TH st W (11:3234), ses, 206.7 sw Fordham rd, 50x50; Feb5; Feb7'13; 1y5%; Willard G Bixby, 7904 Ridge blvd, Bklyn to Theo W Rich, 267 Argyle rd, Bklyn, 3,000
#184TH st E (11:3024), es, 273.7 nw Webster av, 40.5x80x40.5x81.9; pr mtg \$—; Feb10; Feb13'13; due &c as per bond; Orosant Constn Co to Manhattan Mtg Co, 200 Bway, 25,000
#184TH st E (11:3024); same prop; certf as to above mtg; Feb10; Feb13'13; same to same.
#188TH st, formerly 189th st E, nwc Creston av, see Creston av, nec 188, formerly 189th.
#194TH st E (12:3294), nec Briggs av, 25 x100; Feb7'13; 3 mos —%; Moses Hodes to Nich Hodes, 1415 Franklin av, 600
#195TH st E (12:3282), ss, 127.4 e Marlon av, 27x100.7x33x100; ext of \$6,000 mtg to Feb10'16 at 5%; Feb10; Feb11'13; Thos F Shannon with Eugene F McGirr, 510 W 143, & Michl Shea, 508 W 143, exrs Bernard Campbell, nom
#203D st E, sws, at ses Webster av, see Webster av, ses, at sws 203.
#205TH st E (12:3341), sws, 59.2 nw Perry av, 59.2x78.10x50x110.7; PM; Feb3; Feb7 '13; 3y6%; Caroline A Dennis, 343 W 121, to Warren B Sammis at Huntington, LI, 2,500
#206TH st E (12:3312), ss, 26.7 e St Georges Crescent, 25x100, except pt for st; Feb8; Feb10'13; 3y5½%; Angela M Monaco to Mary N Esterbrook, 545 W 111, 12,000
#224TH st E (10th) (*), sfc 5th, now Bronxwood av, 40x114, Wakefield; ext of \$3,000 mtg to Jan30'16 at 5½%; Jan18; Feb10'13; Geo H Stegmann, 611 W 114 with Jno McDonald, 876 E 224, nom
#238TH st E, ns, 175 e Katonah av, see 242d st E, ss, 160 e Katonah av.
#240TH st E (Holly) (12:3380), ss, at ss Mt Vernon av (Mile sq rd), runs s100xw 40xns83 to ss Mt Vernon av (Mile sq rd) x ne44.8 to beg, except pt for Mt Vernon av; Dec21'12; Feb8'13; due &c as per bond; Wm H Cauvet, at Butler, NJ, to Henry Brodhead, 2961 Briggs av, 3,300
#240TH st E (Holly) (12:3380); same prop; certf as to above mtg; Dec17'12; Feb8'13; same to same.
#242D st E (12:3390), ss, 160 e Katonah av, 175x100; also 242D ST E (12:3390), ns, 95 e Mt Vernon av, runs nel76.2 to Duke pl xse 220.6 to ns 242d xw242.6 to beg; also 238TH ST E (12:3387), ns, 175 e Katonah av, runs n100xel40xsw60xsw40x nw75xsw34 to 238th xw2.4 to beg; also land in Yonkers, NY; PM; Feb10; Feb11 '13; 3y6%; Galves Realty Corp to Security Bank of NY, 1 E 14, 5,685
#242D st E, ns, 95 e Mt Vernon av, see 242d E, ss, 160 e Katonah av.
#Anthony av, 1900 (11:2814), es, 100 n Waverly, now Tremont av (Nos 301-5), runs e123.8xsw94.5 to ns Tremont av xsw 8.1 to ns Waverly xw119.1 to Anthony av xnl00 to beg; pr mtg \$20,000; Feb7'13; 1y 6%; Cleland Realty Co, a corpn to Emil W Klappert, 875 West End av, 8,500
#Anthony av, 1900; certf as to above mtg; Feb7'13; same to same.
#Aquaduct av (11:2876), es, 85 s Brandt pl, 40x100; Feb7; Feb8'13; 3y5%; Morell Realty Co, 116 W 164, to Andw Wilson, trste Chas E Fleming, Newark, NJ, 30,000
#Aquaduct av (11:2876); same prop; certf as to above mtg; Feb7; Feb8'13; same to same.
#Aquaduct av (11:2876), es, 45 s Brandt pl, 40x100; pr mtg \$30,000; Feb7; Feb8'13; due &c as per bond; Morell Realty Co, 1652 Aqueduct av, to Fredk Torkler, 36 St Marks pl, 5,000
#Aquaduct av (11:2876); same prop; certf as to above mtg; Feb7; Feb8'13; same to same.
#Aquaduct av (11:2876), es, 45 s Brandt pl, 40x100; pr mtg \$30,000; Feb7; Feb8'13; due &c as per bond; Morell Realty Co, 1652 Aqueduct av, to Fredk Torkler, 36 St Marks pl, 3,500
#Aquaduct av (11:2876); same prop; certf as to above mtg; Feb7; Feb8'13; same to same.
#Aquaduct av (11:2876); same prop; certf as to above mtg; Feb7; Feb8'13; same to same.
#Aquaduct av (11:2876), es, 85 s Brandt pl, 40x100; pr mtg \$30,000; Feb7; Feb8'13; due &c as per bond; Morell Realty Co to August Wertz, 2777 Marion av, 3,500
#Aquaduct av (11:2876); same prop; certf as to above mtg; Feb7; Feb8'13; same to same.
#Arthur av (11:3065), ws, 164 s 187th, 50 x115, leasehold; Feb5; Feb11'13; demand; 6%; Emanuel Maravantano to Bernard & Fannie Feinstein, 2321 Southern blvd, 1,900.30
#Bassford av (11:3053), nec 184th, 55x93.4 x55x91.4; pr mtg \$55,000; Feb11'13; install; 6%; Inter-City Land & Securities Co, 5 Beekman to Estates Mtgs Securities Co, 160 Bway, 2,000
#Bassford av (11:3053), same prop; certf as to above mtg; Feb11'13; same to same.

#Bassford av (11:3053), same prop; asn rents to secure above mtg; Feb11'13; same to same.
#Bathgate av, 2197 (11:3049), sfc 182d (No 500), runs s72.3xw100xs27.8xw54xn100 to 182d xel58.5 to beg; Feb7; Feb8'13; due &c as per bond; Jas F Loughman to Title Guar & Trust Co, 12,500
#Boston av (12:3254), ses, 344 ne Perot, 49x93.9x49.6x100.11; Jan11; Feb7'13; due Jan1'16; 6%; Louis Bickwort at Mt Vernon, NY, to Henry Ubelhor, 388 E 160, 1,500
#Briggs av, nec 194th, see 194th E, nec Briggs av.
#Bronxwood av, sfc 224th, see 224th, E, sfc Bronxwood av.
#Centre av, nwc City Island av, see City Island av, nwc Centre av.
#City Island av (*), nwc Centre av, 108.3x 60, City Island; Feb11; Feb13'13; due &c as per bond; Jno Walsh, exr & trste Rose T Mosher, to Title Guar & Trust Co, 176 Bway, 2,500
#Creston av (11:3174), nwc 188th, formerly 189th, runs n81.9 to Fordham rd x sw117 to 188th xe96 to beg; PM; Jan17; Feb11'13; due &c as per bond; Marie C Letts, 2346 Aqueduct av E to Mary J McTaggart, 1742 Pacific, Bklyn, & ano, 7,500
#Creston av, sfc Fordham rd, see Creston av, nwc 188th, formerly 189th.
#Cromwell av (11:2864), es, 353 n 169th, 100x88.9; Feb10'13; 3y5½%; Aug Kampffner to Robt Morrison, 435 E 139, 2,500
#Crotona av, 2409 (11:3105), ws, 75 n 187th, 25x80; pr mtg \$11,000; Feb11'13; 1y 6%; Pasquale D'Auria to Santa Coppeto, 2357 Hoffman, 500
#Faraday av (13:3421), es, bet 255th & Fieldstone rd, being lot 1687, blk 3421, tax map, transfer of tax lien for yrs 1902 to 1908; assessed to Mary V Sheridan; June 19'11; Feb11'13; 3y7%; City of New York to Louis Goldstein, 172 E 94, 81.72
#Fordham av (*), sec Billar pl, 42x113.6, City Island; Feb10; Feb11'13; 3y6%; Anna N Booth of City Island to Feidrich Wettingfeld on es Ferry la — s of Eastern blvd, 2,500
#Fordham rd, sfc Creston av, see Creston av, nwc 188th, formerly 189th E.
#Forest av, see Pelham rd, ws.
#Garrison av (10:2740), ss, 70.3 e Manida, 43.10x101.8x38x81.4 ws; sobrn agmt; Feb 5; Feb11'13; Burnett-Weil Constn Co & Leopold Demath with Jno A Rutherford, Cooperstown, NY, trste Alfred G Myers, nom
#Garrison av (10:2740), same prop; sobrn agmt; Feb5; Feb11'13; Burnett-Weil Constn Co & Robt E Simon with same, nom
#Gifford av (*), ss, 278.10 e Balcom av, 25 x100; PM; Feb1; Feb11'13; 3y5½%; Emma N Polak to David Daly, 377 E 144, 300
#Gun Hill rd (12:3343), ss, 43.1 w Tyrone av, being lot 247 blk 3343 tax map; transfer of tax lien for 1900 & 1902 assessed to an unknown; July10'11; Feb8'13, 3y without interest; City NY to Alfred C Bachman, 176 Bway, 316.09
#Hughes av, 2140 (11:3082); sobrn agmt; Jan30; Feb8'13; Lena Schwartz with Title Guar & Trust Co, nom
#Hughes av (Jefferson) (11:3070), ws, 125 n 180th (Samuel), 75x195, except pt for Hughes av; PM; pr mtg \$10,000; Feb11; Feb13'13; due &c as per bond; Cleland Realty Co, 1849 Anthony av, to Geo E Buckbee, 1941 Grand blvd & concourse, 5,825
#Intervale av (10:2711), es, at nws Fox, 115x43.1x100x100; Feb7'13; 5y5%; Mott Ave Realty Co to Walter Lewisohn, 987 5 av et al exrs, &c, of Leonard Lewisohn, 72,000
#Intervale av (10:2711), es, at nws Fox, same prop; certf as to above mtg; Feb 7'13; same to same.
#Intervale av, 1110 (10:2706); sal Ls; Feb 4; Feb8'13, demand; 6%; Dudley McGovern to Lion Brewery, 104 W 108, 2,500
#Inwood av (11:2864), ws, 108.1 n from an angle in said Inwood av, runs nw98.9x ne40xse98.9 to av xsw40 to beg; being pt lot 353, map Inwood, except pt for av; Feb11'13; 5y5%; Cornelius Bolster to Minnie Hummel, 3688 Bway, 3,500
#Lincoln av, 165 (9:2318), sal Ls; Feb8; Feb10'13; demand; 6%; Jos Noonan & Jas W Lewis to Jacob Hoffmann Bwg Co, 211 E 55, 2,300
#Mapes av (11:3108), es, 195 n 179th, 66.1 x145.2; PM; pr mtg \$—; Feb10'13; 2y6%; Schill Constn Co, Inc, a corpn, to Julius Weinheimer, 2160 Newbold av, 3,000
#Middletown rd, sec Waldo pl, see Waldo pl, sec Middletown rd.
#Morris Park av (*), ss, 100.4 e Fillmore, 50.8x119.5x50x127.6; agmt changing interest between us on mtg for \$40,000; Feb8; Feb13 '13; F & W Company, a corpn, with National Bond & Mtg Co, a corpn, 150 Bway, nom
#Morris av (11:3173), es, 132 s 189th, 75x 131x75x129.6, except pt for av; Feb10; Feb 11'13; 3y5%; Jno J Curtin to Emma F Rawlings, 1399 Crotona av extrx Edw A Rawlings, 3,000
#Mt Vernon av, ss, at ss 240th, see 240th, ss, at ss Vernon av.
#Park av (11:2904), sec 172d, 34.9x95x 34.7x95; pr mtg \$29,000; Feb11'13; 2y6%; Ernst Keller Constn Co, 4374 Marthia av to Jacob Marx, 170 W 74, 4,500
#Park av (11:2904), same prop; certf as to above mtg; Feb11'13; same to same.

#Park av, 3890 (11:2904), es, 72.2 s 172d, 37.6x100; pr mtg \$25,000; Feb11'13; 2y6%; Ernst Keller Constn Co, 4374 Marthia av to Jacob Marx, 170 W 74, 3,500
#Park av, 3890; certf as to above mtg; Feb11'13; same to same.
#Parker av (*), nes, 187.3 se Castle Hill av, 25x100; Feb7; Feb10'13; due July7'13; 6%; Maria Vinguerra to Mendel Marcus, 358 E 5, Bklyn, 130
#Pelham rd (*), ws, at line bet premises hereby described & Pelham Bay Park, runs nw588.5 to Forest av xnw425.8xse 849.10 to rd xsw375 to beg, contains 6 13- 100 acres; Oct4, 1897; Feb7'13; due Nov 1, 1898, 5%; Elbert C Roosevelt of Pelham Manor, NY, to Mutual Life Ins Co of NY, 32 Nassau, 12,000
#Prospect av, 914 (10:2690), sec 162d; leasehold; Sept17'12; Feb8'13, demand; 6%; Morris Jacobs to Jas Everard's Breweries, 12 E 133, 11,000
#Prospect av, 2132 (11:3110), es, 46.1 n 181st, 50x107; also PROSPECT AV, 2134 (11:3110), es, 96.1 n 181st, 16.1x150; pr mtg \$40,000; Feb7; Feb8'13; due Aug7'15, 6%; Regina Constn Co & Michelina S Cullo to Albt W Meisel, 113 Montague, Bklyn, 7,000
#Prospect av, 2132 (11:3110), es, 46.1 n 181st, 50x107; Feb7; Feb8'13; due &c as per bond; Regina Constn Co to Title Guar & Trust Co, 33,000
#Prospect av (11:3110), es, 46.1 n 181st, 50x107; pr mtg \$40,000; Feb11'13; install; 6%; Regina Constn Co to Sarah S Jones, Fishkill, NY, 1,000
#Prospect av (11:3110), es, 46.1 n 181st, 50x107; certf as to mtg for \$33,000; Feb7; Feb10'13; Regina Constn Co to Title Guar & Trust Co, nom
#Prospect av (11:3110), same prop; certf as to mtg for \$7,000; Feb7; Feb10'13; same to Albt W Meisel.
#Prospect av, 2134, see Prospect av, 2132.
#St Raymond av, sfc Zerega av, see Zerega av, sfc St Raymond av.
#Southern blvd (10:2728), ws, 165 n 167th, 50x100; ext of \$6,000 mtg to Feb7'15 at % as per bond; Feb7; Feb13'13; Arnold J Drucker Jr with Clarence W Donnelly, 42 Orchard av, Richmond Hill, NY, nom
#Stebbins av (10:2698), sec 165th, 20x 77.5; ext of \$5,000 mtg to Jan1'16 at 5%; Jan20; Feb10'13; Geo H Purser, Scarsdale, NY with Saul Shakin, 870 E 165, nom
#Sylvan av (13:3421), ws, bet 256th & Faraday av, being lot 2210, blk 3421, tax map, transfer of tax lien for yrs 1902-1908, assessed to Mary V Sheridan; June 19'11; Feb11'13; 3y7%; City of New York to Louis Goldstein, 172 E 94, 87.51
#Theriot av, sfc Guerlain pl, see Guerlain pl, sfc Theriot av.
#Tremont av (177th st) (11:3043), nwc 3 av; str Ls; Feb6; Feb11'13; demand; 6%; Thos J Carew & Michl J Brennan to Stewart Distilling Co, 2 Rector, 2,000
#Tremont av, 301-5, see Anthony av, 1900.
#Union av (10:2582), ws, 64.3 n 147th, 29.3x100; certf as to mtg for \$1,600; May 25'11; Feb10'13; I brow Realty Co to Geo J Brown, nom
#Undercliff av, 1521 (11:2880), ws, 227.1 n Washington Bridge Park, 33x143.1x33x 143.7; pr mtg \$16,500; Feb4; Feb10'13; due &c as per bond; Crestholme Realty Co, 165 Bway to Frank M Travis, 395 6t Wash av, 3,000
#Undercliff av, 1521; certf as to above mtg; Feb3; Feb10'13; same to same.
#Van Nest av (Columbus) (*), ss, 25 e Melville av (Hancock), 25x100; ext of \$4,500 mtg to Jan1'16 at 5½%; Jan23; Feb10 '13; Edith R Pope with Ernst Deile, 600 Monroe, Hoboken, NJ, nom
#Webster av (12:3330), ses, at sws 203d, 50x110; Feb10'13; 3y6%; Suburban Land Impt Co to Caroline S Hewlett, Cold Spring Harbor, LI, 4,000
#Webster av (12:3330), same prop; certf as to above mtg; Feb6; Feb10'13; same to same.
#Westchester av (9:2294), ss, 14.9 w Brook av, 57.6x38x68.11 to beg; also BROOK AV, ws, 37 s Westchester av, 67x 44.9x10.10x74.1; Feb1; Feb7'13; S Standwood Menken with Geo F Moody, nom
#Wheeler av (*), ws, 110 n Westchester av, 200x100; pr mtg \$—; Feb7'13; demand; 6%; Mercury Realty Co to American Real Estate Co, 527 5 av, 14,500
#Wheeler av (*), same prop; certf as to above mtg; Feb7'13; same to same.
#Zerega av (Green la) (*), sfc St Raymond av, 25x101.1; also ZEREGA AV (Green la) (*), ws, 25 s St Raymond av, 25x101; Jan29; Feb10'13; due &c as per bond; Jno Campbell at Tattysallagh, Clanabogan, Omagh, County Tyrone, Ireland to North Side Mtg Corp, 391 E 149, 1,500
#Zerega av, sfc St Raymond av, see Zerega av, sfc St Raymond av.
#3D av, 2899 (9:2374), ws, 32.3 s 151st, 32.3x96x29.7x108.4, except pt for 3 av; Feb 10; Feb11'13; 3y4½%; Leopold Guttag to German Savgs Bank, 157 4 av, 35,000
#3D av, nwc Tremont av, see Tremont av, nwc 3 av.

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#Silver Lake Park on St Marys Lake at Harrison, NY & White Plains, NY (Misc); certf as to mtg for \$5,000; Feb10; Feb11 '13; Jacob Cohen Constn Co a corpn to Harry Meyer.

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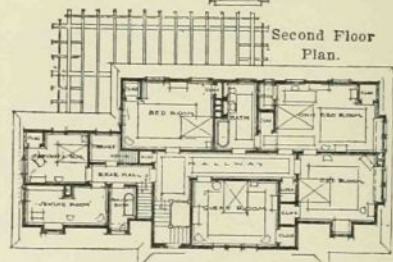
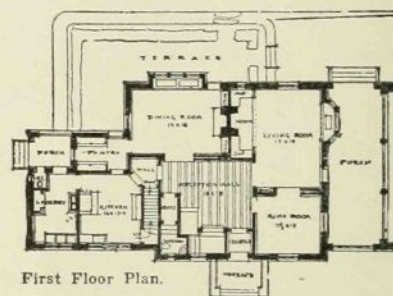
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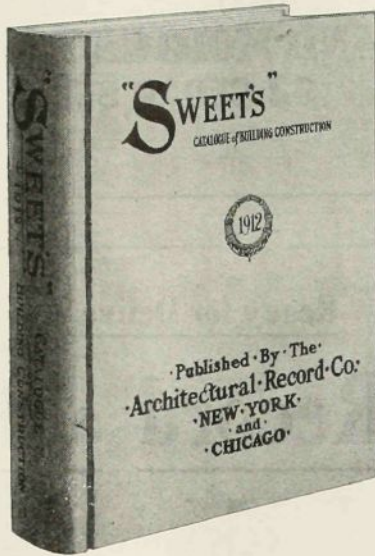
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