

# REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, SEPTEMBER 6, 1913

## WHERE MONEY CAN BE MADE IN REAL ESTATE

Opportunities at Bedford Park and Beyond Where New Rapid Transit Facilities Are Coming—A Prediction That Jerome Avenue Line Will Double Values.

**M**ORE than ever before New York City real estate is attracting investments from distant cities. The title to much of our local property has always been in the possession of persons residing elsewhere, and millions of dollars' worth of New York City mortgages are distributed over the country. Development companies have also in recent years been offering Long Island lots for sale in other cities. But it is only within a year or two that the general city broker and auctioneer has begun to consider the whole group of North Atlantic States as his field.

two will be connected by a surface line on Gun Hill road, which will begin at Broadway and 242d street and run across the borough to City Island.

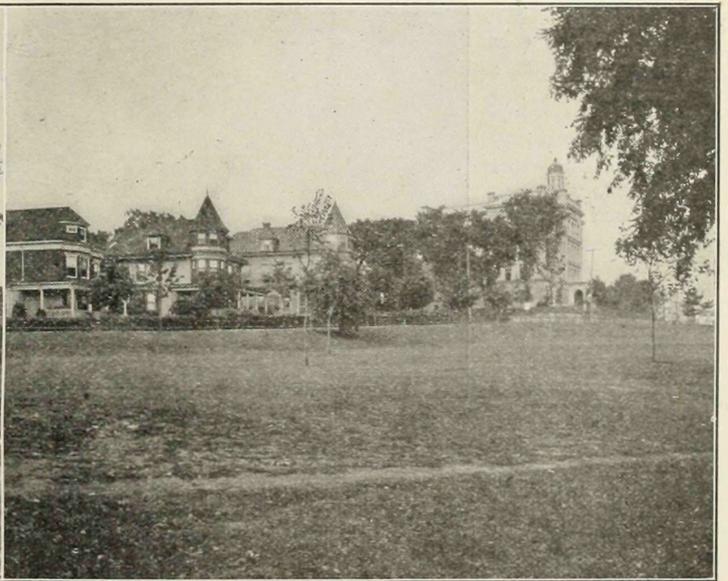
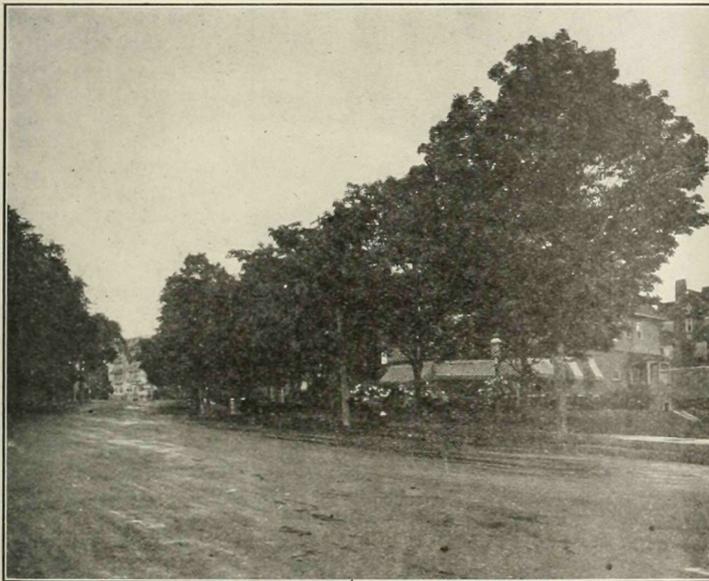
### Will Open Up New Territory.

These new rapid transit lines will work a marvelous change in the fine territory bounded by Bronx Park on the east, Jerome Park Reservoir on the west, Mosholu Parkway on the south and Woodlawn Cemetery on the north. A beautiful residential country with refined surroundings, it has been only sparsely settled as yet or quite neglected. With

make them undesirable for residential purposes for the time being. Always it should be remembered that the one basis of growth here must be residential desirability, that the territory as a whole appeals to families of position and taste, and that until they are satisfied with conditions there can be no rapidity of growth.

### Great Quest for Private Dwellings and Apartments.

As regards more particularly the Bedford Park section, there is said to be a pressing inquiry for brick dwellings such



BEDFORD PARK BOULEVARD IS BROAD AND BEAUTIFULLY SHADED.

SOUTH SIDE OF MOSHOLU PARKWAY.

A week ago a Pittsburgh newspaper contained a large advertisement of properties for sale in the Bedford Park section of this city, inserted at the order of a local broker. By this broker the Record and Guide was informed this week that investors in other cities are carefully studying New York City real estate. They have learned that in normal times they can get quicker results in New York than anywhere else. Oftentimes they find they can borrow after five years the full amount paid for the property.

Bedford Park and the lands beyond are particularly well situated to get the benefit coming both from the construction of the Dual System of subways and the extensions scheduled for the elevated roads. The East Side elevated lines now terminate at Bedford Park but will be carried north through Webster avenue and Gun Hill road to a junction with the proposed line on White Plains road, which will be one of the two branches of the Lexington avenue subway line, the other branch running up Jerome avenue to Woodlawn road. The

only a trolley-car service it has been too inaccessible from business centers.

Bedford Park proper, with its shaded streets and lawns, will also be greatly advantaged by the new transit lines and extensions, especially by the Jerome avenue line, which will connect not only with the Lexington avenue subway but also with the Sixth and Ninth avenue elevated.

"We figure that values along the Grand Boulevard and Concourse will double the moment the structural material is laid by the roadside," said Mr. John O'Hara, local real estate agent and broker.

Real estate quotations in some sections of the city have in the past fully anticipated great transit improvements, but peculiar conditions and forces have had a retarding effect on values in places within the great territory of the West Bronx north of the Kingsbridge road. For years neighborhoods have been physically torn up for one reason or another; they have been invaded temporarily by unassimilated foreign laborers, and various things have occurred to

as contain nine or ten rooms, purchasable for eight to nine thousand dollars, and on which a mortgage of five thousand or a little more can be secured. This inquiry constitutes a real opportunity for builders.

Also there is a strong inquiry for five-room apartments rentable at \$5.50 a room. Inasmuch as suitable building sites can be had for three thousand dollars a lot, this is not unreasonable to expect. For the most part Bedford Park is built up of detached frame cottages. Only a few brick rows have appeared so far.

### Typical Valuations.

Real estate experts anticipate that in the coming speculative movement property along the Concourse, on Mosholu parkway and in the neighborhood of the Montefiore Home, will be prominent. For years past investors have been quietly securing strategical locations and holding them for the inevitable results to follow the advent of the Dual System of subways and elevated road extensions.

The four corners of Bedford Park Boulevard and Webster avenue are an

instance. These corners are owned respectively by Judge Brady, Mr. Hupfel the brewer, Felix Grimley and John and Peter O'Hara. The two last named own the southwest corner, 100x114 feet, with a three-story frame building, and are assessed for \$80,000, of which \$45,000 is on the land alone. The northwest corner, Mr. Grimley's, 50x95 feet, is assessed at \$31,000, of which \$24,000 is on the land.

Property on Bedford Park Boulevard, south side, between Decatur and Marion avenues is valued for assessment purposes at about \$5,000 on a 25-foot lot without improvements. On Marion avenue between Bedford Park Boulevard and 201st street 50-ft. lots are assessed for \$7,200, with total assessment for land and building at \$11,000 to \$16,500. The northeast corner of Marion avenue and Bedford Park Boulevard, 164x126 feet, is assessed at \$40,000 on the land and \$50,000 on all. Lots on Decatur avenue, 37.5 x110 feet, are assessed at \$5,400 without improvements. On the south side of Mosholu Parkway near Decatur avenue lots 57 feet wide are assessed at \$8,000 without improvements.

As an instance of the money that has been made in Bedford Park property in the past, Mr. O'Hara recalls that in the year 1888 a plot of 35 lots was bought from the Manhattan Savings Bank by an investor for \$8,500, which is now valued at \$350,000. Various parts of the original tract have been sold from time to time for prices which aggregate, with the value of the lots remaining unsold, the total sum above given.

The actual cash investment in the first instance was only \$2,000.

Above Mosholu Parkway, which connects Van Cortlandt and Bronx Parks, are a few scattered dwellings, the majority of the territory being vacant on account of lack of transportation and the double fare charge made necessary in using the elevated.

In addition to the housing conditions, Bedford Park has splendid educational features. On a crowning point of Marion avenue is the Ursuline Academy for girls. This institution was previously located in East Morrisania, but due to the rapid increase in attendance moved to Bedford Park, an ideal location for such a school. The city has erected two of the finest and best equipped public schools to be found in any part of Greater New York, the smaller on Mosholu Parkway and the larger at Bainbridge avenue and 196th street. Religious activities are also represented extensively by churches of various denominations.

Bedford Park, with its playgrounds, driveways, transit and educational improvements, still has an ample supply of ground suitable for dwellings and small apartment houses. The price of property is moderate and if builders put up structures of these types they should receive a fair profit on their investment. The average rent for a room in the pres-

ent buildings is seven dollars a month and this will continue to be the case, for there is a deficiency rather than a surplus of housing in this field. With an increase of apartments this section will equal, if not surpass, any of the other residential districts of The Bronx.

#### PLATFORM ADOPTED.

#### City Economy League Submits It to Voters for Consideration.

The platform committee of the City Economy League consisting of Edward F. Clark, chairman; Walter Lindner, Louis Franklin Levy, Adolph Bloch and Edward P. Doyle, have submitted a constructive platform for the League which

maximum of efficiency, and believes that there should continue to be liberal appropriations for the maintenance of the health, safety, education and recreation of the people of the City of New York. It is equally emphatic in its declarations that such appropriations must in all cases be disbursed with the utmost care and economy. We demand that for a period of at least four years no new project requiring the expenditure of the money of the city shall be undertaken which is not absolutely required to carry out a necessary municipal function."

The league further believes that there should be no additional parks or recreation grounds acquired by the city until the city's financial condition is improved.

Appropriations for charitable institutions should be limited to the value of the services which they render the city.

The league believes that practically all mandatory legislation requiring increases in the expenses of this city could be eliminated if the Mayor of the city would announce an attitude of direct opposition to mandatory legislation and his intention to veto any such bills submitted to him.

That there can be no doubt in the minds of any one at all familiar with the affairs of the city that the payroll of the city and its departments is wastefully excessive.

The practice adopted by the present Board of Estimate of voting corporate stock for public improvements not shown on the calendar before the meeting, by means of the unanimous consent method,

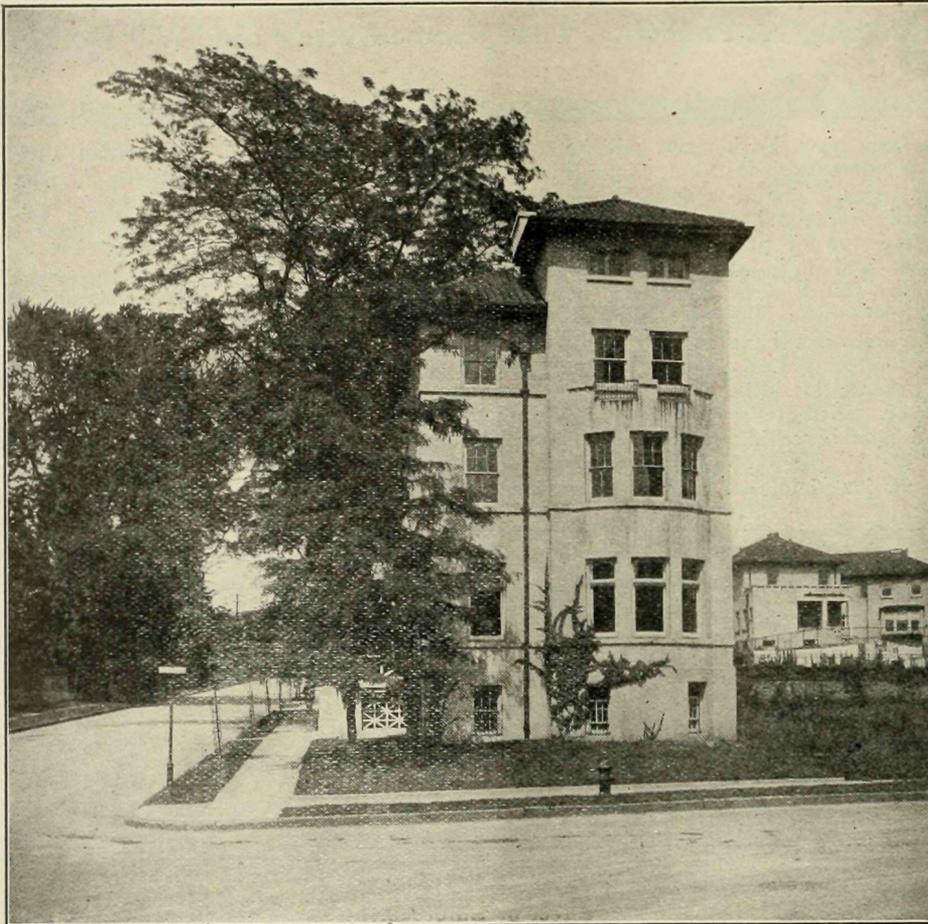
should be confined to matters of the greatest urgency relating to the health and safety of the city.

The league believes that the Board of Estimate should take active steps to obtain a fair apportionment of the direct tax payable to the State of New York by the City of New York, so that the city may not be required as heretofore to pay a portion of the entire tax entirely out of proportion to its proper share.

#### For New Sources of Revenue.

It believes that the Board of Estimate, as one of its earliest duties, should examine personally or by committee into the possibility of increasing the city's revenue from existing sources and from such new methods of taxation as may be necessary and expedient.

It believes that if the members of the Board of Estimate will, throughout their term of office, work in harmony for the accomplishment of the purposes outlined herein, each agreeing to serve the city throughout his entire term of office and to give no concern either to private business or political aspiration, the next four years will mark a transformation in the government of this city and will enable the city to reduce its expenditures and to regain the credit for its bonds which it formerly enjoyed.



A QUIET CORNER IN OLD FORDHAM.

has been so adopted. It follows closely the views and opinions expressed in a statement published some weeks ago. The league presents this platform to the voters of New York City for their earnest consideration. It reads in part as follows:

"The present financial condition of the city calls for urgent and radical action. The city's indebtedness amounts to nearly a thousand million dollars and the limit of borrowing defined by the constitution is perilously close. When it is recalled that the assessment of real estate in the City of New York has been increased over a billion dollars within the past five years, and that the present debt limit is based on this inflated assessed valuation it will be evident that of necessity there must be a change in the method of conducting the city's finances. It is well known that the assessed valuation on many pieces of property is much in excess of the actual value, and that the assessed valuation on a large number of parcels of land is being reduced by court proceedings.

"The City Economy League being made up not only of real estate owners, but also of rentpayers and including among its membership, not only business men, but also wage earners, desires to make clear to the citizens of New York that it is strongly in favor of continuing all proper city functions with a

## HORIZONTAL EXITS WILL SATISFY BOARD

Instead of Building Partitions Around Stairs—Mercantile as Well as Factory Buildings Affected—How the Order is Viewed by Real Estate Men

UNDER the order promulgated on August 28 by the Industrial Board of the State Department of Labor, virtually every factory and mercantile building under five stories high in Greater New York will apparently have to build fireproof walls around their stairways from the basement floor to three feet above the roof. It is the most sweeping order affecting old buildings that has been issued since the enactment of the law against school sinks in tenements, ten years or more ago.

The order affects not only factory buildings in which more than twenty-five persons are employed above the first floor but also every building in which combustible material, merchandise, articles, goods or wares are stored or packed, regardless of the number of people employed in the building. Hence, the law is held to practically apply to all warehouses, stores, lofts or mercantile establishments, because there are hardly any in which some combustible goods or wares are not kept.

The partitions will supposedly have to comply with the existing local building code, and all openings in such partitions must be provided with fireproof doors, and the bottom of the enclosure must be of fireproof material at least four inches deep, unless the fire-resisting materials extend to the cellar bottom. The Building Bureaus accept partitions composed either of brick, terra cotta, reinforced cinder concrete or reinforced stone concrete. The brick wall is eight inches thick, the terra cotta six inches and the partitions built of the other two materials are four and three inches in thickness respectively.

### A Horizontal Exit Will Let You Out.

The only exceptions made are for factory buildings in which there is an exterior enclosed fireproof stairway, or where there is a horizontal exit to the next building, or where there is an automatic sprinkler system. Therefore, one way of obtaining a release from the obligation of building fireproof partitions is to make a horizontal exit, and in cases where it is possible to make the connection with an adjoining building this may be the more economical way.

A horizontal exit is defined in the general labor law (see section 79f) as a connection by means of one or more openings not less than forty-four inches wide protected by fire doors through a fire wall in any building or through a wall or walls between two buildings, which doors shall be continuously unlocked and the opening unobstructed whenever any person is employed on either side of the exit. Exterior balconies or bridges connecting two buildings may also be counted as horizontal exits, when the connecting doors are fireproof.

### Cost of Hall Partitions.

Dimensions and materials would govern the cost of building the partitions required by the recent order. In Manhattan, where there is more uniformity between factory buildings than is found in the other boroughs, construction costs would be more uniform also. At the Bureau of Buildings it was roughly estimated by Deputy Superintendent Lud-

wig that the average cost of installing partitions, according to existing regulations, in four-story factory buildings, as required by the order of the State Industrial Board, would be about twelve hundred dollars in Manhattan.

### Number of Buildings Affected.

The number of buildings affected by the new regulation cannot be told from existing statistics. According to an enumeration recently completed by the Department of Taxes and Assessments the number of loft and factory buildings of all sizes is as follows:

	Warehouses, lofts and stores.	Factories.
Manhattan .....	7,920	1,429
The Bronx .....	107	278
Brooklyn .....	1,386	2,252
Queens .....	53	619
Richmond .....	83	620
Total .....	9,549	5,198
Grand Total .....	14,747	

What proportion of the total of 14,747 buildings contain less than five stories it is not officially known in any city bureau or department. Most buildings used for heavy manufacturing have but four stories or less. The tall buildings erected in the last ten or fifteen years are mostly used for light manufacturing.

As a rule the three and four story mercantile and manufacturing buildings represent the very oldest buildings in the city—those which the real estate men have considered the safest for factory purposes, even though they are not fireproof. At least half of the total number of factories, warehouses, lofts and stores in the entire city will come within the limit of less than five stories.

### Effect of Enforcement.

Real estate men said this week that the effect of the enforcement of the regulation will be two-fold, one effect being upon the properties directly concerned and the second effect upon real estate in general. Lawyers considered it doubtful if the regulation could stand the test of the courts, and intimations were heard that the courts would be appealed to.

Carlisle Norwood, secretary of the Realty League, said that the exercise of municipal authority which results in a demand upon a very large class of real estate owners that they shall expend upon their properties in changes sums of money which can never again be realized from the property in any way, resulting therefore in great impairment of value, will affect real estate interests generally in such a way as to depreciate values; because already owing to drastic legislation and departmental and bureau orders large classes of real estate holdings are greatly depreciated and almost impossible of sale. Mr. Norwood said further:

"In reference to the particular properties affected by such a regulation, you would only have to visit some of those which could be pointed out to you by the large downtown agencies who have charge of such properties to see that rather than go to the expense involved the owners might abandon all idea of further leasing the existing buildings and think that it would be preferable to tear

them down and put up new buildings.

"The result will be to drive tenants and trades now enjoying moderate rents into buildings complying with all sorts of new laws, where they will have to pay advanced rents, which the proprietors of the buildings will have to recoup in higher prices and lower wages.

"However, the owners of such properties have themselves largely to blame for the entire lack of interest that they have shown in pending legislation and in the proceedings of the Industrial Board. Through the Record and Guide and the daily newspapers and common talk among all classes of people directly or indirectly interested in real estate, owners have had long and full notice of what they might expect, and yet they have been absolutely supine, never with few exceptions even raising so much as an arm to ward off the threatened blow which has now been struck. As the last means of saving themselves and of showing the Industrial Board that it is not as all-powerful as it deemed itself to be, and that it has erroneously attempted to exercise powers not possessed by it, owners must defend themselves in the courts of justice, the only resort left open to them."

### A Hardship in Many Cases.

Supt. Carlin, of the Brooklyn Bureau of Buildings, said he did not care to comment on the order from the State Industrial Board except to say that it would work a great hardship in many cases.

### Might Have Been Worse.

President E. A. Tredwell, of the Real Estate Board, said that the regulation was not as formidable as it appeared at first glance, because of the exception made for those buildings which have or would install horizontal exits, automatic sprinklers or exterior enclosed stairways.

"The tone and temper of the Industrial Board seems fair and conciliatory," added Mr. Tredwell.

"Their effort seems constructive rather than destructive, and while realty will have to stand considerable expense for alterations and changes, the Industrial Board should have the co-operation and assistance of both real estate owners and agents to enable them to arrive at a proper basis of safety for life and limb in factory housing.

"Had the bill passed as originally proposed, absolutely requiring fireproof staircases in all old factory buildings, it would have caused a tremendous expense, mere contemplation of which would have gone a long way to produce a real-estate panic. Not only that, but physically it would have been impossible to put in such staircases without vacating perhaps forty per cent. of the factory housing in Greater New York; and this legislation was proposed for old buildings whose structural value had departed and whose only remaining value was a carrying one.

"On account of the sheer economic waste proposed and the physical impossibility of putting the law into effect, and for the further reason that the fire authorities were satisfied that fire-resisting regulations were sufficient, the Real Estate Board of New York successfully

fought the impossible fireproof law, and while the acceptance of fire-resisting regulations may mean an expense of \$1,000 per average 25-foot building, we do not quarrel or question the motives of those who meet us fairly, even in times like the present when realty is certainly not a profitable investment as regards factory housing.

#### Permit Choice of Materials.

"We believe an honest effort could and should be made to reduce the average expense for fire-resisting staircases to \$500, say, for the average 25-foot building. This can only be done by selecting different fire-resisting materials and allowing owners some choice, subject to the board and depending on circumstances.

"The effect of the new regulations will be to prolong the economic life of old buildings and to put a check on new construction. The building trades are vitally interested in this phrase. Too stringent legislation naturally reduces the desirability of factory property as a security for mortgage loans. If they are made impossible in a loaner's eyes, your law must change or new factory construction halts.

#### An Unwise Business Proposition.

"Always with new work compelled there are additional improvements suggested by architects and builders which are often desirable and all improvement of old buildings affects the volume of new construction. To preserve the average 25-foot building, which is economically unfit to-day on account of too small size, is an unwise business proposition, yet this seems the ultimate result of necessary regulation. Necessarily, the smaller the cost of complying with the law the less will be the economic effect of such preservation."

#### Co-operate Says Mr. Noyes.

Charles F. Noyes said the few real estate men who have personally met the members of the Industrial Board were well pleased with its make-up, their sincerity of purpose and apparent desire to protect the occupants of factory buildings and at the same time temper their rulings and regulations with reasonableness that will be as easy on owners to comply with as is possible. It was a concession of considerable importance that the real estate interests gained when they were able to have the law so drafted that stairway enclosures could be made of fire-resisting material instead of fireproof material and at the present time Richard Cullan, one of the members of the Industrial Board, is studying various methods of fire-resisting material so as to report back to the Industrial Board his recommendations with a view of the Industrial Board making a ruling on what materials may be used in such construction with the least possible expense to the owners.

"Mr. Cullan is to appoint a sub-committee to work with him in connection with this matter and has signified the desire of having a representative of real estate men on his sub-committee, an architect, as well as a building representative. Mr. E. A. Tredwell, president of the Real Estate Board of Brokers, is co-operating with Mr. Cullan and the board will probably have a representative on this important committee.

"While there is no question but what most real estate men and owners disagree with Attorney General Carmody's opinion that the board has the right to make the regulation covering the fireproofing of stairways in buildings less than five stories in height, yet all real estate interests should co-operate with the Industrial Board in every possible manner and uphold the board in everything that tends to correct dangerous defects or conditions in any factory building. It will be recalled that by the laws as enacted the Industrial Board has the right to modify, amend and omit the provisions regarding the enclosing of stairways in low buildings where the conditions so warrant, and it is my opinion that the board will be reasonable in this regard, and that wherever relief can be given the Board will grant reasonable requests. This right to modify applies to buildings two to four stories in height the same as to buildings five and six stories high.

"I think from now on co-operation should be the key-word of all real estate men in their dealings with the Industrial Board instead of opposition, and from my experience with this board since it has been organized, I think that Mr. William C. Rogers, the chairman, as well as the other members, will meet the real estate interests in the same spirit and do everything they can to ease conditions as much as possible with a view that the load will not fall too heavily upon the shoulders of owners."

#### Reasonable and Wise.

Wilber C. Goodale of 265 Seventh avenue, considered the regulation adopted by the Department of Labor as reasonable and wise. He would qualify this opinion in only one way, and that was to say that the definition of "Fire-resisting partitions" should be broadly made. It is structurally impossible to put the weight of fire proof blocks to rest on the beams of buildings built twenty years ago, he said, or on the beams of buildings altered from other than factory uses. If the lath and plaster partitions surrounding stairs are covered on both sides with metal sheets, and the present wooden doors are replaced with kalamein doors equipped with spring door checks, such stairways would provide safe exits for quite a time after a fire starts on any floor. Mr. Goodale further remarked:

"Consideration should be given to the subject of party fire-escapes. Low buildings so equipped are perfectly safe and further changes are unnecessary.

#### Local Types Considered.

"There is only a remote chance of any loss of life in the small four and five story loft buildings averaging 1,200 square feet of floor space which are so common in New York. The Binghamton factory was 44 ft. x 130 ft. in size and built with open hoist-ways and stairways and with only one fire-escape. There are no buildings in New York City remotely resembling this construction. I am glad that the State Department of Labor has taken this fact into consideration and made the ruling applicable to buildings where twenty-five persons are employed above the store floor. If the new regulation is enforced with discretion no injury to real estate interests will result."

#### DISTINCTIVE SECTIONS.

##### The Northwestern Part of Rockaway Peninsula—Waterfront Property at a Premium.

One of the most distinctively beautiful suburban home sections of Long Island is the northeastern part of Rockaway peninsula from Lawrence to Hewlett and especially at the latter place, which is at the head of Hewlett Bay that opens through Broad Channel into Rockaway Inlet and Reynolds' Channel, the latter of which is between the back of Long Beach and Barnum Island. The homes in Hewlett are not only surrounded with grounds that have undergone rich landscape treatment, but they are among the finest products of suburban architecture. Each house has an individuality peculiarly its own.

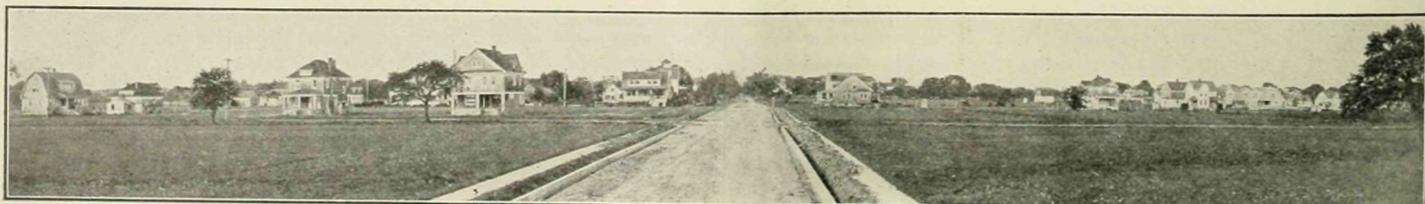
There are few if any properties here that could be characterized as country estates, because while the grounds surrounding these homes are ample they are not extensive. There is no section of Long Island that is built up along more substantial suburban lines. The construction varies from hollow tile covered with stucco of varied tints to the best frame construction with weather stained shingle effects to clapboards of divers colors.

Lawrence and the intervening area have more fine houses on acreage plots. Money has been spent lavishly on trees, roads and footpaths. The work of the best architects is visible on every side. Lawrence has a fine waterfront known as Lawrence Beach, among whose prominent residents is Mrs. Russell Sage. So valuable is this waterfront that the Lawrence family, heirs of the original owners, have been in litigation with Long Beach Estates over the riparian rights of each in the waters adjacent to the other. The homes there represent the finest kinds of suburban investment; and, Long Beach, Lawrence and Hewlett are all permanently established as all-year home communities, as well as resorts for summer cottagers. All of these places are in Nassau County adjoining the Queens line.

#### A Venetian Tone.

Hewlett and Woodmere both have clean, well dredged canals or waterways leading toward East Rockaway Inlet, and they are big factors in the value of all real estate in those communities. The surrounding territory abounds in navigable streams, notably Powell's creek, at Oceanside. Hewlett is not only completely improved within its own boundaries with costly homes, but it has leaped beyond its borders into the corporate limits of East Rockaway and to within a mile of its center.

Because of the extension of these fine improvements of Hewlett, real estate values in the newer part of East Rockaway, adjoining them, have received direct impetus. As a result, land that had lain dormant in the adjacent part of East Rockaway has been acquired for development and improved. Fronting as it does on Hewlett Bay, the utility of a waterway or harbor for pleasure boats was apparent; and, the Windsor Land and Improvement Company, which developed the entire area, has built a deep waterway nearly a mile in length and has bulkheaded it.



EAST ROCKAWAY PARK, FROM THE HEAD OF THE YACHT HARBOR.

# LOANS ON REAL ESTATE BY NATIONAL BANKS

Why Land Mortgage Banks Should be Chartered in This Country—No Bank With a Good Supply of Real Estate Mortgages Has Ever Been Forced to Close in Panics.\*

By C. F. GARFIELD of ROCHESTER.

THAT real estate is real security for loans is universally recognized by commercial and banking authorities. No other security is so tangible, so easily investigated, or more difficult to manipulate or conceal. Conservative bankers think it good business to invest a reasonable proportion of their resources in mortgage loans, realizing they are the last to be affected by panics, and have a current market value wherever money is seeking investment. The Federal banking act allows a national bank to purchase, hold and convey real estate for the following purposes only:

"First, such as shall be necessary for its immediate accommodation in the transaction of its business.

"Second, such as shall be mortgaged to it in good faith, by way of security for debts previously contracted.

"Third, such as shall be conveyed to it in satisfaction of debts previously contracted in the course of its dealings.

"Fourth, such as it shall purchase at sales under judgments, decrees, or mortgages held by the bank, or shall purchase to secure debts due to it.

"But no such bank shall hold the possession of any real estate under mortgage, or the title and possession of any real estate purchased to secure any debts due to it, for a longer period than five years."

In other words, the National Banking Act allows loans on bonds secured by mortgage, or on the unsecured and undorsed note of the owner of real estate, and yet does not recognize real estate as a security for loans.

In extenuation it may be said that when this war-time act was passed by Congress in 1863 real estate did not possess so large or substantial value; the proportion of unimproved land was immense, and the laws of foreclosure and redemption not as favorable as now.

The general banking laws of all the American States and territories now permit commercial banks to loan on real estate, Colorado and Tennessee apparently forbid the ownership of mortgages by banks, but permit loans on the assignment of mortgages as security. At one time Pennsylvania, North Dakota and South Dakota copied the National Banking Act by prohibiting real estate loans, but between 1893 and 1901 these restrictions were removed.

To indicate the present situation and its tendencies permit me to call your attention to a summary of the latest available statistics, taken principally from the 1912 report of the Comptroller of the Currency.

Loans and discounts in the reporting banks of the United States as shown by reports of condition for 1912 aggregate roundly, \$13,953,600,000 out of total resources of \$24,986,642,774. Of this amount \$5,973,700,000 is in national banks and \$7,979,900,000 in banks other than national. Of the total loans, the sum of \$3,301,000,000 is reported as secured by real estate and \$4,239,000,000 by other collateral.

About 24 per cent. of the total bank

loans are secured by real estate, the proportion being as follows:

Eighty-eight per cent. for mutual savings banks, 56 per cent. for stock savings banks, 30 per cent. for private banks, 22 per cent. for State banks, 19 per cent. for loan and trust companies, and a little over 1¼ per cent. for national banks. (See Table A.)

posits of this character in national banks. There is nothing in the Federal law authorizing the establishment of a savings department by national banks, but as the right to pay interest on deposits is recognized, the position of this office is that the question of the conduct of a savings or interest department is a matter for the determination of the directors

TABLE A.—BANK LOANS AND RESOURCES IN UNITED STATES, JUNE 14, 1912.

Classification.	Number of banks.	Secured by real estate (including mortgages owned). Millions	All other loans. Millions	Total. Millions	Per cent. secured by real estate.	Total resources. Millions
						Millions
State Banks.....	13,381	\$572.9	\$1,976.4	\$2,549.3	22%	\$3,897.8
Mutual savings banks.....	630	1,707.8	212.5	1,920.3	88%	3,929.1
Stock savings banks.....	1,292	379.9	289.4	669.3	56%	993.6
Loan and trust companies.....	1,410	526.5	2,184.7	2,711.2	19%	5,107.4
Private Banks.....	1,110	39.6	90.2	129.8	30%	196.9
Total.....	17,823	\$3,226.7	\$4,753.2	\$7,979.9	40.5%	\$14,124.8
National banks.....	7,372	74.8	5,898.9	5,973.7	1¼%	10,861.8
Grand Total.....	25,195	\$3,301.5	\$10,652.1	\$13,953.6	24%	\$24,986.6

### The Only Alleged Objection.

Mr. Horace White, in his classic on "Money and Banking," states the principal objection to real estate loans thus:

"The reason why land and buildings ought not to form the basis of the loans of a commercial bank is that they are not quick assets. The liabilities of the bank being payable on demand, the assets must be converted into money within short periods. When real property is given as security for a debt both borrower and lender look to it, and not to the personal obligation as the source of payment."

The same objection is raised in the 1907 report of the New York Superintendent of Banks, who adds: "We realize, however, the hardship that a prohibition of this character of loans would create, particularly in the smaller cities and towns of the State, where the making of such loans is essential to profitable banking and required by the needs of many borrowers. Personal collateral as security for loans is rarely obtainable by country banks."

The choicest loans in the towns and smaller cities are real estate mortgages, one of the principal reasons for the large proportion of State banks in such places.

The last Comptroller's report states that among the national banks the relative amount of each class of paper shows but slight variation from year to year, and that almost three-quarters is time paper. (See Table B.)

TABLE "B."

Class.	Amount.	Per cent.
On demand, paper with one or more individual or firm names.....	\$571,345,681	9.6
On demand, secured by stocks, bonds, and other personal securities.....	985,421,576	16.6
On time, paper with two or more individual or firm names.....	1,973,453,245	33.1
On time, single-name paper (one person or firm) without other security.....	1,198,505,689	20.1
On time, secured by stocks, bonds, and other personal securities, or on mortgages or other real-estate security.....	1,225,178,240	20.6
Total.....	\$5,953,904,431	100.0

The same report of the Comptroller says: "It is evident that commercial banks generally are competing to a certain extent with the savings banks, and the reports show a steady increase in de-

of each bank. Deposits in commercial banks are presumed to be subject to demand, but whether such institutions have the right to enter into a different arrangement with their customers is a matter for determination by the courts."

The extent to which national banks are securing such accounts is shown in the report of September 4, 1912, showing 7,397 banks reporting 2,600,000 savings depositors of \$733,643,936 of deposits, about one-ninth of the entire savings deposits of all banks.

In view of this tendency, there is inherent weakness in any reasoning based on an assumption that all national bank deposits are demand liabilities.

### Real Estate Mortgages Readily Salable in Panic Times.

National bank assets are supposed to be quick assets. Still, in time of panic, nothing but currency is quick asset. Money could not be borrowed on the highest grade bonds during the 1893 panic, but real estate mortgages were readily salable, despite the fact that the resources of all the national banks were barred against them.

The panics of 1893 and 1907 proved that real estate mortgages can be turned to customers in lieu of deposits, or sold at less loss than bonds or stocks, and forever exploded the theory that stocks and bonds can be sold to fair advantage at any time.

The Kansas Commissioner of Banking stated, "That during the panic of 1893 no bank with a good supply of real estate mortgages was forced to close, or found it difficult to secure all the money needed to tide it over."

### The Currency Bill.

In 1911 the United States Treasury Department asked the national banks if they would favor an amendment allowing a certain percentage of deposits to be invested in real estate loans. Eighty-one per cent. of the banks replied "Yes," ninety per cent. of these favoring an average of 25 per cent. of all deposits. As to authorizing savings departments by law, 68 per cent. favored such authority and 59 per cent. of these favored restricting real estate loans to a certain percentage of their savings deposits, 40 per cent. of such deposits being usually favored as such percentage.

\*A paper delivered before the National Association of Real Estate Exchanges at Winnipeg.

In the Currency Bill now under consideration by the Congress of the United States we find under Section 27 the following provision: "That any national banking association not situated in a reserve city or central reserve city may make loans secured by improved and unencumbered farm land, but no such loan shall be made for a longer time than nine months, nor for an amount exceeding 50 per cent. of the actual value of the property offered as security, and such property shall be situated within the Federal Reserve District in which the bank is located. Any such bank may make such loans in an aggregate sum equal to 25 per cent. of its capital and surplus, or 50 per cent. of its time deposits.

"The Federal Reserve Board shall have power from time to time to add to the list of cities in which national banks shall not be permitted to make loans secured upon real estate in the manner described in this section."

#### Start Land Mortgage Banks.

I believe that it is the duty of our profession to obtain general recognition of the stability of real estate values in every established community and that revising the Federal laws so as to permit national banks to loan a certain portion of their resources on the security of real estate should be but a step in the general campaign; the second step should

commend that we advocate the elimination of the word "farm" in Section 27 of the proposed currency bill, thus making the law applicable to all real estate, and that the limit of such loans be made twelve instead of nine months.

I also recommend that we urge the establishment of land mortgage banks under State or Federal charter.

#### Wrecking the Astor House.

The Public Service Commission opened bids for the wrecking of the south half of the Astor House, which must be removed to allow the contractor for that section of the Broadway subway to proceed with his work. This contract provides that work must begin within two days and must be completed within fifty-five days thereafter, including Sundays and full legal holidays.

Because of the necessity for removing the building within the time specified, the contract provides a penalty of \$153.33 for each day of delay beyond the period fixed. This is the actual cost to the commission for failure to turn the plot over to the contractor for his work.

The successful bidder will be allowed to keep the material of the building.

Thirteen bids were received. Some of the bidders offered to pay the city for the privilege of wrecking the building and keeping the material, while others pro-

#### NEW HOME IDEAS.

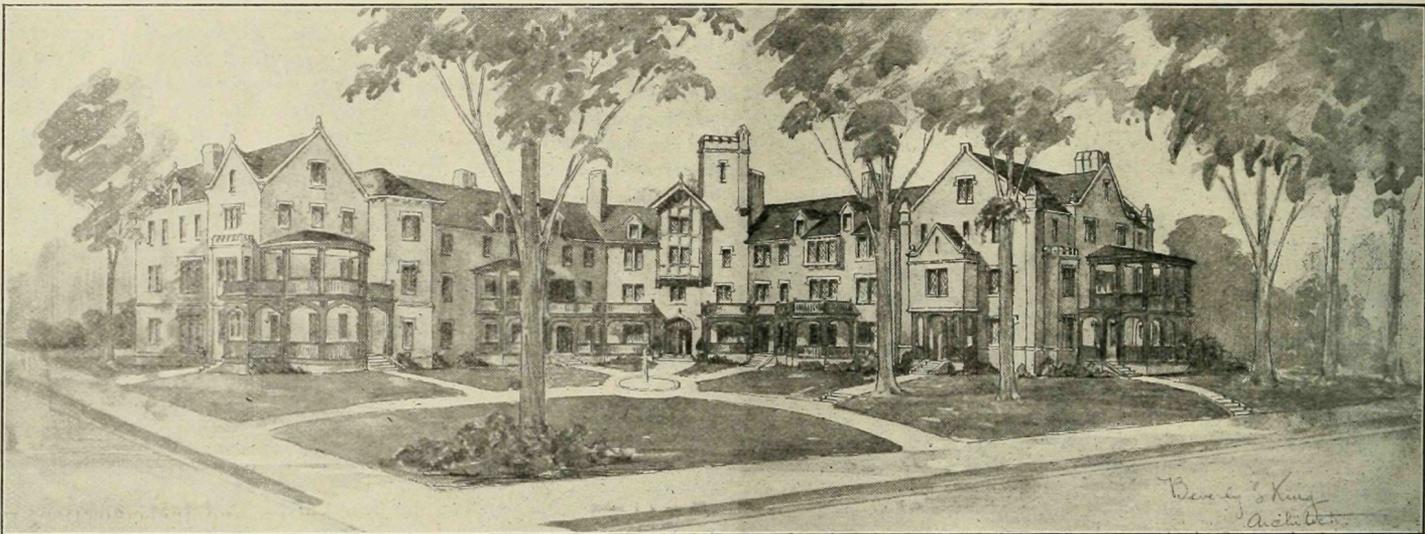
##### A Suburban Apartment House With More Than City Conveniences.

The Datona Association, a corporation organized for the building and management of a "Constellation of Homes" and represented by Edwin B. Day, of the Battery Park National Bank, New York City, has plans for something novel in suburban apartment houses.

It is a matter of common knowledge that any great enterprise, every great building, or bridge, or ship, once had its existence merely as an idea or mental picture in the imagination of one man. The Woolworth building made its first appearance in the form of a rough pencil sketch on the back of an envelope, as two men sat at luncheon one day. All these things are first imagined, then penciled, then drawn or worked out carefully until at last they take their place as achievements.

Owing to the steady natural growth of the village of White Plains, richly endowed by nature, together with the added attractiveness as a place of residence by reason of being convenient to the city and having rapid transit, it has become an active, thriving village.

It is readily conceded that this growth brings in its train certain requirements. Better things are wanted, better modes of living required, which are all a part



"THE DATONA," A CONSTELLATION OF HOMES, TO BE ERECTED AT WHITE PLAINS, N. Y. Beverly S. King, Architect.

be the establishment of land mortgage banks.

Last October President Taft wrote to the governor of each State urging the establishment of land mortgage banks under State charters, and saying that as a later step he favored the enactment of laws by Congress permitting the organization of national land mortgage banks with the power to guarantee and market the guaranteed debenture bonds of the State mortgage banks.

The German mortgage banks have issued more than two and one-half billion dollars of bonds drawing interest at 3½ to 4 per cent. per annum. They have a total capital of 170 million dollars, and mortgage loans of more than two billion, six hundred million dollars at an average interest rate of less than 4½ per cent. per annum. The French mortgage banks hold real estate loans in excess of \$870,000,000 at 3½ to 4½ per cent. interest per annum. These banks are under strict governmental supervision, and are the type of bank that the United States now most need if we are to lower the present average interest rate to 8½ per cent. per annum on mortgages.

In conclusion, I would therefore rec-

posed that the city pay them for taking down the building. The highest bid was received from the Hudson Wrecking and Lumber Company, of 135 Broadway, and the commission awarded the contract to that firm for \$3,833, the amount of its bid.

#### Clearing the Court House Site.

The Court House Board offers for sale by sealed bids the buildings standing upon the lands acquired for the Court House site.

Sealed bids will be accepted only upon forms to be obtained from the office of the Court House Board, inclosed in properly sealed envelopes, and will be received by the secretary of the board at room 1101, No. 115 Broadway, New York City, not later than noon on Wednesday, Sept. 17, and will be opened at the meeting of the Court House Board to be held on Thursday, Sept. 18, 1913, and awards will thereafter be made and announced.

Each bid must be accompanied by a deposit of cash or certified check in a sum equal to 25 per cent. of the bid.

The buildings are situated in Pearl, Centre, Park, Leonard and Worth streets and are divided into six parcels, including twenty-four buildings.

of the general uplift through which a community passes to a higher destiny.

Particularly has there been no provision for the better mode of living for those requiring an apartment, or for those demanding better hotel facilities, in a location where refinement dwells, and where the freedom and quiet of the country may be thoroughly enjoyed. With these facts uppermost, plans for the realization of the ideal have been formulated and the project has been launched, for realization into something material and tangible.

It is proposed to erect upon the property of Edwin B. Day, together with the adjoining property of John M. Farley, located on South Broadway and Post Road, a modern fireproof building, to be known as "The Datona." A building for the accommodation of a family desiring either a first class apartment, or a single person needing only a small suite, where they may live their private home life without the many cares, worries and annoyances pertaining to the maintenance of an individual house. It will appeal especially to New York City people of means.

In the combination of the properties selected for the site, Beverly S. King, 103 Park avenue, Manhattan, the archi-

tect, has designed a structure after the Old English style of architecture (Elizabethan), and adapted his plans so there can be provided a court of large proportions, admitting sunlight and air—with landscape effect.

The building is to be a strictly fire-proof structure—four stories in height. The apartments are arranged to please the most fastidious, in suites of five, six and seven rooms, with baths, and an abundance of closet space. All apartments have a front exposure upon the court, with the additional attractive feature of private porches, with separate and distinct entrances, affording the privacy of an individual dwelling.

A vacuum cleaning plant will be in-

ity and responsibility. Building operations will soon be undertaken and all contracts will be awarded through the architect. The cost is estimated at about \$150,000.

**For Competitive Bidding.**

The Public Service Commission has received from the General Contractors' Association a set of resolutions adopted by that association August 29, stating that as it has been publicly announced that the Interborough Rapid Transit Railway and the Municipal Railway Corporation have each submitted a request to the Public Service Commission to award certain contracts for construction work on the Rapid Transit extensions as

**QUEENS REALTY.**

**Municipal Efficiency Methods Have Lifted a Heavy Burden From It.**

One of the most interesting features of the constructive work of the office of the Commissioners of Accounts for the year 1912 is a report on "The Progress of Efficiency Work in the Borough of Queens during the year 1912."

The reasons for selecting the Borough of Queens as the most fertile field for the installation of efficiency methods, the details of the work actually done, and the results thereof, are set forth at length. This report is considered by experts who have been asked to review it one of the most interesting pieces of literature yet written on the subject of "Efficiency." So far as municipal administration is concerned, it is the first publication of its kind.

For many years the property in the section now known as the Borough of Queens was so burdened with taxes and assessments that it did not pay the owners to improve vacant property by erecting buildings thereon. It was impossible to put such property in salable or marketable condition until the liens for taxes and assessments were considerably reduced, and in hundreds of cases these taxes and assessments far exceeded the market value of the real estate.

**Relief for Real Estate.**

Within the past few years that condition has been remedied, and in view of the many compromises effected by the former and present Comptroller of the municipal liens on real estate in the Borough of Queens, a large part of the real estate in that borough heretofore in an absolutely unsalable and unmarketable condition is now being put into a condition of improvement.

It not being possible with the available force to install the new efficiency plan simultaneously in all divisions of the borough offices, the Commissioners of Accounts, Jeremiah T. Mahoney and Harry M. Rice, concentrated their efforts for the time being on the maintenance division.

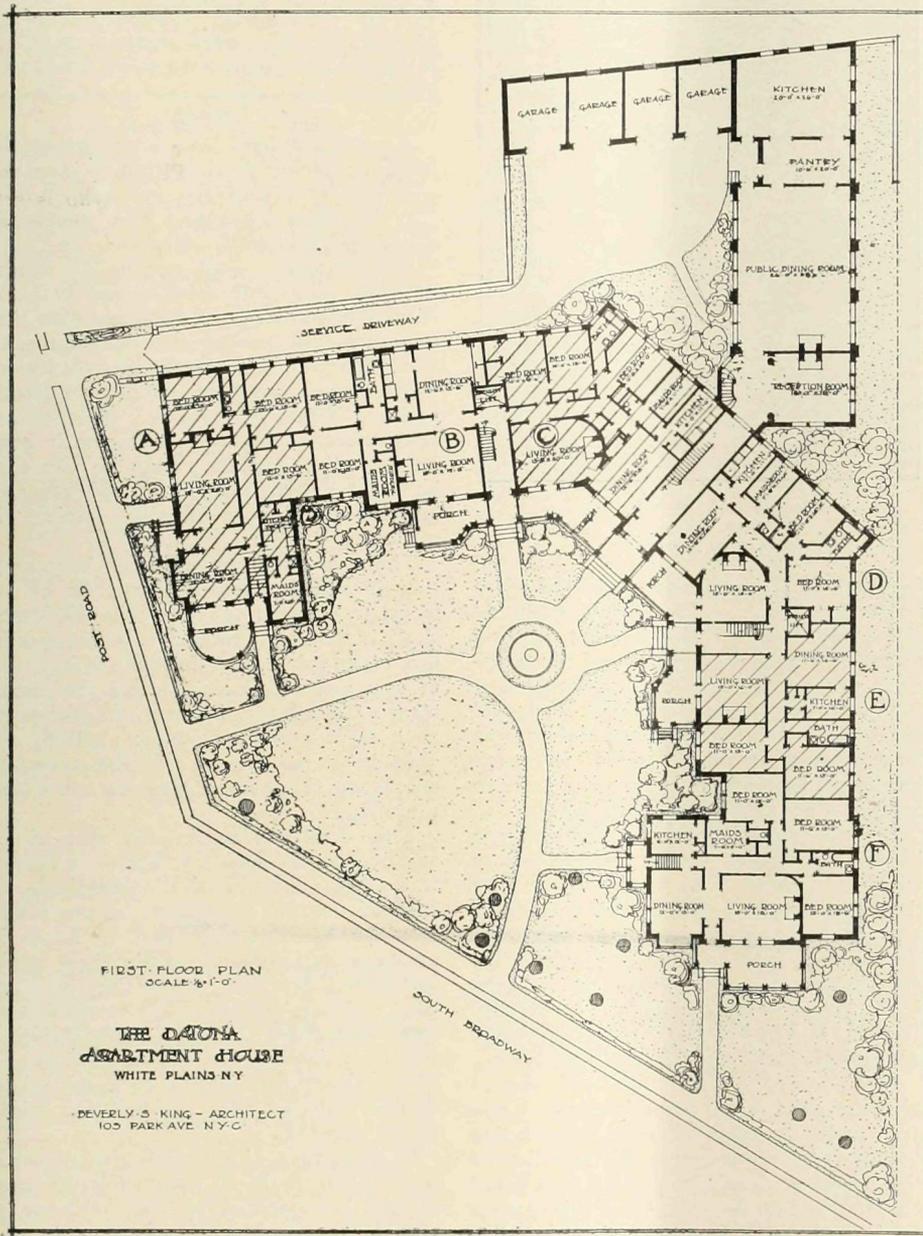
**Former Chaotic Conditions.**

Maintenance work is the care and repair of highways, sewers, public buildings and offices, and the collection, removal and disposal of street sweepings, refuse and garbage. Conditions under which this work was formerly done were most chaotic, says the report. Definite knowledge of the amount and character of work to be performed was pitifully lacking. There was no knowledge whatever of how much work was being done, or how much it was costing to do it. Standards for work performance and costs did not exist.

"The highway and sewer work in progress was being done almost wholly as the result of complaints from indignant citizens. In many cases poor judgment was used in deciding what should be done to relieve the conditions complained of, and little or nothing was being done to prevent the recurrence or eliminate the possibility of such conditions. With no prearranged plan for conducting work, the foremen in many instances were left to find work for themselves and their gangs. The organization of the gangs had little relation to the work at hand. On one day there would be a surplus of men and a scarcity of teams, while the next day with work conditions changed the reverse condition might exist.

"It was the universal custom to try and find work for the organization rather than plan an organization for the work. Much time was wasted in shifting gangs from one place to another, to attend to complaints which had been forwarded to

(Continued on page 448.)



stalled, connecting with each apartment. In the apartment kitchens will be provided a refrigerating system, obviating the necessity of the use of ice. A semi-detached dining-room has been provided, where any or all of the occupants may be accommodated. This feature of the Datona is to be made as attractive as it is possible, with good, wholesome home cooking, under the supervision of one whose reputation is a guarantee that all patrons will be well provided for.

Upon the roof of the dining-room, a garden will be constructed. The third floor of the building has been arranged so the forty rooms provided can be used single or en suite, with or without private baths. Garages have been provided on the premises, affording patrons owning their own automobile the convenience of this accommodation.

The management will be under careful supervision of its Board of Directors, requiring from all tenants and permanent guests credentials as to their respectabil-

contemplated in their contracts with the city of New York, without competition, the General Contractors' Association is opposed to this method, and believes that the public interests are conserved by bidding between responsible concerns.

**Auction Sale of City Liens.**

The city authorities began their auction sale of liens for unpaid taxes, assessment, water rents and local improvements against several hundred property owners in Manhattan on Thursday afternoon at City Hall. When the roll of delinquent owners was compiled about two months ago there were approximately 2,000 owners in arrears. Many of these who owed money to the city subsequently liquidated their debts, and this served to reduce the number of liens to be sold from 2,000 to about 300. The liens offered affected property in sections one and two of the land map of the city, which comprises the area south of Fourteenth street.

# BUILDING MANAGEMENT

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

## OFFICE BUILDING ERECTION.

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

By JAMES E. RANDELL.

### PART THREE.

WHEN the plans of an office building have been placed in the manager's hands, the first thing that is generally asked of him is to furnish an estimate of probable receipts and disbursements, so that it can be compared with that of the architect or owner who has worked the proposition up.

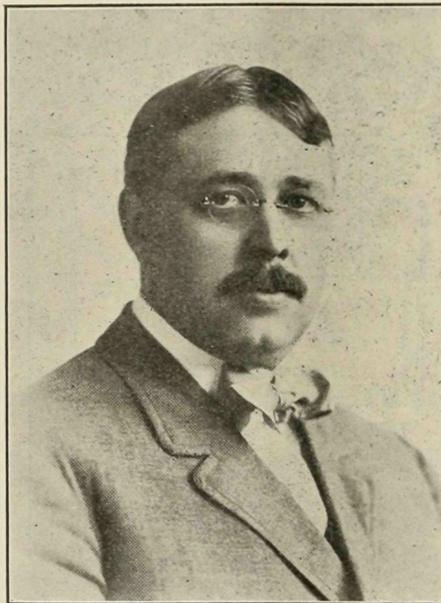
In order to arrive at figures which will stand the test of subsequent developments, it is necessary first to take the plan of each floor by turn and number the rooms so that they may be readily identified. Then each room must be carefully measured and such measurements checked in order to arrive at the correct floor area—not measured by scale, but by the measurements shown on the architects' working drawings. When each room is listed with its correct area, the prices must be made.

This, of course, requires a thorough knowledge of renting conditions and rates in competitive buildings. After these prices are totaled and the expenses carefully figured, it may be found that the rates must be gone over again from beginning to end in order either to produce a larger revenue or to cut down the prices to meet the competition of other buildings, if such a course would still leave a substantial margin for dividends. It may be necessary to refigure these rates of rental as many as three or four times before a condition is reached whereby the prospective tenant may not be alarmed at the prices, and the investment still be safe.

The prices must next be written on each room on the plans, so that a prospective tenant may see at a glance what the rental will be. These plan prices, however, should always be higher than the schedule, so that in dealing with large tenants a proper allowance can be made from the plan price and the schedule price may still be maintained. The small tenant must naturally pay the full plan price. When the renting is over it will be found that the average schedule figures will have been maintained and the estimates regarding revenue will stand the test of comparison with actual results.

### Marketing Your Space.

Your rents having been established, the next move is to prepare to market your space. There are many ways to do this. Some believe that an office canvass is best because it brings you into actual contact with the renting public. Others rely on newspaper advertising, and still others get out booklets descriptive of the building and send them to the occupants of buildings containing such tenants as may be desired. The latter course, supplemented by personal calls, is the one I find most productive of results. The booklet, however, must be absolutely first class in every respect, so that the recipient will



JAMES E. RANDELL.  
President, National Association of Building  
Owners and Managers.

feel that he has been complimented when he receives it. A personal letter sent at the same time as the booklet, calling attention to the building and its principal occupants, is, of course, necessary, for no owner who expects success would dare build a large building unless one large tenant, or a large class of tenants has been first assured, as a nucleus, to attract others.

The inquiries resulting from these booklets will give numerous leads from which to start. The persons receiving the booklets show them to others—often ask for more—drop in to see what else there is of interest and to inquire regarding rates. These inquiries must be followed up quickly, and a short, but careful, record kept in a "prospect" file of each interview with each party.

A reference to this file will always give the exact status of affairs when you are ready to again see the prospective tenant. As regards the distribution of the booklets, I might add that they are not to be sent broadcast. It is necessary to obtain a directory of each building having the class of tenants you desire and send to these only, because the booklets are expensive, and to send them broadcast would be a waste.

### On Doing It Oneself.

The principal thing in renting, after the "prospective" has been discovered, is to make his work in the matter as light as possible by taking it all upon yourself. Someone said to me a short time ago, "Why do you make up the tentative plans yourself? You should have someone else do that for you." Now, I have found that this is exactly what I can't afford to do. I find out what a man needs, and it is easier and quicker for me to work up a pencil plan, with these features in mind, than to take the time explaining to someone else how it must be done, and the tenant feels that as I have personally taken my time to make a plan for him he must at least give it decent consideration and give me some of his time in return. The time spent

in making half a dozen sketches is well paid for, because they are often made while in conversation with the tenant, and he assists with complaints and suggestions until the right plan is reached and the lease made. Blueprint plans of each floor are a great help in this because all one has to do is to fill in the office layout.

### Leases.

A manager must keep his signs on the building during construction, so that all who are interested may see who is selling the office space and what is his address and telephone number.

The manager must get up his leases so that they will protect the building from the multitude of contingencies that may arise in subsequent dealings with the tenants. He must get copies of other leases used in similar buildings and see if they contain any good points not embodied in his. When he is sure he has all the good points he can find he must get an attorney to phrase and legalize it before finally having it printed.

There is one clause I have been putting in my leases which may be of interest to you. It provides that the lessee shall install and maintain, in the premises demised, ready for immediate use at any and all times, during the entire term of the lease, a fire extinguisher of such style and capacity as shall be required by the lessor. If the premises are large, I demand two or more extinguishers.

This does not reduce the rate of insurance on the building, but does reduce it on the contents of the building. In case of fire, the occupants of the premises are naturally the first to know it, and can extinguish it while they might be calling for help or getting word to the building employees. If this rule were followed generally office building fires, during the daytime, would be almost unknown except in cases where flames from an adjacent building might cause damage.

The expense of an extinguisher ranges from \$3.50 to \$7.50, and such of these should be specified by the manager as would not need re-charging or in any event need not be re-charged oftener than once a year.

The effects of a fire on occupants of a building, caused by smoke and general excitement, do not bring favorable advertising. The expense to the building for repairs after a fire would be minimized because of prompt extinction. A cigar or burnt match thrown into a waste paper basket, an oily rag shut in a coat closet, a spark from a cigarette in a box of excelsior, or a hundred other ways may start a fire that could do some thousands of dollars' worth of damage to the building, and cause weeks of inconvenience to the tenant were it not possible for the employee of the tenant who first sees the fire to immediately use an extinguisher.

I think it is time the office buildings were making the telephone companies pay for the privilege of using space for their wires and paraphernalia. These companies claim they cannot give telephone service to the building free of

charge because the law does not allow such a procedure, as it becomes discrimination. If, however, they were obliged to pay for the spaces taken up by the cut-out closets and the expense of miles of corridor mouldings, which the building has to install in order to accommodate the wires, together with the inconvenience to the building of having telephone repair men given access to different parts of the building at all times, they would be getting the service very cheap at the price of the service of one or two telephones.

**USEFUL APPLIANCES**

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

**A Non-Soldered Roof.**

As a chain is as strong as its weakest link, so a metallic roof is as impervious as its poorest joint. Hence the latest thing in metallic roofing is the elimination of solder. The National Sheet Metal Roofing Company, of 339-

this lock the high point extends higher than any other Spanish tile, going considerably above the top side of the tile.

**Toilets Without Plumbing.**

UTILIZING the chimney flues of the building for vents, it is now possible to have installed in country homes as well as city residences, whether equipped with plumbing or not, a safe and sanitary closet to all intents and purposes as complete and serviceable as any watercloset on the market to-day.

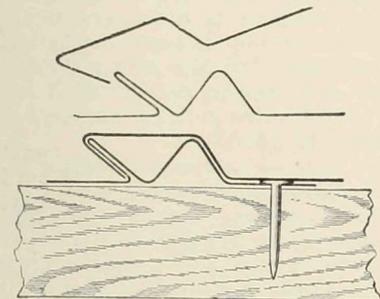
In the country residence where the occupants must depend upon a privy situated some distance from the building West's Sanitor closet may be installed right in the sleeping apartments without endangering the health or disturbing the comfort of its occupants at all. It is not expensive, \$20 covering the cost of the entire installation. It is designed for use in school buildings instead of the outlawed school sinks, and it may also be

In city homes where there is plumbing already installed, the Sanitor closet gives a special service in sickrooms or in apartments of invalids. Absolutely no odors can escape from the receptacle when allowed to stand unemptied for a month.

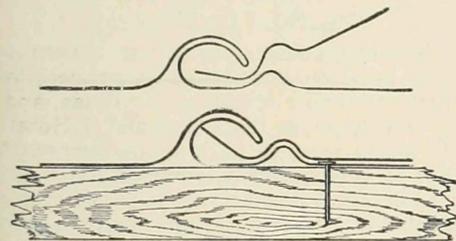
All this is made possible by the combined use of the Sanitor closet and West's special disinfectant, a powerful germicide, nine times stronger bacteriologically than pure carbolic acid, both of which are made by the West Disinfecting Company, of 10 East 42d street.

**New Designs in Metal Corners.**

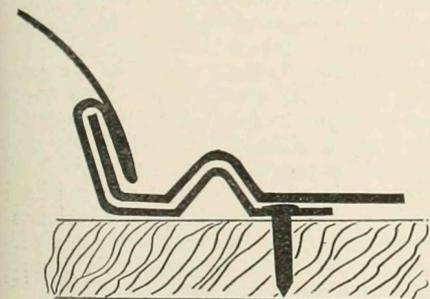
SWEET'S (Architects' Edition) for 1914 will show some new designs in metal corners being introduced by the F. D. Kees Mfg. Co., of Beatrice, Nebraska. Architects have been giving more attention of late to the use of building corners, because of the improved appearance they give to the finished building. They are used in place of boards to finish the corners in mitred lap siding. They are made of galvanized iron and are shaped to fit beveled corners firmly. They underlap and make a tight joint at the lower edge of the board. Each piece extends up under the



445 Grand street, Jersey City, describes its system in the 1914 Sweet's Catalog (Architects' Edition). Some of the applications of the non-solder roofing principles are illustrated herewith and show at a glance the advantages derived from employment of this method of laying. Such a roofing requires no soldering pots

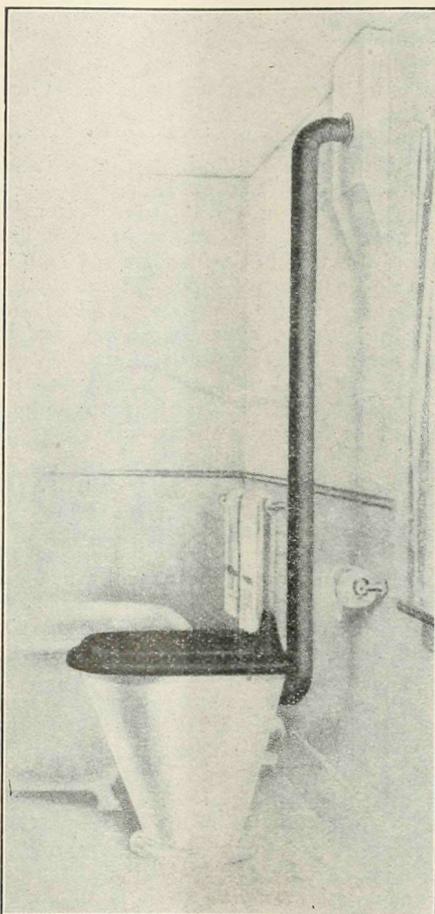


mallets, seamers or tongs, the contraction and expansion being provided for in each separate shingle as shown. This makes the roof absolutely storm and wind proof, at the same time making it so perfectly ventilated that rust will not occur on the under side, although possessing one-sixth the weight of slate



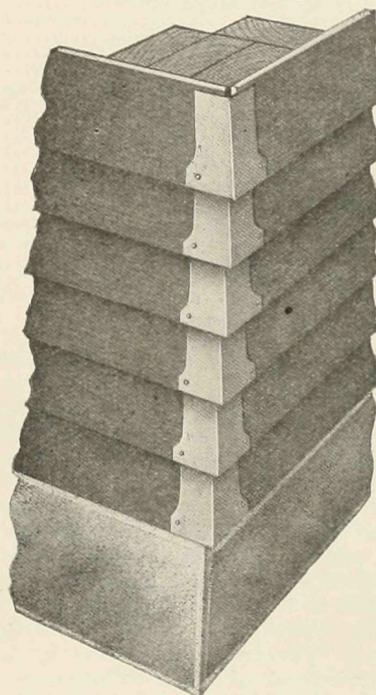
and one-fourth of wood. This saves frame cost. In addition such a roof has the advantage of being fireproof, is easily applied and is said to be strong, durable and ornamental.

In the first two pictures a Walters patent expansion joint is shown in full size sections. In the second two illustrations a Cooper expansion joint is shown, while the fifth picture shows the lock system employed on metal roofs, designed to look like Spanish tile. In



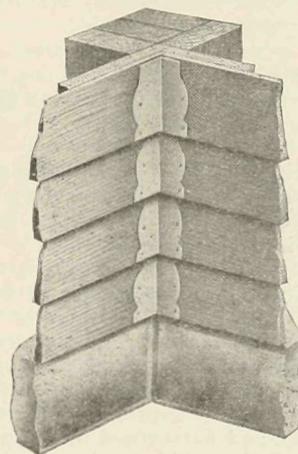
used on boats, railway trains where cars make long stops at stations, or it may be installed, as shown in the illustration, in bathrooms. It is especially adaptable in summer cottages and camps located where sewage systems have not yet been installed, and it has an important adaptability in public buildings for emergency service on floors where the regular sewer-attached equipment has been temporarily rendered useless during repair work.

One of the greatest sources of use for Sanitor closets is on new building operations in lieu of the ugly, dangerous and crude privies usually erected for the use of workmen. When neighboring toilets are used, the installation of one or more of these inexpensive closets will save contractor's time, because they can be installed on any floor of a partly constructed building and can be shifted with ease. Almost an hour is consumed by a workman descending from a high half-finished building to seek a comfort station or a corner saloon toilet. This loss of time may be materially reduced by providing one of these equipments on the floor where the workmen are employed. They may also be used in lofts where the existing equipment is inadequate.



board above it, and all are treated so that they can be painted the same as wood.

The advantage of the use of these corners is that they save considerable time consumed in mitering corners. They also hide any warping or spreading due to shrinkage or settling of the building and for that reason they are laying greater claim to popularity than ever before. In addition, they are great savers of time and material. In sawing the siding is cut about one-half inch short of



reaching clear to the corner and is then nailed on, the metal corners being applied to each course. The siding can be nailed on except at the ends and the corners slipped into place and nailed afterward if preferred

# REAL ESTATE BUILDERS RECORD AND GUIDE.

Devoted to Real Estate  
Building Construction and Building Management  
in the Metropolitan District

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The increase in the number of pedestrians on 42d street between Fifth and Sixth avenues has been very marked this week, since the opening of Stern's.

A committee of the City Council of Chicago has prepared a bid amending the general municipal act so as to enable the municipalities of the State of Illinois to establish within their borders exclusive residential and industrial districts.

Trow's General Directory of Manhattan and The Bronx, issued this week, contains about 580,000 names, as against 569,000 in 1912. Despite the 11,000 new names, the directory contains 337 fewer pages. The saving was made by using four, instead of three columns, to the page. The rapid growth of The Bronx will probably necessitate a separate volume for that borough in a few years.

A special board appointed to inspect the Navy shore stations on the Atlantic and Gulf coasts has recommended that the abandoned gas plant adjoining the Brooklyn Navy Yard be purchased as a site for a new shipfitters' shop. The board declares that, in the interest of efficiency in the main work of the station, namely, ship construction, the activities of the yard should be less variegated than they are now; and it suggests the removal of the present clothing factory and the reduction of the marine garrison from two companies to one.

The chief purpose of the "new democracy" which has found expression of late in the creeds of the various political parties is declared to be equality of opportunity. There is little evidence, however, that purpose and practice will conform any more closely under the ascendancy of the new democracy than they have under the ascendancy of other sets of popular ideas. At any rate it is evident that in the proposed Federal income tax and surtax and in the pending currency reform bill, not less than in the earlier parcels post act, equality of opportunity means discriminating opportunities for the West at the expense of the East, particularly New York.

## The Outlook for the Real Estate Market.

Now that Labor Day is over and the majority of brokers, operators, business men and capitalists have had their vacation, a renewal of real estate activity may soon be expected. Within the next few weeks the general tendencies that will prevail throughout the new year will declare themselves, and there can be little doubt that they will on the whole be more favorable to the real estate interest than those which have prevailed during the past business year. Real estate brokers and owners may, we believe, look forward with some confidence to an increased demand for well-situated property. We do not mean that the recovery will be rapid, and that the activity will be great or very evenly distributed. Conditions will not warrant any very heavy investment or speculative demand for real property, but they certainly will warrant an improvement over the exceptionally poor record of the past year, and no one can tell just how far this improvement will go.

For one thing it is tolerably certain that money-lending institutions will be able to buy mortgages more freely and on the whole at lower rates of interest. The fundamental cause of the recent tightness in the money market was the disturbed international situation in Europe, which not only caused extensive borrowings both for war and for preparations for war but which caused considerable hoarding of gold. These complications appear to be over, at least for the time being. The Balkan war and its results no longer cause any anxiety, and the European banks will be in a position to release a certain part of the resources which as long as the emergency existed they were bound to protect.

In all probability there will be an abundant supply of loanable capital furnished for all legitimate business, and American banks, being relieved of the pressure caused by the uneasy European money market, will be able to supply much more completely the needs of their own customers. If at the same time the country should be fortunate enough to secure from the existing Congress a re-organization of the credit and currency system which would increase its flexibility and render its latent resources more available, another cause of apprehension and uncertainty would be removed. General business would quickly respond to the improved credit conditions. It is already active and prosperous to an extraordinary extent, considering that it has been obliged to get along with inadequate credits and that it was about to meet the most radical alteration in the tariff which has taken place since the Civil War. It should be still more active and prosperous during the coming year.

In the local real estate market the conditions will not be so favorable as for general business. There are no indications that any very active speculative and building movement will take place. Real estate has not yet recovered from the disturbance produced by the huge increase in taxes and by the process of over-building which has been going on in almost all parts of the city and in almost every class of improvement constructed by speculators for sale. The effects of these disturbances will be felt in somewhat smaller measure throughout the coming year, but a certain recovery will undoubtedly take place and the general causes which are always making for an increase in real estate values will begin to have an influence. A city that adds 150,000 people to its inhabitants every year and which increases its wealth even more rapidly cannot long remain in a condition of real estate and building stagnation, particularly in view of the fact that it is constantly improving its

equipment both for the transaction of business and for the accommodation of the economic and social needs of its population.

## Reducing Building Production.

A. Brooklyn correspondent suggests that the Record and Guide should add to its campaign for the reduction of the burden of taxation an agitation for the discouragement of the construction of new buildings of all kinds, particularly dwelling houses, for the next few years. The Record and Guide would like to do anything that would help to restore wholesome conditions to the real estate and building market, but we fear that an agitation of the kind suggested would be fruitless. The construction of new buildings is determined by economic conditions, whose influence on the action of individuals would not be sufficiently affected by any agitation, no matter how effectively it might be conducted.

Individuals will continue to build in case they see any prospective profit in building. If a chance for such a profit does not exist, no agitation would be necessary. If it does exist, no agitation would be effective. A few individuals might be influenced by it, but their number would not be sufficient to make any essential difference in the number of buildings erected. The difficulty with the existing situation is that on account of it buildings are projected in larger numbers than are actually necessary.

The cost of carrying unimproved or under-improved real estate is so considerable that owners take more of a chance in constructing new buildings than they otherwise would, and the only remedy for this situation is a period of stationary or declining taxes, which will encourage property owners to be more conservative in their building operations. Thus the agitation for a lightening of the burden of taxation will, so far as it is successful, itself tend to produce the result so much and so sensibly desired by many real estate owners in Brooklyn and elsewhere.

## One-Sided Development.

The announcement of the erection of a new hotel on Long Acre Square will be received with a mixture of feelings. Why a new hotel in that particular locality? It would seem to have a sufficient number of hotels already, some of which are not doing particularly well. The answer probably is that its promoters expect to cater to the demands of single men, and plan, like the Herald Square Hotel, farther south, to have a large number of single rooms. The enterprise may be successful on that basis, because single men are profitable customers, and that location is perhaps the best in the city for the purpose. The rent of the stores alone will be sufficient to pay a large part of the expense of the land.

But for the sake of the future of Times Square the Record and Guide cannot help regretting that another kind of an improvement had not been planned for this superb site. The block front now covered by the Criterion and New York Theatres is one of the best pieces of under-improved properties in Manhattan that remained in the hands of a single owner. It would be practically impossible to duplicate it, and its future disposition has been for a long time a matter of lively speculation. It has been reported sold a number of times as the site for a department store or for some other business purpose.

If such a disposition had been made of the property it would be much better for the district, which is suffering from a one-sided development. Its prosperity depends almost exclusively upon the amusement-seeking public. Hotels, theatres, restaurants and their attendant

trades monopolize the neighborhood until it has become unavailable for more sober and less special business purposes. In this respect the development of Times Square has been much less wholesome than that of Greeley Square, a half mile farther south.

#### A Pilot Suggested for the Board of Estimate.

*Editor of the RECORD AND GUIDE:*

It is a good time to propose that candidates for the office of Mayor of this city shall pledge themselves that if elected they will appoint in the tax department men capable of discharging the duties of their position with due consideration to real estate interests. They should be men having a knowledge of real estate values, who have circulated about the city and know the benefits that might accrue from a slight rearrangement of premises or streets. Why not cut out the comedy and come down to the libretto? Are the present candidates for the Board of Estimate the best that can be obtained for the position, as viewed from the standpoint of general interest? Could not some name be added to the list, the name of some one identified with the real estate world whose voting power and wise counsel would help to improve general results? A good pilot aboard the ship of state at this time would help to navigate very difficult waters.

"INTERESTED."

#### Would It Lower Rents?

*Editor of the RECORD AND GUIDE:*

Mr. David A. Clarkson's letter in your issue of August 30, entitled, "It Would Not Lower Rents," shows that the writer has failed to read all of Prof. Seligman's article, from which he quotes. In his conclusions, on page 93, of the Political Science Quarterly, March, 1913, Prof. Seligman says:

"It is possible that our taxation system maybe supplemented by a small tax on the future so-called unearned increment, and it is also possible that in certain portions of the country a partial or a complete exemption of improvements from the land tax may be found desirable."

Prof. Seligman also does not deny the effect of taxing land values heavily. In his evidence before the New York City Commission on Congestion of Population (page 147) of that commission's report, in answer to the question, "Would not reducing the tax rate (on buildings) more than half the ordinary tax rate tend to reduce congestion?", Prof. Seligman said, "It would have that tendency. A tax upon anything produced tends to check the production of that thing. The remission of the taxes tends to encourage the production. The house is produced for what you can get out of it, and if you make it worth while for people to put money into houses, of course they will do so."

Prof. Seligman also states that wherever exemption of buildings has been tried, it has not been abandoned. Every economist agrees with him that reducing the tax rate on buildings and increasing it on land would encourage the production of buildings.

Mr. Clarkson's apprehension that halving the tax rate on buildings here would reduce land values and impair the borrowing capacity of the city is based upon a misconception of the situation. In point of fact, for three years recently, the tax rate on both land and buildings was increased more than it is now proposed to increase the tax rate on land in order to lower it on buildings, and land values still increased enormously. On the other hand, the construction of new buildings on vacant land and the

substitution of new buildings for old worn-out tenements and business structures would greatly increase the taxable base of the city.

Here again, we cite experience. In 1912, Houston, Texas, practically exempted buildings from taxation, and the value of buildings constructed during the first six months of that year was three times greater than the total value of buildings constructed during the entire year, 1911.

This is not a plan, as Mr. Clarkson intimates, "for the State to use its power of taxation avowedly to the direct injury of owners of land and take the value from them without compensation." It is a plan for the partial repeal of the present unjust system of taxation which takes from the people the product of their thrift and energy by taxing buildings.

Does Mr. Clarkson object to letting the people decide this question for themselves? If so, on what grounds?

FREDERIC C. LEUBUSCHER.

President, Society to Lower Rents and Reduce Taxes.

New York, Sept. 4.

#### Economy Made the Issue of the Campaign.

Henry Bloch, chairman of the committee on publicity and new members of the City Economy League said yesterday that scarcely three months old, the League had achieved the distinction of being the largest organization of its kind in this state. Already the slogan of the league, "Economy and Efficiency versus Extravagance and Waste," had become widespread. Party platforms, editorials of the daily press and candidates' speeches bristled with the words "Economy" and "Efficiency."

Thanks to the intelligent and persistent work of the league, the true condition of the city's real estate and finances had been made known to the leaders of the various political parties, and they had immediately recognized the imperative necessity of calling a halt to further expenditures. Accordingly the talk about the police, graft and corruption gradually stopped, and now the issue of the coming campaign had narrowed itself to the league's slogan "Economy and Efficiency versus Extravagance and Waste." If the league had done nothing else, it has remarkably well justified its existence.

"It is not the purpose of the league to endorse any political party," added Mr. Bloch. "The league is strictly non-partisan and if it will endorse men for political office it will do so because of their fitness and without regard of political affiliations. In the near future, after careful inquiry and investigation, the league will probably issue a report to its members, endorsing the candidacy of men who, if elected, are most likely to give the city an efficient and economical administration."

—A private dwelling in East 82d street for which \$119,000 was offered at public auction last May, and as much as \$125,000 on a former occasion, was bid in under foreclosure proceedings this week for only \$67,000. Of course the property had not actually declined in value to the extent of \$52,000 in a few months, but the event proves the importance of the presence of competition. Last spring the man who bid \$119,000 wanted to buy a private residence, and at the present time he is building one. Nobody else desired it at this time, a fact which possibly indicates the state of mind regarding town residences which exorbitant taxation and annoying attentions from various departments have induced

among wealthy families. Moreover, the event proves that foreclosure prices are rarely any more evidence of true values, as the premises in question are valued for assessment purposes by the Tax Department at \$125,000.

#### SPECIAL SALES DAY.

##### Executors' Sales Feature of First Sales List—Private Dwellings at Auction.

Promptly at noon, at the Exchange Salesroom, 14 Vesey street on September 18, Joseph P. Day will fire the opening gun in the Special Auction Sales Day market with the offering of a number of choice private houses.

Among the properties to be sold is the home of the late John F. Doyle, one of the most prominent real estate agents and brokers, and for a very long time president of the Real Estate Board of Brokers. The dwelling, situated at 14 West 87th street, will be sold by instructions from the executors of the estate.

Another interesting property is the residence of Wolcott G. Lane at 353 West 84th street. The house is in excellent condition, is near Riverside Drive, and would make an ideal residence for a medical practitioner. In close proximity to Mr. Lane's home is the home of Mrs. Rice, the anti-noise crusader. In the same section is the residence of William Randolph Hearst, the newspaper owner, and the former home of Bishop Potter.

Within a half block of Morningside Park, is the residence of Louis Dreyfuss at 363 West 120th street, a three-story brownstone front dwelling, which will also be sold.

The trustees of the Estate of John J. Jenkins will offer at the sale No. 1060 Madison avenue, adjoining the northwest corner of 80th street, a four-story brick and stone dwelling. The house is one of the finest in the neighborhood. Mr. John J. Jenkins was at one time president of the First National Bank of Williamsburgh.

Directly opposite Charles M. Schwab's mansion, and within a stone's throw of the homes of many other celebrities, is the property at 303 West 74th street, a five-story brick and limestone private dwelling to be sold for the estate of Ewen McIntyre. It is located on what was the old site of the Orphan Asylum of New York City.

#### New Road Up the Palisades.

Real estate quotations along the Palisades continue at a high level, notwithstanding the remoteness of the construction of a Hudson River Bridge. Prospectors from the city are numerous, but the inadequacy of transit facilities deters buying. A measure of good results to real estate is expected to follow from the completion of a road up the face of the Palisades to the top of the cliffs at the head of Palisades avenue, following approximately the line of the old Englewood Dock and Turnpike road opposite Dyckman street, Manhattan.

This section of road is designated the Englewood Approach and is a spur of the Hendrick Hudson Boulevard. Good progress is being made with the construction by the Miles-Tighe Contracting Company of Easton, Pa., whose contract price was \$141,442. The outer edge of the roadway is carried by heavy masonry retaining walls, a sidewalk for pedestrians being provided along the outer edge of the roadway. From the top of the Palisades to the second loop, where the extension north to Alpine will start, the roadway averages about twenty-four and one-half feet in width, being widened out at the loops to provide ample space for turning vehicles. From the second

loop to the river the roadway averages twenty-seven feet in width.

The Interstate Park Commissioners have given a great deal of consideration during the past year to the improvement of the docking facilities along the park frontage. There are now in use ten docks along the New Jersey shore and one large dock at the Bear Mountain property in New York. Of these, four docks under the Palisades are especially adapted for excursion parties in barges and steamers. Thousands of persons visit the park on holidays, perhaps one-half going in launches and canoes.

**A New Garden City Project.**

An unusual scheme of real estate co-operation has been made public through the announcement of the sale of sixty-two lots on the Winslow estate at Rosedale, L. I. Thirty-one men, all employed in the Brooklyn Navy Yard, have purchased as many plots, each 50 by 100 feet and have formed themselves into an association known as the Rosedale Realty Club.

Each one of the purchasers is a home-seeker and the main purpose of the club is to insure the erection of buildings of an artistic and picturesque character in harmony with the surroundings. They take this way of insuring that they will have pleasant surroundings and agreeable neighbors. Plans are now being considered for the type of structure which is to be placed upon the property. David Watson, of Flushing, as broker for Levi S. Tenney, lawyer, made the sales.

**QUEENS REALTY.**

(Continued from page 443.)

them when work of a similar character near at hand—perhaps in the next block—was left untouched because no complaint had as yet been received. Many of the teams and horses were very inferior and most of the trucks and carts were under size.

"It was a common practice to begin the season's work with a full organization of men and teams, but without material or tools with which to work. Under these conditions it is not surprising that the performance of individuals as well as of gangs was desultory in the extreme. The disinclination to work was frequently not even disguised by sufficient activity to give them the semblance of industry.

**Efficiency Methods at Jamaica.**

"The first installation of the new methods has been confined to the Fourth Ward (which includes Jamaica) and has been completed to a point where much of the actual operation has been turned over to employees of the Borough President.

"Records showing the amount and character of work necessary have been established. Gangs have been organized on lines to fit the work. Discipline has been introduced to a marked degree. Drunkenness has almost entirely disappeared. The teams furnished are of a better grade and carts have a standard capacity and are strong enough to carry a load without breaking down. Work is planned in advance, and this spring for the first time in years the force in the Fourth Ward commenced the season's work with work orders in the hands of the foremen and ample material at hand to keep every man busy.

"In the absence of any cost records for the period preceding the commencement of the installation of the new plan, definite figures relative to comparative unit costs between the old regime and the new system cannot be made. The increase in the amount of work done is, however, most evident. With a force numbering less than three-fourths the

**REAL ESTATE STATISTICS OF THE WEEK**

The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1912. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.		
Conveyances.		
	1913	1912
	Aug. 29 to Sept. 4	Aug. 30 to Sept. 5
Total No.	100	134
Assessed value	\$7,286,000	\$8,219,900
No. with consideration	8	11
Consideration	\$648,500	\$1,035,630
Assessed value	\$582,000	\$1,146,500
Jan. 1 to Sept. 4 Jan. 1 to Sept. 5		
Total No.	5,524	6,341
Assessed value	\$335,948,722	\$504,027,745
No. with consideration	793	668
Consideration	\$32,673,610	\$43,478,320
Assessed value	\$37,131,162	\$58,963,650
Mortgages.		
	Aug. 29 to Sept. 4	Aug. 30 to Sept. 5
Total No.	57	88
Amount	\$853,966	\$3,013,356
To Banks & Ins. Cos.	8	17
Amount	\$399,500	\$1,435,000
No. at 6%	33	35
Amount	\$255,966	\$814,596
No. at 5½%	1	.....
Amount	\$9,000	.....
No. at 5%	12	30
Amount	\$303,500	\$1,045,260
No. at 4½%	.....	8
Amount	.....	\$857,500
No. at 4%	.....	.....
Amount	.....	.....
Unusual rates	1	.....
Amount	\$5,000	.....
Interest not given	10	15
Amount	\$280,500	\$296,000
Jan. 1 to Sept. 4 Jan. 1 to Sept. 5		
Total No.	3,552	4,348
Amount	\$138,138,148	\$185,508,401
To Banks & Ins. Cos.	820	944
Amount	\$50,851,790	\$147,789,409
Mortgage Extensions.		
	Aug. 29 to Sept. 4	Aug. 30 to Sept. 5
Total No.	17	21
Amount	\$611,000	\$788,000
To Banks & Ins. Cos.	2	5
Amount	\$242,500	\$117,000
Jan. 1 to Sept. 4 Jan. 1 to Sept. 5		
Total No.	1,340	1,553
Amount	\$54,758,056	\$53,159,954
To Banks & Ins. Cos.	451	470
Amount	\$32,070,200	\$32,558,500
Building Permits.		
	Aug. 30 to Sept. 5	Aug. 31 to Sept. 6
New buildings	5	16
Cost	\$497,500	\$750,500
Alterations	150,925	\$68,725
Jan. 1 to Sept. 5 Jan. 1 to Sept. 6		
New buildings	439	595
Cost	\$43,856,435	\$83,912,235
Alterations	\$9,282,951	\$8,360,535
BRONX.		
Conveyances.		
	Aug. 29 to Sept. 4	Aug. 30 to Sept. 5
Total No.	82	107
No. with consideration	3	11
Consideration	\$15,418	\$101,006

usual number assigned to the Fourth Ward, it is a conservative statement to say that at the end of May this year more work has been done than had been with the larger force in any one whole year preceding."

—There were recorded at Jersey City last week 153 conveyances and 112 mortgages amounting to \$271,453.45, as against 190 conveyances and 112 mortgages totalling \$302,613.15 for the previous week. For the same period in Essex County 140 conveyances and 150 mortgages amounting to \$392,438 were recorded, as against 178 conveyances and 204 mortgages amounting to \$719,828.

—A statement issued by the Citizens' Municipal Committee lays the responsibility for much of the increase of the tax rate in 1913 over 1910 at the door of the State Legislature. The direct State tax of \$8,000,000 and the \$5,000,000 added to the city pay roll in 1911, by the Legislature, together represent 15 points in the tax rate. There was no direct State tax in 1910. So long as city spend-thrifts can run up to Albany and get whatever they want at the expense of our rentpayers and taxpayers, merely local efforts in the direction of municipal economy will be insufficient.

MANHATTAN.		
Mortgages.		
	Jan. 1 to Sept. 4	Jan. 1 to Sept. 5
Total No.	5,438	5,216
No. with consideration	533	847
Consideration	\$4,394,458	\$7,154,431
Mortgages.		
	Aug. 29 to Sept. 4	Aug. 30 to Sept. 5
Total No.	60	78
Amount	\$284,458	\$938,258
To Banks & Ins. Cos.	15,000	\$210,000
Amount	\$64,815	\$267,565
No. at 6%	22	33
Amount	\$69,500	\$8,200
No. at 5½%	4	3
Amount	\$103,160	\$270,200
No. at 5%	22	17
Amount	\$11,783	\$48,000
Unusual rates	4	.....
Amount	\$35,200	\$344,293
Interest not given	8	24
Amount	.....	.....
Jan. 1 to Sept. 4 Jan. 1 to Sept. 5		
Total No.	4,165	4,136
Amount	\$30,266,867	\$37,466,758
To Banks & Ins. Cos.	273	386
Amount	\$4,787,441	\$7,820,569
Mortgage Extensions.		
	Aug. 29 to Sept. 4	Aug. 30 to Sept. 5
Total No.	11	6
Amount	\$196,100	\$55,300
To Banks & Ins. Cos.	.....	.....
Amount	.....	.....
Jan. 1 to Sept. 4 Jan. 1 to Sept. 5		
Total No.	415	474
Amount	\$9,703,760	\$7,498,596
To Banks & Ins. Cos.	84	85
Amount	\$2,215,650	\$2,350,390
Building Permits.		
	Aug. 29 to Sept. 4	Aug. 31 to Sept. 6
New buildings	8	7
Cost	\$92,150	\$145,800
Alterations	\$5,500	\$7,600
Jan. 1 to Sept. 4 Jan. 1 to Sept. 6		
New buildings	657	960
Cost	\$17,625,166	\$25,963,785
Alterations	\$872,943	\$801,640
BROOKLYN.		
Conveyances.		
	1913	1912
	Aug. 28 to Sept. 3	Aug. 29 to Sept. 4
Total No.	360	355
No. with consideration	36	19
Consideration	\$127,604	\$113,020
Jan. 1 to Sept. 3 Jan. 1 to Sept. 4		
Total No.	16,209	16,924
No. with consideration	1,495	1,084
Consideration	\$8,396,249	\$9,524,315
Mortgages.		
	Aug. 28 to Sept. 3	Aug. 29 to Sept. 4
Total No.	245	296
Amount	\$828,330	\$1,115,703
To Banks & Ins. Cos.	45	69
Amount	\$220,000	\$558,142
No. at 6%	130	173
Amount	\$417,920	\$533,753
No. at 5½%	51	31
Amount	\$197,550	\$133,050
No. at 5%	48	72
Amount	\$171,370	\$405,800
Unusual rates	1	1
Amount	\$1,000	\$500
Interest not given	15	19
Amount	\$40,490	\$42,600
Jan. 1 to Sept. 3 Jan. 1 to Sept. 4		
Total No.	11,735	13,515
Amount	\$45,838,623	\$54,540,390
To Banks & Ins. Cos.	2,636	3,437
Amount	\$17,212,415	\$33,173,614
Building Permits.		
	Aug. 29 to Sept. 4	Aug. 30 to Sept. 5
New buildings	28	100
Cost	\$134,425	\$566,625
Alterations	\$60,260	\$68,788
Jan. 1 to Sept. 4 Jan. 1 to Sept. 5		
New buildings	2,511	3,956
Cost	\$21,288,031	\$28,264,883
Alterations	\$3,165,374	\$3,246,351
QUEENS.		
Building Permits.		
	Aug. 29 to Sept. 4	Aug. 30 to Sept. 5
New buildings	92	52
Cost	\$291,155	\$110,240
Alterations	\$3,800	\$11,490
Jan. 1 to Sept. 4 Jan. 1 to Sept. 5		
New buildings	3,196	3,269
Cost	\$11,850,671	\$12,203,268
Alterations	\$871,020	\$621,165
RICHMOND.		
Building Permits.		
	Aug. 28 to Sept. 3	Aug. 30 to Sept. 5
New buildings	14	17
Cost	\$38,965	\$37,000
Alterations	\$23,300	\$3,485
Jan. 1 to Sept. 3 Jan. 1 to Sept. 5		
New buildings	698	647
Cost	\$1,524,497	\$421,556
Alterations	\$226,470	\$211,813

# BUILDING MATERIALS AND SUPPLIES

FALL BUILDING SEASON OPENS AS FINANCIAL SITUATION IS CLARIFIED BY PROGRESS OF THE CURRENCY BILL.

Wholesale Market Feels Stronger—  
Inquiry Covering Winter Deliveries.

**S**TRENGTHENED by a more active movement among building material dealers, in town as well as in the suburbs, for building grades of lumber, sand, crushed stone, lime and hardware, the wholesale market was further heartened this week by the news that the Democratic caucus in the House of Representatives had agreed to the banking and currency bill by a vote of 160 to 9. While further amendment was not made impossible, radical eleventh-hour changes are generally considered improbable by well-informed persons.

At first glance it would seem a far cry from building materials in New York to currency legislation at Washington, but when it is remembered that with Wall street in a nervous state building construction is hampered and projected building restricted, by reason of the tightness of securities, a close relationship is discovered. The changes recently made in this bill have generally been in line with improvements urged by Wall Street, with the result that building money lenders entered the first month of the fall building season with a shade more friendliness to prospective borrowers than they had shown at any time this year.

Almost every leading wholesale building material man interviewed this week said that he came into the fall season at least complacently. No one is satisfied with the volume of business in hand, nor with the quantity in prospect now. The brick-making season in the Hudson river district is practically at an end, a month and a half earlier than usual. There is little change for the better in lumber, except in a few lines. Portland cement shading has only been partially successful, showing that the market cannot be forced. Lime sales have been stimulated in a vain effort to bring up total tonnages, and slate and tile salesmen have not been able to bring these commodities out of the depression they fell into early in the year. Hardware and all other steel products, however, have felt an improved tone. While the inquiry has not been reduced to actual tonnage, such names as the General Electric Company, the Standard Oil Company, the Interborough Rapid Transit Company appearing behind current invitations to bid, give a stability to the outlook which even the pessimistic hesitate to belittle.

But the real cause for optimism in building construction is the informal September statement of the steel interests showing that more rolled steel orders were received in August than in July. A further significant fact is that the forward buying movement of fabricators requiring steel of this character, which was conspicuous last spring, continues and that manufacturers of basic building steel are making no restrictions for 1914 requirements. This conclusively proves that the analysts of the big steel companies look upon the 1913 slump in building construction as due to financing and not to over-construction. Did they share the latter belief, forward buying of basic steel and steel making iron would not be so steady, much less show an increase in the month ordinarily the dullest of the year.

## PAINTERS' STRIKE ENDS MONDAY. Settlement Practically Agreed Upon Yesterday—Retirement Now in Progress.

**I**F the journeymen painters and paperhangers vote to accept the terms arranged with the bosses by the business agents of the International Painters and Paperhangers' Union, the strike which has been in progress about a fortnight will end to-day and the painters will return to work on Monday. The final count of the ballots is expected to be made to-night and will be ratified to-morrow.

The terms of settlement call for a wage of \$18.70 a week instead of \$20, demanded. Recognition of the union, among other demands made by the men, has been conceded. Painting and paperhanging hereafter will be recognized as two distinct trades.

## NORTHAMPTON CEMENT PLANT SOLD. Bondholders' Committee Takes It Up For \$200,000—To Resume Operations.

**T**HE first mortgage bondholders' committee of the Northampton Portland Cement Company at Stockertown, Pa., bought in the plant for \$200,000 from the Equitable Trust Company of this city, trustee for the bondholders, this week. It is planned to operate the plant some time after the first of the year.

Contracts for Portland cement deliveries held by this company here will be taken care of. The new holders of the property will continue shipments from stock in hand until the stock warrants resumption of operations.

## BRICK PLANTS ESCAPE STORM. Manufacturers Have Millions of Unburned Brick Exposed to Weather.

**C**OMMON brick manufacturers in the Hudson and Raritan River districts barely escaped fearful loss when the storm which threatened the Hudson and Raritan valleys on Thursday afternoon passed over and broke in this city instead. There is approximately \$,000,000 brick valued at \$6 a thousand, or \$48,000, lying in hacks in the North River district alone, for the reason that New York market has backed up on both Raritan and Hudson districts with the result that sheds have been filled to overflowing and where one or two hacks nominally prevail on yards as many as eight and ten are found today.

Had the storm struck in Haverstraw, Newburgh or Kingston the loss might have been ruinous to many producers, in view of the sick market that has prevailed so far this year. Consequently there will be no immediate upturn of prices because of loss of raw brick at kilns.

Brick makers are looking for an improved condition. The sales for the week ending Thursday night showed a decided gain over arrivals, which is considered an encouraging sign, although prices for either Hudsons or Raritans have not changed.

Official transactions for North River common brick covering the week ending Thursday evening, September 4, with comparisons for the corresponding period last year, follow:

1913.		
Left over, Friday A. M., August 29—\$2.		
	Arrived.	Sold.
Friday, August 29.....	1	7
Saturday, August 30.....	5	8
Monday, September 1.....	8	2
Tuesday, September 2.....	3	8
Wednesday, September 3.....	10	8
Thursday, September 4.....	6	8
	33	41

Reported en route, Friday A. M., September 5—\$.

Condition of market, strengthening. Prices, Hudsons, \$6 to \$6.50. Raritans, \$6 to — (Wholesale dock, N. Y. For dealers' prices add profit and cartage.) Newark (yard), \$7.75. Left over, Friday A. M., September 5—74.

1912.		
Left over, Friday A. M., August 30—\$8.		
	Arrived.	Sold.
Friday, August 30.....	13	14
Saturday, August 31.....	4	9
Monday, September 2.....	21	24
Tuesday, September 3.....	6	7
Wednesday, September 4.....	8	7
Thursday, September 5.....	9	9
	55	70

Condition of market, nervous. Prices, Hudsons, \$6.75 to \$7. Raritans, \$6.75 to \$7. Left over, Friday A. M., September 5—23.

OFFICIAL SUMMARY.		
Left over, Jan. 1, 1913.....		113
Total No. barge loads arrived, including left overs, Jan. 1 to Sept. 5.....		1,399
Total No. barge loads sold Jan. 1 to Sept. 5.....		1,325
Total No. barge loads left over Friday A. M., Sept. 5.....		74
Total No. barge loads left over Jan. 1, 1912.....		71
Total No. barge loads arrived, including left overs, Jan. 1 to Sept. 6.....		1,471
Total No. barge loads sold Jan. 1 to Sept. 6.....		1,448
Total No. barge loads left over Sept. 6.....		23

## LINSEED OIL BOUND HIGHER.

No Change in Card, But Crushers Demand 1 Cent More for Carload Lots.

**L**INSEED OIL still seeks higher levels at Duluth, although no change in quotation is reported in this market. Card prices run at 53 and 54 cents with 55 cents for city boiled American seed, and 70 cents for raw Calcutta. Even on the new basis of 51 and 52 cents for carloads an increase was noted in the demand. This means that the local market will stiffen before the first of next week, providing the demand continues as heavy as it is.

The market for shellac remains firm, owing to the strength of the situation abroad. Calcutta shipments during August to this country were 3,400 packages. Quotations for D.C. are 30, and from that figure they dropped down to 23 and 28 for beached.

China wood oil used largely in varnish making is 7½ to 7¾ cents and is moderately strong at that basis.

## ANTHRACITE COAL ACTIVE.

Rush to Place Order Prior to Full Circular Crowds Shippers.

**T**HE sharp falling off of anthracite coal orders this week following big volume of orders taken just previous to the first of the month when the full circular price became effective was responsible for the belief that the heavy demand for domestic sizes was directly attributable to a desire to save the ten cent discount prevailing in August. The general prospects are that business in domestic sizes will not develop a brisk tone until the latter part of the month.

Building managers have their coal engagements practically all made and the falling off in general construction during the last nine months is reflected in the small volume of new business in steam coal sizes taken during the summer and so far this month. Generally at this time of the year a large number of new buildings are about ready for their first supply of coal. This year the tonnage called for by new customers is many thousands of tons below the usual fall volume generally reported by September first, which may account in some degree at least, for the dullness of the steam size department of the hard coal market. Some of the companies shipping larger size hard coal to this city may have to restrict shipments more or less toward the latter part of the month because of the scarcity of labor at the mines and the shortage of cars reported by the railroads, but prices probably will not change.

## REINFORCEMENT PRICES.

Business Continues Good—Current Quotations.

**T**HE American Steel and Wire Company, manufacturers of Triangle Mesh concrete reinforcement, reports business to be in fair volume with little prospect of immediate change from the following current net quotations:

### UNGALVANIZED.

Price per 100 sq. ft.

Style No.	Car lots.	L. C. L.		Less than 10,000 sq. ft.
		10,000 sq. ft.	and over	
1.....	\$1.53	\$1.86	\$2.18	
2.....	1.29	1.57	1.85	
3.....	1.13	1.37	1.61	
*4.....	1.00	1.23	1.45	
5.....	.80	.97	1.14	
6.....	.63	.77	.91	
*7.....	.49	.60	.71	
*23.....	1.69	2.05	2.42	
24.....	1.46	1.77	2.08	
25.....	1.29	1.57	1.85	
*26.....	1.17	1.42	1.68	
*27.....	.96	1.17	1.38	
28.....	.80	.97	1.14	
29.....	.66	.80	.94	
31.....	2.49	3.02	3.56	
32.....	2.16	2.62	3.08	
33.....	1.93	2.34	2.75	
34.....	1.48	1.80	2.12	
35.....	1.17	1.42	1.68	
36.....	.87	1.05	1.24	
*38.....	3.55	4.30	5.06	
39.....	3.05	3.70	4.36	
40.....	2.68	3.25	3.82	
41.....	2.05	2.48	2.92	
*42.....	1.55	1.88	2.22	
43.....	1.10	1.34	1.58	

### GALVANIZED.

1.....	\$1.69	\$2.02	\$2.34
2.....	1.43	1.71	1.98
3.....	1.25	1.49	1.73
*4.....	1.12	1.34	1.55
5.....	.89	1.06	1.23
6.....	.71	.84	.98
*7.....	.55	.66	.76
*23.....	1.88	2.24	2.60
24.....	1.62	1.93	2.24
25.....	1.43	1.71	1.98
*26.....	1.30	1.55	1.80
*27.....	1.07	1.28	1.48
28.....	.89	1.06	1.23
29.....	.73	.87	1.01
31.....	2.76	3.29	3.82
32.....	2.40	2.86	3.32
33.....	2.14	2.55	2.96
34.....	1.64	1.96	2.27
35.....	1.30	1.55	1.80
36.....	.97	1.15	1.34
*38.....	3.93	4.68	5.44
39.....	3.38	4.03	4.68
40.....	2.97	3.54	4.11
41.....	2.27	2.70	3.14
*42.....	1.72	2.05	2.38
43.....	1.23	1.46	1.70

Styles marketed with an asterisk are usually in stock. Prices on special reinforcement two inches will be given. These quotations are F. O. B. Pittsburgh mill. A discount of 2 per cent. is allowed if settlement is made within ten days of invoice, otherwise due net 60 days.

Structural steel business this week was for small tonnages running from 10 to 50 tons each. There is little steel building contract pending throughout the East. Current quotations for structural steel at tidewater are unchanged.

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## THE WEEK'S REAL ESTATE NEWS

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

A \$12,000,000 Times Square Operation was the Feature of the Business

Business in real estate continues to be light, although the largest real estate deal of the year was consummated this week in the purchase by out-of-town investors of a Broadway block in Times Square for a new hotel structure. An interesting deal calling for another hotel construction involved a block in Washington Heights, where a large inn will be established. On West 86th street, a plot containing three dwellings has been accumulated, as a site for an apartment house. The Brooklyn market was fairly active.

The total number of sales in Manhattan this week was 14.

The number of sales south of 59th street was 6 against 3 last week and 10 a year ago.

The sales north of 59th street aggregated 8 compared with 12 last week and 9 a year ago.

From the Bronx 9 sales at private contract were reported, against 6 last week and 8 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was \$743,576 compared with \$81,452 last week, making a total since January 1 of \$38,878,335. The figure for the corresponding week last year was \$212,747, making the total since January 1, 1912, of \$35,791,226.

### PRIVATE REALTY SALES.

#### Manhattan—South of 59th Street.

2D ST, 105 East, 5-sty tenement on lot 20x106, near 1st av, sold by John H. Rogge to Max Bierman.

7TH ST, 57, 4-sty and basement dwelling on lot 25x97.6, bet 1st and 2d avs, sold by Dr. Philip Klein to the Federation of the Bessarabian Organization, which will alter the building for use as its headquarters.

20TH ST, 307 West, 5-sty front and rear tenement, on lot 25x98.9, sold for the Macculloch Estate to a client, by William H. Archibald. The buyer will improve the buildings and hold for investment.

BROADWAY, e s, entire block front bet 44th and 45th sts, and 5 adjoining houses on 44th and 45th st, plot fronting 203.9 on Broadway, 194.8 on 45th st and 164.3 on 44th st, sold by Klaw & Erlanger to a syndicate which will erect a 24-sty hotel. The details of this transaction will be found elsewhere in the Record and Guide.

LEXINGTON AV, 343, 3-sty and basement dwelling, on lot 20x84, bet 39th and 40th sts, sold for Edmund Wetmore to a client for occupancy, by Pease & Elliman. The house has been held at \$40,000.

1ST AV, 125, 5-sty tenement, on lot 25x100, reported sold to M. Kiebler.

#### Manhattan—North of 59th Street.

86TH ST, 318, 320, 322 West, three 4-sty dwellings, with combined frontage of 63x102.2, bought by the Realty Co. of America (Franklin Pettit), who will hold for resale to a builder. The deal was negotiated by the firm of Osgood Pell and Clark T. Chambers, the respective owners for whom the dwellings were sold being the W. H. Jackson estate of 318, William C. Bradley of 320, and Nicholas Terhune of 322. A week ago Mr. Pettit acquired through the same brokers the dwelling at 314, which, with 310 and 312, acquired earlier in the season, gives him a plot of 60 ft. just east of his recent purchase. The apartment houses which will ultimately be erected there will be twelve stories, as the width of 86th st makes buildings of that sort feasible for that thoroughfare. Opposite, at 309 and 311, the Waitt Investing Co. is erecting a 12-sty house to cost \$250,000.

87TH ST, 344 West, 4-sty dwelling, on lot 20x100.8, sold for John S. Riegel to Mrs. J. S. Hartley, by Leroy Coventry and Slawson & Hobbs.

110TH ST, 170 East, 6-sty brick tenement with stores, on lot 25x100.11, bet Lexington and 3d avs, reported sold. The owner of record is Emma Pawel, who acquired it at foreclosure in July of last year. The building is assessed at \$32,000.

114TH ST, 37 West, 5-sty double tenement, sold by the Meister & Bache Realty Co. to Ida Mayer.

127TH ST, 31 West, 3-sty and basement dwelling, on lot 18x100, sold by Charles K. Cole to an investor.

136TH ST, 103 West, 3-sty and basement dwelling, on lot 16.8x99.11, sold for Carrie B. Meyer to Jennie L. C. Smith for investment, by the I. H. Porter Realty Co.

BROADWAY, 3132-3134, two 5-sty flats, on plot 65x75, reported sold to an investor by Amelia K. Schimper.

NORTHERN AV, ETC., entire block bounded by Northern av, Haven av, 17th st and 18th st, comprising about 2 acres, sold by William B. Sommerville to Benjamin Reilly, proprietor of the Arrowhead Inn in 17th st. The price was \$160,000. Mr. Reilly has commissioned Clarence Luce, architect, to prepare designs for a hostelry which will have a seating capacity of about 1,000. The structure will be only one story high, of the bungalow type, and work will be commenced on Dec. 1 so that the restaurant will be ready for occupancy in the spring.

#### Bronx.

228TH ST, East, s s, 105 ft. east of Carpenter av, plot 100x114, sold for F. P. Trautman to M. S. Cole-Wegener, by John H. Behrmann.

CHATTERTON AV, 1749, one-family house, on plot 33x100, sold for Elsie Bentz to John M. Dondein, by Frank Gass.

CLAY AV, 1630, 5-sty flat, on plot 55.6x71x irreg., running through to Anthony av, sold for the Melvin Construction Co. to Alice E. Keller, by Edward Polak. The buyer gave in exchange 4378-4380 Martha av, 2 two-family houses, on plot 50x100.

DALY AV, 1892, 3-sty brick house, on plot 25x150, sold for John R. Peterson to Mrs. A. Kahn, by Edward Polak.

HUGHES AV, n s, 175 ft from East 183d st, lot 25x100, sold for Thomas J. Phelans to Charles A. Corby, by the United Board of Brokers. The buyer, a builder, will improve at once with a two-family brick house.

MELROSE AV, n e c 157th st, 5-sty apartment with stores, sold for a client to Frederick Kassmann, by Carl Herrmann. It was an all cash transaction.

NEEDHAM AV, s s, 400 ft. west of Corsa lane, plot 50x100, sold for Leopold Salomon to H. Davidowitz, by Edward Polak.

PROSPECT AV, 1320, 5-sty new-law tenement, on plot 37.6x100x irreg, sold by the Lawyers Mortgage Co.

VYSE AV, 1979, two-family house, on lot 20x100, sold for Leopold Salomon to Mrs. Elizabeth Sheehan for occupancy, by Edward Polak.

#### Brooklyn.

COLUMBIA HEIGHTS, 145, 3-sty and basement private residence, sold for the estate of Martius T. Lynde to C. E. Grandeman, of Bay Shore, L. I., by Isaac H. Cary. The buyer will occupy after extensive alterations are made.

FULTON ST and Essex st, plot 54x125, sold by Harry Cohen to an amusement company which will erect a theatre on the site at a cost of \$65,000.

GARDEN PL, ETC.—Howard C. Pyle & Co., with Maurice G. Straus and Charles F. Miller, Jr., have sold to the Fimore Realty Co. the 4-sty stone apartment house at 49 Garden pl, northeast corner of State st; 1501 Dorchester rd, a 3-sty detached frame dwelling house, on a plot 75x100; 425 Marlborough rd, a 3-sty frame detached dwelling, on a plot 50x75; 420 Marlborough rd, a 3-sty frame detached dwelling, on a plot 50x100. The buyer gave in exchange 10 2-sty and basement brick and stone one-family dwellings on the easterly side of East 15th st, bet Ays K and L. The properties that figured in the deal were valued at \$250,000.

ST. JOHNS PL, 20, 4-sty apartment house, on lot 22x131, bet 5th and 6th avs, sold for C. Donnellon to a client, by the Jerome Property Corporation.

1ST ST, 464, 3-sty new American basement house, bet 7th and 8th avs, sold for the Auderly Realty to a client for occupancy, by Burrill Bros.

1ST PL, 89, 4-sty and basement brownstone dwelling, on lot 25x133, sold for Mary O'Connor to a client for occupancy, by J. D. H. Bergen & Son.

8TH ST, 366, 3-sty apartment house sold for James F. Moloney by Henry Pierson & Co. The same brokers have also sold the 3-sty dwelling at 35 Prospect pl for a client.

EAST 14TH ST, 1063, 2 family houses, sold for H. W. & A. M. Buckley to a client for occupancy, by G. Seide & Son. This is the last of a row of 2 family houses built by the Buckley Co.

36TH ST, ETC.—Joseph C. Bonadonna reports the following sales negotiated by him: 1222 36th st, 2-sty and cellar, two-family brick house; 328 5th st, three-family brick flat; 161-163 4th av, two 4-sty single flats with stores; 161 was resold by the same broker; 682 Degraw st, three-family brick flat for Robert Smith to an investor; 713 Union st, 2-sty and basement brick for occupancy to client; 7312 15th av, near 74th st, 2-sty and store; 676 Union st, 5-sty

double flat; 548 7th av, 3-sty double frame with store; 630 President st, 4-sty single flats for the Farm Trust Co.; 633 President st, 2-sty English basement.

51ST ST, ETC.—The 5th Av Realty Co reports the following sales recently made by them: Sold the 9 family apartment house 529 51st st, for Mrs. Monica Beck to John H. Ducker; sold the 2-sty and basement brick house 428 63d st, for John H. Ducker to a client; sold the 6 family brick house 5918 4th av to Charles Beckman for a client; sold two 16 family apartment houses 466 and 470 49th st for Charles Beckman to Henry Meier; sold for the Kings County Mortgage Co. the 3 family brick house 452 Bay Ridge av to Lars P. Berg; sold for the Kings County Mortgage Co. the 3 family brick house 450 Eay Ridge av to a client; sold for the estate of Margaret Lam-moureaux the 2 family brown stone house 441 51st st to William E. Heublein; sold a 1 family brick house 941 69th st for Henry F. Mally to Clarence Codill; sold for John H. Ducker the 3 family brick house 450 Bay Ridge av to Charles Smith; sold the 2-sty and basement frame house for Catherine Brown to Claude Nelson, 260 55th st; sold the 4-sty single house 314 48th st to Morris Berry for a client; sold two 2 family detached frame houses 315 and 317 East 4th st for Morris Berry to Mrs. Kretschmar; sold for Patrick Clifford 458 Bay Ridge av 3-sty and cellar brick house, to a client.

68TH ST, n s, 160 ft east of 13th av, plot 40x133, sold for Charles Gahren to Calendo & Cordi, by E. J. Sforza. The same broker has also sold for Charles Gahren to Marcello Eonasera, a lot 20x125, on the south side of 67th st, 180 ft east of 13th av.

75TH ST, 922, two-family brick house sold for Wm. J. Searing to Elizabeth Mahoney for investment, by Frank A. Seaver.

CLINTON AV, 28, lot 25x100, with stable thereon, near Park av, resold for Mitchell D. Weyhrauch to a client, by the Bulkley & Horton Co.

GATES AV, 199, 3-sty and basement brick dwelling sold for Leonard Vaughn to Lucille Conway for occupancy, by Henry Agar.

NOSTRAND AV, 796, two family and store building, on lot 19x75, sold for John Kried to a client, by the Bedford Exchange. The same brokers also negotiated the recent sale of the six-family flat at 853 St. Johns pl for Adolph Enders to Jacob Schneider.

6TH AV, 5414, 2-sty and basement, brownstone two-family dwelling, on lot 20x80, sold for Walter Schwartz to a client, by Tutino & Cerny.

EASTERN PARKWAY, s e cor Sackman st, 4-sty apartment house, on plot 125x82, sold by the Commercial Realty Co. to the Brown-Weiss Realities, which gave in exchange 46 lots on Chestnut st, Crystal st, Fountain and Sutter avs, Brooklyn.

HYDE PARK.—Wood, Harmon & Co. report the sale of lots here to J. S. Siers, Amaziah Mayo, Sellie M. Smith, Frank J. Nickason, Rev. Charles A. Freed, Percy Byrd, F. J. Donohue, Mrs. E. R. Boscher, E. B. Templeman, Mrs. Ada M. Logan, Fred C. McCarty, Wm. E. Butler, and Mrs. Rebecca F. Corning. The company has also sold at Kensington Park, a lot to Leonce Edmond; at Midwood Manor, a lot to Frank W. Tranggott; at Flatbush Gardens, lots to Gandiose Verrat, Gazolie Bastron, Charles F. Ross and John H. Roy; and at Kingsboro, lots to Mrs. Mary B. Compton, John S. Rixey, Louis A. Johnson, Mrs. Bessie S. Harrison, Mrs. Jess H. McEnteer, and Dr. R. A. Haynes.

**Queens.**

JAMAICA.—The Realty Associates have sold at Jamaica to George Hunter Clay 37 Middletown st; to Edwin A. Goewey 39 Middletown st, and to Lorne A. Scott 41 Middletown st, 2-sty brick colonial dwellings. A number of other similar dwellings are in course of construction on the property.

LONG ISLAND CITY.—William D. Bloodgood & Co. sold to the United States Assets Corporation the southwest corner of the Queensboro Bridge Plaza and Radde st, 100x92, for Richard Aldcroft.

**Richmond.**

STAPLETON.—D. T. Cornell sold for the estate of James Le Strange several lots on Tompkins st. The property will be improved with a residence. Mr. Cornell has also sold for the same estate 15 lots at Avondale.

**Rural and Suburban.**

BAYSIDE, L. I.—Mrs. Alexander K. Fox has sold, through the agency of William F. Sheehan, her residence at Bradish and Bell avs to Assemlyman Knox, of Manhattan, proprietor of the Hotel Earle.

HEMPSTEAD, L. I.—The Windsor Land & Improvement Co. sold to A. Whelan a plot 40x100 on Weir st; to J. J. Faulkner a plot 40x100 on Bernhard st. The same company sold at Rockville Centre to C. Warmbolt a plot 40x120 on Cornell av; to V. and T. Scorcio a plot 40x80 on Brooklyn av; to R. Stubbmann a plot 40x100 on Harvey av. The same company sold at Oceanside to M. E. Clark a plot 40x100 on Yost parkway; to J. W. Fuchs and W. and M. Verivey each a plot 20x100 on Bayside av; to V. and M. Henigin a plot 40x100 on Bayside and Merrick avs; to A. Finkenstein and H. and D. Bredehorst each a plot 40x100 on Evans av; to W. J. Schaefer, L. L. Rogers, C. W. Linne-meyer and J. M. Cirrillo each a plot 40x100 and to W. Soehl a plot 80x100, all on Oceanside parkway; to L. Anderson a plot 40x100 on Perkins av.

LAWRENCE BEACH, L. I.—Payson McL. Merrill Co., Inc. has sold for Alexander Wilson to Dr. Asa B. Davis of New York City the property at the northeast corner of Victoria and Berkshire pl, consisting of 4 lots with a dwelling and stable.

MT. VERNON, N. Y.—Neason Jones sold for Henry A. Carpenter to a client of Wilbur L. Varian the premises known as 25 North 8th av, a dwelling on lot 50x100. The house will be improved and used as a parsonage for the Swedish Lutheran Church.

MT. VERNON, N. Y.—Edgar B. Hamilton sold his country residence, in the north side of California rd, east of White Plains rd, consisting of about 3 acres.

MT. VERNON, N. Y.—Jacob J. Tabolt has sold for Minnie Bella Brewer to Andrew J. Lehmer the 3-sty dwelling, on plot 55x100, at 115 North High st.

MONTCLAIR, N. J.—F. M. Crawley & Brothers sold for Frank M. Soule to Edwin Merton McBrier his residence at the corner of Llewellyn rd and South Mountain av. The house was erected from designs by Albert F. Norris. One of the features of the dwelling is a living room having a length of 35 ft.

MORSEMERE, N. J.—The Grantwood Realty Co. has purchased from George R. Beach, receiver of the Columbia Real Estate Co., a tract at Morsemere, N. J., comprising 225 lots, and 10 acres of land lying between the Northern Railroad of New Jersey and the Overpeck River. The buying company will improve the properties for residential sale.

TARRYTOWN, N. Y.—Kenneth Ives & Co. sold to a client for occupancy for Richard H. Swartwout, as executor, "Braemar," the country estate of the late Mrs. M. Rumsey Miller. The property is at the corner of Broadway and White Plains rd and consists of about 18 acres of land, a large brick residence and outbuildings. It was held by the estate at \$15,000.

VALLEY STREAM, L. I.—The Windsor Land & Improvement Co. sold to L. Goldberg a plot 40x100 on Melrose st; to N. Plass a plot 60x128 on Emerson pl; to K. Zahn a plot 40x100 on Maujer st; to J. Neville a plot 40x100 on St. Marks pl; to F. Drale and F. Thurmann each a plot 40x100 on Beverly parkway. The same company sold at Floral Park to G. Bagnall and D. Malone each a plot 40x100 and to M. Wittingham a plot 80x141 on Spruce st; to F. Breaker a plot 176x168x38 on Belmont st; to G. and F. Franklin a plot 60x100 on Tulip av; to R. White a plot 20x170 and C. Anderson a plot 40x87 on Plainfield av.

WAVE CREST, L. I.—H. Frankfort sold for the Edgemere Crest Co. to M. C. Connolly a plot of lots in Lincoln rd.

WOODCLIFF LAKE, N. J.—George Ketchum has sold for Mrs. F. C. Pilkington to Mrs. Arthur D. Greenfield a farm of 5 acres, improved with an 8-room frame dwelling, on Woodcliff av one mile west of Woodcliff Lake station, on the Erie Railroad.

**LEASES.**

**Manhattan.**

ALBERT B. ASHFORTH, INC., leased space on the 6th floor in the Frances Building at the southeast corner of 5th av and 53d st, to Elizabeth Finegan; also office space in the Acker, Merrill & Condit Building at the southwest corner of 5th av and 35th st to Carleton O. Peacock, of 156 5th av, for a term of years; also leased an apartment in 140 and 142 West 55th st to G. H. Brown.

AXELRAD & FEINBERG, INC., leased for Charles M. Rosenthal to the Brethholz-Krumholz Construction Co. the northwest corner of Amsterdam av and 177th st, a plot 85x100, which will immediately begin the erection of a moving picture theatres, with stores. The lease is for 21 years and carries a privilege of two renewals for a similar period. The lease involves an aggregate rental of \$180,000. The theatre will be ready about Dec. 1.

WRIGHT BARCLAY has leased for the Estate of John J. Erech to John Wragg, the 4-sty dwelling on lot 25x100, at 125 Lexington av, for a term of years; also the 2d and 3d floors of 135 Lexington av, for the Riley Estate to a client for a term of years.

JAMES BARRY & CO. leased for Mary O'Shea the southeast corner of 171st st and St. Nicholas av, a 5-sty apartment house and stores, to the Meriden Realty Co.

LOUIS BECKER CO. leased for Homer R. Gillies for 1 year from Oct. 1 the 3-sty brownstone dwelling at 546 West 160th st to Mrs. Sophia Rindlaub, who will occupy same as her residence.

CAMMAN, VOORHEES & FLOYD leased 15,000 sq. ft. of space in 260 West st to Charles E. Reed, of 142 Worth st; the building at 449 Washington st to John Collins; the building at 16 Counties slip to the Reliance Paint Co., of 1 Broadway; the building at 31 Moore st, with Joseph P. Day, to Frank Bielenberg; for the Douglas Robinson, Charles S. Brown Co. the store and basement at 30 Howard st to William H. Leonori & Co., of 146 Worth st, and the store and basement at 32 Howard st to B. Keenan & Son, of 67 Centre st.

CHARLES BUERMANN & CO. leased for M. Minden the 6-sty building at the northeast corner of Delancey and Clinton sts for a term of 15 years to Weisberger Brothers.

JOHN J. CLANCY & CO. leased the 4-sty dwelling at 51 West 84th st for James Madigan to Sarah J. Hart.

THE CROSS & BROWN CO. leased for the 550 West 44th Co. the building at 605 West 45th st to the B. F. Goodrich Co., of 1780 Broadway, for a term of years.

THE CROSS & BROWN CO. leased in connection with the McVicker, Gaillard Realty Co. for Max Bonwit the entire building at 240 West 55th st to the Empire Tire Co., of Amsterdam av and 73d st, for a term of years; also leased for Robt. Golet Estate the store in 58 and 60 West 65th st to the Mutual Auto Accessories Co. of America, of 1937 Broadway.

DOUGLAS L. ELLIMAN & CO. leased a large apartment, consisting of 14 rooms and 4 baths, in 246 West End av to Mrs. I. H. Ely.

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G. W. DRENNAN leased an apartment in 40 East 62d st to Eckley H. Stearns; also an apartment in 1 Lexington av to Douglas I. McKay, First Deputy Police Commissioner.

J. C. EINSTEIN CO., INC., leased for Swernofsky Bros. & Leon the top loft at 15-17 West 18th st. to the Washington Raincoat Co., for Carstein & Linnekin 3,200 square ft at 221-27 4th av to Alban Aurich.

HORACE S. ELY & CO. and William A. White & Sons leased the store and basement in 443 and 445 Broadway, through to Mercer st, containing about 20,000 sq. ft. of space, for Mrs. Helen Vaughan Henderson, of East Orange, N. J., who bought the property through William A. White & Sons a few weeks ago from the heirs of John Ludlum. Plans were filed last week for a complete alteration of the building. The lessees are the Studebaker Brothers Co. of New York, distributors of road machinery, carriages and accessories in the country. The lease is for a term of years, and is important not only because of the large amount of rent involved but because of the indication that new lines of business are located in this section of Broadway on account of the low rents now prevailing and the near prospect of the operation of the subway.

FRANCIS P. GARVAN, former assistant district attorney, leased for 5 years, through Douglas L. Elliman & Co., an entire floor in 903 Park av, owned by Bing & Bing. Each floor of this structure is arranged in one apartment, with seventeen rooms and baths, and the rents average \$10,000 per annum.

GOODALE, PERRY & DWIGHT, INC., as agents of the St. James Building, report recent leases to the following parties, Robert Horowitz, Moses Isaacs, Aaron Rips, Louis H. Ross, Samuel M. Aronson, C. & M. Advertising Co., Morris Rosen, Alex. Weinbaum, of Cleveland, Ohio, the Alva Roofing Co., Inc., of 1135 Broadway, E. & S. Hurvitz, and additional space to the United Fireproofing Co., Inc., Theodore Koehler, School of Accounts and M. H. Roberts & Co.

GOODWIN & GOODWIN rented for Dr. John Lo Pinto to Dr. Frank Coney the 3-sty private dwelling at 320 West 113th st.

M. & L. HESS, INC., leased the 5th loft in 241 to 245 West 37th st to C. L. Nathan; the 6th loft in 16 to 20 West 19th st to Richmond, Schlessel, Rapaport Co., Inc.; the 1st loft in 4 and 6 West 37th st to H. Michaelyan, of 907 Broadway.

EDWARD J. HOGAN leased to the Dr. Reed Cushion Shoe Co., of 1352 Broadway, the store in 12 Park pl, on the Park pl side of the Woolworth Building, for a term of years.

S. LINDAU & CO. leased from Frank Kines the 1st floor in 62 West 38th st.

THE LONGACRE LAND CO. leased to the Knickerbocker Ice Co. nearly one-half of the top floor of its building at the northeast corner of 42d st and Broadway.

LOWENFELD & PFEIFFER leased the store and basement in 1608 Madison av; also the 5-sty flat at 321 East 100th st to Morris Sobel.

H. L. MOXLEY & CO. leased the store in 105 West 44th st to B. Klein; also the 1st loft in 56 West 31st st to the Yale Pleating Co.

THE CHARLES F. NOYES CO. leased in the Smith Gray Building, Broadway and Warren st, offices to G. L. Stamper, J. Side and Paul A. McGolrick, of 51 Chambers st; also a portion of the 2d floor of the Fulton Chambers Building to Jacob and Isaac Levine.

O'CONNOR & ELLISON leased to the Royal Tailors, Inc., of Chicago, the 15th floor in 53 and 55 5th av for a term of years.

PEASE & ELLIMAN leased to V. T. Fuller space in 42 West 39th st; also the private dwelling at 272 West 77th st to James K. Mason for Dr. Granville M. White; also with Horace S. Ely & Co. the building at 38 Cooper sq for a term of years to David Raider; also 40 West 57th st, a private dwelling to William Ziegler, Jr.; also a store in 341 Columbus av to Joseph Manio.

PEASE & ELLIMAN, in conjunction with Horace S. Ely & Company, have leased for the New York Life Insurance & Trust Co., as trustee, the building 38 Cooper Square, for a term of years, to David Raider.

PEASE & ELLIMAN leased space in 27 West 42d st to Philip Bartholomae, Inc.; Dr. Paul W. Hiller, of 231 West 42d st; Alfred E. Henderson, George H. Wilson, National Society of Music, Frank Lea Short Co., of 149 Broadway; also the dwelling at 272 West 77th st for Dr. Granville M. White to James K. Mason.

THE QUEENSBORO CORPORATION of Long Island City leased for a New York office space in the Johnson Building, 30 West 42d st, with William Wallace in charge as metropolitan sales manager.

SLAWSON & HOBBS rented 549 West End av to E. F. Steinyan, 151 West 71st st to A. S. Hoddy, 318 West 89th st to R. V. Jones and 665 West End av to R. W. Wilds.

L. TANENBAUM, STRAUSS & CO., INC., leased space in 43 to 49 Bleecker st for Clarence W. Seaman, of 293 Broadway; for Clara Rose space in 193 and 195 Mercer st; to M. & J. Salinger space in 3 and 5 Washington pl; to the Eagle Knee Pants Co., of 179 Wooster st, space in 21 and 23 East Houston st; to Astrom Wagner Hat Co., of 30 Bond st, space in 1 to 5 Bond st, and to Shapiro, Moss & Shulman, of 38 Bond st, space in 35 and 37 Bond st.

E. A. TURNER rented the store and basement in 414 4th av to Lans Curiosity Shop, of 439 4th av; also the parlor floor and basement in 186 Lexington av to the Sanital Co; also the parlor floor in 22 East 30th st to the Knickerbocker Auction Co., of 9 West 28th st; also the corner store in 119 Lexington av to B. French, and a store to C. Anderson; also a studio to J. Cogan, and for F. E. Gunnison the house at 140 East 27th st.

SIDNEY L. WARSAWER leased for a term of years the 3-sty building at 524 West 40th st for the Thomas F. White Co. to George F. Madine, of 554 West 48th st, and the 2-sty garage at 348 West 42d st for J. F. Dunseith to a client.

WILLIAM A. WHITE & SONS leased to Robert A. Kells for occupation by Kell's School the greater portion of the top floor in 161 and 163 West 125th st.

F. R. WOOD, W. H. DOLSON CO. leased the 4-sty American basement dwelling at 616 West 114th st for Josephine D. Morgan to the Columbia Chapter of the Zeta Beta Tau Fraternity.

WILLIAM ZIEGLER, JR., leased through Pease & Elliman the home of Mrs. H. Bramhall Gilbert, a 5-sty residence, at 40 West 57th st, on a lot 25x100. The house, which is completely furnished, was leased for a term of years, the brokers reporting the rental at \$20,000 a year. Announcement was recently made that Mr. Ziegler would erect a new home in the south side of 71st st, in the former Lenox Library block, adjoining the new mansion now in course of construction for Henry Clay Frick. Abutting the new home of Mr. Ziegler in 70th st is the plot to be improved by Dr. Walter B. James with a new dwelling for his own occupancy. Mr. Ziegler and Dr. James acquired the properties from Otto Kahn, who is going to erect a dwelling, at a cost of about \$1,000,000, at 5th av and 91st st.

H. E. ZITTEL leased the 3-sty dwelling at 230 West 137th st to Louis Levy; also the 3-sty dwelling 357 West 119th st to A. Hilderbrandt.

**Bronx.**

JOHN A. STEINMETZ leased to Philip Harvey the southwest corner Boston rd and 181st st, to be used for hotel purposes; also to Kirk & Einhorn 2131 Boston rd, to be used for a cigar store. This property was formerly owned by Wm. H. Booth Estate.

**Brooklyn.**

JOSEPH C. BONADONNA leased for a term of years 323-325 2d st, a 2-sty double flat, for Mrs. L. Deasy, to clients; also leased to a client 711 Union st, for several years, the 4-sty double brick flat for Mr. H. W. Diers; and 698 Degraw st, a 3-sty, three-family brick for Mary A. Clark, to a client.

BURRILL BROTHERS leased the following houses: 489 1st st for Mrs. H. G. Merriam to H. Jahnsahn for 3 years at \$840 per year; 407 1st st for J. R. Bruce to H. P. Shelley for \$660 per year for 3 years; 500 4th st for G. H. Robbins to J. P. Drew at \$800 per year for 3 years; 211 8th av for H. G. Newton to A. S. Love for 2 years at \$660 per year.

CHARLES E. RICKERSON leased 48 Montgomery pl, bet 8th and Prospect Park West, a 4-sty and English basement, brownstone dwelling, for Clinton L. Rossiter to a client, for a term of years; and 162 Underhill av, bet Park and Sterling pl, a 2-sty and basement, two-family, limestone building, for Mrs. Christina Cobb to Mr. William A. Rowan.

FRANK A. SEAVER leased the one-family cottage at 214 Wakeman pl to Capt. J. C. Gaw; the one-family cottage at 216 72d st to Mrs. Harris, and the one-family brick house at 83 73d st to Thos Casey.

**Queens.**

JAMAICA.—Wright Barclay has leased a house in Baffa st, for Winifred Commins, to William F. Baker.

**REAL ESTATE NOTES.**

LOWENFELD & PFEIFFER have been appointed agents for 26 East 106th st.

LOUIS CLEVELAND is the buyer of the 4-sty dwelling 19 East 127th st on a lot 18x100 ft, recently sold last week.

WRIGHT BARCLAY has been appointed agent for 201-203 Lexington av, two apartment houses, by George Schaefer.

CHARLES BERLIN of the Berlin Renting Agency has been appointed receiver for 1824 to 1832 Madison av.

GOODWIN & GOODWIN have been appointed agents for the following apartment houses: 102 West 109th st, 243 West 109th st, 275 West 117th st and 277 West 117th st.

THE QUEENSBORO CORPORATION of Long Island City has opened a Manhattan office at No. 30 West 42d st, with William Wallace in charge as metropolitan sales manager.

GEORGE R. READ & CO. has been appointed exclusive agents for 22 East 54th st, a 4-sty dwelling, which is to be converted into a 5-sty business building.

MRS. ELIZABETH M. ANDERSON took title this week to a strip 25x187.6, extending from 37th to 38th st, near 5th av. She paid the Wendell estate \$86,000 for the 37th st lot and \$114,000 for the one on 38th st.

CLENDENIN J. RYAN, son of Thomas Fortune Ryan, has entered the real estate field and will make his office with the firm of O'Connor & Ellison, at 9 Church st, taking charge of their insurance department.

GOODWIN & GOODWIN have been appointed agents for the following 5-sty apartment houses: 76 East 115th st and 309 East 75th st, also the elevator apartment house Dacona Hall, southwest corner Claremont av and 122d st.

HENRY MORGENTHAU returned from Europe, Tuesday, on the North German Lloyd liner Kronprinzessin Cecilie. When he goes to Constantinople as American Ambassador, New York real estate interests expect to lose a very progressive factor.

THE ALDUS CONSTRUCTION CO., which just purchased the southwest corner of St. Nicholas av and 188th st, a plot 157.2x100, from

the Lawyers Title Insurance and Trust Co., has obtained from that company a building loan of \$230,000. The new owners are to erect two apartment houses on the property.

PEASE & ELLIMAN have been appointed agents of 135 West 58th st, a new 9-sty fireproof apartment house on the north side of 58th st, just west of 6th av, for the 135 West 58th St. Co. Each floor contains one apartment. This building received a prize from the American Institute of Architects as having one of the best exterior designs in the city.

FRED OPPENHEIMER negotiated the recent sale of the 5-sty and basement 10-room double flat house known as 1663 Av A, bet 87th and 88th sts, on a lot 25x77 ft. deep, for the Plattky heirs and the Freundlich interests. The buyer will alter the house by putting in stores in building and keep same for an investment. This was an all cash transaction.

THERE has been filed an involuntary petition in bankruptcy against the Annex Homes of New York City, otherwise known as the Halley Land and Improvement Co., the Halstead Land and Improvement Co. and Sterling Park, Inc., engaged in the real estate business, with offices at No. 500 5th av. Celestine Piva and Eugene L. Parodi alleged \$2,761 due on notes. Mr. Parodi was appointed receiver under bonds of \$15,000.

FOR THE SEVENTH time within a year the residence of Fanny C. Hoadley at 18 East 82d st was offered at public auction in the Vesey Street Salesroom Wednesday. Byran L. Kennelly conducted the sale, which resulted in a bid of \$87,000. The New York Life Insurance Co., which holds the mortgage, was, therefore, paid another installment, which, with the auction fees, amounts to \$6,700, or 10 per cent. of the price bid.

ASA G. CANDLER took title Tuesday from the New York Public Library, Astor, Lenox and Tilden Foundations, Inc., to the library building on a lot 25x98.9 in the south side of 42d st 300 ft west of 7th av. Mr. Candler is the owner of the Candler Building, adjoining in the east, and acquired the property to protect the light of the taller structure. Recently the library property was reported leased to a theatrical syndicate which will improve the site, together with the old school property abutting in 41st st, with a new playhouse, the entrance of which will be in 42d st.

NEGOTIATIONS are pending for the purchase of the 5-sty dwelling at the southeast corner of Madison av and 41st st by Mrs. Frederick Ferris Thompson from the estate of Ferris F. Thompson, who was a nephew of the prospective purchaser. The house is now occupied by the Aero Club, which has another year's lease. The property measures 23.8x85. Should the deal be consummated Mrs. Thompson will be the owner of the entire block front in the east side of Madison av, between 40th and 41st sts, with the exception of the house immediately adjoining the property in the present deal and the 40th st corner, owned by the estate of Richard Billings.

THE NEW YORK Eye and Ear Infirmary has obtained from William P. Kirk an option to purchase the two old houses at 310 and 312 East 14th st. The property is a short distance east of 2d av, on the south side of the street, and abuts the rear of the Eye and Ear Hospital on the northeast corner of 2d av and 15th st. The two houses which the hospital is planning to buy have a frontage of 19.6 ft. each, or a total of 39 ft. x 103.3 deep. The hospital owns the old dwelling at 224 2d av, in the middle of the block adjoining the hospital building. It is understood that the hospital has acquired the option with a view of enlarging the present quarters in the near future, but no information could be obtained as to whether additional property will be acquired or not.

#### Unprecedented Real Estate Transaction.

A real estate deal of such magnitude and involving such a large outlay of cash as to make it probably unprecedented in the history of New York real estate, was negotiated this week, when it was announced that Klaw & Erlanger had sold for cash the New York and Criterion Theatre properties to a syndicate, as a site for a hotel construction. Interested in the buying company are C. M. Higgins of the Standard Oil Co.; Samuel M. Jarvis, president of the National Bank of Cuba; Alfred Hanan of the Hanan Shoe Co.; John McGee, a railroad magnate; Frederick P. Wilcox, D. W. Marlow and others.

On the plot which has a frontage of 203.9 feet on Broadway, 165 on 44th street and 195 on 45th street, a total ground area of 37,000 square feet, will be erected a twenty-four story hotel, from plans by Walker & Gillette, to contain about 1,800 rooms and representing an investment of about \$12,500,000. The site alone cost \$3,750,000, of which \$3,000,000 is for the theatre properties and \$750,000 for the adjoining houses in 44th and 45th streets.

Another remarkable feature of this transaction was the fact that, despite the long period of real estate depression in New York City, out-of-town investors did not hesitate to put millions into this project. It is noticeable that close watch is being kept on local real estate conditions by Western and foreign capitalists, since in this huge deal such an element was largely in evidence. The hotel will be built largely with foreign capital, local money lending institutions having declined to make loans at the desired interest amount. The promoters, however, interested English capital sufficiently to obtain a permanent building loan of \$7,000,000 at 5% for ten years which will become a first mortgage on the property.

William Morris, who has been holding the New York Theatre under a short term lease, will vacate the premises at the end of the month. The property so soon to be improved has an interesting history. Oscar Hammerstein built the New York Theatre in 1895. He called it the Olympia, and for a time it was the wonder of New York, containing as it did a music hall, theatre, concert hall, roof garden, and billiard parlor. Times Square was not then the great theatre centre which it has since become. Mr. Hammerstein

was a little ahead of the time, and the New York Life Insurance Company, which held mortgages on the property, instituted foreclosure proceedings, and in 1898 bought it in for \$967,400. A few years later, Henry B. Sire bought the property for \$1,010,000, but he, like Mr. Hammerstein, found it a white elephant. Klaw & Erlanger, with other interests, took over the property several years ago in the name of the New York Theatre Company.

#### Real Estate Appraisals.

The following valuations were fixed on real estate properties this week by the State appraisers in transfer tax proceedings:

ESTATE OF EMMA S. MAYBACH—Premises 1976 Clinton av, valued at \$9,000.

WILLIAM NEELEY—243 West 35th st, \$33,000; 144 West 62d st, \$26,000.

ELSIE NEIDER—47 East 95th st, \$26,000.

THERESI WOLF—185 Division st and 196 East Broadway, \$43,000.

HERMAN WRONKOW—5 State st, 18½-20 Pearl st, \$130,000; 136 Madison av, \$310,000; 57-63 West 45th st, \$40,000.

CHARLES H. MARSHALL—6 East 77th st, \$140,000.

JULIA A. ALLEN—116 West 82d st, \$22,500.

PATRICK ANDERSON—340 West 11th st, \$23,000; 342-344 West 11th st, \$25,000.

FREDERICK M. BELL—41 West 92d st, \$20,000.

JOHN CELLA—114 Sullivan st, \$16,000; 116 Sullivan st, \$17,000.

MARIAN DE F. CLARK—21 West 47th st, \$102,500.

NANCY H. CROSS—241 West 123d st, \$12,000.

GEORGE W. CROSSMAN—214 West 79th st, \$28,000.

CARRIE GUNTHER—17 East 131st st, \$22,000.

MATILDA S. HADDOCK—324 West 14th st, \$22,000.

GRETCHEN MILLER—760 10th av, \$24,000.

SARAH B. STANTON—Two-third interest in 194 Duane st, \$17,733.

ANNA M. FRASER—87 and 89 Park av, \$148,000.

FEREICK GEMMER—106 West 101st st, \$23,000.

ANTONIA SEEKAMP—131 East 156th st, \$45,000; 743 Kelly st, \$10,000; 923 Longwood av, \$59,000.

#### The Cost of Brick Houses.

A writer in a publication devoted to the manufacture of clay products makes the claim that the high cost for constructing brick buildings is due mainly to the bricklayer. He states that brick, while comparing favorably as to cost of material laid down on the ground, with that of any other material, costs more in the building. In other words, it is not the material that makes brick houses cost more, but the labor that places this material in the building.

Further investigation showed these facts: That bricklayers receive \$6 a day of eight hours with a helper to each bricklayer who receives \$4 a day and with a limit of 1,000 brick per day's work.

"It is the bricklaying that is at the bottom of the entire problem," said one dealer when approached to offer some solution. "The manufacturer has minimized the cost of making his product by the installation of modern methods and machinery but has overlooked the fellow that puts his product into the walls."

"There is a scarcity of bricklayers now, but if we could turn them out like trade schools turn out printers, carpenters and others, there would be a different story. Look at the electricians. Why, a few years ago it was almost impossible to get a competent electrician at a reasonable price. Today, however, it is different. They are still getting good wages, but they are doing more work and better work."

It was suggested that the union bricklayer argued he was not getting more than a living wage today.

"Let him have his \$6 a day," replied the manufacturer. "I don't begrudge him his wages. What I do kick about is the output. He limits himself to 1,000 brick a day, and yet it is a poor bricklayer who cannot put 3,000 brick in a wall every day in the week. That makes quite a difference, doesn't it, when you begin to figure construction cost? Take, for instance, common brick here in Chicago. You can get them laid down on the job at \$6 per 1,000. Yet you've got to pay \$10 to have them laid in the wall—or \$4 per 1,000 more than they cost to manufacture."

"What we want is to have the restrictions taken off the amount of labor a man can do in a day. If he can lay 2,000 brick or more let him do it. Then, too, there is the question of helper. By the rules of the union every bricklayer must have a hod carrier, who must be paid \$4 a day, yet where there are a dozen bricklayers on the job one or two would be sufficient."

#### Concrete Building Tests.

"Tests of Reinforced Concrete Buildings Under Load," by Arthur N. Talbot and Willis A. Slater, has just been issued as Bulletin No. 64 of the Engineering Experiment Station of the University of Illinois.

Besides giving the results of tests, this bulletin presents a detailed discussion of the methods and apparatus developed at the University of Illinois for measuring the stresses caused by floor loads in reinforced concrete buildings. It is shown that these stresses may be determined with a considerable degree of accuracy if care is used in making the test. The bulletin furnishes valuable information on the action of several building floors under load, and will be useful to designers of reinforced concrete structures. Copies of Bulletin No. 64 may be obtained upon application to W. F. M. Goss, director of the Engineering Experiment Station, University of Illinois, Urbana, Ill.

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COMPLETE Record and Guide, October, 1893 to September, 1912, inclusive, for sale; reasonable price if taken quick. Address COMPLETE, Box 153 Record and Guide.

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We are entirely out of the New York Edition of the Record and Guide of June 14 and July 12, 1913. We will pay 20 cents for these numbers, if both sections are delivered to us in good condition. We also need Brooklyn Edition of March 22 and July 5, 1913, for which we will pay for both sections 15 cents if in good condition. This offer will expire on September 9, 1913. Record and Guide Company, 119 West 40th Street, New York.

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**AUCTION SALES OF WEEK.**

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertisements of 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 Sept. 5, 1913, at the New York Real Estates Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3208-10 3 av.

JOSEPH P. DAY.

**\*McClellan st, swc Grant av, 100x156.6,** vacant; adj Sept 17.

**\*17TH st, 110 W (\*),** ss, 175 w 6 av, 25x92, 7-sty bk loft & str bldg; Jeannette K Harris. 45,000

**\*67TH st, 436 E,** see Av A, 1247.

**\*127TH st, 221 E (\*),** ns, 230 e 3 av, 25x 99.11, 5-sty stn tnt; due, \$20,931.19; T&c, \$1,430.16; Cath A Maguire. 20,000

**\*127TH st, 219 E (\*),** ns, 205 e 3 av, 25x 99.11, 5-sty stn tnt; due, \$20,851.30; T&c, \$1,430.16; Cath A Maguire. 19,000

**\*128TH st, 117 E (\*),** ns, 216 e Park av, 16x99.11, 3-sty & b stn dwg; due, \$7,729.83; T&c, \$617.96; Paul E Lamarche, gdn. 9,000

**\*129TH st E, nwc Mad av,** see Mad av, 2034.

**\*135TH st, 118 W (\*),** ss, 275 w Lenox av, 24.11x99.11, 5-sty bk tnt & str; due, \$4,688.98; T&c, \$93.60; sub to a prior mtg of \$18,000; Arthur M Bullowa. 18,435

**\*136TH st, 124 W,** ss, 255 w Lenox av, 14.11x99.11, 3-sty & b stn dwg; adj sine die.

**\*138TH st, 1 W,** see 5 av, 2280.

**\*149TH st W, nec Riverside dr,** see Riverside dr, 720.

**\*153D st, 290 E,** ss, 200.3 e Morris av, 50 x100; withdrawn.

**\*155TH st W (\*),** ns, 525 w Bway, runs n 99.11xw131.7 to Riverside dr xsw31.4xs74.7 xe150 to beg, vacant; due, \$97,583.36; T&c, \$8,024.82; sub to two mtgs aggregating \$40,000; Adolph M Bendheim. 137,500

**\*155TH st, 834 E (\*),** sec Union av (No 696), 27.5x94.8, 4-sty bk tnt & str; due, \$21,006.70; T&c, \$260; Anna Kurzman et al. 21,000

**157TH st, 407 E,** ns, 325 w Elton av, 25 x100, 3-sty fr tnt & 1-sty fr rear bldg; due, \$4,128.02; T&c, \$589.12; Benenson Realty Co. 5,150

**\*166TH st E, nwc Grant av, 100x156.6,** vacant; adj Sept 17.

**\*181ST st, 726 E (\*),** swc Clinton av, 19.1x 94.6, 3-sty fr dwg; due, \$559.13; T&c, \$1,531.80; Hannah B Orrell. 2,000

**\*188TH st, 516 E (\*),** ss, 32 w Bathgate av, 20x89.5, 3-sty bk dwg; due, \$8,068.01; T &c, \$238.96; Broadway Trust Co et al trste. 4,700

**\*Av A, 1247 (\*),** swc 67th (No 436), 40.5x 100, 6-sty bk tnt & str; due, \$56,324.97; T &c, \$1,270.45; Emily S Herrick et al. 55,000

**\*Clinton av, swc 181st,** see 181st, 726 E.

**\*Crotona av, 1879 (\*),** ws, 41.1 n 176th, 38.4x108.9, 5-sty bk tnt; due, \$9,857.23; T&c, \$—; sub to two prior mtgs aggregating \$33,000; Alex Friedman. 35,500

**\*Crotona av, 1883 (\*),** ws, 77.5 n 176th, 38.4x108.9, 5-sty bk tnt; due, \$9,883.43; T &c, \$—; sub to two pr mtgs aggregating \$33,000; Alex Friedman. 35,000

**\*Grant av, swc McClellan,** see McClellan, swc Grant av.

**\*Grant av, nwc 166th,** see 166th E, nwc Grant av.

**\*Heath av, 2878,** es abt 405 s 230th, 20.2 x100.5, 3-sty bk dwg; due, \$8,160.92; T&c, \$276.50; Paul L Kiernan. 4,000

**\*Madison av, 2034 (\*),** nwc 129th, 18x75, 3-sty & b stn dwg; due, \$7,935.18; T&c, \$748.72; sub to mtg of \$20,000; Dominion Trust Co. 13,000

**\*Marble Hill av, 19-21,** ws, 416.2 s Ft Charles pl E, 50x100 withdrawn.

**\*Riverside dr, 720 (\*),** nec 149th, 102.1x 193.8x99.11x172.1, 6-sty bk tnt & str; due, \$177,236.06; T&c, \$20,942.33; Max Marx. 150,000

**\*Riverside dr, nec 155th,** see 155th W, ns, 525 w Bway.

**\*Union av, 696,** see 155th st, 834 E.

**\*5TH av, 2280 (\*),** nwc 138th (No 1), 50x 100x99.11x111.9, vacant; due, \$31,390.82; T &c, \$892.30; Albt W Pross. 15,000

HENRY BRADY.

**\*97TH st, 39 W (\*),** ns, 402 w Central Park W, 18x100.11, 3-sty & b bk dwg; due, \$16,025.66; T&c, \$141.30; Jno Kean et al. 5,500

**\*102D st, 16 W (\*),** ss, 100 e Manhattan av, 26.11x100.11, 5-sty bk tnt; due, \$20,760.99; T&c, \$280.55; Gottlob Sommer. 27,500

**\*Ogden av, ws, 112.5 s 166th,** see Summit av, es, 112.5 s 166.

**\*Summit av (\*),** es, 112.5 s 166th, 43.9x 190 to Ogden av, vacant; due, \$7,071.35; T &c, \$274.95; Ambrose S Murray Jr, trste. 5,000

BRYAN L. KENNELLY.

**\*82D st, 18 E,** ss, 119 w Mad av, 26x102.2, 5-sty & b stn dwg, 4-sty ext; due, \$104,084.75; T&c, \$12,435.62; R P Guell, atty for Alfd H Hoadley. 67,000

HERBERT A. SHERMAN.

**\*215TH st (\*),** ss, 425 e Bronxwood av, 50 x100, Wakefield; due, \$5,213.16; T&c, \$70; North Side Mtg Corp'n. 5,000

**\*241ST st (\*),** ss, 45 e Bronx blvd, 50x 100, Wakefield; due, \$1,716.76; T&c, \$136.27; Nicholas Wapler. 1,950

D. PHOENIX INGRAHAM.

**\*134TH st E, swc Park av,** see Park av, swc 134.

**\*Park av, (\*),** swc 134th, 99x140, 1 & 2-sty bk hall; due, \$37,187.75; T&c, \$1,655; Henry H Jackson. 39,166

JACOB H. MAYERS.

**\*Brook av, 1204,** es, 311.2 s 168th, 27.11x 104.6, vacant; due, \$1,860.20; T&c, \$356.06; Chas C Klingler & Gottlieb F Jaisslie. 3,175

**\*Cauldwell av, 695,** ws, 325 s 156th, 16.8 x115, withdrawn.

WILLIAM HENKEL.

**\*13TH st, 123-7 E,** ns, 262.6 w 3 av, 62.6 x206.6 to 14th (Nos 126-30); adj Nov 7.

**\*14TH st, 126-30 E,** see 13th st, 123-7 E.

Total ..... \$743,576  
Corresponding week 1912... 212,747  
Jan. 1, 1913, to date..... 38,878,355  
Corresponding period 1912.... 35,791,226

**Borough of Brooklyn**

*The following are the sales that have taken place during the week ending Sept. 3, 1913, at the Brooklyn Sales rooms, 189 Montague street:*

WILLIAM H. SMITH.

**PROSPECT PL,** ns, 295.10 e Troy av, 81x 155.7; Jay Holding Co. 8,000

**UNION ST,** ss, 146.11 e Clinton, 23.9x100; Jos A Corrao.. 7,050

**8TH ST (\*),** ns, 172.10 e 6 av, 12.6x100; Karl A Arvidson. 3,000

**17TH ST (\*),** ns, 133.4 w 7 av, 16.8x90; Hattie K Brown. 2,850

**65TH ST (\*),** sws, 240 nw 14 av, 20x100; Alex Doecks et al. 2,500

**BATH AV (\*),** ss, 105.11 e Bay 11th, 20x80; Cath C Hill. 5,300

**BATH AV (\*),** ss, 145.11 e Bay 11th, 20x80; Cath C Hill. 5,400

**CARLTON AV,** es, 274.2 n DeKalb av, 21x100; withdrawn.

**KINGS HIGHWAY (\*),** ses, intersec ws E 26th, 96.5x136.6; also KINGS HIGHWAY, ses, intersec ws E 27th, 236.3x419.10xirreg; also KINGS HIGHWAY, ses, intersec ws E 28th, 239.10x841.10xirreg; also AV P, sec E 29th, 210x140; also AV P, swc Marsh, 114.7xireg; Jno Seiler. 42,000

**TROY AV,** es, 102.6 s St Marks av, 50x806; Jay Holding Co. 1,875

WILLIAM P. RAE.

**CHURCH LA (\*),** cl, adj land of Frank W & Annie J Kent, runs se257.6xe214.2xnw257.7xsw 220.2 to beg; Percival C Smith. 9,500

**DIKEMAN ST,** nec Richards, 100x25; all right, title, &c; Harry E Lewis atty for plaintiff. 100

**BEDFORD AV (\*),** es, 470 s Clarendon rd, 20x100; Henry J Pinck. 7,000

**BEDFORD AV (\*),** es, 490 s Clarendon rd, 20x100; Henry J Pinck. 7,000

JAMES L. BRUMLEY.

**EWEN ST (\*),** nec Powers, 25x75; Margt Parker et al. 1,200

**OCEAN PARKWAY,** sec Old Sheepshead Bay rd, runs sw1.349.6xse200xsw175.11xsw193.8 to cl Sea Breeze av xe197.6xne201.11xne214.2xse525.2 xne106.2xnw85.5xne30xnw200xne150 xse226.5 xne 55.7xse165.8 to cl Surf av extension xe248.5xne 203.7xne236.5xne487.6 to Coney Island av xne 1,136.9 to Old Sheepshead Bay rd xsw1,828.8x sw276.3 to beg; also PARCEL land beg at high water mark of Atlantic Ocean as it was on Feb 14, 1903, & es Ocean pkway & distant 417 ft e therefrom, runs sw1,129xse1,294.6xne524.10 xne497.4 to said high water mark xne525.2xsw 424xsw201.11 to beg; also JEROME AV, ss, adj land of Stephen I Voorhies, runs e1,114.2 xse—xsw1,368xnw1,013.9 to beg, 4-5 pt; also PARCEL of land at Hog Point adj land of party of the first part, runs se1,408.3 to Broad Creek by s, sekn—xw—to beg, containing 53.10 acres; also PARCEL of land beg at intersec land of Stephen Van Derveer & Stephen I Voorhies, runs s1,755 to Hog Point Creek xw—to Hog Point Sprout xe—to beg; also PARCEL of land beg on ns Hog Point Creek in the line dividing lands of Danl D Stilwell & C S & R D Stryker xw—to Hog Point Sprout xn—xw—xs —xe—xw—to beg; also LAND bounded by land of Richd Stilwell ex lands of Jno I, Stephen I Jacobus, Wm & Barnardus Voorhies, & Henry Van Dyke s by land of Richd Stilwell e land of Jacob Voorhies being 1 chain 17½ links wide on es, 10 chains 40 links on ss, 1 chain 80 links on ns, 10 chains 39¼ links wide on ws; also LAND bounded n by land of Jacobus Voorhies e by land of Henry Van Dyke sx land of Bernardus Voorhies wx land of Wm Voorhies; also PARCEL of land beg at sec land of F Smith and a right of way runs sw70xse—xne70xw—to beg; also LOTS 6, 7 & 8, map of land of Alanson Tredwell & Jno H Wray; also PARCEL of land known as Plum Island bounded s by Sheepshead Bay & Coney Island Inlet & Atlantic Ocean, e by Dead Horse Creek, wx Hog Point Creek, except parts sold to U S Government which comprises about 50 acres; except parts released; Jas P Hudson. 852,000

**OCEAN PARKWAY,** 2 lots, 40x100, sub to mtg \$—; Harry E Lewis. 1,250

CHAS. SHONGOOD.  
CRESCENT ST, e s, 80 s Magenta, 19.11x85;  
Saml Balbey. 3,750  
W 9TH ST, ws, 581 n Av R, 17x100; with-  
drawn.  
NASSAU AV, ss, 103.6 e Hausman, 25.4x100;  
withdrawn.  
21ST AV (\*), es, 126 n Cropsey av, 40x96.8;  
Chas Oppenheim et al. 4,500  
THE CHAUNCEY REAL ESTATE CO.  
63D ST (\*), ns, 235 w 20 av, 45x100; Jas H  
McCool. 5,500

REFEREE SALE.  
HART ST (\*), ses, intersec sws Wyckoff av,  
103.8x25; Martin Klos et al. 2,100  
Total. \$971,875  
Corresponding week 1912. 200,534

**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.*

**SEPT. 6.**  
No Legal Sales advertised for this day.

**SEPT. 8.**  
96TH ST, 334 E, ss, 140 w 1 av, 35x100.8, 6-  
sty bk tnt & str; Rose De Canio—Geo Wallace  
et al; Abr A Silberberg (A), 258 Bway; Wm L  
Levy (R); due, \$6,091.42; T&c, \$—; sub to a  
mtg of \$29,000; mtg recorded March 1, 1913;  
Joseph P Day.

118TH ST, 312 W, ss, 200 w 8 av, 20x100.11,  
1 & 2-sty bk stable; Wm McGuire—Kate or  
Cath McGuire et al; Gustav Goodman (A), 346  
Bway; Julius J Lyons (R); partition; Joseph  
P. Day.

**SEPT. 9.**  
RAE ST, 520, see St Anns av, 655.  
140TH ST, 66 W, ss, 110 e Lenox av, 40x99.11,  
6-sty bk tnt; N Y Savgs Bank—Jno V Miller  
et al; Bowers & Sands (A), 46 Cedar; Ellsworth  
J Healy (R); due, \$37,685.90; T&c, \$348.43;  
Joseph P Day.

AMSTERDAM AV, 464, ws, 53.5 n 82d, 27x100,  
5-sty bk tnt & str; Ella M Mott—Albt H Nie-  
haus et al; Merrill & Rogers (A), 100 Bway;  
Maurice Deiches (R); due, \$23,921.33; T&c,  
\$399.90; sub to a mtg of \$24,000; mtg recorded  
Oct 28 '11; J H Mayers.

PRESCOTT AV, ss, 614.2 e Bolton rd, runs  
s317.4 to Seaman av, x55.0x116.0, x151.9x141.4  
xnw—xw207.10 to beg, vacant; Marguerite A  
Nash—Geo Nash et al; Edlitz & Hulse (A), 31  
Nassau; Percival M Gregory (R); due, \$14,  
294.33; T&c, \$137.56; sub to three first mtgs  
aggregating \$12,000; Joseph P Day.

ST ANNS AV, 655, swc Rae (No 520), 25.1x  
96.5x25x98.10, 5-sty bk tnt & str; Clara Gug-  
genheimer—Harvard Realty Constn Co et al;  
Jay C Guggenheimer (A), 52 William; Geo W  
Morgan (R); due, \$20,990.57; T&c, \$603.14;  
Joseph P Day.

SEAMAN AV, ns, 614.2 e Bolton rd, see Pres-  
cott av, ss, 614.2 e Bolton rd.

**SEPT. 10.**  
CHRISTIE ST, 230, es, 74.3 s Houston, 25x  
75, 6-sty bk tnt & str; Sol H Kohn—Eliza  
Cohn et al; Baylis & Sanborn (A), 37 Liberty;  
Wm C Arnold (R); due, \$20,286.71; T&c,  
\$293.66; Joseph P Day.

43D ST, 6-8 E, ss, 158 e 5 av, 41x100.5 one 4  
and one 5-sty & b stn dwgs; Thos H Kelly—  
Lena K Hoag et al; Gillespie & O'Connor (A),  
20 Vesey; Lytleton Fox (R); due, \$43,976.39;  
T&c, \$3,458.19; sub to prior mtg, &c, aggre-  
gating \$384,116.48; Joseph P Day.

128TH ST, 46 W, ss, 342 e Lenox av, 18x  
99.11, 3-sty & b stn dwg; Wm A Martin—Harry  
C Williams et al; Henry T Fay (A), Pough-  
keepsie, NY; Wm R Willcox (R); due, \$9,636.99  
T&c, \$85; Joseph P Day.

129TH ST, 147 W; ns, 291.8 e 7 av, 16.8x99.11,  
3-sty & b stn dwg; Frances A Reynolds—Julia  
S Flynn et al; Franz Sigel (A), 38 Park Row;  
Warren Leslie (R); due, \$10,169.96; T&c,  
\$183.27; mtg recorded April 10 Joseph P Day.

144TH ST W, ss, 210 e Lenox av, 150x99.11,  
vacant; Greenwich Mtg Co—Patk Reddy et al;  
Middleton S Eorland (A), 46 Cedar; Lewis S  
Marx (R); due, \$14,493.52; T&c, \$2,319.22; mtg  
recorded July 20 '04; Joseph P Day.

158TH ST, 569 E, see St Anns av, nwc 158.  
ST ANNS AV, nwc 158th (No 569), 48.3x100,  
6-sty bk tnt; Hattie A Stewart—Carrie J Weil  
et al; Salter & Steinkamp (A), 140 Nassau;  
Henry A Foster (R); due, \$8,715.78; T&c,  
\$553.95; sub to a prior mtg of \$40,000; mtg  
recorded Oct 4 '11; Chas A Berrian.

10TH AV, 493 1/2 or 493A, ws, 61.9 s 38th,  
20.6x75, 4-sty bk tnt & str; Pauline Mathesius  
—Patk Walsh et al; H A & C E Heydt (A),  
2 Rector; J Campbell Thompson (R); due, \$11,  
793.65; T&c, \$300; Joseph P Day.

**SEPT. 11.**  
ELSMERE PL, 789, ns, 375 w Marmion av,  
25x100, 2-sty fr dwg; Lars Petterson—Eleanor  
A Enceidrum et al; Jno P Herren (A), 2 Rec-  
tor; Melvin G Palliser (R); due, \$4,855.12; T&c,  
\$167.40; Joseph P Day.

GOLD ST, 78, ss, 82.5 w Ferry, 15.3x78, pt 3-  
sty bk lft bld; W W Walker—Ada E Carter  
et al; Wood, Cooke & Seitz (A), 63 Wall; Paul  
Jones (R); due, \$3,553.65; T&c, \$—; Herbert  
A Sherman.

24TH ST, 140 W, ss, 281.3 e 7 av, 18.9x98.9,  
3-sty & b bk dwg; North River Savgs Bank—  
Leopold Weill et al; Noel B Sanborn (A), 37  
Liberty; Donald B Abbott (R); due, \$18,949.28;  
T&c, \$176.30; Joseph P Day.

-109TH ST, 75 E, ns, 80 w Park av, 29.4x  
100.11, 5-sty bk tnt & str; Frieda Neumann—  
Bradford Constn Co et al; Kurzman & Frank-  
enheimer (A), 25 Broad; H Louis Jacobson  
(R); due, \$22,263.47; T&c, \$1,700; L J Phil-  
lips.

134TH ST W, ns & ss, — e Bway, see 135th W,  
ss, — e Bway.

135TH ST W, ss, — e Bway, —x— to ns 134th,  
—x—; also 134TH ST W, ss, — e Bway, —x—  
to 133d, x—; Rebecca Mayer—Clarence F Byrd  
et al; Kendall & Herzog (A), 233 Bway; Sam-  
son Lachman (R); partition; Joseph P Day.

169TH ST, 107-11 W, ss, 39.4 e Nelson av,  
69.5x66.11x52.7x70.3, 2-sty & b fr dwg & 3-sty  
fr dwg; Theo Wentz—Saint Francis Realty Co  
et al; Boothby, Baldwin & Hardy (A), 42  
Bway; Jas C Connell (R); due, \$3,359.19; T&c,  
\$60.39; Joseph P Day.

**SEPT. 12.**  
54TH ST, 162 W, see 7 av, 831-9.  
205TH ST, 170 E, late Ernescliffe pl, ss, 292.3  
w Lisbon pl, 25.1x136.1x25x135.5, 4-sty bk tnt;  
Mary R Dolan et al—Fredk Pistone et al; Jno H  
Rogan (A), 145 Nassau; Jas A Foley (R); due,  
\$11,033.39; T&c, \$748.86; Henry Brady.

211TH ST W, see 10 av, see 10 av, sec 211.  
233D ST E, ns, 101.1 e Herkimer pl, 50.6x  
103.5x50x110.10, vacant; Sophie Schuyler—Wm  
Wilson et al; Bergman & Davis (A), 3219 3 av;  
Chas Putzel (R); due, \$953.08; T&c, \$800; mtg  
recorded Jan 30, 1911; Henry Brady.

7TH AV, 831-9, sec 54th (No 162), 100.5x100,  
12-sty bk tnt & str; Sheriff's sale of all right,  
title, &c, which Oregon Apartments Co had on  
June 21 '13, or since; Jos W Clausen (A), 35  
Wall; Julius Harburger, Sheriff; Henry Brady.

10TH AV, sec 211th, 99.11x100, vacant; Jno  
M Rice—Apthorp Co; Clark E Augustine (A),  
261 Bway; Harry N French (R); due, \$28,  
953.51; T&c, \$250; Joseph P Day.

**SEPT. 13 & 15.**  
No Legal Sales advertised for these days.

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

**SEPT. 6.**  
No Legal Sales advertised for this day.

**SEPT. 8.**  
50TH ST, ss, 300 e 16 av, 40x100.2; Maria  
L Autenreith—Gustav Earon et al; Jno J  
O'Brien (A), 33 Park Row, Manhattan; Eugene  
F O'Connor (R); Wm H Smith.

57TH ST, ss, 260 w 11 av, 40x100.2; Nachim  
Burstein—Lillian Edelman et al; Kheel &  
Orenstein (A), 63 Park Row, Manhattan; Saml  
B Pollak (R); Chas Shongood.

**SEPT. 9.**  
AMES ST, ws, 90 n Pitkin av, 25x100; Jacob  
Poll—Jacob Schochet; Saml Abramson, 140 Nas-  
sau, Manhattan; Bernhard Bloch (R); by ref-  
eree at County Court House at 12 o'clock noon.

LINWOOD ST, ws, 300 n Arlington av, 25x  
100; Justena S Steeger—Jno J Brady et al;  
Geo H Boyce, Jr. (A), 110 Van Siclen av;  
Albt E Richardson (R); Wm P Rae.

STERLING ST, ns, 140 w Eedford av, 20x  
100; Willis E Roys—Aronson Realty Co et al;  
Edgar R Mead (A), 30 Church, Manhattan; Jas  
Gray (R); Wm P Rae Co.

46TH ST, sec 14 av, 100x80.2; Nathan J  
Packard—Wm H Fleming et al; Louis J Moss  
(A), 26 Court; Thos J Evers (R); Chas Shon-  
good.

AV T, swc W 10th, 144x230; Annie E Kelley  
—Glenwood Hawkins et al; Loui H Pink, 46  
Court; Robt W May (R); Wm H Smith.

PUTNAM AV, ns, 470 e Lewis av, 20x100;  
Fredk Sauler, Jr. et al—Lucia M Bryce et al;  
Jacob Brenner (A), 26 Court; Robt F Manning  
(R); Wm P Rae.

RALPH AV, 467, es, 120 n Prospect pl, 20x  
89.6; Geo F Corwin—Sol Fox et al; Alexander,  
Watriss & Polk (A), 32 Nassau, Manhattan;  
Geo F Elliott (R); Wm P Rae.

**SEPT. 10.**  
SUMPTER ST, ns, 300 e Howard av, 50x  
100; Louise Grimm—Wm Wenger et al; Reu-  
ben L Haskell (A), 44 Court; Francis B Mullin  
(R); Wm H Smith.

W 8TH ST, ws, 95 n Av S, 20x100; Francis F  
Hill—Irene A Burnum et al; Action 1; Fredk  
W Block (A), 150 Nassau, Manhattan; Wm J  
Harding (R); Wm P Rae.

W 8TH ST, ws, 115 n Av S, 20x100; same—  
same; Action 2; same (A); Reuben Wilson  
(R); Wm P Rae.

W 8TH ST, ws, 135 n Av S, 20x100; same—  
same; Action 3; same (A); Edw G Alsdorf  
(R); Wm P Rae.

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

BATTERY AV, nec 103d, —x—; Tax Lien Co  
of NY—Jas Baird et al; Wm Lustgarten (A),  
68 William; Chas S Warbasse (R); Wm P Rae.  
LOTS 171 to 180, map of R I Wilson Corp; n;  
Mary Johnson—Cora J Rose et al; Edw H  
Lockwood (A), 66 Bway; Francis S McDivitt  
(R); Jas L Brumley.

**SEPT. 11.**  
COURT ST, ses, 78 ne Degraw, 20x55; Metro-  
politan Trust Co—Mary E Flannery et al;  
Harry L Thompson (A), 175 Remsen; Aug C  
Flaman (R); Wm H Smith.

PACIFIC ST, ss, 134.6 w 3 av, 13.6x100; Jno  
W Reid—Henry Klovig et al; Clarence F Cor-  
ner (A), 375 Pearl; Howard W Amell (R); Wm  
H Smith.

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### Advertised Legal Sales—Brooklyn (Continued).

E 7TH ST, ws, 370 s Av T, 30x100; also E 7TH ST, es, 27.6 n Av U, 63.6x123.11x irreg; Bklyn Trust Co trustees—Wyoming Improvement Co et al; Henry M Bellinger, Jr, (A); Robt H Roy (R); Wm H Smith.

ROCKAWAY AV, ws, bet Prospect pl & St Marks av, Lot 59; Julius Biederman—Paul A Piquet et al; Abraham Levitt (A), 132 Nassau, Manhattan; Wm A Moore (R); Chas Shongood.

### SEPT. 12.

CHURCH LA, swc West, 326.5x406x irreg to 35th; also CHURCH LA, swc 35th, 217.3x209.4x irreg to 36th; also 37TH ST, nes, intersec nws 15 av, 721.6x irreg to Church la; Home Life Ins Co—Louie J Harris et al; Harry L Thompson (A), 175 Remsen; O W Swift (R); Wm P Rae.

SEELEY ST, swc 18th, 20x90; Title Guar & Trust Co—Cosmos Constn Co et al; Owens, Gray & Tomlin (A), 189 Montague; Leon Sachs (R); Wm H Smith.

GRAVESEND AV, es, 100 n Av C, 640x100; also CHURCH LA, sec West, —x93.6; also GRAVESEND AV, ws, 240 n Av C, 240x100; also WEST ST, ws, 106.10 s Church la, 36.7x97.3; also 35TH ST, ses, 108.5 s Church la, 215.9x27.6; Home Life Ins Co—Yorklan Realty Co et al; Harry L Thompson (A), 175 Remsen; Walter M Effross (R); Wm P Rae.

### SEPT. 13.

No Legal Sales advertised for this day.

### SEPT. 15.

ATLANTIC AV, nec New Utrecht av, 242x 202x irreg; Jos J McKeon—Estate Agents et al; Jas P Judge (A), 189 Montague; Walter L Durack (R); Wm H Smith.

### FORECLOSURE SUITS.

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

### Manhattan and Bronx.

#### AUG. 30.

THOMPSON ST, 58; Julia Hoffman et al—Edigio D'Alessandro et al; T P Conlon (A).

AV C, nwc 11th, 51.9x83; Wm L Condit et al—Morris Okuz et al; Elkus, Gleason & Proskauer (A).

PROSPECT AV, nec 187th, 50x95; Sig Levin—P & F Constn Co et al; A L Geilich (A).

#### SEPT. 2.

BROOME ST, 497; Jas M Anderson trustee—Susan K Griffin admtrix et al; H Odell (A).

19TH ST, ns, 345 w 5 av, 25x92; Manhattan Life Ins Co—Boat & Realty Co et al; Rapallo & Kennedy (A).

22D ST, ns, 200 e 8 av, 25x98.9; Jno J Colligan—Marie E Stoops et al; A & H Bloch (A).

98TH ST, 145 W; Geo Lowther Jr, et al trustees—Gustav M L Sacks et al; C W Dilly (A).

124TH ST, 438 W; Saml F Mead et al exrs—Gedalla Rothman et al; E P Jones (A).

125TH ST, 225 E; Simon Herzig trustee—Jno Harper et al; A G Meyer (A).

131ST ST, 35-7 W; Wm L Condit et al trustees—Louis Russell et al; Elkus, Gleason & Proskauer (A).

OGDEN AV, ws, 164.2 s 168th, 76.10x irreg; Two Eighty Co, Inc—Carr Bldg Co et al; Strasbourger, Eschwege & Schallek (A).

5TH AV, nec 126th, 99.11x120; Manhattan Life Ins Co—Grace F Talcott et al; Rapallo & Kennedy (A).

LOTS 201, 202, 236 & 237, map of 336 lots known as property of the Sisters of Charity, opposite the Country Club, 24th Ward; Appollina Engel admtrix—Mary Ida Ehrgett et al; M B McHugh (A).

#### SEPT. 3.

FORSYTH ST, 208; Mary G Richardson—Henry C Glaser et al; W C Orr (A).

FORSYTH ST, 210; Mary E Blodgett—Henry C Glaser et al; W C Orr (A).

52D ST, 224 W; also 51ST ST, 215 W; also BROADWAY, 1651-55; Louis Levitt—Albany Apartments Corp; M D Steuer (A).

112TH ST, ss, 389 w 5 av, 90x100.11; Bernard Galowski—Elitzen Realty Co et al; D Galowski (A).

117TH ST, 147 W; Harriet L Heimerdinger—Jennie A Rosenberg; Liebmann & Tanzer (A).

146TH ST, 287 E; Fredk W Horton—Robt C Huson et al; Peck & Schmidt (A).

150TH ST, 541 E; Emma Schlag—Fredk Dammann et al; H Cracauer (A).

DRIVE or Boulevard Lafayette, ws, 1941.11 n 155th, 211.3x irreg; Seamen's Bank for Savgs in the City of NY—Gussie Raabe et al; Strong & Cadwalader (A).

PROSPECT AV, 1322; Jas McWalters, Jr—Ella A Thomas et al; J Fennelly (A).

#### SEPT. 4.

HOE AV, ws, 275 n 167th, 25-100; Andw Wissemann et al—Rockfield Constn Co et al; E G Davis (A).

100TH ST, ns, 220 e 2 av, 40x100.11; Equitable Trust Co of NY—Gittel Goldberg et al; Cary & Carroll (A).

FT WASHINGTON av, sec 181st, 173.10x140.6; Fort Washington Constn Co—The 180 Montague St Realities Inc et al; M Shlivek (A).

#### SEPT. 5.

CHRYSTIE ST, 132; Jefferson County Savgs Bank—Carrie Lutz et al; amended; Cary & Carroll (A).

GRAND ST, 258 & 260; ½ pt; Rhoda Rieser et al—Morris Weinstein et al; Winthrop & Stimson (A).

ORCHARD ST, 74; Gussie Morgenstern—Morris Goldstein et al; S N Tuckman (A).

21ST ST, 107 W; Esperanto Mtg Co—Leslie H Pell et al; amended; W S Newhouse (A).

76TH ST, 324 W; Abr Leipzig—Eleanor A M Hand; Jacobs & Livingston (A).

93D ST, 66 W; Gustave R Tuska et al—Anna A Byrne et al; Crawford & Tuska (A).

110TH ST, 233, 237 & 239 E; three actions; Nathan Kirsh—Jos Schlessinger et al; P Gross (A).

113TH ST, ns, 121.4 e Park av, 42.8x100.11; Julius C Kohn—Saml Cohen et al; J C Weschler (A).

122D ST, 263 E; Metropolitan Savgs Bank—C N Shurman Investing Co et al; A S & W Hutchins (A).

ANTHONY AV, ws, 135.7 n 174th, 100.2x100; Wm H Steinkamp—Frank W Hard; A O Salter (A).

FULTON AV, ws, 54.10 s 174th, 18x100; Anna J Wells—Chas Gruber et al; Strasbourger, Eschwege & Schallek (A).

MANIDA AV, ws, 100 s Spofford av, 50x100; Robt Caterson—Sarah J Caterson et al; E M Burghard (A).

WHITLOCK AV, ws, 100 s Longwood av, 75x 100; Jeanette Gardan et al—Wm H Harden; Stanton & Hopkins (A).

### JUDGMENTS IN FORECLOSURE SUITS.

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

### Borough of Manhattan.

#### AUG. 28 & 29.

No Judgments in Foreclosure suits filed these days.

#### AUG. 30.

NORFOLK ST, 181; Pierce Brennan—Max Goldstein; Louis B Hasbrouck (A); Jas A Lynch (R); due, \$6,713.56.

#### SEPT. 2.

LOTS 118-123, map of Adee Park; Empire City Savgs Bank—Louis W Wallace et al; Chas W Dayton (A); Phoenix Ingraham (R); due, \$—.

GRAND ST, 10-14; New York County Natl Bank—Alex Levett et al; Kellogg & Rose (A); Wm P Schoen (R); due, \$36,258.

#### SEPT. 3.

No Judgments in Foreclosure Suits filed this day.

### LIS PENDENS.

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

### Manhattan and Bronx.

#### AUG. 30.

GOERICK ST, 63; Bernard Caracol—Realty Redemption Co; action to foreclose mechanics lien; A L Kalman (A).

LELAND ST, swc Davis, 75.5x49.10; Garden Realty & Constn Co, Inc—Nicola Siviglia et al; action to foreclose mechanics lien—V M Stilwell (A).

33D ST, ss, 268.9 w 9 av, 131.9x98.9; Canadian Bros Co—McKeon Realty Co; action to foreclose mechanics lien; J J Fitzgerald (A).

#### SEPT. 2.

170TH ST, nwc Fulton av, 280x189x irreg; Herbt Blume—Isaac Shapiro et al; specific performance; J Sapinsky (A).

PAULDING AV, e s, bet 225th & 226th, lot 175; Schieffelin estate, Eronx; Adelaide A Wabst—Jos F Vion et al; foreclosure of transfer of tax lien; Shaw & Landon (A).

WENDOVER AV, 540 & 544; Wolf Wehraub—Cunard Realty Co; action to foreclose mechanics lien; Siegeltech & Silverman (A).

#### SEPT. 3.

123D ST, 135 W; Harry Pomerantz—Wm Walker; notice of levy; J L Griebel (A).

#### SEPT. 4.

DELAVELLE AV, es, 107.10 s Boston rd, 25x100; Michl Cappiello—Antonio Siciliano; specific performance; A J Romagna (A).

MULFORD AV, 1867; also PILGRIM AV, 1926; also one of two certain lots known as Lots 196 & 197, map of Duchess Land Co, map of Penson Estates; Otto Anderson—Chas H Stumpel et al; action to compel execution of deed, etc; I G Darrin (A).

3D AV, 2952 & BERGEN AV, 643; Di Pace Constn Co—Starrett Constn Co et al; action to foreclose mechanics lien; E S Napolis (A).

#### SEPT. 5.

BANTA LA, ns, bet Billow pl & Long Island Sound, Lot 158; American Tax Lien Co—Harriet E Archer et al; foreclosure of transfer of tax lien; J J Schwebel (A).

4TH ST, ns, 175 w Av A, 25x96.2; Jno Sullivan—S Shanker Metal Ceiling Co, Inc; counter-claim; H Marx (A).

40TH ST, 110-12 W; Chas H Darmstadt—Edw W Browning et al; action to foreclose mechanics lien; H S Mack (A).

128TH ST, 8 E; Eliza E Knights—Wm J De Lanter et al; action to cancel deeds; R J Haire (A).

CEDAR AV, ss, bet Corsa av & Elm st, Lots 275 & 276; two actions; American Tax Lien Co—M Beth Shirmer et al; two foreclosure of transfer of tax liens; J J Schwebel (A).

TRATMAN AV, ss, 99.7 e Zerega av, 167.1x 110; Robt G Perry trustee—Chas Schaefer, Jr, et al; amended action to set aside conveyance; F X Hennessy (A).

WESTCHESTER AV, ws, bet Middletown rd & Lee st, Lot 13; American Tax Lien Co—Jno L Lockwood et al; foreclosure of transfer of tax lien; J J Schwebel (A).

**Brooklyn.**

**AUG. 28.**

LINCOLN PL, ss, 258 w Utica av, 18x90; Chas H Reynolds—Alex Wallace et al; C & T Perry (A).

LINCOLN PL, ss, 294 w Utica av, 18x90; same—same; same (A).

MESEROLE ST, nec Morrell, 158.6x200x217.3 x208.5; Mutual Life Ins Co—Eastern Bwg Co et al; F L Allen (A).

PACIFIC ST, ns, 220 w Underhill av, 20x100; Bklyn City Savgs & Loan Assn—Jno J Moran et al; McGuire, Delany & N (A).

UNION ST, ss, 175 w Van Brunt, 18.9x70; Title Guar & Trust Co—Guiseppe Procita et al; T F Redmond (A).

WATKINS ST, ws, 370 s Lott av, 20x100; Sam Kurland—Sam Boxer & ano; specific performance; J Fried (A).

WINTHROP ST, ss, 219.8 e Flatbush av, 94x 132.6; Astor Trust Co—Wm A A Brown et al; H L Thompson (A).

E 9TH ST, ns, 140 w Cortelyou rd, 20x100; Adam Geyer—Louis F Grofcsik et al; T F Redmond (A).

E 38TH ST, ws, 257.6 s Av I, 100x160; Jos Schaeffer—Anna S Wingerath & ano; foreclosure of lien; M B Rich (A).

38TH ST, sws, 20 se 10 av, 40x95.2; Jens P Oisen—Sarah R Gancher et al; foreclosure of mechanics lien; S F Strongin (A).

70TH ST, sws, 151.6 se 18 av, 20x100; Jas W McDermott—Jacob Kaiser Impt Co; C J McDermott (A).

70TH ST, sws, 131.6 se 18 av, 20x100; same—same; same (A).

82D ST, sws, 60 se 21 av, 60x100; Fulton Land & Mtg Co—Thos R Keator et al; K C & M V McDonald (A).

AV N, ss, 40 e Utica av, 97.6x160; Susan J Spence—Kriner Realty Co et al; H J Davenport (A).

ATLANTIC AV, nes, 70 se Carlton av, runs ne80.4xn19.8xc25xs16.7xw5.6xsw91xnw16.8 to beg; Bklyn City Savgs & Loan Assn—Jno J Moran et al; McGuire, Delany & N (A).

ATLANTIC AV, ss, 350 w Hopkinson av, 50x 100; Aaron Kaplan—M & J Constan Co & ano; specific performance; Simon & Weinstein (A).

FILLMORE AV, nec Utica av, 100x200; Louis Spach—Kriner Realty Co et al; H J Davenport (A).

HOPKINSON AV, ws, 290 n Pitkin av, 25x 100; American Church Bldg Fund Comm—Knights of Pythias Temple Assn et al; H L Thompson (A).

PARK AV, ns, 79.1 w N Oxford, 17x57x16x 64; R L Lapetina—Anna Ravani; H K Bender (A).

TOMPKINS AV, ws, 34.8 n Floyd, 40.4x100; Chas B Denny—Union Holding Co et al; H L Thompson (A).

UTICA AV, es, 277.6 s Av N, 200x200; Aug F Warncke—Kriner Realty Co et al; H J Davenport (A).

UTICA AV, es, 420 s Av O, 180x200; Home Title Ins Co—same; same (A).

UTICA AV, sec Av O, 100x200; same—same; same (A).

UTICA AV, es, 260 s Av O, 160x200; same—same; same (A).

UTICA AV, nec Av O, 97.6x200; Adelaide R Eaves—same; same (A).

UTICA AV, es, 100 s Av O, 160x200; Sarah C Patterson—same; same (A).

13TH AV, es, 60 s 75th, 20x80; Annie Peacock—Saml Stich et al; J J Bakerman (A).

BEGINNING at a point 275.5 ne Av D & 3 e E 43d, runs se200.6xne222xnw49xsw156xnw114xs70 to beg; Henry Neugass—Jno Clark Est & ano; foreclosure of tax lien; J A Whitehorn (A).

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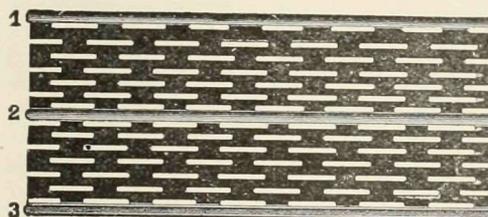
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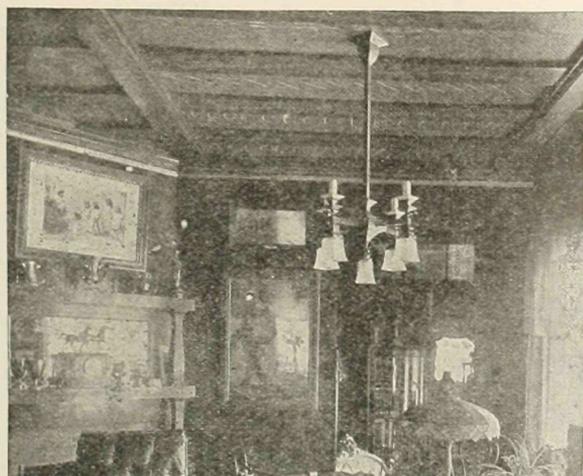
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Lis Pendens—Brooklyn—Continued,

AUG. 29.

BARBEY ST, es, 125 s Belmont av, 25x100; Henry Brenner—Eliz Everitt; I Solomon (A).

BOERUM ST, sec Lorimer, 35x100; Binghams-ton Savgs Bank—Rose Kauson et al; T F Redmond (A).

CHAUNCEY ST, ss, 625 e Stuyvesant av, 25x100; Gussie Gewant—Julius Swerdloff et al; to set aside deed; P Satra (A).

E 7TH ST, es, 320 s Av M, 60x120.6; Title Guar & Trust Co—Josephine E Byrne et al; T F Redmond (A).

E 12TH ST, ws, 193.4 n Av Q, 26.8x100; Jno Kopke & ano—Maria H Bass et al; Reynolds & Geis (A).

E 32D ST, ws, 360 s Av I, 20x100; Mary Tinko—Louis Marmorina et al; T F Redmond (A).

43D ST, sws, 280 nw 12 av, 20x100.2; New Investors Corp—Meyer Schechter et al; T F Redmond (A).

94TH ST, nes, 350 nw 3 av, 25x100; Bay Ridge Savgs & Loan Assn—Jno F Burke et al; W I Durack (A).

FLATBUSH AV, sws, 204 nw Lincoln rd, 26.8 x100; Wm C Wood—Gabrielle Constn Co; H L Thompson (A).

GEORGIA AV, ws, 200 s Sutter av, 20x100; Fredk W Baxter—Hyman Lenkowsky et al; H L Thompson (A).

HAMBURG AV, sws, 50 nw Bleecker, 25x90; Mary G Brooks—Jacob Block et al; H L Thompson (A).

LIBERTY AV, nwc Sackman, 40x100; Sarah Goldman—Meyer Abelson et al; Strasbourger, Eschwege & S (A).

LIVONIA AV, nwc Hendrix, 75x100; also LIVONIA AV, ns, 25 e Van Sicken av, 50x100; Edith C Whitlock—Anthony L Williams et al; Smith, Doughty & W (A).

MORGAN AV, nwc Thames, 33x100; Kings Co Savgs Inst—Rosie Glickman et al; W W Taylor (A).

NEW JERSEY AV, ws, 40 nw Liberty av, 20x 50; David Nowak—Wm Dulroff & ano; G B Van Wart (A).

TILDEN AV, sec Vernon av, 28x150x—x—; Bklyn City Savgs & Loan Assn—Thos E Pierce et al; McGuire, Delaney & N (A).

9TH AV, nwc 39th, 21x85.1x21x87.7; Home Title Ins Co—Chas B Shankland et al; H J Davenport (A).

15TH AV, nws, 240 ne Bath av, 20x96.8; Julia M Collins—Lena Kadisewitz et al; G A Taft (A).

AUG. 30.

FULTON ST, ss, 74.4 e Classon av, 24.3x135.4 x24x121; Thos F Brown—Colonial Land Impt & Produce Ex et al; G B Van Wart (A).

GRAND ST, ss, 118.9 w Wythe av, 20x100; Welz & Zerweck—Wm H Bauer et al; H E Lewis (A).

HALSEY ST, ss, 280 e Marcy av, 20x100; Chas B Denny—Sallie A Barber et al; H L Thompson (A).

HENDRIX ST, ws, 180 s Dumont av, 20x100; Geo H Gill—David Feldman et al; Clarke & Frost (A).

VAN SICKLEN ST, es, 406.6 s Av T, 18x100; also VAN SICKLEN ST, es, 424.6 s Av T, 18x 100; Michl J Shea—Mayhew Constn Co et al; Hovell, McChesney & C (A).

VAN SICKLEN ST, es, 442.6 s Av T, 18x100; same—same; same (A).

WARREN ST, ns, 257.2 e 4 av, 25x100. Marine Soc of N Y—Jno J Lawler et al; H L Thompson (A).

6TH ST, ws, 560 n Av U, 60x120; Josephine Ross—Frank Ott et al; F M Ahern (A).

W 15TH ST, es, 365 n Mermaid av, 40x108.9; Obermeyer & Liebmann—Luigi Fringo et al; J Moffett (A).

43D ST, ss, 175 w 4 av, 25x100.2; Margt Jean-not—People of State of N Y et al; H N War-basse (A).

84TH ST, nc 6 av, 60x156.6x64.3x133.6; Emma Jahn—Clara E Fausner et al; H C Botty (A).

BEVERLY RD, ns, 80 e E 8th, 40x110; Eklyn Associates—Gabrielle A Kahaly et al; W T Lindsay (A).

EMMONS AV, ss, 62.11 e Shore blvd, 40x100; Obermeyer & Liebmann—Andw Biglin et al; M J Weinstein (A).

NEW JERSEY AV, ws, 40 n Liberty av, 20x 50; David Nowak—Wm Dulroff & ano; G B Van Wart (A).

RALPH AV, sec McDonough, 24.6x100; Her-mann Arnoldi—Eliz F Harris et al; Phillips & Avery (A).

5TH AV, swc 22d, runs w150x100xe50xn50xe 100xn50 to beg; J Herbert Watson—Homes-borough Realty Co et al; Roy, Watson & N (A).

10TH AV, ws, 80 s 68th, 20x80; Albt A Bunce—Safe Realty Corp et al; Brussel & Beebe (A).

10TH AV, ws, 100 s 68th, 20x80; Albt A Bunce—Safe Realty Corp et al; Brussel & Beebe (A).

BEGINNING at swc of rd from Coney Island to Washington Cemetery at a pt where rd is intersected by land of Bernard Doyle, runs e 136.2xn50xw135.8x50 to beg; Louise E Meehan—Giuseppe Legato et al; C A Jensen (A).

SEPT. 2.

LORIMER ST, es, 25 n Jackson, 50x100; Jos A Burr—Howard Bloomgarden et al; J T Bladen (A).

UNION ST, ns, 396 e Utica av, 20x100; also UNION ST, ns, 416 e Utica av, 20x100; Jno C Hastie—Mary A Glucksman; E P Seelman (A).

N 9TH ST, ns, 100 e Berry, 25x100; Danl London—Roger J Hogan et al; J Gans (A).

14TH ST, ss, 356.2 e 6 av, 16.8x100; E H W Kandelhart—Henry A Smith et al; H C Con-rady (A).

E 23D ST, es, 470 n Av G, 40x100; Ella J Doig—Eliz Pfister et al; Payne, Wood & L (A).

60TH ST, nec 13 av, 100x100.2; Harriet V R Bigelow—Campania Real Estate Co; T Davis (A).

LEWIS AV, es, 66.8 n Kosciuszko, 16.8x75; Trstes of Fund for Aged & Infirm Clergymen of Pros Epis Church—Max Shapiro et al; T F Redmond (A).

REID AV, nwc Macon, 25x80; Gustav Aus-lander—Tessie Stadholz et al; foreclosure of mechanics lien; Grauer & Rathkopf (A).

SEPT. 3.

SEELEY ST, sec 20th, 20x100; Home Title Ins Co—Lewis H Lindequist et al; H J Davenport (A).

VAN SICKLEN ST, ws, 72.8 n Av I, 2.4x109.6 x32.11x22; Helena Schwarzman—Mayhew Constn Co et al; Jonas, Lazansky & N (A).

WITHERS ST, ss, 150 e Union av, 25x70; Title G & T Co—Michele Canizairo et al; H L Thomp-son (A).

E 9TH ST, es, 300.3 n Av T, 20x100; Anna P Alexander—Lillia B Wiener et al; H J Daven-port (A).

E 14TH ST, es, 100 n Av G, 50x100; Eagle Savgs & Loan Co—Ella H Renner et al; J C Mc-Leer (A).

BAY 14TH ST, ses, 120 sw Bath av, 20x108.4; Title G & T Co—Hannah Koch et al; T F Red-mond (A).

78TH ST, sws, 281.4 nw 14 av, 22.8x100; Fred W Platt—Chaskel Newman et al; Watson & Kristeller (A).

86TH ST, nes, 99 nw 17 av, 19x100; Fannie M Cobb—Mary Brennan et al; T F Redmond (A).

BROOKLYN AV, es, 97.6 n Av I, 40x100; Title G & T Co—Bertha A Furgang et al; T F Red-mond (A).

BROOKLYN AV, es, 335 s Farragut rd, 40x 100; Emma Wertheim—Homesborough Realty Co et al; Jones, McKinny & S (A).

BROOKLYN AV, es, 375 s Farragut rd; Julia Rosenzweig—same; same (A).

DUMONT AV, nwc Ashford, 20x90; Annie S Wyckoff et al—Morris Feinstein et al; C Millin-ken (A).

HAMILTON AV, es, 18.11 n President, runs e46.4xne43.5xsw33.8xw45.2x20 to beg; Polhe-m Memorial Clinic—Pasquale Taiani et al; T F Redmond (A).

RALPH AV, ws, 60 s Sumpter, 20x50; Edw H Meyer et al—Nathan Levy et al; T F Red-mond (A).

RALPH AV, ws, 40 s Sumpter, 20x50; Her-man Schoenjahn—same; same (A).

THROOP AV, ws, 75 s Hopkins, 25x80; Saul Heinitz—Bernard Cohen et al; partition; J A Whitehorn (A).

2D AV, nec 58th, 25.2x80; Robt R Moore—Emil F Lofgren et al; A R Watson (A).

2D AV, es, 25.2 n 58th, 25x80; same—same; same (A).

15TH AV, nws, 100 sw Bath av, 40x96.8; Title G & T Co—Fredk H Bagnall et al; T F Red-mond (A).

MECHANICS' LIENS.

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

Manhattan and Bronx.

AUG. 30.

42D ST, 228 W; Karl Kammann et al—Dun-more Realty Co & Epicurean Co (227). 775.75

58TH ST, 241 E; Rubin Solove—Mary S Towle extrx (223). 153.60

117TH ST, 106 E; Isidor Horowitz—Alice M Lynch & Frank P Walker (224). 62.20

VALENTINE AV, es, 100 s Baisley av, 25x 100; Saml Gruber—Patk Sheridan & Rudolph Hall (225). 103.55

SEPT. 2.

CANAL ST, 79; Lazere & Kaplan—Saml Sil-verman et al & Adolf S Wexler (6). 158.00

CANAL ST, 79; David Stern—Saml J Sil-berman et al & A S Wexler (3). 200.00

42D ST, 226-32 W; J B McCoy & Son—Epicurean Co, Inc; & Dunmore Realty Co (8). 1,082.50

164TH ST, nwc St Nicholas av, 171.6x133.5; Hay-Walker Brick Co—Albion Constn Co (10). 1,425.60

BROADWAY, 1651-65; Jacob W Silberlicht—Estate of Jno J Emery et al & Albany Apart-ment Corp (11). 144.10

CROTONA AV, 2469-71; Herman Schrane—D'Andrea Constn Co & Fredk Pistile (5). 125.35

LONGFELLOW AV, es, 225 s Jennings, 75x irreg; Domenico La Sala—Friedman & Robin-owitz (4). 18,500.00

STEUBEN AV, WOODLAWN RD, E 210TH ST & GUN HILL RD (the block); also WOOD-LAWN RD, WAYNE AV, 210TH ST & GUN HILL RD (the block); also WAYNE AV, TRY-ON AV, 210TH ST & GUN HILL RD (the block); Davis Brown—The Montifiori Home & Hedden Constn Co (1). 13,322.14

SAME PROP; same—same. (2). 395.00

VALENTINE AV, es, 100 s Bailey av, 25x 100; Jno Sellitto—Patk Sheridan & Randolph Hall (9). 125.00

4TH AV, nec 31st, 35.2x100; Empire City-Gerard Co—Wm F Connor & Surety Constn Co (12). 1,881.00

SEPT. 3.

27TH ST, 13-15 W; Louis Seletzky—Chas A Sherman, Thos T Sherman, Mathew Rock trstes & Loeb Bros Inc (22). 1,525.00

39TH ST, 633-5 W; Thos P Flanagan—Chas E Appleby & S L Waller Constn Co (12). 400.00

42D ST, 228-32 W; Bernhard Voss—Dun-more Realty Co, Jno L Murray, Murray's Res-taurant lessees & Epicurian Co, Inc (16). 1,225.00

69TH ST, 133 E; Saml Katz—Carl Taylor, A & W Gray & Co Inc & Jno Collins (15). 130.00

125TH ST, ns, 225 e 8 av, 50x irreg to 126th; Jno Bell Co—Saml D Lit, Jacob D Lit, Adelaide B Cromwell, Miriam H Cromwell, Jno H Crom-well, Chas F Stumpf (Est of), Henry J Langhoff, Stumpf & Langhoff, Estate of Arrowhead Realty Co, lessee, Security Constn Co, Jno H McAdam & Jno K Corrigan (19). 4,075.35

144TH ST, 104-6 W; Louis H Apirian et al —Perkins Realty Co & Chas F Kraemer (23). 294.00

172D ST, 173D ST, HAVEN AV & FT WASH-INGTON AV, block, &c; J P Duffy Co—Fort Washington Realty Co & Jas Garafano & Son (20). 236.85

SAME PROP; same—J Hood Wright Estate, Mary R Wright, Fort Washington Realty Co & Jas Garafano & Son (21). 600.00

237TH ST, ns, 100 e Martha av, 100x100; Col-well Lead Co—Wesley Constn Co & Chas W Lowerre (14). 282.70

LENOX AV, es, bet 136th & 137th. —x—; Garant Mosaic & Tile Co—Harlem Hospital & Blain Bros (18). 94.25

4TH AV, nec 31st, 35.3x100; M F Westgren, Inc—461 Fourth Ave Co & Security Constn Co (17). 264.00

4TH AV, nec 31st, 35.2x100; Empire City Ger-ard Co—Wm F Connor & Security Constn Co (13). 1,881.00

SEPT. 4.

CHRISTIE ST, 87; Louis Priguano—Nathan Realty Co (26). 40.00

39TH ST, 104 W; Wm A Swasey—Wm Mc-Donald & F Ray Comstock (34). 575.00

39TH ST, 639-41 W; Bay Ridge Sheet Metal Works—Chas E Appleby, Jos Stern & Sons, Inc, Weehawken Stock Yards Co, Union Stock Yards & Market Co & S L Waller Constn Co (25). 400.00

125TH ST, 253-9 W; also 126TH ST, 240-58 W; Natl Fireproofing Co—Saml D Lit, Jacob D Lit, Jno H Cromwell, Chas J Stumpf, Henry J Langhoff & Security Constn Co (38). 364.00

125TH ST, 253-9 W; also 126TH ST, 240-58 W; New Jersey Terra Cotta Co—Saml D Lit, Jacob D Lit, Jno H Cromwell, Chas Stumpf, Henry J Langhoff & Security Constn Co (36). 650.00

125TH ST, 253-9 W; also 126TH ST, 240-58 W; Natl Structural Co Inc—Estate of Leon Lit H Cromwell, Jacob D Lit, Chas J Stumpf, Henry J Langhoff & Security Constn Co (27). 171.00

126TH ST, 240-60 W; also 125TH ST, 245-59 W; Natl Structural Co Inc—Estate of Litt, Stumpf & Langhoff Co & Security Constn Co (30). 12,288.89

BELMONT AV, sec 181st, 141x96; Ignazio F Cavalluzzo—Crownhill Constn Co (37). 3,943.35

BROADWAY, 1651-5; V S Rittenhouse, Inc—Estate of Jno J Emery, Gerard Trust Co & Albany Apartments Corp (28). 140.00

SAME PROP; same—Estate of Jno J Emery Gerard Trust Co trstes & Albany Apartments & Schneider Co, Inc (29). 225.00

4TH AV, 461; Automatic Sprinkler Co—461 Fourth Ave Co, Chas A King & Security Con-struction Co (35). 1,540.31

4TH AV, 461; Jos Kollender—461 Fourth Av Co & Security Constn Co (31). 350.00

SAME PROP; Jos Kollender—Wm F Connor & Security Constn Co (32). 350.00

4TH AV, nec 31st, 35x100; Maisel Hardware Co—Wm F Connor & Security Constn Co (33). 314.58

4TH AV, 461; Industrial Iron Works—461 Fourth Av Co, Wm F Connor & Security Con-struction Co (39). 2,093.00

4TH AV, nec 31st 100x35.3; I Cristaldi—Wm F Connor, 461 Fourth Av Co & Security Constn Co (40). 445.00

4TH AV, nec 31st, 35.2x100; Jos Elias & Co & 461 Fourth av Co & Security Constn Co (41). 618.88

SEPT. 5.

JANE ST, 64; Karl Schaefer—Stephen Wool-ridge (49). 253.00

45TH ST, 408-8 W; Fredk D Shaper—Mar-tin J Potter (55). 400.00

48TH ST, 128 W; Mark Strompf—Robt A Smith & Helen Smith (renewal) (56). 169.77

103D ST, 150 E; Peirat Goldman et al—Jacob Vogelfanger & Berman & Berman (47). 250.00

108TH ST, 124 E; Peirat Goldman et al—Geo A Disbrow, Griffin B Disbrow & Berman & Berman (46). 250.00

118TH ST, 240 E; Isidor Aronsohn—Hyman & Max Rubin & Berman & Berman (48). 50.00

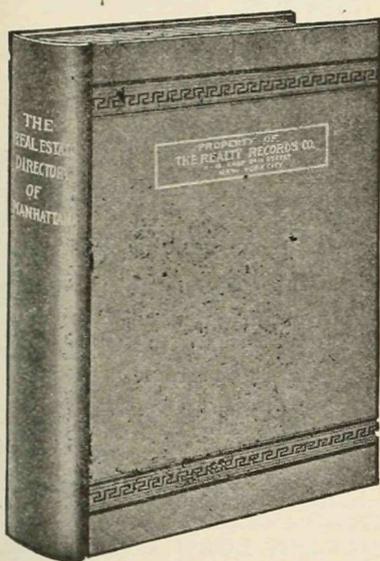
125TH ST, ns, 225 e 8 av, 50 x irreg to 126th; Arthur Greenfield, Inc—Saml D Lit, Jacob D Lit, Adelaide B Cromwell, Miriam H Cromwell, Jno H Cromwell, Chas F Stumpf, Henry J Langhoff, Stumpf & Langhoff, Estate of Ar-rowhead Realty Co, Security Constn Co, Jno H McAdam & Jno K Corrigan (51). 9,464.88

125TH ST, ns, 225 e 8 av, 50x irreg to 126th; J P Duffy Co—Saml D Lit, Jacob D Lit, Ada-elaide B Cromwell, Miriam H Cromwell, Jno H Cromwell, Chas F Stumpf, Estate of Henry J Langhoff, Stumpf & Langhoff, Estate of Ar-rowhead Realty Co, Security Constn Co, Jno H McAdam & Jno K Corrigan (53). 66.00

BATHGATE AV, 1633; Harry Zlot—Saml Garbulsky & Hyman Cohen (52). 124.00

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Mechanics Liens—Manhattan and Bronx (Continued).

SENECA AV, es, 100 n Hunts Point av, 41.11 x96.8; H W Bell Co—Geo G Graham Constn Co & J J Erown (58). 135.00
SOUTHERN BLVD, es, 270.6 s Aldus, 84x 150; Jos Resnik—Oval Constn Co & Saml Brenner (44). 698.25
4TH AV, 461; Sedgwick Machine Works Inc —461 Fourth Av Co & Security Constn Co (45). 175.00
4TH AV, nec 31st, 35.2x100; Geo H Storm & Co—Wm F Connor & Security Constn Co (42). 203.92
SAME PROP; David B Pershall & Son—Wm F Connor, 461 FOURTH AV CO & Security Constn Co (43). 199.30
4TH AV, 461; N Y Vault Light Co—Wm F Connor, 461 Fourth Av Co & Security Constn Co (50). 214.00
4TH AV, 461; Geo T Harrison et al—461 Fourth Av Co, W F Connor & Security Constn Co (57). 2,355.00
6TH AV, 461; Sandhop Contracting Co Inc—Josephine Kuhlke & Pauline Kuhlke (54). 3,360.00

Brooklyn.

AUG. 28.

E 32D ST, sec Snyder av, 90.10x50; C Ceara-fino—Mass Realty Co. 441.00
38TH ST, 1026-8; J P Olsen—Sarah & Jacob P Gancher & American Oil Cloth Co. 46.00
40TH ST, ss, 80 w 8 av, —x—; D Binder—Rosie, Danl & Benj Getzoff. 95.00
74TH ST, ss, 210 w 17 av, 90x100; Emil Dahm—Jno A Jones Bldg Co. 150.00
GLENMORE AV, swc Milford, 20x90; P Scardino—Jos & Rosalie Rollo. 136.00
ST MARKS AV, ns, 100 e Hopkinson av, 40x 100; G Singer—Plato Realty Co & Isaac Seid. 135.85
SHERIDAN AV, nwc Stanley av, 40x90; J Menechino—Raffaele Parisi. 140.00

AUG. 29.

BALTIC ST, 428-30; Gowanus Wrecking Co —Maria B Giovaniello, Gaitena B Lozita, Julius & Henry Miller. 304.59
CARROLL ST, ss, 100 w Brooklyn av, 100x 100; J D Carlson—White & Denyse. 27.50
COLUMBIA ST, 188; J Bernstein—Ludwig Lazar. 470.00
E 38TH ST, ws, 257.6 n Av I, 160x100; P Grossman—Anna S & Wm Wingerath. 1,088.00
ATLANTIC AV, ss, 200 w Hopkinson av, 200x 200; Y Kurlandzik—M & J Constn Co & Jos Moskowitz. 412.00
GRAHAM AV, ws, 75 s Scholes; M Wein-chelbatt—Harry Blum. 105.00
TILDEN AV, 3324; Wm A Roche—Margt & Wm T MacRoberts. 185.75

AUG. 30.

WEST ST, 253-67; Sage Bros—Bristol Bldg Co & Jas Moore. 736.64
52D ST, ss, 100 e 12 av, 120x100; Saml Jeinkelwich—Dann Constn Co. 205.00
60TH ST, 1026-8; S Bassewitz—Giovannina, & Guiseppe Terrano & Jos Terrano. 200.00
ATLANTIC AV, nwc Waverly av, 119.9x135; Hull Grippin & Co—N Y Tel Co & Coussirat & Co. 69.05

SEPT. 2.

HARRISON ST, ss, 100 w Columbia; N Ryan Co—Jas Scott. 324.20
OAKLAND ST, 313; V Polito—Mana Cavallo & Michele Raia. 250.00
WEST ST, 253-67; Sage Bros—Bristol Bldg Co & Thos F Pyans. 106.64
WEST ST, 253-67; Sage Bros—Bristol Bldg Co. 630.00
60TH ST, 1026-8; S Bassewitz—Giovannina, Guiseppe & Jos Terrano. 200.00
ST MARKS AV, 636; F M Barrell—Dr Isaac McHolly & Mary Holly. 94.80

SEPT. 3.

DEAN ST, swc Howard av, 90x107; Sol Weltman—Jasum Realty Co, Jno Sumner & Jas Benacchio. 18.00
PRESIDENT ST, ss, 100 w Bklyn av, 50x100; also PRESIDENT ST, ss, 206 w Bklyn av, 50x 100; B C Hitchings Co—Jno Dumproff & Parshelsky Bros. 486.96
VAN BUREN ST, 412; Jacob Weitzman—Thos F, & Nellie M Maguire. 135.00
E 15TH ST, ws, 100 s Av V, 442x100; Hyman L Herberg—Van Adrian Bldg Co. 243.75
E 38TH ST, ws, 277.6 n Av I, 40x100; Raphael Kramer—Anna S Wingerath. 33.13
CLASSON AV, 730; Bell Fireproofing Co—D Mansson & C Simonelli. 62.50
VERNON AV, 354; Jacob Weitzman—Ethel & Sophie Balleisen. 182.70

SATISFIED MECHANICS' LIENS.

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

Manhattan and Bronx.

AUG. 30.

\*MACLAY AV, 2410-14; Jno J Bentz —Danl J Daily et al; Junell'13. 1,300.00

SEPT. 2.

41ST ST, 127 W; Morris Levin et al—W G LA GRON et al; July14'13. 45.75
2127TH ST, 617-25 W; Reedy Elevator Co—Faultless Constn Co et al; Oct28'12. 860.00
\*GUN HILL RD, STEUBEN AV, 210TH ST & BAINBRIDGE AV (the block); also GUN HILL RD, BAINBRIDGE AV, 210TH ST & WAYNE AV (the block); also GUN HILL RD, WAYNE AV, 210TH ST & TRYON AV (the block); Davi Brown—Montifiori Home; Aug26'13. 13,732.34

SEPT. 3.

\*69TH ST, 133 E; Saml Katz—Carl Taylor et al; Aug7'13. 130.00
FIELDSTON RD, es, 90 n 259th; Victor Zambetti—Mary F McGrath et al; Aug18'13. 50.00
INTERVALE AV, nec 163d; Louis Siegelbaum—Simbar Realty Co et al; Aug14'13. 250.00
ST NICHOLAS AV, 343; David Strain—M Samuels et al; Aug1'13. 425.00

SEPT. 4.

Falle st, 961-9 & ALDUS ST, 982; Tozzini & Co—Kovacs Constn Co et al; Sept2'13. 1,430.50
ST MARKS PL, 6; Jos Garry & Son, Inc—David Wasser et al; Aug6'13. 1,673.88
48TH ST, 156 E; Nathan Bergstein—Mary Lyons et al; Nov8'11. 26.00
62D ST, 223 E; same—same; Nov8'11. 18.00
123D ST, 232-6 E; same—same; Nov8'11. 77.50
SAME PROP; Nathan S Goldstein—same; Oct5'12. 146.50
33D ST, 424-38 W; Canavan Bros Co—McKeon Realty Co et al; Aug30'13. 1,006.80
BROADWAY, sec 41st, E E Dey & Sons Co—41st St Realty Co et al; July29'13. 751.50
LIND AV, ws, 124 n 168th; Robt A Becker—Lamberti Constn Co et al; Aug30'13. 23.00

SEPT. 5.

\*37TH ST, 14 E; A J Buschmann Co—Chas E Haviland et al; Nov20'12. 185.71
3D AV, 3204; Henry Seitz—Jno Devlin et al; Aug25'13. 35.00

Brooklyn.

AUG. 28.

DEAN ST, swc Howard av, —x—; B & S Hoffman—Jasum Realty Co, Jones, Lazansky & Neuburger; July22'13. 125.00
40TH ST, ss, 175 n 6 av, 25x100; Louis Solomon—Anna K Albert & Watson & Pittinger; Feb28'13. 64.58

AUG. 29.

ST JOHNS PL, ss, 100 w Rochester av, 40x 100; Hay Walker Brick Co—Bristol Constn Co; July18'13. 175.00
E 26TH ST, es, 287.6 s Av L; Eastern Wood-working Co—Otto Nelson & Robt B Shollenberger; July29'13. 375.00
AV O, nec E 13th, —x—; Arnold Bros—Slocum Park Constn Co & Wm F Doran; Aug 30'13. 175.00
SAME PROP; Fredk W Starr—Slocum Park Constn Co; Aug19'13. 736.78
SAME PROP; Bayside Sash & Door Co—same & Lawyers Title Ins & Trust Co; Aug19 '13. 550.00
SAME PROP; Arnold Bros—Victor Constn Co; Sept4'12. 1,912.00
SAME PROP; Jno Schlosser—same; Sept9 '12. 46.00
SAME PROP; Whelan & Nasdall—same; Aug 30'13. 410.00
SUTTER AV, nwc Barrett; Steinfeld Cut Stone Co—Barrett Constn Co; June11'13. 675.00
SAME PROP; Bell Fireproofing Co—same; June 4'13. 40.90

AUG. 30.

E 19TH ST, es, nearly parallel with Jerome av, —x—; Robt Clarke—Clara J Moneuse; Jan 4'13. 468.26
21ST AV, nws, 172.6 ne Cropsey av, 73x96; Columbia Metal Box Co—Albrough Realty Co; Aug25'13. 44.00

SEPT. 2.

CARROLL ST, ss, 140 e Nostrand av, 60x100; Jacob Lieb & ano—Montrose Bldg Co; Apr27'13. 132.00
CARROLL ST, ss, 140 e Nostrand av, 60x100; Jacob Berger—Montrose Bldg Co; July1'13. 40.00
WINTHROP ST, ss, 62.8 e Flatbush av, 34.4x 105; Alfred G Edwards—Wm A A Brown & Helen Knickerbocker; June12'13. —
\*WASHINGTON AV, 646-8; Jno H Gass Son—Weiner Bros; Jan18'13. 308.29

SEPT. 3.

MADISON ST, ss, 100 e Marcy av, 70x100; Carl Jacobs—Henry Kappes; Aug12'13. 231.75
\*OVERBAUGH PL, ses, 112.8 ne E 41st, —x—; Hyman S Sulsky—Annie R Towne & C Arthur Arnstein; July22'13. 200.00
OVERBAUGH PL, ss, 112 e E 41st st, —x—; Jno S Loomis Co—Annie R Towne; Aug28'13. 447.33
PARK PL, ss, 225 e Howard av, 80x127.9; Jacob Berkowitz & ano—David Isacowitz & A Ratner; Aug11'13. 113.00
\*WEST ST, es, 180 n Av C, 270x100; H F Meistrell Heating Co—Bristol Bldg Co; Aug2'13. 745.00
\*WEST ST, es, 137.10 n Av C; F C Lomonte—Bristol Bldg Co; Aug15'13. 750.00
WEST ST, es, 200 n Av C, 170x100; Frank Katz Co—Bristol Bldg Co; June11'13. 1,755.00

1Discharged by deposit.
2Discharged by bond.
3Discharged by order of Court.

ATTACHMENTS.

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

Manhattan and Bronx.

AUG. 28, 29, SEPT. 2 & 3.

No Attachments filed these days.

AUG. 30.

Societa Esportazione Agricola Liguro; E Mariani Co; \$3,566.63; E C Lunt.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan and Bronx.

AUG. 29, 30, SEPT. 2, 3, 4.

C N & A S Constn Co. Bradhurst av, nec 151st, —x—. Colonial Mantel & Refrigerator Green, Max. 98 Forsythe st. L Gallaher. Ele-Cully, J S Co. Tiffany st, ws, 250 s 167th—Colonial Mantel & Refrigerator Co. Refrigerators. 370
Same. Same prop. same. Refrigerators. 200
Flocke, F J. 241 East 136th. Fairbanks Co. Machinery. 486.82
Green, Max. 98 Forsythe st. L Gallaher. Ele-vators. 1,750
Irvine Realty Co. Burnside av, nec 178th, —x—. A B See Electric Elevator Co. Ele-vator. (R) 612.50

Brooklyn.

AUG. 28, 29, 30, SEPT. 2, 3.

Aspromonte, Christina. 86th st nr Shell rd.. Hudson Plumbing Co. Plumbing Supplies. 345
Pease & Sons & Leon W Pease. 62d st & 24th Av. Hudson Mantel & Mirror Co. (R) 556

BUILDING LOAN CONTRACTS.

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

Manhattan and Bronx.

AUG. 30, SEPT. 2, 4 & 5.

No Building Loan Contracts filed these days.

SEPT. 3.

MADISON AV, nec 33d, 49.4x100; Metropolitan Life Ins Co loans Burrell Realty Corpn to erect a 10-story office bldg; 11 payments. 450,000

ORDERS.

Borough of Brooklyn

AUG. 28, 30 & SEPT. 3.

No Orders filed these days.

AUG. 29.

E 13TH ST, nwc Av P, 100x100; Provident Associates on N Y Mtg & Security Co to pay Terminal Lumber & Trim Co. 400.00

SEPT. 2.

HEGEMAN AV, nwc Vermont, 640x100; Ver-mont Bldg Co on N Y Title Ins Co to pay Nicolò Luezzi. 125.00
NEW LOTS AV, swc Williams av, 460x100; Vermont Bldg Co on N Y Title Ins Co to pay W Fishkind. 54.00
NEW LOTS AV, swc Williams av, 100x100; Vermont Bldg Co on N Y Title Ins Co to pay Nicolò Luezzi. 100.00

TO PROTECT SUB-CONTRACTORS.

The U. S. Treasury Department announces that it will insist that contractors on public buildings hereafter must look after the financial wants of their sub-contractors as work on the structures progresses.

In the past the department has experienced trouble in pushing work on new buildings, because contractors in their monthly requisitions for funds failed to make proportionate payments to sub-contractors.

This practice the department proposes to end, and it will try out its new policy in the erection of the new \$400,000 Federal building at New Haven, Conn.

Two More East River Tunnels.

The Public Service Commission for the First District has written to the Secretary of War asking the consent of the United States Government to the construction of two tunnels under the East River, for operation by the Interborough Rapid Transit Company and the New York Municipal Railway Corporation under the Dual System contracts.

As the War Department has jurisdiction over navigable streams, its consent is necessary before the city can proceed with the construction of a tunnel under any such stream.
One of the tunnels will be built under the river from Old Slip, on the Manhattan side, to Clark street on the Brooklyn side. This will be used by the Interborough Rapid Transit Company, and will connect through William Street and Park place with the proposed West Side extension of the existing subway up Seventh avenue, on the Manhattan side, and with the existing subway in Brooklyn. The other tunnel will run from Whitehall street, Manhattan, to Montague street, Brooklyn. It will be operated by the Brooklyn company, and will connect on the Manhattan side with both the Nassau street extension of the Centre street loop subway and with the subway running up Broadway. On the Brooklyn side it will connect with the Fourth avenue subway. These tunnels will be built not less than 45 feet below the mean low-water mark, as established by the Government.

# Directory of Real Estate Brokers

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Advertise in the RECORD and GUIDE to reach Brokers, Operators, Contractors, Owners and Building Managers.

## RISE AND FALL OF VALUES.

## Some Reminiscences and Wise Counsel from J. Romaine Brown.

J. Romaine Brown says he believes that much of the present depression in real estate to be due to overconfidence and in some cases to misrepresentation. He believes that many persons are paying fabulous prices for side street lots and are putting up expensive buildings which are never going to pay. Those who have loaned the money to finance such ventures he thinks will be the ones to suffer.

"The only real estate owner you find complaining about conditions in the real estate market now," says Mr. Brown in some reminiscences, which he gave to The Sun, "are those who have bought foolishly. They pay high prices to speculative builders without investigating the income and expenses of buildings and then find that matters have been misrepresented to them. The result is they cry 'Gold brick,' and lead all those who hear them to believe that real estate is not a good investment when their trouble is all the result of their own carelessness.

"Recently a customer of mine started negotiations for a property which was represented to have a certain income. He asked me to appraise it and on doing so I found that the rents were not within 50 per cent. of what they were represented to be. Naturally the deal was not made. My customer sent me a check for \$500 with a letter saying that I had saved him from being 'soaked.' But there are thousands of owners who hold property today in which their equities amount to nothing simply because they would not take the precaution to have a reputable broker advise them. There are too many excellent properties to be had in New York city paying incomes up to 12 per cent. for it to be necessary for any one who has money to invest to take up with properties falsely represented."

Mr. Brown thinks there should be some penalty put upon real estate men who make false representations in order to obtain loans and sell real estate. False representations of the rent for property by false receipts and the cost of maintaining property, he says, seem to be an everyday occurrence, and people are induced to purchase and make loans on these false representations.

"You see every day new real estate firms who have no idea of values and have had no experience," he continued, "but who take desperate chances. Only a few days ago I heard of a man who paid as much as \$10,000 to obtain a loan from a savings bank. Now the savings bank or that man got 'gold bricked.'"

"These things are doing the real estate business a great deal of harm. We are now having a dull market, and it seems to me that there are too many office and loft buildings to rent and there are more apartments than can be profitably rented. They are paying too much for land, labor and building material. There must be a change."

That extravagance in the cost of administering the city government is another cause of the present depression is a view also held by Mr. Brown. All through the period of his association with the real estate market, he said, there has been the same cry of extravagance, but never before was it so justified.

Mr. Brown expects that the experiences of 1878 are soon to be duplicated here; that is, the real estate market will turn from a period of inactivity to one of splendid business. For those who will seek real estate investments he has offered a few suggestions.

"My experience in the rise and fall of real estate teaches me," he said, "that it is only safe to buy for investment along the main arteries. Properties on the main thoroughfares which people must use and which are nationally known are always salable in some degree, while the back country, the side streets, the swamp lots and the outlying residential lots cannot be sold during a panic.

"In 1872 to 1875 plots on Broadway sold for \$35,000 between Forty-third and Forty-fourth streets. Lots on Fifth avenue sold for \$20,000 between Thirty-first and Thirty-second, a big loss, yet their owners could liquidate. At the same time properties on the side streets and in The Bronx could not be given away. It was not so bad in 1893 or in 1907, but there was a great money stringency in those years, yet the prices on the great thoroughfares, Broadway, Fifth avenue, Madison, avenue, 42d street, 125th street, 145th street and Jerome avenue, Tremont and Third avenues in The Bronx not only held their own but increased.

"Prices are governed by demand, which is one reason why full assessment for purposes of taxation is not a success. The demand lessens and the tax valuation is seldom correspondingly decreased.

"Lower Broadway between Canal street and Union Square and up to Madison Square is dull now because the newer loft buildings have attracted the tenants away. This condition is artificial, and when the prices permit the old buildings to be thrown away shrewd builders will take advantage of the opportunity to reap huge profits by providing modern up to date lofts in that section, where the natural advantages for light manufacturing and show rooms and wholesale houses so far outweigh the transient advantages of newer buildings and proximity to hotels."

## "Taxes Greater Than Property Owners Can or Should Bear."

With this concise pronouncement a small but earnest gathering of taxpayers and boards of trade voiced a determination to exercise their best efforts to arouse property owners in Greater New York to concerted action for relief, on Tuesday night, June 9, at the quarters of the 24th Ward Board of Trade.

The meeting had been called by a committee from that body named to confer with taxpayers and taxing organizations. C. C. Hackett presided. Frank H. Tyler, in behalf of the Civic Economy League, spoke of the work and aims of that body, pledged its hearty support and solicited in exchange the support of the

taxpayers of Brooklyn for the work of the League; he also distributed a pamphlet showing in what straits were the financial affairs of the city and what action was needed to bring about a remedy.

Magistrate Hylan of the Allied Boards of Trade complimented the 24th Ward Board of Trade for taking the present action and cited numerous instances of city wastefulness and poor financing.

Messrs. Donohue and Bick of the Bedford and Park Avenue Board of Trade, Dr. De Walthoff and Mr. J. Johnston, representing the West End Board of Trade, Mr. Binnering of the Midwood Park Association, Mr. Woodbury of the Fulton Street Board of Trade, Mr. Fox of the Realty Associates, Mr. Dalmasse, Mr. J. Dumphroff and Mr. McMeheon all took part in the debate, and in conclusion the following resolution was unanimously adopted: Resolved:

"It is the sense of this meeting that the burden of Taxation upon Real Estate in Greater New York is Greater than property owners can or should bear."

That the chairman of this meeting be authorized to appoint a committee representing each body present with power to add to their numbers an equal number of their own selection, which committee shall consider ways and means to secure lower taxes on real estate in Greater New York, and shall arrange for a mass meeting of property owners on or before July 1, 1913, at which meeting the said committee will submit a plan to obtain the aforementioned object.

## INCENDIARISM IN NEW YORK.

## New York Fire Chiefs Speak at Firemen's Convention.

Chief William Guerin of the Bureau of Fire Prevention told the firemen's convention at Grand Central Palace that fire prevention all over the world had received its impetus not from the builders, architects, or engineers, but from "the men who had to take their battalions into danger whenever there was a fire." He said that it was the fire fighters who had forced fire prevention on the world.

"It is my sober judgment that in the City of New York at least 25 per cent. of the fires are of incendiary origin," said Chief Kenlon. When it is said that out of 14,571 fires in Greater New York in a single year, 3,643 of them were probably deliberately started and planned, a full realization of the prevalence of this crime may be arrived at.

The principal cause for incendiarism in New York City, according to Commissioner Johnson, was the liberal issue by insurance companies of policies to both individuals and business firms, without any previous inquiry as to their character or inspection as to risk.

"They have found it more profitable to put the premium of the incendiary into the general pot with the honest insurer," said the Commissioner. "They have been doing just what the bookmakers on the race track do—taking all bets paying out the losses to the winners, and coming out ahead in any event, making the odds so great in their favor that they cannot lose."

"The fire insurance interests, taking as they do \$300,000,000 from the pockets of business industries in America annually in premiums, cannot long maintain the position of this nation in its humiliating place in the front rank of unnecessary fire waste. They are exercising a public and a business function, and unless they exercise it for the public weal they will suffer the same fate as other trusts that have not realized until too late that the American people demand an accounting of those who misuse a public trust."

The insurance business was represented by Frank Lock, New York Manager of the Atlas Insurance Company. He said that the facts presented by Commissioner Johnson could not be substantiated, and that the fire insurance companies were not in any way antagonistic to the Fire Departments and in no way against the welfare of the public. He attributed the great fire risk in this country and in others as well to the "recklessness, pre-eminent in all phases of life" at the present time.

Fire chiefs from all over the country and from a number of foreign cities met in convention at Grand Central Palace here this week. An exhibition of fire apparatus was given in connection with the convention. The most striking thing in the show was the evidence of a complete change in progress in the leading cities from horse-drawn to motor-driven engines and hose wagons.

## Ugly House Furnishings.

"Just a word to the manufacturers and merchants of wall-papers, to the makers of furniture and so-called draperies. Please stop pouring a flood of ugly and superfluous things on a misguided and helpless public," said Robert C. Spencer, Jr., in an address before the Illinois Chapter of Architects. "At least half of your figured wall-papers are ugly, a lot more uninteresting, and even your plain papers crude or over-strong in color. Your slickly varnished furniture, with its cheap machine carving, its foolish imitation of weak 'period' styles, does not belong in the home that ought to be the average in this progressive city. Your so-called lace curtains, hanging from window-top to dusty floor, catching the soot and dust of a grimy city, add to the 'white woman's burden,' and give no recompense in beauty or real use.

"Let department-store managers show the average humble citizen and his wife how a real, not a make-believe, cottage can be furnished with the essential, the simply beautiful, and above all, the durable and the economical; show these hundreds of thousands of people that they may enjoy good colors and good forms in their humble homes. Cease making the ugly things of which you now sell such quantities.

"Do a little pioneering on modern progressive lines. It will not pay at first but, sooner or later, some one will do it, and he shall not be required to go to heaven for his reward."

## SHEEPSHEAD BAY VALUES.

## Have Not Varied for Several Years, According to Testimony.

The Coney Island Jockey Club, owner of the race track and other properties at Sheepshead Bay, procured a reduction in the valuation placed upon the race course for assessment purposes by the Tax Department by proving that values in the vicinity have not moved for several years, and therefore that the increase from \$1,550,000 in 1910 to \$2,130,000 in 1913 was not warranted.

The case was tried in the Supreme Court before Justice Crane. As it developed from the testimony of one of the Jockey Club's witnesses that many of the parcels of lots assessed were undervalued while others were overvalued, and these practically counterbalanced, it was tacitly agreed upon the hearing to eliminate from consideration all parcels with the exception of the part known as the race course, or block 7404, lot 1, assessed as one piece and containing 335 acres. The assessment upon this parcel for this year's taxes, after certain deductions, is \$2,130,000, including \$8,750 for buildings. The value placed upon this tract, figured according to acreage, by Robert Huntley, an expert for the relator, was \$1,537,500, and by another expert, David A. Kelly, figured according to lots, \$1,583,420. The city's expert, George F. Byrnes, places the value at \$2,356,635, or \$260,000 over the assessment.

Justice Crane in his opinion handed down says:

"I have been much impressed with the case as presented by the relator, as the figures for this tract as given by the expert witnesses correspond very nearly to the assessment and values of previous years. In 1909 this same tract was assessed for \$1,161,400, and in 1910 for \$1,550,000. There has been no change whatever in the nature and condition of this property since these years. It is unimproved land, without streets or grading, formerly used for a race track, and adjoining Ocean avenue, not very far from the shore of Sheepshead Bay.

"It is common knowledge that property in the Borough of Brooklyn and this vicinity has not materially increased in value during the last four or five years, and the testimony of Mr. Byrnes, the city expert, upon this point is that from 1907 prices have practically been at a standstill, 'no increase or decrease, just remained at the figure they were in 1907—prices and activity.' It is not to be presumed that the assessors in previous years were derelict in their duty and almost a million dollars below the actual value in their estimate, but it is rather to be surmised that some error has crept into the present method of computation when it is virtually admitted that general real estate values in this vicinity have not increased.

"The testimony of the relator's experts, therefore, being in harmony with the official action of these other years, I find that Mr. Byrnes bases his conclusion upon elements which I do not believe can be considered in arriving at the present value. In the first place, he bases his values upon knowledge of the community, sales in and about that section, 'and if I may be permitted to say it, my confidence in the future of Sheepshead Bay. Again, he states that he looks for a good increase of business almost immediately as the result of the signing of the subway contracts.

"The future of Sheepshead Bay as the witness pictures it in his testimony, and the increase of business awaiting the subway has not yet manifested itself; I therefore do not see how it can be an element of actual present value. It may be that a speculator would be willing to hold this property on the chance of such a future change, but there have been no sales in the neighborhood or any developments to indicate a market upon any such theory. When the change does come and the values do increase by reason thereof, of course the assessment of this property will increase accordingly, but there is no occasion for anticipating it. Moreover, the value placed upon the property by Mr. Byrnes is affected by the supposition that a land company of large financial proportions stands ready to buy this tract as a whole and develop it into a fine residential section. At page 270 of the stenographer's minutes the witness testifies as follows:

"I expect that if a development company purchased that property and developed it into a first-class residential section, that they would not lose any money on the proposition; that this property is one of the largest and most costly pieces of undeveloped property on Long Island. And if cut up into building lots, with residences built upon it, and so forth, why it would improve the whole community generally, and incidentally I have every confidence that it would be a good salable proposition.' The amount of capital necessary to carry out the witness' idea can be gathered from his estimate that after development it would be worth about \$4,000,000."

Judge Crane reduced the assessment to \$1,583,420, which was the estimate of one of the witnesses, David A. Kelly.

## Passing of the Age of Iron.

The United States Steel Corporation, which is the largest owner of iron mines in the United States and is one of the largest manufacturers of the metal in the world and is now working up 30,000,000 tons annually, is supposed to have in the lake districts 900,000,000 tons of ore, and in Alabama and Tennessee 600,000,000 tons. It has been figured that at the present rate of consumption this great corporation has iron ore to last thirty-five years.

Of course, there is other iron ore in the United States than that owned by the great corporation mentioned, but as the mines are worked out iron goes up in price, and it is an article as necessary as food. The civilized world cannot do without it. It is actually a question if we have iron enough to last fifty years, while the European supply is very limited.

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.)

Orders marked "H" are omitted from these records.

MANHATTAN ORDERS SERVED.

Named Streets.

- Canal st, 357--S A Milbauer & A Herman. C-G-A-E
Division st, 50-2--Albert Stevane. E
Division st, 50-2--Morris Davis. A-C-G-F
Division st, 50-2--Kassel Levy. A-C-G-F
Division st, 50-2--David Rubin. A-C-G-F
Division st, 50-2--Harry Gutstein. A-G-C-F-E
Division st, 50-2--Frank Pettick. A-C-G-E-F
Division st, 50-2--Jacob Bloom. A-C-G-F-E
Grand st, 10-14--Henry V St George. C-F
Grand st, 10-14--Daniel J O'Connell. E-C-F-L-A
Grand st, 10-14--Alexander Levitt. C-E-B
Mercer st, 163--Gerson Robinson. F-G
Vestry st, 41-5--Fredk Baker & Williams. C
Water st, 417-23--The Pennington Estate. A
West Broadway, 331--William C Walker. E-B
West Broadway, 347--Mrs Barbara Kahn. C-E-B-G
West Broadway, 347--Gustav Suckow. A-F-E
West Broadway, 347--Dry Goods Refolding Co. C-G-F-E
West Broadway, 347--Davis Levine. C-G-F-A

Numbered Streets.

- 4th st, 32 E--Bernhard Orlowitz. C-E
10th st, 428-30 E--Sigmund Sladkus. F-D
11th st, 55 E--John H Rosenstein. F-G-A
11th st, 55 E--Abe Fensterstock. C-A-G
18th st, 54 W--Alida B Emmet. E
18th st, 54 W--McGrorey's 5 & 10c. Store. G-F
19th st, 133-5 W--Spear Mfg Co, Inc. G-A
19th st, 133-5 W--Paragon Waist & Dress Co. G-A
19th st, 133-5 W--Linde & Rubin. G-A
19th st, 133-5 W--Jersey Button Works. G-A
19th st, 133-5 W--Reiss & Lang. G-A
19th st, 133-5 W--Louis T Ginsberg. G-A
32d st, 318-24 E--Edward H Rogers. C
36th st, 311 W--Maria Y Darnstada. C
37th st, 53 W--Lemuel Babcock. B
37th st, 53 W--Otto Merkle. A
37th st, 53 W--William Hood. A
37th st, 53 W--W Morgan. A
38th st, 308 W--William Henn. C
42d st, 540 W--J Frederick Kernochan. B
86th st, 335 E--August Kronsberg. G
89th st, 69-75 E--Niagara Livery & Motor Co. L

Named Avenues.

- Av A, 103--John W Gasteiger. G
Broadway, 418-22--John H Hallock. C
Broadway, 444--Bischoff Brothers. F-C-E
Broadway, 444--Elizabeth Chesebrough. C
Broadway, 444--Herman Baumgart. F-G-E-C
Broadway, 444--Stern Trading Co. F-E-C
Broadway, 1199-1201--A E Sherman. F-C-A
Broadway, 1565--Julia Murphy. B-A-E

Numbered Avenues.

- 5th av, 85--Assett Realty Co. A-G
5th av, 503--Levi P Morton. C-F-E-G
5th av, 503--Postal Telegraph Cable Co. A-G
5th av, 503--L Weber & Heilbronner. G-C-A-E
5th av, 503--Truly Warner. A-G-E
5th av, 503--Charles T Longschmidt. A
5th av, 503--Percy Barr & Co. A
5th av, 503--Geo Bell & Birchner. A-E-C
5th av, 503--Gustave Schoenig & Co. A
5th av, 503--David A Schultes. A
8th av, 773--William Nussing. G

BROOKLYN.

Named Streets.

- Cherry st & Gardner av--Gesa Weiss. G-C-F
Debevoise pl, 47--Brooklyn News Co. G-A-C-B
Dunham pl, 14-18--Goodyear Buckle Co. G-C-F
Dunham pl, 14-18--Missmann Tool Co. G-C-F
Eckford st, 16-18--Louis Lebowitz. G-E-A-C-F
Grand st, 301--Salkin & Salkin. A-I
Halsey st, 532-40--Geo Schilling. A-C
Joramemon st, 160-182--Packard Collegiate Institute. D
Quincy st, 880--Minnie Geiger. A-I

BRONX.

Numbered Streets.

- 169th st, 451 E--Rothman & Wilson. A-E-G

BROOKLYN.

Named Avenues.

- Atlantic av, 2587--Louis Vergaslick. I
Broadway, 829-33--Manuel R Rodrigues. C-M
Bushwick av, 1586--Oighly & Flemming. A
Flatbush av, 815-17--Carlton Amusement Co. A
Greene av, 1310-22--North American Brewing Co. A-C
Liberty av, 67--Peoples Vaudeville Co. A-C
Meeker av, 259-83--Lignun Chemical Co. A-C-F

Numbered Avenues.

- 5th av, 726--Chas W Rainke. A

QUEENS.

- 4th st, 74 (L I City)--Elizabeth Pastors. F-I

Named Avenues.

- Myrtle av, 1825--Frederick Kriofsky. C-B

Board of Examiners.

APPEAL 97 of 1913, New Building 310 of 1913, premises 2766-2770 Broadway, Manhattan, V. Hugo Koehler, appellant.

Theatre; side and rear courts. DISMISSED: on the ground that the plans are indefinite.

APPEAL 98 of 1913, New Building 320 of 1913, premises 680 Fifth avenue, Manhattan, William Welles Bosworth, appellant.

Walls, skeleton construction. APPROVED.

APPEAL 99 of 1913, New Building 342 of 1913, premises northwest corner 44th street and Vanderbilt avenue, Manhattan, James Gamble Rogers, appellant.

Area; insufficient uncovered area from 7th story up. Yale Club. Withdrawn by appellant.

APPEAL 100 of 1913, New Building 310 of 1913, premises 2766-2770 Broadway, Manhattan, V. Hugo Koehler, appellant.

Theatre; courts.

APPROVED ON CONDITION that one row of seats be omitted on the orchestra floor, where indicated in red on floor plan, opposite middle side exit, forming a cross-aisle; that the fire-escape stairs on the west side of the building be roofed over, and that the soffits of these fire-escape stairs shall be fireproofed with a reinforced concrete slab at least four inches thick; that a large ventilating skylight be placed over the stairs, at the point marked "A" on the balcony floor plan; and further, that at least seven feet headroom be provided at the point marked "B" on the longitudinal section.

German Preservation of Historic Buildings.

In the German Empire there are numerous Federal, municipal and communal statutes in operation for protecting buildings, plazas, streets, etc., of historic and artistic interest. According to the provisions of the enacted laws, the authorities of the districts in which the buildings, streets, etc., are located are empowered to issue regulations, ordinances, etc., for their preservation, and many such regulations are now in force.

One of the most far-reaching of the protective laws is the Prussian act of July 15, 1907, a liberal translation of which follows:

(1) The consent for the erection of buildings and alterations of the same is to be refused when the general appearance of the streets or public places of a city or village is greatly disfigured thereby.

(2) By local statute the consent of the building police may be withheld for the erection of buildings or alterations of the same, in certain streets or places of historical or artistic interest, when such building operations would materially detract from the characteristic features of such streets or places. Furthermore, by local statute the consent of the building police may be withheld for the alteration of single buildings of historical or artistic importance, or the erection or alteration of buildings in the neighborhood of the said buildings, when the characteristic features or the general impression of the above-mentioned buildings may be marred. If the building operations as contemplated by the owners in the main would harmonize with the surroundings and the costs of the changes nevertheless required by the local statute are greatly out of proportion to the costs of the original plans, then the application of the provisions of the local statute may be waived.

(3) By local statute it can be prescribed that the erection of billboards, advertising cases (showcases), advertising signs, and pictures is subject to the consent of the building authorities. This consent may be withheld under conditions similar to those set forth in paragraphs 1 and 2.

(4) For the development of certain land, villa sites, health resorts, boulevards, etc., by local statute, special conditions may be prescribed which are more stringent than the provisions of the ordinary police building regulations.

(5) Experts must be consulted before decisions are rendered under the local statutes in the cases specified in paragraphs 2 and 4.

(6) Unless contrary to the requirements provided for in paragraph 2 of the law, before granting or refusing a building concession, it is necessary to consult with experts and also the head offices of the district (Gemeinde Vorstand). If the police building authorities wish to grant

a concession contrary to the opinions of the Gemeinde Vorstand a written notice to that effect must be sent to the latter officials. They can within two weeks appeal against the decision of the police authorities to the board of supervision (Aufsichtsbehörde). In communities where the local administration does not consist of several persons, and in those where the mayor is at the same time chief of police, the substitute for the mayor, in case of the latter's absence, represents the Gemeinde Vorstand.

(7) Regulations for independent manors (Gutsbezirke) can be issued by the district committee (Kreisausschuss) after consulting with the administrator of the manor. The decisions of the district committee must be confirmed by the county committee (Bezirksausschuss). The provision of paragraph 2, sections 2, 5, and 6 are applicable in the above cases.

(8) The president of a government district may, with the consent of the district authorities, make special regulations for the preservation of unusually fine landscape, by which the consent of the police building authorities may be refused for the erection or alteration of buildings outside of cities, if thereby the entire landscape may be disfigured, if by the selection of other sites, or by the use of different building plans the disfigurement may be avoided--Consul General Thackara, Berlin.

Wearproof and Waterproof Concrete.

A material which will harden concrete to an extent that it will produce floor surfaces to withstand any amount of heavy trucking without cracking, checking, wearing or dusting has attracted the attention of local engineers and architects.

The material "Metalcrete" is malleable iron ground to the consistency of cement and chemically treated so as to cause an immediate oxidization on coming in contact with moisture. When mixed with cement the expansion of the metals fill the voids and pores of the concrete rendering it impervious to wear and water.

A test of the wearing quality of Metalcrete has been made by Engineer Edward L. Soule, who specified the material for a truck-way in the Pacific Coast Syrup Company's plant at Sansome and Pacific streets, San Francisco. The floor was laid in July, 1912, and when inspected a few days ago was found to be in perfect condition, showing no signs of wear whatever. As the gangway, where the test was made, receives an unusual amount of heavy wear the results are considered the more remarkable.

Several engineers and architects who are interested in the test have expressed themselves to be well pleased and glad to know of a material which will prevent dusting, checking and cracking of concrete floors.

As the expanding metals hermetically seal the voids and pores of concrete they prevent seepage of moisture through it, rendering it absolutely water tight. Metalcrete will therefore make a water tight basement and has been used in the East extensively for this purpose, as well as waterproofing subways, dams, reservoirs and swimming tanks.

Another feature of Metalcrete is that it will create a perfect bond between old and new concrete. For retopping or patching worn out concrete Metalcrete creates a perfect bond and there is no danger of the new topping or patch chipping or breaking loose from the base. It is also valuable for bonding the old and new concrete when an addition is to be built on an old building.

The cost of Metalcrete is very little in comparison with results and it is easily applied. Specifications are in Sweet's Catalog, pages 84 and 85.

Mortar Joints Furnish Contrast.

Brick, today, are made in a great number of sizes so that variation in surfaces can be obtained by changing the unit of construction. Decorative effects are further obtained by using a greater number of headers, or brick laid with the narrow end out, and the result is the apparent number of sizes and shapes is greatly multiplied. Weathered effects, so much desired by some, are obtained by the use of rough brick, and if proper mortar joints are used good imitations of old cathedrals and buildings are obtained.

The renaissance of brick has been the result of developments during the last dozen years. Prior to that time a house owner had little choice in the matter of color or size of brick. Strive as he would the architect could not get much change in houses built of brick. With the wonderful variety of brick now at his disposal, it is possible to create most artistic homes of a fireproof and durable character without great cost or difficulty in planning.

The artistic use of brick requires taste and skill. A mere jumbling of many colors in a surface does not constitute beauty. There may be fashions in brick, but no fashion is worthy of imitation unless it is based on good taste. We must build with brick as a painter makes his picture. Colors must harmonize and fit into the general scheme. The danger is that there may be a veritable riot of colors so that the effect is spoiled. One might just as well attempt to paint a house in half a dozen different colors as to use too many kinds and varieties of brick in one structure.--George E. Walsh in "Brick and Clay Record."

# CURRENT BUILDING OPERATIONS

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

## The Times Square Hotel Project.

Plans that are being prepared by Walker & Gillette, of 128 East 37th street, for the twenty-four story hotel which is to cover the large plot now occupied by the New York and Criterion theatres, on the east side of Broadway, between 44th and 45th streets are yet in a very preliminary stage, and negotiations have not yet determined when the work of wrecking the old buildings will be undertaken. At the architects' office it was stated that nothing could be authoritatively announced regarding full details of construction. The operation which was first reported in the Record & Guide of Aug. 19, 1911, and May 31, 1913, has been under contemplation for the past two or three years, by a syndicate known as the Century Holding Company.

There will be 1,800 rooms. Beside the twenty-four stories above ground, there will be three basements and sub-basements, giving the hotel a total of twenty-seven floors. The two lower basements will be used for the power plants, including a private electric lighting plant, laundry, boiler and engine rooms. In the basement proper will be an immense grill. The architects have designed a circular room, about eighty feet in diameter, to occupy the larger part of the front portion of the basement on the Forty-fifth street side. Connecting with the grill will be five private dining rooms. The barber shop and Turkish baths will be on the Forty-fourth street corner. The entire rear of the basement will be used for the kitchen and service departments. The kitchen will be 200 feet wide and about 120 feet deep on the Forty-fourth street side. The exterior of the hotel will be finished in white. For the first five stories on the Broadway and street fronts limestone will be used, and above this will be glazed terra cotta and light brick. The general architectural style will be French Renaissance. It is understood that the general contract has not been signed.

## Factory for Dress Forms Company.

The Ellanam Adjustable Dress Forms Company is having plans prepared through Eugene Schoen, 25 West 42d street, for a six-story reinforced concrete factory, 100x175 feet, to be erected on Johnson avenue, near Varick street, Brooklyn, at a cost of about \$120,000. Bids will be called for about Sept. 20.

## Laundry Building for Brooklyn.

Edward M. Adelson, 1776 Pitkin avenue, Brooklyn, is preparing plans for a laundry building and stable to be erected in the Brownsville section of Brooklyn. It will be of brick construction, four stories, 50x100 feet.

## Figuring for Educational Building.

S. B. Eisendrath, 500 Fifth avenue will be ready to receive estimates about September 18 for the two-story brick and stone educational building, 45x75 feet, to be erected at the northwest corner of Hopkinson and Sutter avenues, for the Hebrew Educational Society, Pitkin avenue and Watkins street, Brooklyn.

## F. & W. Waldschmidt to Build.

F. & W. Waldschmidt (dress suit cases), 267 West Broadway, Manhattan, contemplates the erection of a factory building on the block bounded by Magazine, Dresden, Frankfort and Amsterdam streets, Newark, New Jersey. Owing to a present lease on the property, building operations will not go ahead until next year. It is expected that an architect will be retained by March.

## Contract for Central Park Fountain.

Piccirilli Bros., 467 East 142d street, have received the general contract to erect the fountain on Central Park place, south of the 59th street entrance, for the Estate of Joseph Pulitzer, 80 Broadway. Carrere & Hastings, Fifth avenue and 26th street, are the architects. The construction will be of granite, marble and bronze, and the cost is estimated at \$50,000.

## PERSONAL AND TRADE NOTES.

CASPER RANGER, builder, of Holyoke, Mass., has opened an office at 101 Park av, N. Y. C.

WILLIAM NEIL SMITH, architect, 1 East 47th st, will soon remove to 101 Park av, room 301.

BENDER REALTY CO. has moved its offices to the Arcanum Building, 215 Broad st, Elizabeth, N. J.

DUNCAN, YOUNG & PRESSEY, electrical engineers, formerly of 50 Church st, have removed to 115 Broadway.

GEORGE J. DEMLIN, a Manhattan real estate broker, died Thursday, August 28, at his home in Douglaston, L. I.

STEPHEN Y. JERSEY, a builder, of Kearny, N. J., died suddenly at his home in Lincoln Park, N. J., on Wednesday, August 27.

THE THOMPSON-STARRETT CO., 49 Wall st, is figuring the general contract for the theatre to be erected at 250-266 West 95th st by Vincent Astor.

W. SHELTON SWALLOW CO., 105 West 40th st, is figuring the general contract for the New York Central passenger station to be erected at Rhinecliff, N. Y.

GROUND has just been broken for an edifice for the congregation of St. Francis Assisi, on Nostrand av and Maple st, Brooklyn, to cost approximately \$100,000.

THE QUEENSBORO CORPORATION of Long Island City has opened offices in the Johnson Building, 30 West 42d street. William Wallace is metropolitan sales manager.

HENRY FLOY, M. Am. Soc. C. E., consulting engineer, New York City, has been appointed appraiser of the assets of the John F. Stevens Construction Co., 55 Wall st, N. Y. C.

J. R. MCKEE, a vice-president of the General Electric Company, and one of the pioneers in the electrical industry, has tendered his resignation and will retire from the company.

HOWARD CALLMANN & TREAT, architects, 18 West 31st st, N. Y. C., have dissolved partnership. Howard Callmann retaining the Rockaway office only. Albert Treat is with Cross & Cross.

THE NATIONAL ASSOCIATION OF BUILDING OWNERS AND MANAGERS, headed by former President Charles E. Horton, is arranging for the preparation of a national building code.

JAMES ARMSTRONG, 219 East 38th st, N. Y. C., is installing the plumbing in the addition to the Second National Bank, 252 5th avenue. The steamfitting is being done by Walker & Chambers.

SAMUEL WILLIAMS, a manufacturer of marine paints, died Monday at the Bayport House, Bayport, L. I., where he had been spending the summer. He was a resident of Brooklyn, and was 56 years old. His wife and daughter survive him.

WILLIAM H. FISSELL & COMPANY, 1133 Broadway, Manhattan, are figuring the general contract for a new high school building to be erected at Hudson, N. Y., Columbia County, from plans by Wm. T. Towner, 320 Fifth avenue, Manhattan.

L. W. BARNETTE, formerly secretary and sales manager of the Franklin Steel Co., of Franklin, Pa., is now connected with the Blaw Steel Construction Company, of Pittsburgh. He will handle the sales in the Eastern markets, with offices at 165 Broadway, N. Y. C.

CLARK, MACMULLEN & RILEY, 101 Park av, Manhattan, have been selected as consulting engineers for the paint factory to be erected in Huntington st, Brooklyn, for F. W. Devoe and C. T. Reynolds Co., 565 Smith st, owners. Ernest Greene, 5 Beekman st, is architect.

FREDERICK RALL, manufacturers' agent, 19 Park pl, announces that he has closed arrangements with the Trumbull Vanderpoll Electric Manufacturing Company, Bantam, Conn., to handle its line of knife switches, panel boards, switch-boards, and electrical specialties in Greater New York and territory.

MILTON SCHNAIER & CO., 347 Columbus avenue, Manhattan, is installing the plumbing in the 12-story addition to the Prince George Hotel in East 28th st. There are a large number of fixtures called for in this contract. The above firm is also doing the plumbing in a large store and loft building at 33 East 28th street.

AMERICAN ENGINE & ELECTRIC COMPANY, Eound Brook, N. J., announces that it has taken over the business of the American Engine Company and will have increased facilities for the manufacture of the American-Ball high-speed steam engines, which have been built by the latter company for the last 17 years. A complete line of electrical generators and motors will also be manufactured. These have been designed by W. T. Hensley, who is now associated with the company.

THOMAS GRAHAM, one of the veteran builders of New York, recently died at his home in Sherwood Park, Yonkers, at the age of 70 years. He was educated in the public schools, studied architecture and became associated with his father, Charles Graham, under the firm name of Charles Graham & Son. Among some of the well-known buildings in New York City, the firm built were the Holland House, the Buckingham Hotel, the Graham House and the homes of several prominent people. He was vice-president of the Real Estate Owners' and Builders' Association, was a Mason, and a member of Sumner Post G. A. R.

## RECENT INCORPORATIONS.

CURTIN CONSTRUCTION CO. has been in-ness, with offices in Brooklyn. Papers were filed by John Curtin, Michael D. Curtin, and Mary E. Pearl, all of 1850 East 14th st. John Curtin, 1850 East 14th st, is the attorney for the company.

CONVENT HEIGHTS REALTY CO. has been chartered under a \$10,000 capitalization to do a realty and construction business, with offices in Manhattan. The directors are George B. Read, Frank L. Arnold and Jos. L. Greenberg, all of 165 Broadway. The attorney is H. C. Quinby, 165 Broadway.

HUDSON MARKET CORPORATION has filed incorporation papers to do a realty and construction business, with offices in Manhattan. The directors are Carl Nathanson, Solon S. Lillienstern, and Jos. M. Reinschreiber, all of 115 Broadway. The attorney is S. B. Lillienstern, 115 Broadway.

J. B. MITCHIE has been incorporated to do a general building and contracting business, with offices in White Plains, N. Y. The incorporators are J. B. Mitchie, and Mary K. Mitchie, both of White Plains, and Christian Gebe, Elmhurst, L. I. The attorney is Edward M. West, White Plains, N. Y.

MOTT-HAVEN CUT STONE CO. is a \$10,000 corporation chartered to do a general contracting, building, realty, quarrying business with offices in The Bronx. The directors are Chas. Harrison, 2145 Southern Boulevard; Edgar H. Napolis, 391 East 149th st, and Shepard Laspira, 178 East 144th st. The attorney is Edward S. Napolis, 391 East 149th st.

FIELDSTONE CONTRACTING CO., general trucking, contracting and stvedore business, has been chartered for \$10,000 capitalization to do business, with offices in The Bronx. The directors of the company are Philip J. Barry, 3143 Sedgwick av; Jas. M. Ames, 2700 Heath av, and Chas. S. Ames, 3350 Kingsbridge av. William J. Lamey, 60 Wall st, is the attorney.

SYLVAN HOLDING CORPORATION has been incorporated to do a realty and construction business, with offices in Brooklyn. The incorporators are Bertha G. Mahnen, Ruth F. Forman, and Mertimer Schaefer, all of Brooklyn. The attorney for the company is Howard C. Patterson, 215 Montague st, Brooklyn.

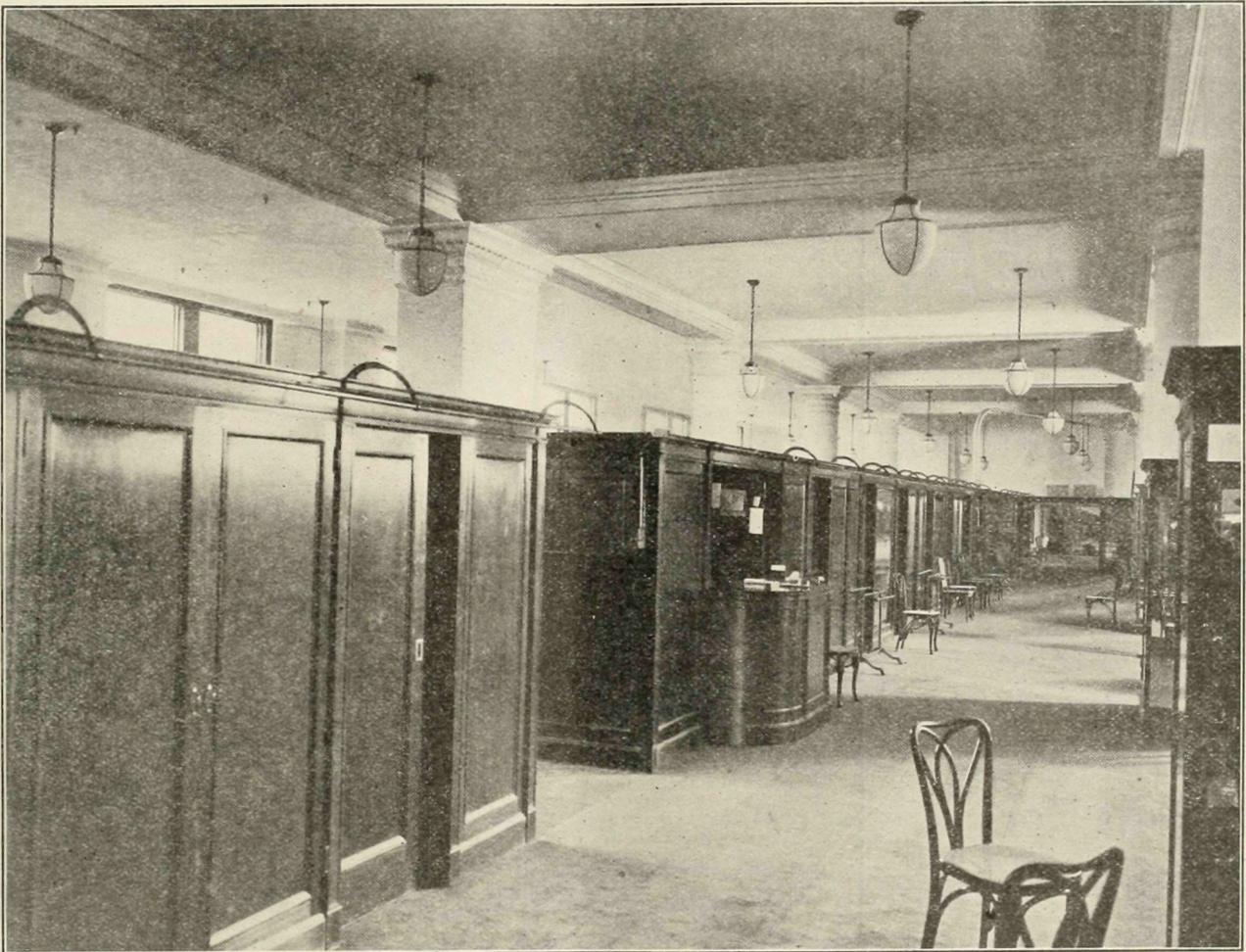
RICHMOND BAY VIEW PARK CONSTRUCTION CO. has filed incorporation papers to do a realty and construction business, with offices in Richmond, with a capital stock of \$10,500. Papers were filed by Mayer Rosenholz, 230 Richmond Turnpike; Henry F. Comtois, 233 Jersey st, Richmond, and Abraham Ginsburg, 1573 Fulton av, as directors. H. Lionel Rosenholz, 170 Broadway, is the attorney.

All interior Cabinet Wood Work, Stock and Fitting Rooms, Millinery Department, Display Cases, etc., for the third floor of

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West 42nd Street, New York City, have been executed and erected by

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Wm. Ollendorf, New York City.....	Office Equipments.....	S. B. Eisendrath
L. Hammel Dry Goods Co., Mobile, Ala.....	Millinery Department.....	S. B. Eisendrath
N. W. Halsey & Co., New York City.....	Banking Fixtures.....	H. C. Pelton
Bergen County Court House, Hackensack, N. J.....	Cabinet Work in Court Rooms.....	Jas. Riely Gordon
Leroy St. Public Library, New York City.....	Entire cabinet work.....	Carrere & Hastings
Fort Hamilton Public Library, Brooklyn, N. Y.....	Entire cabinet work.....	Lord & Hewlett
Union County Trust Co., Annex, Elizabeth, N. J.....	Bank fixtures.....	Mowbray & Uffinger
Silk City Trust Co., Paterson, N. J.....	Bank fixtures.....	F. A. Brooks
Yonkers National Bank, Yonkers, N. Y.....	Bank fixtures.....	F. A. Brooks
Alvin Court, New York City.....	Music Rooms.....	Hardy & Short
The Merchants Association of N. Y., New York City.....	Office equipments.....	Paul Hertwig
Wehrhane Residence, Llewellyn Park, N. J.....	Library interior.....	Mann & MacNeille
Stegmeier Residence, Wilkes-Barre, Pa.....	Interior cabinet work.....	Knapp & Bosworth

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## Recent Incorporations—Continued.

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HILLCREST HOME BUILDING CORPORATION has been chartered with \$10,000 capital stock to do a realty and construction business, with offices in Queens. The incorporators are Henry J. Wehle, 261 Broadway; William P. Rae, 180 Montague st. and Jos. Murray, 5 Hillcrest av, Jamaica. The attorney for the company is John H. Judge, 261 Broadway, N. Y. C.

STOCKINGER BROS. has been incorporated to do a general quarrying, construction and building business, with offices in Manhattan. George Stockinger, 382 East 163d st; Elizabeth Stockinger, 1249 Erock av, and Richard Moller, Woodcliff-on-the-Hudson, N. J., are the directors. The attorneys for the company are Wesselman & Kraus, 55 Liberty st.

THE HANNIBAL REALTY & IMPROVEMENT CO. OF AMERICA has been incorporated to do a general contracting, realty and construction business, with a capital of \$100,000. The offices of the company are in Brooklyn. Papers were filed by Rufus L. Perry, 405 Cumberland st; Henry Hyams, Jr., 193 State st, and D. Macon Webster, 116 Jefferson av, and three others. The attorney is Rufus L. Perry, 375 Fulton st, Brooklyn.

NEW STYLE HOME BUILDING CO. has been incorporated to do a realty, contracting and construction business with offices in Brooklyn. The directors are Marcy Rosenblum, 741 Howard av, Reuben Eisenstein, 1181 Eastern parkway, and David Eisenberg, 457 Hopkinson av. Jacob A. Freedman, 16 Court st, is attorney for the company.

WOODSTOCK REALTY CO. has been chartered to do a realty and construction business with offices in Manhattan. The papers were filed by Samuel Grossman, Hotel Seville, Madison av and 29th st, Jacob Margolin, 57 Holly st, Flushing, and Hannah Abraham, 857 Forest av, as directors. The attorneys for the company are Jonas, Lazansky & Neuberger, 115 Broadway, N. Y. C.

JOHN WHITE, TRUCKMAN, Inc., has been chartered for \$20,000 capital stock to do a general trucking, contracting and stevedore business, with offices in Manhattan. The directors are John C. White, 204 Franklin st, John F. Berrigan, 1743 Beacon st, and William E. Slevin, 271 Broadway. The attorney is William E. Slevin, 271 Broadway.

OREGON PINE CORPORATION has been chartered for a \$10,000 capitalization to deal in timber and timber lands with offices in Manhattan. The directors are Jas. A. Fechtig and Jones R. Trowbridge, 11 Broadway, and Raphael R. Murphy, 32 Nassau st. The company's attorney is Ralph James M. Bullowa, 19 Broadway.

RIDGEWOOD HIMROD REALTY CO. has been incorporated to do a realty and construction business with offices in Brooklyn. The capital stock is placed at \$10,000. Papers were filed by Jos. G. Abramson and Luke J. Le Rolle, both of 30 Church st, and Sonia Dressell, 392 West 175th st. The attorney for the company is Jos. G. Abramson, 30 Church st.

THE TREDENNICK CO. is a \$10,000 company chartered to do a general contracting and building business with offices in Manhattan. The directors are Mark C. Tredennick, Montclair, N. J., John B. Deane, Woodridge, N. J., and William J. Snell, 110 East 23d st, N. Y. C. The attorneys are Thompson & Fuller, 163 Broadway.

W. B. K. COMPANY has been chartered with \$20,000 capital stock and offices in Yonkers, to do a general building, contracting and decorating business. The incorporators are Albert C. Maerke, Frederick Maerke and Edna J. Siess, all of 291 Broadway. The attorneys are Maerke, Darius & Maerke, 291 Broadway.

THE INTERBOROUGH PLUMBING SUPPLY CO. has filed incorporation papers to deal in plumbing supplies with offices in The Bronx. The directors are Louis Michel, 457 East 183d st, Solomon Press, 1449 Boston rd, and Jeanette Aronson, 3297 3d av. L. A. Jaffer, 51 Chambers st, is the attorney.

FRANKFORT ELECTRIC CONTRACTING CO. has filed papers with offices in Brooklyn to do a general electric and mechanical engineering business, with Benjamin Frankfort, 1361 46th st, Harry R. Singer, 1340 38th st, and Louis Rayvid, 1246 46th st. The attorney is Louis Rayvid, 154 Nassau st.

FRANKLIN COURT REALTY CO. has been incorporated to do realty, contracting, construction and decoration business, with offices in Queens. The incorporators are Morris N. Mason, Peter J. Shannon and Herman H. Kimmel, all of Bayside, N. Y. Thos. P. De Grafenried, 140 Nassau st, is the attorney for the company.

SAVOY CORNICE & SKYLIGHT WORKS has been chartered to manufacture and deal in cornices and skylights, with offices in Manhattan. The directors are Dominick Pezza, 222 East 111th st; Max Henry Saltzer, 433 Bushwick av, Brooklyn; and Carming Pezza, 320 East 108th st. The attorney for the company is Max Henry Saltzer, 140 Nassau st.

JOSEPH MARRONE CONTRACTING CO. is a \$100,000 corporation chartered to do a general contracting and construction business, with offices in Manhattan. The incorporators are Jos. Marrone, and Mary Brown, 121 St. Nicholas av, and Harold B. Christensen, Jr., Hotel Hargrave, N. Y. C. Ruebsamen & Yuzzolino, 11 Broadway, are the attorneys for the company.

## TRADE SOCIETY EVENTS.

THE MASTER PLUMBERS of White Plains, N. Y., will hold their annual outing and clam bake at Rye Beach, N. Y., Saturday, Sept. 13.

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

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

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

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

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

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

AMERICAN SOCIETY OF MUNICIPAL IMPROVEMENTS will hold its annual convention at Wilmington, Del., Oct. 7-10. Secretary, Geo. H. McGovern, Chamber of Commerce, Wilmington, Del.

THE AMERICAN ELECTRIC RAILWAY ASSOCIATION will hold its annual convention at Atlantic City, N. J., Oct. 13-17. Secretary, H. C. Donecker, 29 West 39th st, N. Y. C.

## NO ARCHITECTS SELECTED.

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

NEWARK, N. J.—An architect will probably be selected about March to prepare plans for a factory building to be erected at Magazine, Dresden, Frankfurt and Amsterdam sts for F. & W. Waldschmidt, 267 West Broadway, N. Y. C., makers of dress suit cases.

BRONX.—A company, now being formed, contemplates the erection of two 5-sty brick and limestone apartments on Stebbins av and 163d st for which no architect has been selected.

JOHNSTOWN, N. Y.—The William Topp Co, William Topp, president, 334 North Perry st, Gloversville, N. Y., contemplates rebuilding the brick factory in North Perry st, for which no architect has been selected.

GLENS FALLS, N. Y.—J. E. Sawyer, 30 Warren st, Glens Falls, contemplates the erection of a business building and stores here for which no architect has been selected.

ALBANY, N. Y.—Jonas Muhlfelder, 55 North Pearl st, contemplates remodeling the 4-sty brick store building at 55 North Pearl st, for which no architect has been selected.

ONEIDA CASTLE, N. Y.—The Oneida Game Trap Co., Oneida, D. W. Kelly, manager, contemplates the erection of a factory building near the New York Central Railroad freight house, for which no architect has been retained.

BUFFALO, N. Y.—H. B. Aldeman, 573 Auburn av, contemplates the erection of a 1½-sty frame and stone bungalow, 28x30 ft. No site or architect have been selected. Project will probably go ahead early in the spring. Cost about \$4,500.

## PLANS FIGURING.

## DWELLINGS.

STAMFORD, CONN.—George Entz, East Pleasantville, N. Y., architect, is taking bids on revised plans for a 2½-sty frame residence to be erected here at Shippin Point for M. L. Sawyer, care of architect, owner. Cost about \$15,000.

5TH AV.—Simeon B. Eisendrath, 500 5th av, will take bids at once for alterations to the 5-sty residence 448 5th av, for the Estate of Kipp and Rhineland, Philip Rhineland, president, 31 Nassau st. A. Stern, is lessee. Cost, about \$20,000.

NEW DORP, S. I.—James E. Grunert, 2409 Richmond rd, architect, is taking bids for a hollow tile parish house, 55x100 ft., for the Moravian Church, this place, owner. Cost about \$25,000. Gymnasium, bowling alleys, shower and locker rooms, library, auditorium and class rooms.

## FACTORIES AND WAREHOUSES.

BROOKLYN.—Thos. Bennett, 303 52d st, Brooklyn, architect, is taking bids for a 3-sty warehouse, 25x100 ft, to be erected in the west side of 38th st, 375 ft east of 4th av, for Larkin & Krow, 210 22d st, owners. Cost, about \$15,000.

## MUNICIPAL WORK.

GOVERNORS ISLAND, N. Y.—The U. S. Government, care Capt. John B. Bellingier, Dept. Quartermaster, is taking bids to close at 9 a. m., Sept. 15, for material and labor to paint 57 public buildings at Governors Island and Fort Jay, N. Y.

BROOKLYN.—Bids will close at 10.30 a. m. Sept. 12 for the erection of a 1-sty limestone headquarters building at Washington av and Malbone st for the Fire Department, 159 East 67th st, Joseph Johnson, commissioner. F. J. Helmle, 190 Montague st, is architect. Separate bids will also be received at the same time for plumbing and gas fitting in same, and for the steam heating system.

## SCHOOLS AND COLLEGES.

HUDSON, N. Y.—Bids will close at 2 p. m., Sept. 10 for the erection of a 3-sty brick and stone high school at 4th and State sts for the

City of Hudson Board of Education, Dr. S. W. Whitbeck, president, 447 Allen st, Hudson. William T. Towner, 320 5th av, N. Y. C., is architect. Cost about \$75,000.

STABLES AND GARAGES.

BROOKLYN.—Henry Holder, Jr., 242 Franklin av, architect, is taking bids on general contract for a 2-sty brick stable, 27x50 ft., to be erected in the north side of Adelphi st, 333 ft. south of Park av, for James Rollo, on premises, owner. Cost about \$7,500.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Eisendrath & Horowitz, 500 5th av, architects, are taking bids for remodeling the restaurant and cafe at the northeast corner of Broadway and 48th st for the Mecca Realty Co., Broadway and 56th st, owner, Levi Weingarten, president. Geo. Rector Co., Inc., care of owners, is lessee. A. M. Feldman, 120 Liberty st, is ventilating engineer. Cost about \$50,000.

BROOKLYN.—Parfitt Bros., 26 Court st, architects, are taking bids on the general contract for a 3-sty brick and limestone store and loft building, 43x60 ft., to be erected at 895-899 Flatbush av, for the Weissman Holding Co., Caesar Weissman, president, care of architects. Cost about \$25,000.

MATAWAN, N. J.—E. A. Arend, 105 West 40th st, N. Y. C., architect, is taking bids for a 1-sty bank building, 27x81 ft., to be erected in Main st, for the Farmers & Merchants Natl Bank; C. H. Wardell, Main st, is cashier. Cost, about \$30,000.

THEATRES.

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

BROOKLYN.—L. F. Schillinger, 167 Van Siclen av, is taking bids on general contract for a 1-sty brick moving picture theatre, 45x113 ft., to be erected in the south side of Fulton st, 57 ft east of Hale av, for Edward Butt and Henry Freise, care of architect, owners. Cost, about \$15,000.

GRAND ST.—M. Jos. Harrison, 230 Grand st, is preparing plans for alterations to the 1-sty brick moving picture theatre at 310-312½ Grand st. Friedman Bros., on premises, owners, are taking estimates.

MISCELLANEOUS.

225TH ST.—M. A. Rue, 200 5th av, architect and engineer, is taking bids on foundations to close September 10, for the baseball stadium to

be erected on Broadway, 225th to 226th st to N. Y. C. R. R., for the Greater New York Base Ball Club, 320 5th av, owner, Frank J. Farrell, president.

RHINECLIFF, N. Y.—Bids will close September 10 for the erection of a 1½-sty passenger station, 40x125 ft., at this place, for the N. Y. Central R. R. Co., 70 East 45th st. D. R. Collin, care of owner, is architect. Cost, about \$40,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

152D ST.—Neville & Bagge, 217 West 125th st, have completed plans for a 5-sty flat, 50x57.4 ft., to be erected at 584-586 West 152d st for John McLaughlin, 346 East 81st st, to cost \$50,000.

191ST ST.—John Boyland Co., Fordham road and Webster av, has plans for three 5-sty flats, 51xirregular, to be erected in the south side of 191st st, 100 ft. east of St. Nicholas av, to cost a total of \$135,000.

55TH ST.—Buildings have been demolished at the southwest corner of 55th st and Park av preparatory to the erection of the 12-sty apartment house, 100x100 ft., which the Goelet Estate 9 West 17th st, is to erect from plans by Julius Harder, 129 West 32d st, architect. Cauldwell Wingate Co., 381 4th av, is general contractor. Cost about \$300,000.

FACTORIES AND WAREHOUSES.

3D AV.—Louis E. Dell, 1133 Broadway, architect, is revising plans and will soon take bids for alterations and additions to two 5-sty storage warehouses at 1633 3d av for Jacob Ruppert, 3d av and 90th st, owner. Cost about \$120,000.

HOSPITALS AND ASYLUMS.

14TH ST.—The New York Eye and Ear Infirmary has obtained from William P. Kirk an option to purchase the two houses at 310 and 312 East 14th st, 39x103.3. The property abuts the rear of the Eye and Ear Hospital on the northeast corner of 2d av and 14th st. The hospital also owns the dwelling at 224 2d av, adjoining the hospital building, and a new structure will probably be erected on the combined site.

2D ST.—Eugene Schoen, 25 West 42d st, is preparing new plans for a 4-sty brick and limestone orphans' asylum, 25x100 ft., to be erected at 274-280 2d st, for the Austrian Free Burial Society, 65 Pitt st, owner; Chas. Gross, president.

HOTELS.

177TH ST.—Clarence Luce, 334 5th av, is preparing plans for a 2-sty inn to be erected at 177th and 178th sts, Northern and Haven avs, for Benjamin Reilly, Arrowhead Inn, 177th st and Riverside Drive, owner. Cost, about \$100,000.

SCHOOLS AND COLLEGES.

MANHATTAN.—Bids were opened by the Board of Education Sept. 2 for installing heating and ventilating apparatus in P. S. 102, John F. Dalton, low bidder at \$41,997; and for installing temperature regulation in same school. The National Regulator Co. was low bidder at \$3,600.

STABLES AND GARAGES.

WATER ST.—L. A. Sheinart, 194 Bowery, is preparing plans for a 3-sty brick stable, 20x55 ft., to be erected at 590 Water st for the Kaufman Loewenthal Co., 206 Division st, owner. Cost, \$8,000. Plans will be ready about Oct. 1.

STORES, OFFICES AND LOFTS.

181ST ST.—Buchman & Fox, 20 East 42d st, are still preparing plans for a 2-sty brick department store, 60x75 ft., to be erected at 625 West 181st st, for Chas. C. Marshall, 34 Pine st, owner. Cost, about \$20,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

WASHINGTON AV.—Sommerfeld & Steckler, 31 Union sq, have completed plans for two 6-sty brick and terra cotta tenements, 50x94 ft., to be erected on the east side of Washington av, 56 ft. north of Wendover av, for Harry M. Goldberg, 309 Broadway, owner. Cost about \$90,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

BERGEN ST.—Slee & Bryson, 154 Montague st, are preparing plans for a brick and limestone apartment house, 70x90 ft., to be erected in Fergen st, near New York av. Cost about \$55,000. The owner will take all bids.

MADISON ST.—B. F. Hudson, 319 9th st, Brooklyn, is preparing plans for a 4-sty brick and stone tenement, 50x90 ft., to be erected in the south side of Madison st, 150 ft. east of Bedford av, for the Madison Construction & Improvement Co., 1-3 Wallabout st. The owner will take bids on subs. Cost about \$18,000.

PARKSIDE AV.—Shampan & Shampan, 772 Broadway, are preparing plans for an apartment house to be erected on plot 75x100 ft., on

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## PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

**PROPOSALS.**—Sealed proposals subject to the usual conditions will be received up to 10:00 A. M., Sept. 17, 1913, for furnishing the New York State Hospitals for the Insane with the following supplies: domestic cottons and sheetings, printed and dyed cotton fabrics, cotton duck, linings, canton flannel, jeans, moleskin, gauze, shade cloth, leather, glassware, window glass, lumber, and rubber sheeting, for such periods as are indicated on the printed specifications, deliveries beginning Oct. 1, 1913. For further information apply to the Committee. Address all proposals to the Purchasing Committee for State Hospitals, Room 138, Capitol, Albany, N. Y.

**NOTICE TO CONTRACTORS.**—Sealed proposals for construction, heating, plumbing and electric work for the Nurses' Home at Manhattan State Hospital, Ward's Island, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 3 o'clock P. M. on Monday, Sept. 22, 1913, when they will be opened and read publicly. Bids will be required for each division of the work and no combination of bids will be considered.

Proposals shall be accompanied by certified check in the sum of 5% of amount of bid, and the contractor to whom award is made will be required to furnish surety company bond in the sum of fifty per cent of amount of contract within thirty days after official notice of award of contract and in accordance with the terms of Specification No. 1619. The right is reserved to reject any or all bids.

Drawings and specifications may be consulted and blank forms of proposal obtained at Manhattan State Hospital, Ward's Island, N. Y., and at the office of the State Hospital Commission, No. 1 Madison Avenue, New York City, and at the office of the State Architect. Complete sets of plans and specifications will be furnished prospective bidders upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

STATE HOSPITAL COMMISSION,  
J. H. B. HANISY, Secretary.  
Dated, Albany, N. Y.

**NOTICE TO CONTRACTORS.**—Sealed proposals for reconstruction of electric lighting system, steam and exhaust piping at Binghamton State Hospital, Binghamton, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until three o'clock P. M. on Monday, September 22, 1913, when they will be opened and read publicly. Separate proposals will be required for the following branches of work: Engines, generators, steam piping, switchboards and electric work.

Proposals shall be accompanied by certified check in the sum of 5% of amount of bid, and the contractor to whom the award is made will be required to furnish surety company bond in the sum of 50% of amount of contract within thirty days after official notice of award of contract and in accordance with the terms of Specifications Nos. 1718 and 1719. The right is reserved to reject any or all bids.

Drawings and specifications may be consulted and blank forms of proposal obtained at Binghamton State Hospital, Binghamton, N. Y., and at the office of the State Architect. Complete sets of plans and specifications will be furnished prospective bidders upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

State Hospital Commission,  
J. H. B. HANIFY, Secretary.  
Dated Albany, N. Y., Sept. 2, 1913.

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### Contemplated Construction (Continued).

the south side of Parkside av, 245 ft. west of St. Pauls pl, from the Brooklyn Union Building Co., owner. This building will cost \$80,000.

**CORNELIA ST.**—Excavating is under way for a 3-sty brick apartment house at the southwest corner of Cornelia st and Forrest av, for Jacob Roedler, 6 Cornelia st, owner. A. Allmendinger, 926 Broadway, is architect. Cost, about \$9,000.

### DWELLINGS.

**EASTERN PARKWAY.**—Horenburger & Barden, 122 Bowery, N. Y. C., are preparing plans for a 2½-sty brick residence, 28x36 ft. to be erected on Eastern Parkway, for M. Welinsky, Canal and Eldridge sts, N. Y. C., owner. Cost, about \$7,000.

**MANSFIELD PL.**—R. T. Schaefer, 1526 Flatbush av, will soon take bids for the erection of a 2½-sty frame and stucco residence, 26x40 ft., to be erected on the east side of Mansfield pl, 80 ft. south of Foster av, for the H. T. M. Company, 342 East 28th st, Brooklyn, owner. Cost about \$6,500.

**83D ST.**—Slee & Bryson, 154 Montague st, are preparing plans for a 2½-sty hollow tile and stucco residence, 37x40 ft. to be erected in 83d st, between Narrows and Shore rd, to cost \$10,000.

### FACTORIES AND WAREHOUSES.

**JOHNSON AV.**—Eugene Schoen, 25 West 42d st, N. Y. C., is preparing plans for a 6-sty reinforced concrete factory, 100x175 ft., to be erected at Johnson av, near Varick st, for the Ellanam Adjustable Dress Forms Co., care of architect, owner. Bids will be called about Sept. 20. Cost about \$120,000.

**HUNTINGTON ST.**—Ernest Greene, 5 Beekman st, N. Y. C., architect, is preparing plans and will take bids about Sept. 15, for a 4-sty reinforced concrete paint factory, 137x100 ft and 50x100 ft, to be erected in Huntington st, for F. W. Devoe and C. T. Reynolds Co., 565 Smith st, owners. Cost, \$100,000.

### STABLES AND GARAGES.

**MORGAN AV.**—C. Bauer, Jr., 6 Bedford av, is preparing plans for a 1-sty public garage, 50 x100 ft., to be erected at the southeast corner of Morgan av and Lombardi st. Cost, about \$8,000.

### STORES, OFFICES AND LOFTS.

**BERGEN ST.**—Excavating is under way for a 1-sty bakery, 60x50 ft., in the south side of Bergen st, 336 ft. east of Classon av, for Van Thum Bros., 1379 Bedford av, owner. A. E. Fischer, 373 Fulton st, is architect. Frank Berlenbach, 36 Suydam st, is general contractor. Cost about \$6,500.

**EASTERN PARKWAY.**—Clarence Van Euskirk, 307 Washington st, Brooklyn, is preparing plans for alterations to the Bedford restaurant, northwest corner of Eastern Parkway and Bedford av, for Hann & Douglas, on premises, owners. Cost, about \$10,000. The architect will take bids.

### THEATRES.

**BUSHWICK AV.**—Shampan & Shampan, 772 Broadway, have completed plans for a moving picture auditorium to be erected at Bushwick and Fushing avs for the F. & L. Amusement Co., care of architects, owner.

### MISCELLANEOUS.

**BROOKLYN.**—Edward M. Adelson, 1776 Pitkin av, is preparing plans for a laundry building and stable to be erected in the Brownsville section. It is to be of brick construction, 4-stys and 50x100 ft.

### Queens.

#### DWELLINGS.

**OZONE PARK, L. I.**—Ernest H. Tatje, 106 Van Sicklen av, Brooklyn, is preparing plans for a 2½-sty hollow tile and stucco residence, 25x34 ft., to be erected on the east side of Quinn av, 260 ft. south of Rockaway rd, for Mrs. Bertha Schweither. The owner will take bids on general contract. Cost about \$4,000.

**ELMHURST, L. I.**—R. W. Johnson, of this place, has completed plans for a 2-sty frame residence, 26x48 ft., to be erected on the east side of Hillcrest av, 45 ft. north of Albemarle Terrace, for D. A. Cleary, care of R. H. Macy & Co., Broadway and 34th st. Cost, about \$5,000.

### FACTORIES AND WAREHOUSES.

**LONG ISLAND CITY.**—John M. Baker, 9 Jackson av, has nearly completed plans for the 3-sty reinforced concrete factory, 80x200 ft., to be erected at the corner of 3d st and Van Alst av, for the Columbia Paper Bag Co., 9 Jackson av, owner; H. Winslow White, president. Cost, about \$60,000.

### SCHOOLS AND COLLEGES.

**QUEENS.**—The Board of Education opened bids Sept. 2 for installing heating and ventilating apparatus in P. S. 71. E. Rutzler Co. was low bidder at \$34,985; for installing temperature regulation bids were all laid over.

### Richmond.

#### DWELLINGS.

**NEW DORP, S. I.**—James E. Grunert, 2400 Richmond rd, is preparing plans for a hollow tile residence, 32x26 ft., to be erected on St. Stephens pl for Mrs. Anna L. Harrison, at site, owner. Cost about \$3,550.

### SCHOOLS AND COLLEGES.

**RICHMOND.**—The Board of Education opened bids Sept. 2 for fire protection work. At P. S. 3 Rudolph Gersmann, Inc., was low bidder at \$1,350; also low bidder at P. S. 4 at \$1,440.

**RICHMOND.**—Bids were opened by the Board of Education for additions and alterations in the electric equipment in P. S. 18. T. Frederick Jackson, Inc., was low bidder at \$1,212.

**RICHMOND.**—The Board of Education opened bids for fire protection at P. S. 29. Rudolph Gersmann, Inc., was low bidder at \$1,770.

### Nassau.

#### DWELLINGS.

**LAWRENCE, L. I.**—Clarence Van Buskirk, 307 Washington st, Brooklyn, is preparing plans for a 1½-sty brick bungalow, 36x60 ft., to be erected here for G. D. Odell, 307 Washington st, owner. Cost about \$6,000.

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

### Suffolk.

#### DWELLINGS.

**PATCHOGUE, L. I.**—J. P. McWalters, 30 Church st, N. Y. C., contemplates the erection of a 1½-sty frame bungalow here from plans by the Sterling Architectural Co., 12 Park row, N. Y. C., architect. Cost, about \$5,000.

**ISLIP, L. I.**—E. P. Lattimore, care of E. N. Freeman Realty Co., contemplates the erection of a bungalow here.

### Westchester.

#### THEATRES.

**NEW ROCHELLE, N. Y.**—Caroline Lunel, Coligin av, contemplates the erection of an addition to the moving picture theatre on North av, from plans by Lorillard Wise, Huguenot st, architect. Auerbach & Steuge, at site, are lessees.

## CONTRACTS AWARDED.

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

### APARTMENTS, FLATS AND TENEMENTS.

**GREAT NECK, L. I.**—Thomas J. Lonigan, 1133 Broadway, N. Y. C., has received the general contract to erect a 4-sty brick apartment house, 130x70 ft., for Lillian Grace, this place, owner. J. W. O'Connor, 3 West 29th st, N. Y. C., is architect.

### CHURCHES.

**BROOKLYN (sub.)**—Raymond Concrete Pile Co., 140 Cedar st, N. Y. C., and Chicago, have received a contract for placing concrete piles for the foundations of St. Agatha's R. C. Church, at the corner of 7th av and 49th st, Brooklyn. Rev. James Smyth, rector. Reiley & Steinback are the architects.

**OSSINING, N. Y.**—George T. Kelly, 22 John st, Yonkers, has received the general contract to make alterations to the mission building for the Catholic Foreign Mission, this place, owner. Maginnis & Walsh, 100 Boylston st, Boston, Mass., are architects. Cost about \$12,000.

**GREAT NECK, L. I.**—J. F. Cockerill, Inc., 147 Columbus av, N. Y. C., has received the general contract to erect a 1½-sty brick and limestone church and rectory on Middle Neck rd for the R. C. Church of St. Aloysius, Rev. J. J. Molloy, pastor. Reiley & Steinback, 481 5th av, N. Y. C., are architects.

### DWELLINGS.

**WEST BROADWAY.**—S. Niewenhaus, Inc., 1 Madison av, has received the general contract to erect a 2-sty library extension in the rear of the rector building at 308 West Broadway.

**THOMPSON ST.**—S. Niewenhaus, Inc., 1 Madison av, has received the general contract to erect a 5-sty residence for St. Alphonsus' Church at 14 Thompson st.

**RIVERDALE, N. Y. C.**—Kinko Builders, Inc., 350 Fulton st, Brooklyn, have received the general contract to erect a 2½-sty fieldstone and stucco residence, 35x50 ft., at 245th st, near Waldo av, for the Parkway Heights Co., 27 Cedar st, N. Y. C., owner. Mann & McNeill, 70 East 45th st, N. Y. C., architects. Cost, about \$12,000.

**TOMPKINS COVE, N. Y.**—R. L. Walsh & Co., 30 East 42d st, N. Y. C., have received the general contract to erect a 2½-sty frame teachers' rest for the Vaughan Teachers' Rest, donated by Mrs. Russel Sage, 604 5th av, N. Y. C., owner. A. W. B. Wood, 103 Park av, N. Y. C., is architect.

### FACTORIES AND WAREHOUSES.

**LAFAYETTE ST. (sub.)**—Gorman & Lee, 337 W. 26th st, have received the roofing contract for the warehouse and loft building being erected at the southeast corner of Lafayette and 4th sts for Chas. Laue, 38 Fulton st, owner. Gronenberg & Leuchtag, 303 5th av, are the architects. Bunt & Son, Inc., 315 East 158th st, have the mason work, and E. Horner, 444 East 136th st, the carpentry. Cost about \$75,000.

**SPARROWS POINT, MD. (sub.)**—Maryland Steel Co., Sparrows Point, Quincy Bent, assistant to president, have awarded a contract for the foundations for a Bessemer Mixer and Bessemer Mixing Building to the Raymond Concrete Pile Co., 146 Cedar st, N. Y. C., and Baltimore.

**JERSEY CITY, N. J.**—The Turner Construction Co., 11 Broadway, has received the general contract for the construction of a warehouse for the Standard Oil Co. of New Jersey at their Claremont, Jersey City plant. Building to be 230x151 ft., 2-stys in height, and reinforced concrete throughout. Work to be undertaken at once.

MUNICIPAL WORK.

CENTRAL PARK.—(Sub.)—The Plymouth Seam Face Granite Co., 101 Park av, has secured the contract to supply the granite for the Fire Alarm Control Station to be erected in Central Park.

BELLEVILLE, N. J.—A contract to lay 12-in. water mains here has been awarded by the Borough Council to Partridge & Burke, Lodi, N. J.

ALBANY, N. Y.—The contract for the construction of the concrete dock wall in connection with the river front improvement at Albany, has been awarded to the Phoenix Construction Co., N. Y. C.

RIVERSIDE, N. J.—The Township Committee has awarded a contract for sidewalk improvements to Banks & Kalbach, Wildwood, N. J., at \$32,400.

CHARLESTON, S. C.—The contract for the construction of concrete wharves at the navy yard has been awarded to Snare & Triest Co., N. Y. C., at \$284,230.

BAYONNE, N. J.—The City Council has awarded a contract to the Uvalde Asphalt Co., N. Y. C., at \$37,160 for the construction of asphalt paving on Sisson court, 28th, 42d and 51st sts.

POWER HOUSES.

50TH ST.—(Sub.)—The N. Y. C. & H. R. R. R. has awarded the contract for the installation of the storage battery equipment, switchboards, boosters and wiring in the lighting rotary substation building in 50th st, near Lexington av, to the Gould Storage Battery Co., 30 East 42d st.

SCHOOLS AND COLLEGES.

WEST ORANGE, N. J.—John Lowry, Jr., 235 5th av, N. Y. C., has received the general contract to erect a 2-sty brick or concrete high school and auditorium at Gaston and Fairmount sts for the Board of Education of West Orange. Dillon, McLellan & Beadel, 3 West 29th st, N. Y. C., are architects. Clark, MacMullen & Riley, 101 Park av, N. Y. C., are steam and electrical engineers. Cost about \$122,000.

NORTHAMPTON, MASS.—(Sub.)—The contract for the installation of a heating and ventilating system in the addition to the high school has been awarded to the Wyckoff & Lloyd Co., Springfield, Mass., at \$10,025.

BOSTON, MASS.—The contract for the trade school building for the Wentworth Institute at Huntington av and Ruggles st has been awarded to the Whitney Co., 1 Liberty st, N. Y. C., to be of brick and stone, 3-stys, 68x125 ft., and to cost \$125,000. Peabody & Stearns, 53 State st, are the architects.

STORES, OFFICES AND LOFTS.

5TH AV. (sub.)—Alex. Bryant, 261 W. 25th st has the contract for plumbing in the office building being erected at 323 5th av.

LIBERTY, N. Y.—Jones & Beers, 16 Eldridge st, Binghamton, N. Y., have received the general contract to erect a 3-sty brick business block, 95x176 ft., at Chestnut and North Main sts for B. F. Green, 46 Chestnut st, owner. E. P. Valkenberg, 42 North st, is architect. Cost about \$100,000.

THEATRES.

HAMILTON AV.—Siegel & Gottlieb, 308 West 116th st, N. Y. C., have received the general contract to erect a 1-sty addition, 20x40 ft, to the moving picture theatre on the east side of Ft. Hamilton av, 195 ft. south of 38th st, for Louis Mandelson, on premises, owner. M. Joseph Harrison, 230 Grand st, N. Y. C., is architect.

TORONTO, ONT., CANADA.—(Sub.)—The Superior Cornice & Skylight Works, Inc., 214-216 East 127th st, N. Y. C., have received orders to furnish two superior automatic theatre ventilators for the Sheas Hippodrome, Toronto, Ont., Canada. Leon H. Lempert & Son are the architects. The Dominion Iron Co., of Toronto, are sub-contractors.

BUFFALO, N. Y.—(Sub.)—The Superior Cornice & Skylight Works, Inc., 214-216 East 127th st, N. Y. C., have received orders to furnish one of their superior automatic theatre ventilators for the Gayety Theatre, Buffalo, N. Y. W. H. McElfatrick, architect. The Jameson Roofing Co. are the sub-contractors.

MISCELLANEOUS.

QUEENS.—Snare & Triest, Woolworth Building, N. Y. C., have received the contract for the Rapid Transit railroad, section 1, routes 36 and 57, at the Queensboro Bridge Plaza, over Queensboro Bridge, for the Public Service Commission, Edward E. McCall, chairman.

BROADWAY (sub.)—Public Service Commission awarded the contract this week for demolishing the southern half of the old Astor House to the Hudson Wrecking and Lumber Co., of 135 Broadway, and stipulated that the work should be begun in two days and completed in fifty-five days, including Sundays and legal holidays. The Hudson Wrecking and Lumber Co. made the highest offer, and will pay the commission \$3,833.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

CHRYSTIE ST. 67, 6-sty brick tenement, 25x71; cost, \$17,000; owner, Henry M. Greenberg, 127 Delancey st; architect, Frank Straub, 25 West 42d st. Plan No. 399.

FACTORIES AND WAREHOUSES.

75TH ST. 505-7 East, 3-sty brick factory, 50x99; cost, \$10,000; owner, Berent C. Gerken, 1511 3d av; architect, Sidney F. Oppenheimer, 1511 3d av. Plan No. 401.

STORES AND TENEMENTS.

RIVERSIDE DRIVE & 150TH ST, s e cor, 10-sty brick tenement, 103-115; cost, \$450,000; owner, Be Glad Const. Co. (Robert M. Silver-

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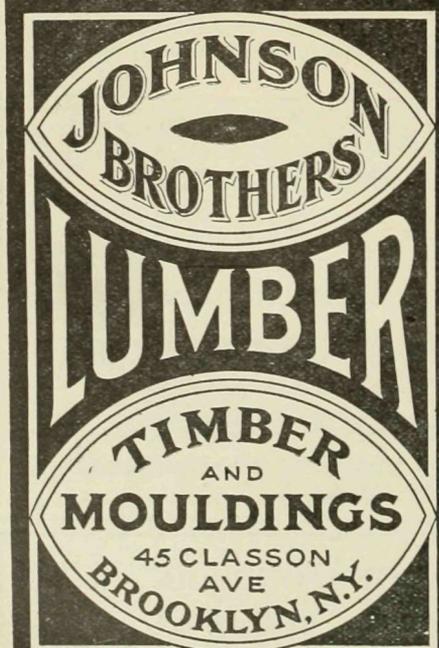
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## Plans Filed—Manhattan (Continued).

man, Pres.), 150th st & Riverside Drive; architect, Geo. Fred Pelham, 30 East 42d st. Plan No. 398.

STORES, OFFICES AND LOFTS.  
10TH AV, 100-102, 3-sty brick loft, 39x93; cost, \$20,000; owner, Michael McGuire, 1328 Broadway; architect, Jas. S. Maher, 1328 Broadway. Plan No. 397.

MISCELLANEOUS.  
123D ST, 436 East, 1-sty brick work shop, 15x37; cost, \$500; owner, Louis Hemmerdinger, 760 Beck st; architect, Carl J. Itzel, 847 Freeman st. Plan No. 400.

## Bronx.

## DWELLINGS.

ELY AV, e s, 97.6 s Boston rd, 2-sty brick dwelling, tin roof, 21x30; cost, \$3,500; owner, Fred F. Byron, 1138 Forest av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 512.

WESTERVELT AV, e s, 100 s Burke av, 1-sty frame dwelling, tin roof, 18x30; cost, \$1,000; owner, O. A. Siefert, Eastchester rd; architect, Chas. E. Reid, 132 East 23d st. Plan No. 516.

223D ST, s s, 235 e Barnes av, 1-sty brick dwelling, tar and gravel roof, 20x51.6; cost, \$2,500; owner, David Schini, 760 East 213th st; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 519.

## FACTORIES AND WAREHOUSES.

165TH ST, s s, 205.11 e Brook av, 1-sty brick storage, 18x26; cost, \$700; owner, T. Ketcham, on premises; architect, M. J. Garvin, 3307 3d av. Plan No. 515.

## STABLES AND GARAGES.

TOWNSEND AV, e s, 84.11 s 176th st, 1-sty brick garage, slag roof, 25x96; cost, \$4,000; owner, Annie E. Garbe, 1752 Walton av; architect, Louis E. Dell, 1133 Broadway. Plan No. 517.

FRISBY AV, s s, 175.2 e Benson st, 2-sty brick garage, slag roof, 25x88.1; cost, \$5,000; owners, Bronx Gas & Electric Co., Westchester; architects, John B. Snook Sons, 261 Broadway. Plan No. 518.

## STORES AND TENEMENTS.

MARMION AV, w s, 75.1 s 179th st, 5-sty brick tenement, slag roof, 66.08x135; cost, \$75,000; owner, Jos. Diamond Const. Co., Jos. Diamond, 1139 Wyatt st, Pres.; architect, Henry Nordheim, 1087 Tremont av. Plan No. 514.

## MISCELLANEOUS.

CASTLE HILL AV, w s, 702.8 n Starling av, 1-sty frame tool house, 25x50; cost, \$350; owner, Anthony Buonicore, 1536 Purdy st; architect, Henry Nordheim, 1087 Tremont av. Plan No. 513.

## Brooklyn.

## DWELLINGS.

EAST 25TH ST, w s, 137.6 n Av K, 2½-sty frame dwelling, 22x40, shingle roof, 1 family; cost, \$3,000; owner, Margt M Seebeck, 44 Court st; architect, Benj. Hudson, 319 9th st. Plan No. 4817.

EAST 42D ST, w s, 360 s Av J, 2-sty frame dwelling, 14x50, shingle roof, 2 families; cost, \$2,200; Thos. Dolan, 2212 8th av, N. Y.; architect, Wm. Richter, 4411 18th av. Plan No. 4807.

EAST 55TH ST, w s, 460 n Av O, 2-sty brick dwelling, 20x40, gravel roof, 2 families; cost, \$5,000; owner, Filippo Mapoli, 347 Lincoln pl; architect, C. P. Cannella, 60 Graham av. Plan No. 4808.

63D ST, s s, 80 e 18th av, 2-sty brick store and dwelling, 20.3x50, gravel roof, 2 families; cost, \$4,500; owner, Mary M. Dennehy, 18 Av F; architect, Chas. G. Wessell, 1563 East 46th st. Plan No. 4802.

LINWOOD ST, e s, 245 s New Lots av, 1-sty and basement brick dwelling, 20x28, gravel roof, 2 families; cost, \$1,500; owner, Angela Benedetto, 32 Skillman st; architect, Ernest Dennis, 241 Schenck av. Plan No. 4781.

SNEDIKER AV, w s, 290 n Hegeman av, 2-sty brick dwelling, 20x55, gravel roof; cost, \$3,000; owner, Meyer Chizner, 28 Osborne st; architect, Morris Rothstein, 627 Sutter av. Plan No. 4835.

SNEDIKER AV, w s, 270 n Hegeman av, 2-sty brick store and dwelling, 20x55, gravel roof; cost, \$3,300; owner, Meyer Chizner, 28 Osborne st; architect, Morris Rothstein, 627 Sutter av. Plan No. 4834.

EAST 39TH ST, w s, 280 s Linden av, two 2-sty frame dwellings, 17x41, gravel roof, 2 families each; total cost, \$6,000; owner, Nelson E. Flandean, 754 Flatbush av; architect, C. P. Cannella, 60 Graham av. Plan No. 4840.

WORTMAN AV, n e cor Berriman st, 1-sty frame dwelling, 20x37, tin roof, 1 family; cost, \$1,400; owner, Nathan Herman, 693 Cleveland st; architect, E. Dennis, 241 Schenck av. Plan No. 4841.

EAST 94TH ST, w s, 185 n Av G, 2-sty frame dwelling, 16x20, — roof, 1 family; cost, \$1,000; owner and architect, G. A. Morris, Jr., Ridgewood, N. J. Plan No. 4848.

MANHATTAN AV, w s, 207 n Highland av, 2½-sty brick dwelling, 32x28, shingle roof, 1 family; cost, \$5,000; owner, W. B. Breck, Newark, N. J.; architect, Geo. F. Morse, 546 East 17th st. Plan No. 4853.

## STABLES AND GARAGES.

IRVINGTON PL, n s, 300 w East 17th st, 1-sty frame garage, 12x15, shingle roof; cost, \$350; owner and architect, Edw. R. Strong, 599 East 21st st. Plan No. 4777.

OVINGTON AV, w s, 236.9 n 5th av, 1-sty brick garage, 20x18, shingle roof; cost, \$700; owner, J. Pitman, 450 Ovington av; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 4786.

PRESIDENT ST, s s, 250 w Kingston av, 1-sty brick garage, 16x20, gravel roof; cost, \$400; owner, M. Waldman, 1382 President st; architects, Haskin Constn Co., 253 Kingston av. Plan No. 4829.

## STORES AND TENEMENTS.

EASTERN PARKWAY, n s, 200 w Schenectady av, two 4-sty brick tenements, 53.3x69.3, gravel roof, 16 families each; total cost, \$80,000; owner, Parkvale Realty Co., Utica av & Sterling pl; architect, C. M. Johnson, Inc., 395 St. Johns pl. Plan No. 4799.

RYERSON ST, e s, 78.6 s Myrtle av, 4-sty brick tenement, 22.6x100, gravel roof, 16 families; cost, \$10,000; owner, Leon Geismann, 450 Ocean parkway; architect, Wm. Debus, 86 Cedar st. Plan No. 4871.

## MISCELLANEOUS.

BROOKLYN AV, e s, 108 s Tilden av, 1-sty frame greenhouse, 12x70, glass roof; cost, \$175; owner, Thos Dixon, on premises; architect, Wm. J. Twiss, 49 Prospect st. Plan No. 4774.

OCEAN PARKWAY, e s, 424.6 n Neptune av, 1-sty frame wood shop, 20x100, flat roof; cost, \$500; owner, Marcus Illious, — Ocean parkway; architect, Jas. F. Brewster, 2936 West 1st st, C. I. Plan No. 4789.

STEBEN ST, e s, 150 s Myrtle av, 1-sty brick grandstand and dressing room, 18.3x65, concrete roof; cost, \$3,000; owner, Morris Bldg. Co., 207 Rogers av; architect, John A. Gurd, 281 5th av, N. Y. Plan No. 4792.

ROCKAWAY AV, n e cor Stanley av, 1-sty frame shed, 21x150, gravel roof; cost, \$500; owner, Empire Lumber Co., on premises; architects, Farber & Markowitz, 189 Montague st. Plan No. 4833.

SACKETT ST, n s, 70 w 3d av, 1-sty brick lavatory, 7.7x94, gravel roof; cost, \$300; Rosie Firneno, 575 Sackett st; architect, Jas. A. Eoyle, 367 Fulton st. Plan No. 4863.

## Queens.

## DWELLINGS.

ROCKAWAY BEACH.—Beach 82d st, w s, 542 s Boulevard, 3-sty frame dwelling, 18x90, slag roof; cost, \$3,000; owner, P. Harding, 18 Beach 83d st, Rockaway Beach. Plan No. 2531.

CORONA.—Forest st, s s, 125 & 150 w Warren st, two 2-sty frame dwellings, 20x46, tin roof; cost, \$6,600; owner, F. Mangellette, Madison av, Ridgewood; architect, R. W. Johnson, 60 Hunt st, Corona. Plan Nos. 2529-2530.

RICHMOND HILL.—Vine st, e s, 145 s Steuart av, two 2-sty frame dwellings, 34x50, tar roof; cost, \$9,000; owner, M. Anthony, Jamaica; architect, E. E. Anthony, Jamaica. Plan No. 2522.

RIDGEWOOD.—Ford av, w s, 180 n Deyo st; two 2-sty frame dwellings, 17x39, tin roof; cost, \$4,000; owner, E. A. Fellows, 169 4th st, Woodhaven; architect, A. E. Richardson, Flushing. Plan No. 2523.

RIDGEWOOD.—Ford av, w s, 220 n Deyo st; two 2-sty frame dwellings, 17x39, tin roof; cost, \$4,000; owner, E. A. Fellows, 169 4th st, Woodhaven; architect, A. E. Richardson, Flushing. Plan No. 2524.

ELMHURST.—Koerner st, w s, 120 s Jefferson st, 2-sty frame dwelling, 20x50, tin roof; cost, \$3,000; owner, J. Hagman, Elmhurst; architects, Jackson & Spinken, Richmond Hill. Plan No. 2525.

WINFIELD.—Shell rd, s e cor Bowne av, 2-sty frame dwelling, 23x41, tar roof; cost, \$2,800; owner, C. Schroeter, 14 Hicks av, Winfield; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 2526.

L. I. CITY.—Pearsall st, n s, 225 w Gale st, 2-sty frame dwelling, 16x27, tar roof; cost, \$1,200; owner, J. Isndinsky, on premises; architect, J. McKeelof, 154 India st, Brooklyn. Plan No. 2528.

ROCKAWAY BEACH.—Undine av, e s, 462 s Boulevard, eight 2-sty frame bungalows, 19x31, shingle roof, 2 families; cost, \$8,000; owner, I. V. Golden, Thetis av, Rockaway Beach; architect, Wm. Rothschild, Washington av, Rockaway Beach. Plan Nos. 2537 to 2540.

ELMHURST.—Koerner st, w s, 120 s Jefferson st, 2-sty frame dwelling, 20x50, tin roof, 2 families; cost, \$3,000; owner, John Hagmann, Elmhurst; architects, Jackson & Spinken, Jamaica av, Richmond Hill. Plan No. 2525.

FLUSHING.—16th st, e s, 197 s Sandford av, 2½-sty frame dwelling, 21x39, shingle roof, 1 family; cost, \$3,800; owner, J. E. Mattison, Cedar Court, Flushing; architect, H. W. Chapin, 11 Cedar st, Flushing. Plan No. 2542.

ROCKAWAY BEACH.—Hammells av, e s, 601 s Boulevard, ten 2-sty frame bungalows, 14x41, shingle roof, 2 families; cost, \$16,000; owners, Mollé & Mejo, 490 Boulevard, Rockaway Beach; architect, J. B. Smith, 67 North Fairview av, Rockaway Beach. Plan Nos. 2544-2553.

EAST RIDGEWOOD.—Ford av, w s, 220 n Deyo st, two 2-sty frame dwellings, 17x39, tin roof, 1 family; cost, \$4,000; owner, E. A. Fellows, 169 4th st, Woodhaven; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 2524.

WINFIELD.—Shell rd, s e cor Bowne av, 2-sty frame dwellings, 27x41, tar and gravel roofing, 1 family; cost, \$2,800; owner, Carl Schlachter, 14 Hicks av, Winfield; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 2526.

KEW.—Austin st, s e cor Newbold pl, two 2½-sty frame dwellings, 24x32, shingle roof, 1 family; cost, \$8,000; owner, John F. Kendall, 1023 Beverly rd, Brooklyn; architects, Slee & Bryson, 154 Montague st, Brooklyn. Plan Nos. 2554-2555.

LONG ISLAND CITY.—Pearsall st, 163, 2-sty frame dwelling, 16x27, tar and gravel roof, 2 families; cost, \$1,200; owner, J. Gudmenski, premises. Plan No. 2528.

JAMAICA ESTATES.—Kent rd, w s, 100 s Abington rd, 2½-sty brick dwelling, 39x27, shingle roof, 1 family; cost, \$5,000; owner, John P. Richter, 420 East 88th st, N. Y. C.; architect, Geo. W. Kibitz, 800 East 175th st, Bronx. Plan No. 2543.

CORONA.—Forest st, s s, 125 w Warren st, two 2-sty frame dwellings, 20x46, tin roof, 2 families; cost, \$6,000; owner, Frank Mangelletti, Madison av, Ridgewood; architect, Robert W. Johnson, 60 Grove st, Corona. Plan Nos. 2529-30.

ROCKAWAY BEACH.—Beach 82d st, w s, 542 s Boulevard, 3-sty frame dwelling, 28x90, slag roof, 1 family; cost, \$3,000; owner, Pauline Hartung, 18 Beach 83d st, Rockaway Beach; architect, Paul Hartung, same address. Plan No. 2531.

WOODHAVEN.—Sterling st, s s, 92 w Benedict av, 2½-sty frame dwelling, 18x37, shingle roof, 1 family; cost, \$3,500; owner, Mary Weiderhold, 42 Benedict av, Woodhaven; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan No. 2532.

ROCKAWAY BEACH.—Dakota st, e s, 260 n Bayview drive, 1-sty frame dwelling, 30x40, shingle roof, 1 family; cost, \$3,000; and Seminole st, w s, 340 n Bayside drive, 1-sty frame dwelling, 30x40, shingle roof, 1 family; cost, \$3,000; owner, Neponset Building Co., Neponset, L. I.; architect, J. P. Powers Co., Rockaway Beach. Plan Nos. 2586-87.

JAMAICA.—Pierson av, n s, 400 w Jeffrey av, four 2½-sty frame dwellings, 18x39, shingle roof, 1 family; cost, \$5,600; owner, Lushen Bros., George & Franklin sts, Jamaica; architect, Robert Kurz, 324 Fulton st, Jamaica. Plan Nos. 2570 to 2573.

RIDGEWOOD.—Prospect av, w s, 125 n Bleecker st, two 2-sty brick dwellings, 20x55, slag roof, 2 families; cost, \$8,000; owner, Cornelius Werberg, 102 Catalpa av, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 2574-75.

MASPETH.—Elm st, n s, 100 w Fisk av, 2-sty frame dwelling, 20x46, tin roof, 1 family; cost, \$3,000; owner, James J. Cox, Fulton st, Maspeth; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 2581.

RICHMOND HILL CIRCLE.—Bergen Landing rd, e s, 150 n Majestic av, 1½-sty frame dwelling, 28x23, shingle roof, 1 family; cost, \$200; owner, Albert Smith, 777 Hart st, Brooklyn. Plan No. 2583.

JAMAICA.—Bergen Landing rd, e s, 240 s Mott st, 2-sty frame dwelling, 15x40, tar and gravel roof, 1 family; cost, \$1,200; owner, Stephan Hanahran, 12 Gelston av, Brooklyn. Plan No. 2584.

ARVERNE.—Remington av, e s, 420 s Amstel boulevard, 2-sty frame dwelling, 23x37, shingle roof, 1 family; cost, \$3,200; owner, Teresa Spinnella, 57 No. Carlton av, Rockaway Beach; architects, J. P. Powers Co., Rockaway Beach. Plan No. 2588.

GLENDALE.—Epsilon pl, e s, 225 s Myrtle av, six 2-sty brick dwellings, 20x55, tar and gravel roof, 2 families; cost, \$24,000; owner, Blasius Benzler, care architect; architect, Fredk. Dassau, 1373 Broadway, Brooklyn. Plan No. 2561.

FLUSHING.—Mulberry av, n s, 425 w Jamaica av, 2½-sty frame dwelling, 19x32, shingle roof, 1 family; cost, \$3,200; owner, Lindar, 28 Jamaica av, Flushing; architect, C. L. Varone, Corona av Corona. Plan No. 2563.

ELMHURST.—19th st, n e cor Albermarle terrace, 2-sty brick dwelling, 25x35, shingle roof, 1 family; cost, \$4,500; owner, E. C. Van Dente-kom, 4 Belmont av, Winfield; architect, P. E. Anderson, 16 Arlington av, Elmhurst. Plan No. 2564.

ELMHURST.—Newtown av, n e cor 3d st, 2½-sty frame dwelling, 18x40, shingle roof, 1 family; cost, \$3,200; owner, Ernestine Maxon, 66 4th st, Elmhurst; architect, S. Maxon, Jr., same address. Plan No. 2565.

**HOTELS.**

CYPRESS HILLS.—Cypress Hills rd, s w cor Fresh Pond rd, 2-sty frame hotel, 55x32, paroid roof; cost, \$8,000; owner, J. Banzer Estate, Brooklyn, N. Y.; architect, owner. Plan No. 2556.

**STORES AND DWELLINGS.**

WOODHAVEN.—Sterling st, s e cor Ferry st, two 2-sty brick stores and dwellings, 20x59, slag roof, 2 families; cost, \$11,000; owner, Mary Weiderhold, 42 Benedict av, Woodhaven; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan Nos. 2533-34.

RIDGEWOOD.—Fresh Pond rd, e s, 62 n Madison st, 4-sty brick store and dwelling, 38x 61, felt and gravel roof, 8 families; cost, \$13,000; owner, Ring-Gibson Co., 766 Fresh Pond rd, Ridgewood; architect, Carl Otto, 130 Fulton st, N. Y. C. Plan No. 2566.

**STORES AND TENEMENTS.**

RIDGEWOOD.—Fresh Pond rd, s e cor Wood-bine st, 4-sty brick store and tenement, 24x84, slag roof, 6 families; cost, \$15,000; owner, Ring-Gibson Co., 766 Fresh Pond rd, Ridgewood; architect, Carl Otto, 130 Fulton st, N. Y. C. Plan No. 2568.

RIDGEWOOD.—Fresh Pond rd, e s, 24 n Madison st, 4-sty brick store and tenement, 38x 61, siag roof, 8 families; cost, \$13,000; owner, Ring-Gibson Co., 766 Fresh Pond rd, Ridge-wood; architect, Carl Otto, 130 Fulton st, N. Y. C. Plan No. 2569.

RIDGEWOOD.—Fresh Pond rd, n e cor Wood-bine st, 4-sty brick store and tenement, 24x82, slag roof, 6 families; cost, \$14,000; owner and architect, as above. Plan No. 2567.



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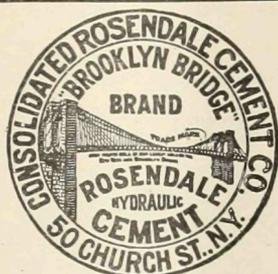
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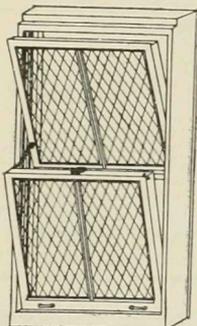
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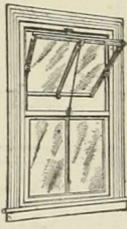
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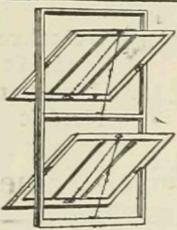
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#### Plans Filed—Queens (Continued).

RIDGEWOOD.—Putnam av, s s, 164 e Prospect av, 3-sty brick tenement, 20x66, tin roof, 3 families; cost, \$4,000; owner, Anton Kluepfel, 1792 Madison st, Ridgewood; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 2576.

RIDGEWOOD.—Prospect st, s e cor Putnam av, six 3-sty brick tenements, 24x80, tin roof, 6 families; cost, \$40,000; owner, Anton Kluepfel, 1792 Madison st, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 2577-78-79.

#### THEATRES.

ROCKAWAY BEACH.—Boulevard, n s, 50 w Pleasant av, 1-sty brick moving picture show, 52 x97, slag roof; cost, \$10,000; owners, Kramer & Klein, 60 Fairview av, Rockaway Beach; architects, J. P. Powers Co., Rockaway Beach. Plan No. 2559.

#### MISCELLANEOUS.

WOODHAVEN.—Jamaica av, s w cor Boyd av, frame tool house, 16x10, paper roof; cost, \$50; owner, P. E. Nolan, 3954 Fulton st, Woodhaven. Plan No. 2527.

WOODHAVEN.—Jamaica av, s w cor Boyd av, 1-sty frame tool house, 16x10, paper roof; cost, \$50; owner, P. E. Nolan, Fulton st, Jamaica. Plan No. 2527.

QUEENS.—Sherwood av, s e cor Hempstead av, 1-sty frame shed, 20x20, tin roof; cost, \$75; owner, F. Scholtmann, premises. Plan No. 2541.

FLUSHING.—Broadway, n s, 184 e Collins av, 1-sty frame stand, 10x16, gravel roof; cost, \$400; owner, L. I. News Co., Flushing. Plan No. 2536.

DUNTON.—Atlantic av, n s, 160 w Frost av, 1-sty brick station, 50x18, tar and gravel roof; cost, \$5,000; owner and architect, L. I. R. R. Co., Penn Terminal, N. Y. C. Plan No. 2560.

#### Richmond.

#### DWELLINGS.

4TH AV, s s, 100 e Bismarck av, New Brighton, 2-sty frame dwelling, 21x28; cost, \$2,600; owner, Louis Gramphay, New Brighton; architect, Charles B. Hencker, Tompkinsville; builder, Karlson Bros., Tompkinsville. Plan No. 639.

AT THE BEND OF DOUGLAS RD, Emerson Hill, 2-sty brick dwelling, 51x28; cost, \$10,000; owner, Christine A. Williams, Emerson Hill; architect, Thos. Nast, 1170 Broadway; builder, J. Dall Const. Co., N. Y. C. Plan No. 640.

MADISON AV, e s, 450 n Richmond Valley rd, Richmond Valley, two 2-sty frame dwellings, 20x24; total cost, \$1,200; owner, architect and builder, H. M. Madson, Tottenville. Plan No. 641.

PARK AV, w s, 150 n Whittaker pl, Dongan Hills, 2-sty frame dwelling, 20x28; cost, \$2,500; owner and architect, Louis Doerr, Stapleton. Plan No. 642.

WATERSIDE ST, s s, 300 e Britton st, New Dorp, 1-sty frame bungalow, 18x21; cost, \$775; owner, C. Pekar, New Dorp; builder, A. Mathon, Grant City. Plan No. 650.

OAKLAND AV, e s, 158 n Forest av, West New Brighton, 2-sty frame dwelling, 28x41; cost, \$5,000; owner, John A. Franklin, Port Richmond; architect, T. J. Nettleton, West New Brighton; builder, Hans Hermansen, West New Brighton. Plan No. 645.

CRESCENT AV, w s, 900 s Boulevard, Great Kills, 1-sty frame bungalow, 21x29; cost, \$800; owner, W. Hoffman, Great Kills; builder, W. Peters, Great Kills. Plan No. 646.

#### STORES AND DWELLINGS.

RICHMOND TERRACE, s w c, & Lockman av, Mariners Harbor, 2-sty brick store and dwelling, 25x66½; cost, \$6,250; owner, J. Sokoloc, Mariners Harbor; architect, Harry W. Pelcher, Port Richmond; builder, Kahn Bros., Brooklyn. Plan No. 643.

FIELDER'S AV, s e cor, and Richmond turnpike, Tompkinsville, 2-sty brick store and dwelling, 25x45; cost, \$8,000; owner, John E. Gannon, Tompkinsville; architect, Daniel Santoro, Tompkinsville. Plan No. 644.

#### MISCELLANEOUS.

OLD TOWN RD, n s, 50 e Madison st, Arrochar, 1-sty frame shed, 12x12; cost, \$90; owner, Virginia Mancini, Arrochar; builder, J. Nastasi, Arrochar. Plan No. 649.

WASHINGTON AV, n s, 100 w railroad, Grant City, 1-sty frame barn, 18x26; cost, —; owner, F. W. Paulsen, Grant City. Plan No. 651.

SENECA & MAGNOLIA AVS, n e cor, Dongan Hills, 1-sty frame auto shed, 14x16; cost, \$100; owner, H. E. Wittemann, Dongan Hills; builder, Richmond Borough Con. Co., Stapleton. Plan No. 652.

ARRIETTA ST, Tompkinsville, 1-sty frame temporary shed, 75x130; cost, \$1,100; owner, American Dock Co., Tompkinsville; builder, Hesse & Offenjust, Stapleton. Plan No. 647.

RICHMOND AV, 400 n Richmond Hill rd, New Springville, 2-sty brick wash house, 20x32; cost, \$550; owner, William Eth, New Springville; architect and builder, Claude W. Decker, New Springville. Plan No. 648.

#### PLANS FILED FOR ALTERATIONS.

#### Manhattan.

CANAL ST, 417-421, new 8-sty addition to 8-sty brick offices and lofts; cost, \$30,000; owner, The Corporation of Trinity Church, 187 Fulton st; architects, Renwick, Aspinwall & Tucker, 320 5th av. Plan No. 2920.

CHURCH ST, 12-18, new store fronts to 5-sty brick store and offices; cost, \$450; owners, Sarah A. Hadley et al, 57 West 73d st; architect, Wm. P. Carl, 514 1st av. Plan No. 2927.

COOPER SQ, 30, new show windows and partitions to 3-sty brick show rooms; cost, \$1,000; owner, Jacob Lorillard Estate, 14 Wall st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 2950.

DUANE ST, 203, new partition and skylights to 5-sty brick warehouse; cost, \$500; owners, Mary Gerdes et al, 408 Stuyvesant av, Brooklyn; architect, Philip Resnyak, 40 West 32d st. Plan No. 2949.

EAST HOUSTON ST, 210, reset entrance to 4-sty brick moving pictures and loft; cost, \$150; owner, Louis Minsky, Chrystie and Houston sts; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2903.

DELANCEY ST, 108, new seating and partitions to moving picture show and lofts; cost, \$200; owner, Essex Amusement Co. (William Welkowitz, Pres.), 108 Delancey st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 2883.

ELDRIDGE ST, 218-220, new show windows to 5-sty brick stores and tenement; cost, \$1,000; owner, Harris Schwartz, 218 Eldridge st; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 2943.

FORSYTH ST, 188, new plumbing and new partitions to 5-sty tenement; cost, \$500; owner, Sarah R. Mann, 250 South st; architect, Max Muller, 115 Nassau st. Plan No. 2890.

FORSYTH ST, 192, new stairs to 6-sty brick stores and tenement; cost, \$30; owner and architect, John Robinson, 17 East 97th st. Plan No. 2906.

GOERCK ST, 71-73, new partition and double galv.-l.; cost, \$250; owner, Marcus Rosenthal, 35 Nassau st; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 2891.

NEW CHAMBERS ST, 56-58, masonry and new store front to 5-sty brick store and tenement; cost, \$1,500; owner, Joseph Marrona, 58 Roosevelt st; architect, Jno. A. Rafrano, 28 Oliver st. Plan No. 2904.

NORFOLK ST, 150, enlarge windows to 5-sty brick store and tenement; cost, \$500; owner, Isaac Schlanger, 150 Norfolk st; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 2942.

OAK ST, 8, new partition and door to 4-sty brick store and tenement; cost, \$350; owner, Bernard Golden, 23 Duane st; architect, Michael Conniffe, 23 Duane st. Plan No. 2916.

RIVINGTON ST, 36, new stairs to 5-sty brick store and hotel; cost, \$2,000; owner, Barbara Porges, 36 Rivington st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2922.

STANTON ST, 139-141, new store front to 6-sty brick store and tenement; cost, \$100; owner, Max Lozarue, 139 Stanton st; architects, Horenburger & Bades, 122 Bowery. Plan No. 2944.

STUYVESANT ST, 6, remove partition to 2-sty brick store and lofts; cost, \$50; owner, Henry Biermann, 157 Keap st, Brooklyn; architect, John Neilson, 91 East 10th st. Plan No. 2896.

WEST ST, 115, erect marquise to 4 and 5-sty brick cafe and hotel; cost, \$280; owner, Peter Wilkens, 2911 Heath av, Kingsbridge; architect, John Keliar, 1050 Broadway, Brooklyn. Plan No. 2915.

STH ST, 14 West, masonry to 4-sty brick dwelling; cost, \$400; owner, J. Henry Wark, 31 Nassau st; architect, Henry R. Polak, 358 Stone av, Brooklyn. Plan No. 2945.

STH ST, 21 West, reset stoop to 5-sty brick residence; cost, \$285; owner, Maria L. Camachao, 52 William st; architects, Hughes & Hughes, 404 West 34th st. Plan No. 2913.

23D ST, 338 East, new store front to 4-sty brick office and dwelling; cost, \$150; owner, Calvary Church, 103 East 21st st; architect, Russell W. Lether, 145 East 23d st. Plan No. 2900.

26TH ST, 55-57 West, alterations to 6-sty brick stores and lofts; cost, \$600; owner, James J. Coogan, 604 Broadway; architect, Frank Maasam, 29 West 34th st. Plan No. 2892.

2TH ST, 1 East, remove staircase to 5-sty restaurant and lofts; cost, \$150; owner, Estate of Charles A. Coe, 69 Wall st (Henry E. Coe, executor); architect, Otto L. Spannhake, 233 East 78th st. Plan No. 2888.

32D ST, 106-108 West, steel and glass marquise to 6-sty brick store and loft; cost, \$250; owner, Louis A. Pincus, on premises; architect, Geo. Dress, 1436 Lexington av. Plan No. 2935.

33D ST, 1 East, masonry and stairs to 5-sty brick stores and offices; cost, \$100; owner, Estate of Margaret L. Zborowski, 32 Liberty st; architect, J. Albert Johnson, 303 East 78th st. Plan No. 2909.

34TH ST, 57 East, masonry to 4-sty brick dwelling; cost, \$2,000; owner, James A. Trowbridge, 57 East 34th st; architect, Chas. P. H. Gilbert, 1123 Broadway. Plan No. 2928.

38TH ST, 18 West, 2-sty front extension to 4-sty brick stores and dwelling; cost, \$10,000; owner, Mrs. Carrie Meyer, 30 West 22d st; architect, J. Sarsfield Kennedy, 157 Remsen st, Brooklyn. Plan No. 2929.

38TH ST, 236 West, new entrance to 3-sty brick dwelling; cost, \$50; owner, L. Napoleon Levy, 128 Broadway; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2901.

40TH ST, 113-119 West, new partitions to 22-sty brick lofts and offices; cost, \$450; owner, Philip Lewisohn, 88-90 5th av; architect, Harry M. Clawson, 71 Broadway. Plan No. 2912.

44TH ST, 19-23 West, new plumbing and window to 4-sty brick offices and theatre; cost, \$3,000; owner, Al. Hyman, 40th st and Broadway; architects, F. B. & A. Ware, 1170 Broadway. Plan No. 2948.

47TH ST, 218-220 West, new windows to 5-sty stores and lofts; cost, \$200; owner, Ella A. Gray, 9 West 29th st; architects, Gillespie & Carrel, 1123 Broadway. Plan No. 2887.

46TH ST, 126-132 West, new partition to 12-sty brick store and lofts; cost, \$450; owner, Leavitt Realty Co., 107 West 46th st; architect, Leavitt Realty Co., 107 West 46th st. Plan No. 2930.

51ST ST, 241 East, new stairs, masonry and skylights to 2-sty brick garage; cost, \$5,500; owner, Wm. J. Roome, 101 East 57th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2921.

55TH ST, 218-220 East, masonry and steel to 4-sty brick brewery; cost, \$2,000; owner, The Jacob Hoffmann Brewing Co., 211-13 East 55th st; architect, Alexander Baylies, 33-34 Bible House. Plan No. 2898.

65TH ST, 218-20 West, steel to 2-sty brick garage; cost, \$500; owner, Rose Weber, 319 West 94th st; architect, Joseph C. Cocker, 2017 5th av. Plan No. 2925.

71ST ST, 72 West, steel girder to 4-sty brick offices and dwelling; cost, \$130; owner, Robert E. Westcott, 33 Wall st; architect, Adolph F. Leicht, 9 East 42d st. Plan No. 2931.

72D ST, 174 East, new skylight and partition to 3-sty brick dwelling; cost, \$100; owner, Douglas L. Elliman, on premises; architect, Geo. Dress, 1436 Lexington av. Plan No. 2934.

74TH ST, 427 East, rear extension to 3-sty brick store and dwelling; cost, \$600; owner, Abram Freedman, 427 East 74th st; architect, Harry Zlot, 230 Grand st. Plan No. 2905.

78TH ST, 158 East, reset store front and new partitions to 3-sty dwelling; cost, \$500; owner, Abraham Kommel, 158 East 78th st; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 2884.

78TH ST, 153 East, new extension and plumbing to 3-sty brick dwelling; cost, \$2,000; owner, Chas. L. De Gauge, 153 East 78th st; architect, E. K. Rossiter, 15 West 67th st. Plan No. 2940.

81ST ST, 334 East, new steel, masonry, reset store front and partitions to 3-sty and basement stores and dwelling; cost, \$2,000; owner, Bertha Griff, 354 East 81st st; architect, Otto Spannhake, 233 East 78th st. Plan No. 2889.

89TH ST, 53 West, new partition to 4-sty brick dwelling; cost, \$200; owner, Lee L. Simon, 53 West 89th st; architect, John Hartell, 101 Park av. Plan No. 2933.

103D ST, 216 West, new partition to 5-sty brick store and tenement; cost, \$200; owner, Irving H. Smith, 216 West 103d st; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 2946.

111TH ST, 158-160 East, remove projections to two 3-sty brick dwellings; cost, \$300; owner, Herman Minzshemer, 160 East 111th st; architect, Patrick J. Bray, 57 Willow st. Plan No. 2941.

125TH ST, 401-407 West, reset building front to 1-sty brick church; cost, \$1,000; owner, St. Joseph's Catholic Church, 401-405 West 125th st; architect, Jobst Hoffmann, 318 West 121st st. Plan No. 2895.

125TH ST, 73 West, extension to 2-sty brick store and loft; cost, \$700; owner, Estate of Susan A. Hoagland, 73 West 125th st; architect, Matthew W. Del Gaudio, 401 East Tremont av. Plan No. 2902.

130TH ST, 305 West, new store fronts and partitions to 5-sty brick stores and tenement; cost, \$3,300; owner, The Ohio Realty Co., Cecillia Slater, Pres., 140 Nassau st; architect, Richard Rohl, 128 Bible House. Plan No. 2932.

AV A, 1364, alterations to 5-sty brick stores and tenement; cost, \$100; owner, Charles Klasek, 1364 Av A; architect, Frank J. Schefcik, 4168 Park av. Plan No. 2938.

AV A, 51, remove stage to 3-sty brick moving pictures and dwelling; cost, \$500; owner, Weiss Amusement Co., 21 West 26th st; architect, Jacob Fisher, 25 Av A. Plan No. 2911.

AV A, 112, new stairs, partitions and extension to 4-sty brick store and tenement; cost, \$2,500; owner, Benedict Bockar, 126 Broome st; architects, Gross & Kleinberger, Bible House. Plan No. 2907.

AV B, 81, new store front to 4-sty brick store and dwelling; cost, \$200; owner, Rebecca Frankenhaimer, 81 Av B; architect, Nat Schwartzberg, 1110 1st av. Plan No. 2926.

AMSTERDAM AV, 1829, reset store front to 5-sty stores and tenement; cost, \$200; owner, Adolph Eckstein, 512 West 151st st; architect, F. J. Schefcik, 4168 Park av. Plan No. 2882.

AMSTERDAM AV, 627, new store front to 4-sty brick store and tenement; cost, \$200; owner, L. Napoleon Levy, 128 Broadway; architect, Maxwell A. Cantor, 39 West 38th st. Plan No. 2936.

BROADWAY, 2881-5, new stores to 7-sty brick stores and apartments; cost, \$37,000; owners, F. Augustus Schermerhorn et al, 101 University pl; architects, Maynicke & Franke, 25 Madison Sq N. Plan No. 2893.

BROADWAY, 1578-90, new partition to 3-sty brick store and loft; cost, \$50; owner, Felix Isman, 1 East 40th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2939.

MADISON AV, 1399-1405, rebuild store front to 7-sty brick store and tenement; cost, \$200; owner, Solomon A. Arnstein, 600 West End av; architect, Otto Reissmann, 30 1st st. Plan No. 2897.

2D AV, 529, new plumbing to 4-sty brick store and tenement; cost, \$300; owner, Henry Koch, 642 Greene av, Brooklyn; architect, Chas. Gallo, 60 Graham av, Brooklyn. Plan No. 2919.

2D AV, 247-251, fireproofing to 5-sty brick moving pictures and lofts; cost, \$2,000; owner, Marie G. Barth, 241 West 101st st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 2899.

3D AV, 39, new stores, partitions and plumbing to 3-sty brick cafe and dwelling; cost, \$4,500; owner, James Brennan, 39 3d av; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 2947.

3D AV, 2184, masonry and steel to 2-sty brick store and moving picture theatre; cost, \$1,000; owner, Ridley Estate, Edward R. Finch, exr., 32 Nassau st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2894.

5TH AV, 461, masonry to 4-sty brick private building; cost, \$100; owners, Slawson & Hobbs, 162 West 72d st; architect, James H. Lynch, 2314 Broadway. Plan No. 2910.

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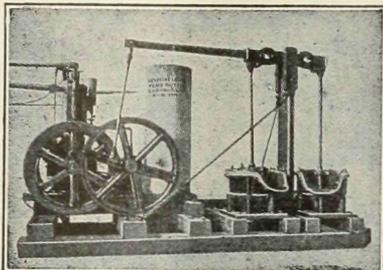


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## Plans Filed—Alterations, Manhattan (Cont.)

5TH AV, 936, enlarge dining room and new dumbwaiter to 4-sty stone residence; cost, \$7,000; owner, Edwin Gould, 165 Broadway; architect, Thomas Hastings, 225 5th av. Plan No. 2914.

5TH AV & 16TH ST, n e cor, new dumbwaiter and partitions to 13-sty stores and lofts; cost, \$250; owner, Realty Assets Co. (Raymond P. Roberts, Pres.), 527 5th av; architect, George A. Sumner, 989 So. Boulevard. Plan No. 2881.

6TH AV, 430-434, pine flooring to 6-sty stores and loft; cost, \$150; owner of land, Harriet G. Coogan, Plaza Hotel, 59th st & 5th av; of building, Tracy Rickards Co., 430 6th av (Jas. F. Sullivan, Sec., 430 6th av); architect, Paul C. Hunter, 191 9th av. Plan No. 2886.

6TH AV, 886, new partitions and masonry to 4-sty store and tenement; cost, \$500; owner, Theo. L. Maxwell, 76 West 50th st; architect, George Hof, Jr., 371 East 158th st. Plan No. 2885.

6TH AV 217, new show windows to 4-sty brick store and lofts; cost, \$300; owner, Frank Mitchell, 344 West 122d st; architect, Charles Gallo, 60 Graham av, Brooklyn. Plan No. 2917.

6TH AV, 626-628, new store fronts to 4-sty brick stores and dwelling; cost, \$1,500; owner, Geo. Cantrell Ridgewood, N. J.; architect, David Bleier, 545 East 139th st. Plan No. 2918.

6TH AV, 450-452, new partition and store front to 7-sty brick store and lofts; cost, \$350; owner, Max Redt, 17 West 33d st; architect, Frank J. Schefcik, 4168 Park av. Plan No. 2937.

7TH AV, 751, new store front to 4-sty brick store and dwelling; cost, \$500; owner, Archibald M. Mallay et al, 31 Nassau st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 2924.

8TH AV, 505, reset store fronts to 4-sty brick store and dwelling; cost, \$150; owner, John Keller, 491 8th av; architect, W. G. Clark, 438 West 40th st. Plan No. 2923.

BLACKWELLS ISLAND, opposite East 53d st, new elevators and fireproofing to 5-sty brick hospital; cost, \$15,000; owner, City of New York, Dept. of Public Charities, foot of East 26th st; architect, Frank Sutton, 80 Broadway. Plan No. 2908.

## Bronx.

174TH ST, n w cor 3d av, new store fronts to 5-sty brick stores and tenement; cost, \$1,000; owner, Peter Wilkins, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 438.

221ST ST, ss, 115 e Barnes av, 1-sty frame extension, 12x9 to 2-sty and attic frame dwelling; cost, \$350; owners, St Valentine's R. C. Polish Church, East 221st st; architect, John Davidson, 638 East 227th st. Plan No. 439.

McGRAW AV, n s, 80 w White Plains rd, 1-sty frame extension, 4x4, to 2-sty frame dwelling; cost, \$250; owner, Laurado Martino, on premises; architect, Anton Pirner, 2069 Westchester av. Plan No. 433.

SOUTHERN BOULEVARD, No. 2401, new store fronts, new toilets, to 3-sty frame store and dwelling; cost, \$500; owners, J. & M. Hafen Brew. Co., 398 East 152d st; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 437.

TREMONT AV, s s, 40 e Clinton av, new show windows to 3-sty frame store and dwelling; cost, \$100; owner, Christian Schuck, 736 Tremont av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 436.

WASHINGTON AV, 1187, 1-sty frame extension, 30x9.6, and remove projections of 3½-sty frame club rooms and dwelling; cost, \$1,800; owner, Lawyers Site Purchasing Co., Maurice S. Cohen, 64 Wall st, Pres.; architect, Wm. H. Meyer, 1861 Carter av. Plan No. 434.

WESTCHESTER AV, w s, 150.7 n Edison av, 2-sty frame extension, 13x25, to 2-sty frame store and dwelling; cost, \$1,500; owner, Andrew Quinto, 3009 Westchester av; architect, Chas. R. Baxter, 3023 Middletown rd. Plan No. 435.

## Brooklyn.

ASHFORD ST, w s, 190 n Sutter av, interior alterations to 2-sty dwelling; cost, \$450; owner, Louis Flemstern, 434 Ashford st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4779.

CARROLL ST, n s, 110 e Franklin av, plumbing to 2-sty dwelling; cost, \$225; owner, Margt. Higgins, 961 Carroll st; architect, Jas. F. Bly, 422 St. Marks av. Plan No. 4793.

CHESTER ST, e s, 165.6 s Pitkin av, extension to 2-sty dwelling; cost, \$500; owner, Chas. Levitt, on premises; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 4851.

CLARKSON ST, n w cor East 98th st, plumbing to 2-styables; cost, \$300; owner, John W. Mehl, Clarkson st and Hunterly rd; architect, Benj. A. Smith, 1237 Pacific st. Plan No. 4854.

DIVISION ST, n s, 180 e Rodney st, extension to dwelling; cost, \$100; owner, W. S. Zanelv, 293 Division st; architect, I. A. Crawford, 1095 Lorimer st. Plan No. 4868.

FULTON ST, s s, 60 e Brooklyn av, extension to railroad station; cost, \$15,000; owner and architect, Transit Development Co., 85 Clinton st. Plan No. 4850.

GOLD ST, s w cor Nassau st, interior alterations to 5-sty stores and tenement; cost, \$800; owner, Estate of Saml. Burling, 208 Gold st; architect, N. J. Conway, 400 Union st. Plan No. 4830.

GRAND ST, n s, 65.10 w Havemeyer st, interior alterations to 3-sty store and dwelling; cost, \$300; owner, Gussie Lowenthal, on premises; architect, Max Cohn, 280 Bedford av. Plan No. 4857.

GRAND ST, n s, 131.10 w Havemeyer st, exterior alterations to 3-sty dwelling; cost, \$300; owner, Morris Wasserman, on premises; architect, Max Cohn, 280 Bedford av. Plan No. 4856.

HARRISON AV, w s, 250 s Middleton st, interior alterations to store and dwelling; cost, \$500; owner, Peter Holnhagen, 122 Harrison av; architects, Koch & Wagner, 26 Court st. Plan No. 4801.

JACKSON ST, n s, 108.6 e Union av, plumbing to two tenements; cost, \$250; owner, M. Woods, 167 Jackson st; architect, Henry E. Entlich, 29 Montrose av. Plan No. 4800.

LORIMER ST, 37, interior alterations to 2-sty dwelling; cost, \$2,500; owner, Jos. Salzman, on premises; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 4805.

MELROSE ST, n s, 50 w Brennan st, interior alterations to 2-sty dwelling; cost, \$450; owner, Philip Feld, 79 Melrose st; architect, Henry M. Entlich, 29 Montrose av. Plan No. 4828.

OAKLAND ST, 33, interior alterations to 4-sty tenement; cost, \$170; owner, Isaac Bernbaum, 303 Oakland st; architect, Jos. M. Killap, Jr., 154 India st. Plan No. 4812.

PACIFIC ST, s s, 125 e Sackman st, interior alterations to 2-sty tenement; cost, \$3,000; owner, Antonio Andreaccio, 2406 Pacific st; architect, C. P. Cannella, 60 Graham av. Plan No. 4810.

PARK PL, n s, 300 e Ralph av, interior and exterior alterations to 2-sty dwelling; cost, \$600; owner, Barnett Sherman & ano, on premises; architects, Farber & Markwitz, 189 Montague st. Plan No. 4794.

PEARL ST, 144, plumbing to dwelling; cost, \$200; owner, Henry Garazzi, 138 Concord st; architect, Pasquale Gagliardi, 239 Navy st. Plan No. 4785.

ST. JOHNS PL, 1368, interior alterations to 1-sty moving pictures; cost, \$500; owner, Sam'l J. Flash, 189 Montague st; architects, Eisenla & Carlson, 16 Court st. Plan No. 4824.

SEIGEL ST, s s, 70 e Manhattan av, interior alterations to 2-sty bathroom and dwelling; cost, \$300; owner, Mike Bushansky, 72 Seigel st; architect, Tobias Goldstone, 49 Graham av. Plan No. 4819.

WEIRFIELD ST, n s, 80 e Broadway, extension to 2-sty dwelling; cost, \$400; owner, Benj. Boley, 11 Weirfield st; architects, Laspia & Salvati, 525 Grand st. Plan No. 4860.

STOCKTON ST, s s, 125 w Lewis av, interior alterations to 3-sty tenement; cost, \$300; owner, Ike Greenhouse, 338 Stockton st; architects, H. Loeffler, Jr., 804 Jefferson av. Plan No. 4849.

WILLOUGHBY ST, s e cor Navy st, new elevator, 3-sty garage; cost, \$1,300; owner and architect, Wm. Barber, on premises. Plan No. 4826.

JAY ST, e s, from Plymouth to Jay st, new elevator; cost, \$2,800; owner, E. W. Bliss, 17 Adams st; architect, Otis Elevator Co, 250 11th av, N. Y. Plan No. 4797.

1ST PL, 89, exterior alterations to 4-sty and basement dwelling; cost, \$600; owner, Jos. Paturzo, 118 Van Brunt st; architects, ErOOK & Rosenber, 350 Fulton st. Plan No. 4784.

3D ST, n s, 80 e 4th av, interior alterations to 4-sty tenement; cost, \$400; owner, Vito Gallo, 303 3d st; architect, W. J. Conway, 400 Union st. Plan No. 4787.

NORTH 5TH ST, s s, 25 w Bedford av, new tower, 1-sty church; cost, \$6,000; owner, St. Vladimir Congregation, on premises; architect, Louis Allmendinger, 926 Broadway. Plan No. 4825.

BAY 10TH ST, e s, 85 s Bath av, exterior alterations to 2-sty dwelling; cost, \$800; owner, Antonio Costasella, on premises; architect, Chas. Haviland, 32 Bay 14th st. Plan No. 4811.

WEST 17TH ST, e s, 180 n Neptune av, plumbing to dwelling; cost, \$150; owner, Giuseppe Almano, on premises; architect, John Von Hogrof, Neptune av and North 23d st. Plan No. 4804.

20TH ST, s s, 27.3 e Gravesend av, interior and exterior alterations to tenement; cost, \$3,000; owner, Henry M. W. Eastman, 277 Broadway, N. Y.; architect, David A. Lucas, 98 3d st. Plan No. 4855.

WEST 28TH ST, w s, 225 s Mermaid av, exterior alterations to 1-sty dwelling; cost, \$200; owner, Vincent Cafero, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 4814.

WEST 28TH ST, w s, 320 s Mermaid av, interior and exterior alterations to dwelling; cost, \$150; owner, Emile Guerra, on premises; architect, Chas. J. Mann, 2966 West 29th st. Plan No. 4865.

WEST 28TH ST, w s, 300 s Mermaid av, interior and exterior alterations to dwelling; cost, \$150; owner, E. Guernon, premises; architect, Chas. J. Mann, 2966 West 29th st. Plan No. 4862.

EAY 46TH ST, e s, 360 n Cropsy av, new veranda to dwelling; cost, \$100; owner, D. Miceci, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 4864.

ATLANTIC AV, s e cor Elton st, extension to 2-sty store and dwelling; cost, \$1000; owner, Anna C. Marzio, 2978 Atlantic av; architect, L. F. Schillinger, 167 Van Siclen av. Plan No. 4846.

BROADWAY, s s, 50 e Hart st, new electric sign; cost, \$250; owner, Bedford Co., 1057 Broadway; architect, Federal Sign Co., 229 West 42d st, N. Y. Plan No. 4815.

CENTRAL AV, w s, 100 s Melrose st, interior alterations to 3-sty tenement; cost, \$300; owner, Antonio Ambro, 80 Central av; architect, Chas. P. Cannella, 60 Graham av. Plan No. 4809.

CONKLIN AV, n s, 175 e Rockaway av, extension to 2-sty store and dwelling; cost, \$400; owner, Jos. Aronoff, 225 Conklin av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 4816.

GRAVESEND AV, e s, 157 s Av Q, interior alterations to 2-sty and basement dwelling; cost, \$500; owner, F. B. Lamonte, 1915 Gravesend av; architect, Edw. A. Weiss, 1352 43d st. Plan No. 4823.

MANHATTAN AV, w s, 50 s Meserole st, new electric sign; cost, \$200; owner, Wm. Meruk, 141 Manhattan av; architect, Jos. B. F. Crowley, 302 West 122d st, N. Y. Plan No. 4827.

MYRTLE AV, 46, new elevator; cost, \$2,940; owner, M. H. Haggerty, on premises; architect, Otis Elevator Co., 250 11th av, N. Y. Plan No. 4798.

PITKIN AV, s s, 80 w Montauk av, interior alterations to 1-sty moving picture; cost, \$200; owner, Wm. B. Fulmer, 2538 Pitkin av; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 4845.

PITKIN AV, s s, 50 e Osborne st, interior alterations to 3-sty tenement; cost, \$200; owner, Saml. Swinton, 1746 Pitkin av; architects, Farber & Markowitz, 189 Montague st. Plan No. 4869.

SHORE RD, e s, 340 s Voorhies av, exterior alterations to dwelling; cost, \$100; owner, Francisco Vollante, U. S. Hotel; architect, Edw. De Lacy, same address. Plan No. 4778.

SUTTER AV, n s, 75 e Williams av, extension to 2-sty dwelling; cost, \$125; owner, Esther Wolf, 553 Sutter av; architect, Morris Rothstein, 627 Sutter av. Plan No. 4836.

TOMPKINS AV, 78, interior and exterior alterations to 3-sty store and dwelling; cost, \$250; owner, Saml. Lowenstein, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 4782.

TOMPKINS AV, 308, interior alterations to 2-sty store and dwelling; cost, \$400; owner, Katie A. McDonald, 636 DeKalb av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 4783.

THROOP AV, e s, 50 n Ellery st, interior alterations to 2-sty synagogue; cost, \$2,500; owner, Congregation Kissu Tolah, 155 Throop av; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 4820.

VAN SICKLEN AV, e s, 325 n Blake av, interior alterations to 2½-sty dwelling; cost, \$150; owner, Nathan Bursuck, 483 Van Siclen av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4872.

WILLOUGHBY AV, s s, 60 w Broadway, interior alterations to factory; cost, \$3,000; owner, Dean Holding Co., 378 Grand st, N. Y.; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 4806.

WILLOUGHBY AV, 990, interior alterations to 3-sty tenement; cost, \$250; owner, Otto Lindner, 990 Willoughby av; architect, W. J. Conway, 400 Union st. Plan No. 4788.

4TH AV, e s, 40 s 15th st, interior alterations to tenement; cost, \$250; owner, S. J. Harding, Connecticut; architect, W. J. Conway, 400 Union st. Plan No. 4866.

5TH AV, e s, 78 n Union st, interior alterations to 4-sty store and tenement; cost, \$150; owner, Raymond Paninggia, 259 3d av; architect, W. J. Conway, 400 Union st. Plan No. 4870.

5TH AV, w s, 80.2 s 58th st, exterior alterations to dwelling and bakery; cost, \$1,500; owners, Ludwig & Conrad Hepp, 5812 5th av; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 4780.

18TH AV, e s, 100 n 69th st, extension to 2-sty and attic asylum; cost, \$2,800; owner, Kallman Scandinavian Orphanage, on premises; architect, Fred H. Seeler, 1835 67th st. Plan No. 4795.

## Queens.

COLLEGE POINT.—13th st, s e cor 4th av, install gas in bank; cost, \$10; owner, Mrs. Hilderhoff, on premises. Plan No. 1612.

COLLEGE POINT.—5th av, n s, 100 e 20th st, install gas in store; cost, \$10; owner, Celia Wolf, on premises. Plan No. 1613.

EVERGREEN.—Cypress av, w s, 50 s Washington av, install plumbing in dwelling, 21x45; cost, \$100; owner, Mrs. Ritter, 247 Cypress av, Evergreen. Plan No. 1617.

JAMAICA.—Union Hall st, s e cor Fulton st, show window in store, 24x60, and interior alterations; cost, \$600; owner, Wm. Ulmer Brewery, 31 Bedevere st, Jamaica; architects, Koch & Wagner, 26 Court st, Brooklyn. Plan No. 1615.

LONG ISLAND CITY.—Jackson av, 370, interior alterations to tenement; cost, \$220; owner, Henry Friedman, 101 Huron st, Brooklyn; architect, J. McKillop, 154 India st, Brooklyn. Plan No. 1623.

LONG ISLAND CITY.—Lawrence st, w s, 400 s Potter av, install new plumbing in dwelling; cost, \$50; owner, S. Beck, premises. Plan No. 1624.

LONG ISLAND CITY.—Sherman st, e s, 150 n Freeman av, erect new stone foundation under dwelling; cost, \$250; owner, S. Tortora, premises. Plan No. 1627.

L. I. CITY.—William st, 140, install plumbing in dwelling, 20x25; cost, \$10; owner, E. Wing, on premises. Plan No. 1614.

L. I. CITY.—12th st, s s, 250 e Van Alst av, stoop on front of brick dwelling; cost, \$300; owner, Mrs. Mulland, on premises. Plan No. 1590.

MIDDLE VILLAGE.—Metropolitan av, 1833, install new plumbing in dwelling; cost, \$75; owner, D. Arvenius, premises. Plan No. 1626.

RICHMOND HILL.—Elm st, 226, install new plumbing in dwelling; cost, \$65; owner, J. Stokes, 21 Granite st, Brooklyn. Plan No. 1618.

ROCKAWAY BEACH.—Remsen av, n s, 50 e Norris av, interior alterations to factory; cost, \$600; owner, Samuel Spillberg, 32 Glenmore av, Brooklyn; architects, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan No. 1620.

QUEENS.—Clinton av, w s, 50 n Bergen st, raise dwelling and erect new foundation, 18x25; cost, \$400; owner, Wm. Orth, Clinton av, Queens. Plan No. 1616.

WHITESTONE.—22d st, s s, 100 e 6th av, install new plumbing in dwelling; cost, \$200; owner, Geo. E. Fowler, premises. Plan No. 1621.

WHITESTONE.—5th st, e s, 121 n 8th av, 1-sty frame extension, 6x7, on rear 2-sty frame dwelling, shingle roof; cost, \$50; owner, John Krone, Jr., premises. Plan No. 1622.

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NEW YORK, N. Y.

WINFIELD.—Park av, w s, 420 s Park pl, repair dwelling after fire damage; cost, \$600; owner, M. Smyth, Queens, L. I. Plan No. 1619.

WOODHAVEN.—Woodhaven av, w s, 200 s Broadway, 1-sty frame extension, 6x10, on front, store and dwelling (storm shed), tin roof; cost, \$150; owner, John C. Thorpe, premises. Plan No. 1625.

WOODSIDE.—5th st, 105, install gas in dwelling; cost, \$10; owner, A. S. Burns, 54 Elmhurst av, Elmhurst. Plan No. 1611.

### Richmond.

BARKER ST & CASTLETON AVS, s w cor, West New Brighton, alterations to frame sign; cost, \$200; owners, Adolph Keuchmann and David Jelling, Port Richmond. Plan No. 343.

CARROLL PL, e s, north from Wall st, New Brighton, alterations to brick academy; cost, \$20,000; owner, Staten Island Academy, New Brighton; architects, Delano & Aldrich, N. Y. C. Plan No. 342.

JERSEY ST, w s, 364 n Richmond terrace, New Brighton, alterations to frame saloon and dwelling; cost, \$400; owner, John Majecki, Port Richmond; builder, Joseph Buttermark, Port Richmond. Plan No. 339.

RICHMOND TERRACE, 501-503, New Brighton, alterations to frame sign; cost, \$200; owner, Isidore Welt, New Brighton; builder, Strauss & Co., New Brighton. Plan No. 345.

WARREN ST, w s, 75 n Cocheron st, Graniteville, alterations to frame dwelling; cost, \$700; owner, Jacob Bott, Port Richmond; builder, Joseph Buttermark, Port Richmond. Plan No. 337.

AYMAR AV, n s, 50 w Cypress av, West New Brighton, alterations to frame dwelling; cost, \$700; owner, Swedish Home, West New Brighton; builder, Nels Wedman, West New Brighton. Plan No. 340.

HOWARD AV, w s, 200 s Eddy st, Tompkinsville, alterations to frame chicken house; cost, \$350; owner, Margaretta Lawrence, Tompkinsville. Plan No. 338.

OLD STONE RD, w s, 300 n Jefferson av, Graniteville, alterations to frame dwelling; cost, \$900; owners, G. Abbate & N. Petruzzo, Graniteville; builder, F. H. S. Kerritt, Graniteville. Plan No. 344.

VAN PELT AV, e s, 200 w Washington av, Mariner's Harbor, alterations to frame dwelling; cost, \$200; owner, Cannine Cusato, Mariner's Harbor; builder, Landon Brown, Mariner's Harbor. Plan No. 341.

## 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 Sept. 6. The location is given, but not the owner's address:*

NEWARK.—Irvington Realty Co., 146 Brunswick st, 4-sty brick, \$16,000; Frida Windel, n e cor Demarest st and Edmond pl, 3-sty frame, \$9,000; John Heyrick, 453 Bergen st, 3-sty frame, \$5,000; Matteo Parisi, 80 Chadwick av, 3-sty frame alteration, \$400; Jules Mechanic, s e cor Verona av and Ridge st, 3-sty frame, \$8,000; Mintz & Silberstein, 273 Peshine av, 3-sty frame, \$9,000.

JERSEY CITY.—Isaac Robbins, w side Summit av, 160 ft. south of Vroom st, two 3-sty brick, \$18,000; Salvatore Ceassaro, 31 Emerson av, 2-sty frame, \$5,000; Pasquale and Paolo Appello, 241 14th st, 4-sty frame alteration, \$500; Robert Broadman, 118 Dwight st, 3-sty frame, \$7,000.

BAYONNE.—William D. Salter, s e cor Broadway and 47th st, 3-sty brick, \$12,000.

HARRISON.—Thomas Rowland, 513 North 4th st, 3-sty brick, \$9,000; Ferdinand Confessore, 115 Cross st, 3-sty brick, \$7,000.

EAST ORANGE.—Essex Building Co., w side Shepard av, 120 ft. s Carnegie av, 3-sty frame, \$11,000; Harry Borenstein, 132-134-136 North 19th st, three 3-sty frame, \$21,000; Harry Borenstein, 140 North 19th st, 3-sty frame, \$7,000; Harry Borenstein, 130 North 19th st, 3-sty frame, \$7,000.

WEST HOBOKEN.—Rebecca Horwitz, 146 Palisade av, 3-sty brick, \$9,000; Lobello & Bonnano, w side Kerrigan av, 22 ft. south of High st, 4-sty brick, \$12,000.

PASSAIC.—Francesco Lomauro, 293-295 Oak st, two 2-sty brick, \$7,000.

PATERSON.—William F. Auerback, 296-298 12th av, two 3-sty frame, \$7,000; Mendelsohn & Moskow, 115-124 Water st, six 3-sty brick, \$30,000.

### DWELLINGS.

NEWARK, N. J.—E. V. Warren, 31 Clinton st, has completed plans for two 2½-sty frame residences, 22x50 each, to be erected on the east side of Mt. Prospect av, near Heller Parkway, for H. Schenck, 61 Bryant st, owner. Cost about \$5,500.

### FACTORIES AND WAREHOUSES.

LAKEVIEW, N. J.—David Henry Building Co., 6 Smith st, Paterson, is preparing plans for a 2-sty factory, 65x225 ft., probably of reinforced concrete construction, to be erected on Railroad av, near Danday av, for the Union Novelty Braid Works, 213 West 26th st, owner, A. Grabelsky, president, will call for bids on general contract about Sept. 10. Cost about \$35,000.

JERSEY CITY, N. J.—Charles Mundt, Cornelius and Fairmount avs, contemplates rebuilding the 1-sty brick factory, 100x150 ft., and 3-sty, 50x100 ft., at 53 Fairmount av, from private plans. Cost about \$35,000. The owner will take all bids.

TRENTON, N. J.—The American Steel & Wire Co. will expend about \$100,000 on improvements and extensions to its plant at Trenton.

### MUNICIPAL WORK.

WEST HOBOKEN, N. J.—Bids will soon be asked for the construction of sewers in Dubois st, Hudson boulevard, Sip st, Walnut st and Ann st. Information regarding the contemplated construction of these sewers can be obtained from August L. Wachlin, town clerk.

NEWTON, N. J.—The Board of Freeholders have approved plans prepared by Harvey Snook, county engineer, for the Newton-Branchville macadam road, at a cost of \$81,120.

ATLANTIC CITY, N. J.—Bids will be received Sept. 18 for paving; bids will be received on three different materials, sheet asphalt preferred; probable cost, \$250,000. Address J. B. Thompson, Director of Street & Public Improvements, for particulars.

### Other Cities.

#### FACTORIES AND WAREHOUSES.

BUFFALO, N. Y.—The American Wire Twisting & Splicing Machine Co., recently incorporated with a capital stock of \$100,000, is completing arrangements for the erection of a plant for the manufacture of special wire-working machinery.

BUFFALO, N. Y.—The American Bronze Co. has completed plans and will soon take bids for a 1-sty foundry, 60x150 ft., to be erected at Tonawanda and Arthur sts.

#### HOSPITALS AND ASYLUMS.

BINGHAMTON, N. Y.—Bids for the addition to the City Hospital are being received by S. H. Binghamton, Sec. Board of Contract and Supply. The estimated cost is \$50,000.

NORTH TONAWANDA, N. Y.—Plans are being prepared for the DeGraff Memorial Hospital which is to be erected in this city by citizens, headed by LeGrand S. DeGraff, to cost \$40,000.

#### HOTELS.

THOUSAND ISLAND PARK, N. Y.—Charles E. Dewey, 46 Jefferson Co. Bank Building, Watertown, N. Y., has been commissioned to prepare plans for the rebuilding of the Columbia Hotel at Alexandria Bay for the Thousand Island Park Association, R. E. Grant, president. Cost about \$300,000.

ALBANY, N. Y.—Chas. C. Ogden, 59 State st, is preparing plans for an 8-sty brick and steel hotel or office building, 25x100 ft., to be erected in the north side of Beaver st, near Broadway, for George Douglas Miller, 125 State st, owner. Cost about \$85,000.

#### MUNICIPAL WORK.

NORTH ADAMS, N. Y.—Tentative plans are under consideration for constructing an auxiliary reservoir to the present storage basin in the Notch. The city has been authorized to borrow \$200,000 for additional water supply.

JAMESTOWN, N. Y.—The citizens have voted in favor of issuing bonds for \$40,000 for the purpose of extending and improving the municipal electric light plant.

WATERLOO, N. Y.—At a recent meeting of the Board of Trustees of the village, a resolution was adopted instructing the clerk to advertise for bids for the construction of a sanitary sewer system and sewage disposal plant.

GLENS FALLS, N. Y.—Bids will be asked at once by the Common Council of Glens Falls and the Town Board of Moreau for the construction of the viaduct across the Hudson River between Glens Falls and South Glens Falls. The sum of \$160,000 has been appropriated for this bridge, which will be of concrete, and will replace the iron bridge washed away by the spring floods. The Concrete Steel Engineering Co., Park Row Building, N. Y. C., is engineer in charge.

MANCHESTER, MASS.—At a recent special meeting the town voted to spend \$225,000 for a sewer system. Gordon Abbott is chairman of committee. Desmond FitzGerald, Washington st, Brookline, is consulting engineer.

COOPERSTOWN, N. Y.—Chester S. Lee has completed plans for the construction of a sewer system and a sewage disposal plant here. Estimated cost, \$60,000.

PROVIDENCE, R. I.—The City Council has prepared plans for the installation of the new street lamps in the residential sections.

#### POWER HOUSES.

ANSONIA, CONN.—Plans have been prepared by L. W. Robinson, architect, New Haven, Conn., for an addition to the plant of the Ansonia Electric Co. in Main st, Ansonia, to be of brick, mill construction, 4-stys.

#### PUBLIC BUILDINGS.

LOCKPORT, N. Y.—William F. Felton, Glenwood av, Buffalo, was low bidder at \$112,938 for the general contract for the Niagara County Court House.

#### SCHOOLS AND COLLEGES.

AUBURN, N. Y.—Jos. Oberlies, 838 Granite Building, Rochester, is preparing plans for a brick school for St. Mary's School, corner of Clark and Green sts, Rev. William Payne, pastor, 15 Clark st. Cost about \$10,000.

MECHANICSVILLE, N. Y.—The plans of Fuller & Johnson, calling for an \$18,000 high school building annex have been approved and adopted by the Board of Education.

WESTFIELD, MASS.—Plans have been completed and bids are being received for a school building to be erected in West Silver st. It will be 65x135 ft., 2-stys, of brick. Davis & Brooks, 49 Pearl st, Hartford, Conn., are the architects.

GREENWICH, CONN.—Plans are being prepared by Guilbert & Betelle, architects, Newark, N. J., for the construction of the school for the Cos Cob district. The building will be of brick and concrete construction, and is estimated to cost \$75,000. Joseph Brush is the chairman of the committee.

#### STORES, OFFICES AND LOFTS.

GLOVERSVILLE, N. Y.—Foundations have been completed for a 2-sty brick store and office building at the corner of North Main and North sts for P. Vozikies & Co., 197 North Main st, owners. Painter & Son, 40 Burlington av, are the general contractors. Cost about \$10,000.

ALBANY, N. Y.—Jonas Muhlfelder, 55 North Pearl st, contemplates remodeling the 4-sty brick store building at 55 North Pearl st, for which no architect has been selected.

#### Government Work.

LONG ISLAND.—Sealed proposals for repairing a breakwater at Patchogue River, Long Island, N. Y., will be received at the U. S. Engineer Office, Army Building, 39 Whitehall st, N. Y. C., until 12 noon, September 15. S. W. Roessler, Col. Engrs.

WASHINGTON, D. C.—Bids will be received at the Bureau of Yards and Docks, Navy Department, Washington, D. C., until September 13, for constructing buildings for shiptitters' shop, mold loft, boiler shop and structural steel storage buildings, navy yard, Puget Sound, Wash. Estimated cost, \$265,000. Plans and specifications can be obtained on application to the bureau or to the commandant of the navy yard named. H. R. Stanford, Chief of Bureau.

WASHINGTON, D. C.—Proposals will be received at the Bureau of Yards and Docks, Navy Department, Washington, D. C., until September 27, for bag factory and storehouse at the U. S. naval magazine, Puget Sound, Wash. Amount available, \$15,000. Plans and specifications can be obtained on application to the bureau or to the commandant of the navy yard, Bremerton, Wash. H. R. Stanford, Chief of Bureau.

TOMPKINSVILLE, N. Y.—Sealed proposals will be received at the office of the Light House Inspector, Tompkinsville, N. Y., until September 10, for furnishing materials and labor of all kinds necessary for the construction and delivery of the light house and keeper's dwelling at Rondout, North Dike, Light Station, Hudson River, N. Y. Blank proposals and particulars may be obtained by addressing the light house inspector, Tompkinsville, N. Y.

STATEN ISLAND.—Sealed proposals will be received at the office of the light house inspector, Tompkinsville, N. Y., until September 15 for building concrete retaining wall, steps and walks at Staten Island Light Station, N. Y. Blank proposals, specifications, and any other information may be obtained by addressing the light house inspector, Tompkinsville, N. Y.

HUDSON RIVER.—U. S. Engineer Office, First District, New York City, Room 710, Army Building, 39 Whitehall st, N. Y. C.—Sealed proposals for dredging and rock removal in the Hudson River, N. Y., will be received at this office until September 15. Information on application. W. M. Black, Col. Engrs.

MAMARONECK, N. Y.—U. S. Engineer Office, First District, New York City, Room 710, Army Building, 39 Whitehall st, N. Y. C.—Sealed proposals for dredging in Mamaroneck Harbor, N. Y., will be received at this office until September 18. M. Black, Col. Engrs.

NEW YORK.—U. S. Engineer Office, First District, New York City, Room 710, Army Building, 39 Whitehall st, N. Y. C.—Sealed proposals for deepening Battery Reef, East River, N. Y., will be received at this office until September 25. Information on application. W. M. Black, Colonel, Engineers.

NEW JERSEY.—U. S. Engineer Office, Wilmington, Del.—Sealed proposals for dredging Cold Spring Inlet, N. J., will be received here until September 23. Information on application. R. R. Raymond, Major, Engrs.

### American Hardware Sold in French Stores.

There is now no first-class hardware store in this district, says Consul W. Bardel at Reims, France, in which there are not some American hardware and tools offered for sale, such as locks, padlocks, door holders, clippers, hinges, garden tools, chisels, screw drivers, gimlets, hammers, wrenches, nail pullers, pliers, breast drills, can openers, punches, chair seats, pumps, etc.

In house furnishing and department stores, American washing machines, clothes wringers, carpet sweepers, lawn mowers, meat and fruit-chopping machines are sold. American safety razors of various styles are sold in the leading cutlery stores. No first-class stationery establishment is now without American fountain pens. American cameras and photographic supplies are sold in the department stores and in some of the larger optical establishments.

A number of special American machines are employed in the larger woodworking establishments, such as for box making and nailing, planing and saw filing.

# RECORDS SECTION

of the

# REAL ESTATE BUILDERS RECORD AND GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

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(10)

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## STREET INDEX OF RECORDED CONVEYANCES AND WILLS

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

Bayard st, 57.	17th st, 324 W.	110th st, 201-5 E.	Broadway (e s), 2235-15-16.
Bleecker st, 165.	18th st, 315 E.	112th st, 45 W.	Broadway (w s), 1896-72.
Cannon st, 8.	22d st, 129-31 W.	114th st, 350 E.	Broadway (w s), 2134-95.
Cherry st, 220-2.	31st st, 217 E.	114th st, 37 W.	Central Pk W, 418.
Delancey st (s w c Forsyth), blk 419-25.	35th st, 29-33 W.	116th st, 424-6 E.	Columbus av, 227.
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Henry st, 39.	49th st, 153-5 W.	128th st, 71-3 E.	3d av, 2005-7.
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Hudson st, 243-5.	56th st, 46 W.	136th st, 103, 121, 219 W.	7th av, 2480-2.
Mercer st, 20-2, 237.	62d st, 2 E.	137th st, 106 W.	8th av, 2073, 2079.
St Marks pl, 105-105 1/2.	63d st, 203-23 W.	141st st W (s s), 1738-62.	Interior lot (blk bet 33d & 34th sts) (3:731-11).
4th st, 39 E.	67th st, 203 W.	143d st, 114-6 W.	<b>WILLS.</b>
6th st, 544-6 E.	69th st, 264 W.	144th st, 201 W.	Ludlow st, 148.
10th st, 205, 442-6 E.	72d st, 350 E.	145th st, 155-61 W.	Sheriff st, 87, 90-4.
10th st, 17 W.	74th st, 157 E.	155th st W (n s), 2134-22.	13th st, 133-5, 158 W.
11th st, 299 E.	81st st, 173 W.	156th st, 601 W.	30th st, 357 W.
12th st, 539 E.	84th st, 45 W.	157th st, 542 W.	70th st, 421 E.
14th st, 310-2, 642 E.	85th st, 67 E.	158th st, 203, 541 W.	88th st, 336 W.
17th st, 347 E.	91st st, 69 E.	170th st, 555 W.	115th st, 4 W.
	97th st, 203 E.	Av B, 90-2.	Greenwich av, 30.
	97th st, 41 W.	Bowery, 354, 358.	
	99th st, 212-6 W.	Broadway, 443-5.	
	102d st, 2-4 W.		

### EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000-\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1913.

T. S. preceding the consideration in a conveyance means that the deed or con-

veyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instance names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page, is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

### KEY TO ABBREVIATIONS USED.

(A)—attorney.  
A. L.—all liens.  
AT—ali title.  
ano—another.  
av—avenue.  
admr—administrator.  
admtrix—administratrix.  
agmt—agreement.  
A—assessed value.  
abt—about.  
adj—adjoining.  
apt—apartment.  
assign—assignment.  
asn—assign.  
atty—attorney.  
bk—brick.  
B & S—Bargain and Sale.  
bldg—building.  
b—basement.  
blk—block.  
Co—County.  
C a G—covenant against grantor.  
Co—Company.  
constn—construction.  
con omitted—consideration omitted.  
corp—corporation.  
cor—corner.  
c l—centre line.  
ct—court.  
certf—certificate.

dwg—dwelling.  
decd—deceased.  
e—East.  
exr—executor.  
extr—executrix.  
et al—used instead of several names.  
foreclos—foreclosure.  
fr—from.  
fr—frame.  
ft—front.  
individ—individual.  
irreg—irregular.  
impt—improvement.  
installs—installments.  
lt—lot.  
ls—lease.  
mtg—mortgage.  
mos—months.  
Mfg—manufacturing.  
Nos—numbers.  
n—north.  
nom—nominal.  
(o)—office.  
pr—prior.  
pt—part.  
pl—place.  
PM—Purchase Money Mortgage.  
QC—Quit Claim.  
R T & I—Right, Title & Interest.  
(R)—referee.  
r—room.  
rd—road.  
re mtg—release mtg.  
ref—referee.  
sal—saloon.  
sobrn—subordination.  
sl—slip.  
sq—square.  
s—south.  
s—side.  
sty—story.  
sub—subject.  
strs—stores.  
stn—stone.  
st—street.  
TS—Torrens System.  
T & c—taxes, etc.  
tns—tenements.  
w—west.  
y—years.  
O C & 100—other consideration and \$100.

## CONVEYANCES.

## Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an \* are being investigated and if found incorrect will be shown in a later issue.

AUG. 29, 30, SEPT. 2, 3 & 4.

**Bayard st, 57** (1:63-26), ss, 224.7 w Bowery, 24.3x99x23.10x99.4, 5-sty bk tnt & str; Mary Brinn to Jessie Brinn, 3544 Bway;  $\frac{1}{2}$  R T & I; mtg \$24,000; Aug29; Sept2'13; A\$18,000-31,000. nom

**Bleecker st, 165** (2:539-40), ns, 50 e Sullivan, 25x100, 5-sty bk tnt & str; Ninfa Caputo to Calogero Caputo, 165 Bleecker; mtg \$29,000; Jan16'12; Sept3'13; A\$20,000-25,000. O C & 100

**Cannon st, 8** (2:326-3), es, 100 n Grand, 25x100, 7-sty bk loft & stable; Max Swersky et al to D C Mackey, 25 8 av, Bklyn; 3-8 pt of R T & I; QC; mtg \$694; Aug30; Sept3'13; A\$14,000-31,500. O C & 100

**Cherry st, 220-22, on map 222** (1:255-8), ns, 122.3 e Pike, runs n163.11xe37.9xs97.5 & 64.2 to st xw37.7 to beg, 6-sty bk tnt & str; Sutherland Realty Co to Jos Solomon, 1884 7 av; mtg \$45,000 & AL; Aug30; Sept3'13; A\$25,000-65,000. O C & 100

**Delancey st, s/wc Forsyth**, see Forsyth, 127.

**Duane st, 194 (244)** (1:139-46), ss, abt 50 e Washington, runs e30xs57.4xw10xn32 xw20xn25.4 to beg, 5-sty bk loft & str bldg; Adeline M S Baird to Jessie E & Lena G Safford, 131 N 11, Newark, NJ;  $\frac{1}{2}$  pt; AT; Aug26; Aug30'13; A\$15,000-18,000. \$6,000

**Forsyth st, 127** (2:419-25), s/wc Delancey, 25x100, 5-sty bk tnt & str; Mary Brinn to Sol & Milton Brinn, 3544 Bway; AL; Aug29; Sept2'13; A\$32,000-45,000. O C & 100

**Grand st, 258-60**, see 2 av, 174.

**Greene st, 171-3** (2:524-54), ws, 140 s Bleecker, 40x100, 6-sty bk loft & str bldg; P Lewis Anderson, ref, to Rosie Bernheimer, 7 E 57; Wm I Walter, 115 W 57; Fannie Bernheimer, 7 E 57, & Lehman Bernheimer of Lembeck Platz, Munich, Bavaria, Germany, TRSTES Adolph Bernheimer; FORECLOS May9; June23; Aug29'13; \$35,000-60,000. 50,000

**Greene st, 171-3**; Wm Van Nostrand to Rosie Bernheimer, 7 E 57; Wm I Walter, 115 W 57, Lehman Bernheimer at Lembeck Platz, Munich, Bavaria, Germany, & Fannie Bernheimer, 7 E 57, TRSTES Adolph Bernheimer; mtg \$75,000 & AL; Dec30'13; Aug29'13. O C & 100

**Henry st, 39** (1:280-9), ns, 299.10 e Catharine, 26.8x100, 5-sty bk tnt & str; Philip Goldstein to Laura Hansgen, 1137 Forrest av; mtg \$34,500; Aug28; Aug30'13; A\$21,000-39,000. O C & 100

**Houston st, 162-6 E** (2:442-43), ns, 92.10 w 1 av, runs n50.1xw10.5xne26.2xw52.6xs80 to st xe49.11 to beg, 6-sty bk tnt & str; Jos Wolf et al to Bernard Shlanowsky, 120 W 120; QC & correction deed; AL; May10; Sept2'13; A\$39,000-69,000. nom

**Houston st, 376-82 E** (2:371-32-34 & 8-10), ns, 151.8 e Av C, 65x81 to ss 2d (Nos 271-5) x65x89.4, 5 3-sty bk tnts & str & 1 4-sty bk tnt & str; Kate Krautman to E Krautman Holding Co, Inc, a corp, [care Elias Krautman], 378 E Houston; mtg \$61,000 & AL; Aug18; Sept2'13; A\$44,700-52,000. O C & 100

**Hudson st, 243-5** (2:594-98), ws, 185 n Watts, 25x80, 3-sty fr bk ft tnt & str; Wm P Dixon to Chas F Plummer, 43 W 129; QC; mtg \$12,000 & AL; Aug29; Aug30'13; A\$15,000-18,000. nom

**Mercer st, 20-2**, see Bway, 443-5

**Mercer st, 237** (2:533-20), ws, abt 100 s 3d, 25x100, 6-sty bk loft & str bldg; Jos Solomon to Sutherland Realty Co [care Bing & Bing], 505 5 av; mtg \$28,000; Sept2; Sept3'13; A\$23,000-40,000. nom

**St Marks pl, 105 & 105 $\frac{1}{2}$**  (2:436-46-47), ns, 300.6 w Av A, 37.6x97.5, 2-5-sty bk tnts & str; Chas I Weinstein Realty Co to Alter Herbert, 101 St Marks pl; mtg \$38,500 & AL; Sept2; Sept3'13; A\$28,000-38,000. nom

**2D st, 271-5 E**, see Houston, 376-82 E.

**4TH st, 39 E**, see 2 av, 174.

**6TH st, 544-6 E**, see Av B, 96-2.

**10TH st, 205 E** (2:452-55), ns, 105 e 2 av, runs n25xw17xn25xe37xw50 to st xw20 to beg, 4-sty bk tnt & str; Wolf Kutinsky to Morris Kutinsky, 914 So Blvd; mtg \$13,000; Aug28; Aug29'13; A\$12,000-18,000. O C & 100

**10TH st, 442-6 E** (2:379-30), ss, 69.8 w Av D, runs s49.9xw23.3xs31.2xw11xs11.4xw35.8xn92.3 to 10th xe70.1 to beg, 3-4-sty bk tnts & 2-sty bk rear bldg; Adeline Spielberger to Ada Gluck, 520 W 144; mtg \$25,000; May8; Sept3'13; A\$26,000-34,000. O C & 100

**10TH st, 17 W** (2:574-53), ns, 257.11 w 5 av, 26x94.9, 4-sty bk tnt; Jno J Bogert to Fredk B Lozier, at Palisade, NJ; mtg \$15,000 & AL; Aug21; Sept4'13; A\$25,000-35,000. O C & 100

**10TH st, 17 W**; Fredk B Lozier to Jno J Bogert & Eliza, his wife, 305 Hewes, Bklyn, tenants by entirety; mtg \$15,000 & AL; Aug21; Sept4'13. O C & 100

**11TH st, 299 E**, see 2 av, 174.

**12TH st, 539 E** (2:406-45), ns, 148 w Av B, 22x103.3, 3-sty bk tnt & str & 1-sty fr rear bldg; Edw V Hogan to Herbert H Herrman, 601 W 113; July2; Sept3'13; A\$13,000-13,500. nom

**14TH st, 310 E**, see 14th, 312 E.

**14TH st, 312 E** (2:455-13), ss, 130.6 e 2 av, 19.6x103.3, 4-sty stn tnt; A\$15,000-21,000; also 14TH ST, 310 E (2:455-12), ss, 19.6x103.3, an option to purchase this 2d parcel, 4-sty stn tnt; Wm P Kirk to N Y Eye & Ear Infirmary, a corp, 218 2 av; AL; Aug30; Sept4'13; A\$15,000-21,000. nom

**14TH st, 642 E** (2:396-28), ss, 88 w Av C, 27.4x103.3, 5-sty bk tnt & str; Saml Gross to David Eisler, 794 E 158; AT; mtg \$16,600; Aug11; Sept4'13; A\$13,000-25,000. O C & 100

**17TH st, 347 E** (3:923-28), ns, 122 w 1 av, 22x92, 3- & 4-sty bk tnt & str; Hyman Watchstein & Eva his wife to Chas-kel Pines, 113 2d & Annie Watchstein, 347 E 17; mtg \$31,000 & AL; Sept2; Sept3'13; A\$12,500-29,000. O C & 100

**17TH st, 324 W** (3:740-45), ss, 275 w 8 av, 25x125.1x25.1x122.9, 5-sty bk tnt; Henry Wendt to Herbert Fischer, 463 W 159; AL; Aug29; Sept3'13; A\$12,000-29,000. O C & 100

**18TH st, 315 E** (3:924-12), ns, 440 nw 1 av, 20x92, 3-sty & b bk dwg; Harrie A & Irene James to Nellie Brooks, 135 W 136; mtg \$15,500 & AL; Aug28; Sept4'13; A\$9,500-11,500. nom

**18TH st, 315 E**; Nellie Brooks to Rhoda D Newman, 268 W 84; mtg \$15,500 & AL; Sept4'13. nom

**22D st, 129-31 W** (3:798-26), ns, 311.6 w 6 av, 42x98.9, 12-sty bk loft & str bldg; Ellis P Earle to Paterno Bros, a corp, 601 W 115; mtg \$145,000 & AL; Sept3; Sept4'13; A\$64,000-190,000. O C & 100

**31ST st, 217 E** (3:912-11), ns, 383 w 2 av, 17x98.9, 3-sty & b bk dwg; Mary C Menton to Ellen Sandberg, 215 E 36; AL; Aug28; Aug29'13; A\$8,360-10,000. O C & 100

**35TH st, 29-33 W** (3:837-23), ns, 405 w 5 av, 65x98.9, 12-sty bk loft & str bldg; Arnel Realty Co Inc to Whiting Development Corp [care G H Brevillier], 32 Liberty [r 1116]; mtg \$56,750 & A L; Aug28; Aug29'13; A\$26,000-505,000. O C & 100

**37TH st E** (3:867-8), ns, 169.1e 5 av, 22 x98.9, vacant; Barrett Wendell & ano EXRS, & Jacob Wendell to Eliz M Anderson, 80 W 40; Aug27; Sept2'13; A\$77,000-77,000. 86,000

**38TH st, 8 E** (3:867-66), ss, 175 e 5 av, 25x98.9, 4-sty & b stn dwg; Barrett Wendell & ano EXRS Mary B Wendell to Eliz M Anderson, 80 W 40; Aug27; Sept2'13; A\$87,500-102,500. 114,000

**42D st, 226 W** (4:1013-45), ss, 300 w 7 av, 25x98.9, 3-sty bk library; N Y Public Library, Astor, Lenox & Tilden Foundations, a corp, to Asa G Candler, at Atlanta, Ga; C A G; AL; July11; Sept2'13; A exempt-exempt. O C & 100

**43D st, 204 W** (4:1014-36 $\frac{1}{2}$ ), ss, 80 w 7 av, 20x60.5, 4-sty bk loft & str bldg; Daal S McElroy to Anthony Doll, 745 Kelly, & Adolph Doll, 716 Beck; mtg \$75,000 & AL; Aug28; Aug30'13; A\$65,000-71,000. exch

**49TH st, 153-5 W** (4:1002-7-7 $\frac{1}{2}$ ), ns, 145.10 e 7 av, 41.8x100.4, 2-3-sty & b stn dwgs; Longacre Estates Co to Chas R Hopkins, 107 E 35; mtg \$64,000; Aug29; Sept3'13; A\$65,000-67,000. O C & 100

**52D st, 43 W** (5:1268-14), ns, 320 e 6 av, 17x100.4, 4-sty & b stn dwg, 1-sty ext; Jno J Hearn Constn Co to Roberta F Frank, 132 W 79; mtg \$42,000; Sept2'13; A\$42,000-50,000. O C & 100

**56TH st, 46 W** (5:1271-63), ss, 273 e 6 av, 22x100.5, 5-sty stn dwg; Aimee C Gouiraud to Rebecca Crear, 50 W 56; mtg \$75,000; Sept2; Sept4'13; A\$57,000-97,000. O C & 1,000

**62D st, 2 E**, see 5 av, 806-7.

**63D st, 203-23 W** (4:1155-18 to 28), ns, 100 w Ams av, 275x100.5, 11 5-sty bk tnts with str in 203, 209, 211; Kate Blank to 203 West 63d St Corp, 135 Bway; B&S; Aug28; Aug29'13; A\$77,000-177,000. O C & 100

**67TH st, 263 W** (4:1159-28 $\frac{1}{2}$ ), ns, 75 w Ams av, 25x75.5, 5-sty bk tnt & str; Beni Maier to Chas & Julius Silver, 203 W 67; mtg \$17,000; Sept2'13; A\$9,000-17,000. O C & 100

**69TH st, 264 W**, see West End av, 194.

**72D st, 350 E** (5:1446-35), ss, 200 w 1 av, 16 8x102.2, 3-sty & b stn dwg; Vincent W Woytisek, 350 E 72 to Chas Belsky, 1349 1 av; mtg \$8,000 & AL; Sept3'13; A\$6,500-10,000. O C & 100

**74TH st, 157 E** (5:1409-25 $\frac{1}{2}$ ), ns, 136.5 e Lex av, 17.1x102.2, 3-sty & b stn dwg; Sarah B Crouch, heir, & C, Wm H & Jane Browning, to Russell Estate, Inc, 76 Wm; QC; Aug22; Aug29'13; A\$12,000-17,000. nom

**74TH st, 157 E**; Harry C Browning, heir, & C, Wm H & Jane Browning to same; Q C; Aug27; Aug29'13. nom

**81ST st, 173 W** (4:1212-3), ns, 46 e Ams av, 38.6x102.2, 5-sty bk tnt; Edw De Novelles to Henry Steers, 174 W 79;  $\frac{1}{2}$  pt; AT; AL; Sept2'13; A\$28,000-50,000. O C & 100

**84TH st, 45 W** (4:1198-8 $\frac{1}{2}$ ), ns, 194 e Col av, 18x102.2, 4-sty & b stn dwg; Marie L Peters to Robt S Streepe, 45 W 84; mtg \$15,000; Aug27; Aug29'13; A\$13,500-22,500. O C & 100

**85TH st, 67 E** (5:1497-29), ns, 185.6 w Park av, 24.6x102.2, 5-sty stn tnt; Agnes Bigham to Mary C O'Hara, 3489 Bway; mtg \$18,000; Aug27; Aug30'13; A\$20,000-29,000. O C & 100

**91ST st, 69 E** (5:1403-30), ns, 247.8 e Mad av, 19x100.8, 3-sty & b stn dwg; Andw A Smith to Metropolitan Mtg Co, a corp, 150 Bway; B&S & C A G; mtg \$22,000; Sept4'13; A\$16,500-25,000. O C & 100

**97TH st, 203 E** (6:1647-4 $\frac{1}{2}$ ), ns, 90 e 3 av, 25x100.11, 5-sty bk tnt & str; Francis W Pollock, ref, to Anna E Donald, 39 W 46; FORECLOS Aug26; Aug28; Aug29'13; A\$9,000-15,500. 15,000

**97TH st, 41 W** (7:1833-15), ns, 420 w Central Park W, 20x100.11, 3 & 4-sty & b bk dwg; Percival H Gregory, ref, to Francis F Robins, 777 Mad av, TRSTE will Amelia Robins, for benefit Sarah A Johnson; FORECLOS July29; Aug28; Aug29'13; A\$12,000-16,000. 15,000

**99TH st, 212-16 W** (7:1870-42), ss, 125 e Bway, 60x100.11, 6-sty bk tnt; Alliance Realty Co to Union Land Holding Co, a corp [care Jacob A Wolf, 170 Bway, 1714]; mtg \$90,000; Sept2; Sept3'13; A\$48,000-100,000. O C & 100

**99TH st, 212-16 W**; Union Land Holding Co to Aimee M Wolf, 41 W 70; AL; Sept3'13. O C & 100

**102D st, 2-4 W**, see Central Park W, 418.

**110TH st, 201-5 E**, see 3 av, 2005-7.

**112TH st, 45 W** (6:1596-11), ns, 217 e Lenox av, 33x100.11, 5-sty bk tnt; Chas Garfinkel et al to Raphael Hurwitz, 122 Cottage av, Mt Vernon, NY [54 W 21]; mtg \$35,000 & AL; July2; Aug30'13; A\$20,000-38,500. nom

**114TH st, 350 E** (6:1685-34), ss, 125 w 1 av, 25x100.10, 6-sty bk tnt & str; Caesar Realty & Constn Co to Victor Quarelli, 156 1 av [112 W 30]; mtg \$30,000; Aug28; Sept3'13; A\$8,500-23,000. O C & 100

**114TH st, 37 W** (6:1598-17), ns, 495 w 5 av, 25x100.11, 5-sty bk tnt; Mamie Cohen to Ada Meyer, 251 E 238; mtg \$25,000 & AL; Aug28; Aug29'13; A\$14,000-27,000. nom

**116TH st, 424-6 E** (6:1709-38), ss, 333.7 w Pleasant av, 35.5x100.11, 6-sty bk tnt & str; Michl Palladino to Alfred Florio, 5606 New Utrecht av, Bklyn; mtg \$35,500 & AL; Dec11'12; Sept2'13; A\$13,000-37,500. O C & 100

**116TH st, 600 W**, see Bway, s/wc 116th.

**122D st, 70 E** (6:1747-62), ss, 100 w Park av, 20x100.11, 5-sty stn tnt; Regina L Reese to Jeanette Bierhoff, 301 W 109; AL; Sept2; Sept3'13; A\$9,000-17,000. O C & 100

**123D st, 449-53 W** (7:1964-5), ns, 100 e Ams av, 75x100.11, 6-sty bk tnt & str; Chas J Buttery to N Y Real Estate Security Co, 42 Bway; mtg \$103,000; July21; Aug29'13; A\$47,000-130,000. O C & 100

**124TH st, 62-4 W** (6:1721-63-65), ss, 150 e Lenox av, 75x100.11, 2 6-sty stn tnts; Chas J Buttery to N Y Real Estate Security Co, a corp, 42 Bway; mtg \$90,000 & AL; Aug19; Aug29'13; A\$51,000-130,000. O C & 100

**126TH st, 365 W** (7:1953-8), ns, 175 e Col av, 25x99.11, 5-sty bk tnt; Phelan Bros Constn Co to Chas, Gertrude C & Mary E Henry, 1274 Findlay av; mtg \$15,000 & AL; Aug28; Aug29'13; A\$12,000-20,000. O C & 100

**128TH st, 71-3 E** (6:1753-31-32), ns, 70 w Park av, 70x99.11, 2 5-sty bk tnts; Cantiaque Development Co to Allen W Rose, 160 Bleecker; mtg \$58,000; Aug27; Aug29'13; A\$28,000-70,000. nom

**128TH st, 71-3 E**; Allen W Rose to Kenneth F Norton, 614 E 18, Bklyn; mtg \$68,000; Aug28; Aug29'13. nom

**134TH st, 307 W** (7:1959-36), ns, 125 w 8 av, 25x99.11, 4-sty bk tnt; Sigmund Weiskopf et al to Amalie or Emilie Breth, 405 E 69; AL; Sept2; Sept3'13; A\$10,000-15,000. O C & 100

**136TH st, 103 W** (7:1921-28), ns, 91.8 w Lenox av, 16.8x99.11, 3-sty & b bk dwg; Carrie B Meyer to Jennie L C Smith, 111 $\frac{1}{2}$  W 133; mtg \$8,000 & AL; Aug4; Sept3'13; A\$6,700-10,500. O C & 100

**136TH st, 121 W** (7:1921-22), ns, 493.6 e 7 av, 15.6x99.11, 4-sty bk dwg; City Real Estate Co to Eleanor J Dodge, 2831 Church av, Bklyn; B&S; AL; Aug25; Aug30'13; A\$6,200-9,500. O C & 100

**136TH st, 219 W** (7:1942-22), ns, 235 w 7 av, 16x99.11, 3-sty & b stn dwg; Fredk Neuggass to Sadie Frolichstein 413 E 56; mtg \$10,000 & AL; Sept3'13; A\$6,400-10,000. nom

**137TH st, 106 W** (7:1921-38), ss, 100 w Lenox av, 25x99.11, 5-sty bk tnt; Israel Cohen to Wolf Bomzon, 200 W 113; B&S; Aug21; Sept3'13; A\$11,000-25,000. O C & 100

**137TH st, 106 W**; Wolf Bomzon to Hopkinson Realty Co, a corp [care David Isaacowitz], 312 Hopkinson av, Bklyn; mtg \$20,000 & AL; Sept2; Sept3'13. O C & 100

**141ST st W** (6:1738-62), ss, 225 e Lenox av, runs e56.3xs99.11xw70.5xne18.2xn88.1 to beg; vacant; Rudolph Krumm to Eugenie G Wahlig, 1562 Crotona Park E; mtg \$11,000; Aug1; Sept3'13; A\$11,000-11,500. O C & 100

**141ST st W** (6:1738); same prop; Eugenie G Wahlig to Hamilton Holding Co, [care Lowenfeld & Prager, r 1038], 149 Bway; B&S; AL; Aug30; Sept3'13. nom

**143D st, 114-6 W** (7:2011-43), ss, 225 w Lenox av, 41.8x99.11, 6-sty bk tnt; Vincent L Leibell, ref, to Henry B Hess, at Paterson, NJ [96 Bway]; mtg \$39,000; FORECLOS Aug21; Aug23; Sept4'13; A\$18,000-49,000. 9,000

**144TH st, 201 W**, see 7 av, 2480-2.

**145TH st, 155-7 W**, see 145th, 159-61 W.

**145TH st, 159-61 W** (7:2014-8), ns, 140 e 7 av, 40x99.11, 6-sty bk tnt & str; mtg \$40,000; A\$21,000-53,000; also 145TH ST, 155-7 W (7:2014-10), ns, 180 e 7 av, 40x99.11, 6-sty bk tnt & str; mtg \$40,000; Chas J

155TH st W (8:2134-22), ns, 525 w Bway, runs w150 to es Riverside dr x n74.7x100 on curve still on dr. 31.3x101.1, xss99.11, to beg; vacant; Jno H Rogan, ref. to Adolph M Bendheim, 88 Central Park W; mtg \$40,000 & AL; FORECLOS Sept2; Sept13; A \$50,000-50,000.

97,500 over & above said mtgs  
155TH st W, nec Riverside dr, see 155th W, ns, 525 w Bway.

156TH st, 601 W, see Bway, nwc 156.

157TH st, 542 W (8:2115-14), ns, 200 e Bway, 75x99.11, 6-sty bk tnt; Arlington Court, Inc, a corp, to Wm N Carpenter, at Winter Haven, Fla [care M G Paliser]; AL; July28; Sept13; A\$52,000-130,000. nom

158TH st, 491 W, see St Nicholas av, 961.

158TH st, 541 W (8:2117-59), ns, 225 e Bway, 41.8x99.11, 6-sty bk tnt; Wm N Walker to Five Hundred and Forty-One West One Hundred and Fifty-Eighth St Co, Inc, a corp [care Wm M Walker], 135 W 123; AL; Apr 30; Sept13; A\$20,000-53,000. nom

159TH st W, swe St Nicholas av, see St Nicholas av, 961.

170TH st, 555 W (8:2127-23), ns, 100 w Audubon av, 75x100, 6-sty bk tnt; Roberta F Frank to the John J Hearn Constn Co, 505 5 av; mtg \$100,000 & AL; Sept 2'13; A\$28,000-102,000. O C & 100

Av B, 90-2 (2:401-33), swe 6th (544-6), 40.2x76x42.2x89.1, 6-sty bk tnt & str; Isaac Goldberg to Clara Goldberg, his wife, 50 E 96; mtg \$79,750; Aug20; Aug29'13; A\$45,000-80,000. O C & 100

Bowery, 354, see Bowery, 358.

Bowery, 358 (2:531-38), ws, abt 65 s 4th, 19.4x96.8x17x102.8, sws, 5-sty bk lodging house & str; A\$18,000-23,000; also BOWERY, 354 (2:531-40), ws, 74.6 n Great Jones, 19.4x108.8x17x114.8, 5-sty bk lodging house & str; Chas Schlang to One Sixty Broadway Holding Corp, 160 Bway; mtg \$51,500; Aug29; Sept2'13; A \$19,000-23,000. nom

Bowery, 358 & 354; One Sixty Bway Holding Corp to Chas Schlang, 40 Matilda ter, Long Branch, NJ; AL; Aug29; Sept2'13. nom

Broadway, 443-5 (1:231-38), ws, abt 100 n Howard, 50x200 to es Mercer (Nos 20-2); also LOT adj above on s & 85.5 e Mercer, runs s8xw7.10x13.8xw19.3x83.8 x e36.4 n 25.4xw10.4 to beg, except pt conveyed by Ludlum to Lockwood by deed dated May 1'1851; Sarah F Hendrickson et al to Helen V Henderson, at East Orange, NJ; mtg \$125,000; Sept2; Sept3'13; A\$207,000-260,000. nom

Broadway (8:2235-15-16), ss, 100 w 207th (Emerson), 50x141.3x50x140.8, vacant; Frank L Nugent to Thos S Walker at Long Lake, NY [141 Bway]; Aug28; Aug29'13; A\$14,000-14,000. O C & 100

Broadway (7:1896-72), swe 116th (No 100), 100.11x100, 12-sty bk tnt & str; Paterno Bros, a corp, to Ellis P Earle, at Edgewood ter, Montclair, NJ [165 Bway]; mtg \$550,000 & AL; Sept3; Sept4'13; A \$210,000-600,000. O C & 100

Broadway (Blvd Lafayette) (8:2134-95), nwc 156th (No 601), 105.11x133.9x99.11x 168, 6-sty bk tnt; Fleischmann Bros Co, a corp, to Woodrow Investing Co, Inc, a corp, 601 W 156; mtg \$310,000 & AL; Aug 27; Aug30'13; A\$145,000-325,000. nom

Central Park W, 418 (7:1837-36), swe 102d (Nos 2-4), 100.11x117, 10-sty bk tnt; Philip Braender to Chas J Butterly, 270 Covert, Bklyn; mtg \$375,000; Aug29; Aug30'13; A\$160,000-475,000. O C & 100

Columbus av, 227 (4:1123-4), es, 75.5 n 70th, 25x100, 5-sty bk tnt & str; Mary C O'Hara to Amelia Nurge, 302 Grand av, Astoria, LI; mtg \$32,000; Aug27; Aug30'13; A\$26,000-45,000. O C & 100

Columbus av, 227 (4:1123-4), es, 75.5 n 70th, 25x100, 5-sty bk tnt & str; Amelia Nurge to Herman Wendt, 245 Mt Hope pl; mtg \$32,000; Aug30; Sept2'13; A\$26,000-45,000. O C & 100

Riverside dr, nec 155th, see 155th W, ns, 525 w Bway.

St Nicholas av, 961 (8:2108-83), nwc 158th (No 491) 203 to 159th x41.1x199.10 to 158th x78.5, 6-sty bk tnt; Chas J Butterly to N Y Real Estate Security Co, 42 Bway; mtg \$200,000; May22; Aug29'13; A\$95,000-238,000. O C & 100

St Nicholas av, swe 159th, see St Nicholas av, 961.

West End av, 194 (4:1160-61), sec 69th (No 264), 25.5x100, 5-sty bk tnt & str; Hogenauer & Wesslau Co, a corp, to Mary E Flannery, 2618 Grand av; mtg \$30,000 & AL; Sept2; Sept4'13; A\$22,000-40,000. O C & 100

1ST av, 154 (2:437-4), es, 69.2 n 9th, 23.1x 100, 5-sty bk tnt & str; Mendel Friedman to Regina Huppert, 55 S 17, Flushing, E of Q; 1-3 pt; mtg \$33,000; Dec6'02; Sept3'13; A\$20,000-27,000. O C & 100

1ST av, 154; Saml Friedman et al heirs & Mendel Friedman to same; 1-3 pt; AT, QC & CaG; AL; Jan2'13; Sept3'13. nom

1ST av, 1317 (5:1445-28), ws, 50.4 s 71st, 25x75, 4-sty bk tnt & str; Mary Hroch, as TRSTE, to Louis Poborsky, 1315 1 av; mtg \$18,000; Aug30; Sept2'13; A\$9,500-17,500. O C & 100

1ST av, 2352 (6:1808-59 1/2), es, 60.11 s 121st, 20x80, 4-sty bk tnt & str; Antonio Tafuri to Teresa Tafuri, 2352 1 av; mtg \$9,000 & AL; Aug28; Aug30'13; A\$6,000-10,000. O C & 100

2D av, 174 (2:453-1), nec 11th (No 299), 25.9x100, 4-sty stn office bldg & 5-sty bk tnt & str; A\$34,000-50,000; also 4TH ST, 39 E (2:544-66), ns, 114 w Bowery, runs n90.10x12x11.2x12x59.8 to st xw24 to beg, 5-sty bk tnt & str; A\$22,000-24,000; also GRAND ST, 258 (242) (2:418), ns, abt

50 e Chrystie, 25x75; 6-sty bk loft & str bldg; leasehold; 1/2 pt; also GRAND ST, 260 (2:418)—Chryst & Grand st, 258, lot 27), n s, abt 75 e Chrystie, 24.8x75; leasehold; 1/2 pt, 6-sty bk loft & str bldg; A\$54,000-89,000; Morris Weinstein EXR Ascher Weinstein to Jos Weinstein, 265 Central Park W; Nellie W Marks, 1342 51st, Bklyn; Rhoda Rieser, 1841 Mad av; Sadie Opler, 1449 49th, Bklyn, & David Weinstein, 1342 51st, Bklyn; Aug22; Aug29'11. nom

2D av, 408 (3:929-4), es, 72.2 n 23d, 26.6x 100, 4-sty bk tnt & str & 2-sty bk rear tnt; Morris Stalewitz to Maurice Gross, 145 E 92; mtg \$23,000 & AL; Sept2'13; A \$17,500-22,000. O C & 100

3D av, 2005-7 (6:1660-1), nec 110th (Nos 201-5), 50x110, 2-3-sty bk tnts & str, 3-sty bk loft & str bldg & 4-sty bk tnt & str; Morris Weinstein to Edwin A Cruikshank, 438 Washington av, Bklyn; B&S & CaG; mtg \$37,000; Aug13; Sept3'13; A\$46,000-59,000. O C & 100

5TH av, 805 (5:1376-71), es, 50.5 s 62d, 25x100; also INTERIOR LOT (5:1376), begins 100 e 5 av & 50.5 s 62d, runs s25xe25x n25xw25 to beg, together 4-sty & b bk dwg, 2-sty ext; Wm L Bull to Egerton L Winthrop, 23 E 33; Geo L Rives, 69 E 79, & Jas A Burden at Troy, NY, as joint tenants; Aug20; Aug29'13; A\$200,000-255,000. 225,600

5TH av, 806-7 (5:1376-69-70), sec 62d (No 2), 50.5x100, 4-sty & b stn dwg, 3-sty ext; Treville Realty Co, a corp, 165 Bway, to Egerton L Winthrop, 23 E 33; Geo L Rives, 69 E 79, & Jas A Burden, at Troy, NY, as joint tenants; mtgs \$400,000; Aug26; Aug29'13; B&S & C a G; A\$455,000-525,000. O C & 100

7TH av, 2480-2 (7:2030-29), nwc 144th (No 201), 40x100, 6-sty bk tnt & str; Anthony Doll Jr et al to Danl S McElroy, 102 Park av; mtg \$60,000 & AL; Aug28; Aug30'13; A\$39,000-79,000. exch

8TH av, 2073 (7:1847-19), ws, 25.2 n 112th, 25.6x100, 5-sty bk tnt & str; Auguste Riedel to Augustina Realty Co Inc, a corp [care Louis J Hamel], 271 Bway [r 35]; mtg \$39,000; Aug30'13; A\$22,000-34,000. O C & 100

8TH av, 2079 (7:1847-23), ws, 75.8 s 113th, 25.2x100, 5-sty bk tnt & str; Auguste Riedel to Augustina Realty Co, Inc, a corp, 271 Bway; mtg \$34,000; Aug30'13; A\$22,000-34,000. O C & 100

Interior lot, begins 100 e 5 av & 50.5 s 62d, see 5 av, 805.

Interior lot (3:731-11), begins at cl blk bet 33d & 34th, 115.5 e 10 av, runs e23.7xs 61.4 to cl old Jersey, closed, xw23.6xn63.3 to beg, 2-sty bk stable; Mamie B Politzer to Jules S Bache, 8 E 67 & Henry Wollman, 1 W 70; 1-7 pt; May6; Sept3'13; A\$5,000-6,000. O C & 100

Interior lot (3:731); same prop; Henrietta B Kayser heir Simon Bache & ano to same; 1-7 pt; May6; Sept3'13. O C & 100

Interior lot (3:731); same prop; Blanche B Neukirch et al heirs to same; 5-7 pt; May6; Sept3'13. 6,000

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Mercer st, 20-2, see Bway, 443-5.

15TH st, 352 W (3:738), ss, 200 e 9 av, 50x103.1; asn rents; Frankfort Realty Co, a corp, 49 Chambers, to Jacob W Solomon, 68 E 96, & Chas Berlin, 522 W 157; Aug28; Aug30'13. nom

15TH st, 360 W (3:738), ss, 150 e 9 av, 50x103.1; asn rents; Frankfort Realty Co, a corp, 49 Chambers, to Jacob W Solomon, 68 E 96, & Chas Berlin, 522 W 157; Aug28; Aug30'13. nom

17TH st, 324 W (3:740-45), ss, 275 w 8 av, 25x125.1x25.1x122.9, 5-sty bk tnt; re mtg; N Y Savgs Bank to Henry Wendt, at Pearl River, NY [93 Nassau]; Aug29; Sept 4'13; A\$12,000-29,000. 20,500

28TH st, 304 W (3:751); sobrn of power of sale to mtg; Elisabeth A Demarest, EX-TRX Matilda Reynolds, with Lawyers Mort Co, 59 Liberty; July29; Aug27'13. nom

47TH st, 522 W (4:1075), ss, 250 w 10 av, 25x100.5; also BROOK AV (9:2287), sw c 143d (No 494); agmt as to cancellation of contract recorded June17'13; D H Jackson Co, 135 Bway, with Fredk Kuhn, 703 W 171; July24; Aug29'13. nom

56TH st, 46 W (miscel); power of atty to sell above; Aimee C Gouraud to Emerson Foote, 220 W 107, & Malcolm R Lawrence, 27 Montgomery pl; Apr29; Sept4'13. —

61ST st, 106 W (4:1132-38), 5 1/2-sty double b s flat; asn rents; Kath Gallagher, of Freeport, LI, to Royal Co of NY, 93-5 Nassau; Sept2; Sept3'13; A\$22,000-52,000, 1,400

96TH st, 70 E (5:1507); asn rents; Isaac Brush, 150 W 88, to Chas Berlin, 522 W 157; Aug29; Aug30'13. 2,000

101ST st, 177-9 W (7:1856), order of court correcting & reinstating & restoring mtg for \$8,000 on No 179, recorded Mar21'83, & discharged mtg for \$8,000 on No 177 instead, etc; Wm Haigh, Plff, agt Francis S Phraner et al EXRS, & C, Sumner R Stone, decd, et al; Aug27; Aug29'13. court order

106TH st, 238 W (7:1877), ss, 225 w Ams av, 150x100.11; agmt as to confirmation of additional asn of rents, etc, to secure mtgs; Frankfort Realty Co, a corp, 49 Chambers, to Jacob W Solomon, 68 E 96, & Chas Berlin, 522 W 157; Aug28; Aug30'13. nom

111TH st 140-2 W (7:1820-53), ss, 250 e 7 av, 37.6x100.11, 5-sty bk tnt; re mtg; Nassau Mtg Co to Real Estate Security Co, 42 Bway; Sept4'13; A\$24,000-46,000. 9,884.61

Bowery, 354, see Bowery, 358.

Bowery, 358 (2:531), ws, 19.4x96.8x17x 102.8, sws; also BOWERY, 354 (2:531), ws, 74.6 n Great Jones, 19.4x108.8x17x114.8; asn rents; One Sixty Bway Holding Corp to Estates Mtg Securities Co, a corp, 160 Bway; Aug29; Sept2'13. 1,500

Broadway, 443-5; also MERCER ST, 20-22 (PA); Power of attorney to execute deed or deeds conveying above; Mary E Ludlum to Jno Ludlum, Elmont, LI; Aug 19; Sept3'13.

Broadway, 443-5; also MERCER ST, 20-22 (PA); power of attorney to execute deed or deeds conveying above; Martha C O Munroe to Birdsall O Edey, Bellport, LI; Aug19; Sept3'13.

Broadway, 443-5; also MERCER ST, 20-22 (PA); power of attorney to execute deed or deeds conveying above; Sarah F Hendrickson to Jno Ludlum, Elmhurst, LI; Aug21; Sept3'13.

Asa (miscel) of all RT&I to any & all moneys or any legacies that may be due under will Odo E Apfel; Otto Loewenthal to Ignatz Guttentag, 170 Barrett av, Arrochar, SI; Aug28; Sept2'13. nom

Power of atty (miscel); Chas Hodgins, of Tipperary, Ireland, to Jno Hodgins, of Myrtle av, Edgewater, NJ; Aug25; Sept4'13.

Revocation (Miscel) of power of atty; Howard S F Randolph, 222 W 23 to Arthur F Randolph; Aug12; Sept3'13. —

WILLS.

Borough of Manhattan.

Ludlow st, 148, see 115th st, 4 W.

Sheriff st, 87, see 115th st, 4 W.

Sheriff st, 90-4, see 115th st, 4 W.

13TH st, 133-5 W, see Greenwich av, 30.

13TH st, 158 W, see Greenwich av, 30.

30TH st, 357 W, see Greenwich av, 30.

70TH st, 421 E (5:1465-15), ns, 225 w Av A, 25x55.6, 5-sty bk tnt; Mattie M Harris Est, Maud B Mitchell, EXTRX, 5 Delaware st, Flushing, Bklyn; atty Louis Campora, 93 Nassau; A\$5,500-12,000. Will filed Aug27'13.

88TH st, 336 W (4:1249-49 1/2), ss, 420 w West End av, 21x100.8, 4-sty bk dwg; Flora E Rogers Est, Abt Falk EXR, 300 W 109; attys, Rogers & Westfield, 115 Bway; A\$15,500-34,000. Will filed Aug16'13

115TH st, 4 W (6:1598-40 1/2), ss, 100 w 5 av, 20x100.11, 5-sty bk dwg; A\$11,000-21,000; also SHERIFF ST, 87 (2:339-64), ws, 175 s Stanton, 25x100, 5-sty bk tnt; A \$19,000-34,000; also SHERIFF ST, 90-94 (2:334-9-11), es, 100 s Stanton, 75x75, 3 5-sty bk tnts; A\$57,000-105,000; also LUDLOW ST, 148 (2:411-47), es, 150 s Stanton, 25x89, 5-sty bk tnt & str; A\$23,000-34,000; Benj Gross Est, Rachel Gross, EX-TRX, 4 W 115; atty, Thos P Conlon, 19 Av A. Will filed Sept5'13.

Greenwich av, 30 (2:606-10), ss, 118.5 e 10th, 26x191xirreg, 6-sty bk factory; A \$22,000-50,000; also 13TH ST, 133-5 W (2:609-62 & 63), ns, 390.6 e 7 av, ea 20.6x103.3, 2 3-sty bk dwgs; A each \$14,000-15,500; also 13TH ST, 158 W (2:608-10), ss, 100 e 7th av, 20.6x103.3, 3-sty bk dwg; A\$14,000-17,500; also 30TH ST, 357 W (3:754-10), ns, 136 e 9 av, 18x98.9, 3-sty bk tnt; A\$11,000-17,000; Timothy J Kieley Estate, Jno J Donovan, EXR, 59 W 109; atty, J M Shellbarger, 30 Church. Will filed Aug 29'13.

CONVEYANCES.

Borough of the Bronx.

Cedar st (\*), es, 300 s Cornell av, 25x 100; Walter W Taylor to Jane Killian, 3228 Tieman av; QC; June21; Sept3'13. nom

Featherbed la (11:2876), ns, 292.9 e Nelson av, on curve, 50x100, vacant; Cath Darling to Jas T Barry, 1149 Boston rd; mtg \$4,000; July7; Sept4'13. O C & 100

Kelly st, 1063-73 (10:2705), ws, 165 s 167th, 100x100, 6 2-sty fr dwgs; Selma Burmester to Utopia Realty Co, Inc, a corp, 2650 Bway; mtg \$21,600; Aug29; Aug30'13. O C & 100

Parkside pl (12:3354), ns, 67.11 sw 207th, 50.11x100.9x50x97.9, vacant; also PARKSIDE PL (12:3354), ns, 218.3 sw 207th, 50.1 x109.8x50x106.8, vacant; also WEBSTER AV (12:3354), ns, 130.3 e 205th, 50.1x121.8x 50x124.8, vacant; Christopher Kelly to Margt E Amabile, 232 E 201, & Cath T Murphy, 275 E 201; Apr18; Sept3'13. nom

Parkside pl, ns, 218.3 sw 207th, see Parkside pl, ns, 67.11 sw 207.

Rae st, see St Anns av, see St Anns av, 666.

Theriot st (\*), nes, 43.5 n Meadow dr, 25x100; Ninfia Caputo to Calogero Caputo, 165 Bleecker; AL; July16; Sept3'13. nom

133D st, 551-3 E, see St Anns av, 123.

133D st E (9:2278), ns, 265 e Willis av, 50x100, vacant; Wm R O'Brien to Mieczyslaw Koczanski, 336 E 6; mtg \$9,000; Sept2'13. nom

138TH st, 590 E (10:2550), ss, 937.6 w Home av, also 240 e St Anns av, 37.6x100, 5-sty bk tnt; N Y Real Estate Security Co to Chas J Butterly, 127 Covert, Bklyn; B&S; mtg \$28,000; Sept4'13. O C & 100

142D st, 454 (710) E (9:2286), ss, 483.4 e Willis av, 16.8x100, 2-sty & b bk dwg; Edw M O'Gorman to Margt Shevlin, 326 E 57; mtg \$4,000; Sept2; Sept4'13. nom

143D st, 494 E, see 47th st, 522 W.

**144TH st, 454 E** (9:2288), ss, 500 e Willis av, 25.11x103.8x25x101.3, 4-sty bk tnt; Matilda Eichhorst to Wm Schellhas, 454 E 144; correction deed; Nov16'01; Sept3 '13; re-recorded from Nov23'01. nom

**157TH st, 401 E**, see Melrose av, 766-72.

**165TH st E, swc Grant av**, see Grant av, swc 165.

**165TH st E, see Sherman av**, see Grant av, swc 165.

**166TH st, 250 E**, see Grant av, 1072.

**172D st, 447 E** (11:2905), ns, 90 e Park av, runs e40xn129.11xw30xs30xw10xs99.11 to beg, 2-sty fr dwg; Bronx Investing Co to Hyman Schollard, 5 Hilton, Providence, RI; AL; Aug14; Aug30'13. O C & 100

**175TH st, 731 E**, see Clinton av, 1810.

**176TH st E** (\*), ws, 125 s Eastern Blvd, 125x100; Walter W Taylor to Conrad M Raschkow, 68 W 83; AL; Aug27; Sept3'13. O C & 100

**180TH st, 850-2 E**, see Mohegan av, 2095-2097.

**181ST st, 612 E** (11:3070), ss, 166.10 w Hughes av, 17.2x113.2x16.8x108.11, 2-sty fr dwg; Gottlieb Gorlo to Mary McCauley, 862 Cauldwell av; Sept2'13. O C & 100

**181ST st, 640 E**, see Hughes av, 2120.

**214TH st E, ss, 250 e Bronxwood av**, see Bronxwood av, nwc 214th.

**214TH st E, nwc Bronxwood av**, see Bronxwood av, nwc 214th.

**235TH st W, ncc Oxford av**, see Johnson av, ws, at ns lot 48.

**Arthur av 2187** (11:3063), ws, 16.8 s 182d, 16.8x80, 3-sty bk tnt; Jno F Bruder to Jos Ettl, 1332 3 av; mtg \$7,500; Aug29 '13. O C & 100

**Barnes av** (\*), ws, 320 n Morris Park av, runs n25xe25 to cl av xs25xw25 to beg, being land in bed of av; Regent Realty Co to Jno F Ettinger, 1833 Barnes av; QC; Feb10; Sept4'13. nom

**Barnes av** (\*), ws, 320 n Morris Park av, runs w5xn25xe30 to cl of av xs25xw25 to beg, being land in bed of av; deed of cession; Jno F Ettinger to City NY; Feb10; Sept4'13. nom

**Bathgate av, 2173** (11:3049), ws, 225 n 181st, 25x145.2x25x143.7, 2-sty fr dwg; Fannie Mork to Serafino Piana, 93 Baxter; mtg \$4,500; July10; Sept3'13. O C & 100

**Benedict av** (\*), ns, 20111 e Storrow, 25x90; Cath Fleury to Patk Hynes, 2009 Mad av; mtg \$630 & AL; Oct20'11; Sept2 '13. O C & 100

**Bogart av** (\*), es, 125 n Van Nest av, 50x100; Morris Park Estates to Elias & Abr Fisher, 293 3 av; July25 Aug29'13. nom

**Bogart av** (\*), es, 250 s Van Nest av, 50x100; Morris Park Estates to Harry Kessler, 247 2d; July30; Aug29'13. nom

**Boston rd, 1220-6 on map 1222-6** (10:2663), es, 159.10 n 168th, 98.3x222.8x92.4x 261.11, 2 5-sty bk tnts; Jos H Rosenbaum et al to Dudley F Rosenbaum, 911 Park av, & Mortimer C Rosenbaum, 309 W 39; AT B&S; AL; Feb24; Sept4'13. nom

**Boston rd, 1220-6 on map 1222-6**; David J Fox & Dudley F Rosenbaum et al to Bosro Realty Corp, 32 Liberty; B&S; mtg \$86,000; Aug22; Sept4'13. nom

**Broadway** (13:3406-3414), ws, at cl Tibbetts Brook, runs n— to ss land conveyed to Jessie H Piper by deed dated Apr30'91 xw— to cl Tibbetts Brook xs & e— to beg; Archibald Douglas to Bowie Dash Realty Co, Waldo av, nr 238th; B&S & C a G & correction deed; Aug8; Sept4'13. nom

**Bronxwood av** (5th) (\*), nwc Sheil, nwt 214th, 50x112.10x50.6x120.9; also 214TH ST (SHIEL) (\*), ss, 250 e Bronxwood av (5 av) 50x100; Chas Henry et al to Wm L Phelan, 2049 Ryer av; Aug28; Aug29'13. nom

**Bronx Park av** (\*), ws, 125 n 177th, 50x 150; Jacob Cohen to Chas H Baechler, 1762 Walker av; mtg \$4,000 & AL; Apr29; Sept 3'13. O C & 100

**Brook av, swc 143d**, see 47th, 522 W.

**Cambreleng av, 2486 (Pyne st)** (11:3091), es, 606.3 n 188th (Bayard), 18.9x 157, 2-sty fr dwg; Angelo Sassani & Adelaide, his wife, to Giuseppe Sassani, all at 2486 Cambreleng av; AT; AL; Aug30; Sept 4'13. nom

**Castle Hill av** (\*), es, 58 n Houghton av, 50x79.3, Unionport; Bertha J Fox to Andw Case, 2255 Chatterton av; AL; Aug30; Sept 4'13. O C & 100

**Castle Hill av (Lafayette st)** (\*), ws, 755 n Starling av, 50x108, Unionport; Tessie Rosini to Rosa Cannavacciuolo, 1641 Castle Hill av; mtg \$7,000; Aug28; Aug29'13. nom

**Clinton av, 1810** (11:2949), nec 175th (No 731), 19x90.2, 4-sty bk tnt; Jno F Stodder to Inter-City Land & Securities Co, a corpn, 115 Bway; mtg \$16,000; May27; Aug29'13. O C & 100

**Courtlandt av, 786-8** (9:2404), es, abt 50 n 157th, 50x100, except pt for av, 1-sty bk str; Ignatz Modry to Tillie Koscherak, 296 Central Park W; AL; Aug28; Aug30'13. O C & 100

**Daly av, 1892** (11:2992), es, 200 n 176th, 25.3x150.11, 3-sty bk dwg; Jno R Peterson to Rose C Kahn, 145 E 92; mtg \$7,000 & AL; Aug27; Aug29'13. O C & 100

**Decatur av, 3164** (12:3353), es, 163.4 s 205th, 16.8x112.6, 2-sty fr dwg; Honora Hughes to Henry Van Denberg, 1739 E 13, Bklyn; AL; Aug14; Sept3'13. nom

**Findlay av, 1274** (9:2436), es, 123.4 s 169th, 16.8x100, 2-sty fr dwg; Chas F Henry to Wm L Phelan, 2049 Ryer av; mtg \$3,000 & AL; Aug28; Aug29'13. O C & 100

**Fowler av** (\*), ws, 275 s Rhineland av, 50x92.9x50.4x98.11; Morris Park Estates to Chas & Herman Banach, 915 Prospect av; Aug27; Aug29'13. nom

**Grand av, 2618** (11:3205), es, 300 n 192d, 50x100, 2-sty fr dwg; Mary E Flannery to Anna E Hogenauer, 137 W 130; mtg \$9,000; Sept3; Sept4'13. O C & 100

**Grant av** (9:2447), swc 165th, 81.2x201 to es Sherman av x56.4 to ss 165th x202.5, vacant; Lillian B Rodgers to Morris Weinstein, 333 Central Park W; mtg \$10,000 & AL; Sept2; Sept3'13. O C & 100

**Grant av, 1060** (9:2448), es, 157 s 166th, 25x101.5x25x101.3, 3-sty bk dwg; Jno B Westervelt to Carrie wife & Louis Lustig, 741 5th st, Lindhurst, NJ; mtg \$7,500; Aug27; Sept3'13. O C & 100

**Grant av, 1072** (9:2448-16), see 166th (No 250), 32x100.6, 1-sty bk storage; Melrose Bldg Co to Alex Rankin, 264 Riverside dr; mtg \$2,600 & AL; June12; re-recorded from Aug20'13; Aug28'13. nom

**Haight av** (\*), es, 325 s Neil av, 25x190; Morris Park Estates to Jennie Bernstein, 125 2 av; July29; Sept3'13. nom

**Hoe av, 1541** (11:2982), ws, 205 n 172d, 20x100, 3-sty bk tnt; Jas C McCarthy to Minnie Spring, 92 2 av; mtg \$8,000; Sept 2; Sept3'13. O C & 100

**Hoe av** (10:2743), ws, 254.3 n Aldus, —x 150x40.9x150, vacant; American Real Estate Co to David Rosing, 61 W 113; AL; Sept2; Sept3'13. O C & 100

**Holland av** (\*), ws, 225.2 s Van Nest av, 24.10x100; Barbara Honold to Pauline Wagner, 1721 Cruger av; mtg \$3,500; Sept 2; Sept3'13. O C & 100

**Hone av** (\*), ws, 275 s Van Nest av, 50 x100; Morris Park Estates to Max H Abeloff, 776 Union av; July17; Sept3'13. nom

**Honeywell av, 2014** (11:3122), es, 461 n e Tremont av (Locust av), 44x112.6, 2-sty fr dwg; Ninfa Caputo to Calogero Caputo, 165 Bleeker; AL; July16; Sept3'13. nom

**Houghton av, 2253** (\*), ns, 238.4 w Have-meyer av, 33.4x66, except pt for av; Jno Hartlieb to Louis Christman, 904 Tinton av; mtg \$3,075 & AL; Aug29; Aug30'13. O C & 100

**Hughes av, 2120** (11:3081), sec 181st (No 640), 127.9x50x115x51.7, 5-sty bk tnt & str; Brown-Weiss Realty to Lewis L Bergen at Arlington, NJ; mtg \$62,500; Sept2; Sept3'13. O C & 100

**Jackson av, 575** (10:2623), ws, 150 n 149th, 25x94, 4-sty bk tnt; Albt Brasse to Walter Herbert, 405 E 19; mtg \$12,000; Sept2'13. nom

**Jackson av, 1074** (10:2650), es, 20 s 166th, 19.7x77.8, 3-sty fr tnt; Chas Korbel to Jno H Koester, 1072 Jackson av; mtg \$5,000 Aug30'13. O C & 100

**Jerome av, 2635-45** (11:3202), ws, 162.7 s Kingsbridge rd, 100x114.1x100x114.8, 2 5-sty bk tnts & str; Richd W Hill, ref, to Lizzie J Waugh, 210 Neptune av, Coney Island, NY; FORECLOS June2; Aug22; Aug30'13. 4,925 over & above all liens

**Jerome av, 2674** (12:3317), nec Kings-bridge rd (Nos 1-21), 121.9x260 to ws Morris av, 1, 2 & 3-sty fr dwgs; with-drawal from registration of Owners Dup-licate Cert of Title dated Dec27'10 under land registration law, and same placed under sec & block; Max S Grifenhagen as Registrar to Jane Armstrong, widow Jno D Armstrong, a life estate; Lily W, wife Carl H Stengel, & Mary B, wife Arthur A Nichols, all of the Bronx; are vested in equal shares absolute in remainder; mtg \$10,000; Sept2'13. 1st certf under land registration law.

**Johnson av** (13:3409-453 & 503), ws, at ns lot 48 map annexed to report of sale of Fredk Smyth, ref, in action Wetmore vs Wetmore, runs e— to es of av xs— to ns 235th xw— to ws of av xn— to beg, being land in bed of av in front of said lots; also OXFORD AV (13:3409-422 & 453), nec 235th, runs n— to ns lot 53, same map, xw— to ws of av xs— to ns 235th xe— to beg, being land in bed of av in front of said lots; Margt E Putnam to City NY; June7; Sept4'13. nom

**Kingsbridge rd, 1-21**, see Jerome av, 2674.

**Leland av** (\*), ws, 100 s Wood av, 50x 100; Emil N Sorgenfrei to Eugene J Sen-nett, 440 Westchester av; mtg \$4,000; Sept 2; Sept3'13. O C & 100

**Lurting av** (\*), ws, 175 s Morris Park av, 25x100; Morris Park Estates to Bert Walter, 139 W 47; July22; Sept3'13. nom

**Lurting av** (\*), ws, 125 s Pierce av, 50x 100; Morris Park Estates to Frank D Chin-nock, 599 7th, Bklyn; July30; Aug29'13. nom

**Lurting av** (\*), ws, 250 s Pierce av, 25x 100; Morris Park Estates to Jno Battis-toni, at West Stockbridge, Mass; July30; Aug30'13. nom

**Lurting av** (\*), ws, 175 s Pierce av, 75x 100; Morris Park Estates to Jno A Hen-nessy, 20 Clinton, Bklyn; July31; Aug30'13. nom

**McGraw av** (\*), ss, at line bet land party 1st part & land Eugene Nonnon, runs s137xw—xn— to av xe37.6 to beg, except part for av; Bridget McMonagal, widow, to Sidney B Hickox, 2246 Gleason av; mtg \$500; Aug29; Sept2'13. O C & 100

**Mathews av** (\*), ws, 125 n Lydig av, 50x100; Morris Park Estates to Jacob Rashbam, 240 E 119; July24; Sept3'13. nom

**Melrose av, 766-72** (9:2379), nec 157th (No 401), 101.8x21x101.9x21, 5-sty bk tnt & str; Lillie M Scheele to Fredk Kass-mann, 882 10 av; Aug30; Sept12'13. 10,000

**Mohegan av, 2095-7** (11:3118), swc 180th (Nos 850-2), 73x70, 5-sty bk tnt & str; Morris Weinstein to Smada Realty Co, a corpn, 391 E 149; mtg \$50,000; Aug13; Sept 3'13. O C & 100

**Morris av, nwc Kingsbridge rd**, see Je-rome av, 2674.

**Newbold av (14th st) (\*)**, ss, 305 w Zerega av (Av A), 50x108, Unionport; Frank Padula & Son Inc to E Colgate Jones, 2128 Westchester av; mtg \$9,500; Aug29; Aug30'13. O C & 100

**Newbold av (14th st) (\*)**, ss, 205 w Ze-rega av (Av A), 100x108, Unionport; Ellen L Hanrahan to Jas P Hanrahan, 1142 St Lawrence av; July14; Sept2'13. O C & 100

**Ogden av, 983** (9:2524), ws, 180 s 164th, 25x100, except pt for av, 3-sty fr tnt; Harlem Savgs Bank to Jennie E Teichman, 147 Morton pl; mtg \$7,000; Aug18; Sept4'13. O C & 100

**Oxford av, nec 235th**, see Johnson av, ws, at ns lot 48.

**Paulding av** (\*), es, 250 n Neil av, 50x 100; Morris Park Estates to Alice A Fin-ning, 25 Brown pl, Waterbury, Conn; July 31; Aug30'13. nom

**Park av, 4283-5** (11:3028), ws, 213.9 n 178th, runs n— to pt 236.9 s 179th xw135.3 xs—xe135.3 to beg, 1 & 2-sty bk bldg; Marie Walter to Henry Wendt, at Pearl River, NY; QC; Aug28; Sept4'13. nom

**Park av, 4283-5**; Henry Wendt to Geo Fedden, 2262 Bathgate av; B&S; Aug28; Sept4'13. nom

**Park av, 4282-4** (11:3035), es, 217.4 s 179th, 41.4x100, 5-sty bk tnt; Wm Keil to Edna F Goebel, 2017 Morris av; mtg \$33,000 & AL; Aug26; Aug29'13. O C & 100

**Pierce av** (\*), ws, 75 e Colden av, 25x 100; Morris Park Estates to Jos F Quig-ley, 53 Douglas, Bklyn; July24; Sept3'13. nom

**Pierce av** (\*), ns, 75 e Haight av, 25x 100; Morris Park Estates to Mary Gill-man, 154 E 91; July30; Sept4'13. nom

**Prospect (Taylor av)** (11:3104), nws, 100 ne 187th, 100x100, except part for Pros-pect av, vacant; Cath Darling to Jas T Barry, 1149 Boston rd; mtg \$7,000; June 17; Sept4'13. O C & 100

**Rhineland av** (\*), ns, 50 e Colden av, 25x100; Morris Park Estates to Adolf Blank, 299 Brook av; July31; Sept4'13. nom

**River av, 1221** (9:2489), ws, 80 n 167th, 20x100, 2-sty fr dwg; Lillian G Powers to Louis Brac & Jennie, his wife, 831 9 av; mtg \$4,000 & AL; Aug29; Aug30'13. O C & 100

**Robin av** (\*), ws, 150 n Madison av, 75x 100; also ROBIN AV (\*), es, 250 n Madison av, 50x100, Tremont Terrace; Harry or Harrie A James to Harrie A James, Inc, 315 E 18; mtg \$3,000; Aug4; Sept3'13. O C & 100

**Robin av, es, 250 n Madison av**, see Ro-bin av, ws, 150 n Madison av.

**St Ann's av, 123** (9:2261), nwc 133d (Nos 551-3), 24.11x100, 5-sty bk tnt & str; Henry Zimmer to Gustav A Schwenk, 2146 Newbold av; mtg \$21,000 & AL; Aug29; Sept4'13. nom

**St Ann's av, 666** (10:2617), see Rae, 25x 51.7x25.1x49.3, 2-sty fr dwg; Edw Baer to Edw Baer & Karolina, his wife, 688 St Ann's, tenants by entirety; Sept3; Sept 4'13. gift

**Sherman av, see 165th**, see Grant av, sw c 165.

**South Oak dr** (\*), ss, 25 w Wallace av, 25x98.1x25x98.5; Corti Bldg Co to Ann J O'Donnell, 783 Van Nest av; mtg \$4,800 & AL; Sept2; Sept4'13. O C & 100

**Tinton av, 625-9** (10:2653), ws, 175 s 152d, 75x100, 2 5-sty bk tnts; Philip Simon to Harry B Davis, at Stuyvesant Plaza, Mt Vernon, NY; mtg \$62,000; Aug18; Aug 30'13. nom

**University av, 2255 (Aqueduct av)** (11:3218), ws, 50 n 183d, 50.10x99.11, 2-sty fr dwg; Edna, wife Josiah A Briggs Jr, to Julius R Fabricius & Caroline, his wife, as tenants by entirety, 51 W Fordham rd; mtg \$10,000; Aug26; Sept4'13. nom

**Van Nest av** (\*), ns, 75 e Colden av, 50x 100; Morris Park Estates to Bella Elson, 411 E 9; July31; Aug30'13. nom

**Van Nest av** (\*), ns, 50 w Fowler av, 25 x100; Morris Goldstein to Jacob Moses, 1452 Clay av; ½ pt; AL; Aug2; Sept2'13. O C & 100

**Vyse av, 1217** (11:2986), ws, 191.4 n Home, 18.9x100, 3-sty bk tnt; Moses Ros-enthal to Max Powell, 135 W 117; AL; Aug2; Sept4'13. nom

**Wallace av** (\*), bet Morris Park av & Van Nest av, land in bed of av in front of lot 298 map portion Hunt Estate, Van Nest, & known as damage parcel 31; deed of cession; Lena Ruff to City NY; Jan23; Sept4'13. nom

**Washington av, 1242** (9:2373), es, 146.7 n 168th, 37.6x113x37.6x112.11; Ida Osh-lag to Wm J Diamond, 336 E 166; ½ pt; B&S; mtg \$30,000 & AL; July30; Sept 3'13. O C & 100

**Watson av (9th)** (\*), ss, 155 e Olmstead av (Av D), 25x108, except pt for Watson av, Unionport; Chas E Devermann to Jas Croughen & Anna P, his wife, 1000 Forest av, as point tenants; mtg \$5,000; Aug29; Aug30'13. O C & 100

**Webster av, ns, 130.3 e 205th**, see Park-side pl, ns, 67.11 sw 207.

**Willis av, 209-11** (9:2299), ws, 50 n 136th, 50x96, 2 3-sty bk tnts & str; Jno J McDonough to Richd H Scobie, 340 E 142; ½ R T & I; mtg \$40,000 & AL; Apr -13; Sept3'13. nom

**3D av, 4415** (11:3047), ws, 81.6 n 181st, 25x102.11, 3-sty bk tnt & str; C L Schurz to Frances Stepath, 154 W 122; FORECLOS May26; Aug12; Aug29'13. 5,000

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

138TH st, 590 E (10:2550), ss, 937.6 w Home av, also abt 240 e St Anns av, 37.6x 100, 5-sty bk tnt; re mtg; N Y Trust Co, TRSTE, to N Y Real Estate Security Co, a corpn, 42 Bway; Sept4'13. nom

167TH st, 905 E (10:2706), ns, 35.1 w Tiffany, 40x109.2x40.9x101.5, 5-sty bk tnt; re mtg; Mannattan Mtg Co to Gifford Bldg Co, Inc, a corpn, 2742 Gifford av; Sept2; Sept4'13. 500

175TH st E, nec Clinton av, see Clinton av, nec 175th.

175TH st, 731 E, see Clinton av, 1812-20.

189TH st, 492-500 E (11:3058), ss, 103.11 e Washington av, runs s 118.7x6.10x5x5e 35.2x80.11x64.2x80.10x64.2x122.10 to st wx 126 to beg, 3 5-sty bk tnts; re mtg; Title Guar & Trust Co to Gtgariff Constn Co, Inc, 991 E 167; Sept2; Sept4'13. 9,000

233D st, 98 E (misc) power of atty; Bronislawa Zylka to Julius Bross, of Yonkers, NY; Aug30; Sept4'13.

Barnes av (\*), ws, 320 n Morris Park av, runs w5xn26xe5x25 to beg; re mtg; Jno W Downing to City NY; Feb10; Sept 4'13. nom

Bogart av, es, 100 s Brady av, see Fowler av, es, 100 n Van Nest av.

Bogart av, es, 250 s Van Nest av, see Lurting av, ws, 125 s Pierce av.

Bogart av, es, 125 n Van Nest av, see Lurting av, ws, 125 s Pierce av.

Brady av, see Barnes av, see Fowler av, es, 100 n Van Nest av.

Bronxdale av, es, 250.11 n Morris Park av, see Fowler av, es, 100 n Van Nest av.

Clinton av, 1818 & 1824, see Clinton av, 1812-14.

Clinton av, 1820-8, see Clinton av, es, 58.7 ne 175th.

Clinton av (11:2949), nec 175th, 19.5x90.2 x19.11x90.2; re asn rents recorded Mar28 '13; Estates Mtg Securities Co to Inter-City Land & Securities Co, a corpn, 115 Bway; Aug28; Aug29'13. nom

Clinton av, 1812-20 (11:2949), nec 175th (No 731), 116.5x90.2x116x90.2; asn rents; Inter-City Land & Securities Co to Rental Mtg Securities Corpn, 15 Broad; Aug29'13. 3,000

Clinton av (11:2949), ses, 58.7 ne 175th, 19.5x90.2x19.3x90.2; also CLINTON AV, 1820 (11:2949), ses, 97.2 ne 175th, 19.4x90.2 x19x90.2; also CLINTON AV, 1826-8 (11:2949), ses, 155.1 ne 175th, 38.11x90.2x39.7x 90.2; re asn of rents; Estates Mort Securities Co to Inter-City Land & Securities Co, 115 Bway; Aug28; Aug29'13. nom

Clinton av, 1812-4 (11:2949), ses, 19.5 ne 175th, 39.10x90.2x38.9x90.2; also CLINTON AV, 1818 (11:2949), ses, 77.11 ne 175th, 19.3 x90.2x19.5x90.2; also CLINTON AV, 1824 (11:2949), ses, 135.9 ne 175th, 19.4x90.2x 19.5x90.2; re asn of rents; Estates Mort Securities Co to Inter-City Land & Securities Co, 115 Bway; Aug28; Aug29'13. nom

Colden av, es, 250 n Rhineland av, see Morris Park av, ss, 50 e Hone av.

Fowler av, ws, 250 n Morris Park av, see Fowler av, es, 100 n Van Nest av.

Fowler av, es, 175 s Rhineland av, see Morris Park av, ss, 50 e Hone av.

Fowler av, ws, 275 s Rhineland av, see Lurting av, ws, 125 s Pierce av.

Fowler av (\*), es, 100 n Van Nest av, 50x100; also BRONXDALE av, es, 250.11 n Morris Park av, 50.5x114.5 to ws Fowler av, 50x120.7; also BRADY AV, see Barnes av, runs e50x90.6xsw12.9xw41.6xn100 to beg; also BOGART AV, es, 100 s Brady av, 25x100; re mtg; N Y Trust Co, a corpn, to Morris Park Estates, a corpn; Aug25; Aug30'13. 3,400

Jerome av, 2641-5 (11:3202), ws, 162.7 s Kingsbridge rd, 50x114.4x50x114.8, 5-sty bk tnt & str; re mtg; N Y Trust Co, a corpn, to Lizzie J Waugh, 210 Neptune av, Coney Island, NY; Aug25; Aug30'13. O C & 100

Lurting av (\*), ws, 175 s Pierce av, 100x100; also VAN NEST AV, ns, 75 e Colden av, 50x100; also PAULDING AV, es, 250 n Neil av, 50x100; re mtg; N Y Trust Co, a corpn, to Morris Park Estates, a corpn; Aug29; Aug30'13. 2,600

Lurting av (\*), ws, 125 s Pierce av, 50x 100; also BOGART AV, es, 250 s Van Nest av, 50x100; also BOGART AV, es, 125 n Van Nest av, 50x100; also FOWLER AV, ws, 275 s Rhineland av, 50x92.9x50.4x98; re mtg; N Y Trust Co, a corpn, to Morris Park Estates, a corpn; Aug28; Aug30'13. 2,600

Lurting av, ws, 225 s Van Nest av, see Pierce av, sec Bogart av.

Lydig av, ns, 37 e Hone av, see Morris Park av, ss, 50 e Hone av.

Morris Park av (\*), ss, 50 e Hone av, 25x100; also FOWLER AV, es, 175 s Rhineland av, 50x100; also WILLIAMS-BRIDGE RD, ws, 75 s Rhineland av, 50 x100; also COLDEN AV, es, 250 n Rhineland av, 50x100; also LYDIG AV, ns, 27 e Hone av, 50.10x98.1x50x88.10; re mtg; N Y Trust Co, a corpn, to Morris Park Estates, a corpn; Aug26; Aug30'13. 3,500

North Chestnut dr (\*), ss, being lot 114, amended map Bronxwood Park; re mtg; Comptroller of State of New York by J A Wendell, Deputy Comptroller, to Vita M D'Amore, 2106 Prospect av; Aug29; Sept 2'13. 418.33

Paulding av, es, 250 n Neil av, see Lurting av, ws, 175 s Pierce av.

Pierce av (\*), sec Bogart av, runs e 112.5 to ws Radcliff av xs100xw25xn50xw

97 to av xn50.11 to beg; also LURTING AV, ws, 225 s Van Nest av, 25x100; re mtg; N Y Trust Co, a corpn, to Morris Park Estates, a corpn; Aug27; Aug30'13. 1,200

Pierce av, swe Radcliff av, see Pierce av, sec Bogart av.

Radcliff av, swe Pierce av, see Pierce av, sec Bogart av.

South Chestnut dr (\*), ns, being lot 116, amended map, Bronxwood Park; Terese L wife Adolph Martin to Danl Mapes Jr, 1006 E 178; QC; re dower, &c; Aug14; Sept2'13. nom

Van Nest av, ns, 75 e Colden av, see Lurting av, ws, 175 s Pierce av.

Wallace av, 1919 (\*), ws, 190 n Rhineland av, —x—; asn rents; Patk J McSorley to Eugene J Busher, 651 E 164; Sept2; Sept3'13. nom

Williamsbridge rd, ws, 75 s Rhineland av, see Morris Park av, ss, 50 e Hone av.

Plot (10:2599) begins at n l of land conveyed by H R & Portchester R R & N Y N Y & H R R Co to parties 1st pt by deed dated May 2'05 & recorded in 1 44, p 270, said pt of beginning being in the third described course of said parcel & 19.9 from nec thereof, runs sw180.5 to pt in sw exterior line of N Y & H R R Co & 20 at r a from e l Port Morris Branch R R rnw—to se line of bridge carrying tracks of H R & P R R over, above & across of said Port Morris Branch xne136.6 xe—to beg, contains 5,243 sq ft; right & easement to construct a two track two span R R Bridge over above; also PLOT, begins on ns of pier in part supporting the Bridge carrying tracks of H R & P R R over N Y & H R R at pt 4.4 from nec said pier, runs e37.9x87xw34.6xn—xw4.4 to beg, contains 239.8 sq ft; right & easement to construct & maintain pier supporting bridge on 2d parcel above; N Y & Harlem R R, a corpn, & N Y C & Hudson R R R Co, lessee, to N Y Connecting R R Co, a corpn, 400 7 av; Aug1; Sept2'13. 3,001.65

LEASES

Borough of Manhattan

AUG. 29, 30, SEPT. 2, 3 & 4.

1Bleecker st, 60 (2:522), str & c; Angelo Rubano to Jno Naro, 999 Freeman; 2 11-12 yf Marl; Sept2'13. 900

1Bleecker st, 60; asn Ls; Jno Naro to Antonio Naro, 999 Freeman; Aug22; Sept 2'13. nom

1Catherine st, nec Madison, see Madison, nec Catherine.

1Clinton st, nec Delancey, see Delancey, 166.

1Delancey st, 166 (2:348); nec Clinton; all; Michl Minden to Simon Weisberger, 672 Tinton av; 15yf Sept1; Sept2'13. taxes & c & 6,700

1Delancey st, 166; asn Ls; Simon Weisberger to Geo Motz, 1322 Jefferson av, Bklyn; AT; Aug30; Sept2'13. nom

1East Broadway, 189 (1:284), swe Jefferson (No 12); cor b str & pt sub b; also two b str on Jefferson & East Bway, adj said cor str; Louis Golde to Saml Gruber, 222 East Bway; 7yf May1; Sept4'13. 2,052

1Grand st, 258-60, see 2 av, 174, Manhattan conveyances.

1Grand st, 415 (1:314); str & c; Kremruf Realty Co to Jno Oellrich, 415 Grand; 5yf Jan1; Sept4'13. 2,280 & 2,400

1Hamilton pl (7:1988), es, 135.8 n 136th, sobrn of Ls to bldg loan mtg for \$75,000; Rachel Lesser, 552 W 142 & Aaron A Corn, 541 W 142, lessees & Domain Realty Co, a corpn, 3487 Bway, owner, with Van Dyck Estate, a corpn, 331 Mad av; Aug2; Sept2 '13. nom

1Houston st, 158 E (2:442), basement str; Danl Spitzer & ano to Lizzie Greenberg, 207 Forsyth; 5yf Sept1; Sept2'13. 1,020

1Hudson st, 262 (2:578), str fl & front c; David Lowenbeim, EXR A Lowenbeim, to Jno Dwyer, 301 W 12; 5yf May1; Aug29'13. 1,200

1Jefferson st, 12, see East Bway, 189.

1Madison st (1:277), nec Catherine, 99.3 x19x101.9x19; all; Kath M Beekman et al, TRSTES & Wm B Beekman (decd) et al, to Eugenie B Wylie, 825 W 179; 10yf May1; Sept4'13. 1,400

1Manhattan st, 176-8 & 129TH st, 634 W (7:1995); str &c; Edgewater Hotel & Cafe Co to Anna Theissing, 1930 Ams av; 4 10-12 yf July1; Sept2'13. 720 to 1,020

15TH st, 703 E (2:375), all; Oscar Dobroczyński & Saml Fuss to Hyman Price, 310 E 94, & Harry Messer, 449 W 163; from Sept1'13 to Dec1'15; Sept3'13. 11,900

112TH st, 135-7 E, see 19th, 206 E.

117TH st, 25 E (3:846); asn Ls; Henry E King to Victor Brader, 39 W 60; Aug2; Sept3'13. nom

119TH st, 206 E (3:899); also 12TH ST, 135-7 E (2:558); asn two Ls; Abr Perlman et al, EXRS Annie Stern, formerly Weinstein, to Nellie W Marks, 1342 51st, Bklyn, et al; Aug22; Aug29'13. nom

119TH st E (3:899), sws, 490 nw 2 av, 20x92; the land; Hamilton Fish Corpn to Abr Perlman et al, EXRS Annie Stern (Weinstein), decd; 21yf May1'06, with renewal; Aug29'13. taxes, &c & 700

121ST st, 312 W (3:744), sws, 25x91.11; the land; Francis L Ogden to Cath R Kelly, 2 W 83; 21yf Apr4; option of ren; Sept4'13. taxes, &c & 800

123D st E, nec 2 av, see 2 av, 402.

133D st, 18-28 W (3:834); asn Ls; Oscar J Mayer to 24 W 33d St Co, a corpn, 18 W 33d; Aug26; Aug29'13. nom

133D st, 20-8 W (3:834); asn Ls; Oscar J Mayer to 24 W 33d St Co, a corpn, 18 W 33; AT; Aug26; Aug29'13. nom

136TH st, 228 W (3:785), all; Mary D Elliott to August Lefebvre, 228 W 36; 3yf Oct1; Sept3'13. 1,300

140TH st, 110-12 W (3:815), east str & b; Edw W Browning to Jas Barry, 1688 2 av; 9 9-12yf May1; Sept3'13. 3,700 to 5,009

153D st, 454 W, see 10 av, 780.

163D st, 233 E (5:1418), 25x100.5; all; also 64TH ST, 234-6 E, 50x100.5; all; Levantia W Boardman to Kalt Lumber Co, a corpn, 314 E 64; 20yf May1'14; Aug29'13. taxes &c & 1,500 & 1,650

164TH st, 234-6 E, see 63d, 233 E.

171ST st, 406 E (5:1465); w str & 3 rear rooms ground fl on e; Hermine Beck to Jos Banczik, 433 E 66; 5yf Sept1; Sept4'13. 540

178TH st, 318 E (5:1452); all; Ida Sindelband to Isaac Altman, 74 E 93; 3yf Aug1, option 3 yrs ren; Aug29'13. 4,680

178TH st, 326 E (5:1452); all; Ida Sindelband to Isaac Altman, 1665 3 av; 3yf Aug 1, option of 2y ren; Aug29'13. 4,680

186TH st, 206-8 E (5:1531), hat & coat privilege in Bismarck Cafe; Bismarck Restaurant & Cafe Co to Harry Schlesinger; lyf Sept1; Sept3'13. 675

191ST st, 401-5 E (5:1571), 1st fl & b; Helena M Schillinger ADMRX Jno J Schillinger to F Aue Co, Inc, a corpn, 418 E 62; 5 7-12yf Oct1; Sept3'13. 2,300 to 2,500

109TH st E, swc 3 av, see 3 av, 1982.

112TH st, 307 E (6:1684-5), ground fl & b; Gaetano Zibelli to Lena Manzano, 224 E 115; 5yf Aug1; Sept3'13. 720

115TH st E, nwc 1 av, see 1 av, nwc 115.

115TH st, 11 E (6:1621); all; Elka Moskowitz to Morris Slachter, 1663 Lincoln pl, Bklyn; 3yf Sept1; Sept3'13. 2,800

115TH st, 462 E (6:1708); all; Harris Kliger to Vincenzo De Lorenzo, 462 E 115; 5yf Sept1; Sept2'13. 1,200

122D st, 212-16 E (6:1786), all; Saml Hepner & ano to Max Fishberg, 447 E 119; 3yf Sept1; Sept2'13. 4,900

129TH st, 634 W, see Manhattan, 176-8.

131ST st, 100-2 W, see 6 av, 187.

159TH st W, see Amsterdam av, see Amsterdam av, 1995-7.

165TH st W, cor Bway, see Bway, cor 165th.

170TH st, 500 W (8:2126), cor str, &c; Abr E Friedelson to Chas F Eberspacher, 27 W 46; 10yf Sept1; Sept3'13. 2,100

1Av A 104 (2:402); str; Adolf Haas, lessee, to Leopold Varhelyi, sub-lessee, 104 Av A; 6yf May1; Aug29'13. 660 & 720

1Av B, 45 (2:386), str & c; Saml Klar et al to Isidor C Friedman, 51 Av B & Ben E Friedman, 249 E 4; 5yf July1; Sept3'13. 2,040

1Av B, 45 (2:386), asn Ls; Ben E Friedman to Isidor C Friedman, 51 Av B; Aug 29; Sept3'13. nom

1Av C, 194 (2:381), str floor & b; Chas Muller & ano EXRS, &c, Michl Muller to Martin Brenner, 194 Av C; 3 1-12yf Aug1; Sept3'13. 1,020

1Amsterdam av, 1995-7 (8:2108), sec 159th; asn Ls; Max Rosenhain Jr to Henry Muller, 110 E 117; mtg \$5,000; Aug29'13. nom

1Broadway, 2080 (4:1143); str fl; Bway & 72d St Realty Co to Constantine Grivakis, 206 West End av; 5yf May1; Sept 4'13. 2,000

1Broadway, 2080; asn Ls; Constantine Grivakis to Anastasios Sangas et al; Aug 29; Sept4'13. nom

1Broadway (8:2124), cor 165th, Audubon Theatre bldg strs (Nos 10, 11 & 14); Bway & 165th St Realty Co to Pauline Engel, 615 W 176; from Oct1'13 to Sept30'18, 5y ren at \$4,000 per yr; Sept4'13. 3,000 & 3,500

1Columbus av, 386-8 (4:1150), ws, 76.8 s 79th, 25.6x100, the land; Jno G Wendel to Henry B Auchincloss of West Orange, NJ; 21yf May1'05; 21y ren; Sept2'13. taxes &c & 1,500

1Lenox av, 125 (7:1901); s str; Saml Floersheimer to Thos Anthony, 317 W 35; from Sept1'13 to Aug1'17; Sept2'13. 1,080 & 1,200

1Lenox av, 450 (6:1730); asn Ls; Harry Pomrine to Rebecca Pomrine, 1507 Eastern Pkway, Bklyn; Nov9'12; Aug29'13. nom

11ST av, 149 (2:451); s b str; Manuel B Berkowitz & ano to Moses Jankowitz, 140 1 av; 4yf Sept1; Sept4'13. 336

11ST av, 1817-19 (5:1557), two stores; Danl P Bergheimer to Saml Bader, 205 E 98; 5yf Oct1; Sept3'13. 600 to 1,200

11ST av (6:1687), nwc 115th, 20x73; asn Ls; Fredk Behr to Congetta Menella, at Woodridge, NJ; Nov9'11; Aug30'13. O C & 100

12D av, 402 (3:929), nec 23d, —x—, all; Amelia Hunt et al heirs Henry Hunt to Wm H Brady, 132 7 av; 5yf Aug1; Sept3 '13. 3,000

12D av, 1733 (5:1553), str & pt b; Anna C M Brinkman individ, EXR, &c, August N Kiep to Jas Barry, 1688 2 av; 5yf May 1; Sept3'13. 1,200

13D av, 650-2 (5:1296), ws, 50 s 42d, 48.9 x100, all, with theatre bldg to be erected; Wm Volk to Counihan & Shannon Amusement Co, a corpn, 1482 Bway; 20 7-12yf Oct1; Sept3'13. 12,500

13D av, 1937 (6:1656), str & front b; Chas E McManus TRSTE Arthur J McManus to Jos A Foppiani, 209 E 53, & ano; 5yf Sept1; Sept3'13. 1,300

**13D av, 1982** (6:1636), swc 109th; all; Bernard F Saxton to Obermeyer & Liebmann, a corpn, 59 Bremen, Bklyn; 3yf May'14; Sept'13. 2,500

**13D av, 2374** (6:1774); str; Henry Hunneke Jr to Rudolf Steiner, 2312 2 av; 5 8-12yf Sept'1; Aug'29'13. 1,200 & 1,500

**16TH av, 187**; also 13TH ST, 100-2 W (2:608); agmt of sobrn of Ls of 102 W 13 to mtg for \$11,000; Jackson Service Agency a corpn, with Excelsior Brewing Co, a corpn, 254 Hart, Bklyn; Aug'29; Sept'13. nom

**16TH av, 649** (3:813); asn Ls; Chas M Bernstein to Chas M Bernstein & Co, Inc, a corpn, 649 6 av; Sept'13. nom

**10TH av, 780 & 53D ST, 454 W** (4:1062); asn Ls; Patk Keaveny to Jas Duncan, 376 3 av; June'29; Sept'13. nom

## LEASES.

## Borough of the Bronx.

**161ST st, 401 E**, see Melrose av, nec 161.

**179TH st E, nwc Mohegan av**, see So Blvd, es, 179th, ns, & Mohegan av, ws.

**179TH st E, nec So Blvd**, see So Blvd, es, 179th, ns, & Mohegan av, ws.

**Courtlandt av, 785** (9:2417), str fl, c & fl above str & pt of cellar in rear house; Peter Brasch to Jos Kapp, 785 Courtlandt av; 3yf Oct'1; Sept'13. 636

**Longwood av, 860** (10:2688), str & c; Saml Winters to Abr Drexler, 850 Longwood av; 5yf Oct'11; Sept'13. 2,100 to 2,800

**McLean av** (12:3398), swc Webster av, 26.2x102.6x34.3x100.4, except pt for McLean av; sobrn of Ls to mtg; Nich Crickellas with Jno Eichler Bwg Co, 3582 3 av; Aug'29; Aug'30'13. nom

**Melrose av, 730** (9:2377), str & pt b; Edw D Farrell to Otto W Foerster, 730 Melrose av; 5yf Sept'1; Aug'30'13. 900

**Melrose av** (9:2383), nec 161st (No 401); cor str; Mary Dennerlein to Mary F Koehne, 71 E 128; 10yf Mar'14; Sept'13. 2,000 & 2,100

**Mohegan av, nwc 179th**, see So Blvd, es, 179th, ns, & Mohegan av, ws.

**Prospect av** (10:2675), ws, 125 n 152d, —; sur Ls dated May'12; Makarenko Schwartz Amusement Co, a corpn, to Carrie Lazar, 724 Beck & Goldie Cowen, 778 Beck; AT; Aug'26; Aug'29'13. 900

**Prospect av, 885** (10:2677), double str; Henry Acker to Benj F & Arthur C Barmann, 764 Tinton av; 7 1-12yf Aug'5; Sept'13. 1,350 & 1,650

**Southern Blvd, 463** (10:2582), str & c; Fox Street Constn Co to Pasquale Porto, 197 Ralph, Bklyn; 3 9-12yf Sept'1; Sept'13. 900

**Southern Blvd** (11:3118), es, also 179TH ST, ns; also MOHEGAN AV, ws; asn Ls recorded Nov'26'12; Patk J Dillon, 144 E 14, to Jas Capitol, 2325 Prospect av; ½ pt; Aug'29'13. nom

**Tremont av, 742** (11:2951), also PLOT begins 125 n Fairmount pl & 40 e Clinton av, runs n75xe100xs75xw100 to beg; asn Ls; Moe Gardensteig & ano to Harry Newman, 1592 Washington av; Aug'28; Aug'29; Aug'30'13. nom

**Webster av, swc McLean av**, see McLean av, swc Webster av.

**3D av, 2920** (9:2362); n str; David Schilke to Louis Adrian, 2920 3 av; 3yf May'1; Aug'29'13. 900 & 960

**Plot begins 125 n Fairmount pl & 40 e Clinton av**, see Tremont av, 742.

## MORTGAGES.

## Borough of Manhattan.

AUG. 29, 30, SEPT. 2, 3 &amp; 4.

**Baxter st, 16** (1:160), ws, abt 105 s Worth, 25x116; pr mtg \$13,000; Aug'28; Aug'29'13; demand, 6%; Thos F Fallon to Lazarus P Faccini, 47 Franklin. 1,500

**Broome st, 215** (2:351), ext of two mtgs aggregating \$18,000 to Nov'18 at 5%; Aug'25; Sept'13; Warren H Titus with Marx Samuels, 62 W 124. nom

**Cliff st, 19-21** (misc); certf as to chattel mtg for \$1,500; July'28; Aug'29'13; K & M Lithographing Co, Inc, to Emil Martocci. —

**Clinton st, 158-60**, see Grand, 408-10.

**Delancey, 78-84**, see Grand, 273-5.

**Duane st, 194** (1:139), ss, abt 50 e Washington, runs e30xs57.4xw10xn32xw20xn25.4 to beg; Aug'29; Aug'30'13; due, &c, as per bond; Jessie E & Lena G Safford, Newark, NJ, to Title Guar & Trust Co. 6,000

**Eldridge st, 228** (2:417); ext of two mtgs aggregating \$14,000 to Jan'19 at 5%; Aug'25; Sept'13; Warren H Titus with Marx Samuels, 62 W 124. nom

**Elizabeth st, 11** (1:201), ws, 150 n Bayard, 25x94; pr mtg \$14,500; Sept'1; Sept'13; 5y6%; Barnett Freedman, 11 Elizabeth, to Louis D Livingston, 1127 Forest av. 5,000

**Elizabeth st, 251** (2:508); assumption of mtg of \$500 on saloon ls made by Francesco Monaco, payable on demand; Aug'29; Aug'30'13; Giuseppe Modica, 251 Elizabeth, to Kips Bay Brewing & Malting Co, 650 1 av. nom

**Essex st, 130-32**, see Grand, 273-5.

**Essex st, 130½-2**, see Rivington, 116.

**Forsyth st, 86-8** see Grand, 273-5.

**Grand st, 258-60**, see 2 av, 174.

**Grand st, 273-5** (1:306); also FORSYTH ST, 86-8 (2:306); also DELANCEY ST, 78-84 (2:415); also ORCHARD ST, 117 (2:

415); agmt as to increase of mtg of \$15,500 to \$33,500 & mtg of \$17,500 to \$19,500, making a total increase of \$20,000 as collateral security for payment of mtg of \$20,000 covering Essex st, 130½ & 132 (2:354); & Rivington st, No 116 (2:354); Aug'29; Aug'30'13; Morris Rose & Louis Norman with Harris Mandelbaum, 12 W 87, & Fisher Lewine, 116 E 78. nom

**Grand st, 408-10** (2:346), nec Clinton (Nos 158-60), 50x100; ext of \$60,000 mtg to July'18 at 4½%; July'25; Sept'13; Emigrant Indust Savgs Bank with Max Aronson, 42 W 25. nom

**Hudson st, 262** (2:578); sal Ls; Aug'26; Aug'29'13; demand, 6%; Jno Dwyer to Lion Brewery, a corpn, 104 W 108. 6,308.23

**Macombs pl, 32**, see 151st W, ss, 512.6 w 7 av.

**Mercer st, 20-2**, see Bway, 443-5.

**Orchard st, 117**, see Grand, 273-5.

**Ridge st, 52** (2:342), es, 150 n Broome, 25x100; pr mtg \$21,000; July'1; Aug'30'13; 3y6%; Max Mayer to Max Stern, 322 E 90. 1,000

**Rivington st, 28** (2:421), ns, 75 w Forsyth, 25x100; Oct'26'12; Sept'13; 1y6%; Ada L Simis, Far Rockaway, NY, to Jas S Darcy, 246 Putnam av, Bklyn. 1,000

**Rivington st, 116** (2:354), nec Essex (Nos 130½ & 132), 40x75; pr mtg \$91,500; Aug'29; Aug'30'13; 1y6%; Benson Constn Co to Harris Mandelbaum, 12 W 87, & ano. 20,000

**Rivington st, 116**; certf as to above mtg; Aug'29; Aug'30'13; same to same. —

**Rivington st, 116**, see Grand, 273-5.

**Rutgers pl, 19** (1:270), ns, 104.6 w Clinton, 26x110; pr mtg \$—; Aug'28; Aug'30'13; 5y6%; David Cohen to Harry Finkelstein, 1412 2 av. 4,000

**4TH st, 39 E**, see 2 av, 174.

**6TH st, 544-6 E**, see Av B, 90-2.

**11TH st, 299 E**, see 2 av, 174.

**11TH st, 238 W** (2:613); ext of \$9,000 mtg at 5% to Sept'27'18; Aug'29'13; Bertha B Ferguson with Lucie H Faure, 38 So Highland av, Ossining, NY. nom

**12TH st, 135-7 E**, see 2 av, 174.

**13TH st, 100-2 W**, see 6 av, 187.

**15TH st, 360 W** (3:738), ss, 150 e 9 av, 50x103.1; pr mtg \$70,500; Aug'28; Aug'30'13; 5y6%; Frankfort Realty Co, 49 Chambers, to Pauline Copans, 68 E 120. 4,750

**15TH st, 360 W**; certf as to above mtg; Aug'28; Aug'30'13; same to same. —

**17TH st, 324 W** (3:740), ss, 275 w 8 av, 25x125.1x25.1x122.9; PM; Aug'29; Sept'13; 5y5%; Herbert Fischer to Henry Brune, 1263 Franklin av. 17,500

**17TH st, 324 W**; PM; pr mtg \$17,500; Aug'29; Sept'13; 3y5%; same to Henry Wendt, Pearl River, NY. 2,500

**17TH st, 424-6 W** (3:714), ss, 300 w 9 av, 25x92; Sept'13; 3y5%; Anna Breidinger, Bklyn, to Union Trust Co, 80 Bway. 12,000

**19TH st, 206 E**, see 2 av, 174.

**23D st, 132 E**, see Lex av, 18.

**28TH st, 304 W** (3:751), ss, 85 w 8 av, runs s74xw15xs24.8xw5xn98.9 to st x20 to beg; July'29; Aug'29'13; 2y5½%; Elisabeth A Demarest, Great Neck, LI, & Sylvanus V Reynolds, Clifton Springs, NY, to Lawyers Mort Co, 59 Liberty. 9,000

**31ST st, 23-9 E**, see Madison av, 137-43.

**37TH st, 25 W** (3:839), ns, 420 w 5 av, 25x98.9; Sept'13; 3y interest as per bond; Jos E Winters to Farmers' Loan & Trust Co 22 Wm. 45,000

**37TH st, 49 W** (3:839); ext of \$50,000 mtg to June'30'18 at 5%; June'20; Sept'13; Hospital & House of Rest for Consumptives with Wm Sittenham. nom

**39TH st, 549-51 W** (3:711), ns, 100 e 11 av, 50x98.9; Aug'8; Sept'13; due &c as per bond; David Shannon Co, 611 W 40, to Merritt Lane, 75 Montgomery, Jersey City, NJ. 30,000

**39TH st, 549-51 W**; certf as to above mtg; Aug'8; Sept'13; same to same. —

**40TH st, 110-2 W** (3:815), sal Ls; Aug'28; Sept'13; demand, 6%; Jas Barry to Jacob Ruppert, a corpn, 1639 3 av. 1,000

**51ST st, 215 W**, see Bway, 1651-5.

**52D st, 224 W**, see Bway, 1651-5.

**53D st, 406-20 E** (5:1364), ss, 94 e 1 av, 200x126.7x203.5x89.6; also personal property, machinery, fixtures, franchises, etc; deed of trust, etc; pr mtg \$75,000; July'1; Aug'29'13; 20y5%; Artificial Ice Co, a corpn, 418 E 53, to Hudson Trust Co as trste, 1411 Bway. secures bonds 150,000

**56TH st, 46 W** (5:1271), ss, 273 e 6 av, 22x100.5; PM; Sept'2; Sept'13; due July 14'16, 6%; Rebecca Crear, 50 W 56th, to Aimee C Gouraud, 46 W 56. 7,500

**60TH st, 100-4 E**, see Park av, 511.

**67TH st, 203 W** (4:1159), ns, 75 w Ams av, 25x75.5; PM; pr mtg \$17,000; Sept'2'13; 5y6%; Chas & Julius Silver to Benj Maier, 133 W 113. 4,000

**67TH st, 203 W**; ext of \$17,000 mtg to Sept'18 at 5%; Aug'25; Sept'2'13; same with Fredk Wachtel, 240 W 113. nom

**69TH st, 264 W**, see West End av, 194.

**72D st, 350 E** (5:1446), ext of \$6,500 mtg to Jan'28'18 at 5%; Jan'28; Sept'13; Mary Adamec with Vincent W Woytisek, 350 E 72. nom

**75TH st, 309 W** (4:1185); ext of \$23,000 mtg to Sept'18 at 5%; Sept'3; Sept'13; Edw E Black with Pauline Starr, 110 Parkway, New London, Conn. nom

**78TH st, 101 W**, see Col av, 380-4.

**81ST st, 301 W**, see West End av, 441.

**84TH st, 45 W** (4:1198), ns, 194 e Col av, 18x102.2; PM; pr mtg \$15,000; Aug'27; Aug'29'13; 5y5%; Robt S Streep to Marie L Peters, 45 W 84. 5,900

**85TH st, 67 E** (5:1497), ns, 185.6 w Park av, 24.6x102.2; PM; pr mtg \$—; Aug'27; Aug'30'13; 3y5%; Mary C O'Hara, 3489 Bway, to Agnes Bigham, 65 E 92. 7,000

**91ST st, 69 E** (5:1503), ns, 247.8 e Mad av, 19x100.8; pr mtg \$22,000; Sept'13; due &c as per bond; Metropolis Mtg Co to Mary McK McCreery, 1024 Park av. 3,000

**91ST st, 69 E**; certf as to above mtg; Sept'13; same to same. —

**99TH st, 212-6 W** (7:1870), ss, 125 e Bway, 60x100.11; PM; pr mtg \$—; Sept'2; Sept'13; installs, 6%; Union Land Holding Co, 170 Bway, to Alliance Realty Co, 115 Bway. 20,000

**100TH st, 170 E** (6:1627), ss, 100 w 3 av, 25x100.10; pr mtg \$—; Oct'3'12; Sept'3'13; due Nov'15, 6%; Max Gilefsky to Louis I Cherey, 464 Grand. 1,000

**102D st, 76 W** (7:1837); ext of \$21,000 mtg to Sept'2'18 at 5%; Aug'27; Sept'13; Lawyers Mort Co with Wm Love. nom

**106TH st, 238 W** (7:1877), ss, 225 w Ams av, 150x100.11; certf as to payment of \$3,050 on a/c of mtg; June'5; Aug'30'13; Kertscher & Co, a corpn, of Elmira, NY, to Pauline Shapiro. —

**110TH st, 201-5 E**, see 3 av, 2005.7.

**113TH st, 301-3 E**, see 2 av, 2200.

**118TH st, 323 E** (6:1795), ns, 275 e 2 av, 75x100.11; Sept'2; Sept'13; 1y5%; Trstes of the Second Ave Methodist Episcopal Church to Emigrant Indust Savgs Bank. 6,500

**118TH st, 275 W** (7:1924), ns, 150 e 8 av, 25x100.11; pr mtg \$18,000; Dec'8'11; Sept'4'13; due June'8'12, 6%; Rose Reilly, 280 St Nicholas av, to Eugene J Flood, 558 7 av. 500

**124TH st, 62-4 W**, see St Nicholas av, 961.

**125TH st, 114 W** (7:1909), ss, 170 w Lenox av, 30x100.11; pr mtg \$78,000; Aug'16; Sept'13; 2y6%; Mary A O'Brien, Roslyn, LI, & Kath G Farrell, 18 W 86, to Henry E Papenberg, 88 S 4, Bklyn. 15,000

**126TH st, 365 W** (7:1953), ns, 175 e Col av, 25x99.11; PM; pr mtg \$15,000; Aug'28; Aug'29'13; 2y6%; Chas, Gertrude C & Mary E Henry to Phelan Bros Constn Co, 1910 Webster av. 3,500

**133D st, 300 W**, see 8 av, 2481.

**136TH st, 103 W** (7:1921), ns, 91.8 w Lenox av, 16.8x99.11; PM; pr mtg \$8,000; Aug'4; Sept'13; due Mar'16, 5%; Jennie L C Smith, 111½ W 133, to Carrie B Meyer, 103 W 136. 2,000

**136TH st, 121 W** (7:1921), ns, 493.6 e 7 av, 15.6x99.11; PM; Aug'25; Aug'30'13; due, &c, as per bond; Eleanor J Dodge to City Real Estate Co, 176 Bway. 5,000

**136TH st, 219 W** (7:1942), ns, 235 w 7 av, 16x99.11; PM; pr mtg \$—; Sept'13; 3y6%; Sadie Frolichstein to Fredk Neugass, 219 W 136. 2,000

**140TH st, 151-9 W** (7:2009), ns, 264 e 7 av, 136x99.11; ext of \$182,500 mtg to May '18 at 5%; Aug'20; Aug'29'13; Henrietta Ingber with Metropolitan Life Ins Co, 1 Mad av. nom

**145TH st, 155-61 W**, see St Nicholas av, 961.

**145TH st, 332 W** (7:2051); ext of \$10,000 mtg to Oct'2'18 at 5%; Aug'29; Sept'13; Lawyers Mtg Co with M Jos Mandelbaum. nom

**151ST st, W** (7:2036), ss, 512.6 w 7 av, 52.2 to Macombs pl (No 32) x69.2x85.1x60.11; pr mtg \$10,000; Sept'13; 3y6%; Amelia C Schaefer, Garden City, LI, to Sol Feiner, 140 E 92. 2,000

**158TH st W, nwc St Nicholas av**, see St Nicholas av, 961.

**159TH st W, swc St Nicholas av**, see St Nicholas av, 961.

**Av A, 1341** (5:1466), sal Ls; Aug'1; Sept'3'13; demand, 6%; Louis Arkary to Jacob Ruppert, a corpn, 1639 3 av. 1,515.60

**Av B, 90-2**; also 6TH ST, 544-6 E (2:401); ext of \$60,000 mtg to Sept'21'18 at 5%; Aug'20; Aug'29'13; Trustees of Columbia University in the City of N Y with Isaac Goldberg. nom

**Av C, 194** (2:381); sal Ls; Aug'7; Sept'3'13; demand, 6%; Martin Brenner to Jacob Ruppert, a corpn, 1639 3 av. 1,817.99

**Bowery, 354**, see Bowery, 358.

**Bowery, 358** (2:531), ws, abt 65 s 4th, 19.4x96.8x17x102.8; also BOWERY, 354 (2:531), ws, 74.6 n Great Jones, 19.4x108.8x17 x114.8; pr mtg \$51,500; Aug'29; Sept'13; due Mar'5'14, 6%; One Sixty Broadway Holding Corpn, 160 Bway, to Estates Mortgage Securities Co, 160 Bway. 1,500

**Bowery, 358 & 354**; certf as to above mtg; Aug'29; Sept'13; same to same. —

**Broadway, 443-5** (1:131), ws, abt 100 n Howard, 50x200 to Mercer (Nos 20-2); also PLOT begins at ss parcel above described distant 85.5 e Mercer, runs s8xw7.10xs13.8 xw19.3xs3.8xe36.4xn25.4xw10.4 to beg, except part conveyed by Ludlum to Lockwood by deed dated May'1, 1851; PM; Sept'2; Sept'13; due, &c, as per bond; Helen V Henderson, East Orange, NJ, to Central Trust Co, 54 Wall. 125,000

**Broadway, 1651-5**; also 51ST ST, 215 W; also 52D ST, 224 W (4:1023). leasehold; Mar'1; Aug'29'13; installs, 6%; Louis P Reeder, 391 Fulton, Bklyn, to Louis Leavitt, 129 W 88. 56,197.25

**Columbus av, 350-4** (4:1150), nwc 78th (No 101), 102.2x100; pr mtg \$200,000; Sept'2'13; 1y6%; Chas J Butterly, 127 Covert, Bklyn, to Chas J Cosgrove, 152 E 22. 25,000

**Lenox av, 450** (6:1730); as n ls by way of mtg as collateral for chattel mtg of \$2,000; Nov15'12; Aug29'13; Rebecca Pom-rinse of Bklyn to Rubsam & Horrmann Brewing Co, a corpn, 163 Canal, B of R. nom

**Lexington av, 18** (3:878), swc 23d (No 132), 98.9x25; ext of \$50,000 mtg to Sept6 '16 at 4½%; Aug18; Sept4'13; Edwin A Ely with Henry W De Forest. nom

**Lexington av, 642** (5:1309), ws, 60.5 n 54th, 20x70; pr mtg \$12,500; Aug29'13; 3y 6%; Honora M Cox, 642 Lex av, to Rebecca G Carpenter, 235 W 75. 1,000

**Madison av, 137-43** (3:861), es, 74 s 32d, runs e100xs24.8xe15.5xs98.9 to ns 31st (Nos 23-9), xw73.5xn24.8xw78 to av xn98.9 to beg; leasehold; pr mtg \$689,000; Aug4; Sept2'13; due, &c, as per notes; 31st St Madison Co to Frank V Baldwin, 170 Prospect pl, Bklyn, & ano trstes. 59,000

**Madison av, 137-43 & 31ST st, 23-9 E**; certf as to above mtg; Aug14; Sept2'13; same to same.

**Madison av, 1589** (6:1613); ext of \$30,000 mtg to Sept15'16 at 5%; Aug23; Sept4'13; Lawyers Mtg Co with Julia Kopperl & Felicia & Lillie Steiner. nom

**Manhattan av, 25** (7:1837), ws, 54.6 n 101st, 27x99.11; pr mtg \$28,500; Aug23; Aug29'13; due, &c, as per bond; Robt J Dugan, 25 Manhattan av, to Henry Clasen, 870 Col av. 1,000

**Park av, 511** (5:1394), sec 60th (Nos 100-4), 100.5x60; Aug29'13; 1y6%; Jno J Hearn Constn Co to Francis B Robert, 17 E 45. 15,000

**Park av, 511**; certf as to above mtg; Aug29'13; same to same.

**St Nicholas av, 961** (8:2108), nwc 158th, 203.3 to ss 159th x41.1x199.10 to 158th x 78.5; also 145TH ST, 155-7 W (7:2014), ns, 180 e 7 av, 40x99.11; also 145TH ST, 159-61 W (7:2014), ss, 140 e 7 av, 40x99.11; also 123D ST, 449-53 W (7:1964), ns, 100 e Ams av, 75x100.11; also 124TH ST, 62-4 W (6:1721), ss, 150 e Lenox av, 75x100.11; supplemental to mtg recorded Dec17'08; pr mtg \$473,000; Aug27; Aug29'13; due, &c, as per supplemental mtg recorded Dec17'08; N Y Real Estate Security Co, 42 Bway, to N Y Trust Co, 26 Broad. nom

**St Nicholas av, swc 159th**, see St Nicholas av, 961.

**West End av, 194** (4:1160), sec 69th (No 264), 25.5x100; PM; pr mtg \$30,000; Sept2; Sept4'13; 3y6%; Mary E Flannery, 2618 Grand av, to Hogenauer & Wesslau Co, 137 W 130. 10,000

**West End av, 441** (4:1244), nwc 81st (No 301), 22x66; Aug28; Aug29'13; 5y5%. Alfd Mestre to Lawyers Mort Co, 59 Liberty. 35,000

**1ST av, 177** (2:452); sal Ls; July7'10; Sept2'13; demand, 6%; Jos H Jones to India Wharf Brewing Co, 60 Hamilton av, Bklyn. 5,690

**1ST av, 1817-9** (5:1557); sal Ls; Aug25; Sept3'13; demand, 6%; Saml Bader to Jacob Ruppert, a corpn, 1639 3 av. 1,200

**2D av, 151-3** (2:465), ws, 72.10 n 9th, runs w125xn32.6xe25xn15.1xe100 to 2 av, x \$47.7 to beg; pr mtg \$—; July25; Sept3 '13; 5y6%; Abr Wolf to S Chas Lamport, 1391 Mad av, et al. 20,000

**2D av, 174** (2:453), nec 11th (No 299), 25.9 x100, all of; also 4TH ST, 39 E (2:544), ns, 114 w Bowery, runs n90.10xe12xs11.2xe12x \$79.8 to st xw24 to beg; all of; also GRAND ST, 258 (242) (2:418), ns, abt 50 e Chrystie, 25x75, ½ pt; also GRAND ST, 260 (2:418), ns, abt 75 e Chrystie, 24.8x75, ½ pt; also 19TH ST, 206 E (3:899), sws, 490 nw 2 av, 20x92, leasehold; also 12TH ST, 135-7 E (2:558), leasehold; Aug27; Aug 29'13; due, &c, as per bond; Jos Weinstein, 261 Central Park W; Nellie W Marks, 1342 51st, Bklyn; Rhoda Rieser, 1841 Mad av; Sadie Opler, 1449 49th, Bklyn, & David Weinstein, 1342 51st, Bklyn, to Willy Rieser, 1841 Mad av, all of. 2,500

**2D av, 174**, nec 11th, (No 299), 25.9x100; all of; also 4TH ST, 39 E; also GRAND ST, 258, ½ pt; also GRAND ST, 260, ½ pt; also 19TH ST, 206 E, leasehold; also 12TH ST, 135-7 E, leasehold; pr mtg \$2,500; same prop; Aug27; Aug29 '13; due, &c, as per bond; Jos Weinstein, 261 Central Park W; Rhoda Rieser, 1841 Mad av; Sadie Opler, 1449 49th, Bklyn, & David Weinstein, 1342 51st, Bklyn, to Willy Rieser, 1841 Mad av; 4-5 parts. 4,000

**2D av, 174**, nec 11th (No 299); also 4TH ST, 39 E; also GRAND ST, 258-60; also 19TH ST, 206 E; also 12TH ST, 135-7 E; sobrn of mtg for \$2,500 to mtg for \$5,000; Aug28; Aug29'13; Willy Rieser, 1841 Mad av, with Maurice Wertheim, 66 E 122. nom

**2D av, 174**, nec 11th (No 299); also 4TH ST, 39 E; also GRAND ST, 258-60; also 19TH ST, 206 E; also 12TH ST, 135-7 E; sobrn of mtg for \$4,000 to mtg for \$5,000; Aug28; Aug29'13; same with same. nom

**2D av, 402** (3:929); sal Ls; July31; Sept 2'13; demand, 6%; Wm H & Geo Brady to Jacob Ruppert, a corpn, 1639 3 av. 3,161.81

**2D av, 547** (3:911), ws, 39.8 n 30th, 19.8x 77; pr mtg \$10,000; Sept2'13; 3y6%; David Brenner to Bertha C Herrfeldt, 136 W 96. 3,000

**2D av, 1732** (5:1553); sal Ls; Aug28; Sept3'13; demand, 6%; Jas Barry to Jacob Ruppert, a corpn, 1639 3 av. 5,918.50

**2D av, 2200** (6:1685), nec 113th (Nos 301-3), 20.1x80; Aug12; Aug30'13; 4y6%; Louisa wife of & Pasquale Pantano to Giovanni Luzzatto, 46 W 83. 5,000

**3D av, 650-2** (5:1296), ws, 50 s 42d, 48.9x 100; leasehold; given to secure payment of \$5,000 put up as deposit for performance of terms of lease; Aug22; Sept3'13; 20y 3½%; Wm Volk to Counihan & Shannon Amusement Co, 1482 Bway. 5,000

**3D av, 2005-7** (6:1660), nec 110th (Nos 201-5), 50x110; Aug13; Sept3'13; due Sept 2'16, 5%; Morris Weinstein to German Savings Bank, 157 4 av. 37,000

**6TH av, 187** (2:608), swc 13th (Nos 100-2), 25x100; leasehold; Aug20; Sept4'13; demand, 5%; Chas Nebauer to Excelsior Brewing Co, 254 Hart, Bklyn. 11,090

**7TH av, 229-31** (3:799); ext of \$60,000 mtg to June14'16 at 5%; May20; Sept2'13; Jas W Jackson, Henry R Hoyt & Jno Sherman with Henry M Moeller, 65 W 71. nom

**8TH av, 2481** (7:1958), swc 133d (No 300), 25x83.2x41.7x50; Sept2; Sept3'13; 5y 5%; Thos McPhillips to Emigrant Indust Savgs Bank. 18,000

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

**Broadway-on-the-Hill, Flushing**, being land in Queens Co, NY (misc); certf as to 6 mtgs aggregating \$17,400; Aug14; Aug29 '13; Property Sales Corpn to Title Guar & Trust Co, 176 Bway.

**Wyckoff Park, B of Q** (misc); certf as to four mtgs aggregating \$14,250; Sept4 '13; Wm J Hickey, Inc, a corpn, to East New York Savgs Bank, 2644 Atlantic av, Bklyn.

**Certf** (misc) as to mtg for \$1,000,000 dated Aug1'13; Aug29'13; Exchange Buffet Corpn to Guaranty Trust Co of N Y as trste.

**Certf** (misc) as to mtg for \$200,000 dated Aug22'13; Aug22; Sept3'13; Broadway-Flushing Development Co with Title Guar & Trust Co.

**Certf of consent to mtg**; Mar25; Sept3 '13; Coronet Phosphate Co, a corpn, to whom it may concern.

MORTGAGES.

Borough of the Bronx.

**Aldus st, swc Faile**, see Hoe av, sec Aldus.

**Aldus st, sec Hoe av**, see Hoe av, sec Aldus.

**Bonner pl** (9:2423), ns, 133.4 e Morris av, 33.4x75; pr mtg \$15,000; Sept2; Sept3 '13; 2y6%; Thos D Malcolm Constn Co to Otto Heck, 786 E 149. 2,000

**Bonner pl** (9:2423), same prop; certf as to above mtg; Sept2; Sept3'13; same to same.

**Faile st, swc Aldus**, see Hoe av, sec Aldus.

**Jennings st, 845** (11:2965); ext of \$20,000 mtg to Oct29'16 at 5%; July7; Aug30 '13; Emil Frick with Margaretha Wuertel & Emma M Mittelkauf, 845 Jennings. nom

**Kelly st, 1063-73** (10:2705), ws, 165 s 167th, 100x100; PM; Aug29; Aug30'13; 5y 5½%; Utopia Realty Co, Inc, to Lawyers Mtg Co, 59 Liberty. 16,500

**Kelly st, 1063-73**; certf as to above mtg; Aug29; Aug30'13; same to same.

**Kelly st, 1063-73**; PM; pr mtg \$16,500; Aug29; Aug30'13; 3y6%; same to Ida Ihlefeld, 28 W 97. 5,565

**Kelly st, 1063-73**; certf as to above mtg; Aug29; Aug30'13; same to same.

**Lyvere pl, 2416** (\*), ss, 171.9 e Zerega av, 25x100; Aug28; Aug29'13; 3y6%; Annie Daly to Michl F Conry, 229 E 31. 600

**132D st E** (9:2277), ns, bet Willis av & Brown pl, being lot 50, blk 2277, tax map transfer of tax lien for years 1898 to 1908; assessed to unknown; Feb6'11; Sept3'13; 3y10%; City NY to Tax Lien Co of NY, 68 William. 2,177.21

**139TH st E** (10:2567), ss, 80 e Cypress av, 40x100; PM; pr mtg \$25,000; Apr7; Sept4'13; 5y5½%; Mary A Thornton to Hennion Constn Co, 256 W 46 (re-recorded from Apr7'13). 5,000

**157TH st, 401 E**, see Melrose av, 766-72.

**167TH st, 905 E** (10:2706), ns, 35.1 w Tiffanv, 40x109.2x40.9x101.5; pr mtg \$28,000; Sept3; Sept4'13; 3y6%; Gifford Bldg Co, Inc, to Max Fine, 402 Grand. 5,000

**167TH st, 905 E**; certf as to above mtg; Sept3; Sept4'13; same to same.

**169TH st, 779 E** (11:2961), ns, 226 w Union av, 25x100, except part for 169th; Junel'12; Sept2'13; 1y6%; McKinley Square Casino Co, 775 E 169, to Elizabetha Roeder, 360 E 151. 4,000

**175TH st, 731 E**, see Clinton av, 1812-20.

**176TH st E** (\*), ws, 125 s Eastern blvd, 125x100; PM; Aug30; Sept3'13; installs, 6%; Conrad M Raschkow to Geo H Janss, 633 E 168. 600

**179TH st, 743 E** (11:3094), ns, 148 w Prospect av, 24x100; Jan10; Sept3'13; 3y 5%; Cecelia A Forman to Mary Hickman, 1998 Clinton av. 2,000

**179TH st E** (11:3068-3069), ss, 91 w Hughes av, 47.4x78.1x46.10x71; pr mtg \$2,000; Sept2; Sept3'13; 3y6%; Mary Thatcher, 614 E 179 to Rudolph O Soldan, 2177 8 av. 1,000

**180TH st** (11:3036), es, 116 e Park av, runs s135.10xe25xn25xe0.6xn108.10 to ss 180th xw25 to beg; Aug28; Aug29'13; 1y 5%; Martin Reister, Bklyn, to Wolfgang Weinhart, 454 E 180. 500

**180TH st E, nec Vyse av**, see Vyse av, nec 180th.

**181ST st, 612 E** (11:3070), ss, 166.10 w Hughes av, 17.2x113.2x16.8x108.11; PM; Sept2'13; due, &c, as per bond; Mary McCauley to Gottlieb Gorlo, 612 E 181. 3,200

**184TH st** (11:3024), nes, 78.9 se Bainbridge av, runs se94.4xsw25xnw71.7 to st xnw34.6 to beg; Aug28; Aug30'13; due &c as per bond; Sebastiana wife of & Peter Milici, 1006 Forest av, to Peter Milici Jr, 1006 Forest av. 2,000

**187TH st E, nwc Southern blvd**, see Southern blvd, nwc 187.

**221ST st, 631 E** (\*), ns, 50x114; Aug29; Aug30'13; due &c as per bond; Florence V Frazee to Title Guar & Trust Co, a corpn, 176 Bway. 3,000

**223D st E** (\*), ws, bet Corsa la & lot 331 map Schieffelin Est, being lot 304 map Schieffelin Est; transfer of tax lien for yrs 1908 to 1911 assessed to —; June9; Sept4'13; 3y12%; City N Y to Danl London, 140 Nassau. 131.34

**227TH st W** (13:3417), sec Spuyten Duyvil Pkway, runs e110xs110xe70xs90xw 180 to Spuyten Duyvil Pkway xn200 to beg; Aug29; Aug30'13; 3y4½%; Henry Steers to David Frank, 449 W 24. 8,000

**Arthur av, 2328** (11:3073), ext of \$7,000 mtg to Sept3'18, at 5½%; Aug21; Sept3'13; Henry M Popham trste Henry Meigs with Filomena Amabile. nom

**Bathgate av, 2173** (11:3049), ext of \$4,500 mtg to July1'16 at 4½%; Aug5; Sept3 '13; Chas Dorn & Jacob Schnitzer with Fannie Mork. nom

**Bergen av, 643**, see 3 av, 2952.

**Bogart av** (\*), es, 125 n Van Nest av, 50x100; PM; July25; Aug29'13; 3y5%; Elias & Abr Fisher to Morris Park Estates. 1,260

**Bogart av** (\*), es, 250 s Van Nest av, 50x100; PM; July30; Aug29'13; 3y5%; Harry Kessler to Morris Park Estates. 1,190

**Brook av, 1460** (11:2895); ext of \$10,000 mtg to Dec16'16 at 5%; July7; Aug30'13; Emil Frick with Jacob Fine, 1460 Brook av. nom

**Clay av, 1187** (9:2430), ws, 119 s 168th, 44x90; Aug29'13; due Sept1'14, 5%; A J Schwarzler Co to Edw A Ridley, at Fanwood, NJ. 21,000

**Clay av, 1187**; certf as to above mtg; Aug29'13; same to same.

**Clay av, 1191** (9:2430), ws, 75 s 168th, runs w74.4xs6xw15.7xs38xe90 to av xn44 to beg; Aug29'13; due Sept1'14, 5%; A J Schwarzler Co to Edw A Ridley, at Fanwood, NJ. 21,000

**Clay av, 1191**; certf as to above mtg; Aug29'13; same to same.

**Clinton av, 1812-20** (11:2949), nec 175th (No 731), 116.5x90.2x116x90.2; pr mtg \$56,800; Aug29'13; due Feb28'14, 6%; Inter-City Land & Securities Co, 115 Bway, to Rental Mtg Securities Corpn, 15 Broad. 3,000

**Clinton av, 1812-20**; certf as to above mtg; Aug29'13; same to same.

**Cambreleng av (Pyne st)** (11:3091), es, 606.3 n 188th (Bayard), 18.9x157; Aug30; Sept4'13; 3y6%; Giuseppe Sassani to Angelo Sassani, 2486 Cambreleng av. 250

**Concord av** (10:2577), es, 100 s 147th (Dater), 100x100; Aug29'13; due &c as per bond; Sole Realty & Constn Co, 641 E 183, to Annie Schnauer, 2702 Marion av, 7,500

**Concord av** (10:2577); same prop; certf as to above mtg; Aug29'13; Sole Realty & Constn Co to Annie Schnauer. 7,500

**Crotona av, 2344** (11:3102), es, 440 n 183d, 20x100; pr mtg \$6,750; Aug23; Aug 30'13; 2y6%; Anthony Rieger to Antoinette Rieger, 2344 Crotona av. 1,000

**Daly av, 1892** (11:2992), es, 200 n 176th, 25.3x150.11; PM; pr mtg \$7,000; Aug28; Aug29'13; due &c as per bond; Rose C Kahn to Jno R Peterson, 1890 Daly av. 2,500

**Evergreen av, 1226** (\*), es, 264 n Westchester av, 40x100; PM; July1; Aug30'13; due Oct1'13, 6%; Sylvester Pelechatz & Simon Gaydosch, of Hillsdale, NY, to David G Patton, 119 Morris, Yonkers, NY. 250

**Fowler av** (\*), ws, 275 s Rhinelander av, 50x92.9x50.4x98.11; PM; Aug27; Aug 29'13; 3y5%; Chas & Herman Banach to Morris Park Estates. 2,030

**Haight av** (\*), es, 325 s Neil av, 25x100; PM; July29; Sept3'13; 3y5%; Jennie Bernstein to Morris Park Estates. 700

**Hoe av** (10:2746), sec Aldus, runs e 200 to ws Faile xs155xw100xn48xw100 to av x n107 to beg; pr mtg \$—; Sept2; Sept3'13; demand, 6%; Kovacs Constn Co to American Real Estate Co, 527 5 av. 6,500

**Hoe av** (10:2746), same prop; certf as to above mtg; Sept2; Sept3'13; same to same.

**Hone av** (\*), ws, 275 s Van Nest av, 50x 100; PM; July17; Sept3'13; 3y5%; Max H Abelfoff, 776 Union av to Morris Park Estates. 1,190

**Honeywell av** (11:3122), es, 95 s 180th, 25x100; pr mtg \$3,000; Aug23; Aug30'13; 2y6%; Anthony Rieger to Theresa Rieger, 304½ E 38. 1,000

**Houghton av, 2253** (\*), ns, 238.4 w Havemeyer av, 33.4x66; mortgagee's estoppel certf as to amt due on mtg; Aug29; Aug 30'13; Margaretha M Erohmer to whom it may concern.

**Jerome av, 2641-5** (11:3202), ws, 162.7 s Kingsbridge rd, 50x114.4x50x114.8; Aug 29; Aug30'13; 3y5½%; Lizzie J Waugh, 210 Neptune av, Bklyn, to Josephine E Carpenter, Bar Harbor, Me, trste Franklin E James. 39,000

**Jerome av, 2641-5**; sobrn agmt; Aug29; Aug30'13; same & Harry B Davis with same. nom

**Jerome av, 2641-5**; given as collateral security for payment of \$96,000; pr mtg \$39,500; Aug25; Aug30'13; demand, 6%; Lizzie J Waugh, Coney Island, NY, to City Mtg Co, 15 Wall. 2,500

**Jerome av, 2641-5**; sobr n agmt; Aug29; Aug30'13; Harry B Davis with same. nom

**Longwood av, 1023** (10:21721); ext of \$30,000 mtg to July1'16 at 5½%; Aug9; Sept4'13; Jno Frankenheimer et al, trstes Sigmund Rothfeld, with Geo Daily, 440 E 136, & Jno A Carlsen, 565 W 183. nom

**Longwood av, 1027**; also SO BLVD, 801 (10:2721); ext of \$46,000 mtg to July1'16 at 5½%; Aug9; Sept4'13; Jno Frankenheimer et al, trstes Sigmund Rothfeld, with Geo Daily, 440 E 136, & Jno A Carlsen, 565 W 183. nom

**Lurting av (\*)**, ws, 175 s Morris Park av, 25x100; PM; July22; Sept3'13; 3y5%; Bert Walter to Morris Park Estates, 595

**Lurting av (\*)**, ws, 125 s Pierce av, 50 x100; PM; July30; Aug29'13; 3y5%; Frank D Chinnock, 546 8 av, Bklyn, to Morris Park Estates. 1,085

**Lurting av (\*)**, ws, 250 s Pierce av, 25 x100; PM; July30; Aug30'13; 3y5%; Jno Battistoni, West Stockbridge, Mass, to Morris Park Estates. 500

**Lurting av (\*)**, ws, 175 s Pierce av, 75x 100; PM; July31; Aug30'13; 3y5%; Jno A Hennessy, Bklyn, to Morris Park Estates. 1,520

**McLean av** (12:3398), swe Webster av, 26.2x102.1x34.3x100.4, except part for McLean av; pr mtg \$5,000; Aug29; Aug30'13; 1y5%; Athanasios Crickellas to Jno Eichler Brewing Co, 3582 3 av. 5,000

**McLean av** (12:3398), same prop; agmt as to purchase & sale of beer on above premises for 10 yrs; Aug29; Aug30'13; Athanasios & Nicholas Crickellas with John Eichler Brewing Co, 3582 3 av, & John C Heintz & Jacob Siegel. nom

**Matthews av (\*)**, ws, 125 n Lydig av, 50x 100; PM; July24; Sept3'13; 3y5%; Jacob Rashbam to Morris Park Estates. 1,155

**Melrose av, 766-72** (9:2379), nec 157th (No 401), 101.8x21x101.9x21; pr mtg \$22,000; Aug30; Sept12'13; 5y6%; Fredk Kassmann to Lillie M Scheele, 1438 Commonwealth av. 10,000

**Mosholu Parkway S** (12:3309), ws, bet 203d & 204th, being lot 67, blk 3309, tax map, transfer of tax lien for year 1908; assessed to Jerome Park Road; June19'11; Sept3'13; 3y5½%; City NY to Tax Lien Co of NY, 68 William. 1,475.89

**Newbold av, ns, 277 w Olmstead av**, see Westchester av, ss, 277 w Olmstead av.

**Ogden av, 983** (9:2524), ws, 180 s 164th, 25x100, except pt for av; PM; Aug20; Sept 4'13; due &c as per bond; Edw B & Jennie E Teichman to Harlem Savgs Bank, 124 E 125. 7,000

**Ogden av, 983**; pr mtg \$—; Aug27; Sept4'13; 1y6%; Jennie E Teichman, 147 Morton pl, to Mae O'Connor, 1324 Lex av. 1,000

**Old White Plains rd (\*)**, es, 210 s from ss land Thos Booth, runs s139.6xe200xn190 xw127 to beg, contains abt ½ an acre; Aug28; Sept2'13; 3y6%; Jennie Adee to Wm R Butler, 1017 East Tremont av. 1,000

**Paulding av (\*)**, es, 250 n Neil av, 50x 100; PM; July31; Aug30'13; 3y5%; Alice A Finning, Waterbury, Conn, to Morris Park Estates. 1,300

**Pierce av (\*)**, ss, 75 e Colden av, 25x100; PM; July24; Sept3'13; 3y5%; Jas F Quigley, Bklyn, to Morris Park Estates. 980

**Prospect av** (11:3104), ws, 245 s 189th, 25x100, except pt for Prospect av; Sept2; Sept4'13; 1y6%; J C Gaffney Constn Co to Margt Knox, 478 Mott av. 2,000

**Prospect av** (11:3104); same prop; certf as to above mtg; Sept2; Sept4'13; same to same. nom

**Rhineland av (\*)**, ns, 50 e Colden av, 25x100; PM; July31; Sept4'13; 3y5%; Adolf Blank to Morris Park Estates. 625

**St Anns av** (9:2261), nwc So blvd, 24.11 x100; PM; pr mtg \$21,000; Sept3; Sept4'13; 5y5%; Gustav A Schwenk to Henry Zimmer, 553 E 133. 14,000

**Spuytten Duyvil Pkway, sec 227th**, see 227th W, sec Spuytten Duyvil Pkway.

**Southern blvd** (9:2275), ns, 95 w Brown pl, 100x100; Aug28; Aug30'13; 5y5%; Doll Realty Co to Danl S McElroy, 102 Park av. 10,000

**Southern blvd** (9:2275), same prop; certf as to above mtg; Aug28; Aug30'13; same to same. nom

**Southern blvd** (11:3115), nwc 187th, 50x 100; Aug26; Sept3'13; 2y5%; Jno M Haffen to Edith L M Keller, 876 St Nicholas av. 9,700

**Southern blvd, nwc St Anns av**, see St Anns av, nwc So blvd.

**Southern blvd, 801**, see Longwood av, 1027.

**Tiebout av, 2237** (11:3145), ext of \$2,500 mtg to Sept29'18, at 5½%; Aug25; Sept3 '13; Lawyers Mtg Co with Amelia B Demarest. nom

**Tinton (Beach) av** (10:2665), es, 148.10 s 156th, 25.6x160.6x25x165.5; July15; Aug30 '13; 5y5½%; Danl Harris to Orella D Brown, 162 W 76 et al trstes Robt D Brown. 9,000

**Tremont av, 742** (11:2951), also plot begins 125 n Fairmount pl & 40 e Clinton av, runs n75xe100xs75xw100 to beg; also strip 7x125 leading to Fairmount av; leasehold; Aug28; Aug29'13; due, &c, as per bond; Harry Newman to Saul Asch, 228 E 58, & Moe Gartensteig, 61 W 117. 2,500

**Tremont av** (11:3034), nwc Washington av, runs n110.10xw59.7xs20xe39.10xs93.11 to Tremont av xe20.5 to beg; pr mtg \$—; Sept4'13; 1y6%; Clement H Smith to Rachel Levy, 185 Varick. 3,500

**Van Nest av (\*)**, ns, 75 e Colden av, 50 x100; PM; July31; Aug30'13; 3y5%; Bella Elson to Morris Park Estates. 2,130

**Vyse av** (11:3133), nec 180th, 77.9x78.1x 79.2x78; pr mtg \$60,000; Aug30'13; 3y6%; Arc Realty Co, a corpn, to Jno Viebrock, 1011 Simpson. 12,000

**Vyse av** (11:3133), nec 180th, same prop; certf as to above mtg; Aug30'13; same to same.

**Vyse av, 1901** (11:2992); ext of \$6,500 mtg to Aug26'18 at 5½%; Aug8; Sept4'13; Lawyers Mtg Co with Robt Adelmann. nom

**Washington av, nwc Tremont av**, see Tremont av, nwc Washington av.

**Webster av, swe McLean av**, see McLean av, swe Webster av.

**Westchester av (\*)**, ss, 277 w Olmstead av, 67x310.10 to Newbold av, x67x313.10, except pt for av; Sept2'13; due Decl'16; 5%; Katharina Schmitz to Dollar Savgs Bank, 2808 3 av. 5,000

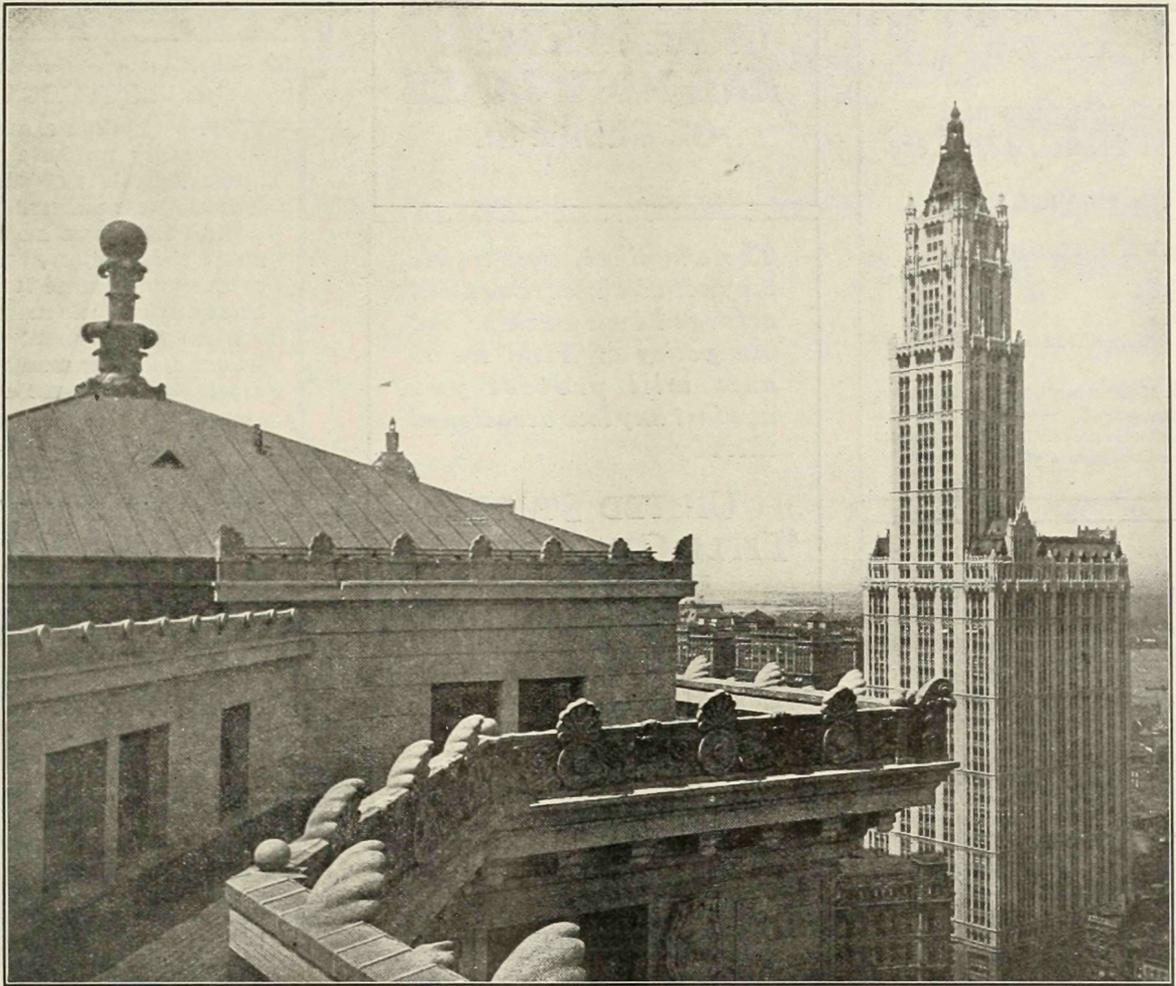
**White Plains rd (\*)**, es, 50 n 224th, 21x 105; ext of \$4,600 mtg to July17'16 at 6%; July16; Sept3'13; Lavinia A Dunn to Jasper M Odell. nom

**3D av, 2952** (9:2362), 25x86; also BERGEN AV, 643 (9:2362), 25x100; asn 2 leases by way of mtg as collateral security for payment of \$2,000; Sept4'13; Starrett Constn Co, Inc, a corpn, to Abr L Kass, 226 S 9, Bklyn. nom

**3D av, 2952**; also BERGEN AV, 643; consent & certf as to above asn of 2 leases by way of mtg; Sept4'13; same to same.

**Plot begins 125 n Fairmount pl & 40 e Clinton av**, see Tremont av, 742.

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**T**HE parapet coping and the main cornice chenaux of the Municipal Building are of Atlantic Terra Cotta, harmonizing in color and surface texture with the rough granite of the elevations.

The entire exterior of the Woolworth Building is Atlantic Terra Cotta for fifty-two complete stories.

The Municipal Building shows a supplementary use of Atlantic Terra Cotta in connection with stone; the Woolworth Building shows Atlantic Terra Cotta used independently.

*Municipal Building*

*McKim, Mead & White, Architects*

*Thompson-Starrett Co., Builders*

*Woolworth Building*

*Cass Gilbert, Architect*

**Atlantic Terra Cotta Company**

1170 Broadway, New York

# The Alliance Realty Company

115 BROADWAY

Capital, Surplus and Undivided Profits, \$3,000,000

W. H. CHESEBROUGH, President

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