

# REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, SEPTEMBER 27, 1913

## THE FRONTIER FOR MILLIONAIRES' HOMES

The Deadline at 96th Street Has Been Reached—Will It Be Passed?—Reminiscence of the Old Fifth Avenue—When the Millionaires First Began to Build There.

FIFTH avenue in the Nineties is hardly less sparsely settled than it was in the Fifties forty years ago. The two sections and the two periods can very profitably be compared, the one as the prototype of the other.

A photograph taken at 54th street in the year 1877, thirty-six years ago, shows three of the corners still vacant. St. Luke's Hospital occupied the block between 54th and 55th streets. There were still many vacant lots thereabouts, although there had been considerable building in that memorable era of real estate speculation which began in 1868 and continued until the panic of 1873.

In the fashionable district between

of the next year numerous residences were building for millionaires in the district, and naturally there were some merchant builders in a position to follow the lead of those whose investments were giving tone to the neighborhood and guaranteeing the success of the operations. It thus happened that there was an appearance of something like prosperity in that part of the city.

### The So-Called Deadline.

From Col. Ruppert's house northward there is a long succession of beautiful sites for millionaires' mansions waiting for the builders. Either we have no more speculators of equal courage to those who operated in the lower Fifth

92d to 96th street was very inactive, and, although it was in strong hands, the prices were steadily reduced, until about a year ago, when a very distinct revival of interest appeared in that neighborhood.

During the past year there have been a number of very prominent purchases, especially in the vicinity of 95th and 96th streets. In 96th street the first important improvement took place when Ogden Codman built his new 40-foot residence. Shortly after this, Judge Gerard bought a 40-foot lot on Fifth avenue, between 94th and 95th streets, and he was quickly followed by Miss Brice, who purchased a 30-foot lot between 95th and 96th streets.



LOOKING NORTH ON FIFTH AVENUE FROM 92D STREET.

The residence of Felix M. Warburg at the north corner of 92d Street, the home of Col. Jacob Ruppert at the south corner of 93d Street, and Mount Sinai Hospital in the distance.

Madison and Fifth avenues, 42d and 59th streets, three hundred and fifty of the choicest lots were still unimproved when the panic arrived. Many of these passed slowly into the hands of wealthy families and a few strong, conservative builders.

### The Rockefeller Purchases.

Collis P. Huntington picked up choice parcels during this period. When John D. Rockefeller bought from Mr. Huntington, in 1884, his dwelling and stable in 54th street on a frontage of 162 feet, he no doubt considered it a "hazardous undertaking," like some of his other investments. William Rockefeller now has one of those corner lots at 54th street. He paid Joseph Vanderpool only \$50,000 for it in 1876. At the present time he is assessed for \$1,056,000 for 50x225 ft., exclusive of the house.

During the centennial year business affairs began to brighten and by the first

avenue sections, or else conditions are different up here, on the new frontier.

### An Interesting Study.

The northward tendency of the fine private house business has been a most interesting study during the past fifteen years. When Pease & Elliman sold Mr. Carnegie the property at 91st street and Fifth avenue many of the most prominent real estate men in the city assured them that Mr. Carnegie had never purchased the property for his own use, although the firm knew to the contrary; and it was also said that anyone who bought on the strength of Mr. Carnegie building a residence for his own use would lose a lot of money in this district, which at that time was covered with the poorest sort of improvements. During the next two years property increased in value by leaps and bounds, and, in fact, kept on increasing until about 1905. For awhile the section from

The buying in the side streets then showed very great strength, the first important purchase being made by Ernesto G. Fabbri, who married a daughter of the late Elliott F. Shepard. He purchased 100 feet on the north side of 95th street, 150 feet east of Fifth avenue. On the westerly 50 feet of this plot he will build a very handsome residence, similar in character to those erected on the north side of 92d street by Mr. Hammond and Mr. Burden.

Immediately west of Mr. Fabbri Pease & Elliman then sold 50 feet to Mrs. Amory S. Carhart, of Tuxedo, and Mrs. Carhart now has under construction a very handsome 50-foot residence, which will be one of the finest residences of its size in the city. Mrs. Carhart, Mr. Michael Van Beuren, and some other friends then purchased the 100 feet on the south side of 95th street, which was held in one plot and was unrestricted,

for the purpose of protecting the neighborhood, and with the intention of dividing it and reselling to other private house builders.

The next transaction of importance in that neighborhood was the purchase of the northeast corner of 94th street and Fifth avenue, where a 30-foot plot was selected by Willard D. Straight, who married a daughter of the late William C. Whitney and is a partner of J. P. Morgan & Company. The next sale was the sale of the large plot, 100x150 feet, at the northeast corner of 92d street, part of the property originally sold to Mr. Andrew Carnegie at the time he went into the "wilderness," which was purchased by Mr. Otto H. Kahn, who is now building on this property a fine house for his own occupancy. The next sales were the purchases on the north side of 96th street of a plot by De R. Wissmann, who expects to build immediately for his own use, and also large plots by Mr. Richard Trimble, vice-president of the United States Steel Corporation, and Edward D. Shearson. There was also a large speculative purchase, involving the southeast corner of 96th street and Fifth avenue, by Sumner Gerard, the size of the plot being 100x150.

Regarding this activity Pease & Ellman say:

"In view of the fact that these numerous sales took place in a period of about three months, in an exceptionally dull real estate year, they received a great deal of attention, especially on account of the new interest which the neighborhood took on because of the character of the buyers. The next question which naturally came up was whether the same class of buyers could be tempted to go north of 96th street. The chief difficulty with the section north of 96th street is not only the very cheap character of the improvements, which could undoubtedly be overcome, but the fact that some large institutions have become established there which would be objectionable to the best type of private families. Among these might be particularly mentioned the public school between 103d and 104th streets, the very large garage recently erected by the Fifth Avenue Bus Company on 102d street, and also the Mt. Sinai Hospital. However, the property between 96th and 100th streets, where the Mt. Sinai Hospital is located, may be required for the private house market as soon as there is any distinct revival, and it should receive consideration on account of the price.

"Property in these side streets can be bought as low as \$500 and \$600 a front foot, and avenue property can be purchased as low as \$2,500 and \$3,000 a front foot, and I have no doubt that there will be many buyers who would rather go a little farther uptown and get a larger plot for the same money when they realize that with the Lexington avenue subway completed it will only take about three minutes longer to go from 90th to 98th street. There is a difference in the side streets of \$2,500 a front foot in price, while on Fifth avenue there is a difference of nearly \$4,000 a foot in price; so that, while it has generally been considered that 96th street is the dead line at which fine residence buyers will stop, it is quite reasonable and more than likely that the Mt. Sinai Hospital at 100th street will probably be the line.

"Property beyond the Mt. Sinai Hospital, both on Fifth avenue and in the side streets, will also be improved with apartments of a very good grade, as the outlook over Central Park is very attractive and the adjoining side streets are as cheap as property on the lower East Side."

## THE NEXT TOWER BUILDING.

Will Be 35 Stories High and Be Built by American Bank Note Co.

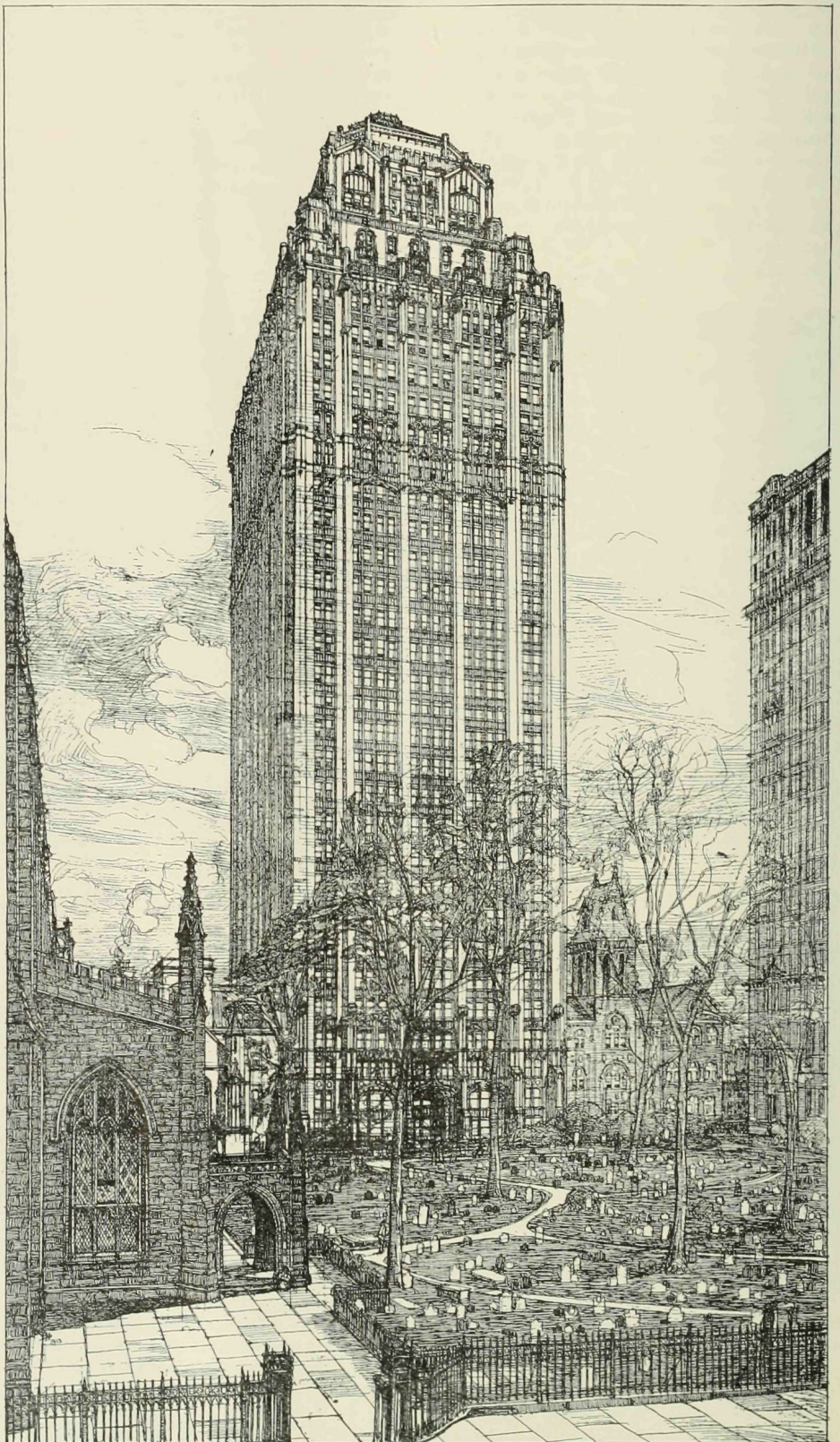
Howells & Stokes, 100 William street, are busy completing the plans but it is indefinite when estimates will be called for the new office building which the American Bank Note Company, of 70 Broad street, is to erect at 78-86 Trinity place and 111-123 Greenwich street, fronting 178.1 feet in Greenwich street and 124.6 feet on Trinity place, adjoining the Hamilton Building, Trinity Parish House and school, and the Trinity Court Building. It will consist of a main building twenty-eight stories high with a tower seven stories high, which will give the entire structure a total height of thirty-five stories, or 475.4 feet in height. The tower will be pyramidal in design and will be ornamented with artistically designed terra cotta in many ways similar to the Woolworth Building. The interior will be trimmed with fireproof wood and will have concrete floors. There will be twenty passenger elevators, five to the thirty-second floor,

five to the nineteenth floor, five to the twenty-fifth floor, and five to the twelfth floor. The building will be known as the Trinity Tower, and is estimated to cost \$3,500,000. Purdy & Henderson, of 45 East 17th street, will be the engineers. The directors of the company include Warren L. Green, president; D. C. Woodhull, vice-president; Chas. L. Lee, treasurer, and George H. Danforth, secretary.

### The Design.

In the design of the exterior a free use of Gothic has been made, as this style expresses better than any other the principles of modern high building construction, clothing in the simplest and most direct way the steel skeleton, and making possible a reduction to the minimum of wall spaces, thus securing the maximum amount of light and outlook with the greatest economy of materials.

The building now on the site has been practically unoccupied since the new manufacturing building was completed at Hunts Point and the new office building in Broad street.



DESIGN FOR THE TRINITY TOWER BUILDING. Howells & Stokes, Architects.

# ETHICS OF THE REAL ESTATE PROFESSION

## Standards Adopted by the National Convention Reaffirmed by the State Convention of Real Estate Exchanges—Duty to Clients and to Other Brokers.

**P**ROFESSIONAL standards was the subject of a committee report at the annual convention of the Real Estate Association of the State of New York assembled at Rochester last week. The report was read by Fenton M. Parke, of Buffalo, and was concurred in by the other members of the committee, namely, C. M. Thoms, of Rochester, J. H. Walker, of Oswego, W. M. Link, of Geneva, and William H. Mills, of New York. The report embodied rules which had been presented and adopted at the national convention at Winnipeg and were now submitted to the brokers of the State of New York with some preliminary remarks.

In the opinion of the committee he who opens an office to buy, sell or lease property for others on commission should understand the meaning of the word Broker. He must not be a jobber nor speculate in brokerage properties. The law forbids it, society forbids it, and certainly it is unprofessional. Great mistakes have been made by real estate men, whom the public know as brokers only, who jointly list and portion properties. It does not follow that we may not buy and sell on our own account, but if so, there must be no chance for misunderstanding. Men are known by their methods as well as by their fruits. The report further says:

"Real estate business is of a public nature; therefore the public is entitled to know that we work to protect it as well as to promote our own interests. As an organization we can appeal to the public far better than as individuals; hence our joint strength, if we are right. As an organization we reflect what we really are as individuals. Therefore brokers should so conduct themselves that they merit and command the respect and co-operation of their competitors.

### Good Practice.

"Let us conduct our affairs so that our office staff shout for us and work loyally while we are away; and competitors all say a good word and support us; so that our clients who place properties in our care will trust us, advise with us and recommend us to their friends; so that widows and orphans may safely loan their money or buy investment properties through us; so that courts, attorneys and corporations will think of us first when some appraising or other reliable work is to be done; and last, but by no means all, so that bankers will speak well of us and of our negotiations; advising with us and indorse our judgment and projects because he knows we are right.

"Do not solicit the business of association members. Any real business man can so conduct his business as to draw to him business not already in the hands of other capable brokers. There are plenty of owners of property who will gladly employ brokers who will attend to properties better than they can themselves. The best way to get their business is to give better service to the properties you already have than any one else can possibly do. Your clients will then advertise you to their friends. It is service that tells. Service in any walk of life tells. Service to others

first; others will then serve you. This being true, let us take home with us some simple statements of ethics.

"Those of you who attended the recent National Real Estate Convention in Winnipeg heard the Rules of Guidance for real estate men given by Page F. Carter, of Kansas City. It was a splendid exposition of the ethics which should guide and help brokers in their dealings. The National Association adopted his rules and the members of the Rochester Real Estate Board have shown their usual acumen by already publishing the same, as edited by their secretary, L. D. Woodworth.

"I corresponded with President Garfield and from him received Mr. Carter's report, which with a few amendments we hereby submit for your consideration.

### Duties to Clients.

"1. Be absolutely honest, truthful, faithful and efficient. Ever bear in mind that the broker is an employee, that his client is his employer and is entitled to the best service the real estate men can give—his information, talent, time, services, loyalty, confidence and fidelity.

"2. Be conservative in giving advice and, where not reasonably well posted, refrain from giving an opinion on values.

"3. Inspect a client's property before offering it for sale, and always inform the buyer if that has not been done.

"4. Do not depreciate the price of property unless the price is too high; ask that the price be reasonable, and tell the owner that it must be so if he expects his agent to make an attempt to sell it.

"5. Obtain sole agency, in writing, if it is property worthy of a special effort to sell.

6. Advocate that the real consideration be shown in a deed to property, or one dollar and other valuable considerations.

"7. Do not give special information to inquirers over the telephone, or otherwise, unless they are willing to give their names and addresses. Let them understand that the broker deals in the open and expects them to do likewise.

"8. An agent should not ask for a net price on property, unless he intends to buy it himself and so notifies his client.

"9. He should request his client not to discuss the price with the prospective buyer, but persuade his client to refer the matter to the agent—thus strengthening the agent's position with the buyer, and thus helping the agent to make a better deal for his client.

"10. An agent should always exact the regular real estate commission of the association of which he is a member, and always give his client to understand at the beginning that he is entitled to such and expects it.

"11. In exchanges when the agent is entitled to commission on both properties, he should early inform both principals of that fact and each principal should know the other has to pay.

### Duties to Other Brokers.

"1. An agent should respect the listings of his brother agent, and co-op-

erate with him to sell—provided the other agent has the most suitable place.

"2. Advise an owner to renew a selling contract with some other agent, rather than solicit the agency, provided the other agent has made a reasonable attempt to sell the property during the life of his contract.

"3. Always be loyal, square, frank and earnest in the matters that require the co-operation of brokers, and always speak kindly of competitors, refusing to pass judgment on others from hearsay evidence.

"4. Advertise nothing but facts, and be careful not to criticize by any method a competitor's proposition.

"5. Give an honest opinion concerning a competitor's proposition when asked to do so by a prospective purchaser, even though such opinion will result in a sale by the competitor.

"6. Refuse to put a 'For Sale' or 'For Rent' sign on property on which a competitor already has his sign, provided the placing of such sign was through the authorization of the owner.

"7. If an agent can not efficiently handle a proposition, he should refer the matter to some competitor who can.

"8. Solicit co-operation of other members of the association in selling Sole Agency listings, unless there is a deal on, or there is some particular buyer in sight, to whom a sale is expected, and always be ready and willing to divide the regular commission equally with any member of the Association who can produce a buyer for any client.

"9. Invoke friendly arbitrations by the Real Estate Association rather than through the courts of law, in settling differences with other agents.

"10. Do not disregard the rights of other agents. Never refuse to work through an owner's regular agent, or refuse to try to sell his property to a live buyer unless handling the entire deal and getting all the commission.

"11. A broker will not put his name in the newspapers in connection with a deal unless really representing at least one of the parties and receiving a part of the commission, for such publicity is a sham, and the result is to the disadvantage of all.

"12. When a sale or exchange is handled by two agents, each agent shall be given due credit in the report of such sale or exchange.

"13. Do not relay property, i. e., do not submit to one agent or broker that which is obtained from another unless the case be exceptional in which case the third agent should know that the property is not obtained direct. A broker who relays represents neither side, and is not entitled to the same consideration as either of the other agents.

"14. Do not solicit the business of other agent association members."

—The general business situation resembles the financial situation. Conditions are decidedly spotty. In some sections business is good and even exceeding the volume of a year ago. In other sections the results are disappointing and the volume of trade is shrinking.

## A NEW INFLUENCE IN CITY ELECTIONS

Ernest Harvier Says the Small Property Owner, the Man Who Is Taxed \$20 on an Equity of \$3,000, Holds the Balance of Power—Recent Changes in Electorate.

A NEW YORKER who has occupied the same business offices for twenty-five years and who has lived all his life in the house in which he was born may be expected to view public affairs in this town from an interesting angle; and if, in addition, he has had large experience in municipal politics, his opinions on matters relating to the city electorate ought to be shrewd as well as interesting.

A New Yorker answering these specifications is Mr. Ernest Harvier, who at a recent meeting of the Democratic Union presented the "Declaration of Principles" which committed that party to an attitude in the current campaign essentially identical with the City Economy League's.

Mr. Harvier is a real estate agent by courtesy, being a property owner and a trustee and executor, and his place of business is in the Gilsey Building, which was a pretty smart building when he moved in; and his home is at 29 West Tenth street, in a fine old block where he has for neighbors Calvin Tomkins, John G. Milburn, Surrogate Fowler, Justice Seabury and Lawrence Godkin.

Mr. Harvier was one of the four commissioners appointed by the late Mayor Gaynor to finish up the work of the Aqueduct Board, and was a member of the committee selected by Mayor Van Wyck to codify the relations between the city departments upon the consolidation of Greater New York, besides having filled other official positions.

### A Novel Doctrine.

What the Record and Guide wanted of Mr. Harvier was his reason for thinking, as his address before the Democratic Union implied, that the property owners held, potentially at least, the balance of power in the electorate. To most of us this is a novel doctrine. Are not real estate owners comparatively few in voting strength? And do not a very large proportion of the influential business and professional men who pay rent in the financial and commercial districts live in the suburbs, disfranchising themselves in the city? Here is Mr. Harvier's argument:

"I admit that for many years prior to consolidation it was recognized that taxpayers could not hope by any organization or appeal to be influential politically, and for the obvious reason that of the voters in the territory now included within Manhattan and the Bronx 5 per cent. only were holders of property and 95 per cent. were not (5 per cent. landlord-voters and 95 per cent. tenant-voters). Any concerted action by landlords, therefore, apart from being futile, was quite likely to promote the hostility of tenants and thus defeat the purpose sought.

"But with the enlargement of the territory of New York and the enormous increase in land values in Manhattan, an entirely different condition has been established. The value of land in the settled part of the city has driven many thousands to seek homes in Brooklyn, Queens and Richmond, and in the unsettled parts of the Bronx. Many of these home-seekers have acquired small holdings through installment payments or subject to purchase-money or other

mortgages. In Brooklyn, especially in the outlying sections, there are literally thousands of two-family houses. Queens, the Bronx and Richmond are increasing in their number of small holders, and the former two offer many opportunities for investment by thrifty persons who are excluded from Manhattan by the high land values and building restrictions here.

### Property Owners' Voting Strength.

"As a consequence of all this, there are now within the Greater New York 90,000 individual holders of property who are voters, and if there be added the voting members of their families, whose interests are identical, and the agents, collectors and janitors, whose political interests (as their pecuniary interests) are rather with the landlords than with the individual tenants, it may be said roughly that the property owners in New York represent a total vote of 150,000 out of 600,000 votes—one-quarter of the electorate. In a municipal election in New York conducted on lines other than those of strict partisanship, the vote of the real estate owners, and especially of the small holders of property, will be decisive; and in the election of this year, if they act in concert, they will determine the result unquestionably.

"Nor is it any sure thing that the great body of tenants who find their burdens of rent and living expenses being steadily increased would not, to a great extent, co-operate with the small property owners. In many parts of New York, and especially in the more congested districts of the city, there is a large class of what may be called sub-landlords (persons who rent property from a landlord direct and then sublet living apartments). The number of

these persons has increased very greatly during the past ten years, and while they are not property owners they are taxpayers, for the reason that (especially in Italian neighborhoods) they assume the taxes as a part of the lease and with the taxes compliance with building and tenement house regulations, and stand, therefore, so far as the city is concerned, in the position of property owners when they come to vote.

### Who Pays the Heaviest Tax?

"A man owns, outright and unencumbered, a house worth \$11,000 and assessed by the city at that amount. His tax last year was \$201.30. The city arbitrarily raises the assessed valuation to \$12,100, 10 per cent. more. His taxes become \$221.43. It is a difference to him of \$20 on \$11,000.

"The man next door owns a like house worth \$11,000 and valued at \$11,000. It is mortgaged for \$8,000. His equity is \$3,000. The city's valuation is raised to \$12,100—a difference to him of \$20 a year on \$3,000. On whom falls the heaviest burden? The small holder unquestionably."

Mr. Harvier's contention, coming from an experienced political observer, should strengthen the purpose of the 35,000 property owners and professional men of all parties who stand back of the City Economy League's demand for economy and efficiency in the city administration.

### Ascot Hotel Going Under the Hammer.

The tall, slenderly built eleven-story structure, known as the Ascot Hotel, located on the northwest corner of Madison avenue and 27th street, will be sold at Supreme Court partition sale by Joseph P. Day on Tuesday, September 30, at 12 o'clock noon, at the Exchange salesroom, 14 Vesey street, by order of Algernon S. Norton, Esq., referee in the action.

The building is situated diagonally opposite Madison Square Garden and in close proximity to Madison Square Park, and towers far above its next door neighbor, which is a small three-story Mott Memorial building.

The Ascot Hotel, which stands on a lot 24.9x95 feet, and contains eighty-three rooms, forty-eight baths, all improvements, and a roof garden on top, has been well patronized for about twenty years. It was known as the "Brayton Hotel" until last year, when it came into the hands of Mr. D'Ascoli, who renamed it.

—A petition for a station on the Broadway subway at 175th street and St. Nicholas avenue has been presented to the Public Service Commission by the Harlem Board of Commerce and referred to the Chief Engineer for investigation and report. A station is much needed there for the proper development of the section.

—The Bush Terminal continues to enlarge its already incomparable shipping facilities. Pier 6, which is 1,300 feet long, will be widened and double-decked.



THE ASCOT HOTEL.

**TIME FOR SMALL INVESTORS.**

**Numerous Bargains to Be Had in Real Estate—A Talk with an Expert.**

Is this a good time for young men to make an investment in real estate, and is it necessary for small investors to leave Manhattan Borough out of their calculations? Some of our leading brokers have been asked this question of late. Oscar L. Foley, of the firm of John R. & Oscar Foley, of 149 Broadway, said to an inquirer that it seemed that in New York the real estate market is and always has been a case of follow the leader, and when a few prominent operators or builders go into a section, everyone else interested in real estate felt that he had to jump right into the same neighborhood. The consequence was an over speculation, and in many instances an over production of certain types of buildings.

**Too Many of a Kind.**

"For example, take the section between 14th and 30th streets," said Mr. Foley. "Look how they jumped land values there, and then sold to speculative builders, who have all produced the same type of building, until now it is a rare case to see a building without a to-let sign.

"The same thing happened in the elevator apartment house neighborhood. Land suitable for elevator apartment houses doubled in value in most cases and the speculative builders thought there was nothing else to build but elevator apartment houses, until there were so many buildings of this kind that in order to get tenants, it was a case of which landlord would give the most free rent, and you know free rent will not pay our high taxes and interest charges.

**Throttled by the Loan Crowd.**

"Fortunately, the building loan people shut down loaning money for new operations, and the result has been a better renting market than we have had in some time.

"The old-style five-story flats seemed to have been entirely forgotten until recently a few sensible builders have been going into 'walk-up' propositions on low-priced land.

"The city is large enough for all builders to pick locations, but as I said before, when one jumps they all start jumping in the same place.

**Like Giving It Away.**

"There never was a better time than the present for the small investor to get aboard. Why, some properties lately have actually been given away. Only a short while ago one of our large mortgage companies put on the market a list of tenement properties, taken in foreclosure, and sold them all for prices at which the new owners cannot help but make money, and in most cases it took but a few thousand dollars per house to buy.

"The trouble with small investors or I might say speculators in the days of 1902 to 1907 was that the man with \$10,000 wanted to own ten houses, and when the dull period came he did not have sufficient equity in any one piece to hang on, and for that reason in a great many cases he lost his property. I do not think an investor should carry a mortgage for a greater amount than two-thirds of a conservative value of the property.

"The case of a small operator who uses good judgment is different. He might safely carry a mortgage up to seventy-five or eighty per cent. A man with five thousand to ten thousand dollars might right now do much worse with his money than to invest in New York City real estate in good neighborhoods, for I think the time is ripe, and

there are numerous bargains to be had.

"I have seen houses that sold for twenty thousand to twenty-five thousand dollars go up to thirty thousand dollars and over in a short time, and we are going to see the same thing happen again.

"New York real estate is a safe investment, and any one with money using ordinary good judgment can make no mistake in buying in the present market."

**GOOD RENTING CONDITIONS.**

**An Improvement in the Sales Market Expected in Consequence.**

Reports so far received upon fall renting conditions in uptown residential sections are to the effect that they have been satisfactory, both as regards elevator and non-elevator apartments. Mr. J. A. Goodwin, of Goodwin & Goodwin, agents, with offices at 123d street and Lenox avenue said:

"The demand for four, five and six-room apartments has been far beyond our expectations, and in a good many instances we have had completely rented buildings the last week of August and the first week of September. We have succeeded in doing away with concessions by agreeing upon flat rentals. We find this considerably more satisfactory to the tenant, and especially to the owner who is guaranteed a monthly check twelve months of the year.

**Alterations Work Wonders.**

"In the older buildings we have been exceptionally fortunate in renting, especially those in which the owners have been wise enough to act upon our recommendations as to the modernizing of the buildings, as competition is very keen between the owners of the new and owners of the old houses.

"Regarding the outlook of the sales market, it has been our experience that the first point to be proved to a prospective purchaser or investor is the continual occupancy by tenants of the building that he is interested in. Good renting conditions can always be counted upon as the forerunner of a lively market.

"This being the case, we are looking forward to a considerable improvement in the sales department."

**On the East Side.**

"We have had good renting seasons before in recent years, but the present is the best ever," said Lawrence Elliman, of Pease & Elliman, at their East Side office. "And probably the most active month of the year will be October. The first of October no longer marks the close of the apartment renting season. It has been extended to the first of November.

"The demand this year cannot be called widespread. It is extremely large, but there is a somewhat wide divergence in the types of suites that are being taken. Apartments ranging in price up to \$2,500 a year are going very rapidly, and then there is a jump to those renting for \$5,000 and \$6,000 and up. The demand for suites renting for between \$2,500 and \$5,000 is both limited and scattered."

**On the West Side.**

E. L. Goodman, of Braisted, Goodman & Hirshfield, said the season, so far as they were concerned, had a late start, but at present is more than making up for this deficiency.

Knap & Wasson, of Washington Heights, said that renting up to September 10 last was extremely good. Since then there had been a marked drop, but this was probably only a temporary lull. They felt certain that renting would continue well into October.

**A \$2,150 SUBURBAN HOUSE.**

**Intended for Wage Earners Who Pay \$15 to \$20 a Month for City Tenements.**

A new idea in suburban building appears to have been struck out by Mr. Thomas F. Malone, who, during five years of service in the Tenement House Department, made himself familiar with housing conditions among the laboring classes. Mr. Malone proposes to erect a model five-room house, equipped with all improvements and furnished in every respect, on a lot 25x100 ft. This house he will open to inspection and he will contract to erect similar houses in its immediate vicinity under a guarantee that the total monthly burden of maintaining the house and at the same time paying off the purchase price shall not exceed \$17.75 a month.

The financial details of his plan he states in the following manner:

Cost of house complete.....	\$1,650
Cost of lot approximately.....	500
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Total cost .....	\$2,150
Cash to be paid when house is completed and deed given.....	\$100
First mortgage .....	1,500
Second mortgage .....	550
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Total .....	\$2,150

Interest on both the first and the second mortgage is fixed at 6 per cent., or \$7.50 a month for the former and \$2.75 a month for the latter. In addition, there is a monthly payment of \$7.50 to reduce the principal of the second mortgage, which will be liquidated in six years. These payments aggregate \$17.75 a month.

Mr. Malone is president of the South Ozone Park Civic Association and will build in his home town. "In the year 1910," he argues, "the records of the Tenement House Department show that in the Greater City plans were filed for 1,946 new tenement houses, to contain 29,399 apartments. Of these 29,399 apartments 67½ per cent. were four and five-room apartments. In 1911 plans were filed for 1,743 tenements, to contain 24,920 apartments. Of these again 67½ per cent. were four and five-room apartments. This shows conclusively that the great demand is for small apartments and as these four and five-room apartments rent for from \$15 to \$20 monthly it naturally is to be assumed that 67½ per cent. of the people to occupy these tenements cannot pay more than the cost of four and five-room apartments.

"Compare this with the suburban situation and it will readily be seen why congestion continues in the already overcrowded districts. There is no opportunity for expansion. The area is there and available, but the financial barrier is insurmountable. Ever since the development of suburban territory has become a lucrative enterprise the developers who have endeavored to supply the demand for suburban homes have presumed that every prospective suburbanite wanted a seven, eight or ten-room house. They have given little or no consideration to the occupants of the four and five-room apartments in the tenements.

"They have built for the man who pays \$30 or \$50 a month for his city apartment and who can do likewise for a country home. They have not considered the humble workers who pay from \$15 to \$20 a month in their modest apartments and who could pay no more for a suburban home."

—Work is to be started at once on the Greenpoint terminal for the State Barge Canal, the first of the New York terminals to be built.

# BUILDING MANAGEMENT

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

## BUILT-IN FURNITURE.

### Three Apartments in One for Intensive Housekeeping—A Providence Example.

CERTAIN social circles here and elsewhere that are interested in welfare work are encouraging a movement to provide more desirable living accommodations for business women. Several experiments have been made along this line both in Manhattan and Brooklyn, but those who have studied the subject in other cities believe that our estates managers have not yet caught the right idea or produced an apartment that can be accepted as an entirely satisfactory model.

Experiments so far locally made, however, have proved the economic soundness of the proposition, and have provided, to a degree, hotel comforts at

which swings on strong pivots set perpendicularly into the walls, is the secret of the "Three-In-One." Simply by releasing a lock and swinging a section of the wall one may convert the apartment from a beautiful dining-room into a cozy living-room or library. Another turn of another section will add the charm of a music-room, with piano and music cases, to the library.

Yet another swinging of the wall sections will conceal all traces of dining-room, living-room, music-room and library, and convert the apartment into a bedroom.

Sweeping has no place in the lexicon of the "three-in-one" apartment. All the work usually classified as sweeping is done by vacuum cleaners, operated by servants employed by the company.

Of course in order to have built-in furniture of this variety, the walls and

A set of genuine Haviland china of dainty pattern. A full set of silver. A dozen each of Irish linen napkins, towels, with tablecloths. A dining-room radiator in each apartment to keep dishes and food hot.

A bed with double-deck springs, containing 200 coils, in the room when used as a bedroom, and out when a living or dining-room. A fine curled cotton mattress, sheets, pillow cases, blankets. An electric curling-iron. A gas or electric stove, on which dainty dishes may be cooked. A caloric cooker. A full set of aluminum cooking utensils. A refrigerator cooled from the ice machine in the basement. An electric meat-chopper, coffee grinder, bread and cake mixer, egg-beater, cream whipper and potato peeler. An electric flat iron.

A kitchen sink, nicer and more suitable than the ordinary. A wash tray



As a living-room.



As a dining-room.



As a bedroom.

THREE APARTMENTS IN ONE; THE MERRILL MANSIONS AT PROVIDENCE, R. I.

boarding house rates, but have not exemplified the architectural possibilities. They have not removed the necessity for having furniture of one's own, nor stepped very far away from the old-style boarding-house arrangements.

Most cities which have built homes for professional and business women have provided considerable built-in furniture. Some are going to the extreme of building "Pullman flats," where one can pull a bed out of the wall, or uncover a kitchen outfit. The writer has before him progress photographs of a building called the "Merrill Mansions," which is under construction at the present time at Providence, R. I. It is a three-story and basement building, of fireproof material for the most part, and contains thirty apartments, but the building is to be added to and will ultimately have one hundred and eight apartments.

### Three Rooms in One.

The distinguishing characteristic of each apartment is in the furniture. One room, with dimensions of 14 x 15 feet, is used in turn as a sleeping-room, dining-room or library. It is completely furnished and the occupants have nothing to do except to provide food and clothing. In the basement is a restaurant with service kitchen and mechanical apparatus for washing dishes for each of the tenants, which does away with the drudgery of housekeeping. Each apartment has a bathroom, a kitchenette with gas range and an extra closet for storing personal belongings.

Reversible and convertible furniture,

partitions of the building must be expressly designed to accommodate it.

Where buildings have already been erected and equipped, the apartments are rented at rates varying from \$25 to \$35 per month for each suite.

### The Fittings and Furnishings.

When buildings devoted exclusively to the new one-room suite have been built, the owning and operating company will furnish everything necessary for housekeeping, if tenants so desire. This includes not only furniture, but such items as cut glass, silverware and decorative details of the home.

The tenant has the choice of the following: A combination writing-desk and bookcase when used as a living-room, and out of the way when used as a bedroom. A sideboard in the room when used as a dining-room, and out of the room when used as a bedroom. A lady's work table in the room when a living-room, and out when a dining-room. A dresser in the room when a bedroom, and out of the room when a living or dining-room. A full length mirror in the room when used as a bedroom, and out when used as a dining or living-room. A dressing-room in the clothes closet sufficiently large for use. A telephone in each apartment.

A wall vault for jewelry, silver and valuables. A full set of Gustave Stickley's fumed oak rockers and chairs. A wardrobe couch. A rug of Oriental design to cover the polished oak floor. A dining-table when the room is used as a dining-room, but out of the room when it is used as a living-room and bedroom.

(tub) in which to wash out special pieces or do a full washing. A clothes dryer, especially designed, heated by gas or electricity. A wire basket in which all dirty dishes are placed and sent on dumbwaiter to the main kitchen, where the basket with the dishes is passed through caldrons filled with boiling water, rinsed in a spray of clean hot water, sterilized in a jet of steam, returned hot and dry to the pantry in two minutes without being touched by a hand. A garbage pail bracketed on the back of a door.

The coziness of such an apartment has a particular charm for the city batchelor girl who from force of circumstances or a desire to adhere to the conventionalities of her social position rather than ape the Bohemian girl wants the privacy as well as the social life without having to make a very apparent boudoir serve as a reception room or refectory. The Merrill idea fills this demand, which in this day of feminine independence bids fair to be an increasing one.

The type of building which is being completed by the Merrill Corporation in Providence and those which it has erected in other cities, eliminate wooden forms for concrete. This is the system of the Suspension Steel Concrete Co., of Chicago. The stairs are of steel.

The Providence building here described is not presented as an example suitable in all respects for the emulation of metropolitan managers of estates but rather as an illustration of the tendencies of the movement in other places and the

possibilities of the idea. Very apparent is it that there is a widespread need by young women of good position and means, such as school teachers, librarians and nurses, for refined and artistic accommodations, without having to be subject to the promiscuous associations connected with most boarding houses.

A. M. C.

**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.

**Efficiency Via Roller Skates.**

It is from the inventive mind of the general manager of the Union Street Railway Company, of New Bedford, Mass., that the idea of efficiency by way of roller skates in stock rooms comes to hand. It is presented to Record and Guide readers for further application in the myriad of opportunities that exist in stock rooms and similar departments of office buildings, warerooms, stores and shops.



The possibility of saving time by equipping a small boy with a pair of rubber tired roller skates for running errands about buildings is suggested, providing the manager fixes and vigorously enforces a speed ordinance, so as to insure uninterrupted perpendicularity of tenants and others who happen to be passing through the corridors when the boys glide by. The serious application of roller skates to operating expense is shown in the case of the New Bedford car house where one boy on roller skates was able to do the work of three boys without them.

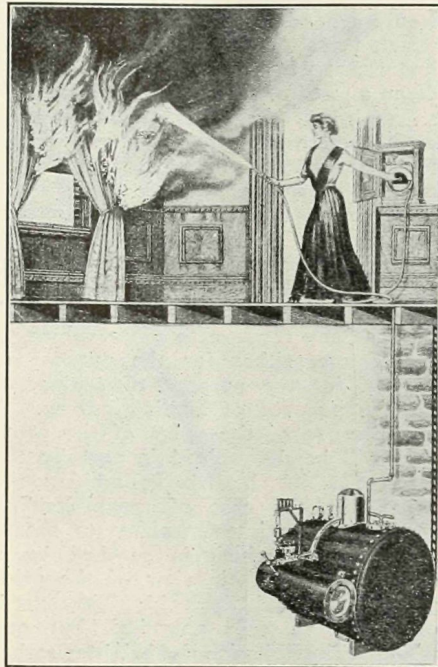
**Press the Button and Out Goes the Fire.**

**FIRE!** The alarm goes down the factory, loft, hotel, school or office building corridors. Somebody may think to unreel the hose, but after the hose has been unreeled someone must have presence of mind enough to turn on the water. One of these persons of heroic inclinations may be a woman, and, being

a woman, she may not have strength enough to turn the valve stem. If she rushes toward an emergency fire extinguisher as a last resort the previous delay may have been sufficient for the fire to get too great a start for the limited supply of chemical to be effective.

Anybody knows how to push a button. Therefore, when the fire was first a smouldering spark, or even a sputtering flame, full of potential danger if not nipped in its early stages, if that level headed woman had rushed to the side wall, opened the cabinet and pushed a button, she would have had an ample supply of fire extinguishing chemical at her command at a moment's notice, and the fire panic would have been avoided in its incipiency.

That, in brief, describes the central fire-fighting system for factories, office



buildings, hotels, workrooms and apartment houses that James Boyd & Brother (Inc.), of Wharton and 25th streets, Philadelphia, are bringing to the attention of owners and architects. The entire installation is shown in the picture, and it is capable of being extended to the largest structures just as readily as to the small dwelling.

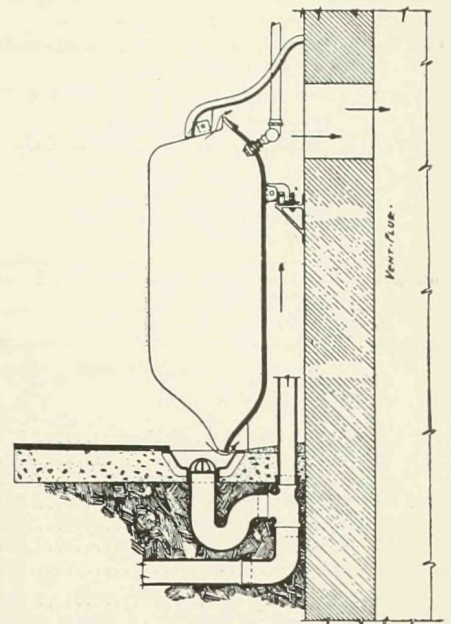
Operated by air pressure, and containing no acid in the chemical composition discharged, its upkeep is not expensive, and when not in use the pipes are empty, which insures freedom from leaks; yet the entire system always can be tested by merely pressing a button at any hose station. The pressure gauge at each cabinet indicates the presence of the solution ready for instant use. The solution in the pipe is automatically returned to the tank when the test is over. It can be installed in connection with a sprinkler system, releasing the chemical stream automatically in case of fire, and giving a hose stream available for direction on the fire by hand.

**Ventilated Urinals.**

**T**HE D. A. Ebinger Sanitary Manufacturing Company of Columbus, Ohio, is putting on the market a urinal that embraces several innovations in lavatory equipment.

By a system of ventilation, the odors are carried through the urinal instead of escaping into the building. It has two points of ventilation at the top under the hood and at the floor line, between the back wall and trough. No refuse can accumulate at any point of discharge, and the character of the material used in construction is acid proof and non-staining. The back walls and partitions are made integral, thus preventing any leaks and refuge places for vermin.

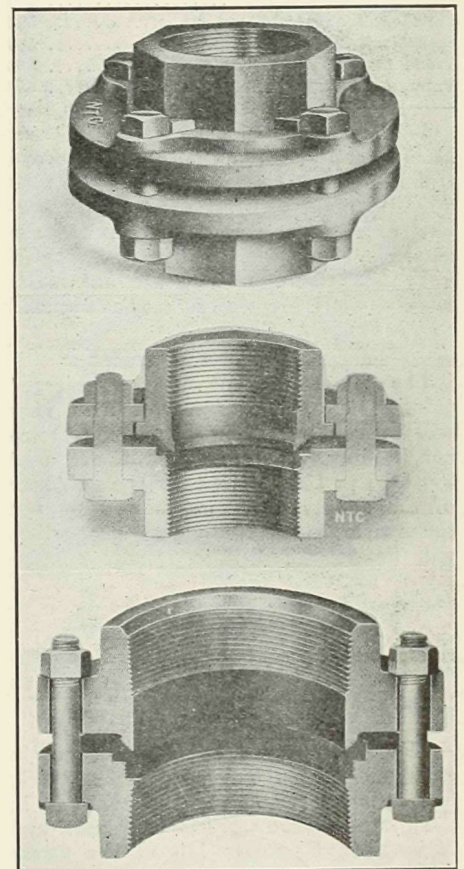
Reference to the accompanying sectional view will show at a glance just



how the stall is set, the location of the flush tank and the ventilating feature.

**"The Kewanee Family."**

**U**NDER this title the National Tube Company, 30 Church street, introduces a complete roster of all its specialties bearing the name of "Kewanee" showing its latest devices, some of which have been on the market for several years, while others are comparatively new. The illustration shows the Kewanee flange union of brass and malleable iron, self-seating ball-bearing joint in the use of which no gasket is re-



The sectional view emphasizes the fact that the brass seat is screwed in. In the National flange union a sectional view of which is also shown, consideration is given to the recent demand for a flange union having great strength. There are no loose parts, the heavy brass seat being screwed very securely into a cast iron body, making a non-corrosive leak-proof joint. The brass and iron seat of the "National" flange union is an adaptation and possesses all the well-known advantages of brass and iron seat of the Kewanee union, namely, a tight seal without a gasket.

# REAL ESTATE BUILDERS RECORD AND GUIDE.

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Building Construction and Building Management  
in the Metropolitan District

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The last service in the Bedford Street Methodist Episcopal Church, at Bedford and Morton streets, which is to be torn down to make way for the Seventh avenue extension, will commemorate the church's 108th anniversary. Outside of Greenwich Village there are not many buildings left downtown that have passed the century mark.

The tax rolls showing the assessed valuations on real estate for next year will be opened for inspection on October 1. The Land Value Maps, prepared by the Tax Department for the guidance of the deputy assessors in figuring out the valuation on individual properties, will be published in a special supplement to the Record and Guide of October 4. The maps should be consulted before making application for reduction of assessments. Such applications must be filed with the Tax Department before November 15.

The State Board of Equalization, in consequence of the hearing of last week, has reduced twenty of the counties in the State. There were no increases, and New York City was left at the figure where it stood a year ago. As a result of the reduction elsewhere, the counties comprising this city will contribute slightly less to the direct State tax. At last week's hearing, for the first time, anything like an important body of evidence of real estate values throughout the State was presented to the board, being submitted by Mr. J. H. Ehrehart. Under an appropriation made last spring by the Legislature, the board now has twenty-four men gathering such evidence in the field. It looks, therefore, as if equalization may eventually be based upon facts instead of guesswork.

### New York City's Assessed Valuation.

Experts familiar with the facts relating to the values of real estate in New York City will be skeptical of Mr. J. H. Ehrehart's contention before the State Board of Equalization that real estate in this city is assessed at only 85 per cent. of its selling value. Mr. Ehrehart's estimate is based chiefly upon unpublished mortgage appraisals that have been filed at Albany by insurance companies, title companies, savings banks and other lending institutions, but it is doubtful how far these appraisals can be accepted as evidence of the actual value of real estate.

The selling value of any parcel of real estate is, as every one knows, a really doubtful quantity. It may either be underestimated or overestimated in perfect good faith by appraisers, and the fact of under or over-estimating would depend chiefly on the purpose for which the appraisal was made. We all know that when the city wishes to condemn a piece of real estate the appraisals submitted by the experts for the property owners differ widely and sometimes absurdly from those submitted by the city's experts.

Of course this is a flagrant instance, for in many cases these appraisals are not made in entire good faith by either party. But the variation illustrates the action of a very real principle which governs any attempt to place values on real estate, either for the purpose of buying, for the purpose of selling, or for the purpose of lending money. A man's sense of the value of the property will be determined in part by the interest which he has in making the value. In the case of money-lending institutions an interest exists to secure an appraisal which is reached by a somewhat optimistic view of the price at which it could be sold. They need, of course, a safe appraisal, but one which will emphasize the brighter rather than the gloomier influences that would affect its probable selling price. The law and good practice determine what percentage of the value may be loaned by these institutions, and in many instances these percentages may be somewhat exceeded without in any way endangering the safety of the loan. In such instances a slight increase in the appraisal will be sufficient to bring the loan within the required percentage. It may fairly be concluded consequently that the appraisals on which Mr. Ehrehart's calculations are based represent a slightly, but only a slightly, exaggerated view of the real value, and that if the assessed value of the property were raised to a similar level, an injustice would be done to the owner.

The fact is, as every one familiar with real estate values knows, that with the best will and the most perfect good faith, it is impossible to fix accurate values for real estate, and that consequently it is impossible to say that any appraisal or assessed value constitutes a definite percentage of the actual value. The fact that a piece of real estate really sells for \$100,000 does not mean that \$100,000 is its value. The buyer may have over-estimated what other people would give for it, or the seller may have under-estimated what he could have obtained by waiting. The same parcel may sell within a few weeks for \$10,000 less or more.

Again, the fact that an owner will not part with a piece of real estate for less than \$100,000 does not mean that the value is \$100,000. His asking price may represent what he expects its market value will be a couple of years hence. In many parts of New York City very few sales are consummated, precisely because the present owners of the property place a higher price upon it than do its possible purchasers, and only the

subsequent development of the neighborhood can decide whether the owners or the possible purchasers are right. Any fair system of assessed valuation necessarily takes account of these variations in appraisal. An assessor who attempted to appraise the real estate in his district at 100 per cent. of its value, and did not actually both over and under-estimate the prices which, during the course of year, were actually paid for real estate, would be more than human; and if a margin for error has to be allowed, it is manifestly fair that the margin should be in favor of the taxpayer rather than against him. The city does not want to commit the injustice of collecting taxes on property which does not exist.

As a matter of fact, the New York Tax Department is going just as far in the direction of assessing real estate at its full value as is safe. Indeed, it is a serious question whether it has not gone farther than is safe and that at some future time the level of assessment in certain parts of the city will not have to be scaled down with the result of very much embarrassing the municipal finances. During the current year, for instance, there were up to September 18, 820 recorded transfers of property with the consideration stated in the deed. The aggregate assessed value of these 820 parcels was \$38,309,000, while the aggregate expressed consideration was only \$33,858,000.

If consequently the prices actually paid for these 820 parcels afford any clue to their value, they are being assessed not at 85 per cent. of their value, or at 100 per cent., but at about 113 per cent. The Record and Guide does not claim for one moment that the general level of assessed valuation is 113 per cent. of the actual value, whatever that elusive quantity may be. A large percentage of the 820 parcels were sold under foreclosure and may well have brought prices substantially smaller than the price which they will fetch under fairer conditions. Owing to the difficulty of selling real estate in New York and of borrowing money upon it, an unusually large number of parcels have been forced upon the market, with results that have been disastrous to published prices. But the variation between the level of assessed valuations and the level of published prices is sufficient at any rate to show that the Tax Department is no longer able to assess real estate at the price which it is likely to bring at a forced sale; and there can be no doubt that in certain parts of the city property is assessed at a higher level than anybody will at present pay for it.

During the rise in prices that took place between 1900 and 1907 the purchasers over-estimated the future demand for real estate in certain districts and advanced prices more than they were justified in doing. The owners of this property are frequently holding on to their purchases and refusing to sell them at less than their former value, and they may succeed in preventing a lower level from becoming the established rule. On the other hand, it is perhaps more likely that they will fail and that readjustment both of the level of values and of the official assessments will have to be made—which will be very embarrassing for everybody concerned.

The point is, however, that if Mr. Ehrehart's contention were true, and another ten per cent. could be added to the official valuation without reaching the legal level and if the Tax Department accepted the contention and acted upon it, the result would undoubtedly be disastrous to many owners and many people who have loaned and borrowed money on New York real estate.



Mr. Ehrehart, however, is right in recommending a careful investigation into this whole subject—although so far as New York is concerned, there is only one method of giving the deputy assessors substantial assistance in improving the quality of their work. If the parties to a real estate transaction were compelled under severe penalties to state in the deed the price at which a parcel was transferred, it would be possible to tell much more accurately the fair value of any piece of property—which would be fixed, not by any one sale, but by the general average of sales in any particular block or district.

### The Taxation Problem.

*Editor of the RECORD AND GUIDE:*

The object of my letter to you, published in your issue of August 30 was to bring to the consideration of those interested in New York City real estate the article of Prof. Seligman, in the Political Science Quarterly for March, 1913, in which he reviews the results of the reduction of taxes on improvements in Australasia. In those States this reduction has been longer in operation than elsewhere and should show its results more fully.

I feel that the quotations given in my letter more completely represent the conclusions arrived at by Prof. Seligman than that given by Mr. Leubuscher, in his letter in your issue of September 6, beginning "It is possible," and ending with the sentence, not quoted by him, "But in many other portions of the country such changes will be found to be either unnecessary or undesirable. Thus in the main we may regard with equanimity the present situation of the United States as compared with that of the rest of the world."

It is also to be noted that the testimony of Prof. Seligman before the New York Committee on Congestion, as quoted by Mr. Leubuscher, was given some years ago and was in answer to a direct question which did not include other considerations involved in reducing the tax rate on improvements.

The adoption by Houston, Texas, and by some of the cities of northwestern Canada, of the policy of exempting improvements from taxation has been too recent and for too short a period to learn what the results of this change may prove to be.

Mr. Leubuscher's letter implies that all taxes on improvements are wrong and that the real end sought for by his society is a tax on land along the single tax.

Certainly there is no logical reason that any other form of capital should be taxed if it is wrong to tax capital invested in buildings.

To raise sufficient revenue to carry on the government of this city by taxes on land alone would for the year 1912 have required a tax rate of about three per cent., which certainly would take value from the owner of land. In fact, the best judges of New York real estate consider that there has, in recent years, been a fall in values in the larger part of the city, which they attribute mainly to the increased taxation.

Until the reduction of all or part of the taxation of improvements has been tried elsewhere for a number of years and has established that it will accomplish the objects sought for, without injustice to the owners of real property, it would seem unwise to attempt so momentous a change in the great city of New York with its vast and complicated interests.

Could a right decision of a question so intricate be expected of the voters of this city, where so much the larger portion are rentpayers, rather than property

owners, while the problem is so far from being solved by experts in political science?

DAVID A. CLARKSON,  
New York, Sept. 25.

### No Basis for the Report.

*Editor of the RECORD AND GUIDE:*

Will you kindly deny a widely and maliciously circulated statement that I was the owner of 52 per cent. of the capital stock of the Stevens Contracting Company? I cannot understand why reputable insurance journals, knowing the character of some people who circulate slanderous reports, should publish statements of this kind, that have no basis whatever but malice, without an investigation to determine their accuracy.

WILLIAM B. JOYCE,  
President National Surety Co.  
115 Broadway, Sept. 18.

### A Change of Firm.

In view of the death of his wife, Mr. John P. Kirwan has decided to take into partnership his three sons to share the responsibilities of his large and long-established real estate business at 138 West 42d street. Mrs. Kirwan died at their summer home at Massapequa last Sunday, and the sympathy of a wide circle of friends has been going out to Mr. Kirwan during the week.

The sons are John S., Raymond J. and Arthur J., and the firm will be styled John P. Kirwan & Sons. The business will be enlarged, and all its various branches, including mortgage loans and insurance, will receive equal attention. Charles E. Schuyler, for the past thirty years prominent in real estate affairs, is now associated with the office.

### Manufacturers' Day in the Bronx.

Announcement is made by the North Side Board of Trade, 137th street and Third avenue, the Bronx, that Manufacturers' Day will be celebrated in that borough on Tuesday, October 8. This is part of the aggressive campaign that the North Side Board of Trade has undertaken to demonstrate the wonderful adaptability of the borough to manufacturing and residential purposes. On that day, which has been set aside for captains of industrial enterprises from far and near, the remarkable waterfront advantages of the Bronx will be demonstrated as well as the borough's inland facilities.

### East Side Tenement on Auction Block.

No. 144 Lewis street, a five-story tenement, standing on a lot 25x100, and located between Houston and East Third streets, will be sold at Supreme Court foreclosure sale by Joseph P. Day, auctioneer, on Wednesday, October 8, next, at 12 o'clock noon, at the Vesey street salesroom. The sale, which will be held by order of John H. Rogan, Esq., referee in the matter, is the result of an action brought by Dora Delano Forbes and Warren D. Robbins against Sophia Moore et al to satisfy a judgment of about \$21,000.

### New Sign for New York Edison.

A large electric roof sign, 50 feet square, has just been erected by the O. J. Gude Company for the New York Edison Company on the roof of the Columbia Theatre at the northeast corner of 44th street and Seventh avenue. The sign is visible from all parts of Longacre and Times Squares. Thirty-eight hundred ten-watt tungsten lamps are used to outline the company name and its trade-mark, the "Edison Man,"

### STATE R. E. ASSOCIATION.

#### Is Working for New Sources of Taxation and Wiser Real Estate Laws.

Those who were at the Binghamton convention of real estate boards last year will remember President C. F. Garfield advocating that the entire efforts of the association be centered on a few definable things, which were:

The formation of a publicity bureau to spread broadcast the unequalled advantages of New York as the best State to live and do business in.

The securing of funds sufficient to engage an executive secretary whose entire time would be devoted to statewide realty matters.

Co-operation with the National Association of Real Estate Exchanges (which already has six thousand members and is growing very rapidly), the State Agricultural Department, granges, boards of trade and chambers of commerce, railroads and business interests of New York State.

The securing of amendments to our real estate laws—every real estate authority can cite injustices in our present laws effecting real estate ownership.

A study of taxation, principally to discover new sources of revenue other than real estate.

The adding of an experienced realty broker to the board of assessors of at least every city in the State.

The adoption of a code of ethics for the real estate profession.

In delivering the president's annual address at Rochester last week, Mr. Garfield said that, while progress had been made by those in charge of these problems, the executive committee soon found that, unless the association had as members the leading realty men of each section of the State, it could not secure the backing necessary to carry out the most important of these projects. Mr. Garfield continued:

"It was therefore decided best to concentrate our energies on increasing the membership; not alone, however, to secure new members, but rather to secure the best men in their respective localities.

#### A Lesson from China.

"At the beginning we were constantly answering the question, 'Why should I join the association?' Now we are asking the prospect 'Why he should not join,' and citing far-away China as an example. China has a system of guilds that link competition and co-operation. If there are fifty real estate dealers in a Chinese city, the realty guild will consist of fifty members. It is one of the traditions of every trade that all shall belong to the appropriate guild.

"There is no hanging back or soliciting of members, as is the case with organizations in this country. The guild is as much a part of the business as is the sign in front of the shop, and so jealous are the guild members of the prestige of their organization that they do not hesitate at very strong measures to uphold it. Business men in the same line compete with each other, but there is a point beyond which the individual cannot go. The unwritten law is that he cannot do anything that will discredit the guild as a whole or injure the business of a fellow member, and transgressors are summarily dealt with.

"Thus the nation with the longest business experience has found that through organization the abuses in any profession can best be corrected.

"At the present time there is a widespread desire for a deeper study of the realty profession. This must eventually result in our association securing as members every worthy realty man in the State."

**Architects Selected for German Embassy Building.**

Bruno Moehring, one of Germany's architects, has been awarded the first prize of 10,000 marks for a sketch of the proposed German embassy to be erected, in a competition which has been carried on by the German government in which 269 plans were considered, according to despatches just received from Berlin. Mr. Thyriot, an architect of Frankfort-on-Main, received the second prize of 7,000 marks, and the third prize of 5,000 marks went to Prof. Duelfer, of Dresden. The fourth prize of 3,000 marks was awarded two architects, Mr. Engler and Mr. Scheibner.

The proposed building, which is said to be a replica of the Sans Souci Palace of Frederick the Great in Pottsdam, Germany, will be erected at a cost of \$500,000. It will take four years to complete it.

The decorative details will be finished by German decorators, who will be sent to this country after building operations are well in progress.

When the building on the structure will begin has not yet been decided on.

**Will Use Home Material.**

It is said that the building will be constructed from materials to be sent from Germany, it being impossible to obtain materials to reproduce the details of the Sans Souci Palace in the United States.

Whether Bruno Moehring, who designed the building, will also be given the contract to build the edifice, has not been decided upon yet, but it is believed that he may be sent by the German government to carry out building plans on the edifice which he created on paper.

**THE LIGHTING PROBLEM.**

**Too Many High Buildings Increase Electric Light Bills.**

The erection of high buildings annually costs the people of New York many million dollars in increased electric light bills.

Buildings with a general height of 75 feet on an 80-foot street enjoy all the natural illumination required for general office work. Office work requires a light intensity of three candlepower per square foot. An increase in the general height of buildings on such a street from 75 feet to 260 feet cuts off 90 per cent. of its mean flux of light per square foot of building front. In other words, it reduces the intensity of its natural light from three to three-tenths candlepower per square foot.

Stated in terms of electrical current, the natural light shut out by increased height, which has to be supplanted by artificial means, is equivalent to seven watts per square foot per day. In an office with a floor area of 5,000 square feet this would mean a consumption of 3,500 watts per day. With electricity selling at five cents per kilowatt this office would have to pay \$52.50 per year for the artificial illumination made necessary on account of the excessive height of buildings.

The net rentable floor area in the office buildings below Chambers street in Manhattan, between Gold street and Pearl street on the east and West Broadway on the west, is about 28,000,000 square feet. It is fair to assume that one-fourth of this area requires constant artificial illumination on account of the natural light being shut out by high buildings. If this is true, the bill that the owners in this district have to pay the electric light companies on account of the natural light robbed by high buildings amounts to \$735,000 annually,

**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
	Sept. 19 to 25	Sept. 20 to 26
Total No.....	115	114
Assessed value.....	\$8,017,250	\$4,915,500
No. with consideration..	10	14
Consideration.....	\$392,700	\$455,200
Assessed value.....	\$399,500	\$514,500
Jan. 1 to Sept. 25		
Total No.....	5,906	6,680
Assessed value.....	\$358,878,972	\$523,840,645
No. with consideration..	830	706
Consideration.....	\$34,251,626	\$44,725,535
Assessed value.....	\$37,709,162	\$43,732,700
Mortgages.		
	Sept. 19 to 25	Sept. 20 to 26
Total No.....	55	75
Amount.....	\$724,840	\$1,513,155
To Banks & Ins. Cos. . .	11	11
Amount.....	\$193,000	\$210,500
No. at 6% .....	21	30
Amount.....	\$262,575	\$424,255
No. at 5½% .....	1	3
Amount.....	\$12,000	\$73,500
No. at 5% .....	12	16
Amount.....	\$176,000	\$445,400
No. at 4½% .....	9	5
Amount.....	\$116,500	\$98,500
No. at 4% .....	2	
Amount.....	\$50,000	
Unusual rates.....		
Interest not given.....	10	21
Amount.....	\$107,765	\$471,500
Jan. 1 to Sept. 25		
Total No.....	3,760	4,600
Amount.....	\$143,084,436	\$240,369,120
To Banks & Ins. Cos. . .	857	994
Amount.....	\$53,852,599	\$151,896,909
Mortgage Extensions.		
	Sept. 19 to 25	Sept. 20 to 26
Total No.....	31	33
Amount.....	\$949,000	\$751,100
To Banks & Ins. Cos. . .	10	7
Amount.....	\$510,500	\$132,000
Jan. 1 to Sept. 25		
Total No.....	1,422	1,637
Amount.....	\$57,340,506	\$56,100,054
To Banks & Ins. Cos. . .	474	491
Amount.....	\$32,923,300	\$33,847,000
Building Permits.		
	Sept. 20 to 26	Sept. 21 to 27
New buildings.....	12	13
Cost.....	\$3,806,400	\$1,205,550
Alterations.....	\$182,985	\$136,525
Jan. 1 to Sept. 26		
New buildings.....	466	429
Cost.....	\$49,153,335	\$88,776,710
Alterations.....	\$9,790,083	\$8,919,790

MORTGAGES.		
	Jan. 1 to Sept. 25	Jan. 1 to Sept. 26
Total No.....	5,736	5,544
No. with consideration..	557	894
Consideration.....	\$4,715,988	\$7,647,944
Mortgages.		
	Sept. 19 to 25	Sept. 20 to 26
Total No.....	84	90
Amount.....	\$452,207	\$896,473
To Banks & Ins. Cos. . .	2	11
Amount.....	\$15,000	\$183,000
No. at 6% .....	35	36
Amount.....	\$140,577	\$493,173
No. at 5½% .....	4	5
Amount.....	\$39,000	\$21,850
No. at 5% .....	20	19
Amount.....	\$80,230	\$219,400
Unusual rates.....	3	
Amount.....	\$69,000	
Interest not given.....	22	30
Amount.....	\$123,400	\$162,050
Jan. 1 to Sept. 25		
Total No.....	4,411	4,405
Amount.....	\$31,383,363	\$39,884,551
To Banks & Ins. Cos. . .	282	407
Amount.....	\$4,846,541	\$8,058,369
Mortgage Extensions.		
	Sept. 19 to 25	Sept. 20 to 26
Total No.....	14	13
Amount.....	\$198,500	\$274,500
To Banks & Ins. Cos. . .	2	4
Amount.....	\$71,000	\$58,500
Jan. 1 to Sept. 25		
Total No.....	447	498
Amount.....	\$10,207,560	\$7,886,096
To Banks & Ins. Cos. . .	90	92
Amount.....	\$2,366,650	\$2,467,890
Building Permits.		
	Sept. 19 to 25	Sept. 21 to 27
New buildings.....	6	27
Cost.....	\$73,350	\$648,300
Alterations.....	\$23,500	\$14,350
Jan. 1 to Sept. 25		
New buildings.....	685	1,028
Cost.....	\$17,780,366	\$27,794,185
Alterations.....	\$933,833	\$870,390

BROOKLYN.		
Conveyances.		
	1913	1912
	Sept. 18 to 24	Sept. 19 to 25
Total No.....	370	504
No. with consideration..	40	32
Consideration.....	\$231,752	\$214,533
Jan. 1 to Sept. 24		
Total No.....	17,479	18,297
No. with consideration..	1,650	1,167
Consideration.....	\$9,100,637	\$10,139,296
Mortgages.		
	Sept. 18 to 24	Sept. 19 to 25
Total No.....	265	407
Amount.....	\$1,022,380	\$1,785,133
To Banks & Ins. Cos. . .	46	104
Amount.....	\$420,050	\$889,400
No. at 6% .....	154	243
Amount.....	\$339,105	\$713,494
No. at 5½% .....	68	37
Amount.....	\$419,040	\$109,415
No. at 5% .....	30	101
Amount.....	\$235,870	\$643,225
Unusual rates.....		4
Amount.....		\$15,610
Interest not given.....	13	22
Amount.....	\$28,365	\$303,389
Jan. 1 to Sept. 24		
Total No.....	12,612	14,629
Amount.....	\$48,834,433	\$59,460,937
To Banks & Ins. Cos. . .	2,795	3,772
Amount.....	\$18,220,865	\$35,655,814
Building Permits.		
	Sept. 19 to 25	Sept. 20 to 26
New buildings.....	74	108
Cost.....	\$393,340	\$481,450
Alterations.....	\$39,125	\$70,575
Jan. 1 to Sept. 25		
New buildings.....	2,732	4,240
Cost.....	\$22,765,671	\$30,061,817
Alterations.....	\$3,310,350	\$3,400,010
QUEENS.		
Building Permits.		
	Sept. 19 to 25	Sept. 20 to 26
New buildings.....	102	91
Cost.....	\$427,325	\$410,080
Alterations.....	\$47,645	\$6,175
Jan. 1 to Sept. 25		
New buildings.....	3,490	3,500
Cost.....	\$12,900,251	\$12,941,659
Alterations.....	\$985,890	\$689,137
RICHMOND.		
Building Permits.		
	Sept. 18 to 24	Sept. 20 to 26
New buildings.....	10	18
Cost.....	\$15,400	\$127,695
Alterations.....	\$3,485	\$19,190
Jan. 1 to Sept. 24		
New buildings.....	731	706
Cost.....	\$1,605,102	\$2,270,953
Alterations.....	\$235,427	\$239,288

—The fine portrait of Mayor Gaynor which was exhibited at the bier when the body was lying in state at City Hall was loaned for the purpose by Lewis Phillips, of the firm of L. J. Phillips & Co. It was the last portrait for which the Mayor sat and was made by J. Campbell Phillips, brother of Lewis, who took the precaution of having it insured until it could be returned to the Carnegie studios.

—An unprecedented thing occurred on the Real Estate Exchange this week when an auctioneer announced at the sale of the Shultz property that bids would not be received from a certain realty corporation. Old members say they cannot recall another case of that sort.

—Nearly one-third of the appropriations voted by elective city officials for current expenses is for the educational system. There are 542 public schools, including two colleges,

## BUILDING MATERIALS AND SUPPLIES

**BRICK YARDS SHUT DOWN AND PAYING OF MEN LEAVES MANUFACTURERS SHORT OF CASH—CURRENT DEMAND FOR BRICK LEADS ENTIRE MARKET.**

Lumber, Hardware, Steel and Other Material Producers Shaping Stocks to Current Demand.

WITH the closing of practically the last brickyard on the Hudson river this week the building material market enters upon as interesting a race between demand and supply as has ever been witnessed by building material consumers in the East. Previous to last week the demand for this basic building material was dusultory. The present week opened fairly strong and closed firm. There was no change in current prices.

Brick manufacturers in the North river district are more in need of money than brick at present. During the season, the shortest on record, there was a dearth of brick-buying, while the cost of manufacture advanced. Favorable weather fostered large production despite the fact that manufacturers tried to keep expenses down by employing fewer hands.

In the meantime the price of brick in market dropped lower and good business forced the decision to take a chance against overhead charges eating up the profit on the brick ready for market, or a further curtailment of the demand here. Future price conditions in the local market will be governed by its capacity to absorb the brick now available.

The same general improvement in inquiry for prospective building construction was apparent this week. Building material dealers showed more of an inclination to come into the market for stock supplies. Front brick enquiry was reported to be steadier by some agents, although the improvement can not be said to be general so far. Roofing material is in slightly better demand. Structural steel men say that more prospective work is going on the boards, but much of this carries with it an uncertainty regarding the promptness with which the work will go ahead. Portland cement is without change. Lime has a steady inquiry. Fireproofing material shows some signs of recovery in demand.

In regard to the week's development of prospective building construction, it is significant that Yonkers and the vicinity of White Plains in Westchester county are the two conspicuous factors in current building material inquiry. Of these two sections the call for building lumber and hardwoods is strongest. The current demand for staple building in Queens has fallen off and in that respect conforms to the tendency which has been apparent in other parts of New York.

The only reason advanced for this switch in territorial activity at present is that there is more money for small building available than for large work. Building construction is consequently being confined more generally to individual operations than to large speculative developments. There are indications, however, that a change is impending. Prices apparently have reached their lowest level because manufacturers of building material are shaping their shipments to conform to current demand, so that there will be little temptation among distributors to shade prices.

It is noticeable that building interests are preparing for a change for the bet-

ter, which they figure is due to come between now and the opening of the spring building season. Real estate men are reporting a fairly active renting season, which ultimately results in a marked improvement in building construction.

### CRUSHED STONE PRICES JUMP.

Heavy Demand and Quotations Are Subject to Immediate Change.

A SHARP advance is reported in the crushed stone market running from five to ten cents over previous quotations. The cause of the advance is the general rush to get as much concrete finished before winter and the burning of the Cedar Cliff quarries which turned out from 200,000 to 300,000 cubic yards a year which has thrown the extra demand upon other companies whose capacity already was severely taxed during the fall rush.

Current wholesale quotations for quantities in 500 cubic yard lots F. O. B. barge alongside of dock, N. Y., are as follows:

1 1/2 inch trap rock .....	\$1.05
3/4 inch trap rock .....	1.15
1 1/2 inch blue stone .....	.95
3/4 inch blue stone .....	1.05

These prices are subject to immediate change.

### BRICK INQUIRY STILL STRONG.

Firming of Top Quotations for Good Hudsons—Yards Closing Down.

A STIFFENING tendency was noted this week on top quotations for good Hudson common brick. This was attributed to the shutting down of practically all North River plants for the season and the continued inquiry from dealers. Some manufacturers have notified their distributors here not to sell their brick at the flat current range of \$5.50 to \$6 on the ground that paying off their yard heads has been a heavy financial drain and the market is now using reserve stock. Raritan brick reflected this movement to a slight degree. The inquiry from Yonkers improved perceptibly. Small building construction is responsible for a fair inquiry for common brick in Westchester. Newark yard prices are now quoted at \$7.25 to \$7.50 and are stiff at top.

The attitude of certain manufacturers having a good grade of brick in insisting upon their agents getting more than the current range has thrown a number of barges into the unassigned or "waiting orders" list. Counting those sold, but unassigned reported last week, there were 44 barge loads left on the market last Friday morning. There arrived 40 barge loads during the week ending Thursday night, making a total of 84 boats available in the open and unassigned lists. Of this number 42 barge loads were sold, including 13 sold on September 18, but unassigned. This left 42 barge loads still in the market Thursday night, 16 of which were listed as sold on September 18, but are still at dock unassigned or awaiting orders or berth room. Of the 14 barge loads reported en route yesterday morning, eight had been optioned, showing that the inquiry still is fairly strong.

Official transactions for Hudson common brick covering the week ending Thursday evening, September 26, with comparisons for the corresponding period last year, follow:

1913.

Left over, Friday A. M., Sept. 19, 44 (including unassigned).	Arrived.	Sold.
Friday, Sept. 19.....	6	14
Saturday, Sept. 20.....	6	5
Monday, Sept. 22.....	18	13
Tuesday, Sept. 23.....	1	1
Wednesday, Sept. 24.....	8	8
Thursday, Sept. 25.....	1	1
Total .....	40	*42

\*Includes unassigned sales of Sept. 18.

Reported enroute Friday A. M., Sept. 26, 14.

Condition of market: Stiffening at top quotations. Prices: Hudsons \$5.50 to \$6; Raritans, \$6 to \$6.25. (Wholesale dock N. Y. For dealers' prices add profit and cartage.) Newark, \$7.25 to \$7.50 (yard). Stiff. Left over, Friday A. M., Sept. 26, 42 (16 listed in unassigned sales for Sept. 18).

1912.

Left over, Friday A. M., Sept. 20, 22.	Arrived.	Sold.
Friday, Sept. 20.....	13	19
Saturday, Sept. 21.....	12	17
Monday, Sept. 23.....	15	13
Tuesday, Sept. 24.....	3	6
Wednesday, Sept. 25.....	4	2
Thursday, Sept. 26.....	11	12
Total .....	58	69

Condition of market, firm. Prices, Hudsons, \$6.75 to \$7.25. Raritans, \$6 to \$6.50. Left over, Friday A. M., Sept. 27, 11.

### OFFICIAL SUMMARY.

Left over, Jan. 1, 1913 .....	113
Total No. barge loads arrived, including	

left over barge loads Jan. 1. to Sept. 26...1,502  
Total No. bargeloads sold Jan. 1 to Sept. 26...1,408  
Total No. barge loads left over Friday A. M., Sept. 26..... \*14  
Total No. barge loads left over, including left overs Jan. 1 to Sept. 27.....1,579  
Total No. barge loads sold Jan. 1 to Sept. 27...1,568  
Total No. barge loads left over, Sept. 27, 1912..... 11  
\*Exclusive of 28 unassigned barge loads.  
Total No. barge loads at, wholesale dock optioned or in open market Friday morning, 42.

### KEENER COMPETITION IN STEEL. Wire Products Fall Off From 10 to 15 Per Cent. in Demand.

PROBABLY encouraged by the improved tone of business conditions in general and the slight improvement noted a week or two ago in the inquiry for structural steel, most of the structural steel plants went into the market with more aggressiveness this week with the result that prices were somewhat shaded.

They found timidity among consumers. There had been rumors in the trade to the effect that lower prices would be announced upon the passage of the tariff bill. The rumor has, however, no foundation in fact. Considerable time must elapse before the effect of the proposed new tariff law can be gauged by the manufacturers. Building requirements call for steel deliveries some time ahead of actual construction, so there is no reason to expect a change in quotations short of six months after the bill passes.

The encouraging development of the iron market this week was the announcement that eastern consumers came in more freely for foundry iron. Miscellaneous orders were taken for 5,000 tons on Tuesday alone. Since most of this iron will go into building equipment of one kind or another, students of building material market conditions looked upon this movement as one of favorable significance, as indicating a freer movement in at least one department. Jobbers of wire products, including hardware jobbers, have practically covered their requirements up to December 1, but supplementals have been coming in during the last week showing that the demand going into immediate building work is picking up in the outlying parts of the city.

Current quotations on structural material at tide water follow:

Beams and channels, up to 14-inch.....	1.61@1.66
Beams and channels, over 14-inch.....	1.51@1.56
Angles 8x2 up to 6x6.....	1.61@1.66
Zees and tees.....	1.61@1.66
Steel bars, half extras.....	1.51@1.56
Univ'l & sheared, 3/4-in. and under.....	1.61@1.66

Prices current for early shipment of foundry iron follow:

No. 1 X foundry, Northern.....	16.25@16.50
No. 2 X foundry, Northern.....	15.75@16.00
No. 2, plain, foundry.....	15.25@15.50
Gray forge, foundry.....	14.50@14.75
Basic, Northern.....	15.00@15.25
No. 1 Virginia, foundry.....	16.50@16.80
No. 2 Virginia, foundry.....	16.00@16.30
No. 1 foundry, Southern.....	15.25@15.35
No. 2 foundry, Southern.....	14.75@15.25
No. 3 foundry, Southern.....	14.25@14.75
No. 4 foundry, Southern.....	14.00@14.50
No. 1 soft, Southern.....	15.00@15.50
No. 2 soft, Southern.....	14.50@15.00
Gray forge.....	13.50@14.00
Mottled.....	13.25@13.50

### LUMBER PRICES STEADY. Survey of the Market Shows No Change in Prices But Stronger Demand.

LUMBER in the local wholesale market is reflecting the improved tone that made itself feel at the close of last week. A close scrutiny of the entire market reveals no change in prices, but inquiry and actual buying are stiffer.

Spruce by cargo from the East is in little stronger demand. Prices for short and narrow spruce scantlings range from \$18 to \$21 up to \$24 and \$25 for the long lengths up to 20 feet. Many of the Eastern mills are already approaching the end of the season's cut. The West Virginia mills have marketed their current product in New York, but the prices which have been low show no signs of improvement. The total shrinkage in spruce for most items is about \$1 a thousand under prices ruling last year.

Lath from the East by cargo are holding steady at \$3.75 per thousand. Few unsold cargoes are coming in. Some carload sales have been made during the past week at \$3.80 and \$3.85, and as buyers are willing to pay this figure, and stocks here are light, an improvement in selling figures later in the season is looked for.

Hemlock holds to the base price of \$24.50. Mills are accumulating only light stocks of dry lumber. There is little tendency among the yards to come into the market for fall and winter supplies, but their current requirements are sufficiently broad to keep the mills fairly busy. There is no indication that producing sources will lower values.

North Carolina pine is moving somewhat more freely. Competition for current business among shippers is keen. There is no quotable change in the market. Most of the smaller manufacturers are making concessions.

Long leaf yellow pine is reported to be in little heavier demand. Southern mill men expect within the next thirty days to be in a much stronger position than they are in at present, as a result of an increasing demand in the territory nearer home. This may be reflected by a slight rise in quotation. White pine still holds steady both on inquiry and orders, and hardwoods show a slight improvement in demand but no change in prices. Good inch quartered oak ranges between \$87 and \$90. There was a slight improved demand for maple and birch.

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## THE WEEK'S REAL ESTATE NEWS

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

There is no Improvement in the Real Estate Situation.

The real estate market remains quiet. The sales this week were few and involved properties of little importance. There were a few large commercial leases closed, Brooklyn contributing a transaction of such a nature. In the Bronx and Queens nothing occurred which would indicate a revival of interest there.

The total number of sales in Manhattan this week was 12.

The number of sales south of 59th street was 5, against 5 last week and 7 a year ago.

The sales north of 59th street aggregated 7, compared with 10 last week and 15 a year ago.

From the Bronx 7, sales at private contract were reported, against 6 last week and 12 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was \$776,626, compared with \$501,000 last week, making a total since January 1 of \$40,510,796. The figure for the corresponding week last year was \$231,207, making the total since January 1, 1912, of \$36,936,933.

### PRIVATE REALTY SALES.

#### Manhattan—South of 59th Street.

HORATIO ST, 19, 2-sty building, on lot 16.8x 88, bet West 4th and Hudson sts, sold for the estate of John Garrison by Ward Belknap & Son. This is the first transfer of this property since June, 1866.

16TH ST, 132 East, 4-sty dwelling, on lot 25x 103.3, reported sold by T. Nagle.

39TH ST, 139 East, 4-sty dwelling, on lot 17.8x98.9, sold for Mrs. Mary S. Palmer and Mrs. Charles H. Hughes to Francis M. Bacon, by the Douglas Robinson, Charles S. Brown Co. and Goodale, Perry & Dwight. Mr. Bacon also owns the adjoining property at 135 and 137 East 39th st, the first named being a 4-sty flat and the other a residence. With his latter acquisition he now has a plot fronting 59.4x98.9 in depth.

WEST BROADWAY, 378-380, 5-sty loft building, on plot 50x69, north of Broome st, sold for the St. John's Park Realty Co. (James H. Cruikshank and William D. Kilpatrick) to Mary Norton Perkins, by the Douglas Robinson, Charles S. Brown Co. The buyer gave in part payment the 3-sty brick dwelling, on lot 22x 100.3, at 356 West 11th st, bet Washington and West sts. This is the first sale of this property since 1864. The West Broadway building, which is under a long term lease to Weiland & Co., was recently acquired by the sellers in a trade.

10TH AV, 209, 4-sty tenement, with store, on lot 12.4x100, bet 22d and 23d sts, sold for Geo. V. N. Baldwin to a client, by the H. M. Weill Co.

#### Manhattan—North of 59th Street.

8TH ST, 337 West, 4-sty dwelling, on lot 18.6x100.8, bet West End av and Riverside Drive, sold for Dr. William S. Day to a client, by F. R. Wood, W. H. Dolson Co. The buyer is said to be Erander Matthews of Columbia University.

66TH ST, 111 West, 5-sty flat, on plot 31.3x 100.11, near Columbus av, reported sold by the estate of Adolph Scheibel.

101ST S, 72 West, 5-sty flat with stores, on lot 25x100.11, east of Columbus av, sold for the First United Presbyterian Church to Joseph F. A. O'Donnell, by A. E. Olsen.

101ST ST, 108 West, 5-sty double flat, on lot 25x100, sold for Mrs. Sarah J. O'Shaughnessy to an investor, by John R. Davidson.

123D ST, 444 East, 6-sty new law tenement, on plot 33.4x100, sold for Elkus, Gleason & Proskauer, as attorneys to the Flushing Realty & Development Co., by Paul A. McGolrick and Francis B. Robert.

152D ST, 537 West, 4-sty and basement dwelling, on lot 16.8x99, sold for Frederick W. Meysenberg to the Alcade Realty Corporation, by M. & L. Hess (Inc.).

ST. NICHOLAS AV, s w c 158th st, three frame dwellings, on plot 51.9x48.3, sold for F. P. Schimpf to a client, by Arnold, Byrne & Baumann. An apartment house will probably be erected on the site which has been held at \$32,500.

#### Bronx.

159TH ST, 680 East, 5-sty flat, on plot 40x 100, east of Cypress av, sold for Joseph F. O'Donnell to a client of De Forest Brothers, by A. E. Olsen.

175TH ST, 788-792 East, two 5-sty apartment houses, each on plot 45x100, bet Prospect and Marmion avs, sold for the John W. Cornish Construction Co. to a client, by W. E. & W. I. Brown. This completes the sale of a row of 5 structures recently erected by the selling company at this point.

180TH ST, 738 East 5-sty apartment house, on plot 40x105, bet Clinton and Prospect avs, sold for Florence A. Gallagher to a client, by Brooks & Momand. The building has been held at \$60,000.

FULTON AV, e s, 206 ft. north of 169th st plot 100x208, sold for John Hagmayer to a builder, by W. E. & W. I. Brown. The buyer will improve with flats.

TIEBOUT AV, 2085, a 2-sty dwelling, 16.8x90, sold by John Watson to Lillian Koepke, who gave in exchange property at Eastport, L. I.

TINTON AV, 1125, twenty-family apartment house, bet 166th and 167th sts, sold for William J. Wemple to a client, by Joseph P. Day.

SOUTHERN BOULEVARD, 1288 and 1290, two frame store and dwelling houses, adjoining the corner of Freeman st, sold for William J. Curley to Dr. I. Brown, by Harry Robitzek.

#### Brooklyn.

FULTON ST, 1016-1018, 2-sty brick moving picture theatre, on plot 37x125, sold for Edwin C. Christensen to an investor, by Tutino & Cerny.

LEONARD ST, 304, 3-sty flat, on lot 22x95, sold for Thomas Weeks to a client for occupancy, by Westervelt Prentice.

LINCOLN PL, 136, 3-sty and basement dwelling, bet 6th and 7th avs, sold for E. J. Gillespie to John Ryan, for occupancy, by Charles E. Rickerson.

EAST 12TH ST, ETC.—W. H. Goldey has sold to a client 930 East 12th st, a semi-bungalow, on plot 30x100; also sold for W. S. Clecerdon, 1114 East 18th st, a detached frame dwelling, on plot 40x100, located 100 ft. north of Av K, to a client.

61ST ST, 246, 2-sty and cellar two-family brick house, sold for Helen Fendrich to a Mrs. Beer for occupancy, by Frank A. Seaver.

66TH ST, ETC.—Pease & Elliman have sold for the Mortgage Financing Co. the following stucco dwellings, each on lot 17x100: 1901 66th st to Joseph Shoengold, 1977 66th st to Charles M. Richards and 1979 66th st to Howard Pendleton, Jr. The houses are one-family structures and are located between 18th and 20th avs.

BAY RIDGE AV, 433, 3-sty brick, double apartment building, 25x55x100, bet 4th and 5th avs, sold for the Williamsburgh Savings Bank to an investor, by Charles W. Seitz.

SUMNER AV, 3-sty and basement brownstone private dwelling sold for Adeline R. Traver to a client by Henry P. Cain. The same broker also sold 898 Gates av, a 3-sty and basement frame dwelling for D. S. Yeoman to a client for occupancy.

5TH AV, 5003, brick and stone business building, south of 50th st, on lot 25x105, sold for Patrick J. Carley to an investor, by the McInerney-Klinck Realty Co.

CONY ISLAND.—Daniel Gillespie has sold to Charles P. Fries a plot of 53 lots in the block bounded by West 30th st and West 31st st, Mermaid and Neptune avs. The buyer will improve with small cottages. Bailey & Barrera have sold for De Rosa & De Maio a plot of 3 lots at the southwest corner of Railroad av and West 23d st, to M. Borshofsky.

MAPLETON PARK.—George W. Silsby reports the following sales at Mapleton Park: to William H. Harrington 2158 66th st; to Dr. Albert G. Bennet 2103 67th st; to Howard C. Thomas 2101 63d st; Anna K. Adams 2161 67th st; to Benj. T. Chase, 2103 66th st; to Chas. M. Hodges 2071 65th st; to Gustave Freund 2075 65th st; to Henry E. Dahl 2107 66th st; to William Rea, 2101 66th st, and to Norman N. Snyder, 2054 65th st. (See also page 586.)

RIDGEWOOD.—Charles Tritschler sold to the Safety Building Co. a plot with a frontage of 80 ft on the south side of Onderdonk av and 80 ft on the northwest side of Myrtle av.

#### Queens.

ARVERNE.—The S. & L. Construction Co. purchased from the estate of George V. N. Baldwin a plot with a frontage of 123½ ft. on the north side of the Boulevard, 251½ ft. on the east side of Vernon av, 216 ft. on the south side of the Long Island Railroad and 65 ft. on the west side of Gaston av, subject to 4 mortgages, aggregating \$20,500.

ARVERNE.—Mollo & Bojo have sold to M. Wertheimer a lot 25x100, on the west side of Remington av, north of the railroad, for im-

mediate improvement, and A. Young has sold to J. M. Silverman a plot 40x100, on the west side of Clarence av, south of Isabel av.

**ELMHURST.**—The Queensboro Corporation has sold 5 lots at the corner of 24th st and Hayes av, one block from Jackson av, in the Barclay-Dugro tract, to Andrew B. McGown for about \$15,000. The plot sold is near the 25th st station of the Corona line of the new dual subway system, which will run along Roosevelt av, the entire length of the Barclay-Dugro tract.

**FLUSHING.**—Frederick Van Nostrand, of Flushing, has purchased from Harry Pomerantz, of Manhattan, a 3-sty brick store and dwelling, with three stores on Amity st, for \$15,000. The block is in the heart of the business section of Flushing and all the stores are occupied.

**HOWARD ESTATES.**—Joseph P. Day sold to Joseph Banner a plot 40x100, on the east side of Thadford av, 100 ft. south of Grimm av.

**JAMAICA.**—Anna W. Beach sold to Frank W. Scutt a plot with a frontage of 74 ft. on the east side of Flushing av, 140 ft. in depth, 327 north of Fulton st.

**LONG ISLAND CITY.**—William D. Bloodgood & Co. have sold for the United Assets Corporation a plot 50x166, on the south side of Jamaica av, 50 ft west of Ely av, to Henry Helmek, who will erect on the site a 4-sty flat.

**LONG ISLAND CITY.**—William D. Bloodgood & Co. have sold for Jane Gardener to the New York Consolidated Card Co. of Manhattan the plot, 67x146, at the corner of Webster av and 3d st, adjoining the parcel recently purchased by the same owner and which gives it control of the block front in Webster av, bet 3d and 4th avs. Plans have been filed in Queens for a 5-sty factory from designs by Bollinger & Perrott, architects, who estimate the cost at \$300,000.

**RIDGEWOOD.**—The G. K. Matthews Co., which has erected over 300 six-family houses in the Ridgewood section of Queens County, have sold to August Roth 1858 Putnam av for \$11,000; to Elizabeth Mantel 1857 Putnam av for \$11,000; to A. Kaestner 1855 Putnam av for \$11,000; to C. Rausch 1856 Putnam av for \$11,000, and to Charles Glum the corner of Woodward av and Madison st, which property adjoins the new proposed station being erected by the B. R. T., for \$19,500. All the properties sold were six-family flats, 46 of which have been disposed of by the builders in the first part of the year.

**Richmond.**

**ANNADALE.**—Dr. Samuel Adams Robinson, of Washington, D. C., for many years one of the leading physicians on Staten Island, has sold through Cornelius G. Kolf to Henry Sherin a 15-acre tract of land with a frontage of 700 ft. on the Amboy rd and 925 ft. on Washington av. The property is in close proximity to Wood, Harmon & Co.'s Annadale development, known as "Little Farms," and will be improved by the purchaser by the erection of California bungalows.

**GRANITEVILLE.**—Charles E. Griffith's Sons sold for Henry Staublitz his hotel property in Cherry lane, near Willowbrook rd, including business and good will, to William Schuld, of Tompkinsville, S. I.; also for the Bankers' Trust Co., executors of Teller estate, 2 lots in Innis st, Elm Park to John Mojecki.

**NEW DORP.**—The site occupied by the British forces on Staten Island under the leadership of Gen. Howe, near the Black Horse Tavern, and known as Camp Hill, has been sold by Dr. Devlin of New Dorp through Cornelius G. Kolf to E. Peschard. The old residence will probably be reconstructed and the property improved by the erection of a new residence for the purchaser's occupancy. The property embraces a frontage of 102 ft. on the Amboy road and has a depth of 418 ft.

**PORT RICHMOND.**—J. Sterling Drake sold for Robert Kirkwood to Martin M. Leo, the proprietor of the Empire and Park theatres, the northwesterly corner, 139 ft. on Post av and 91 ft. on Jewett av, with buildings and improvements. Mr. Leo will immediately improve the property.

**WARD HILL.**—The Ward house, opposite the residence of Lewis Nixon, has been sold by D. T. Cornell to Henry Hymes.

**Near-By Cities.**

**NEWARK, N. J.**—Louis Schlesinger has sold for John H. Lidgerwood to the Aluminum Goods Manufacturing Co. the large vacant plot, comprising 46 lots, at 520-564 Belmont av through to 214-256 Ridgewood av, which the new owners will immediately improve with a factory for the manufacture of aluminum goods.

**Rural and Suburban.**

**BRONXVILLE, N. Y.**—Henry G. Lohman sold a plot of ground on Dell rd, Cedar Knolls, on which two houses are to be erected.

**BRONXVILLE, N. Y.**—A 20-acre tract adjoining the easterly section of Lawrence Park, has been purchased by the Tanglewyde Co. for residential development. The buyers are finishing 3 houses.

**FAR HILLS, N. J.**—F. W. Jones, Jr., has sold to R. Stuyvesant Pierrefont of New York the property of Cecil Lyon of Morristown, N. J., containing 228 acres, together with the buildings thereon, etc.

**FLORAL PARK, L. I.**—The Windsor Land and Improvement Co. sold at Floral Park to M. Freeman a plot 40x100 on Belmont st; to S. Wellyne a plot 40x100 on Violet av; to K. Neylan a plot 50x100 on Acacia av. The same company sold at East Rockaway to F. F. Donnelly a plot 60x100 on Sampson St East; to W. L. Warren a plot 40x100, and to R. Lambert a plot 60x100 on Hudson St East; to M. E. Claussen a plot 60x100 on Hewlett Bay Boulevard East. The same company sold at Ocean-side to E. and C. Gramberg a plot 40x100 on Messick av. The same company sold at Rosedale to F. F. Donnelly a plot 40x100 on Rosedale av.

**GLADSTONE, N. J.**—F. W. Jones, Jr., has sold to James Cox Brady, New York, the Van Arsdale Farm, containing 170 acres. This gives Mr. Brady (who is the son of the late Anthony Brady) a farm of nearly 600 acres. The same broker sold to Stanley L. Wolff of New York the Philip Frank Farm, containing about 104 acres.

**HASTINGS, N. Y.**—J. C. Hand secretary of the Aetna Realty Co., has bought at Riverview Manor, Hastings-on-Hudson, a plot 200x150, which he will improve with a residence costing between \$25,000 and \$30,000, from plans by Architect William P. Killian.

**LAWRENCE PARK WEST, N. Y.**—R. O. Hayward has purchased from the Residence Co. of Lawrence Park, a plot of over 1/2 acre near Warwick and Kent rds. The property adjoins Mr. Hayward's home.

**MONTCLAIR, N. J.**—Hughes & Whitby have sold the old Ashland Hall property, fronting 228 ft. on Bloomfield av, to a New York investor for cash. The property is situated in the heart of the business district and directly above the new half-million-dollar Lackawanna Railroad Terminal.

**MONTCLAIR, N. J.**—Flat Rock, one of the best known places in Essex County, located on the Montclair mountain, has been sold by F. M. Crawley & Eros., of Montclair, to David B. Mills. The property occupies a unique and conspicuous position on the mountain, commanding an extensive view eastward to New York and the Narrows to Sandy Hook, and is said to have been occupied by Washington and his army while his headquarters were at Morristown. The premises have nearly 650 ft of frontage. Mr. Mills purchased the property from Mrs. Kate A. Bennett.

**NOROTON, CONN.**—Charles Field Griffen & Co. sold for Henry L. Cowles 5 acres at Colander's Point, opposite the town bathing beach, to John Cort, owner of the Cort Theatre, in New York, and the playhouse of the same name in Boston. The buyer intends to develop the property as a bungalow colony for members of the theatrical profession.

**PHILIPSE MANOR, N. Y.**—The Philipse Manor Co. sold to Mrs. Ellen Anderson the house on the north side of Farrington av, near Bellwood av. The house contains 9 rooms and is on plot 150x77. The price is said to have been \$10,500.

**SOUTHAMPTON, L. I.**—A 60-acre farm fronting on Hampton rd has been purchased by William W. Bishop from Thomas T. Corrigan, and Henry H. Rogers has purchased a portion of the Thomas estate at Old Town for a summer home.

**STAMFORD, CONN.**—At Southfield Point Badley, Jones & Good sold to Ella Irene Kastner a large plot overlooking the Long Island Sound, on which the new owner will build a Colonial house from plans by William G. Massarene, architect.

**WHITE PLAINS, N. Y.**—The Duross Co. sold for Michael Coons 60 to 64 Fisher av, corner of Home st, three 4-sty flats, on plot 100x157, to William Hamilton. The property was held at \$55,000.

**WHITE PLAINS, N. Y.**—The Bryant Park Realty Co. sold for Herman G. Precht three houses in Battle and Chatterton Hill avs to Hamilton P. Perrine, who gave in exchange some Staten Island property.

**LEASES.**

**Manhattan.**

**THE FREDERICK T. BARRY CO.** leased the 3-sty dwelling at 406 West 146th st to Mrs. Jennie Smith and the two 3-sty dwellings at 29 and 31 East 24th st to Hans Stephen; the store at 59 East 59th st to Morris Kersch and the store in 741 Madison av to Mellion & Davey.

**HARVEY BLOOMER** rented for G. Sidenberg, proprietor of the new Hotel Theresa, which covers the entire block front on the north side of 7th av, between 124th and 125th sts, the following stores: The stores 2086-2088 and 2092 7th av, and on the street part of the building, stores 204-206 West 125th st. These leases run for a term of years an aggregate over \$100,000.

**BUTTERLY & HYNDLS** leased for New York Manufacturers Real Estate Co. to Ravitch Brothers, steel erectors, the buildings at 618 to 622 West 44th st, to be used as a ware house.

**BUTTERLY & HYNDLS** leased for Thomas Dimond and Thomas P. Fitzsimons, trustees for the estate of Margaret Dimond, to W. P. Nelson Co., interior decorators, wall paper and painting contractors, of Chicago, Ill., the premises at 209 and 211 West 33d st, opposite the Pennsylvania Railroad station. The Nelson Co.'s New York office has been at 812 Greenwich st and is now being moved to the Herald Square business section to be in closer touch with architects, builders and hotel interests. This concern at present is painting the new post office in 8th av, having just completed the Grand Central depot and Woolworth Building contracts.

**CORN & CO.** leased for Horace S. Ely & Co., as agents, the 4-sty building at 302 5th av, formerly occupied by Duveen Bros., to Philip Liberman, who will open a ladies' apparel shop.

**THE CROSS & BROWN CO.** leased for Udo N. Fleischman the store and basement in 1966 Broadway to the Lee Tire & Rubber Co. of 835 7th av for a term of years.

**THE CROSS & BROWN CO.** leased for Chas. Hofferberth to the Musical Instrument Sales Co. the 3d and 4th floors in 531 to 537 West 21st st, comprising about 20,000 sq. ft., for a term of years.

**THE CROSS & BROWN CO.** leased office space in the United States Rubber Bldg., at the southeast corner of Broadway and 58th st to the Homer Brooke Glass Co.

**WILLIAM CRUIKSHANK'S SONS**, leased the 4-sty building at 428 Columbus av to Benjamin Wise; also space in 142 Fulton st to Benjamin Goldberg, and with Frederick Southack and Alwyn Ball, Jr., the store and basement in 441 Broadway to the Crown Stamp Works, of 277 Canal st.

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THE DUFF & BROWN CO. leased the following dwellings; 509 West 144th st to James Gunn, 515 West 144th st to Emanuel Weislow, 23 Hamilton Terrace to Harriet L. McCartie, 610 West 146th st to Eliza Morton, 1283 Madison av to David Sohn, 345 West 122d st to James J. Fitzpatrick and 511 West 182d st to Mrs. Douglas Murray.

THE DUROSS CO. leased for Charles Manierre to Blake & Williams 24 1/2 to 26 Grove st, a 5-sty building. The lessees have been obliged to vacate their quarters at 24 Barrow st, as the property has been acquired by the city for the extension of 7th av.

THE DUROSS CO. leased for Josephine Jantzen the 3-sty dwelling at 71 7th av to Harold Southard.

DOUGLAS L. ELLIMAN & CO. leased for Mrs. A. A. Fraser, Jr., 935 Madison av, a 4-sty high stoop house, adjoining the northeast corner of 74th st, to Barent Lefferts.

DOUGLAS L. ELLIMAN & CO. leased for Robert H. E. Elliott, 139 East 74th st, a 3-sty high stoop house on a lot 17x72, to John Woch-enalt; also leased the following apartments: in 103 East 75th st to Mrs. Breckinridge; and in 246 West End av to Mrs. Hutt; also an apartment in the "Nottingham," at 35 East 30th st, to H. Ward Ford.

DOUGLAS L. ELLIMAN & CO. leased for Mrs. Richard T. Stevens, 171 East 70th st, a modern 5-sty American basement on a lot 16.8x100, to Robert L. Livingston.

J. ARTHUR FISCHER leased to Max Elfin the store and basement in 342 7th av for a term of years for a cafe; also in conjunction with the Ludin Realty Co., to A. Barnardi the 4-sty dwelling at 222 West 58th st for a term of years.

FOLEY & HUGHES leased the store in 208 West 14th st for Miss Ellen Maloney to Frank G. Plona, and the store in 342 East 34th st for the Murtha estate to Fred Bouchard; the 3-sty dwelling at 357 West 21st st for William J. Stevens to Cerophon Milton and the 4-sty house at 551 West 141st st for the West Side Bank to Mrs. Florence Conlon.

M. FORMAN & CO. leased for the Junior Dress Co. space in 151 to 155 West 30th st, to the Parisian Dress Co. of 22 West Houston st, at a rental aggregating about \$12,000. The lessees have also purchased the machinery and all fixtures and partitions contained in the loft. The same brokers also leased space in 106 West 32d st to Eugene Rothenstein.

M. FORMAN & CO. leased for the Irvell Realty Co. the store and basement, containing about 10,000 sq. ft., at 36 and 38 West 25th st, to Abraham Cohen for five years.

M. FORMAN & CO. leased the 4th loft in 122 to 126 West 26th st to Eisen & Son of 392 Broadway.

WALTER L. FRANK leased the dwelling at 164 West 132d st for the Meredith Realty Co.

THE JULIUS FRIEND, EDWARD M. LEWI CO. rented for A. Epstein & Bros. 7,500 sq. ft. in building 129 to 133 West 27th st to Blumenthal Bros., of 27 West 27th st, for a term of years.

GOODALE, PERRY & DWIGHT leased the 6th loft in the building at the southwest corner of 4th av and 20th st to Bailey, Green & Elger, who also occupy the 4th loft.

GOODWIN & GOODWIN rented for Adolph Levy to Julia Seligman, the 3-sty private dwelling at 67 West 119th st; also for A. L. Silberstein to Saul Silberstein, the 3-sty private dwelling at 65 West 119th st.

THE ROBERT GRAVES CO. leased the store and 1st loft in the building now being erected at the northeast corner of Madison av and 33d st for a term of 10 years from February, 1914. The Graves Co. is at present located at 483 5th av, which together with adjoining property was recently leased to the Rogers Peet Co.

N. BRIGHAM HALL & WM. D. BLOODGOOD leased the 3-sty dwelling at 235 West 138th st for John J. Halleron, as agent for the Equitable Life Assurance Society, to Mrs. Lydia Broderick.

HEIL & STERN leased for Carstein & Linniken in the building at 53 to 57 West 36th st the 9th, 10th and 11th lofts for a term of years, to Wilken & Adler, Weltman Bros. of 23 East 21st st, and Cohen & Abramson.

HEIL & STERN leased for the Bradkin Realty Co. in the new building at 6 and 8 West 32d st, the 10th and 11th lofts to Stern & Cohen of 30 West 24th st; for the Midwest Realty Co. in 22 to 26 West 32d st, the 5th loft to Levy-Hussey Co. of 40 East 22d st; for Henry Coe in 636 and 638 Broadway, the 8th loft to Botany Hat Works of 43 Elecker st; for the Hoffman Estate in 105 and 107 5th av, the 1st loft to Streep & Miller of 99 5th av.

M. & L. HESS (INC.) leased for the Seaboard Realty Co. (Irons & Todd) the 10th loft (11th floor) in the building 353 4th av, occupying the block front between 25th and 26th sts, and containing 22,000 square ft, to the firm of James T. Leonard & Co. of 45 East 17th st. The lessees are the largest resident buyers in the United States, representing most all of the largest concerns in the south and west, and they will equip their new quarters in an elaborate manner consistent with a firm of their high standing. The new home of the James T. Leonard Co. will be just south of Madison Square Garden, and diagonally opposite the Hess Building. The aforesaid lease is for a long term of years.

M. & L. HESS (INC.) leased for the Charter Construction Co., to Loveman Bros., of 473 Broadway, the southerly half of the 11th loft, 12th floor, in the Continental Buildings, at 906 Broadway.

M. & L. HESS (INC.) leased to the Star Underwear Co. of 151 West 30th st the 4th loft and to B. Jaffin & Co. of 151 West 30th st the 7th loft in 145 to 149 West 30th st.

MRS. E. C. HOYT rented, furnished, her 5-sty American basement dwelling at 46 East 53d st, to M. B. MacKellvie for the winter.

THE ISOTTA AUTOMOBILE CO. leased a store on 57th st in the 3-sty building which August Heckscher is erecting on the site of the Whitney and Morse dwellings, at the southwest corner of 5th av and 57th st.

C. F. W. JOHANNING leased the following stores: in 2096 8th av to J. Gambardella; in 2072 8th av to S. Krauthammer, of 2072 8th av; in southeast corner of Tremont and Prospect avs to Jos. Maiorn and M. D'Alise; also the following apartments: in 307 West 113th st to Mr. Stahl; in 516 Manhattan av to Mr. Wise and to A. T. Halpin; in 518 Manhattan av to Mr. Hammond; in 520 Manhattan av to Anton Reuter; in 312 West 122d st to Richard Burns and Eugene Kennedy.

JOHN J. KAVANAGH leased for Juliette M. Schroeder 67 East 82d st, a 4-sty dwelling on lot 20x102.2 to Herbert S. Connell for a term of years; for Hy. B. Montgomery 167 East 78th st, a 2-sty dwelling on lot 18x102.2, furnished, to Chas. Edge; apartments in the Kings Court, 1190 Madison av, to Edward P. Fitzgerald and Samuel I. Hartman; also apartments in 931 Madison av to Miss Upham.

LOWENFELD & PFEIFFER leased the dwelling at 210 East 118th st for Meyer Katzenstein to Nathan Yulman.

SARAH MAINSTER leased to William and Sarah Sperling the Sperling apartment house, a 6-sty structure, on a plot 50x100.11, at 203 West 113th st, for 5 years, from October 1, at an annual rental of \$7,000.

MCCARTHY & FELLOWS leased for the Centerboro Realty Co. three floors in 176 Madison av to Sugden & Sugden, the American agents of W. Symington, Limited, Market Harborburg, England, and Sir William Earnest Co., Limited, of London. The premises will be remodeled by the lessee and used as a permanent exposition de luxe for the purpose of an educational demonstration of pure food, cooking by electricity, table decorations, household equipment and modern housekeeping utilities.

JOHN MILLER rented the dwelling at 126 East 60th st for Henry B. Anderson, to Mrs. Clara Brickner.

H. L. MOXLEY & CO. leased in the German-American Bldg. at 1 Liberty st to the Cologne Reinsurance Co. (Life Dept.) of Cologne, Germany, space on the 20th floor; also to the Plate Glass Insurance Exchange space on the 13th floor; also to T. D. Leonard of 31 East 27th st space on the 11th floor; also in the Central Syndicate Bldg., at 320 Broadway, space on the 14th floor to Jos. B. Williams and Robert N. Cross.

J. P. & E. J. MURRAY leased the 3-sty private house at 172 East 116th st to Celia Dlhosh for a term of years.

J. P. & E. J. MURRAY leased the 3-sty dwelling at 1810 Lexington av to Dr. Charles H. Goldsmith for a term of years.

THE ORIENTAL RUG CO. leased from Edward Margolies for three years the store in 15 East 35th st. The company will pay \$4,500 a year rental. The store is in one of the dwellings opposite Altman's leased in March by Edward Margolies from the Astor estate. Mr. Margolies is getting nearly as much for the store as he pays for the building. He is paying the Astor estate \$20,000 a year for the dwellings at Nos. 13 to 17.

S. OSGOOD PELL & CO. leased for the Manhattan Center Co. a loft in 20 and 22 East 46th st to Buel, interior furnishings.

L. L. PARKER leased a loft in 20 to 24 West 37th st to J. H. Herbst & Co., furriers, of 24 West 25th st.

PEASE & ELLIMAN leased to David Lachenbruch, of 684 Broadway, proprietors of Bell & Co., for a term of years, in conjunction with F. & G. Pfomm, the store and basement in 240 Broadway. The tenant will make extensive alterations and occupy the premises for his business of men's and boys' outfitting establishment; also offices in the Liberty Tower, at 55 Liberty st, to Charles H. Smith and Edward H. Coy.

PEASE & ELLIMAN rented apartments in the "Raymond," at 108 West 95th st, to Raymond J. Wilson; "Harperley Hall," at 1 West 64th st, to Leonie Houghton; the "Brookholst," at 101 West 85th st, to Marie S. Lippmann; the "Cambria," at 351 West 55th st, to R. Lehmick; "Waldton Chambers," at 170 West 72d st, to Edward F. Coombs; "Waldton Chambers," at 172 West 72d st, to Robert A. Lombert; "Waldton Chambers," at 170 West 72d st, to W. T. Eray; "Chatsworth," at 344 West 72d st, to G. F. Waterbury; "Clerburne," at 105th st and West End av, to R. W. Kenyon; "Towers," at 1 West 94th st, to the Rev. Dr. Nath'l W. Conkling; the "Fremont," at 310 West 94th st, to Henri Pelanne; the "Turrets," at 116 Riverside Drive, to Hamilton Holt; 115 West 71st st, to Bradford Ellsworth; 525 West End av, to Jessie C. Pascoe; 411 West 114th st, to Misses Mary B. Walker and Anne R. Egerly; also the following private houses: 338 West 77th st, to Elmer Enfield; 170 West 82d st, to Dr. Horace Porter Gillingham; 324 West 108th st, to F. E. Montgomery; 167 West 76th st, to Dr. Joseph H. Byrne; 327 West 101st st, to Waldemar A. Chadbourne; and 323 West 82d st, to George D. Potter; also for Judge L. E. Warren, 314 West 72d st, a 25 ft. 4-sty dwelling, to Mme. Emmy Destinn of the Metropolitan Opera Company. After extensive alterations and repairs the house will be occupied by Mme. Destinn upon her return to this country about November 1st.

PEASE & ELLIMAN leased for Hugo E. Distlehurst to Irving Sarnoff and others the 3-sty building, on a lot 22x50, at 148 Delancey st, from September 24 to April 30, 1923, at an annual rental of \$6,000.

PEASE & ELLIMAN leased apartments in 135 West 58th st to Dr. Craig; in 146 East 49th st to Mrs. Williams; in 105 East 15th st to Mrs. E. M. Bishop; in 24 West 45th st to Hugo Neuburger; in 104 East 40th st to C. W. Clark; in 9 West 28th st to C. C. Guerard.

PEASE & ELLIMAN have sublet an apartment in 515 Park av for R. W. Merrill of Kountze Brothers to Mrs. Daniel S. Hennessy; in 200 West 58th st an apartment to Miss Ruth Haas and in 146 East 49th st to Mrs. Mary

Green., They have also rented the private dwelling at 147 East 37th st for Mrs. S. L. Hoagland to Ernest Hirschhoff; the American basement dwelling at 131 East 69th st for Mrs. Ralph Sanger, to Dr. B. Raymond Hoobler; the 30-foot English basement dwelling at 48 East 78th st for Mrs. Albert B. Gibbs to Henry A. L. Sand, and the new American basement dwelling at 46 East 53d st for Mrs. Edwin C. Hoyt to N. Bruce MacKelvie.

PEASE & ELLIMAN leased a large apartment, consisting of 17 rooms and 5 baths in 903 Park av, for Bing & Bing, to E Benjamin Strong, Jr., vice-president of the Bankers Trust Co. and son-in-law of Edmund C. Converse. The lease is for a long term of years. The rentals in this building run from \$8,000 to \$12,000.

PEASE & ELLIMAN leased the following apartments in 146 East 49th st to Willis Steele; in 140 West 57th st, sublet for Frederick Bull to Clendenin J. Ryan, son of Thomas F. Ryan; in 40 East 62d st, to W. J. Bruff; in 565 Park av for Bing & Bing to H. A. Kuhler; in 200 West 58th st to F. A. Wallis; in 150 East 35th st for the Durham Realty Co. to Ed. C. Jenkins; an apartment of 13 rooms and 4 baths in 565 Park av, for Bing & Bing to J. H. Williams, Jr., and a large apartment in 555 Park av to Louis Gimbel of Gimbel Brothers; also leased space in Aeolian Hall to H. R. Baker and Ida A. Lenggenghagen, Park G. Hammer and Corryell & Stewart; the store in 60 West 39th st to Mary Frazer and Elizabeth Callery for hair-dressing establishment.

PEASE & ELLIMAN have leased to a client, for a long term of years, at an aggregate rental of over \$60,000, the entire building at 148 Delancey st, northeast corner Suffolk st, for the owner, Mr. Hugo E. Distelhurst. Extensive alterations are now being made and upon completion the lessee, a well-known retail concern, will occupy the entire ground floor.

POST & REESE leased an apartment in 66 East 58th st for Mrs. Celine di Butera to Madame Jutta Bell-Ranske.

THE REALTY HOLDING CO. leased through Carstein & Linnekin to Frank W. Hyman space in 432 4th av.

THE REALTY HOLDING CO. leased through Carstein & Linnekin to Frank W. Hyman, publisher, room 1207 in 432 4th av.

THE DOUGLAS ROBINSON, CHAS. S. BROWN CO. leased for S. Osgood Pell & Co., agents, a loft in 2 East 46th st, to the Mary Grey Co., 13 West 46th st.

WILLIAM J. ROOME & CO., INC., leased an apartment in 875 Park av to Erskine M. Smith; also one to Mrs. Sarah A. Brush in Harperly Hall, at the corner of 64th st and Central Park West.

LOUIS SCHRAG leased for Hugh E. O'Reilly the 1st loft in 206 West 20th st to J. Cohen & Brother of 223 Cherry st; for Mentor Realty Co. the 5th loft in 158 West 23d st to Traina Brothers of 158 West 23d st.

H. C. SENIOR & CO. leased for the Directors' Realty Holding Co., the 3-sty dwelling at 206 West 70th st, for Mrs. Q. C. Jack, for a term of years.

H. C. SENIOR & CO. leased for Eleanor T. Smith and David B. Ingersoll the 3-sty dwelling at 170 West 82d st, to Dr. Horace P. Gillingham, for a term of years.

SLAWSON & HOBBS leased the following private dwellings: 162 West 73d st for Dr. Burnett C. Macintyre to M. Hastings; 159 West 73d st for the estate of C. F. Hoffman to J. S. Martin; 345 West 87th st for J. Parker Sloane to Charles D. Orton; 155 West 95th st for Charles Bernheimer to F. E. Moore, and 329 West 78th st for W. E. D. Stokes to E. J. May.

SPEAR & CO. rented to the Star Shirt Mfg. Co., of 842 Broadway, the entire 4th loft in 251 5th av; for the Wyanoke Realty Co. the 8th loft in 205 to 209 West 19th st to Biglow & Main Co. of 156 5th av; for the Bush Terminal Buildings Co. the entire 10th loft in 329 to 333 East 29th st to the Superior Novelty Co. of 131 West 28th st; for the Balleis Realty Co. the 2d loft in 165 and 167 Mercer st to the Standard Hat Block Co.; for Carusa Feather Co. 5,000 sq. ft. in 13 to 19 University pl to L. Rosen & Co.; for D. L. Newborg the 7th loft in 699 Broadway to Markowitz Bros.

SPEAR & CO., with Julius Friend-Edw. M. Lewi Co., rented to the Brill Abrams Co., of 18 West 21st st, for Rufus B. Cowing, the 9th loft in 29 to 35 West 32d st, for a long term of years.

THE SPHERE REALTY CO., Elias Goodman, president, leased from Morris Bloch and others the 12-sty loft structure, on a plot 56x98.9, at 152 to 156 West 25th st, for three years from February 1, 1914, at an annual rental of \$20,000. Mr. Bloch is a director in the realty company.

TUCKER, SPEYERS & CO. leased the 2-sty frame stable at 110 West 63d st to Fremont De Forest Palmer and Leslie E. Schwartz.

E. A. TREDWELL leased offices in the Leavitt Building to William L. Sherry of 45 John st and Feature Film Co. of Times Bldg.; offices in the Fitzgerald Building to George G. Gaxiola; space in the Candler Building to the Nevins & Perelman Co. of 200 Broadway; and space to the following concerns in the Times Building: The Progressive Utilities Co., Index Visible of 261 Broadway, the United States Guarantee Co of 11 Broadway, the Peoples' Moving Picture & Amusement Co., the United States Draught Bottle Co., William L. Sherry of 45 John st, the "Sunset Magazine," W. A. Elain, J. R. Thompson, Jr., Priestly Morrison, Justice B. Detwiler, E. & B. Rosenberg, William A. Venter, M. & H. Schlessinger, E. G. Schneider of Times Bldg., A. J. Slade, J. H. Wilday, James C. Corbett and F. W. Stair.

HENRY TRENKMAN leased the store and basement in 36 and 38 West 25th st to Abraham Cohen, and for Heil & Stern the 2d floor in 130 and 132 West 29th st, to the Simon Costume and Dress Co. of 16 East 18th st.

WILLIAM R. WARE leased for Edward W. and Flora E. Wessel the 4-sty dwelling at 69 West 83d st to Anna Quinn, for a term of years.

THE WARNERS FEATURES CO., INC., have taken the entire 8th floor of the Leavitt Building, at 126 to 132 West 46th st, having a net area of 6,000 sq. ft., for their executive and sales offices. In conjunction with this lease, they have erected a projecting room, wherein there is to be exhibited the special feature films manufactured by this concern, of which P. A. Powers is the president.

WM. A. WHITE & SONS rented to Adolph Bennett, manufacturer of ladies' straw hats, of 212 Wooster st, the 3d loft in 382 Lafayette st, and to the Merlin, Keilholz Paper Co. of 192 West Broadway, for occupation as offices and salesroom, the 6th floor in 298 Broadway.

WILLIAM A. WHITE & SONS rented to Adolph Bennett of 212 Wooster st the 3d loft in 382 Lafayette st, and to the Merlin, Keilholz Paper Co. of 192 West Broadway offices and salesrooms in 298 Broadway.

J. P. WHITON-STUART CO. rented for W. K. B. Emerson to Edward M. McIlvain the dwelling at 50 West 50th st, and a studio in 7 East 39th st to M. A. Chapman.

WILLIAM WOLFF'S SON leased 181 East 95th st, a dwelling, to Mrs. N. Lindberg; 214 East 72d st, a dwelling, to F. Michaelovsky; 212 East 72d st, a dwelling, to Bernhard Basch; 163 East 77th st, a dwelling, to Mrs. Goldstein; also in 1125 Lexington av apartments to Charles L. E. DeGauge and Jacob Bergman, and in 143 Lexington av an apartment to L. Danzick.

THE F. R. WOOD-W. H. DOLSON CO. leased for the Chelsea Realty Co the 3-sty dwelling at 28 West 105th st to Helen Clarke.

### Bronx.

THE A. ARENT CO. leased for the Podgur Realty Co. the corner store at 163d and Simpson sts. to Siegel & Son, for use as a dry goods store.

### Brooklyn.

THE BUSH TERMINAL CO. leased space in the company's model loft building in South Brooklyn to the Railroad-Steamboat Sanitary Supply Co., Emil Grossman & Co., the Serio Match Co., Mente & Co., and a loft in its 29th st building, Manhattan, to the Model Buton Works.

THE CHAUNCEY REAL ESTATE CO. leased for the Greenough estate the 4-sty building at the southwest corner of Flatbush and Fourth avs to a syndicate for a period of 42 years at an aggregate rental of \$675,000. The ground floor, formerly occupied by the City Savings Bank, has been subleased to John Karn for 15 years at a rental aggregating \$110,000. The property is opposite the entrance to the Atlantic av subway station.

PEASE & ELLIMAN have leased for the Mortgage Financing Co. the following stucco dwellings: 1840 66th st to Roy Thompson, 1852 66th st to J. Rosenfield, 1933 66th st to Richard Duff, 1949 66th st to C. B. Henna, and 1951 66th st to Mrs. Anna Lamplough.

CHARLES E. RICKERSON leased 251 Prospect pl, a 3-sty brick dwelling, for Mrs. R. Milde, to John R. Ericson, for a term of years.

THE L. L. WALDORF CO. leased for the Realty Associates the 3-sty private dwelling at 861 Carroll st, adjacent Prospect Park, to Jos. Robinson at \$1,200; also for a client the 2d apartment west in 469 4th st to Chas. Ostrander; also for a client the 3d apartment east in 474 4th st to Jas. Robertson.

### Queens.

LEWIS H. MAY CO. leased for Harriet K. Murray, cottage on North 10th av, Rockaway Park, L. I., to John H. Miller, for a term of years.

### Suburban.

PEASE & ELLIMAN leased a country place at Greenwich, Conn., for Henry Webb, to Albert L. Cushing.

### REAL ESTATE NOTES.

AMES & CO. negotiated the recent sale of 130 West 30th st, a 7-sty loft building, for Anna C. Fowler to William Abramson.

LEDERER & BERKMAN have opened offices at 1341 Southern Boulevard for the purpose of conducting a general real estate business.

ADOLPH B. ZUCKERMAN, formerly with Julius Friend-Edward M. Lewi Co., is now connected with William J. Roome & Co.

GOODALE, PERRY & DWIGHT have been appointed agents for 49-51 West 24th st, and the northeast corner of Cedar and West sts.

DAVID COSTIMA, real estate broker, died on Sept. 21 at his home, 935 Manhattan av, Greenpoint, Brooklyn.

DOUGLAS L. ELLIMAN & CO. have been appointed agents for 922 Madison av, northwest corner of 73d st, a 5-sty store and apartment building, by Miss Georgiana Campbell.

W. C. REEVES & CO. have moved into their new offices at 119 Lexington av, northeast corner of 28th st, purchased by the firm recently from William R. Hearst.

J. ARTHUR FISCHER has been appointed agent for the apartment building at 19 East 127th st and for the 5-sty store building at 105 West 38th st.

M. ROSENTHAL, formerly with J. C. Einstein, has opened offices at 234 5th av, for a general real estate business under the firm name of M. Rosenthal Co.

THE MANHATTAN REALTY OWNERS, Charles A. Rosenthal, president, and William Hutler, secretary, have opened offices in 181 Broadway.

**If You Think You Can't Find a Real Opportunity in Real Estate READ THIS!**

**SPECIAL SALES DAY THURSDAY OCT. 9**

12 o'clock noon, the Exchange Salesroom, 14 Vesey St., offers unique opportunities for investments—for keen buying—for unusual profit possibilities.

An investment of \$5000 to \$8000 in one of several tenement properties to be offered shows, according to present figures, a yearly net income of \$2000 to \$3000. For the little time spent in supervision, this is an unusual return. The houses are of the type that stay filled—two, three and four room apartments with bath and modern improvements—two blocks from the subway.

A private dwelling in Brooklyn will be offered at Absolute Sale. Ordinarily this would be only a fair investment—but—the Subway is coming, with a station only 5 blocks away.

A combined house and store will be offered—located right in the heart of the City, half a block from Herald Square, surrounded by tall buildings—next to the Collingwood Hotel, and opposite such stores as Best & Co., McCreery, Oppenheim & Collins, etc.

These auction sales are due to the pinch of necessity. Some direct and forcible reason makes the sale imperative, and you can take advantage of this necessity by making a purchase below value.

Go through the details in the booklet we have prepared—it contains ALL the facts and figures. Then go and see the properties that interest you, and you will have the knowledge that any old timer in the auction room would have.

*Joseph Day*  
Auctioneer

31 Nassau St., N. Y.  
Phone 744—Cortlandt.

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October 8th, 1913

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## WANTS AND OFFERS

### PARTNERSHIP OFFER.

Architect, established 10 years, would like an associate socially well connected or one well established; references exchanged. AUGIE, Box 165, Record & Guide.

OFFICES TO SUB-LET, especially suited for architects or for draughting, occupying the entire top floor (four rooms, 500 square feet) in Singer Building annex; very light and quiet; overlooking the Hudson; for balance of term of lease, expiring May, 1915, at \$500 per year, plus \$250 for part cost of alterations made to offices. WM. H. RAHMANN, Architect, 95 Liberty st., New York.

EXPERIENCED broker for 5th Avenue Realty firm, familiar with loft values south of 42nd St.; commission basis only. Apply Box 167, Record and Guide.

SOLICITOR—A Builder's Solicitor having 5 years' experience and an intimate and wide acquaintance with Architects and the trade generally desires to make a new connection. Address F. R. Schrenkeisen, care R. L. Walsh Co., 30 East 42nd St., City.

FOR SALE—STEEL FABRICATING PLANT, 20,000 ton annual capacity. Within 30 miles of New York City. Modern Steel Building and Crane Runway; 100' 0" x 670' 0"—15 ton Niles Cranes. All modern tools and equipment. For information write Box No. 164, care Record and Guide.

COMPETENT stenographer and record clerk desires position in real estate office. Thoroughly experienced all branches Record Systems. Moderate salary. Competent. Box 168, Record and Guide.

WANTED—Position as assistant appraiser or appraiser with institution or real estate concern. Fourteen years' experience in appraisal department of one of the largest firms in the city. Very well versed on values. Excellent references. Box 166, Record and Guide.

We are entirely out of the New York Edition of the Record and Guide of March 1, 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 30, 1913. Record and Guide Company, 119 West 40th Street, New York.

### (Real Estate Notes. Cont'd.)

SMITH & PHELPS placed a first mortgage loan of \$24,000 on the plot 177x130xirregular on the northwest corner of 184th st and Grand Boulevard and Concourse, through to Creston av.

UNGER & WATSON, INC., has been appointed agent for the following mentioned properties. 619 Lexington av, 634 Lexington av, 224 East 52d st, 226 East 52d st, 170 East 113th st, 73 East 120th st, 412 East 168th st.

JOHN STICH & Co. have opened a real estate office at 24 Mott av, Far Rockaway, for the renting and selling of property in that section. The members of the firm are John Stich and John J. Fogarty.

THOMAS MACKELLAR, a banker, real estate broker and lawyer of this city, died from a stroke of paralysis in his home at Woodcliff Lake, Bergen County, N. J., on Thursday. Mr. Mackellar was 73 years old.

ROBERT L. ANDERSON, a retired real estate and insurance broker, died Thursday at his home, 534 St. Marks av, Brooklyn. For many years he was in business at Broadway and Rodney st, in the Williamsburgh section of Brooklyn.

JAMES M. MCCREADY and M. A. O'CONNELL, of Whitestone, L. I., have organized the "Boro Real Estate Exchange," to conduct a general real estate and brokerage business, with offices in the Scheiman Building, S. Eighth av, Whitestone, L. I.

M. J. McDOWELL, formerly with the Real Estate Management Company (Remco), and F. J. McMahon, for many years associated with Bert G. Faulhaber & Co., have formed a partnership for the transaction of a general real estate business, with offices at 1429 St. Nicholas av.

SAMUEL GOLDSTICKER, the auctioneer, returned last Monday from his annual trip to Europe. Mr. Goldsticker's tour this year included London, Paris, Antwerp, Brussels and the Exposition of Ghent. He says he found business conditions excellent in all the cities he visited.

CROSS & BROWN were the brokers in the lease reported last week, whereby S. Karpen & Bros., at large furniture concern of Chicago took as their eastern quarters, the store, basement and first loft in the 12-story building now being erected at the northeast corner of Broadway and 37th st by the Times Square Improvement Co.

THE PUBLIC SERVICE COMMISSION has received a petition signed by the Harlem Board of Commerce and many citizens of the vicinity asking for the establishment of a subway station at 175th st and St. Nicholas av. At present there is no station on Broadway between 168th and 181st sts. The petition has been referred to the chief engineer for investigation and report.

HERBERT L. PRATT of Brooklyn has purchased Frederick W. Vanderbilt's Adirondack camp on the upper St. Regis Lakes. Of the 20 buildings on the estate, 19 are of Japanese architecture. The camp property has a shore line of nearly a mile, and embraces more than 60 acres of woodland and about 40 acres of land under cultivation. Mr. Vanderbilt bought the property in 1901 from the late H. McK. Twombly at a price said to have been \$100,000, and it is estimated that since that time Mr. Vanderbilt spent equally as much in improvements.

MRS. JULIA M. C. LAWRENCE, niece of the late Miss Mary G. Pinkney and heir to one-third of Miss Pinkney's estate, has filed suit asking that the remaining \$6,000,000 of real estate in Manhattan, Bronx and Westchester held unsold by ex-Congressman Charles E. Littlefield be ordered sold. Mrs. Lawrence alleges in her complaint that all the Pinkney holdings could have been sold within the years following the death of Miss Pinkney, and if sold within that period would have brought a higher price than at any time since then; also that the real estate has decreased in value ever since.

THE SALE of the John H. Shults property at Greenwich, Conn., aroused considerable interest in the Vesey Street Salesroom Wednesday. The property consisted of 73 acres with buildings on King st near the Rye Lake rd. It was sold by Bryan L. Kennelly and was offered in three parcels. The largest tract of 43 acres with the house and outbuildings was purchased by the realty operators, Klein & Jackson, acting for a client, for \$33,500. An adjoining parcel of a little over 19 acres, to the north, was bought by Annie Naughton, of Larchmont, for \$18,750. The third parcel of 9.4 acres was withdrawn, having been disposed of at private sale.

THE AUCTION SALE conducted by the Jere Johnson, Jr., Company, last Saturday, in the new section of Belle Harbor, on Jamaica Bay, resulted in the disposal of 179 lots for a total of \$88,155, or an average of \$492 a lot. The attendance was placed at 600 persons. The auctioneers characterized the sale as "one of the most successful held on the Rockaway coast for many years." Lots on Jamaica Bay front brought from \$590 to \$850, and on the side streets from \$410 to \$570. There were fifty-one different buyers, each securing, on an average, three and one-half lots. The property offered is located on Montauk, Dennison, Suffolk, Henley and Oxford avs, and Bay Side and Beach Channel Drives, adjoining the Belle Harbor Yacht Club. The buyers included Samuel Cronk, H. W. Mayer, James Quigley, Philip McMurray, Walter B. Robertson, James J. Little, Mary F. Murphy, Andrew J. Hussey, George Balzer, Thomas Redmond, James J. Pearce, J. F. R. Troeger, Thomas U. McDonald, Anna Steiner, Julius G. Repstock, Charles A. Hunter, Walter Schroeder, Archibald Wiguhart, Joseph Twine, Dennis J. Minton, A. W. Baille, T. F. Loughlin, George Bischoff, A. H. Knall, Lawrence J. Kelley, and Robert W. Winter.

### Real Estate Appraisals.

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

ESTATE OF JOHN BRADY—premises at 67-69 East 177th st, valued at \$14,000.

THOMAS F. KAUGHRAN—230 West 28th st, \$26,000; 62 Hamilton Terrace, \$16,000.

SARAH MCCONNELL—38 Barrow st, \$11,500.

GUSTAV MARX—538 West 47th st, \$22,000.

PHEBE H. HART—369 Broadway, \$135,000; 347 Lexington av, \$30,000.

KATHERINE COOK—1378 Bristow st, \$5,500; 50 Amsterdam av, \$26,000.

BARBARA LINN—429 West 43d st, \$14,500.

CHARLES RAAB—100-102 Canal st and 25 Forsyth st, \$80,000; 275 Monroe st and 22 Jackson st, \$28,000.

### Second Special Sales Day.

The quietness of the general market has a tendency to make the operator and the general public overlook the real estate buying and investing profit possibilities, but as a matter of fact and cold common sense, the quietest market is the ideal buying time for the man who wants a home already built for a price below normal value, and for the investor who wants a real estate "bargain" in the true sense of the word to hold for a short time.

The Second Fall Special Sales Day to be conducted by Joseph P. Day on Thursday, October 9, at 12 o'clock noon, at the Vesey Street Exchange Salesroom, contains many instances of unusual opportunities that would ordinarily find a ready buyer in the private sales market, but are finding their present outlet through the auction field.

The evidence seems to point to a general improvement to come shortly in the real estate market as a result of more settled conditions in the financial and business field, and the offerings at the Vesey Street Salesroom have every earmark of genuine possibility and have been carefully chosen with the idea of improving the tone of the general auction market.

An investment of \$5,000 to \$8,000 in one of several tenement properties to be offered on West 145th street, between Seventh and Eighth avenues, and known by the numbers 239-241, 243-245, 247-249 and 251-253, which shows according to present figures a net yearly income of \$2,000 to \$3,000. The investor should be able to hold a property like this for a few years and not only receive back his original investment, but still own an income-producing property to repay him for the little time spent in supervision.

The property at 41 West 35th street, between Fifth and Sixth avenues, will undoubtedly prove interesting. It is situated right in the heart of the city, half a block from Herald Square. At present there is a four-story and basement brownstone front private dwelling on it, which has been changed to a partial business building by the addition of a store downstairs.

Other parcels included in the offering are 303 West 33d street, adjoining the northwest corner of Eighth avenue, diagonally opposite the Pennsylvania Terminal and directly opposite the new Post Office; No. 526 East 87th street, a three-story dwelling located in a residential section, close to the river and park; No. 601 to 607 West 130th street, adjoining the northwest corner of Broadway, a factory building occupied by a metal ornament manufacturer; No. 382 Pleasant avenue, between 120th and 121st streets, a twelve-room brownstone dwelling, situated one block from Public School No. 78 and from the Harlem River.

### Mapleton Park Sales.

The New York Municipal Railway, which is the B. R. T.'s subsidiary for the construction of the new subways, has just made an announcement that its proposed contract for the construction of the Sea Beach Subway provides a heavy penalty in the event that the work is not completed within seventeen months from the time that it is commenced. One of the results of this public announcement last week was the creation of the most active real estate market in Mapleton Park which that residential section has yet enjoyed. The Alco Building Co., associated with Realty Trust, reports that the applications for both improved and unimproved property in their section have during the past week reached the unusual total of 324 inquiries, more than 200 of which were by mail.

There are now no less than five different vapor apartment houses being planned for Mapleton Park, one corner plot of 70x100 feet having been sold to apartment house builders three days ago at a price stated to be \$12,000. George W. Silsby, sales manager of the Alco Building Co., reports the following sales and leases at Mapleton Park during the past five days: To the Kraslow Construction Co. a parcel of land corner of 64th street and 20th avenue, adjoining the 20th avenue station; also to Louis Gold a plot corner of 63d street and 20th avenue.

Also the following one-family red brick private residences: H. C. Klapp, 2142 66th street; P. J. Levy, 2174 65th street; A. Phillips, 2126 64th street; James Spence, 2050 65th street; Donald Marsi, 2161 66th street; Henry Wilkins, 2073 65th street; Chas. Reese, 2116 66th street; Henry Hart, 2153 65th street; Isaac Greenbaum, 1868 61st street; James Rudd, 2054 65th street; Harry Segool, 2059 65th street; Wm. Raithouse, 2073 63d street; T. Jennings, 2036 65th street.

### Gasoline Substitutes.

Lewes in the "Chemical World," 2113, predicts that the waning supply of gasoline will very soon force the use of alcohol denatured with ten per cent. of benzol. This will be safer, more pleasant to use and sweeter in exhaust than the gasoline of to-day. Though the calorific value of this mixture is only six-tenths that of "petrol" or gasoline, the higher compression possible and increased explosive range will make it the ideal motor spirit.



**AUCTION SALES OF WEEK.**

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertiséd 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. 26, 1913, at the New York Real Estate Salesroom, 14 and 16 Vesey st., and the Bronx Salesroom, 3208-10 3 av.

JOSEPH P. DAY.

\*43D st, 6-8 E (\*), ss, 158 e 5 av, 41x100.5, one 4 and one 5-sty & b stn dwgs; due, \$43,976.39; T&c, \$3,458.19; sub to prior mtg, &c, aggregating \$190,000; Thos H Kelly. 227,901

\*46TH st, 631-5 W, ns, 400 w 11 av, 75x100.5; adj Oct 7.

\*65TH st, 34-40 W (\*), ss, 341.8 w Central Park W, 83.4x100.5, 4 5-sty stn tnts & str; due, \$19,962.78; T&c, \$868.80; sub to pr mtg \$90,000; Benj Mordecai. 105,250

\*80TH st, 219-21 W (\*), ns, 275 w Ams av, 50x102.2, 7-sty bk tnt; due, \$112,983.93; T&c, \$5,190; Ormond Realty Co. 115,000

\*128TH st, 46 W (\*), ss, 342 e Lenox av, 18x99.11, 3-sty & b stn dwg; due, \$9,636.99; T&c, \$85; Wm A Martin. 8,500

\*City Island av, sec Scofield, 72x92x74x92; partition; T J Kane. 1,000

HENRY BRADY.

\*Essex st, 4S, es, 71.3 s Grand, 30x66.8, 6-sty bk tnt & str; due, \$7,277.78; T&c, \$482.70; sub to pr mtg \$28,000; Eliz M Kepler. 35,500

\*62D st, 235 E, ns, 221.8 w 2 av, 16.8x100.5; exrs sale; bid in at \$10,000.

\*Forest av, 890 (\*), es, 209.6 n 161st, 24x100, 3-sty fr tnt; due, \$8,082.07; T&c, \$765.70; Sarah A Thurber. 5,000

\*Hughes av (\*), swc 182d (Nos 622-4), 67.3x48.7x80.1x50.4, 4-sty bk tnt & str; due, \$7,191.60; T&c, \$1,079.08; sub to first mtg \$22,000; Fredk Torkler et al. 30,500

\*Lenox av, 414, es, 49.11 s 131st, 25x85; withdrawn.

\*Undercliff av, es, 886.7 n 176th, 75x105.4x103x169, vacant; due, \$2,343.21; T&c, \$802.10; Geo E Cullom. 3,500

D. PHOENIX INGRAHAM.

\*Audubon av, swc 191st, 90.2x100.2x95.9x100, vacant; withdrawn.

\*Bainbridge av, 2857 (\*), ws, 244.7 n 198th, 52.5x149.1x50x133.7, 2-sty fr dwg; due, \$5,584.19; T&c, \$849; Kate K Hyde. 5,000

\*St Nicholas av, 1320-30, nec 176th, 99.11x100, 6-sty bk tnt; due, \$165,373.72; T&c, \$10,893.43; W W Blair, party in interest. 173,000

JACOB H. MAYERS.

\*Essex st, 45, ws, 100.11 s Grand, runs w54.2xnlxw33.7xs25.3xe33.5xs4xe 54.5 x n 24.11 to beg; due, \$4,737.31; T&c, \$448.03; sub to a prior mtg of \$24,000; Ella M Goebel. 27,200

JAS. L. WELLS.

\*Webster av, sec 176th (Nos 400-2), 106.10x57.7x107.1x51, vacant; withdrawn.

SAMUEL MARX.

\*174TH st E, ss, 39.2 e West Farms rd, 164.10x—x190x52.1, vacant; also 174TH ST E, ns, 35.10 e West Farms rd, runs n8.10xw35.11 to West Farms rd xn106.11xe62.8xs w—xw106.6 to beg, 1 & 2-sty fr bldgs of lumber yard; due, \$33,925.53; T&c, \$4,295.54; Hirsch Lumber Co. 39,275

Total ..... \$776,626  
Corresponding week 1912.... 231,207  
Jan. 1, 1913, to date..... 40,510,796  
Corresponding period 1912.... 36,936,933

**Borough of Brooklyn**

The following are the sales that have taken place during the week ending Sept. 24, 1913, at the Brooklyn Sales rooms, 189 Montague street:

WM. H. SMITH.

BERGEN ST (\*), ss, 300 w Vanderbilt av, 25x112.7x30.9x130.7; Nellie Miller. 4,000

LINWOOD ST (\*), ws, 150 n Glenmore av, 25x90; Emma Heindreich. 3,700

PARK PL (\*), swc Vanderbilt av, 103.6x122; Peter W Rouss. 22,400

PRESIDENT ST, ss, 216.6 e Henry, 25.6x100; Jos Stewart def. 13,200

E 7TH ST, ws, 370 s Av T, 30x100; also E 7TH ST, es, 27.6 n Av U, 63.6x123.11xirreg; also OCEAN PARKWAY, es, 290 n Av U, 40x125; Matthew S McNamara. 5,300

9TH ST, ss, 380 w 7 av, 15.9x72.6; M Christine Pope. 3,425

W 17TH ST (\*), ws, 384 n Neptune av, 25x100; Jane E Williamson. 2,300

W 17TH ST (\*), ws, 409 n Neptune av, 25x100; Jane E Williamson. 2,300

W 17TH ST (\*), ws, 434 n Neptune av, 26x100; Huntington Page. 2,300

50TH ST, (\*), ss, 300 e 16 av, 40x100.2; Maria L Autenreith. 6,000

72D ST, ss, 100 w Narrows av, 60x169.6; Marcus Wolfe. 2,575

EASTERN PKWY (\*), ns, 181.5 e Brooklyn av, 20x179.5; Benzion Karfiol. 6,600

14TH AV (\*), nws, 55 sw 78th, 18x100; Christian G Moritz. 2,500

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*Auction Sales—Brooklyn—Continued.*

CHAS. SHONGOOD.  
 AMBOY ST (\*), es, 140 n Dumont av, 20x  
 100; Beatrice Realty & Constn Co et al. 3,410  
 BAINBRIDGE ST, ns, 468 e Hopkinson av,  
 18x100; J Ciechanow. 6,150  
 DIAMOND ST (\*), ws, 159.10 n Driggs av,  
 25x100; Wm L Felter. 13,000  
 STOCKTON ST, ss, 260 w Throop av, 20x  
 100; Wm F Bennett. 2,505  
 79TH ST, ns, 322 w 14 av, 18.6x100; Edw F  
 Patchen. 3,700  
 79TH ST, ns, 340.6 w 14 av, 18.6x100; Edw F  
 Patchen. 3,700  
 79TH ST, ns, 359 w 14 av, 18.6x100; Edw F  
 Patchen. 3,700  
 79TH ST, ns, 377.6 w 14 av, 18.6x100; Edw F  
 Patchen. 3,650  
 79TH ST, ns, 396 w 14 av, 18.6x100; Edw F  
 Patchen. 3,650  
 ATLANTIC AV (\*), nwc Howard av, 27.6x  
 89.6; State Bank. 12,500  
 MANHATTAN AV, es, 50 s Clay, 50x100;  
 withdrawn.

WM. P. RAE.  
 CRESCENT ST, es, 457.8 s Jamaica av, 20x  
 107.1; A B Roberts. 3,000  
 WATER ST, 309, ns, 90 w Hudson av, 20x100,  
 3-sty bk tnt (admr); J Freeman. 4,000  
 41ST ST, 1427, ns, 200 e 14 av, 20x100, 2-sty  
 bk dwg (vol); Hy Sergen. 3,900  
 HUDSON AV, es, 28.6 n Park av, 45x103.9;  
 withdrawn.

6TH AV, (\*), es, 125.4 n 22d, 16.8x80; Frank  
 C Lang. 2,300

JAS. L. BRUMLEY.  
 ST PAULS PL (\*), nec Crooke av, 57.7x  
 235.10xirreg; Andw D Baird et al. 43,500  
 ST MARKS AV (\*), ss, 392.4 e Troy av, 25x  
 100; Jno F Foley et al. 2,000

Total .....\$191,265  
 Corresponding week 1912.....111,805

**VOLUNTARY AUCTION SALES.**

**Manhattan and Bronx.**

SEPT. 27.  
 JOHN S. MAPES.  
 569 lots & 3 fr dwgs of Park Versailles on  
 premises at 1 o'clock.

**Brooklyn.**

SEPT. 30.  
 WILLIAM H. SMITH.  
 E 4TH ST, 68-70, ws, 89.9 n Greenwood av,  
 40.10x100x59.1x102.10, 2-2-sty bk dwgs (vol).  
 FRANKLIN AV, nwc Union, 173.5x274.4x287.  
 x214.8, vacant.

OCT. 2.  
 JAMES L. BRUMLEY.  
 SHERMAN ST, 251, es, 186.4 n Greenwood  
 av, 12.6x90, 2-sty & b fr dwg (exrs).

**ADVERTISED LEGAL SALES.**

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

**Manhattan and Bronx.**

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

No Legal Sales advertised for this day.

SEPT. 27.  
 ALLEN ST, 97, ws, abt 125 n Broome, 25x  
 87.6, 5-sty bk tnt & str; Jno A Brown Jr—  
 Minnie L Simon et al; Fredk H Comstock (A),  
 36 Wall; Jas A Foley (R); due, \$21,157.97; T  
 & C, \$1,063.93; Henry Brady.

39TH ST, 126 E, ss, 95.3 w Lex av, 19.10x98.9,  
 3-sty & b stn dwg, 2-sty ext; County Holding  
 Co—Martin Holding Co et al; Merrill & Rog-  
 ers (A), 100 Bway; Jas A Foley (R); due,  
 \$44,748.18; T&C, \$443.45; mtg recorded Mar29  
 '11; Henry Brady.

SEPT. 30.  
 3D ST, 16-8 W, ss, 80 w Mercer, 40x75, 7-sty  
 bk loft & str bldg; Albany City Savgs Inst—  
 Rosella Corn et al; Rosendale, Hessberg, De-  
 laney & Haines (A), Albany, N Y; Robt M  
 Miller (R); due, \$62,744.24; T&C, \$840.40;  
 Joseph P Day.

27TH ST, 21 E. see Mad av, 62.  
 102D ST, 316-8 E, ss, 275 e 2 av, 50x100.11,  
 6-sty bk tnt & str; State Bank—Concetta R  
 Della Paoli et al; Jerome A Kohn (A), 1406 5  
 av; Ignatius M Wilkinson (R); due, \$11,-  
 071.08; T&C, \$1,500; Joseph P Day.

112TH ST, 160 E, ss, 245 w 3 av, 25x100.11,  
 4-sty bk hall; Aimee Rossignot gdn—Elias A  
 Cohen et al; McKeen, Brewster & Morgan (A),  
 20 Exchange pl; Chas W Dayton (R); due,  
 \$19,199.33; T&C, \$383.48; Joseph P Day.

114TH ST, 121 E, ns, 160 e Park av, 15x  
 100.11, 3-sty & b stn dwg; Wm Linden et al  
 trstes—Benedict Funkelstein et al; Richd P  
 Lydon (A), 35 Nassau; M Spencer Bevins (R);  
 due, \$6,623.34; T&C, \$358; Joseph P Day.

MADISON AV, 62, nwc 27th (No 21), 24.9x  
 95, 11-sty bk hotel; Marion S I Martin—Irrving  
 T Smith et al; Kellogg & Rose (A), 115 Bway;  
 Algernon S Norton (R); partition; Joseph P  
 Day.

5TH AV, 2156, ws, 18 s 132d, 17x75, 4-sty  
 stn tnt; Rutherford Realty Co—Edw L Mont-  
 gomery Jr et al; Wells & Snedeker (A), 34  
 Nassau; M Cleiland Milnor (R); due, \$12,-  
 058.34; T&C, \$264.57; Joseph P Day.

OCT. 1.  
 34TH ST, 338-40 E, ss, 125 w 1 av, 46x98.9,  
 2-5-sty bk tnts & str; Wm C Diehl—Andw  
 Diehl et al; Jas J Fitz Gerald (A), 2 Rector;  
 Algernon S Norton (R); partition; Joseph P  
 Day.

92D ST, 71 W, ns, 125 e Columbus av, 20x  
 100.8, 3-sty & b stn dwg; Brodie Realty Co—  
 Carrie E Edgar et al; R G Babbage (A), 111  
 Bway; Jno G Saxe (R); due, \$5,558.30; T&C,  
 \$342.60; Henry Brady.

CRESTON AV, 2305, ws, 97 n 183d, 18.9x  
 117.6, 3-sty bk dwg; Jno J Ryan et al—Walter  
 S Becker et al; Smith Williamson (A), 364  
 Alexander av; Chas E Moore (R); due, \$7,-  
 605.79; T&C, \$315.20; Jas L Wells.

TRINITY AV, 536-8, es, 50.2 s 149th, 50.2x  
 109, 3-sty fr tnt & l & 2-sty fr rear bldg;  
 Adeline Dripps—Benj Smith et al; Smith Wil-  
 liamson (A), 364 Alexander av; Chas E Moore  
 (R); due, \$1,479.86; T&C, \$—; Jas L Wells.

WALTON AV, ws, 403.9 n Burnside av, 89.11x  
 104.8x75.9x101.5, vacant; Henrietta Renshaw—  
 Jno E Scharsmith et al; Smith Williamson  
 (A), 364 Alexander av; Chas E Moore (R);  
 due, \$1,373.44; T&C, \$182; Jas L Wells.

OCT. 2.  
 KELLY ST, 831, ws, 186 n Longwood av, 40x  
 100, 5-sty bk tnt; Max Bernstein—Edw E  
 Berney et al; Loeb, Bernstein & Ash (A), 55  
 Wall; Jas C Connell (R); due, \$6,781.05; T&C,  
 \$765.70; sub to a mtg of \$27,000; Henry Brady.

NORFOLK ST, 181, ws, 125 s Houston, 25x  
 100, 5-sty bk tnt & str; Pierce Brennan—Max  
 Goldstein et al; Louis B Hasbrouck (A), 257  
 Bway; Jas A Lynch (R); due, \$7,083.61; T&C,  
 \$983.93; sub to 1st mtg \$20,000; mtg recorded  
 July 13, 1906; Henry Brady.

47TH ST, 344 E, ss, 60 w 1 av, 20x84.11, 5-  
 sty bk tnt & str; Lambert Suydam—Saml  
 Lewis et al; Wm R Adams (A), 25 Broad;  
 Jas F Curnen (R); due, \$9,946.80; T&C, \$692;  
 Joseph P Day.

79TH ST, 149 W, ns, 304 e Ams av, 18x102.2,  
 4-sty & b bk dwg; Chas Fechheimer—Kath S  
 Foye et al; Einstein, Townsend & Gulterman  
 (A), 32 Liberty; Lewis S Marx (R); due, \$6,-  
 569.05; T&C, \$710.25; sub to first mtg \$15,000;  
 Joseph P Day.

127TH ST, 251 W, ns, 408.4 w 7 av, 17.2x  
 99.11, 3-sty & b stn dwg; V Everit Macy et al  
 trstes—Harriet K Smith et al; Davison &  
 Underhill (A), 26 Court, Brooklyn; Jno T  
 Quinlan (R); due, \$12,557.48; T&C, \$199.10;  
 Joseph P Day.

OCT. 3.  
 27TH ST, 454 W, ss, 100 e 10 av, 25x98.9, 5-  
 sty bk tnt & str; Al Hayman et al trstes—  
 Mary L Hubener et al; Cary & Carroll (A),  
 59 Wall; Franklin Brooks (R); due, \$18,-  
 731.52; T&C, \$921.15; Joseph P Day.

56TH ST, 2353 E, ns, 250 w 2 av, 25x100.5;  
 5-sty bk tnt & str; Lawyers Mortgage Co—  
 Wilhelmine Braun et al; Cary & Carroll (A),  
 59 Wall; Thos L Hurley (R); due, \$21,381.29;  
 T&C, \$253.45; Joseph P Day.

56TH ST, 238-40 W, ss, 140 e 8 av, 45x100.5,  
 2-4-sty stn tnts & str; 1-sty ext; Annie E  
 Copeland—Meyer L Sire et al; Lewkowitz &  
 Schaap (A), 73 Nassau; Raphael R Murphy  
 (R); due, \$31,213.65; T&C, \$1,454.46; sub to  
 1st mtg of \$75,000; mtg recorded Aug 6, 1912;  
 Joseph P Day.

109TH ST, 306 W, ss, 138 w Bway, 25x100.11,  
 5-sty & b bk dwg; Robt H Borwick—Maria A  
 Donnegan et al; Whitridge, Butler & Rice (A),  
 59 Wall; Jno J Curtin (R); due, \$45,105.45;  
 T&C, \$847; Henry Brady.

OCT. 4.  
 No Legal Sales advertised for this day.

OCT. 6.  
 FREEMAN ST, 861, ns, 60 e Chisholm, 30x  
 85, 3-sty fr tnt & str; Caroline F Searle—Geo  
 J M Ketner et al; Harris, Corwin, Gunnison &  
 Meyers (A), 150 Nassau; Geoffrey Konta (R);  
 due, \$1,010.89; T&C, \$957.45; Joseph P Day.

UNION AV, 517-9, ws, 103.7 n 147th, 196.4x  
 100; 4-5 sty bk tnts; Prospect Investing Co—  
 Irbow Realty Co et al; action 3; Stephen W  
 Collins (A), 63 Wall; Mortimer Boyle (R);  
 due, \$3,460.08; T&C, \$561; sub to 3 mtgs ag-  
 gregating \$19,150; Herbert A Sherman.

**Borough of Brooklyn**

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

SEPT. 27.  
 No Legal Sales advertised for this day.

SEPT. 29.  
 JEFFERSON ST, ss, 150 e Central av, 25x100;  
 Anna Dosch—Louis Fabri et al; Bachler & Klein  
 (A), 955 Bway; Jos J Speth (R); Chas Shon-  
 good.

PACIFIC ST, ss, 447.4 e Rochester av, 16.8x  
 107.2; Lena Kranz—Gertrude N Phillips et al;  
 Isaac Sargent (A), 140 Nassau, Manhattan; A  
 Abr Sarafan (R); Chas Shongood.

E 32D ST, es, 320 s Av F, 40x102; Adolph C  
 Kilian—Wm G Hannah et al; Moore, Williams  
 & Upson (A), 215 Montague; Abr Levitt (R);  
 Chas Shongood.

NEWKIRK AV, sec Flatbush av, 45x86.9;  
 Andw Gray—Lehigh Land Co et al; K C & M C  
 McDonald (A), 189 Montague; Wm M Russell  
 (R); Wm P Rae.

SEPT. 30.  
 CHEEVER PL, swc Harrison av, 75x26x76.4x  
 21; Philip S Wengrow—Benj Tockerman et al;  
 Isidor Enselman (A), 38 Park Row; Llewellyn  
 A Wray (R); Wm P Rae.

JACKSON ST, ss, 250 e Union av, 69x100; Henry Zuber—Jos Goldberg et al; Henry C Botty (A), 140 Nassau, Manhattan; Wm H Griffin (R); Wm H Smith.

53D ST, nes, 149 se 5 av, 40x100.2; also 50TH ST, sws, 300 se 16 av, 40x100; South Bklyn Savgs & Loan Assn—Gustav Baron et al; Wm J Bolger (A), 149 Bway, Manhattan; Wilbur Larremore (R); Wm P Rae.

84TH ST, nes, adj land of Elizabeth Emmons, runs ne37.3xsw165xsw95.6xnw9xsw50xnw 48.7xsw100xnw48.7 to beg; Tillie Lefkowitz—Chas E Amerman et al; Julius Schwartz (A), 215 Montague; Michl Rose (R); Wm H Smith.

STONE AV, ws, 25 s Somers, 25x80; also STONE AV, ws, 75 s Somers, 25x80; Jno Brodie et al—Mary E Baker et al; Julius Siegelman (A), 881 Manhattan av; Milton Hertz (R); Chas Shongood.

11TH AV, ws, 40.2 s 53d, 20x80; Richd C Speer—L W Beveridge Inc et al; Louis F Hollenbach (A), 367 Fulton; Walter G Rooney (R); Wm H Smith.

15TH AV, nws, 100 sw 81st st, runs sw 469.7 to Kings hway, xnw—xne—xse624.5 to beg; Landon A Thomas et al—Harry D Johnson et al; Alexander & Green (A), 165 Eway; Geo Eckstein (R); Wm H Smith.

LOTS 539-544, map of McLaughlin Park, George Beban—Michl J Donlin et al; House, Grossman & Vorhaus (A), 115 Bway; Chas F Murphy (R); Wm P Rae.

**OCT. 1.**

CLEVELAND ST, ws, 120 n Glenmore av, 20x90; Monash Elsig—Vincenzo Ferragamo et al; K C & M V McDonald (A), 189 Montague; Henry W Van Alen (R); Wm H Smith.

4TH ST, nes, 260 se 10 av, 20x100; Fredk W Schall—Zitell Bldg Co et al; Peter Cook (A), 258 Bway; Jno D Mason (R); Wm H Smith.

39TH ST, ss, bet 6 & 7 avs, being lots 54 & 55; Tax Lien Co of NY—Convent of The Sisters of Mercy et al; Wm Lustgarten (A), 68 William, Manhattan; Isadore Kallet (R); Wm H Smith.

60TH ST, ss, 395.3 w New Utrecht av, 25x100; Prospect Home Bldg & Loan Assn—Jno A Thomasson et al; Manning & Buechner (A), 350 Fulton st; Eugene Sherk (R); Wm H Smith.

NEW LOTS AV, sec Malta, 100x98.11; also NEW LOTS AV, ss, 20 w Alabama av, 40x74.6; Minnie Bartholme et al—Georgia Bldg Co et al; Milton Hertz (A), 391 Fulton; Jacob W Kahn (R); Chas Shongood.

PARK AV, ss, 104.7 e Hudson av, 20.3x102.4; Vincenzo D'Ambrosio—Ferdinando Gambini; Caldwell & Holmes (A), 44 Court; Leon R Jacobs (R); Wm P Rae.

**OCT. 2.**

WATER ST, ns, 70.4 w Jay st, 20x50; Hugh A Dougherty—Marion Kennedy et al; Henry W Gaines (A), 81 Fulton; Wm H Kinnear (R); Wm H Smith.

WILLOUGHBY ST, sec Bridge, 40x75; also 16TH ST, ns, 197.10 e 11 av, 41.3x100.2x39.11x100; also MONROE ST, ns, 425 w Nostrand av, 20x100; also JAY ST, es, 100 n Willoughby, 25 x107.6; also BENSON AV, nwc Bay 16th, 193.4 x100; Sheriff's sale of all right, title, &c, which Jas M Goss had on July 18'13, or since; Chas B Law, sheriff; Wm P Rae.

84TH ST, ns, 516.8 w 6 av, 20x100; Bklyn Savgs Bank—Christopher P Skelton et al; action 1; Snedeker & Snedeker (A), 164 Montague; Jno J Haggerty (R); Jas L Brumley.

84TH ST, ns, 536.8 w 6 av, 20x100; same—same; action 2; same (A); W Dwight Teese (R); Jas L Brumley.

84TH ST, ns, 556.8 w 6 av, 20x100; same—same; action 3; same (A); Geo Tiffany (R); Jas L Brumley.

84TH ST, ns, 576.8 w 6 av, 20x100; same—same; action 4; same (A); Hector McG Curran (R); Jas L Brumley.

**OCT. 3.**

6TH ST, ns, 273.10 e 8 av, 22x90; Alex Rosenstein—Lulu Bader et al; Simon Eerg (A), 714 Bway; Maxwell Wyckoff (R); Wm H Smith.

E 9TH ST, es, 240.3 n Av T, 20x100; Emeline Davison—Chas Rosiello et al; Davison & Underhill (A), 26 Court; Walter E Warner (R); Wm H Smith.

19TH ST, ws, 118 n Vanderbilt, 18x100; also 19TH ST, ws, 136 n Vanderbilt, 18x100; also 19TH ST, ws, 154 n Vanderbilt, 18x100; Fanny A Mulford et al—Antopol Pruzin Realty Co et al; Davison & Underhill (A), 26 Court; Alex S Bacon (R); Wm H Smith.

19TH ST, ws, 100 n Vanderbilt av, 18x100; Danl Underhill—Antopol Pruzin Realty Co et al; action 2; Davison & Underhill (A), 26 Court; Robt H Roy (R); Wm H Smith.

81ST ST, sws, 261 nw 13 av, 20x100; Caroline S Grunwald—F W Crane Realty & Constn Co et al; Alfred H Cumbers (A), 128 Bway; Manhattan; Wm H Kinnear (R); Wm H Smith.

81ST ST, sws, 281 nw 13 av, 20x100; Jas H Appleton—F W Crane Realty & Constn Co et al; Alfred H Cumbers (A), 128 Bway, Manhattan; Leon R Jacobs (R); Wm P Rae.

86TH ST, sws, intersec nws Bay 16th, 20x65; Geo W Schumann—Leana Shostak et al; Jas Gray (A), 391 Fulton; Harrison C Glore (R); Wm P Rae.

AV P, nec E 19th, 60x100; Corinne L Scott—American Natl Realty Corp et al; Franklin Taylor (A), 25 Liberty, Manhattan; Edw G Alsdorf (R); Chas Shongood.

**OCT. 4.**

No Legal Sales advertised for this day.

**OCT. 6.**

WARWICK ST, nwc Livonia av, 40x100; Cath Burland—Harris Wachtel et al; Kiendl & Sons (A), 68 Pennsylvania av; Michl Furst (R); Wm H Smith.

GLENMORE AV, nec Sackman, 16x84; Martha M Selover—Jennie Lippman et al; Fredk G Ashley (A), 215 Montague; Isaac Allen (R); Thos Hovendon.

**FORECLOSURE SUITS.**

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

**Manhattan and Bronx.**

**SEPT. 20.**

55TH ST, 110 E; Jno W Sterling—Jno D Henning et al; Shearman & Sterling (A).

77TH ST, ns, 275 w 1 av, 25.4x102.2; Leopold Katzenstein—Josef Lustig et al; Sternberg, Jacobson & Pollock (A).

86TH ST, 302 W; also RIDGE ST, 81; 1-8 pt; Adrian H Jacobson—Amie Davis et al; Menken Eros (A).

LOT 3, blk 54, sec 1, map of Morris Park, Bronx; Washington Savgs Bank—Annie O'Halloran; F M Patterson (A).

**SEPT. 22.**

BRONX TER, ws, lots 1236 & 1237, map of Village of Wakefield; Geo McCauslan—Bronx Borough Bank et al; L E French (A).

98TH ST, 145 W; Philip Sugerma—Gustav M L Sacks et al; T J Sanson (A).

128TH ST, 246 E; American Mtg Co—South Jersey Land Co et al; Eowers & Sands (A).

136TH ST, 170-2 W; Walter S Gurnee et al—Sargold Realty Co et al; Sullivan & Cromwell (A).

172D ST, 457 E; Daisy L Modry—Hyman Samuelson et al; L & I J Joseph (A).

INTERVALE AV, nws, 155.7 ne 167th, 50x123.7x irreg; Virginia Anderson—United Realty & Mtg Co et al; S Williamson (A).

OLMSTEAD AV, es, part of plot 425, 25x100; Phelan Bros Constn Co—Starling Realty Co et al; A Bell (A).

**SEPT. 23.**

CATHERINE ST, ws, 54.3 n Madison, 18.1x98.9; Frank Davin et al—Geo J McCafferty et al; W B Hopping (A).

STANTON ST, 290; also RIDGE ST, 141-3; Louis Simon—Geo Laubentrach et al; amended; A F Silverstone (A).

120TH ST, ns, 100 e Lenox av, 20x100.11; Jno Moller et al—Solomon Simon et al; Bowers & Sands (A).

130TH ST, 29 W; Anne D Thomson—Anna Siedler et al; Everett, Clarke & Benedict (A).

BROOK AV, nec 170th, 45.7x100; Thos P Howley—Ysidro Pendas et al; V S Lippe (A).

FORDHAM RD late Pelham av, sec Bathgate av, 82.5x200.5; Chas F Brown—Nannie S McLaughlin et al; D S Hand (A).

**SEPT. 24.**

MONTGOMERY PL, ss, 100 w Maclay av, 25x100; Washington Savgs Bank—Julia A Clements et al; amended; F M Patterson (A).

13TH ST, 626-8 E; Irving Smith—Thal Realty Co et al; amended; Cary & Carroll (A).

16TH ST, ss, 388 w 5th av, 21x103.3; Chas C Bull—Julius B Fox et al; H Hasbrouck (A).

140TH ST, ss, whole front bet 5th av & Exterior st; Maurice Bamberger, trste—Jacob Cantor et al; amended; Hays, Hershfield & Wolf (A).

AMSTERDAM AV, ws, 75 s 157th, 25x100; also 156TH ST, ns, 180 e Boulevard, or 11th av, 20x99.11; Bank of Washington Heights—Max A Schimpf et al; J Whalen (A).

BROADWAY, nwc 51st, 201x108.2 to 52d; Elmer M Kimbark—Waldemar Co et al; Lindsay, Kalish & Palmer (A).

MORRIS AV, ws, old line, 100 n 164th, 69x135.2; Anna C Wildey—Jno W Wood et al; Brush & Crawford (A).

**SEPT. 25.**

HOUSTON ST, ns, 60 e Greene, 20x83; Margt Demarest et al—Amalia Karn et al; Reeves & Todd (A).

45TH ST, ns, 240 w 3 av, 20x100.5; Maze Realty Co of NY—Nicholin Lindberg et al; A & H Bloch (A).

56TH ST, ns, 75 w 2 av, 25x100.5; Francis Speir et al—Bessie Botvinick et al; Speir & Bartlett (A).

125TH ST, 255 E; Simon Herzog et al—Lucy S H Harper et al; A G Meyer (A).

117TH ST, 125-7 W; two actions; Louis A Boettiger—Chas E Otis et al; C Brandt Jr (A).

MADISON AV, nwc 119th, 25.10x100; Richd M Bent—Sol Goldenkranz et al; A E Ommen (A).

**SEPT. 26.**

BROOME ST, ss, 50.2 w Orchard, 25.3x87.7; Jeanette F Bonner—Louis London et al; McClure & Prentice (A).

CHARLTON ST, sec Greenwich, 25x75; also GREENWICH ST, es, 25 s Charlton, 25x75; Wolcott G Lane et al—Charlton-Greenwich Co et al; Miller, King, Lane & Trafford (A).

FORSYTH ST, 157; Jno M Parker et al—Philip Lien et al; C Wood (A).

HANCOCK ST, ws, 418.9 n Columbus av, 18.9 x100; Fishkill Savgs Instn—Angelo Rezzano et al; R W Doughty (A).

LAWRENCE ST, 81; Matthias Haas—Rodrick McMahon et al; F W Pollock (A).

43D ST, 213-15 E; Ida Herz—Chas Adler et al; A Stein (A).

45TH ST, ns, 240 w 3 av, 20x100; Dora Frank—Nicholin Lindberg; I Levison (A).

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

217TH ST, ss, Lots 377 & 378, map of Laconia Park, Bronx; New York Co-Operative Bldg & Loan Assn—Chas J Carroll et al; W Langdon (A).

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JUDGMENTS IN FORECLOSURE  
SUITS.

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

Borough of Manhattan.

SEPT. 18.

No Judgments in Foreclosure Suits filed this day.

SEPT. 19.

GRENWICH ST, 830; Laura Apfel—Wm D Kilpatrick; Lord, Day & Lord (A); Jno G Saxe (R); due, \$12,051.34.

O'BRIEN AV, sec Classon Point rd, 41.2x 105.6; Albt Taubert et al—Cardine Huerstel et al; Shaw & Landon (A); Howard C. Taylor (R); due, \$2,086.33.

SEPT. 20.

LOTS 226 to 230, map of Upland Realty Co, Bronx; Herman H Oppenheimer—Upland Realty Co; J Nathan Helfat (A); Jno J O'Grady (R); due, \$10,403.37.

LOTS 19 & 20, blk 16; Lots 13 to 18, blk 17; Lots 11 to 18, 21 to 28, blk 18; 26 to 34 & 37, blk 27; 18 to 25, blk 33; 26 to 31, blk 34, and 1, 2, 3, 9, & 10, blk 35, Bronx; Franklin Savgs Society for Home Building & Savings—Jno P Wenninger; Ferriss & Storck (A); Hyman Pouker (R); due, \$18,790.66.

SEPT. 22.

No Judgments in Foreclosure Suits filed this day.

SEPT. 23.

141ST ST, 552-4 W; Jno Schreyer—Minnie Rubinstein; Louis Wendel Jr (A); Robt F Wagner (R); due, \$21,466.67.

PARK AV, sec 185th, 25x100; Johanna Zuleger—Alida Amabile et al; Henry Meyer (A); Thos Costigan (R); due, \$5,134.89.

LOT 402, blk M; Mapes Estate; Martha A Arnow—Amalie Schroeder; Timothy Power (A); David C Lewis (R); due, \$3,257.34.

SEPT. 24.

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.

SEPT. 20.

ELWOOD ST, nwc Hillside av, —x—; Peter Condon—Alfred B Cregan et al; amended foreclosure of assignment of transfer of tax lien; P Condon (A).

TAYLOR AV, es, 80 n Davis, —x—; Land & Lien Co—Onofrio Miceli et al; foreclosure of transfer of tax lien; M Frank (A).

3D AV, swc 129th, 24.1x100; Wm J Cullen—Alice E Mullen et al; partition; J J Crennan (A).

SEPT. 22.

129TH ST, ss, 125 e Riverside dr, 50x115.7; Meisel Danowitz Co—London Constn Co et al; foreclosure of lien; P S Seligman (A).

ST LAWRENCE AV, nec Gleason av, 25x100; Hyman Rosenberg—Jacob Cohen; action to foreclose mechanics lien; H Greenberg (A).

SEPT. 23.

116TH ST, 109-11 E; Herman B Grossman—David Seidman et al; action to reduce mtg; Lind & Preiffer (A).

FOWLER AV, ws, bet Rhinelander & Neil avs, lot 37; American Tax Lien Co—Mary J King et al; foreclosure of transfer of tax lien; J J Schwebel (A).

GLEBE AV, sec Union av; American Tax Lien Co—Jacob Sorin et al; foreclosure of transfer of tax lien; J J Schwebel (A).

TREMONT AV, ss, 50 w Marmion av, 50x100; Clement H Smith—Moses Lowenstein et al; action to recover ½ pt; G Hahn (A).

SEPT. 24.

BROADWAY, sec 41st, 54.1xirreg; Harris H Uris Iron Works—41st St Realty Co et al; action to foreclose mechanics lien; Weschler & Kohn (A).

SEPT. 25.

BANK ST, 20; Irving Lippman—Gustav Lippman et al; partition; C K McGuire (A).

EASTCHESTER RD, es, bet Beech & Maple Lot 5; American Tax Lien Co—Charlotte A Rowcroft; foreclosure of transfer of tax lien; J J Schwebel (A).

FOWLER AV, ws, bet Rhinelander & Neil av, Lot 37; American Tax Lien Co—Mary J King et al; foreclosure of transfer of tax lien; J J Schwebel (A).

LAWRENCE AV, es, bet West Farms rd & Mansion, Lot 47; American Tax Lien Co—Rebecca De Gandio et al; foreclosure of transfer of tax lien; J J Schwebel (A).

MADISON AV, es, — s Columbus av, Lot 342 Land & Lien Co—Annie Dolan et al; foreclosure of transfer of tax lien; M Frank (A).

NEWBOLD AV, ss, bet Castle Hill & Olmstead avs; Land & Lien Co—Jacob Weinheimer et al; foreclosure of transfer of tax lien; M Frank (A).

PARK AV, swc 134th, 99x140; Fredk Schnatz et al—Henry H Jackson et al; action to foreclose mechanics lien; Phillips & Avery (A).

RIVERSIDE DR, nec 149th, 102x193; Saml E Fairfield—A Feldman Constn Co et al; action to declare lien; J M Williams (A).

SEPT. 26.

118TH ST, 415 W; also 100TH ST, 131 W; also LONGWOOD AV, 1091-3; Jas C Bushby—Lancelot M Berkeley et al; action to set aside transfer; M D Steuer (A).

BOSTON POST RD, ws, bet Waring & Mace avs, Lot 40; Adelaide A Wabst—American Electricity Economizing Co et al; foreclosure of transfer of tax lien; Shaw & Landon (A).

MAPES AV, swc 179th, 75x100; Robt G Perry—Chas Scharfer Jr et al; action to set aside conveyance; F X Hennessy (A).

STEEBINS AV, ws, 169.1 s Westchester av, 200x100; Louis Stein—Foxyvale Realty Co; action to foreclose mechanics lien; S N Freedman (A).

WHITE PLAINS RD, es, bet Bear Swamp & Boston rd, Lot 68; American Tax Lien Co—Wm Thwaites et al; foreclosure of transfer of tax lien; J J Schwebel (A).

Borough of Brooklyn

SEPT. 18.

FURMAN ST, es, 85 s State, runs e78.7xn9.4 xw10.2xs6.4xw7.8xn8xnw14.9xw48.8xs to beg; Polhemus Memorial Clinic—Pasquale Roma et al; T F Redmond (A).

HENDRIX ST, ws, 220 s Dumont av, 20x100; also DUMONT AV, ns, 75 w Hendrix, 25x100; Max Deckinger—Branan Homler et al; Strasbourger, Eschwege & S (A).

TALLMAN ST, ss, on map of land of Jas A Hamilton, 24x47; Mary A Thomas as extrx Alfred S Smith—Rose A Brooks et al; J Lyon (A).

W 3D ST, nws, 381.6 swc Coney Island Plank rd, 20x117.6x20x116.6; Giuseppe D'Alessio—Cattello Ruggiero et al; C J Masone (A).

E 17TH ST, ws, 340 s Av S, 40x100; Hallie P Bates—Wm B Rosecrans et al; C A Clayton (A).

E 17TH ST, ws, 380 s Av S, 40x100; same—same (A).

E 17TH ST, es, 200 n Av G, 50x100; Mary E Woodworth—Susan M De Moya & ano; L M Woodworth (A).

CANAL AV, nwc W 36th, 77.6x100; Lafayette Trust Co & ano—Cornelius O'Leary et al; F M Patterson (A).

CHURCH AV, swc Brighton Beach R R, runs w38.6xs45.3xn59.6 to beg; also CHURCH AV, ss, 38.6 w Brighton Beach R R, runs s45.3xs30.8xn 68.7xe20 to beg; Julius Lehrenkrauss & ano—Albt Edwards Realty Co et al; Reynolds & Geis (A).

CONEY ISLAND AV, ws, 160 n Av P, 20x100; Chapin Home for Aged & Infirm—Rose Kavshansky et al; T F Redmond (A).

CORTELYOU RD, sec Stratford rd, 40x85.3x 43.3x101.8; Kings Co Mtg Co—Inter-Fraternal Realty & Development Co et al; Furst & Furst (A).

CROPSEY AV, wc 20 av, 90.8x311.1x101.6x 315.6; also GRAVESEND BAY and 20TH AV, 158x1.780x158x1.772; Home Life Ins Co—Mary T L Warren et al; T F Redmond (A).

DE KALB AV, ns, 195 w Throop av, 20x100; Max Kramer—Isidor Greenfeld et al; S Israel (A).

PITKIN AV, ss, 83.7 e Eastern pkwy, 20x 116.4x22.1x125.9; Oswego City Savgs Bank—Max Herbst et al; T F Redmond (A).

11TH AV, ses, 20.2 ne 49th, 20x100; Title G & T Co—Richard Heepe et al; T F Redmond (A).

12TH AV, ses, 130.4 ne 38th, 20x100; Eagle Savgs & Loan Co—Yetta Berkowitz et al; J C McLeer (A).

18TH AV, ses, 1,025.6 w 3d, 22.3x115.7; Natl Savgs Bank of Albany—Southweald Development Co et al; T F Redmond (A).

SEPT. 19.

ADAMS ST, es, 112 s Concord, 49.10x102.9x 50.2x102.9; also adjoining alley, 2.9x3.1; Nathan H Cohen—Potter & Decker Realty Co et al; M Miller (A).

BRISTOL ST, es, 30 n Sutter av, 25x100; Wm Singer—Rachel Shames et al; Jones, McKinny & S (A).

GOLD ST, nec Flatbush av, runs n34.2xe48.9 xs20xw24.3xs60xw5.1xw49.11 to beg; Bowery Savgs Bank—Patk Duffy et al; T F Redmond (A).

HANCOCK ST, ss, 182.6 e Ralph av, 23.9x 100; Wm M Mills et al—Saml Maitin et al; Baylis & Sanborn (A).

SOMERS ST, ns, 386.1 e Stone av, 26.8x100; Eliz S Gardiner & ano—Chas L Reis et al; Murtha & Hanson (A).

STEBENS ST, ws, 375 n Myrtle av, 25x100; Alfred T Leward—Harry O Wolff et al; H J Davenport (A).

E 9TH ST, es, 140.3 n Av T, 20x100; Ida E Davis—Henry E Moore et al; H J Davenport (A).

E 14TH ST, ws, 140 s Av R, 40x100; Mary J Johnson—Geo H Haynor et al; A H T Banzhaf (A).

E 15TH ST, ws, 126.11 n Av D, 40x100; Louis F Ruf—Clarence D Stone et al; King & Booth (A).

EELMONT AV, sec Powell, 50x100; East Bklyn Savgs Bank—Monok Co et al; Phillips & Avery (A).

BLAKE AV, ss, 40 w Ashford, 20x90; Prudential Bond & Mtg Co—Abr Goldsmith et al; J Sapinsky (A).

CLARENDON RD, ns, 80 w E 23d, 20x60; Margt A Ure—Geo E Wilson et al; Van Alen & Dyckman (A).

SHEPHERD AV, es, 240 n Ridgewood av, 20x 102.5; Ella F Scott—J Alfred Pisani et al; Cary & Carroll (A).

STONE AV, ws, 25 s Somers, 25x80; Mary A Ketcham—Mary E Baker et al; C H Ketcham (A).

STONE AV, ws, 75 s Somers, 25x80; same—same; same (A).

13TH AV, es, 40 s 73d, 20x100; Wm H Wiemann—Eppner Realty Co; specific performance; Reynolds & Geis (A).

LOT 769, blk 22, on map of 1,197 lots in Town of Flatbush & New Utrecht, belonging to Wm Ziegler; Antonia M Jaeger—Geo Hamilton et al; E Sweeney (A).

**SEPT. 20.**

KENMORE PL, es, bet Voorhies & Emmons avs, —x—; Pauline Jung—Stephen S Voorhies et al; foreclosure of tax lien; H C Gollmer (A).

NAVY ST, es, 100 s Lafayette, 25x100; Otilie Moser et al—Ferdinando Russo et al; G S Smith (A).

E 9TH ST, es, 80.6 s Foster av, 80x100; Fanny T Sing—Chas F Greenawalt et al; C S Stephenson (A).

BAY 38TH ST, ses, 200 ne Benson av, 96.8x100; Eva Heymann—Rosolia A Pipitone et al; T E Brownlee (A).

39TH ST, ns, 21 w 9 av, runs w76xn90.2xe30 xe—xs87.6 to beg; Chas W Young—Robt Smith et al; L Karasik (A).

42D ST, sws, 250 se 16 av, 30x100.2; Delorah Lehman—Agnes Leone & ano; M E Lehman (A).

92D ST, nwc 3 av, runs n200xw300xs100xe200 xs100xe100 to beg; Danl McNamara—Jas L Meeks et al; W J Lewis (A).

AV W, ss, 57 e E 12th, 28x100; Chauncey R Watson—Edith Tillman et al; A Dession (A).

AV W, ss, 85 e E 12th, 29.10x104.3x59.5x100; same—Mary Randrup et al; same (A).

3D AV, ws, 50.2 s 42d, 16.8x100; Chas Goldstein & ano—Frances A Bartling et al; Cook & Benjamin (A).

LOTS 5 & 6 on map of 101 valuable lots owned by Geo C Tilyou, A D Borschmann & Theo W Kramer, near Sea Gate, C I; Emily Bosios—Felix Miserocchi et al; R K Jacobs (A)

**SEPT. 22.**

BLEECKER ST, ws, 225 n Evergreen av, 25x100; Wm Moitrier & ano—Ellen Blaney et al; Mann, Euxbaum & S (A).

CARROLL ST, sc Denton pl, 75x90x85x90.5; Sing Sing Savgs Bank—Arthur Baur et al; T F Redmond (A).

DIAMOND ST, ns, 2030.6 e Flatbush av, 50x200; Wm Braun & ano—Ernst Findeisen et al; R E Moffett (A).

HULL ST, ns, 135 e Rockaway av, 15x100; Susan C Kiernan—Anna Barnes et al; Hirsh & Newman (A).

JACKSON ST, ns, 175 e Union av, 50x100; Otilie Moser et al—Anachleto Carrello et al; G S Smith (A).

LUQUER ST, ss, 200 e Columbia, 20x100; Title G & T Co—Rudolph Diodati et al; T F Redmond (A).

MONTGOMERY ST, ss, bet Albany & Troy avs, —x—; Tax Lien Co—Ellen Blake et al; foreclosure of tax lien; W Lustgarten (A).

SKILLMAN ST, ns, 150 e Union av, 25x100; Bond & Mtg Guar Co—Gaetano Colombo et al; T F Redmond (A).

W 35TH ST, ws, 100 s Neptune av, 30x118.8; Jennie E Zittlosen—Rosalia A Pipitone; W J Pape (A).

51ST ST, nes, 80 nw 8 av, 20x100.2; Hanna C Thompson—Oska M Olsen et al; partition; O H Stearns (A).

55TH ST, nes, 272.6 nw 14 av, 20x90.2; David Dows—Josephine Sweeney et al; H L Thompson (A).

BEDFORD AV, nec S 9th, 65x80; Kings Co Savgs Institution—Jeronemus S Underhill & ano; W W Taylor (A).

GREENPOINT AV, ns, 80 e Franklin, 25x95; Minnie B Wood—Mary J Bornemann et al; R W Kellogg (A).

HAMILTON AV, nes, 127.6 s Centre, runs e42xne14.8xe05xne44.9xw14.7xsw50.11 x w38.1kse 16 to beg; Henry Erevooort—Christina Pearson et al; D V D Reiley (A).

HOPKINSON AV, ws, 261.6 s Hegeman av, 21x100; Mahlon W Newton—Sarah Edellist et al; C F Corner (A).

HOPKINSON AV, ws, 282.6 s Hegeman av, 17.6x100; same—same; same (A).

LIBERTY AV, nec Crystal, 20x90; Geo G Dutcher—Harry Kaufman et al; G G Dutcher (A).

LIBERTY AV, ns, 20 e Crystal, 20x90; same —same; same (A).

LIBERTY AV, ns, 120.6 e Crystal, runs n 44.7xw07xn45.5xw20xs90xe20.6 to beg; same—same; same (A).

PITKIN AV, ss, 203.7 e Eastern pkwy extension, 20x107; Oswego City Savgs Bank—Alex Sabsevitz et al; T F Redmond (A).

SARATOGA AV, es, 61.6 s Eastern pkwy, 20 x108x—x94.11; Pennington Whitehead—Louis Abramson Contracting Co et al; Duer, Strong & W (A).

**SEPT. 23.**

KEAP ST, ses, 100 sw Bedford av, 89.4x100; also BEDFORD AV, sws, 50.8 se Ross, 49.3x 99.9; Saml Lipschitz—Saml Zechnowitz et al; Morris & Saml Meyers (A).

LORRAINE ST, sc Columbia, 100x125; Dimes Savgs Bank—Mary J Connelly; Dykman Oeland & K (A).

MIDDLETON ST, ss, 96.2 e Lee av, 16.10x 100x16.3x100; Schafran Bros—Saml Freundlich et al; Marks & Marks (A).

PACIFIC ST, ns, 100 e Brooklyn av, 70x116; Benj Steinmar & ano—Greenwich Investing Co et al; J J Pantell (A).

SANDS ST, 53, —x—; Obermeyer & Liebmann—Jas O'Reilly; R E Moffett (A).

STERLING ST, ns, 340 w Bedford av, 40x100; Alex McBride—Aranson Realty Co et al; C Simis (A).

14TH ST, ns, 491 w 3 av, 25x100; Ann E Wilben—Frances Van Horn et al; partition; G A Rose (A).

BAY 32D ST, ss, 108.6 e Cropsey av, 96.8x120; Title Guar & Trust Co—Augusta Ward et al; H L Thompson (A).

54TH ST, ns, 275 w 3 av, 17.6x100.2; Louise H C Kruse—Carrie B Dallion et al; J H Breaznell (A).

92D ST, ss, bet Dahlgren pl & Battery av, —x—; Tax Lien Co of N Y—Sampson W Banks et al; foreclosure of tax lien; Eliz S Pope (A).

KNICKERBOCKER AV, sws, 25 se Grattan, 25x79.5x25.2x68.9; Rudolph Bleyer—Dean Holding Co; S Berg (A).

NEW YORK AV, ws, 28.2 s Church av, 20x 80; Merchants Co-op Mtg Co—Ideal Realty Co et al; M Hertz (A).

WASHINGTON AV, es, bet Sullivan & Malbone, —x—; Tax Lien Co—Theresa Bridge-water et al; Eliz S Pope (A).

WASHINGTON AV, es, bet Sullivan & Malbone, —x—; Tax Lien Co—Stephen Hoyle et al; Eliz S Pope (A).

**SEPT. 24.**

ALTON PL, nws, 290 ne Flatbush av, 60x 100; Theo N Joerg—Eliza F Stearn et al; H Joerg (A).

BARRETT ST, ws, 200 s Pitkin av, 100x100; Bartlett Dumont Co—Doris Realty Co et al; J J Schwartz (A).

COLUMBUS PL, ws, 144.7 n Atlantic av, 23x 105; Adam Rothar—Agnes L O'Dougherty et al; N Dietz (A).

CRESCENT ST, ws, 60 s Weldon, 20x100; Harman Wermann—Christian Schmidt et al; Kiendl & Sons (A).

JEROME ST, es, 340 s Sutter av, 20x100; Margt J Brannigan—Edna S Gelhardt et al; H M Billinger, Jr (A).

MONROE ST, ss, 134.4 e Lewis av, 16.4x100; Rector Church Wardens & Vestrymen of St Peter's Church—Emma H Benedict et al; Cary & Carroll (A).

SACKETT ST, ns, 366.10 e 4 av, 20x100; Eliza N Hall—Peter Kelly et al; E C Dusenbury (A).

SACKMAN ST, ws, 250 s Sutter av, 37.6x 100; Louis Glasser et al—Chester Trading Co; G Tonkonogy (A).

E 38TH ST, ws, 257.6 n Av I, 100x160; Aug W Schmidt—Anna S Wingerath et al; M B Rich (A).

AV S, wc Ryder av, runs sw448.9xw732.6xne 1631.5xse45.7xse—xs—xw—xs—xsw—xnw— to beg; Frank Parker—N Y & Flatbush Realty Co et al; specific performance; R H Elder (A).

ALBEMARLE RD, sec E 4th 40x100; Fredk Boylhart—Mary F Weitekamp; W H Garrison (A).

ATLANTIC AV, ns, 41.6 e 3 av, 19.6x80; Dime Savgs Bank—Mary A Hanley et al; Dykman, Oeland & K (A).

DITMAS AV, ns, 80 w Westminster rd, 40x 100; Pierre E Richards—Virginia L Egbert et al; Cary & Carroll (A).

E NEW YORK AV, ss, 92.5 e Albany av, 60x 100; Ellen Carberry—Agnes Somerville; E F Driggs (A).

LAFAYETTE AV, ns, 20 w S Elliott pl, runs w20xn80xw40xn20xw20xn42xe100xs62xw20xs80 to beg; Dime Savgs Bank—Richd W Annin et al; Dykman, Oeland & Kuhn (A).

LEXINGTON AV, ns, 275 e Grand av, 50x 100; Peekskill Savgs Bank—Augustus M Price et al; H L Thompson (A).

LIBERTY AV, ns, 27.6 w Elton, 75x100; Lawrence J Frank & ano—Nicola Libretti et al; I Solomon (A).

METROPOLITAN AV, ns, 200.1 e Union av, 26.8x64x26.6x60.8; Camille M B Springsted—Michl A Cestar et al; W S Miller (A).

ST MARKS AV, ss, 100 e Nostrand av, 33.4x 150.7; Home Life Ins Co—Jas B Coombs et al; H L Thompson (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.**

**SEPT. 20.**

25TH ST, 11 W; Adin G Pierce Co—11 W 25th St Co (201). 822.00

103D ST, 150 E; Chas Greenberg et al—Jacob Vogelfanger & Saml & Henry Berman (206). 66.50

116TH ST, 156 E; Morris Goldstein et al—Donato M Gefola & V Palmieri Contracting Co (205). 25.00

125TH ST, 253-9 W; Arthur Greenfield, Inc—Saml D Lit, Jacob D Lit, Chas J Stumpf, Henry J Langhoff, Stumpf & Langhoff Co & Arrowhead Realty Co (207). 8,629.71

126TH ST, ss, 275 e 8 av, 75x99.10; same—Adelaide B, Miriam H & Jno H Cromwell, Chas J Stumpf, Henry J Langhoff & Arrowhead Realty Co (208). 485.17

144TH ST, 305 W; Morris Siegel—Harvey Thompson (203). 465.00

176TH ST, ns, 191 e Marmion av, 88x150; Del Balso Contracting Co—Robt J Rooney (202). 1,936.88

3D AV, sec 87th, 26x100; Isadore G Field—Jacob & Hannah Fuhs & Nathan W Altman (209). 64.35

3D AV, 2980; Wolf Rabinowitz et al—Minnie Kalmus, Sophie Blum, Gussie Spingarn, Eenj Kalmus, Aug Kalmus, Gertrude J Luks, Ida K Auerbach & H Tennenbaum (204). 80.50

**SEPT. 22.**

CHARLOTTE ST, es, 110 n Seabury pl, 75 x100; Picken Quinn Co—Charlotte Consta Co & Hann Consta Co (213). 10,000.00

25TH ST, 11 W; Barker Electric Co—11 W 25th St Co (211). 180.00

39TH ST, 639-41 W; Robt A Keasbey Co—Chas E Appleby, Jos Sterns, Moses Sterns, Arthur Sterns, Jos Sterns & Sons, Inc, Weehawken Stock Yards Co, Union Stock Yards Co & S L Waller Consta Co (217). 175.00

72D ST, 256 W; Geo H Storm & Co—Wellwyn Contracting Co & Harry Fleischmann (219). 90.34

97TH ST, 229 W; Geo H Storm & Co—Jno Doe & Harry Fleischmann (218). 98.20

110TH ST, ns, 145 w 5 av, 50x100; Edgar A Whitney—Louis W Morrison & Marlboro Construction Co, Inc (210). 700.00

139TH ST, ss, whole front bet Edgecombe & St Nicholas avs; Geo H Storm & Co—Solow Consta Co & Harry Fleischmann (221). 423.68

MADISON AV, swc 42d, 25x25; R C Rutledge, Inc—Lincoln Trust Co & Monroe M Golding (214). 43.47

RIVERSIDE DR, es, 193.10 s 129th, 50x irreg; Hannah E Egan—London Consta Co (215). 70.00

8TH AV, 613; Morris Hochberg—Isidore Jackson, Abr Stern, Jno Overfield & Jno Taggart (212). 126.00

# Uncle Sam Adopts Edison Service

We have just signed a contract with the Treasury Department of the Federal Government for the complete supply of light, heat and power to the Brooklyn Post Office.

This means the abolition of one of the finest private plants in the country.

The shutdown of this plant is a matter of real significance to builders, owners and architects, contemplating building construction in Brooklyn.

The point we make is this: "Do not invest thousands of dollars in private plants for new buildings before you get our figures on what Edison service would cost.

Write us. Our Power Engineering Bureau will render you valuable service, and without obligation on on your part.

## EDISON ELECTRIC ILLUMINATING CO. OF BROOKLYN

General Offices  
360 Pearl Street  
Telephone, 8000 Main

Mechanics Liens—Manhattan and Bronx (Continued).

SEPT. 23.

HOUSTON ST, nec Av D, 44.9x70; Abr Pencowsky—Nomen Realty Co & Simon Steiner (227). 68.00
HENRY ST, 184; Louis Ehrlich et al—Congregation Nusach Hoari & Frank Meyer (225). 80.00
HOFFMAN ST, nwc 187th, 100x96.11; Wilkinson Contracting Co—Beatrice Tuoti, Guiseppina Santangelo & Baribaldi Realty & Constn Co (224). 330.00
40TH ST, 110-2 W; Jos Hilbring—Edw W Browning & Jas Barry (229). 218.00
108TH ST, 124 E; Alex M Berman et al—Herman J Sonnenberg (223). 1,700.00
111TH ST, 165 E; Saml Lucker—Theresa C McGuire (226). 242.00
225TH ST, 671 E; Antonio Bonagur—Fred & Ella Miller (228). 457.00
AMSTERDAM AV, ws, 94.4 s Liberty, 25x100; Isidor Ginsberg—Wm H Blowitz & Tobias Schwartz (226). 70.00
DALY AV, ws, 250 n 176th, 200x200; Jno Kolenik, Jr, & Co, Inc—Roman Catholic Church of St Thomas Aquinas, Bartolucuis Star Iron Works, Inc & Eugene C O'Toole (231). 724.00
MADISON AV, swc 42d, 25x25; R C Rutledge, Inc—42d St Co & Monroe M Golding (230). 43.70
RICHARDSON AV, 4528; Anthony Polzella—Annette Lagiusa & Nicola Laguisa (227). 115.00
ST NICHOLAS AV, nwc 164th, 133.4x171.5; Geo Roberts Co—Albion Constn Co (222). 11,220.00
SAME PROP; Webster Iron Works, Inc—same (223). 5,350.00
SAME PROP; Vincent Valentine Contracting Co—same (224). 1,900.00
SAME PROP; A C Horn—same (225). 450.00
2D AV, 133; Benj W Levitan—Alice T Ketalas, Edith M K Wetmore, Geo P Wetmore, Edith M K Wetmore, Maude A K Wetmore & Rogers K Wetmore & Saml Augenblick Co (222). 375.00

SEPT. 24.

118TH ST, 326 E; Sam Horowitz—Sarah E Cahill (240). 15.75
142D ST, 131 W; Jos A Canzonery—Edw Fisher & H M Weil (242). 51.00
159TH ST, ss, 150 w Courtlandt av, 50x100; Lanigan Bros, Inc—Cedar Constn Co & J J C Dunn (245). 123.60
159TH ST, ss, 100 w Elton av, 50x100; Lanigan Bros, Inc—Cedar Constn Co & J J C Dunn (244). 88.20
230TH ST, ns, 80.6 w White Plains av, 25x 114; E Magaldi Co—Grace Pandolfo & Hugelo Pandolfo (246). 155.00
BROADWAY, 346; Mark C Tredennick—N Y Life Ins Co (243). 9,256.84
BROADWAY, sec 41st, 54.1xirreg; Harris H Uris Iron Works—41st St Realty Co & Hotels Realty Holding Corpn (247). 19,991.65
DALY AV, 1901-15; Hirschhorn Schoneberger & Krieger—Roman Catholic Church of St Thomas Aquinas, Eugene C O'Toole & Star Iron Works, Inc (238). 1,200.00
PARK AV, ws, 287 s 187th, 150x100; Vincenzo Abbenante—Tremont Park Realty Co; renewal (241). 961.07
W END AV, 782-6; Cork & Zicha Marble Co, Inc—L & M Holding Co & Interborough Marble Co (239). 30.00

SEPT. 25.

BECK ST, ss, 100 w Av St John, 200x125; Adolph Kugel—Ostro Constn Co (251). 2,045.00
45TH ST, 129 W; Nathan Sater—Evelyn C Manley, Louis M Grey & Sol Schwartz (250). 580.00
49TH ST, 128 W; D'Angelo Contracting Co—Carolyn H Swiney & Edw Egenberger (252). 465.00
108TH ST, 124 E; Philip Baum—Herman J Sonnenberg, Alex Berman & Phillip Berman (254). 425.00
129TH ST, ss, 125 e Riverside dr, 50x115.7; Oriental Fireproof Sash & Door Co—London Constn Co (248). 395.00
5TH AV, 100; Manhattan Electrical Contracting Co—Rothschild Realty Co & Princely Pearl Novelty Co (253). 30.00
8TH AV, 613-15; Jas McCarthy—Isidore Jackson, Abr Stern, Jacob Valensi & Louis Tager (249). 192.50

SEPT. 26.

24TH ST, 153-61 E; also 25TH ST, 150-58 E; Jno F Cockerill, Inc—Centaur Realty Co; renewal (255). 6,563.19
24TH ST, 152-62 E; Jno F Cockerill, Inc—Fiss, Doerr & Carroll Horse Co; renewal (256). 2,445.14
103D ST, 150 E; Saml Goldberg—Jno Vogel-faimer & Alex & Phillip Berman (259). 125.00
DALY AV, 1901-15; Hagadone Constn Co—Roman Catholic Church of St Thomas Aquinas & Eugene C O'Toole (257). 805.00
HOE AV, 954-8; Henry M Susswein et al—B & C Constn Co & Wm Simpson (260). 1,475.03
RIVERSIDE DR, 146; Holmes Plumbing & Contracting Co—Josephine B Martin (258). 104.00
ST ANNS AV, 602; Chas Edwards—Wm Kirchner & Geo F Bache (262). 230.00
ST NICHOLAS AV, nwc 164th, —x—; Otis Elevator Co—Albion Constn Co, Chas Buek Constn Co & One Sixty-four Building Co, Inc (264). 678.75
WEBSTER AV, swc 173d, 215x86.7; Harlem River Lumber & Wood Working Co—Nan Realty Corpn & Aug Nelson (263). 248.70
FERRY SLIP, & C, at foot of Classon Point rd & E River; A M Hazell—Twin City Ferry Co (261). 685.94

Borough of Brooklyn

SEPT. 18.

COURT ST, swc Joralemon, 63.9x50.6x84.9x 79.11; Thos Galligan Inc—Weinbros Real Estate Co & Marcus Contracting Co. 6,565.48
FORT GREENE PL, 69; Martin King—Josephine Ketcham. 55.00
FRANKLIN ST, 213; Michael Link—Geo Meyer & Alvina Meyer. 122.00
DUMONT AV, nec Hinsdale, 100x100; Turner Contracting & Impt Co—Belmont Holding Co & Theodore Friedland. 754.31
PITKIN AV, 1482 & 1486; also GRAFTON ST, 7; M Brimberg—Mary & David Spain & Bertha Broder. 250.00
ST MARKS AV, ns, 125 e Kingston av, 100x 155.7; Turner Contracting & Impt Co—M & J Constn Co. 1,687.50

SEPT. 19.

JORALEMON ST, swc Court, —x—; Antonio Bonagur—Weinbros Real Estate Co, Empire Roofing & Concrete Constn Co & Jno H Parker Co. 17,500.00
MIDWOOD ST, ss, 265 e Bklyn av, 20x100; Jos Petrucci—Pietro & Rosa Moscarelli. 569.00
OVERBAUGH PL, ss, 112 e E 41st, —x—; J A Nelson—Annie R Towne. 158.83
STOCKTON ST, 184-6; Kahn Bros—Sarah Kronenberg, Jno Wolf, Jno Goldstein & Nathan Sater. 355.00
15TH ST, 527; Aik Rosenman—Clara Alexander. 25.00
BATH AV, sec Bay 17th, —x—; Vincenzo Trias—S E S Realty Corpn. 215.50
DUMONT AV, swc Douglass, 100x250.3; Jacob Lieb—Douglass Bldg Co. 271.79
DUMONT AV, nwc Ames, 100.5x240; Jacob Lieb—Douglass Bldg Co. 190.53
LIVONIA AV, nwc Douglass, 100x200.3; Jacob Lieb—H M B Eldg Co. 166.86
METROPOLITAN AV, 340; Benj Gold—Luigi Caiozzo, Hyman Schwartzberg & Aaron Falek. 215.00
METROPOLITAN AV, 340; Hyman Schwartzberg & ano—Luigi Carozzo. 957.25
NEW LOTS AV, 93; Robt Kloiber—Thos J & Priscilla D Sillis. 768.60
SURF AV, ss, 50 w Dreamland Park, 20x80; L G Mitchell—Dreamland Park Co, Wareham Co & Wm A Ellis. 947.46

SEPT. 20.

E 22D st, ws, 200 s Av R, 40x100; E Arnold & ano—Bertha R Winchester & L A Brennan Co. 125.00
63TH ST, 1944-52; also 67TH ST, 1943-57; R Di Paolo—West End Impt Co & H W Lippman. 132.55
17TH AV, 8624; A Scarpanti—Stefeno Coguta, Cira & Giuseppe Mattina. 133.00

SEPT. 22.

ROSS ST, 164; Kaslow Iron Wks—Rose Berkowitz & J E & J Epstein. 56.00
E 7TH ST, 2134-6; Sylvester Ross Jr—Mayhew Constn Co & Wm J Cockle. 26.71
E 40TH ST, ws, 140 n Av K, 40x100; S Cantor—Weiss Constn Co. 60.00
PROSPECT AV, 257; Danziger Painting Co—Annie C Hoff & Fannie Barasch. 285.00
WILLIAMS AV, ws, 100 n Dumont av, 100x 100; Colonial Mantel & Refrigerator Co—Victorius Land & Impt Co & Alex S Steinfeld. 253.55

SEPT. 23.

E 29TH ST, ws, 100 s Av C, 25x100; Joe Levine—Jos Mandelbaum. 17.00
60TH ST, 1024-8; Realty Supply Corpn—Vaninne & Vincenzo Lorraine. 133.75
CLARENDON RD, 2403; W A Roche—Maria Ruh & Jos N Neef. 31.50
LIVONIA AV, nwc Douglass, 100x260.3; Standard Lime Co—H M B Bldg Co. 810.08
PUTNAM AV, sec Howard av, 100x100; Jno H Parker Co—Bushwick Hospital. 36,652.69
WILLIAMS AV, 396-402; Geo Singer—Victorius Land & Impt Co & Alex Steinfeld. 179.06

SEPT. 24.

E 38TH ST, ws, 277.6 n Av I, 40x100; R Kramer—Anna S Wingerath. 33.13
NOSTRAND AV, nec President, —x—; Bklyn Hoist & Dumbwaiter Co—Shelbourne Constn Co. 150.00

SATISFIED MECHANICS' LIENS.

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

Manhattan and Bronx.

SEPT. 20.

LAFAYETTE ST, 411; Theo Kriloff—Estate of Simon Goldenberg et al; Aug26'13. 51.00
122D ST, 424-6 E; Natl Plumbing Supply Co—South Jersey Land Co et al; July31'13. 105.00
AV B, swc 20th; Wm P Young & Bros—Jno U Brookman et al; June28'13. 647.52
WEST END AV, 562-8; R J Donovan Co—Aeon Realty Co et al; Sept15'13. 204.75

SEPT. 22.

39TH ST, 104 W; Wm A Swasey—Wm McDonald et al; Sept4'13. 575.00
ARTHUR AV, nec 181st; Church E Gates & Co—Chas A Corby et al; Aug12'13. 331.08

SEPT. 23.

PEARL ST, 434; Louis Martinez—Augusta Schieck et al; Oct11'11. 476.67
25TH ST, 11 W; Claremont Iron Works—11 W 25th St Co et al; Sept16'13. 473.76
226TH ST, ss, 230.2 e Barnes av; Bronx Sash & Door Co, Inc—C Guidone, Inc, et al; Aug18 '13. 1,088.00
BATHGATE AV, 1601-5; Henry Krakower—Jos G Kaufman et al; Sept9'13. 50.00
SAME PROP; Max Greenberg—same; Sept9 '13. 50.00
SAME PROP; Harry Zudeck—same; Sept9 '13. 320.00
SAME PROP; Louis S Rosen—same; Sept9 '13. 50.00
ST NICHOLAS AV, nwc 164th; Hay-Walker Brick Co—Albion Constn Co et al; Sept2'13. 1,425.00
SAME PROP; Jno Liddle Cut Stone Co—same; Sept8'13. 1,230.00
3D AV, 2914; Leandro Casario—Louis A Lehmaier et al; Aug4'13. 95.00
211TH AV, 455; Ross & Sissti, Inc—Estate of Peter McGirr et al; Aug8'13. 2,231.00

SEPT. 24.

BUENA VISTA AV, sec 179th; Dominico Direzzo—Wm B Sommerville et al; July21'13. 40.00
SAME PROP; Pasquale Rait—same; July21 '13. 101.25
SAME PROP; Mark Dofillipo—same; July21 '13. 64.66
SAME PROP; Philip Nastazo—same; July21 '13. 64.66
SAME PROP; Salvatore Rafael—same; July 21'13. 13.75
SAME PROP; Antonio Lebiato—same; July21 '13. 16.25
SAME PROP; Raphael Jaco—same; July21 '13. 60.00
SAME PROP; Michl Rogozzino—same; July 21'13. 122.78
SAME PROP; Jos Geneno—same; July21'13. 40.00
SAME PROP; Nico Pelleccio—same; July21 '13. 86.68
SAME PROP; Jos Vinski—same; July21'13. 60.50
SAME PROP; Sebastian Cavero—same; July 21'13. 26.20
SAME PROP; Vincenzo Geral—same; July21 '13. 51.11
WENDOVER AV, 540-44; Wolf Weinraub—Cunard Realty Co et al; Aug29'13. 700.00
SAME PROP; Clyde F Howes—same; June24 '13. 70.20
FT WASHINGTON AV, nwc 162d; Grossman Bros & Rosenbaum—Hilliard Constn Co et al; Aug27'13. 360.00
ST NICHOLAS AV, 882-8; Harry Farber—Wm I Seaman et al; Feb17'13. 395.00

SEPT. 25.

110TH ST, 209-11 E; Hiller Slavin—Anna C Johnson et al; Aug9'13. 200.00
149TH ST, ss, 215 w Brook av; Davis Latheney & Co, Inc—Bronx 149th St Realty Co et al; Sept17'13. 1,014.48
BROADWAY, 1351-65; H P Wright & Co—Crosstown Realty Co et al; June26'13. 5,058.00
SOUTHERN BLVD, ws, 961 s Westchester av; Empire City Iron Works—Kellwood Realty Co et al; Aug21'13. 1,338.25
81ST AV, 2140-8; Milliken Bros Inc—Standard Gas Light Co et al; May21'13. 28,453.13
SAME PROP; same—same; May21'13. 6,994.00
1ST AV, 2140-8; Milliken Bros Inc—Standard Gas Light Co et al; Sept10'13. 23,572.08
SAME PROP; Vulcan Rail & Constn Co—same; Feb11'13. 7,910.00

SEPT. 26.

225TH ST, ns, 600 w 6 av; Claremont Iron Works—11 West 25th St Co et al; Sept18'13. 473.86
93D ST, 5-9 W; Harry Rosenbaum Iron Works—Columbia Grammar School et al; Aug 18'13. 103.00
105TH ST, 309 E; Jacob Solomon—Dino Hur-wich et al; Sept18'13. 65.00
141ST ST, 610-16 W; Geo H Storm & Co—Essen Constn Co et al; Sept22'13. 2,548.60
BROADWAY, 2281-9; also 82D ST, 251 W; Berger Mfg Co—Lansing Realty Holding Co et al; Sept15'13. 255.00
MACLAY AV, 2110-14; Christian Vorndran's Sons—Belle Daily et al; June18'13. 350.00
WALTON AV, nwc 177th; Julia Salmon—Adolph Wexler et al; Sept22'13. 43.10

Borough of Brooklyn

SEPT. 18.

LAKE ST, nec Av T, 75x138x77.5x119.6; Lyman L Settel—Mayhew Constn Co; Aug14'13. 600.00
E 35TH ST, ws, 300 n Av K, 180x100; Star Woodturning Co—H K Realty Co; July14'13. 210.00

41ST ST, nec 6 av, 100x100; J J Corcoran—Leumas Constn Co & Renshaw Realty Co; Sept 17'13. 728.00
ATLANTIC AV, ss, 300 w Hopkinson av, 100x100; Vincenzo Luciano & ano—M & J Construction Co; June24'13. 300.00
CLINTON AV, nec Myrtle av, 25x100; Ana Wiederman—Slocum Amusement Co & Flushing Iron Works; Sept4'13. 184.00
NEW YORK AV, ws, 200 n Tilden av, 200x 102.5; Jacob Rutstein & ano—Karp Constn Co; Nov26'12. 95.50

SEPT. 19.

15TH ST, sws, 94.11 nw 3 av, —x—; S Levitt—Minnie Kaiser; June30'13. 50.00
SAME PROP; M Krein—same & Sam Kaiser; May13'13. 23.42
E 32D ST, sec Snyder av, 50x90.10; Carmine Carratino—Mass Realty Co; Aug28'13. 441.00

# Directory of Real Estate Brokers

## Real Estate Operators

### ELIAS A. COHEN

Real Estate Operator  
198 BROADWAY  
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Real Estate Operators  
Telephone 980 Cort. 135 BROADWAY

### HARRIS & MAURICE MANDELBAUM

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## Mount Vernon

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William S. Anderson, President  
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Satisfied Mechanics' Liens, B'klyn (Continued)

AV P, nwc E 13th, 100x100; Terminal Lumber & Trim Co—Provident Associates; Aug29 '13. 400.00
CLARENDON RD, ss, 150 w E 23d, 40x100; F Garcia—Wm R Golding; Sept11'13. 22.00
PROPERTY in block bounded by Flatbush & Bedford avs and Clarkson & Diamond sts, at a point 145 s Clarkson & 725 e Main, 40x55; Blake Iron Works Co—Powell Garage Co & I D Construction Co; Sept11'13. 183.00

SEPT. 20.

BALTIC ST, 428-30; Gowanus Wrecking Co—Maria B Giovannello, Gaetana Lozito, Julius & Henry Miller; Aug13'13. 304.59

SEPT. 22.

SNEDIKER AV, ws, 60 s Blake av, 100x100; Empire City Lumber Co—Snediker Constn Co, Louis Kesselman, Hyman Silve, Esther Klein & Rachmael Schmer; July12'13. 809.73
SAME PROP; Greenberg & Schlecker—Snediker Constn Co; Aug19'13. 1,850.00
SAME PROP; Max Cohen—Snediker Constn Co & Title Ins Co; June25'13. 110.00
SAME PROP; Botnick & Flow—Snediker Construction Co; July2'13. 400.00
SAME PROP; J Samlowitz—same; July14'13. 140.00
SAME PROP; A Segalowitz—same; July17'13. 600.00
SAME PROP; M Cohen—Snediker Constn Co & Title Ins Co; June25'13. 125.00

SEPT. 23.

SNEDIKER AV, ws, 100 n Livonia av, 140x100; Simon Gasner & Sons—New Lots Constn Co & Harry Schneider; Sept23'13. 510.00
SNEDIKER AV, ws, 90 n Hegeman av, —; Simon Gasner & Sons Co—Abr Segalowitz, Rachel Segalowitz, Abe Kabakow & Hyman Goodson; Aug26'13. 400.00

SEPT. 24.

SNEDIKER AV, ws, 60 s Blake av, 100x100; Klein Material Co—Snediker Constn Co & N Y Mtg & Security Co; June16'13. 600.00

- 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.

SEPT. 19.

Canada Iron Corp, Ltd—Wm P Haff; \$1,092; A Campbell.

SEPT. 20.

Boyce, Edw C; Richd T Lynch; \$2,996; Moos, Prince & Nathan.
United States Metal Products Co; Alex Cameron Jr; \$3,029.57; O'Brien, Boardman & Platt.

SEPT. 18, 22, 23 & 24.

No Attachments filed these days.

CHATEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan and Bronx.

SEPT. 19, 20, 22, 23, 24, 25.

Keilbert Constn Co, 2334 Webster av..Leon Mayer & Co. Gas Fixtures. 425
Scollan, Jno. Hillside av, swc Nagle av, —x—.Roesser & Sommer Co. Fixtures. 330

Borough of Brooklyn

SEPT. 18, 19, 20, 22, 23, 24.

Elgin Bldg Co. Bay 24th st nr Bath av.. Wm Kerby. (R) 70
Kiyor, Kuper & Goldberg. Blake av, nwc Williams av..I A Sheppard & Co (R) 100
Kotimsky, B. Blake av & Cleveland st..I A Sheppard & Co. (R) 175
Kulick, Chas A. 66th st nr 6 av..Elsie E Kerby as extrx. (R) 75
Midwood Plumbing Co & Vermont Bldg Co. Williams av, c New Lots rd..Simon Gasner & Sons Co. Wash Trays, &c. 810
Oriole Realty & Constn Co. 53d st nr New Utrecht av..Wm Kerby Estate. (R) 4,760
Permutit Co. 54th st c 1st av..Elevator Repair & Supply Corp. Elevators. 1,522
Peter Egan Sons. W 9th st, bet Avs T & U.. Elsie E Kerby as extrx. (R) 33
Taft Constn Co. W 8th st, bet Avs R & S.. Elsie E Kerby as extrx. (R) 3,430
Taft Constn Co. W 8th st, bet Avs R & S.. Elsie E. Kerby as extrx. (R) 1,560
Vermont Bldg Co. Williams av, c New Lots rd..Levin, Kronenberg & Co. Doors, &c. 900
Victorious Land & Impt Co. Williams av, nr Dumont av..Isaac A Sheppard & Co. Ranges. 660

BUILDING LOAN CONTRACTS.

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

Manhattan and Bronx.

SEPT. 20.

No Building Loan Contracts filed this day.

SEPT. 22.

184TH ST, sec Park av, 50x100; Jno A Philbrick loans Jno M Buscall Co to erect a 5-sty apartment; 10 payments. 30,000

SEPT. 23.

No Building Loan Contracts filed this day.

SEPT. 24.

BROADWAY, nwc 147th, 99.11x—, to 148th; Sarah Dahlman loans 147th & 148th St Corpn to erect a —sty bldg; — payments. 21,000
LOTS 378 & 388, map of 473 lots of Haight Estate, Bronx; Richd R & Rosa Policke loans Andw Quinto to erect —sty bldg; — payments. 2,800

SEPT. 25.

No Building Loan Contracts filed this day.

SEPT. 26.

141ST ST, 610-18 W; Abel King loans Ess En Constn Co, Inc, to erect a —sty bldg; — payment. 20,000

ORDERS.

Borough of Brooklyn

SEPT. 18.

E 14TH ST, es, 140 s Av X, 60x100; Pearl Constn Co on Geo N Morrison to pay Steinfeld Cut Stone Co. 350.00

SEPT. 19.

E 13TH ST, nwc Av P, 100x100; Provident Associates on N Y Title Ins Co to pay Terminal Lumber & Trim Co. 161.00

SEPT. 20.

No Orders filed this day.

SEPT. 22.

67TH ST, ss, 100 w 2 av, 40x100; Edw Nelson on J Fuhrer to pay Sylvester Ross, Inc. 339.39

SEPT. 23.

BAY 50TH ST, ns, 106 e Harway av, 20x40; E Arrone on Carmine Carrano to pay Coney Island Constn Supply Co. 200.00
SAME PROP; same on same to pay same. 100.00
SAME PROP; same on same to pay same. 100.00
NO PROPERTY; Commonwealth Impt Co on N Y Mtg Security Co & Silberberg & Tanenbaum to pay Fayette Sacerod. 400.00

SEPT. 24.

No Orders filed this day.

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, 200—Joseph Boderman.....G-C
Cannon st, 112-4—William Klein.....F
Catherine st, 64—Carmine Zagarino.....F
Catherine st, 76—Fred Garoe.....F
Chatham, sq, 5—Samuel Kutinsky.....F
Clinton st, 80-2—Sale Agid.....F
Clinton st, 151—The Social Halls Assn.....F
Clinton st, 154—Markowitz & Brandt.....F
Clinton st, 180—K & G Amusement Co.....F
Columbia st, 66—Abraham Bloom & Abraham Finkelstein.....A-G-C-F
Delancey st, 108—The Essex Amusement Co..F
Delancey st, 178—Harry Turk.....F
East Houston st, 129—Goldstein & Co.....F
East Houston st, 141-3—Sidney Ascher.....F
East Houston st, 210—M Radin.....F
East Houston st, 287—Wolf Goldstein.....F
Eldridge st, 222—Sam Levitz & Jacob Seidman.....A-C
Eldridge st, 222—Toney Berand.....A-G-C
Essex st, 133—Louis Schneider.....F
Essex st, 134—Gordon Theatre Co.....F
Forsyth st, 10-12—E Leventhal.....F
Grand st, 154-6—The Krieger Mfg Co.....E
Grand st, 196—Cecilia Cessesse.....F
Grand st, 310—The New Grand Vaud Co.....F
Grand st, 314—Julius Prince.....F
Grand st, 319-21—Edward A Ridley.....A
Grand st, 380—Equitable Amusement Co.....F
Grand st, 387—Essex Amusement Co.....F

Grand st, 412—Windsor Amusement Co.....F
Greene st, 137—Joe Korostoff.....F-C-A-E
Greene st, 143—American Button Works.....J
Greene st, 213—Dr Julius Mortinson.....D-C
Hamilton pl, 3-5—Hudson-Fulton Photo Play Co.....F
Lewis st, 179-83—Max Sprung & Hershhorn. G-C-F
Lispnard st, 13-15—David W Biow & Co..F-A
Lispnard st, 13-15—Morris Sifka.....F-A-E
Manhattan st, 40—Julius Sarzin.....F
Manhattan st, 114—Smith Amusement Co..F
Manhattan st, 132—Moore & Heinovitz.....F
Minetta st, 8—Moser Arndstein.....E-C-A
Monroe st, 153-5—Lillian M Cohn.....F
Mulberry st, 84—Felecinio Acternio.....F
Mulberry st, 109—Vito Pemacchio.....F
Mulberry st, 164—Schiaronne & Cubitali..F
Park Row, 11—Vesey Theatre Co.....F
Park Row, 31—N Y Novelty & Amu Co..F
Park Row, 93—Rosedale Amusement Co..F
Park Row, 118—J Valensi & Co.....F
Park Row, 209—Rose Gordon.....F
Pearl st, 444-6—David Davidson.....C
Pearl st, 444-6—Henri Rogowski.....D
Pelham st, 1-5—Hyman Fried.....G
Pelham st, 1-5—Meier Eitler.....G
Ridge st, 87—Rose Rubenstein.....F
Rivington st, 118—Uneda Amusement Co..F
Rivington st, 125—Israel Suchman.....F
Rivington st, 159—Simmie Tischler.....F
Rutgers st, 39—Gordon & Shapiro.....F
Suffolk st, 45-51—Louis Montheim.....F
Suffolk st, 171—L Krellberg.....F
Sullivan st, 26-32—Charles Buekleman.....C
University pl, 92—G M Thomas.....B
Warren st, 39—J K Krieg Co, Inc.....E
Warren st, 39—United Shoe Machine Co..F
Warren st, 39—Max J Breitenbach.....B-C
Willett st, 58—William Feinberg.....F
Wooster st, 141-3—Manhattan Straw Board Co.G

Numbered Streets.

11th st, 55 E—Samuel G Lakin.....C-A-G
11th st, 55 E—Abraham Zimmerman.....F-A-G
14th st, 46 E—Advance Amusement Co.....F
14th st, 48 E—Automatic Vaudeville Co..F
14th st, 122 E—Fair Amusement Co.....F
14th st, 134-6 E—Automatic Vaudeville Co..F
18th st, 7-9 W—William K Everdell.....D
18th st, 7-9 W—P K Wilson & Son.....D
18th st, 7-9 W—F S M Blum & Co.....D
18th st, 7-9 W—Cantor Mfg Co.....D
18th st, 7-9 W—Jacob Fridersohn & Michael Feldman.....D
18th st, 7-9 W—Philip Gurian & Chas First..D
18th st, 7-9 W—Slatkes & Toskar.....D
18th st, 7-9 W—Jos Rubinowitz & Ike Seansonwein.....D
18th st, 7-9 W—Chas Mencer & Sol Nadler..D
21st st, 12-14 W—Sidney Jelenko.....E-G-C
21st st, 35 W—S A Diamond & Bros Co.....D
21st st, 35 W—Majestic Button Co.....D
21st st, 35 W—The Baby Outfitters.....D
21st st, 35 W—Royal Button Works.....D
21st st, 35 W—Meisler & Goodman.....D
21st st, 35 W—Louis Shapiro.....D
21st st, 35 W—Harry Schlesinger Dress Co..D
21st st, 35 W—Broadway Skirt House.....D
21st st, 35 W—Victoria Button Works.....D
21st st, 35 W—Central Button Co.....D
21st st, 35 W—Unity Mfg Co.....D
21st st, 35 W—Schweitzer & Cohen.....D
21st st, 35 W—Craftsman Press.....D
21st st, 35 W—Shapiro & Co.....D
23d st, 109 W—Royal Moving Picture Co..F
23d st, 172 W—Morris Needle.....F
24th st, 27-35 W—Columbia Shade Cloth Com.D
24th st, 27-35 W—Bonwit & Bonwit.....D
24th st, 27-35 W—Empire Cloak & Suit Co..D
24th st, 27-35 W—Jesse Woolf & O B Shulhof.D
24th st, 27-35 W—Rudinsky Bros.....D
24th st, 27-35 W—The Vassar Co.....D
24th st, 27-35 W—Schmidt, Raymond Co..D
24th st, 27-35 W—Pellman & Dreyfuss, Inc..D
24th st, 49-51 W—United Mfg & Trimg Co..J
24th st, 131 W—Imperial Paper Box Co.....G
24th st, 131 W—Amelia Goodfield.....G
25th st, 107-13 W—Rothschild-Kuno Co.....J
25th st, 513-19 W—Oema Realty Co & Orange Co Milk Association.....G
26th st, 141-3 W—Thomas D Leonard.....C
27th st, 48 W—Philip Hertz.....F
27th st, 48 W—George Fischer.....F
27th st, 48 W—Samuel Heitlinger.....F
27th st, 48 W—Louis Schetchwitz.....F
27th st, 48 W—Abraham H Rabinowitz.....F
27th st, 48 W—Lee & Fleishman.....G-E-C
27th st, 48 W—Charles Katz.....F
27th st, 48 W—American Trimming Co.....G-E-F
27th st, 48 W—William Stern.....F
27th st, 48 W—Harry Campbell.....E-F
27th st, 48 W—Abram Frankel.....F
27th st, 48 W—Henry Chandless.....F-E
27th st, 48 W—Louis Seiden.....F
27th st, 48 W—Isador Tazer.....F
27th st, 48 W—Charles Plager.....F
27th st, 48 W—National Furriers Supply Co..E-F
27th st, 48 W—David Hollender.....F
27th st, 48 W—Elias Levine.....F-E
27th st, 48 W—Frederick Kossack.....F
28th st, 131-33 W—Superior Novelty Co.....J
29th st, 103 W—Max Alper.....G
29th st, 103 W—Maurice Getto.....G
32d st, 15-17 E—The American Seating Co..F-G-A
32d st, 15-17 E—The Hill Costume Co..F-A-G-C
32d st, 15-17 E—L H Mace & Co.....A
32d st, 15-17 E—Brenner Brothers.....F-A
32d st, 15-17 E—Schwartz & Zeiger.....F-A-G
32d st, 15-17 E—Stanley L Silver & Co.....F-A
32d st, 15-17 E—Charles Fischmann.....F
39th st, 213 W—St Vincent De Paul Orphan Asylum.....D
39th st, 225-9 W—Louis Tatterka.....E
42d st, 223 W—Emmet Theatre Co, H. W. Hopton, Pres.....F
42d st, 505 W—Beekay Amusement Co.....F
42d st, 555 W—Custis W McNeilly.....D-C
42d st, 555 W—Wofacker Mfg Co.....D
42d st, 555 W—Wendell & Evans Co.....D
42d st, 555 W—David J & Virginia L Gordon.D
44th st, 462 W—John McKelvey.....A
45th st, 23 W—Louise & Mich.....A-F
45th st, 23 W—Isaac Jules Mayer.....C-G-B-E
45th st, 23 W—Wolf & Wachner.....A-F
45th st, 23 W—Mme Jennie (Jennie Mackay).A-F-C
45th st, 23 W—Cole & Micheal.....A-F
45th st, 23 W—John Cattmack.....A-F
58th st, 145 E—Adolph Suskind.....F



67th st, 217-19—M S Slesinger & Co.....F  
 82d st, 251 W—Schuyler Amusement Co.....F  
 84th st, 173 E—Yorkville Comedy Co.....F  
 86th st, 158-160 E—Gellar & Co.....F  
 86th st, 210-14 E—Michael J Naughton.....F  
 98th st, 103-7 W—Harburg Realty & Amu. Co. F  
 99th st, 107 W—Wm Mumbrauer.....F  
 102d st, 182 W—Levine Amusement Co.....F  
 115th st, 305 W—Weisman & Steinberg.....F  
 116th st, 11-13 W—Maurice Seidlitz, Pres.....F  
 116th st, 115 W—Samuel Schwartz.....F  
 116th st, 238 W—Oceanic Theatre Co.....F  
 124th st, 43-9 W—John H Colwell.....F  
 125th st, 31 W—Joseph B Zellman.....B  
 125th st, 64 W—Julius Raport.....F  
 125th st, 77 W—Herman Weitzer.....F  
 125th st, 117 W—Drury Lane Theatre Co.....F  
 125th st, 361-3 W—Max Jurist.....F  
 125th st & St Nicholas av—John J Lucey.....F  
 135th st, 36 W—Harlem Crescent Theatre Co. F  
 J J Frieb, Mgr.....F  
 135th st, 58-60 W—Illustrative Amus Co.....F  
 135th st, 266 W—Julius Zysman.....F  
 137th st, nec 7th av—Variety Amusement Co. F  
 J F Harris, Mgr.....F  
 143d st, 308 W—Daniel J Jacobs.....F  
 144th st, nec 7th av—Toula & Harris.....F  
 145th st W, 100 ft W Broadway—Melville Levy.....F  
 149th & 150th sts, bet 7th & 8th avs—Eleva Realty Co.....F  
 149th st & Bradhurst av—Rosenberg & Klein.F  
 171st st & St Nicholas av—Keith & Stern.....F  
 171st st & St Nicholas av—T S Goldhammer..F

Named Avenues.

Av A, 51—Weiss Amusement Co.....F  
 Av A, 103—John W Gasteiger.....F  
 Av A, 235—Chas Frankel.....F  
 Amsterdam av, 600—Millard Amusement Co. F  
 Amsterdam av, 1324-6—The Arch Amusement Co.....F  
 Amsterdam av, 1723—Samuel Schwartz.....F  
 Amsterdam av, 1828—Gilbert R Waterbury..F  
 Amsterdam av, 1901—Adolph Robinson.....F  
 Amsterdam av, 1968—Koepel Schwin.....F  
 Amsterdam av, 2128—Aaron Levine.....F  
 Broadway, 3168—Tanway Amusement Co, J E Sherwin, Pres.....F  
 Broadway & 135th st—Hudson-Fulton Photo Play Co.....F  
 Broadway & 151st st—Koepel & Rosenthal..F  
 Broadway & 161st st—A G Humphries.....F  
 Broadway & 177th st—M & C Amusement Co..F  
 Bowery, 15—Windsor Amusement Co.....F  
 Bowery, 16—Samuel Kutinsky.....F  
 Bowery, 30-2—Bayard Amusement Co.....F  
 Bowery, 46-50—M Fox.....F  
 Bowery, 214—Nobilettr & Pugzierie.....F  
 Bowery, 331—Salvatore Calderone.....F  
 Broadway, 569-71—William W Astor.....A  
 Broadway, 1845-7—Louis Martin, Inc.....C  
 Broadway, 1970-2—Goodyear Rubber Tire Co..F  
 Broadway, 2633—Quincy Amusement Co.....F  
 Broadway, 3150—Samuel McMillian Jr.....F  
 Broadway, 4257—St Nicholas Air Dome Co..F  
 Central Park W, 62d to 63d sts—Geo C Tyler.F  
 Fort Washington av, 23-5—Ed W Ward.....F  
 Lenox av, 196-8—Rose Orlean.....G  
 Lenox av, 440-2—Jacob Van Brink.....F  
 Lenox av, 650-2—Oceanic Theatre Co.....F  
 Lenox av, 654—Oceanic Theatre Co.....F  
 St Nicholas av, 1409—Artistic Amusement Co.F

Numbered Avenues.

3d av, 100—H E Levy.....F  
 3d av, 110-12—Variety Amusement Co.....F  
 3d av, 136—Motion Picture Theatre Co.....F  
 3d av, 348—Warren & Sweeney.....F  
 3d av, 403—Leon Erlich.....F  
 3d av, 483—Samuel Bergoffen.....F  
 3d av, 699—William H Whiting.....F  
 3d av, 793—Gayety Amusement Co.....F  
 3d av, 906—L L Stephenson.....F  
 3d av, 957—Peter Tisch.....F  
 3d av, 993-5—Queens Amusement Co.....F  
 3d av, 2162—Samuel Gutman.....D  
 3d av, 2333—Joseph Kahn Estate.....C  
 6th av, 407—Variety Amusement Co.....F  
 6th av, 683—S Bergoffen.....F  
 7th av, 2226—Gold, Reyer & Fleischman..F  
 8th av, 129—Antonio Esposito.....F  
 8th av, 189—Bros Amusement Co.....F  
 8th av, 229—Alpha Amusement Co.....F  
 8th av, 289—Jason & Lapp.....F  
 8th av, 304—A M Cohen.....F  
 8th av, 336—Carmine Gizzi.....F  
 8th av, 352—Roslind Smith.....F  
 8th av, 409—Ed J Cromer.....F  
 8th av, 490—Samuel Cantor & A Moran.....F  
 8th av, 551—Robert L MacNab.....F  
 8th av, 555—Island City Amuse Co.....F  
 8th av, 605—Peter Hauck.....F  
 8th av, 629—Lipzin Amusement Co.....F  
 8th av, 2135—Weissman & Stinberg.....F  
 8th av, 2169—Seigel & Dietz.....F  
 8th av, 2285—Michael & Sobel.....F  
 8th av, 2309—William Gray.....F  
 8th av, 2363—Harry J Jacobs.....F  
 8th av, 2683—E Greason.....F  
 9th av, 517—Gronon & Ravity.....F

BRONX ORDERS SERVED.

Numbered Streets.

137th st, 518-520 E—7th Av Amusement Co...F  
 138th st, 285 E—Jos F Willbarth.....F  
 138th st, 410 E—138th St Amusement Co.....F  
 138th st, 580 E—Fort Morris Casino.....F  
 145th st, s w cor Willis av—Bachert & Co...F  
 149th st, 368 E—Silverman & Marks.....F  
 149th st, 414 E—Chas Friedman.....F  
 151st st, 245-7 E—Harold W Rosenthal.....F  
 155th st, 398 E—Rosie Jame.....F  
 160th st, n w cor Melrose av—Amusement Enterprise Co.....F  
 163d st, 507-11 E—Fanny Jurist.....F  
 169th st, 451 E—Rothman & Wilson.....I  
 169th st, 913 E—Tuppock & Rosenthal.....F  
 174th st, 510 E—Atlas Stock Co.....F  
 174th st, rear 510 E—Weinstock Bros & Kalmanoff.....F

Named Avenues.

City Island av, 361—Mary C Mahony.....F  
 Clason Point Park—E J Gilligan.....F  
 Clason Point rd, 151—Otto Knechmann.....F  
 Courtlandt av, 786-8—D Linde.....F  
 Courtlandt av & 149th st—Michel & Sobel...F

Fulton av & 172d st—F J McGrath.....F  
 Morris Park av, 630—Chas Graham Hunt...F  
 Quarry rd, 2121—Cono Capobranca.....F  
 St Anns av, 258—Peters Amusement Co.....F  
 Tinton av, n w cor 163d st—Jos Sugarman...F  
 Walton av, 841—Emelie H Woodward.....C  
 Washington av, 1281—John C L Becker.....F  
 Wendover av, 438—Jacob Greenberg.....F  
 Westchester av, 1822—Jos Paymer.....F  
 Westchester av, 2319—Annie E Lyon.....F  
 Westchester av, 2366—Francis Frances.....F  
 Westchester av, cor Castle Hill av—N W Liebau.....F  
 Webster & Clay avs & 172d st—M E Brembaum.....F  
 Williamsbridge rd, 1423—Adolph Werber...F  
 Willis av, 371—I S Kopstein.....F

Numbered Avenues.

3d av, 3690—Abraham Carlos.....F  
 3d av, 3873—Kaney Amusement Co.....F  
 3d av, 4048—King Theatre Co.....F  
 3d av, 4222—Piedland & Cohen.....F  
 3d av, 4363—Harry F Hatel.....F  
 3d av, 4367—Bronx Variety Co.....F

BROOKLYN ORDERS SERVED.

Named Streets.

Fulton st, 464-470—Thomas Kelly.....C-A-B  
 Fulton st & Rockwell pl—Orpheum Theatre Co.....F  
 Linwood st, 510—Peter W Reilly.....C  
 Linwood st, 512—Peter W Reilly.....C  
 Livingston st & Hanover pl—Livingston Amusement Co.....F  
 Lorimer st, 648-650—Howard Bloomgarten..C-E  
 Stockholm st, 141-43—George Keller.....G-F-C-E  
 Stockholm st, 171-3—Chris Grozinger.....B-C-D-A-F-G  
 Warwick st, 255—Nehemiah P Corney..B-C-G-F

Named Avenues.

Alabama & East New York avs—Orpheum Co.F  
 Bedford av, 1376—William H Smith.....B-C-A  
 Broadway, Howard av & Madison st—Orpheum Theatre Co.....F  
 Broadway & Stockton st—Leo Teller.....F  
 DeKalb av, bet Broadway & Bushwick av—Madison Theatre Co.....F  
 Flatbush av, 90-98—Excelsior Theatre Co (Casino Theatre).....F  
 Flatbush av, 817—Carlton Amusement Co...F  
 Flatbush av, nr Fulton st—Orpheum Co.....F  
 Jay st, 389—Hyde & Behman Amus Co.....F  
 Liberty av, 152-158—Isaac Levingston.....C-M  
 Manhattan av, 825—Orpheum Co.....F  
 Ralph av, cor Quincy st—Empire Circuit Co (Empire Theatre).....F

Numbered Streets.

42d st, 727—Mrs Anna M Roehr.....C  
 42d st, 731—Mrs Anna M Roehr.....C  
 42d st, 737—Mrs Anna M Roehr.....B-C  
 42d st, 739—Mrs Anna M Roehr.....B-C  
 42d st, 741—Mrs Anna M Roehr.....B-C

Numbered Avenues.

5th av, 503-509—J Michaels & Co, Joseph Michaels, Pres.....A-C-F-E-G

QUEENS ORDERS SERVED.

Named Avenues.

Broadway, n w cor Oakley av—Bertha Greenfield.....A  
 North Hempstead turnpike, n s, nr Jamaica av (Flushing)—Sylvester Fogarty.....M-C  
 Rockaway Point, extreme end (Dance Hall)—Reid & Maier.....A-F-M  
 Roxbury, Rockaway (Dance Hall)—Arthur Bitz.....A-F-M

Numbered Avenues.

1st av, 39 (L I City)—Henry Marhoffer..M-C-B  
 Prospect st, 90 (Jamaica)—John J Bliss..C-G

NEXT SEASON'S WALL PAPERS.

A Review of the New Goods for the Information of Owners and Architects.

The best selling wall papers of the coming season are in soft pastel shades, such as tans, heliotrope, mauves, delicate grays and where deeper colors are shown they are mostly on the brown or leather tones. Greens seem to be entirely out of it and rich, bright reds are practically out of date, while there seems to be a slight indication of a return to blue tones but more those that are seen in the prevailing shades worn by the ladies during the past summer than in stronger color tones. Indeed, a safe guide for the dealer in making his selection of the coming season's papers is to study the prevailing dress colors and to make a selection of such tones as will harmonize with them.

Wall Papers with Fabrics to Match.

There seems to be very little demand for figured wall papers, except in the very cheap grades. Even the attractive floral rambles that were so popular a few seasons ago for bedroom papers have been replaced by soft fabric effects, in pastel colors, for the side walls, used in combination with floral or cretonne effect cut-out friezes and binders for paneling. Many of these goods are shown with cretonnes to match. The Hobbs Wall Paper Company, of Hoboken, show a particularly interesting and attractive line of these fabric effects, including chambray and linen patterns, jaspe stripes and the like, or small all-over foliage, the pattern in every case being kept so delicate in effect that the wall at a little distance has almost the appearance of a solid color, yet with the semblance of a self-toned fabric. To harmonize with these are shown a line of specially designed cutout friezes and base borders, most of which are over printed to give fabric effects or are printed in delicate impressionistic color-

ings resembling water-color sketches. In each case an appropriate cretonne is shown. They carry this idea of matching up hangings into a line of thirty-inch aero-chrome effect engraved papers that are very soft and delicate in their blendings, and in thirty-inch engraved leathers.

Moderate Price Goods Better Than Ever.

One thing that is characteristic of all the lines which include any goods of a higher type than cheap blanks is the fact that even in goods of moderate price the designs are better than ever before and both in coloring and in general make-up they have been produced with the needs of the decorator or of the paperhanger who wishes to produce novel effects in vogue. While the show lasted such a short time this season that it was impossible to look over all of the lines, or even to review any of them at great length, we may take the Wallace Wall Paper Company as being typical of the advance that characterizes all the manufacturers in their products. This concern showed a variety of fabric effects in stripes or all-over patterns in which a soft general color tone was more pronounced than the pattern, which was kept subdued. Sidewall papers of this character were shown in connection with cut-out friezes and decorative binders that could be used to produce a great variety of panel and other treatments. Many of these decorations were over-printed with white or black dots to give the appearance of tapestry. One fruit border was noted as showing the effectiveness of such a treatment. Of course the recent war in the East bore fruit in the introduction of Bulgarian patterns and colorings in one pleasing bedroom paper. Among their novelties they showed a line of mottled grounds on paper of a duplex character, which they called "Permanent Granada." They also showed permanent oil color engraved leathers, illuminated leathers and aérochrome effects.

Imitation Leathers.

The decorator who is called upon to do a job where expense is no object, and where richness of effect is desired, can use to advantage real leather hangings, or, what is almost equivalent, he can employ the Muralart imitation leather made by the DuPont Fabrikoid Company, of Wilmington, Del. This material, which comes in thirty-six inch widths, closely resembles hand-tooled or plain Spanish leather. It is made in several colorings and may be scrubbed for the purpose of cleaning when necessary. It is very largely used in the decoration of the new Hotel DuPont, in Wilmington, and is specially adapted for use in covering screens, or for wall decoration in handsome libraries, in the cafes, billiard rooms and similar apartments of the high-class modern hotels, and for similar purposes where richness of effect and durability are paramount requisites. It costs the decorator who buys in small quantities \$3.00 a yard. The same company manufacture another leather imitation that they call Dekoart, which is much more reasonable in price, ranging from 37 to 68 cents per yard to the decorator, and which imitates pebble grain leather in a variety of colorings. Besides showing a number of new patterns, they have greatly improved this material, making the embossing more prominent. Among the advantages claimed for these materials are durability and the fact that they are not affected in any way by dampness, and hence can be used against brick walls exposed to driving rains without fear on that account.—Painters' Magazine.

Real Estate Holdings of Political Candidates.

With excessive taxation as the foremost question in the municipal political campaign, a natural desire follows to know how much the candidates who are asking for the votes of taxpayers and rentpayers have at stake, or to what degree they are personally affected by the long-continued extravagance of public boards. The "Sun" has learned that Edward E. McCall, who has been selected by the Democratic party to oppose John Purroy Mitchel for Chief Executive of New York, owns one parcel in Manhattan, a dwelling on the West Side, and a country place on the south shore of Long Island. The Manhattan property is his home. It is the five-story American basement house at 321 West 86th street, which is on the north side of the street, a short distance west of West End avenue. It is an unpretentious house valued by the Tax Department at \$33,000. Mr. McCall bought the house thirteen years ago.

John Purroy Mitchel owns a few lots in the East End of Harlem. Herman A. Metz, candidate for Comptroller, owns the building in which his firm is established at 122 Hudson street and the six-story loft building at 39 North Moore street, running through the block to Beach street. It is separated from the other building, which is at the northeast corner of Hudson and North Moore streets, by a single parcel. Both buildings are taxed on a valuation of \$80,000 each. Besides these, Mr. Metz is said to have other holdins in this city. He lives at 253 Clinton street, Brooklyn, which he owns.

William A. Prendergast, the Fusion candidate for Comptroller, owns the house he lives in at 500 Fifth street, Brooklyn, a country place at Lakeville, Conn., and a string of suburban lots.

Neither of the leading candidates for President of the Board of Aldermen has real estate. Joseph A. Goulden, the Democratic candidate, is a resident of The Bronx. George McAneny lives with his father-in-law, Prof. Jacobi of Columbia, and as far as can be learned neither owns property or is financially interested in real estate in any way.

Dr. Thomas Darlington, candidate for President of the Borough of Manhattan, owns no real estate. Marcus M. Marks, his opponent is the largest real estate owner on any of the tickets that will be voted in the coming election. He owns twenty-one parcels, which include Broadway loft buildings, East Side tenements and uptown apartment houses, which are valued for taxation purposes at over \$800,000.

# CURRENT BUILDING OPERATIONS

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

## Jacob A. Zimmermann to Build Stadium.

Jacob A. Zimmermann, 505 Fifth avenue, signed the contract this week to erect the reinforced concrete stadium at Convent and Amsterdam avenues from 136th to 138th streets, for the College of the City of New York. Adolph Lewinsohn, 42 Broadway, is the donor of the building. Arnold W. Brunner, 320 Fifth avenue, is architect and Charles Mayer, 30 East 42d street, engineer.

## Precision Machine Co. to Build.

The Precision Machine Company (moving picture machines), of 317 East 34th street, contemplates the erection of a factory of about 25,000 square feet. No site has yet been purchased, and the selection of an architect has not been made. H. B. Coles is general manager of the company, Walter B. Matteson president, F. B. Cannock secretary.

## Residence for F. N. Doubleday.

Frank N. Doubleday, of Doubleday, Page & Company, publishers, 11 West 32d street, contemplates the erection of a fine residence at Oyster Bay, Long Island. Kirby & Petit, 103 Park avenue, will be the architects.

## The Unionport Bridge.

The Department of Bridges, Arthur J. O'Keefe, commissioner, will advertise for figures about December 1 for the construction of a steel draw bridge at 177th street, Unionport, the Bronx. The cost is estimated at about \$280,000.

## PERSONAL AND TRADE NOTES.

THE HASCO BUILDING CO. has moved its offices from 17 Madison av to 245 West 55th st.

W. HAEFEL, architect, has moved his offices from 17 Madison av to 245 West 55th st.

HOWLAND-KIRK CO., engineer, has removed from 50 Church st to 20 Broad st.

TOOKER, MARSH & BARNETT, architect and engineers, have opened offices at 101 Park av.

JOHN E. KIRBY, architect, has moved his offices to the Bergen Bldg., corner Bergen and Arthur avs, Bronx.

JAMES YORK, a retired carpenter and builder, died Sunday, Sept. 21, at his home, 156 4th av, Brooklyn, N. Y.

THE LONDON BUILDER of September 12, 1913, contains six full-page illustrations of the New York Public Library.

JAS. GAMBLE ROGERS, architect, has moved his offices from 11 East 24th st to the eleventh floor of No. 470 4th av, Manhattan.

OSSINING is preparing to celebrate on October 13 the one hundredth anniversary of the granting of the charter to the village.

GEORGE J. COHEN, secretary of the West Side Construction Co. and for many years engaged in building, died on Wednesday at his home, 90 Morningside av, aged 58 years.

LOUIS GRAVES, secretary to Borough President McAneny, has an article in the September Building Progress entitled "A Formal Move to Limit the Height of Buildings."

THE GERMAN LUTHERAN congregation of Patchogue, L. I., have appointed Adam Ruch, Chas. Sauwald and Frederick Loeschorn as a committee to solicit funds to be used for the erection of a new church building.

SETH COLLINS ADAMS, a specialist in high-power electric transmission machinery, died Sunday, Sept. 21, at his home in New Rochelle. Mr. Adams was born in Lowville, N. Y., and was a graduate of Hamilton College.

CHESTER W. WRIGHT and Ernest Kremers, architects, have formed a partnership for the practice of their profession at Niagara Falls, N. Y. The firm of Wright & Kremers are continuing the practice of Geo. E. Wright & Company.

S. A. GUTTENBERG, architect, of Mt. Vernon, N. Y., who has been traveling extensively the past year, will open offices in the First National Bank Building at 24 West 1st st, Mt. Vernon, for the practice of his profession.

EDISON PORTLAND CEMENT CO. says that its factories are running at 80 per cent. of capacity and that earnings in the past few months have been better than in the corresponding months of last year. Officials of the company say the tariff will not affect greatly the company's business.

ROBERT J. HARDING, for five years superintendent of public works, of Poughkeepsie, N. Y., and more recently engaged in consulting practice in that city, has been appointed resident engineer of the San Antonio Water Supply Company, of San Antonio, Tex. Under his direction improvements costing about \$1,000,000 are to be installed.

PROF. ARTHUR H. BLANCHARD, professor of highway engineering at Columbia University, and Provost Hubbard, in charge of the Division of Roads and Pavements at the Institute of Industrial Research, Washington, have been delegated to serve on the United States committee on standardization of nomenclature of road materials, which committee is to cooperate with the engineering standards committee of Great Britain.

WILLIAM C. SELDEN, a consulting mechanical engineer, died on Wednesday at his home 313 Washington av, Brooklyn, aged 81 years. On Aug. 26, 1859, he joined the navy as third assistant engineer, and was promoted to first assistant engineer in 1863. He resigned in 1868, when he was appointed a member of the board of the navy to make experiments in steam expansion and boiler strain. In later years he was consulting engineer for several steamship companies.

SAFETY CONGRESS.—Delegates to the Safety Congress at the Hotel McAlpin, under the auspices of the National Council of Industrial Safety, listened to addresses on fire prevention Tuesday afternoon. The speakers were Lewis T. Bryant, Commissioner of Labor of New Jersey, and F. J. Porter, secretary of the Efficiency Society. The remarks of both speakers were illustrated with lantern slides and moving pictures, showing types of fire escapes, methods of conducting fire drills and safety devices in factories. The annual dinner of the council was held at the McAlpin Wednesday night.

PRESIDENT JOHN B. ROSE of the Greater New York Brick Company, Robert T. Eoyd, and Lucien H. Washburn will sail on the "Mauretania" on Wednesday, October 1st, for London. Senator Rose has been invited to address a body of brick manufacturers, representing all parts of France, while he is abroad, as the French brick manufacturers have been watching with considerable interest the progress of the case against the Gnybeo ever since it began. One of the purposes of Senator Rose's trip abroad is to enjoy a well-earned rest and to recover his strength following his recent severe illness and has been obliged to decline the invitation. Incidentally he will take his son John B. Rose, 2d, across the water and establish him in school abroad.

ELECTRIC CABLE.—Contracts to furnish and lay approximately 10,000 feet of cable for carrying electric current across the Hudson River have been awarded by the Central-Hudson Gas & Electric Co. to the General Electric Works of Schenectady. This is in connection with the plan of the local corporation to furnish current whenever it is needed to the Southern Dutchess Electric Co., of Beacon, and also to the city of New York for lighting and other purposes on the New York aqueduct at Storm King. Five thousand feet of the cable, weighing 12 pounds to the foot will be placed across the river bed in Newburgh bay, extending from the foot of 4th st to a point just below the present ferry building at Beacon. The rest of cable will be used to convey the current across the river from Cornwall to Storm King, and this is being done principally to provide the electric power needed to operate a blow-off valve in the New York aqueduct station at Storm King and to furnish lighting current at that point also.

## RECENT INCORPORATIONS.

THE WILSON BRYANT CO. has been incorporated to do a realty and construction business with offices in The Bronx. The directors are Elizabeth F. Ferris and Lizzie F. Henderson, both of 2350 Valentine av, N. Y. C., and Charles J. Norton, Cold Spring. The attorney for the company is J. W. Bryant, 391 East 149th st.

THE M. & P. CONSTRUCTION CO. has been chartered to do a construction business with offices in Brooklyn. The directors are Moses L. Paeshelsky, 279 Hart st, Thomas Parker, 99 Sterling st, and George Miles, 76 Woodruff av, all of Brooklyn. The attorneys are H. S. & C. G. Bachrach, 926 Broadway.

ELECTRO-DEVELOPMENT CO. is a \$50,000 corporation chartered to do a contracting business, with offices in Manhattan. The papers

were filed by Gotthilf Lehmann, 261 West 128th st, William G. Symmons, and William C. Quinn, both of 2073 Vyse av, as directors. The attorneys for the company are King & Wilkinson, 27 Cedar st.

THE ADROIT BUILDING CO., builders and contractors, has filed incorporation papers with Meyer Lipset, 1020 6th av; Nicholas M. Wimpie, 1630 Park av, and William J. Rabinowitz, 1283 Amsterdam av, as incorporators. Durack & Brand, 309 Broadway, are the attorneys. The offices of the company are in Manhattan.

SCHUNDLER & CO. have been incorporated with \$150,000 capital stock to deal in timber, with offices in Manhattan. The incorporators are George A. Conroy, and Nida M. Rott, both of 10 Broadway, and Fritz E. Schundler, 8-10 Bridge st. The attorney is R. J. M. Bullowa, 10 Broadway.

THE MILLER-FRANKLIN ENGINEERING CO. is a \$10,000 corporation chartered to do a construction business, with offices in Manhattan. The directors are Chas. S. Miller, William R. Basset, and George P. P. Bonnell, all of Whitehall Building. The attorneys for the company are Miller, Franklin & Co., Inc., 17 Battery pl.

TAMPICO OILS (INC.) is a \$50,000 company chartered to deal in petroleum and its products, with offices in Manhattan. The directors are Salvador Madero, 115 Broadway; Nathan A. Smyth, and Carl S. Flanders, both of 60 Broadway. Gerard & Smyth, 60 Broadway, are the company's attorneys.

CHARLES KATZ has filed incorporation papers as plumbers and contractors, with offices in Manhattan. The directors are Rose Katz, 200 Broome st; Minnie Katz, 54 Broome st, and Charles Katz, 200 Broome st. Isidor Frey, 261 Broadway, is the attorney.

THE SHATZ & CANTOW CO. has been incorporated as contractors and decorators, with offices in Manhattan. The incorporators are Hyman Shatz, David Cantow and Harry Sheer, all of 179 Columbus av. Meyer Levy 220 Broadway, is the attorney for the company.

GALLATIN IRON & STEEL CO. is a \$20,000 corporation chartered to manufacture iron, steel, lumber, etc., with offices in Manhattan. Papers were filed by Frank Cornell, 925 Park av, Hoboken, N. J.; Donald Grant, 833 Garden st, Hoboken, N. J.; and George W. Corwin, Newburgh, N. Y., as incorporators. The company's attorneys are Godnick & Wilson, 31 Nassau st.

WENDEL SIESER'S SONS REALTY CO. is a \$15,000 corporation chartered to do a realty, construction and storage business, with offices in Manhattan. The directors are Augustus E. Sieser, 312 West 58th st; George Sieser, 158 West 105th st, and Wendel V. Sieser, 2006 Amsterdam av. The attorney is Louis Campora, 93 Nassau st.

H. J. MAXWELL CO. has been incorporated to do a general trucking, contracting and stevedore business, with offices in Manhattan. The incorporators are Hugh J. Maxwell, Kate R. and Rose Maxwell, all of 301 Sterling pl, Brooklyn. The attorneys for the company are Otterbourg, Steindle & Houston, 250 5th av.

MECHANICS IRON WORKS have been incorporated to manufacture and deal in iron, steel, tin, copper, etc., with offices in Manhattan. The directors are Herman Heinrich and Clara Heinrich, both of 1372 40th st; Samuel Wolis and Annie Wolis, both of 123 East 112th st. The attorney for the company is S. Pollak, 53 Park Row.

WILLIAM JOHNSTONE CO. has filed incorporation papers as carpenters and builders, with offices in Manhattan. Fraser P. Price and Maurice A. Pompan, both of 203 Broadway, and Etta M. Baumgart, 475 East 140th st, are the incorporators. Jos. A. Michel, 203 Broadway, is the attorney.

RELIANCE IRON WORKS have been chartered to do a construction business and to deal in metals, with offices in Manhattan. The directors are Joseph G. Abramson and Luke L. Le Rolle, both of 30 Church st, and Sonia Dressel, 592 West 178th st. J. G. Abramson, 30 Church st, is the attorney for the company.

EMPIRE STRUCTURAL STEEL CO. is a \$10,000 corporation chartered to construct and destroy buildings, with offices in Manhattan. The directors are Charles P. Sands, William J. Reid and Walter M. Pratt, all of 233 Broadway. Douglas, Armitage & McCann, Woolworth Building, are the attorneys.

## TRADE SOCIETY EVENTS.

THE STATE RETAIL HARDWARE ASSOCIATION will hold its annual convention at Rochester, N. Y., Feb. 17-20, 1914.

AMERICAN SOCIETY OF ENGINEER DRAFTSMEN.—Regular meeting third Thursday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, New York City.

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 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.

THE EMPIRE STATE GAS AND ELECTRIC ASSOCIATION will hold its annual meeting in New York City, October 8, 1913. Secretary, C. H. E. Chapin, 29 West 39th st, N. Y. C.

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 ANNUAL CONVENTION of the National Machine Tool Builders' Association will be held at the Hotel Astor, N. Y. C., Oct. 22-24. Jas. H. Herron, general manager, Engineering Building, Cleveland, Ohio.

THE INSTITUTE OF OPERATING ENGINEERS.—Regular meeting second Thursday of each month, Engineering Societies Building, New York City. H. E. Collins, secretary, 29 West 39th st, New York City.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS.—Annual meeting, New York City, Oct. 3-6. C. W. Rice, secretary, 29 West 39th st, New York City.

THE AMERICAN INSTITUTE OF ARCHITECTS will hold its annual convention at the Grunwald Hotel, New Orleans, La., Dec. 2-4, 1913.

### NO ARCHITECTS SELECTED.

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

GREATER NEW YORK.—The Precision Machine Co., Inc., 317 East 34th st, H. B. Coles, general manager, contemplates the erection of a factory somewhere in Greater New York. No architect or engineer has been selected.

WESTHAMPTON BEACH, L. I.—W. H. Thurston, importer, 18 Broadway, N. Y. C., contemplates the erection of a 2-sty residence at West Bays, for which no architect has been selected.

PATERSON, N. J.—Max Gold and Jacob Konner, Majestic Theatre, Paterson, contemplate the erection of a theatre at 126-134 Main st, for which no architect has been selected.

GOVERNEUR, N. Y.—The village of Gouverneur Board of Education, Jas. Dolan, president, contemplates the erection of a brick school building here in St. Lawrence County, for which no architect or steam engineer have been selected. Cost about \$75,000.

NEW ROCHELLE, N. Y.—Howard R. Ware Corp., Beechmont st, contemplates the erection of a 3-sty brick department store in the south side of Main st, between Centre av and Bank st, for which no architect has been selected.

SALAMANCA, N. Y.—Mr. Seitz, North Salamanca, contemplates the erection of a business block in South Main st, for which no architect has been selected.

PASSAIC, N. J.—The Brighton Mills, William Lyall, president, contemplates the erection of an addition to their silk mill here for which no architect or engineer has been selected.

MALONE, N. Y.—The Peoples National Bank, Monroe N. Marshall, president, Main st, contemplates the erection of a bank building here. No architect and site have been selected.

GLEN HEAD, N. Y.—Franklin M. Warner, 15 Wall st, N. Y. C., contemplates the erection of a summer residence on his farm which he recently purchased, but will not go ahead with the project until spring.

GLEN COVE, L. I.—S. J. Seaman, Jr., Glen Cove, contemplates the erection of a residence here for which no architect has been selected.

RENSSELAER FALLS, N. Y.—Frank Morrison, of this place, contemplates rebuilding a 3 or 4-sty grist mill, for which no architect has been selected.

BRONX.—John Buscall, 1825 Anthony av, contemplates the erection of tenements on Clay av, between 175th and 176th sts, for which no architect has been selected.

LITTLE MOOSE LAKE, N. Y.—The Adirondack League Club contemplates rebuilding their clubhouse here, for which no architect has been selected. Project will probably go ahead this fall.

### PLANS FIGURING.

#### DWELLINGS.

SCARSDALE, N. Y.—Bids are being received for a hollow tile residence to be erected on Cooper rd, for M. H. Neale, owner. Ferdinand Witt, 105 West 40th st, N. Y. C., is architect. Cost, about \$22,000.

BRIARCLIFF MANOR.—P. G. Goodhue, owner and architect, is taking bids on the general contract for alterations and additions to his residence. Cost, about \$6,000.

HASTINGS, N. Y.—Bids are being received for interior decorations, hardware finishing, etc., for the residence of Alfred Hurrell, owner. Ferdinand Witt, 105 West 40th st, N. Y. C., is architect. Cost, about \$27,000.

#### FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Plans are being prepared privately for a 6-sty reinforced concrete factory, 100x100 ft, to be erected at Crescent st and Wilbur av, by Edward Outwater, builder, 208 5th av, N. Y. C. The owner wants bids on all sub-contracts.

LONG ISLAND CITY.—Fallinger & Perrot, 1328 Broadway, N. Y. C., architects and engineers, are taking bids to close October 1 for the 5-sty reinforced concrete factory, 70x458 ft., to

be erected at the northeast corner of Webster and 4th avs for the New York Consolidated Card Co., 222 West 14th st, N. Y. C., owner, Stanley A. Cohen, president. Cost about \$450,000.

LONG ISLAND CITY.—John M. Baker, 9 Jackson av, architect, is taking bids for a 3-sty reinforced concrete factory, 80x200 ft., to be erected at 3d st and Van Alst av, for the Columbia Paper Bag Co., 9 Jackson av, L. I. City, owner, H. Winslow White, president. Cost about \$60,000.

JERSEY CITY, N. J.—H. & W. Neuman, 202 Ogden av, architects, are taking bids on the general contract to close about October 1 for a 1-sty brick addition to the laundry building in Mercer st, for the Manhattan Laundry, 338 Mercer st, owner. Cost, about \$10,000.

BROOKLYN.—Figures are being received for alterations to the 5-sty brick warehouse in the north side of Water st, 101 ft west of Dock st, for the Jay Street Terminal, foot of Jay st, owner. Cost, about \$8,000.

JERSEY CITY, N. J.—The Apex Color Works, 62 Centre st, N. Y. C., Abraham Liedeker, president, is ready for bids for the 2-sty brick factory, 45x75 ft., to be erected on Johnson av, from plans by Hobart A. Walker, 437 5th av, N. Y. C., architect. Cost about \$15,000.

#### HALLS AND CLUBS.

VANDERBILT AV.—James Gamble Rogers, 11 East 24th st, architect is still working on plans for the 20-sty club house, 90x100 ft, to be erected at the northwest corner of Vanderbilt av and 44th st, for the Yale Club, 32-34 West 44th st, George E. Ide, president. Gunvald Aus, 101 Park av, is steel engineer. William C. Tucker, 156 5th av, is sanitary engineer. Clark, MacMullen & Riley, 101 Park av, are electrical engineers. Marc Eidlitz & Son, 30 West 42d st, general contractors. Cost, about \$500,000.

#### HOSPITALS AND ASYLUMS.

GLEN GARDENER, N. J.—The State of New Jersey, Joseph P. Byers, Commissioner of Charities and Correction, State House, Trenton, N. J.; Dr. Samuel B. English, Glen Gardner, N. J. is taking bids for a brick power plant to be erected at Glen Gardner Sanatorium, from plans by George S. Drew, State House, Trenton, architect. Cost, about \$35,000.

#### MUNICIPAL WORK.

CORONA, L. I.—The Libman Contracting Co., 107 West 46th st, is figuring the general contract for a new building to be erected in the north side of Main st, 250 ft east of Irving pl, for the Engine, Hook & Ladder Co., from plans by Satterlee & Boyd.

BRONX.—The Fire Department, 157 East 67th st, Joseph Johnson, commissioner, is taking bids to close September 30 at 3 p. m., for the 3-sty brick, limestone and granite fire house to be erected on Mt. Hope av, 95 ft south of 175th

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### Plans Figuring (Continued.)

st, from plans by Dennison & Hiron & Darbyshire, 415 5th av, architects. Cost, about \$20,000.

NEWARK, N. J.—Bids will be received by the Passaic valley Sewerage Commissioners until 2 p. m., Oct. 14, for the construction of the northerly portion of Section 6 of the Main intercepting Sewer in Newark. John S. Gibson is Clerk.

EGG HARBOR, N. J.—Bids are wanted for erecting the municipal hospital at a cost of \$20,000, according to plans by S. Hudson Vaughan, Bartlett Bldg., Atlantic City.

RAHWAY, N. J.—Bids are being received until 8 p. m., Sept. 30, by the Common Council for paving Irving st, from Poplar to Grand st, with asphalt block or brick. Franklin Marsu is City Engr.

BERGEN COUNTY, N. J.—Sealed proposals will be received by the joint bridge committee of the Board of Chosen Freeholders of the counties of Essex, Hudson and Bergen, N. J., at a meeting to be held on Friday, October 3, at 3 p. m., at the meeting-room of the Board of Chosen Freeholders of the county of Essex, courthouse, Newark, N. J., for the construction of a highway bridge over the Passaic River on the Belleville turnpike, between the town of Belleville, Essex County, and the town of Kearny, Hudson County, and the borough of Ardingh, Bergen County, N. J., and the erection and maintenance of a temporary bridge, pending the construction and completion of the permanent bridge.

THE BRONX AND QUEENS.—The Libman Contracting Co., 107 West 46th st, is figuring the general contract for new buildings for the Engine and Hook & Ladder Co. One fire house to be located on west side of Mount Hope av, 55 ft. south of 175th st, The Bronx; the other on south side of Thomson av, 40 ft. west of Downe av, Queens, and desire bids on all sub-contracts prior to September 29. The architects for the above buildings are Dennison, Hiron & Darbyshire, 475 5th av, N. Y. C.

### PUBLIC BUILDINGS.

TRENTON, N. J.—Bids are being received until 11 a. m., Oct. 2, by Dennis F. Collins, adjutant general, for the erection of (a) armory at Red Bank; (b) armory at Orange; and (c) additional balcony in armory at Elizabeth. Plans are on file with the Commissioner of Charities, State House, Trenton.

SKILLMAN, N. J.—Bids are being received until Sept. 27 by the Board of Managers at the Administration Building, New Jersey State Village for Epileptics, Skillman (David Fairchild Weeks, Supt.), for erecting buildings at said institution. Bids to be submitted separately on assembly building, cottages for employees and custodial building.

OSSINING, N. Y.—Sealed proposals for boilers, steam apparatus and piping and for new power plant, new generating plant and electric feeder system for Sing Sing Prison, Ossining, N. Y., will be received by the Superintendent of State Prisons, Capitol, Albany, N. Y., until 12 o'clock noon on Tuesday, September 30. Complete sets of plans and specifications will be furnished prospective bidders upon reasonable notice and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany.

ORANGE, N. J.—Bids will close October 2 for a 2-sty brick armory, 85x213 ft., to be erected at the northwest corner of William and North Centre sts for the State of New Jersey. Wilbur Sadler, State House, Trenton, N. J. George S. Drew, State House, Trenton, is architect. Cost about \$100,000.

### SCHOOLS AND COLLEGES.

IRVINGTON, N. J.—Bids are being received until Oct. 2 by the Board of Education (William A. Sherman, Secy.), for furnishing material and constructing a 4-room addition to the Florence Av School. Jos. B. Allen, architect. 11 Sanford st.

UNION, N. J.—Bids are being received until Oct. 12 at the Town Hall, Union, for \$48,000 school district bonds of the township of Union. A. B. Headley, Chm. Finance Com., Elizabeth, N. J., R. F. D. No. 1.

NEWARK, N. J.—M. L. & H. G. Emery, Bible House, N. Y. C., architects, are taking bids for a 4-sty brick and reinforced concrete institution building, 112x57 ft., to be erected at 13th av and South 5th st for the House of Good Shepherd, at site, owner. Cost about \$70,000.

MANHATTAN.—Edgar A. Josselyn, 3 West 29th st, N. Y. C., and Howells & Stokes, 100 William st, associated architects, are still taking bids on the general contract for the brick and stone country school for boys to be erected at 246th st and Broadway for the Horace Mann School, 551 West 120th st, C. Everitt Macy, chairman. Cost about \$200,000.

### STORES, OFFICES AND LOFTS.

JERSEY CITY, N. J.—R. W. Sailer, 76 Montgomery st, architect, is taking bids for a 3-sty brick store house, 50x68 ft., to be erected in Mercer st, for the National Grocery Co., 480 Montgomery st, owner. Cost, about \$20,000.

MANHATTAN.—Plans are being figured for additions and alterations to the residence 18 West 38th st, for stores and loft purposes. Mrs. Carrie Meyer, 30 West 22d st, owner. J. Sarsfield Kennedy, 157 Remsen st, Brooklyn, is architect.

MANHATTAN.—Figures are still being received for the 2-sty brick department store, 60x75 ft, to be erected at 617-625 West 181st st, for Chas. C. Marshall, 34 Pine st, owner. Buchanan & Fox, 30 East 42d st, are the architects.

167TH ST.—W. & W. F. Crockett, 306 East 59th st, general contractors, desire bids on all subs for a 1-sty brick and steel store and bak-

ery, 83x154 ft, to be erected at 167th st and St. Nicholas av to Audubon av, for L. A. Cushman, 865 Amsterdam av.

### THEATRES.

MANHATTAN.—Demolishing is under way for the 2-sty theatre, 41x100 ft., at 153-155 West 49th st for Chas. Hopkins, 107 East 35th st, owner. Theodore C. Visscher, 425 5th av, is architect. Hoggson Bros, 7 East 44th st, have the general contract and are taking bids on subs. Cost about \$35,000.

## CONTEMPLATED CONSTRUCTION.

### Manhattan.

#### APARTMENTS, FLATS AND TENEMENTS.

152D ST.—Foundations are under way for the 5-sty tenement, 50x100 ft, in the south side of 152d st, 100 ft east of Broadway, for John McLoughlin, 346 East 81st st, owner. Neville & Bagge, 215 West 125th st, are architects. Joseph McConnell Co., 78 Jessup pl, has the mason work. Adam Happel, 408 East 93d st, has the structural and ornamental iron work. Cost, about \$50,000.

AV A.—Dora Jackel, 424 East 86th st, owner of the 5-sty tenement 1663 Av A, will make interior alterations. Jacob Fisher, 25 Av A, architect.

13TH ST.—Dr Leopold Harris, 317 East 13th st, owner of the 4-sty tenement 317 East 13th st, will make interior alterations. Gronenberg & Leuchttag, 303 5th av, architects.

87TH ST.—Schwartz & Gross, 347 5th av, have completed plans for two 9-sty apartment houses, 82.3x85.8 ft., to be erected in the south side of 87th st, 205.6 ft. east of Amsterdam av, to cost \$500,000. The Princeton Const. Co., 30 East 42d st, is the owner.

WEST END AV.—Schwartz & Gross, 347 5th av, have completed plans for the 12-sty apartment house, 100.10xirregular, to be erected by Harry Schiff, 355 West End av, at the northeast corner of West End av and 96th st, to cost \$600,000.

NAEGLE AV.—Moore & Landsiedel, 3d av and 148th st, have been commissioned to prepare plans for two 5-sty flat houses, 120x100 ft., to be erected on the east side of Naegle av, 160 ft. south of Elwood st, for the Halpin Building Corporation, 154 Nassau st, owner, Paul Halpin, president. Cost about \$100,000.

63D ST.—Schwartz & Gross, 347 5th av, have nearly completed plans for a 9-sty apartment house, 100x115 ft., to be erected at 116-122 East 63d st, for the Lenox Hill Realty Co., Samuel Herzog, president, 43 Cedar st. Laurence A. Ball, 25 East 24th st, is steel engineer. Bids on subs will be taken by owner about Oct. 5.

86TH ST.—Excavating is under way for the two 12-sty apartment houses, 87x100 ft., at 149-163 West 86th st, for the Almore Realty Co., Benjamin Mordecai, president, 30 East 42d st, owner. Rouse & Goldstone, 40 West 32d st, are the architects. William C. Tucker, 156 5th av, sanitary engineer. Falk & Hager, 50 Church st, steel engineers. Hinkle Iron Co., 534 West 56th st, has the steel contract. Cost about \$500,000.

66TH ST.—Excavating is under way for the 12-sty apartment house, 74x80 ft., at the northwest corner of 66th st and Park av, for the Fulerton Weaver Realty Co., Spencer F. Weaver, president, 1 Madison av. T. J. E. R. Carpenter, 1 Madison av, architect. T. J. Bird, 506 5th av, steel engineer.

WEST END AV.—Foundations are under way for the 12-sty apartment house, 82x100 ft., at the southeast corner of West End av and 98th st for T. J. McLaughlin Sons, 345 Amsterdam av, Thos. J. McLaughlin, president. George & Edward Blum, 505 5th av, are the architect. The Wells & Newton Co., Av B and 17th st, has the plumbing contract, and the Otis Elevator Co., 11th av and 26th st, elevators. Cost about \$500,000.

### HOSPITALS AND ASYLUMS.

WARDS ISLAND, N. Y. C.—Bids were opened September 22 for the erection of the nurses' home at the Manhattan State Hospital, Wards Island, for the State Commission in Lunacy, T. E. McGarr, secretary, 53 Lancaster st, Albany, from plans by Lewis F. Pilcher, Capitol, Albany, State architect. The Richard Carvel Co., 401 West 59th st, N. Y. C., was low bidder for the construction at \$80,167; Peter Keeler Building Co., 468 Orange st, Albany, for heating, \$3,983; John J. Kenney, 236 West 20th st, N. Y. C., for plumbing, \$7,745; and Lewis H. Woods, 2355 Jerome av, N. Y. C., wiring, \$2,495.

### MUNICIPAL WORK.

PAVING.—Bids will be received by the Park Board until 3 o'clock p. m., on Thursday, Oct. 2, for paving the roadway with asphaltic concrete upon a cement concrete foundation and otherwise improving Riverside Drive, between 110th and 114th sts.

STEAM PIPING.—Bids will be received by the President of the Borough of Manhattan, at the offices, Commissioner of Public Works, Room 1808, 21 Park row, until 2 o'clock p. m., on Monday, Oct. 6, for labor and materials required for the installation of steam piping, compressors, etc., in the public bath buildings, 324 Rivington st, Manhattan.

LIGHTING FIXTURES.—Bids will be received by the Commissioner of Bridges, Municipal Building, until 2 o'clock p. m., Thursday, Oct. 9, for furnishing and installing light fixtures in the Municipal Building.

BUILDING.—Bids will be received by the President of the Borough of Manhattan, Room 1808, 21 Park row, until 2 o'clock p. m., Wednesday, Oct. 1, for labor and materials required for repairs to the clock tower and masonry work of the Jefferson Market Court House, located at 6th av and 10th st, Manhattan.

**BUILDING.**—Bids will be received by the Superintendent of School Buildings, Monday, Oct. 6, for Item 1, general construction, also Item 2, plumbing and drainage of additions to and alterations in Public School 169, on the westerly side of Audubon av, between 168th and 169th sts, Manhattan.

**THEATRES.**

**BROADWAY.**—Steel work is under way for the Strand theatre and office building at the northeast corner of Broadway, 47th to 48th sts, for the Sutphen Estate, John S. Sutphen, 311 West 72d st, owner of land. M. H. Mark Realty Co., White Building, Buffalo, lessee of land and owner of building. Thomas W. Lamb, 644 8th av, is architect. Cramp & Co., 25 East 26th st, general contractors. Lewis Harding & Co., 334 East 27th st, have the carpenter work. Otis Elevator Co., 11th av and 26th st, elevator contract. Cost about \$500,000.

**MISCELLANEOUS.**

**BROADWAY.**—Bids are all in on foundations for the base ball stadium to be erected at Broadway, 225th-226th sts to N. Y. C. R. R. for the Greater New York Base Ball Club, 320 5th av, Frank J. Farrell, president. It is indefinite when bids for superstructure will be advertised for. M. A. Rue, 200 5th av, is architect and engineer.

**Bronx.**

**APARTMENTS, FLATS AND TENEMENTS.**

**168TH ST.**—Harry T. Howell, 149th st and 3d av, is preparing plans for a 6-sty brick tenement, 57x103 ft, to be erected in the south side of 168th st, 143 ft west of Fulton av, for William J. Diamond, 336 East 166th st, owner.

**176TH ST.**—Harry T. Howell, 149th st and 3d av, is preparing plans for a 6-sty brick tenement, 50x100 ft., to be erected at the northwest corner of 176th st and Southern Boulevard, for Louis E. Bates, S33 East 165th st, owner. Cost about \$70,000.

**MUNICIPAL WORK.**

**177TH ST.**—Plans have been completed for the Unionport Bridge at 177th st, Unionport, for the Department of Bridges, Arthur J. O'Keefe, commissioner. Bids will be taken about December 1. Cost, about \$280,000.

**PUBLIC BUILDINGS.**

**PLUMBING.**—Office of the Department of Parks, Arsenal Building, 5th av and 64th St.—Bids will be received at the above office until 3 o'clock p. m., on Thursday, Oct. 2, for labor and materials for installing plumbing, drainage and water supply in the annex to the Colonial mansion in Van Cortlandt Park, The Bronx.

**HEATING.**—Bids will be received by the Park Board until 3 o'clock p. m., Thursday, Oct. 2, for labor and materials for installing steam heating plant in the annex to the Colonial mansion in Van Cortlandt Park, The Bronx.

**THEATRES.**

**WESTCHESTER AV.**—Von Eeren & La Velle, 507 5th av, are preparing plans for a 1-sty brick and stucco theatre, 100x165 ft, to be erected at Westchester av and Southern Boulevard, for the Murphy Construction Co., 50 Church st, owner.

**Brooklyn.**

**CHURCHES.**

**NOSTRAND AV.**—Foundations are under way for the 1-sty brick and stone church, 81x136 ft., at the southeast corner of Nostrand av and Lincoln rd for the Church of St. Francis of Assisi, Rev. Father F. H. K. Ludeke, pastor, on premises. W. J. Ryan, 162 Ryerson st, is architect. Cost, \$150,000. John J. Moran & Co., 189 Patchen av, have the general contract.

**FACTORIES AND WAREHOUSES.**

**55TH ST.**—Francisco & Jacobus, 200 5th av, N. Y. C., architects and engineers, are preparing plans for a 3-sty factory, 100x150 ft., a 4-sty warehouse, 200x100 ft., 1-sty power house, 40x80 ft., to be erected in 55th st through to 56th st, 275 ft. west of 2d av, for the American Machine & Foundry Co., 346 Carroll st, owner, B. T. Burchardi, manager. Bids on the general contract will be taken about the middle of October by the architects. Cost about \$150,000.

**HOSPITALS AND ASYLUMS.**

**BUILDING.**—Bids will be received by the Department of Public Charities Monday, Oct. 6, for labor and materials required for the erection and completion of the additional buildings of Greenpoint Hospital, on Bullion st, between Kingsland and Debevoise avs, Brooklyn. For labor and materials required for the erection and completion of plumbing and gasfitting for the additional buildings of Greenpoint Hospital. For labor and materials required for the erection and completion of heating, ventilation and mechanical equipments for the additional buildings of Greenpoint Hospital.

**SUPPLIES.**—Bids will be received by the Department of Public Charities Friday, Oct. 3, for furnishing and delivering sterilizers, window shades, awnings, laundry machinery, including work and installation for the children's hospital, Brooklyn.

**SCHOOLS AND COLLEGES.**

**BROOKLYN.**—All bids opened Sept. 22 by the Board of Education for the general construction and plumbing and drainage of P. S. 179, were laid over.

**HEATING AND VENTILATING.**—Bids will be received by the Superintendent of School Buildings Monday, Oct. 6, for Item 1, installing heating and ventilating apparatus, and Item 2, installing temperature regulation in new Public School 176, on Bay Ridge av, 68th st and 12th av, Brooklyn.

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## Contemplated Construction—Continued.

**ELECTRIC EQUIPMENT.**—No. 3. For installing electric equipment in Bay Ridge High School, on the westerly side of 4th av, between 67th and Senator sts, Brooklyn.

**PIPE ORGAN.**—No. 4. For furnishing and erecting complete a pipe organ (Items 1 and 2), at the Boys' High School, Marcy and Putnam avs and Madison st, Brooklyn.

**PENNSYLVANIA AV.**—Work is up to the first tier for the 2-sty school and synagogue, 65x79 ft., on the east side of Pennsylvania av, 50 ft. north of Blake av, for the Congregation Glory of Israel, Pennsylvania and Dumont avs, owner, W. M. Finkelstein, president, 497 North Jersey av. L. Dananher, 7 Glenmore av, is architect. Jacob Siegel, at site, has the mason work, and Shulman Tuttlebaum, at site, the carpenter work. Frank Rabinovitz, 352 Junius st, has the iron contract. Cost about \$30,000.

## THEATRES.

**ST. JOHNS PL.**—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for a moving picture auditorium to be erected at the southeast corner of St. Johns pl and Bedford av to seat 600 people. The Criterion Amusement Co. is owner.

**9TH ST.**—Foundations have been completed for the 4-sty theatre in the north side of 9th st through to 300 8th av, for B. F. Keith, 1495 Broadway, owner. W. H. McElfrick, 701 7th av, N. Y. C., is architect. The Libman Contracting Co., 107 West 46th st, has the general contract. The Superior Cornice & Skylight Works, 214 East 12th st, has the roofing contract, and the Harris Silvers Baker Co., 151 West 42d st, the structural steel. Cost about \$200,000.

## Queens.

## APARTMENTS, FLATS AND TENEMENTS.

**ASTORIA, L. I.**—Frank Braun, 585 9th av, Astoria, has completed plans for a 4-sty brick and stone tenement, 50x78 ft., to be erected on the east side of Steinway av, 50 ft. north of Potter av, for John Dvorsky, 634 Academy st, Astoria, owner, and will take bids from a selected list of contractors. Cost about \$22,000.

## Richmond.

## DWELLINGS.

**ANNADALE, S. I.**—Dr. Samuel A. Robinson, of Washington, D. C., has sold through Cornelius G. Koiff to Henry Sherin a 15-acre tract with a frontage of 700 ft. on Amboy rd and 925 ft. on Washington av, Annadale, S. I. The property will be improved by the purchaser by the erection of bungalows.

## Nassau.

## DWELLINGS.

**OYSTER BAY, L. I.**—Henry P. Kirby & John J. Petit, 103 Park av, N. Y. C., architects, are preparing plans for a residence here for Frank N. Doubleday, of Doubleday, Page & Co., Garden City, L. I., and 11 West 32d st, N. Y. C., owner.

## SCHOOLS AND COLLEGES.

**LONG BEACH, L. I.**—William Albert Swasey, 47 West 34th st, N. Y. C., is preparing plans for a school to be erected here for the Board of Education of Long Beach. J. C. Hammond, member of committee. Cost, about \$40,000. Approximate estimates will be taken by architect about October 2.

## STABLES AND GARAGES.

**BROOKVILLE, L. I.**—Henry Otis Chapman, 334 5th av, N. Y. C., has completed plans for a 1 and 2-sty garage and gardener's cottage for Geo. C. Smith, 7th av and 15th st, N. Y. C. R. H. Howes Const. Co., 105 West 40th st, N. Y. C., has the mason and carpenter work. Cost about \$15,000.

## Suffolk.

## DWELLINGS.

**SOUTHAMPTON, L. I.**—Rufus L. Patterson, 200 5th av, N. Y. C., recently purchased property here and contemplates alterations to the residence on the site, from plans by Grosvenor Atterbury, 20 West 43d st, N. Y. C., architect.

**SOUTHAMPTON, L. I.**—E. L. Tilton, 32 Broadway, N. Y. C., architect, is preparing sketches for a residence here for R. A. Franks, 576 5th av, N. Y. C.

## Westchester.

## APARTMENTS, FLATS AND TENEMENTS.

**YONKERS, N. Y.**—Jas. A. Watson, Reeves Building, has completed plans for five 3-sty frame apartments, 28x60 ft., to be erected at 21-33 Cedar st, for Annie Scott, 28 Cedar st, owner. John P. Scott, 28 Cedar st, has the carpenter work. Cost, \$10,000 each.

**YONKERS, N. Y.**—J. A. Watson, Reeves Building, has completed plans for two 3-sty frame apartments, 28x60 ft., to be erected at 224-228 Elm st, for Annie L. Dawson, 73 Van Cortlandt Park av, owner. Alex. A. Dawson, 29-31 John st, Yonkers, has the mason work. Cost, \$12,000 each.

**HARTSDALE, N. Y.**—W. S. Phillip, 103 Park av, N. Y. C., has about completed plans for a hollow tile and stucco apartment house, 70x117 ft., to be erected at the corner of Railroad and Hartsdale avs, for Xavier Kuzmier, Maple av. White Plains, N. Y., owner. Cost, about \$40,000.

## DWELLINGS.

**SCARSDALE, N. Y.**—Foundations are under way for the 2½-sty frame residence on Brown pl, for Chas. A. Russell, builder, Brown pl.

**HASTINGS, N. Y.**—Excavating is under way for the hollow tile residence for Edna Odell, owner. Ferdinand Witt, 105 West 40th st, N. Y. C., is architect.

**NEW ROCHELLE, N. Y.**—Gustave Kithau, 6 Railroad pl, is preparing plans for a residence, 36x50 ft., for Peter Cunneen, owner. Architect will take bids.

## CONTRACTS AWARDED.

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

## BANKS.

**MATAWAN, N. J.**—George E. Langan, Keyport, N. J., has received the general contract to erect the 1-sty bank building, 27x81 ft., in Main st for the Farmers & Merchants National Bank, C. H. Wardell, cashier, Main st. E. A. Arend, 105 West 40th st, N. Y. C., and Kinmouth Building, Asbury Park, N. J., is architect. Cost about \$25,000.

## CHURCHES.

**YONKERS, N. Y.**—Alvord & Swift, 25 East 42d st, N. Y. C., and New Rochelle, have received the general contract for the heating and ventilating installation in the Church and school of Our Lady of the Rosary, at Warburton and Lamartine avs, Yonkers, Rev. John F. Kelahan, rector. John V. Van Pelt, 381 4th av, N. Y. C., is architect.

## DWELLINGS.

**EDGEMERE, L. I.**—Smith & Kissam, Carnegie av and Railroad av, Far Rockaway, have received the general contract to erect twenty-five 2½-sty frame and stucco residences, 47x35 ft., for Mrs. Rosa Haft, this place, owner. Howard & Callmann, O'Kane Building, Far Rockaway, are architects. Cost, \$12,000 each.

**EDGEMERE, L. I.**—Ralph O'Rourke, Grove st, Far Rockaway, L. I., has received the general contract to erect four 2½-sty frame and stucco residences, 25x35 ft., for the S. & L. Construction Co., 767 Lexington av, N. Y. C., owner. Howard & Callmann, O'Kane Building, Far Rockaway, are the architects. Cost, \$5,000 each.

**RIDGEWOOD, L. I.**—Balthasar Klee, 14 Kosuth pl, has received the general contract to erect the 2-sty brick parsonage, 20x46 ft., on the west side of Woodward av, 40 ft south of Grove st, for the Ridgewood German M. E. Church, E. Schueiker, rector, 1769 Madison st. L. Allmendinger, 926 Broadway, Brooklyn, is architect. Cost, about \$5,000.

## FACTORIES AND WAREHOUSES.

**STAMFORD, CONN.**—J. W. Ferguson & Co., Paterson, N. J., have received the general contract for an addition to the 2-sty factory in Ludlow st, for the Celluloid Zapon Co., Ludlow st, owner.

## MUNICIPAL WORK.

**VERMILYEA AV.**—Joseph Balaban Co., 261 Broadway, has received the general contract to erect the 2½-sty fire house on Vermilyea av, west of Academy st, for the Fire Department, 157-9 East 67th st. Dennison, Hiron & Darbyshire, 475 5th av, are the architects. The Altman Plumbing Co., 324 East 6th st, has the plumbing and gas fitting contract, and M. J. O'Brien, 625 Lexington av, the steam heating system. Cost about \$47,500.

## STORES, OFFICES AND LOFTS.

**167TH ST.**—W. & W. F. Crockett, 306 East 59th st, have received the general contract to erect a 1-sty brick and steel store and bakery at 167th st and St. Nicholas av to Audubon av, for L. A. Cushman, 856 Amsterdam av, owner. Stafford & Wright, 114 Liberty st, are engineers.

## THEATRES.

**BLOOMFIELD, N. J.**—(Sub.)—The Superior Cornice & Skylight Works, Inc., 214-16 East 127th st, N. Y. C., have received orders to furnish their superior automatic theatre ventilators for the Lincoln Theatre at Bloomfield, N. J. Nathan Meyers, architect.

**BUFFALO, N. Y.**—(Sub.)—The Superior Cornice & Skylight Works, Inc., 214-16 East 127th st, N. Y. C., have received orders to furnish their superior automatic theatre ventilators for various theatre buildings at Buffalo, N. Y.

## MISCELLANEOUS.

**CONVENT AV.**—Jacob A. Zimmermann, 505 5th av, has received the general contract to erect a reinforced concrete stadium from Convent to Amsterdam avs and from 136th to 138th sts, for the College of the City of New York, 139th st and St. Nicholas terrace. Adolph Lewinsohn, 42 Broadway, is donor of structure. Arnold Brunner, 320 5th av, architect. Charles Mayer, 30 East 42d st, engineer.

**MYRTLE AV.**—John B. Roberts & Co., Madison av, N. Y. C., have received the general contract for alterations and additions to the substation on the south side of Myrtle av, 75 ft east of Lewis av, Brooklyn, for the Brooklyn Rapid Transit Co., 85 Clinton st, Brooklyn, owner. Cost, about \$10,000.

## PLANS FILED FOR NEW CONSTRUCTION WORK.

## Manhattan.

## STORES, OFFICES AND LOFTS.

**LEXINGTON AV, 563,** 2-sty brick store and loft, 100x97; cost, \$15,000; owners, Akron Bldg. Co., Leo S. Bing, Pres., 505 5th av; architect, Robt. T. Lyons, 505 5th av. Plan No. 423.

**TRINITY PL, 78-86,** 35-sty brick stores and offices, 178x181; cost, \$3,500,000; owners, American Bank Note, Warren L. Green, Pres., 70 Broad st; architects, Howells & Stokes, 100 William st. Plan No. 417.

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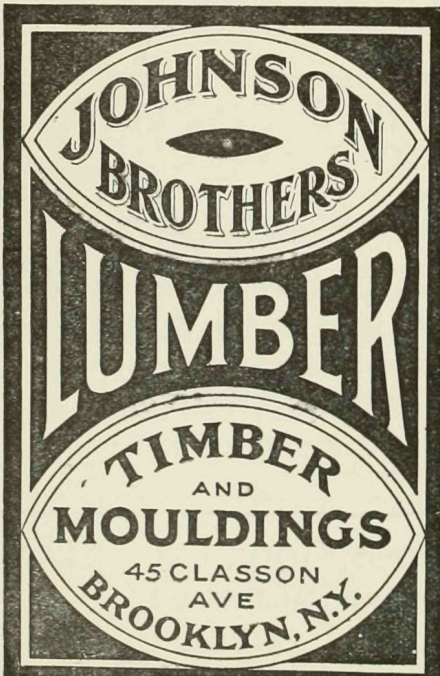
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LEXINGTON AV, 573, 2-sty brick store and offices, 50x100; cost, \$15,000; owners, The Akron Realty Co., Leo S. Bing, Pres., 505 5th av; architect, Robt. T. Lyons, 505 5th av. Plan No. 418.

**STORES AND TENEMENTS.**

191ST ST, s s, 100 e St Nicholas av, three 5-sty brick tenements, 49x85; cost, \$135,000; owner, John P. Boyland, Fordham rd and Webster av. Plans by owner. Plan No. 420.

**THEATRES.**

49TH ST, 153-55 West, 2-sty brick theatre, 41x100; cost, \$35,000; owner, Chas. R. Hopkins, 107 East 35th st; architect, Theo. C. Visscher, 425 5th av. Plan No. 421.

103D ST, 211-215 W, 2-sty brick store and moving pictures, 101x151; cost, \$50,000; owner, Henry W. Hodge, 50 Church st; architect, Edward P. Casey, 149 Broadway. Plan No. 419.

89TH ST, 252-260 West, 1-sty brick moving picture theatre, 80x94; cost, \$40,000; owner, 2415 Broadway, Inc., Leo M. Klein, Pres., 149 Broadway; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 425.

**MISCELLANEOUS.**

71ST ST, n s, 68 w Exterior st, 1-sty stone wall, length 102 ft; cost, \$400; owners George H. Storm & Co., 72d st and East River; architect, Franz Wolfgang, 535 East 177th st. Plan No. 422.

FT. WASHINGTON AV, e s, 2587 n of West 181st st, 1-sty brick museum, 54x90; cost, \$11,000; owner, Geo. G. Bernard Esq., 454 Ft. Washington av; architects, Mann & McNeillie, 70 East 45th st. Plan No. 424.

WEST BROADWAY, 414, 218 n Isham st, 1-sty hollow terra cotta tile comfort station, 40x20; cost, \$5,000; owner, City of New York, Dept. of Parks, Arsenal, Central Park; architect, Jaros Kiaus, Arsenal Bldg. Plan No. 426.

**Bronx.**

**FACTORIES AND WAREHOUSES.**

154TH ST, n s, 175 e Morris av, 1-sty brick storage, slag roof, 13x25; cost, \$400; owner, Ferdinando Marrone, 277 East 154th st; architect, M. J. Garvin, 3307 3d av. Plan No. 541.

**STABLES AND GARAGES.**

VAN NEST AV, s s, 240 w Bear Swamp rd, 1-sty brick garage, slag roof, 9x18.8; cost, \$150; owner, Edw. Schill, 860 Van Nest av; architect, Fred. Hammond, 391 East 149th st. Plan No. 537.

SHAKESPEARE AV, w s, 101.11 s 168th st, 1-sty brick barn, tin roof, 25.88x24; cost, \$300; owner, Chas. Diehl, 1246 Woodycrest av; architect, Henry Nordheim 1087 Tremont av. Plan No. 540.

**STORES AND DWELLINGS.**

BATHGATE AV, e s, 55.4 s 172d, 2-sty brick stores and dwelling; asphalt and gravel roof; 27.6x76.7; cost, \$7,000; owners, Eva Nathan and Jacob Wolfe, 1587 Bathgate av; architect, Michael Bernstein, 185 Madison av. Plan No. 536.

**STORES AND TENEMENTS.**

165TH ST, n w cor Hall pl, 5-sty brick tenement, slag roof, 50x96.8; cost, \$65,000; owners, Angel Constn. Co., Carmine Cioffi, 1228 Hoe av, Pres.; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 539.

BATHGATE AV, 2325, 1-sty frame store, 7.10x22.6; cost, \$500; owner, Guiseppe Giaziano, on premises; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 538.

**Brooklyn.**

**CHURCHES.**

CANARSIE AV, s s, 100 w Bedford av, 1-sty and basement frame church, 33x54, shingle roof; cost, \$5,600; owner, Swedish Salem M. E. Church, 50 Snyder av; architect, Eric E. Soderstein, 1144 East 37th st. Plan No. 5178.

**DWELLINGS.**

ASHFORD ST, w s, 90 n Livonia av, 2-sty brick dwelling, 17x40, tin roof, 1 family; cost, \$2,800; owners, Aswick Bldg. Corp., 493 Ashford st; architects, C. Infanger & Son, 2634 Atlantic av. Plan No. 5156.

BARBEY ST, e s, 260 n Dumont av, two 2-sty brick dwellings, 17x40, tin roof, 1 family each; total cost, \$5,500; owner, Solom Agress, 509 Barbey st; architects, C. Infanger & Son, 2634 Atlantic av. Plan No. 5155.

54TH ST, s s, 36.7 w New Utrecht av, 3-sty brick store and dwelling, 25x44, slag roof, 2 families; cost, \$5,600; owner, Paul Connelly, 5107 New Utrecht av; architects, Eisenla & Carlson, 16 Court st. Plan No. 5144.

58TH ST, n s, 360 e 21st av, 2 1/2-sty frame dwelling, 22x52, shingle roof, 2 families; cost, \$4,500; owner, G. B. Elfast, 440 Bergen st; architect, C. G. Wessel, 1563 43d st. Plan No. 5157.

NEW UTRECHT AV, w s, 20 s 54th st, three 3-sty brick stores and dwellings, 20x55, slag roof, 2 families each; total cost, \$16,500; owner, Paul W. Connelly, 5107 New Utrecht av; architects, Eisenla & Carlson, 16 Court st. Plan No. 5143.

SUNNYSIDE AV, s s, 50 e Miller av, 2-sty brick dwelling, 20x45, gravel roof, 2 families; cost, \$4,000; owner, Chas. Lehman, Sunnyside av and Barbey st; architect, E. H. Tatje, 106 Van Sielen av. Plan No. 5146.

EAST 7TH ST, e s, 260 s Av K, 2-sty frame dwelling, 20x34, shingle roof, 1 family; cost, \$3,000; owner and architect, Christian Stechel, 665 65th st. Plan No. 5174.

EAST 24TH ST, w s, 380 s Av M, 2 1/2-sty frame dwelling, 24x30, shingle roof, 1 family; cost, \$4,500; owner, F. B. Norris, 188 Fenimore st; architect, Jos. A. Brock, 865a Gates av. Plan No. 5177.



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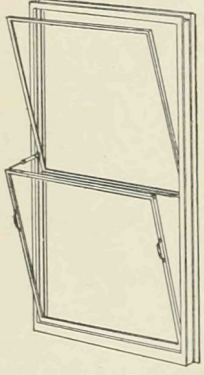
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## Plans Filed, New Buildings, Bklyn. (Cont.)

NEWKIRK AV, n s, 125 e East 19th st, 2-sty frame dwelling, 25x32, shingle roof, 1 family; cost, \$5,000; owner, Teresa Strong, 600 East 18th st; architect, Arthur Strong, 600 East 18th st. Plan No. 5196.

EAST 12TH ST, e s, 160 n Av X, 2-sty brick store and dwelling, 20x25, gravel roof, 1 family; cost, \$2,500; owner, Albert Pasquale, 1403 64th st; architect, Rocco Mega, 2857 North 5th st. Plan No. 5215.

EAST 17TH ST, w s, 200 n Av P, two 2 1/2-sty frame dwellings, 16.9x20, shingle roof, 2 families each; total cost, \$7,000; owner, Glen H. Frost, 849 East 12th st; architect, Chas. G. Wessel, 1563 East 46th st. Plan No. 5219.

LIVONIA AV, n s, 20 e Barbey st, four 2-sty brick dwellings, 20x36, slag roof, 2 families each; total cost, \$12,000; owner, Wm. Harker, 753 Cleveland st; architect, L. Dananher, 3324 Fulton st, Jamaica. Plan No. 5225.

LIVONIA AV, n e cor Barbey st, 2-sty brick dwelling, 20x36, slag roof, 2 families; cost, \$3,500; owner, Wm. Harker, 753 Cleveland st; architect, L. Dananher, 3324 Fulton st, Jamaica. Plan No. 5224.

DOVER ST, e s, 180 n Oriental Blvd, 2 1/2-sty frame dwelling, 22x36, shingle roof, 1 family; cost, \$6,000; owner, Louis Schnibbe, 595 Jefferson av; architect, W. B. Mills, 1181 Myrtle av. Plan No. 5240.

EAST 21ST ST, w s, 365 n Av R, 2 1/2-sty frame dwelling, 24x25, shingle roof, 1 family; cost, \$4,500; owner, A. Bernheim, 1647 East 12th st; architects, Tucker Realty Co., 180 Montague st. Plan No. 5235.

EAST 26TH ST, e s, 198.7 s Canarsie la, six 2-sty brick dwellings, 18x44, slag roof, 1 family each; total cost, \$24,000; owner, New Style Home Bldg Co., 741 Howard av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5257.

EAST 26TH ST, s e cor Canarsie la, 2-sty brick dwelling, 18.7x44, slag roof, 1 family; cost, \$4,500; owner, New Style Home Bldg Co., 741 Howard av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5256.

EAST 26TH ST, e s, 18.7 s Canarsie la, ten 2-sty brick dwellings, 18x44, slag roof, 1 family each; total cost, \$40,000; owner, New Style Home Bldg Co., 741 Howard av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5255.

EAST 49TH ST, w s, 180 n Snyder av, two 2-sty frame dwellings, 17x28, tin roof, 1 family each; total cost, \$5,000; owner, Henry M. Prehn, 124 West st; architect, Chas. G. Wessel, 1563 East 46th st. Plan No. 5249.

SURF AV, n s, 81 e West 32d st, 2-sty frame store and dwelling, 19.3x78.5, gravel roof, 2 families; cost, \$5,250; owners, Simon Bros. Holding Co., Surf av and West 31st st; architect, G. H. Suess, 2966 West 29th st. Plan No. 5236.

## FACTORIES AND WAREHOUSES.

WALWORTH ST, e s, 150 n Willoughby av, 2-sty brick factory, 50x95, gravel roof; cost, \$12,000; owners, Chapel Frerics & Co., Walworth and Willoughby avs; architect, E. J. Messenger, 394 Graham av. Plan No. 5189.

EAST 14TH ST, w s, 320 s Av N, 1-sty frame shop, 14x12.6, shingle roof; cost, \$250; owner and architect, Cornelius M. Myer, 1439 East 14th st. Plan No. 5180.

KENT AV, n w cor Ross st, 2-sty brick factory, 75x89, gravel roof; cost, \$10,000; owner, W. Kruse, Ross st and Kent av; architect, I. Cranford, 1095 Lorimer st. Plan No. 5223.

BERGEN ST, n s, 88 e Classon av, 2-sty brick storage, 48x110, slag roof; cost, \$10,000; owners, Brooklyn Milk Bottlers Protective Union, 229 Garfield pl; architects, Voss & Lauretzen, 65 DeKalb av. Plan No. 5258.

## STABLES AND GARAGES.

MANSFIELD PL, w s, 485 n Farragut rd, 1-sty frame garage, 20x19, shingle roof; cost, \$400; owner, Chas M. Stafford, 490 Mansfield pl; architect, Le Roy Barton, 479 Madison st. Plan No. 5164.

NORMAN AV, s w cor Eckford st, 3-sty brick garage, 25x43, gravel roof; cost, \$1,000; owner, Philip Greuloch, 118 Norman av; architect, G. H. Schwartz, 127 India st. Plan No. 5204.

85TH ST, n s, 180 w 3d av, 1-sty brick garage, 18x18, gravel roof; cost, \$500; owner, W. S. Hassen, 263 85th st; architect, M. D. Foot, 1432 75th st. Plan No. 5210.

BELMONT AV, s s, 50 e Hinsdale av, 1-sty frame stable, 19x16, gravel roof; cost, \$300; owner, Lena Nukless, 416 Junius st; architect, J. C. Hacker, 418 Junius st. Plan No. 5218.

MYRTLE AV, s s, 321.7 w Lewis av, 1-sty brick stable 16x16, tin roof; cost, \$375; owner, Metropolitan Holding Co, 44 Court st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 5214.

SARATOGA AV, w s, 150 s Sutter av, 1-sty brick garage, 19x18, slag roof; cost, \$300; owner, David Eisenberg, 620 Saratoga av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5226.

79TH ST, n s, 167 e Ridge Blvd, 1-sty frame garage, 12x20, shingle roof; cost, \$400; owner, Matilda Castle, 221 79th st; architect, Franck W. Stork, 7416 3d av. Plan No. 5253.

## STORES AND DWELLINGS.

54TH ST, s w cor New Utrecht av, 3-sty brick store and dwelling, 20x36, slag roof, 2 families; cost, \$4,500; owner, Paul W. Connelly, 5107 New Utrecht av; architects, Eisenla & Carlson, 16 Court st. Plan No. 5142.

## STORES AND TENEMENTS.

DRIGGS AV, s s, 40 w Kingsland av, three 4-sty brick tenements, 20x95, slag roof, 7 families each; total cost, \$30,000; owner, Herman Wiengarten, 676 Humboldt st; architect, Albert C. Kunzi, 14 Charlotte st, Queens. Plan No. 5160.

DEAN ST, n s, 300 e New York av, 4-sty brick tenement, 50x89, tin roof, 16 families; cost, \$28,000; owners, Oxfeld & Aaron, 1205 Eastern Parkway; architects, Cohn Bros., 361 Stone av. Plan No. 5207.

DEAN ST, n s, 275 e New York av, 4-sty brick tenement, 25x89, tin roof, 8 families; cost, \$18,000; owners, Oxfeld & Aaron, 1205 Eastern Parkway; architects, Cohn Bros., 361 Stone av. Plan No. 5206.

WEST 19TH ST, w s, 140 s Neptune av, seven 2-sty frame tenements, 20x74.4, gravel roof, 4 families each; total cost, \$49,000; owner, Eugene Martin, 16 Court st; architect, Lew Koen, 9 Debevoise st. Plan No. 5220.

STERLING PL, s e cor Rochester av, 2-sty brick tenement, 20x66.6, — roof, 5 families; cost, \$7,500; owner, Jas. V. Cunningham, 180 Montague st; architects, Leslie & White, 180 Montague st. Plan No. 5251.

ROCHESTER AV, e s, 20 s Sterling st, four 3-sty brick tenements, 20x66.6, — roof, 6 families each; total cost, \$30,000; owner, Jas. V. Cunningham, 180 Montague st; architects, Leslie & White, 180 Montague st. Plan No. 5252.

## THEATRES.

RALPH AV, e s, 36 n Chauncey st, 1-sty brick moving pictures, 26x100, gravel roof; cost, \$8,000; owner, Pasquale Pescaia, 277 Driggs av; architect, Chas. F. Cannella, 60 Graham av. Plan No. 5200.

MYRTLE AV, n s, 60 w Linden st, 1-sty brick moving pictures, 48x105; gravel roof; cost, \$9,500; owners, Ridgewood Amusement Co., 189 Eldert st; architect, L. Allemendinger, 926 Broadway. Plan No. 5234.

## MISCELLANEOUS.

HART ST, s s, 285 e Stuyvesant av, 1-sty brick tool house, 20x18, gravel roof; cost, \$350; owner, Louis Barnes, 440 Hart st; architects, Laspia & Salvati, 525 Grand st. Plan No. 5186.

7TH ST, n s, 120 e Colonial rd, 1-sty brick bowling alley, 18x92, concrete roof; cost, \$1,500; owner, Geo. Andrews, 225 75th st; architect, F. W. Stork, 7416 3d av. Plan No. 5198.

EAST 45TH ST, e s, 100 s Rutland rd, support for tank, 10x12; cost, \$215; owners, Brooklyn Hygeia Ice Co., on premises; architects, Reisert Automatic Purifying Co., 30 Church st, N. Y. Plan No. 5229.

## Queens.

APARTMENTS, FLATS AND TENEMENTS.  
COLLEGE POINT.—12th st, e s, 100 n 2d av, 3-sty frame tenement, 20x40, tin roof, 3 families; cost, \$4,500; owner, Adam Schasser, 12th st, College Point; architect, E. Leo McCracken, Manhattan ct, College Point. Plan No. 2804.

## DWELLINGS.

BAYSIDE.—Wright av, e s, 85 s Palace Boulevard, 2 1/2-sty frame dwelling, 26x30, shingle roof, 1 family; cost, \$5,000; owner and architect, Geo. Harnden, Bayside. Plan No. 2771.

RIDGEWOOD.—Jefferson av, n s, 355 e Irving av; and Hancock st, s s, 195 e Irving av, thirty-two 2-sty brick dwellings, 20x55, slag roof, 2 families; cost, \$115,200; owner, Joseph A. Caulfield, 347 McDonough st, Brooklyn; architect, Frank F. Caulfield, 347 McDonough st, Brooklyn. Plan Nos. 2783-84-85-86.

WOODHAVEN.—Fulton st, s s, 40 w Oceanview av, six 2-sty frame dwellings, 17x35, shingle roof, 1 family; cost, \$13,200; owners, Gascoyne Realty Co., 1264 Jamaica av, Woodhaven; architect, G. E. Crane, Lincoln st, Woodhaven. Plan Nos. 2775-76-77-78-79-80.

CORONA.—46th st, e s, 300 n Burnside av, 2-sty frame dwelling, 18x50, tin roof, 2 families; cost, \$2,500; owner and architect, A. Napoli, 124 43d st, Corona. Plan No. 2773.

ELMHURST.—Evergreen av, s s, 180 w Hanover av, four 2 1/2-sty frame dwellings, 18x38, shingle roof, 1 family; cost, \$12,000; owner and architect, J. Sempkin, East Grand av, Corona. Plan Nos. 2764-65-66-67.

FOREST HILLS.—Jewel st, s s, 175 e Colonial av, 2 1/2-sty brick dwelling, 24x32, tile roof, 1 family; cost, \$4,500; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, Jr., 9 Twombly pl, Jamaica. Plan Nos. 2794-2795. Two buildings, cost, \$9,000.

JAMAICA.—Queens av, w s, 399 s Rockaway rd, 2 1/2-sty brick dwelling, 24x34, slate roof, 1 family; cost, \$5,000; owner, Bertha Schweitzer, 1316 Jefferson av, Brooklyn; architect, E. H. Tatje, 106 Van Siclen av, Brooklyn. Plan No. 2788.

MORRIS PARK.—Sherman st, e s, 100 n Mill st, 2 1/2-sty frame dwellings, 16x34, shingle roof, 1 family; cost, \$2,200; owner, F. McEwin, Sherman st, Morris Park; architect, E. Larsen, Liberty av, Morris Park. Plan No. 2791.

ROCKAWAY BEACH.—Thetis av, e s, 100 n Sheffield st, 2-sty frame dwelling, 19x29, shingle roof, 1 family; cost, \$1,500; owner and architect, Mrs. Ben. Voyer, Rockaway Beach. Plan No. 2790.

WHITESTONE.—14th av, e s, 120 s 27th st, 2 1/2-sty frame dwelling, 28x32, shingle roof, 1 family; cost, \$3,400; owner and architect, James Dick, Whitestone. Plan No. 2763.

WHITESTONE.—11th av, w s, 23 s 10th st, 2-sty frame dwelling, 20x48, tin roof, 2 families; cost, \$6,000 (two buildings); owner, Frank E. Melton, 650 6th av, L. I. City; architect, Alfred DeBlasi, 94 East Jackson av, L. I. City. Plan No. 2799.

COLLEGE POINT.—14th st, e s, 225 s 4th av, 2-sty frame dwelling, 21x45, tin roof, 2 families; cost, \$3,400; owner, Geo. Jench, 19th st and 3d av, College Point; architect, E. Leo McCracken, Manhattan ct, College Point. Plan No. 2808.

EDGEMERE.—Ocean av, w s, 340 n Mermaid av, two 2-sty frame dwellings, 20x27, shingle roof, 1 family; cost, \$6,000; owner, Edith M. Clapp, Edgemere; architect, John A. Lasher, 27 Beach 116th st, Rockaway Beach. Plan Nos. 2801-2.

LONG ISLAND CITY.—17th av, e s, 390 n Wilson av, 2-sty frame store and dwelling, 25x25, tin roof, 1 family; cost, \$1,200; owner, Nicholas DeRosa, 17th av, L. I. C.; architect, Wm. S. Irving, 75 East 220th st, Bronx. Plan No. 2806.



**RICHMOND HILL.**—Cedar av, e s, 280 n Belmont av, 2½-sty frame dwelling, 20x32, shingle roof, 1 family; cost, \$2,500; owner, Samuel A. Livingston, 192 Wyona av, Brooklyn; architect, Max Cohn, 433 Glenmore av, Brooklyn. Plan No. 2807.

**RIDGEWOOD.**—Hancock st, s e s, 395 n e Irving av, two 2-sty frame dwellings, 20x55, tin roof, 2 families; cost, \$7,200; owner, James A. Caufield, 347 McDonough st, Brooklyn; architect, Jos. A. Caufield, same address. Plan No. 2805.

**WOODHAVEN.**—Walker av, w s, 149 s Jamaica av, 2½-sty frame dwelling, 20x33, shingle roof, 1 family; cost, \$3,500; owner, L. Eschenbrenner, 444 Benedict av, Woodhaven; architect, Edw. Ball, 514 Freedom st, Richmond Hill. Plan No. 2803.

**CORONA.**—42d st, w s, 140 s Smith av, 2-sty brick dwelling, 20x42, tin roof, 2 families; cost, \$4,000; owner, P. Guidice, 246 East 53d st, N. Y. C.; architect, C. L. Varrone, Corona av, Corona. Plan No. 2817.

**DUNTON.**—Beaufort st, n s, 110 e Van Wyck av, 2½-sty frame dwelling, 20x38, shingle roof, 1 family; cost, \$3,500; owner, Pat'k Collins, Van Wyck av, Dunton; architect, Lars Olsen, 41 North Washington st, Jamaica. Plan No. 2823.

**ELMHURST HEIGHTS.**—20th st, w s, 458 n Shell rd, 2½-sty frame dwelling, 18x28, shingle roof, 1 family; cost, \$3,000; owner, Vincent Scuderi, 123 Plateau st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 2818.

**ELMHURST.**—Pettit pl, e s, 125 n Ketcham st, 2½-sty frame dwelling, 19x32, shingle roof, 1 family; cost, \$3,200; owner, John Nicholas, Broadway, Elmhurst; architect, C. L. Varrone, Corona av, Corona. Plan No. 2819.

**ELMHURST HEIGHTS.**—Hillcrest av, w s, 375 n Woodside av, 2-sty brick dwelling, 27x41, slate roof, 1 family; cost, \$6,000; owner, Daniel Frank, Kelly av, Woodside; architect, R. W. Johnson, Corona. Plan No. 2810.

**JAMAICA.**—Norris av, w s, 450 s Remsen st, 1-sty frame dwelling, 16x30, shingle roof, 1 family; cost, \$1,000; owner, Lucy Panzella, Remsen st, Jamaica; architect, John O. Olsen, 56 Hearn av, Jamaica. Plan No. 2824.

**JAMAICA.**—Strenski pl, e s, n e cor Pacific st, 2½-sty frame dwelling, 18x36, shingle roof, 1 family; cost, \$3,200; owner, Adam Tielon, Strenski pl, Jamaica; architect, Gus. Brush, Queens. Plan No. 2822.

**MASPETH.**—Lexington av, w s, 497 n Grand st, 2-sty brick dwelling, 20x48, tin roof, 2 families; cost, \$4,000; owner, Frank Kowal, 52 Irving av, Brooklyn; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 2812.

**QUEENS.**—Hollis Court, e s, 140 n Fulton st, 2½-sty frame dwelling, 24x39, shingle roof, 1 family; cost, \$5,500; owner, Lena Brush, Queens; architect, Gustave Brush, Queens. Plan No. 2821.

**ROCKAWAY BEACH.**—Pleasant av, w s, 230 s Boulevard, 2½-sty brick dwelling, 25x51, shingle roof, 1 family; cost, \$4,800; owners, G.

Taus & Son, 537 Boulevard, Rockaway Beach; architects, J. P. Powers Co., Rockaway Beach. Plan No. 2816.

**ROCKAWAY BEACH.**—Ward av, w s, adjoining L. I. R. R. tracks, 1-sty frame dwelling, 16x50, felt roof, 2 families; cost, \$300; owner, F. S. Marshall, 302 Broadway, N. Y. C.; architects, J. P. Powers Co., Rockaway Beach. Plan No. 2815.

**SOUTH OZONE PARK.**—Freid av, e s, 320 n Horan av, 2-sty frame dwelling, 16x34, shingle roof, 1 family; cost, \$2,000; owner, H. Shultz, Freid av, South Ozone Park; architect, A. West, South Ozone Park. Plan No. 2813.

#### FACTORIES AND WAREHOUSES.

**LONG ISLAND CITY.**—Webster av, n w cor 4th av, 5-sty brick factory, 70x456, slag roof; cost, not given (about \$250,000); owner, Consolidated Card Co., 222 West 14th st, N. Y. C.; architects, Ballinger & Perrot, Arch st, Philadelphia, Pa. Plan No. 2787.

**FLUSHING.**—Washington st, s s, 200 e Union st, 1-sty frame storage, 18x25, tin roof; cost, \$75; owner, Pipit, premises. Plan No. 2809.

**LONG ISLAND CITY.**—Blackwell st, e s, 850 n Riker av, 3-sty frame saw mill, 30x166, shingle roof; cost, \$7,000; owner, Astoria Veneer Mills Co., premises; architects, Clark Bros. Co., Olean, N. Y. Plan No. 2,800.

#### STABLES AND GARAGES.

**JAMAICA.**—Guinsberg pl, n s, 100 e Rockaway Turnpike, 1½-sty frame stable, 24x17, tar and gravel roof; cost, \$300; owner, Michael Ostren, premises. Plan No. 2769.

**MORRIS PARK.**—Vine st, 1234, 1-sty frame garage, 16x18, shingle roof, 1 family; cost, \$400; owner, John Roever, 1324 Vine st, Morris Park. Plan No. 2781.

**RICHMOND HILL.**—Garfield av, e s, 200 n Orchard st, 1-sty frame garage, 12x18, shingle roof; cost, \$125; owner, M. Elenig, premises. Plan No. 2770.

**WOODHAVEN.**—Dennington av, w s, 220 s Ferris st, 1-sty frame garage, 20x20, shingle roof; cost, \$400; owners, Gascoyne Realty Co., 1264 Jamaica av, Woodhaven; architect, Geo. E. Crane, Lincoln st, Woodhaven. Plan No. 2774.

**FLUSHING.**—23d st, w s, 300 n State st, 1-sty frame garage, 14x18, shingle roof; cost, \$100; owner, J. A. Johnira, 62 Broadway, Flushing. Plan No. 2793.

**LONG ISLAND CITY.**—Academy st, e s, 125 s Graham av, 1-sty frame garage, 13x17, paper roof; cost, \$75; owner, Mrs. Isabella Grogan, 402 Academy st, L. I. City; architect, Chas. A. Anstey, same address. Plan No. 2762.

**ELMHURST.**—Pettit pl, w s, 50 n 3d st, 1-sty frame garage, 10x16, shingle roof; cost, \$125; owner, E. Maxon, 66 4th st, Elmhurst. Plan No. 2811.

**QUEENS.**—Hollis Court, e s, 140 n Fulton st, 1½-sty frame garage, 18x18, shingle roof; cost, \$300; owner, Lena Brush, Queens, L. I. Plan No. 2820.

#### STORES AND DWELLINGS.

**CORONA.**—Polk av, s s, 75 e Albutis st, 1-sty frame store and dwelling, 24x67, tin roof, 1 family; cost, \$2,000; owners, George and Mary Wade, 20 Morton pl, Corona; architect, Wm. E. Helm, 13 West Jackson av, Corona. Plan No. 2792.

**GLENDALE.**—Anton av, w s, 80 s Hughes st, two 2-sty brick store and dwellings, 20x60, tin roof, 2 families; cost, \$7,500; owner, Weisenberger & Merkel, 862 Anton av, Glendale; architect, Frederick J. Dassau, 1373 Broadway, Brooklyn. Plan Nos. 2825-26.

#### STORES AND TENEMENTS.

**LONG ISLAND CITY.**—Webster av, s s, 60 w Boulevard, 4-sty brick tenement, 25x75, slag roof, 8 families; cost, \$11,000; owner, Ignazio Indivera, 163 Webster av, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 2772.

**LONG ISLAND CITY.**—Albert st, w s, 125 n Ditmars av, two 2-sty brick tenements, 25x70, slag roof, 4 families; cost, \$9,000; owner, M. Schmidt, 887 2d av, L. I. City; architect, Edward Hahn, Bridge Plaza, L. I. City. Plan No. 2796.

**LONG ISLAND CITY.**—Steinway av, s e cor Washington av, three 4-sty brick tenements, 50x90, slag roof, 24 families; cost, \$107,000; owners, John J. Hearn Constn Co., 505 5th av, N. Y. C.; architect, Sommerfeld & Steckler, 31 Union Square, N. Y. C. Plan Nos. 2797-98.

**RIDGEWOOD.**—Onderdonk av, e s, 17 n Catalpa av, five 3-sty brick tenements, 27x68, tin roof, 6 families; cost, \$40,000; owner, Chas. Fritz, 10 Silver st, Ridgewood; architect, Louis Allmindinger, 926 Broadway. Plan No. 2827.

#### MISCELLANEOUS.

**FLUSHING.**—Black Stump rd, n s, ¼ mile e Fresh Meadow rd, 1-sty frame sleeping rooms, 14x23, paper roof; cost, \$900; owners, Wheeler Bros., 16 Court st, Brooklyn. Plan No. 2768.

**ROCKAWAY BEACH.**—Dodge av, w s, 547 n Boulevard, 1½-sty frame shed, 60x27, gravel roof; cost, \$600; owners, Keshin & Blitzstein Co. North Chase av, Rockaway Beach. Plan No. 2782.

**FLUSHING.**—Station rd, e s, 20 n Norwood pl, 1-sty frame shelter shed, 24x8, paper roof; cost, \$100; owner and architect, L. I. R. R. Co., Penn Terminal, N. Y. C. Plan No. 2789.

**MIDDLE VILLAGE.**—Hillside av, w s, 100 n Evilen av, 1-sty frame shed, 20x40, tar and gravel roof; cost, \$75; owner, Edward F. Keenan, Mt. Olivet av, Maspeth. Plan No. 2760.

**WHITESTONE.**—4th av, n w cor 12th st, 1-sty frame shed, 64x37, paper roof; cost, \$300; owner, Louis Duppy, Whitestone. Plan No. 2761.

**CORONA.**—Railroad av, n s, 600 w Main st, erect frame billboard, 150x10; cost, \$150; owner, Denis Shugre, 97 Main st, Corona. Plan No. 2814.

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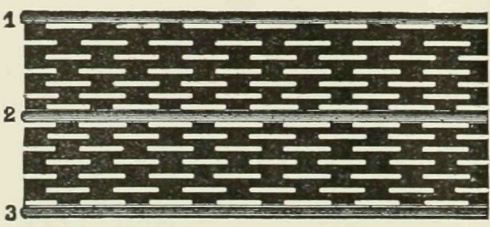
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**Plans Filed, New Buildings, Queens (Cont.)**

ROCKAWAY BEACH.—Boardwalk, s s, foot of Rider pl, 1-sty frame pavilion, 54x26, shingle roof; cost, \$500; owner, Hugo Seidenberg, 6th av, Rockaway Park. Plan No. 2828.

**Richmond.**  
DWELLINGS.

1st st, s s, 125 w Swan st, Tompkinsville, 1-sty frame dwelling, 19x25; cost, \$1,200; owner, T. Fooley, Tompkinsville; architect, G. Haverkamp, Richmond; builders, G. Haverkamp & Sons, Richmond. Plan No. 676.

3D ST, e s, 100 n Lincoln av, Grant City, 1-sty frame bungalow, 15x34; cost, \$500; owner A. Herschaft, Brooklyn, N. Y.; builder, A. Alverson, Midland Beach. Plan No. 680.

CRESCENT AV, e s, 1100 s Boulevard, Great Kills, 1-sty frame bungalow, 19x27; cost, \$400; owner, M. Geihl, Great Kills; builder, W. Peters, Great Kills. Plan No. 681.

JEWETT AV, e s, 194 n Castleton av, Port Richmond, 2 frame dwellings; cost (total), \$1,200; owner and builder, H. Baron, Port Richmond; architect, D. Santoro, Tompkinsville. Plan No. 679.

TURNPIKE, s e cor and Avon pl, Tompkinsville, three 2 1/2-sty frame dwellings, 21x44; total cost, \$8,100; owner, Meyer Rosenholz, Tompkinsville; architect, John Davies, Tompkinsville; builders, Steinberg & Cohen, New Brighton. Plan No. 678.

3D AV, n s, 100 e Bismarck av, New Brighton, 2 1/2-sty frame dwelling, 24x34; cost, \$3,000; owner, Fred Kasharsky, New Brighton; architect, John Davies, Tompkinsville; builder, Ernest Kasharsky, New Brighton. Plan No. 677.

**FACTORIES AND WAREHOUSES.**

OLD TOWN RD, e s, 500 w Berger av, Arrochar, 4-sty frame manufactory; cost, \$1,000; owners, Lloyd Mfg. Co., Dongan Hills; builder, S. Rispoli, Dongan Hills. Plan No. 682.

**PLANS FILED FOR ALTERATIONS.**

**Manhattan.**

BLEECKER ST, 8-16, fireproofing to 7-sty brick store and lofts; cost, \$2,000; owner, John H. Hanan Realty Co., Front and Bridge sts, Brooklyn; architect, Harry N. Paradies, 231 West 18th st. Plan No. 3195.

BRIDGE ST, 2-4, masonry and iron stairs to 11-sty brick offices; cost, \$495; owner, Chesebrough Bldg. Co., 21-24 State st; architect, Alphonse J. Fritschy, 604 Greenwich st. Plan No. 3220.

CEDAR ST, 129, remove encroachments to 4-sty brick stores and dwelling; cost, \$650; owner, A. Howard Hopping, 200 5th av; architect, Paul C. Hunter, 191 9th av. Plan No. 3152.

ELIZABETH ST, 269, masonry, new partitions and plumbing to two 4 & 5-sty brick tenements and stores; cost, \$5,000; owner, Citizens Investing Co., 226 Lafayette st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 3213.

IRVING PL, 36-50, new roof to 8-sty brick school; cost, \$990; owner, City of New York, City Hall; architect, C. P. J. Snyder, 500 Park av. Plan No. 3184.

LEONARD ST, 71, alterations to 5-sty brick offices and lofts; cost, \$400; owner, Estate of Frederick H. Cossitt, 70 Worth st; architect, Ezra S. Bloodgood, 8 York st. Plan No. 3211.

MANHATTAN ST, 59, reset store fronts to 5-sty brick store and tenement; cost, \$50; owner, Margaretha Becker, 1041 Welling st, Richmond Hill, L. I.; architect, Joseph C. Cocker, 2017 5th av. Plan No. 3146.

PEARL ST, 534, masonry and fireproofing to 5-sty brick stores and lofts; cost, \$7,500; owners, The Quackenbush Estate, 236 East 87th street; architects, Hill & Stout, 299 Madison av. Plan No. 3196.

RIVINGTON ST, 256, new partition to 4-sty brick stores and tenements; cost, \$100; owner, Anna D. Kroger, 200 East 35th st; architect, Morris Schwartz, 194 Bowery. Plan No. 3193.

RIVINGTON ST, 110, rear extension to 3-sty brick store and dwelling; cost, \$6,000; owner, Dora Finklestein, 110 Rivington st; architect, Chas. H. Dietrich, 609 East 138th st. Plan No. 3171.

STANTON ST, 153, reset store fronts to 6-sty brick stores and tenement; cost, \$150; owner, Jacob Froelich, 202 West 136th st; architect, Max Muller, 115 Nassau st. Plan No. 3273.

SUFFOLK ST, 94, steel and new show windows to 3-sty brick store and loft; cost, \$6,000; owner, Hugo Distelhurst, 30 Church st, Richmond Hill, Brooklyn; architect, Louis A. Sheinart, 194 Bowery. Plan No. 3172.

WARREN ST, 28, new store fronts to 5-sty brick store and lofts; cost, \$1,000; owner, Abraham Ausbacher, 527 5th av; architect, Sidney F. Oppenheim, 1511 3d av. Plan No. 3159.

WEST ST, 216, new store fronts to 4-sty brick stores and lofts; cost, \$800; owners, Chas. W. Meyer et al, 123 Hancock st, Brooklyn; architect, Herman Horenburger, 422 East 159th st. Plan No. 3164.

WOOSTER ST, 53, masonry to 3-sty brick lofts; cost, \$30; owners, Estate of Thos. Crimmins, Maurice D'Barry, executor, 25 West 42d st; architect, John S. Gordon, 176 Wooster st. Plan No. 3202.

9TH ST, 7 West, new partitions and plumbing to 2-sty brick garage; cost, \$2,500; owner, Chas. De Rham, 24 5th av; architect, John R. Hinchman, 437 5th av. Plan No. 3154.

11TH ST, 537 East, masonry to 6-sty brick store and tenement; cost, \$200; owner, Jacob Rothman, 131 Chrystie st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 3173.

14TH ST, 34-38 West, new stairs to 5-sty brick store; cost, \$500; owner, Bernard J. Ludwig, 138 West 25th st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 3191.

15TH ST, 108-114 East, iron grating to 6-sty brick factory; cost, \$285; owners, Steinway & Sons, 107 East 14th st; architect and builder, High Ground Iron Works, 299-301 Scholes st, Brooklyn. Plan No. 3222.

19TH ST, 265-267 West, masonry to 5-sty brick stores and tenement; cost, \$500; owner, Peter Doelger, 407 East 55th st; architect, Charles Stegmayer, 168 East 91st st. Plan No. 3144.

19TH ST, 143-149 West, fireproof partition to 7-sty brick loft; cost, \$250; owner, Silas Swartz, 143 West 19th st; architect Max Muller, 115 Nassau st. Plan No. 3157.

22D ST, 513-527 West, sprinkler tanks to 6-sty brick loft; cost, \$1,000; owners, American Tobacco Co., 111 5th av; architect, Earl C. Maxwell, 30 Church st. Plan No. 3161.

23D ST, 424-26 East, new extension to 1 and 2-sty brick garage; cost, \$25,000; owner, Mrs. Margaret Daub, 75 1st av; architect, Alexander Baylies, 33 Bible House. Plan No. 3178.

34TH ST, 51 East, remove area to 4-sty brick dwelling; cost, \$2,000; owner, Eliza G. Watson, 14 Cadogan Gardens, London, Eng.; architect, Chas. P. H. Gilbert, 1123 Broadway. Plan No. 3165.

37TH ST, 49 West, 1-sty rear extension to 4-sty brick studios and office; cost, \$300; owner, Wm. Sittenham, 59 West 37th st; architect, Charles Volz, 2 West 45th st. Plan No. 3217.

39TH ST, 326 East, new windows and partitions to 5-sty brick stores and tenement; cost, \$1,000; owner, Dennis M. Gallo, 219 West 10th st; architect, Anthony V. Bourke, 220 Broadway. Plan No. 3149.

41ST ST, 138-40 West, alterations to 8-sty brick hotel; cost, \$100; owners, 41st St. Realty Co., 5 Beekman st; architect, Wm. G. Browne, 220 West 42d st. Plan No. 3183.

44TH ST, 160-166 West, masonry and steel to 15-sty brick hotel; cost, \$1,500; owners, Hotel Rector Co., 1510 Broadway; architect, E. W. Gray, 5 Wall st. Plan No. 3204.

45TH ST, 538 W, new windows to 5-sty brick tenement; cost, \$750; owner, Joseph B. Hawkes, 111 East 42d st; architect, John H. Knubel, 305 West 43d st. Plan No. 3153.

52D ST, 146 West, new partitions and bathrooms to 4-sty brick dwelling; cost, \$2,100; owner, Mrs. Minnie K. Young, Tuxedo Park, N. Y.; architect, Robert A. Fash, 163 West 20th st. Plan No. 3163.

54TH ST, 155 East, masonry to 5-sty brick club; cost, \$175; owners, Girls' Friendly Lodge, 155 East 54th st; architect, Patrick J. Murray, 2 Mitchell pl. Plan No. 3162.

56TH ST, 2 and 4 West, masonry and iron to 5-sty brick studios; cost, \$200; owner, Chas. J. Charles, 718 5th av; architect, Wm. S. Moore, 120 East 52d st. Plan No. 3209.

56TH ST, 118-122 West, fireproofing to 6-sty brick garage; cost, \$8,000; owner, John S. Coleman, 326 West 70th st; architect, Geo. J. Hardway, 347 5th av. Plan No. 3221.

57TH ST, 30 East, new pent-house to 2 and 3-sty brick studio & stores; cost, \$500; owner, Wm. C. Lester, 30 East 57th st; architect, Harold F. Adams, 220 West 42d st. Plan No. 3205.

57TH ST, 101 West, alterations to 2-sty brick store and loft; cost, \$2,500; owner, Martin Martell, 1013 6th av; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 3199.

57TH ST, 514-16 West, enlarge windows to 6-sty brick lofts; cost, \$75; owner, Gustav Schock, 514 West 57th st; architect, Nathan Langer, 81 East 125th st. Plan No. 3200.

57TH ST, 126 East, 1-sty extension to 4-sty brick stores and dwelling; cost, \$1,000; owner, Amelia Worrall, 126 East 57th st; architect, Benj. W. Levitan, 20 West 31st st. Plan No. 3142.

59TH ST, 36 West, dumbwaiter shaft to 12-sty brick club; cost, \$300; owners, Norman L. Munro Estate, Wm. J. Sloane, Pres., 316 East 65th st; architect, E. O. H. Gillis, 1123 Broadway. Plan No. 3147.

62D ST, 23 East, masonry to 5-sty brick studio and dwelling; cost, \$200; owners, Estate of Gertrude Partridge, 19 5th av; architect, Lester Kintzing, 7 West 42d st. Plan No. 3188.

63D ST, 427-435 East, masonry and flooring to 2, 3 and 4-sty brick hospital and college; cost, \$5,000; owners, The Flower Hospital, 63d st and Av A; architects, Delano & Aldrich, 4 East 59th st. Plan No. 3158.

70TH ST, 5 East, masonry to 5-sty brick residence; cost, \$300; owner, Marion H. Brookman, 5 East 70th st; architect, Harry N. Paradies, 231 West 18th st. Plan No. 3207.

78TH ST, 13-15 West, 5,000-gal. tank to 10-sty brick lofts and stores; cost, \$200; owner, Estate of Robert Hoe, Phinias P. Chew, exr., 30 Church st; architect, Adolph Balschun, 483 Willis av. Plan No. 3219.

114TH ST, 421 East, masonry and new store fronts to 4-sty brick tenement; cost, \$1,000; owner, G. D'Allessandro, 421 East 114th st; architects, De Rose & Cavalieri, 357 East 116th st. Plan No. 3150.

116TH ST, 2 East, reset store front to 5-sty brick store and tenement; cost, \$500; owner, Elizabeth McGinn, 2 East 116th st; architect, Matthew Koenig, 68th st and East River. Plan No. 3180.

119TH ST, 112 East, new partition to 5-sty brick stores and tenement; cost, \$10; owner, Hyman Mooness, 112 Eleecker st; architect, Joseph Schneider, 112 East 119th st. Plan No. 3187.

121ST ST, 240 East, masonry to 4-sty brick store and tenement; cost, \$150; owner, Sarah C. Hadden, 155 East 51st st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 3143.

125TH ST, 352-360 West, masonry and new store fronts to 2-sty brick stores and offices; cost, \$1,500; owner, George L. Lawrence, 2228 Broadway; architect, John Hauser, 360 West 125th st. Plan No. 3141.

135TH ST, 3-7 East, masonry and new fire-escapes to 5-sty brick store and tenement; cost, \$8,000; owner, Joseph M. Cohen, 1913 2d av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 3194.

142D ST, 601 West, new partitions to 6-sty brick stores and tenement; cost, \$200; owner, Catherine Irvin, 173 Alexander av; architect, Frank J. Schefcik, 4168 Park av. Plan No. 3186.

215TH ST and Harlem River, n s, masonry to 2-sty brick garage and dwelling; cost, \$200; owner, Henry L. Herbert, 17 Battery pl; architect, Geo. J. Froehlich, 690 Whitlock av. Plan No. 3167.

BOWERY, 4, masonry and new stairs to 4-sty brick store and lofts; cost, \$500; owners, Estate of Isaac Panker, 271 Broadway; architect, Jacob Voigt, 383 2d av. Plan No. 3148.

BROADWAY, 710, remove sidewalk vault to 10-sty brick store and lofts; cost, \$1,000; owners, Morton H. Meinhard et al, 215 4th av; architect, Joseph Putzel, 29 West 34th st. Plan No. 3155.

BROADWAY, 2409-2415, masonry, steel and new store fronts to 2-sty brick stores and apartments; cost, \$10,000; owners, 2415 Broadway Inc., Leo M. Klein, Pres., 149 Broadway; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 3166.

BROADWAY, 240, new store front to 6-sty brick store and lofts; cost, \$450; owner, Mrs. Elizabeth Morgan, 9 West 29th st; architect, James A. Reese, 249 West 18th st. Plan No. 3168.

BROADWAY, 1587-1589, new stairs and elevators to 5-sty brick store and lofts; cost, \$40,000; owners, Silk Realty Co., Samuel K. Jacobs, 428 4th av; architect, Oscar Lowinson, 5 West 31st st. Plan No. 3140.

BROADWAY, 1634-44, new store front to 3-sty brick store and theatre; cost, \$300; owner, Winter Garden Co., 1640 Broadway; architect, Lloyd Patterson, 1640 Broadway. Plan No. 3218.

BROADWAY, 1710, new stairs to 2-sty brick stores and lofts; cost, \$75; owner, Tyre Realty Co., Wm. J. Sharn, Pres., 547 5th av; architect, Samuel Levingson, 39 West 38th st. Plan No. 3215.

BROADWAY, 2101-2119, new show window to 16-sty brick hotel; cost, \$300; owner, Wm. E. D. Stokes, 2101 Broadway; architects, Buchman & Fox, 30 East 42d st. Plan No. 3214.

COLUMBUS AV, 1, alterations to 3-sty brick store and hotel; cost, \$250; owner, Mary S. O'Dell, 48 West 33d st; architect, George J. Froelick, 690 Whitlock av. Plan No. 3175.

COLUMBUS AV, 500, masonry and plumbing to 5-sty brick store and tenement; cost, \$1,100; owner, Abraham L. Werner, 25 Broad st; architect, S. Walker Lewis, 637 Madison av. Plan No. 3190.

CONVENT AV, 356, alterations to 3-sty brick dwelling; cost, \$3,000; owner, Amelia C. Clement, 2426 University av; architect, Lawrence Clement, 2426 University av. Plan No. 3151.

LEXINGTON AV, 49, masonry to 3-sty brick dwelling; cost, \$1,000; owners, Mary Le Gallez et al, 53 West 104th st; architect, Alfred C. Reid, 1023 Summit av. Plan No. 3185.



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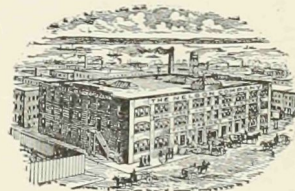
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## Plans Filed—Alterations, Manhattan (Cont.)

LEXINGTON AV, 67-69, extension and alterations to 3-sty brick hotel; cost, \$4,000; owner, Bernard Reich, 61 Lexington av; architect, Emery Roth, 507 5th av. Plan No. 3216.

MADISON AV, 315, remove partition to 5-sty brick stores and office; cost, \$100; owner, Walter J. Salomon, 17 West 42d st; architect, John H. Scheier, 17 West 42d st. Plan No. 3169.

MADISON AV, 173, alterations to 5-sty brick store and tenement; cost, \$6,000; owner, 173 Madison Av. Co., 100 William st; architect, Fred P. Platt, 1123 Broadway. Plan No. 3212.

PARK AV, 919-927, masonry to 14-sty brick tenement; cost, \$250; owners, 925 Park Av Inc, 925 Park av; architect, W. C. Reid, 1023 Summit av. Plan No. 3160.

2D AV, 551, new partitions and plumbing to 4-sty brick stores and tenement; cost, \$1,200; owner, Mrs. A. H. Kahn, 616 West 115th st; architect, Lewis Leining, Jr., 160 5th av. Plan No. 3139.

2D AV, 1083, new store front to 4-sty brick store and dwelling; cost, \$500; owner, Eliza Burggraf, 167 East 79th st; architect, Franz Wolfgang, 535 East 172d st. Plan No. 3210.

3D AV, 2184, masonry, steel and new show windows to 2-sty brick store and moving pictures; cost, \$5,500; owners, Ridley Estate, Edward R. Finch, executor, 32 Nassau st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 3156.

3D AV, 1439, new partition to 2-sty brick moving pictures; cost, \$100; owner, Max Greenberg, 302 East 82d st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 3177.

5TH AV, 291, new shed to 5-sty brick stores and offices; cost, \$150; owner, Benj. Altman, 34th st and 5th av; architect, Theodore C. Visscher, 425 5th av. Plan No. 3176.

5TH AV, 59, brick flue to 4-sty brick stores and dwelling; cost, \$220; owner, Conrad H. Eackan, 697 West End av; architect, Albert E. Hoxie, 173 West Broadway. Plan No. 3182.

6TH AV, 501-503, electric sign to 3-sty brick theatre; cost, \$600; owner, Marcus Loew, 260 West 42d st; architect, Jas. P. Whiskeman, 30 East 42d st. Plan No. 3174.

6TH AV, 626, iron and steel to 4-sty brick stores and dwelling; cost, \$600; owner, George Cantrell, Ridgewood, N. J.; architect, Adolph Merten, 34 West 28th st. Plan No. 3197.

6TH AV, 690, reset store front to 3-sty brick offices; cost, \$100; owner, Henry G. Ridaback, 690 6th av; architect, Clinton McCraney, 279 West 115th st. Plan No. 3181.

6TH AV, 684-86, reset store front to 4-sty brick stores and dwelling; cost, \$130; owner, Adolph A. Hageman, 67 West 36th st; architect, Adolph Merten, 34 West 28th st. Plan No. 3198.

6TH AV, 629, reset store front to 4-sty brick store and dwelling; cost, \$300; owners, Estate of Robert Hoe, Frank Crane exr, 629 6th av; architect, M. Joseph Harrison, 230 Grand st. Plan No. 3208.

7TH AV, 497, new show window to 4-sty brick store and dwelling; cost, \$200; owner, Geo. W. Ellis, 149 Broadway; architect, Chas. H. Dietrich, 609 East 138th st. Plan No. 3170.

7TH AV, 801-819, masonry to 9-sty brick warehouse; cost, \$4,000; owners, Manhattan Storage & Warehouse Co., 801 7th av; architect, Wm. J. Larch, 30 East 42d st. Plan No. 3189.

7TH AV, 426, two ornamental posts to 4-sty orick restaurant; cost, \$70; owner, Sophie D. Schoeller, Asbury Park, N. J.; architect, Walter Thomas, 157 West 32d st. Plan No. 3145.

8TH AV, 287, new store front to 3-sty brick lofts and store; cost, \$200; owners, William Shaw et al, 2 Rector st; architects, Wright & Brown, 304 West 25th st. Plan No. 3179.

8TH AV, 2320-22, new store fronts to 4-sty brick stores and tenements; cost, \$750; owner, George Ehret, 235 East 92d st; architect, Leonidas E. Denslow, 44 West 18th st. Plan No. 3192.

8TH AV, 507, new show windows to 4-sty brick stores and dwelling; cost, \$250; owner, Samuel A. Teets, 507 8th av; architect, Otto L. Spannbake, 233 East 78th st. Plan No. 3203.

8TH AV, 2063, new store fronts to 5-sty brick store and tenement; cost, \$500; owner, Jacob Willey, 300 West 112th st; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 3201.

10TH AV, 849, new partitions to 4-sty brick store and tenement; cost, \$150; owner, Thos. T. Sherman, 60 Wall st; architect, Daniel J. Clune, 301 East 39th st. Plan No. 3206.

## Bronx.

152D ST, 810, new beams, new areas, &c. to 3-sty brick factory; cost, \$5,100; Lessees Standard Oiled Clothing Co., on premises; architect, Norman Lederer, 1341 Southern blvd. Plan No. 483.

169TH ST, 924, new partitions to 4-sty brick store and tenement; cost, \$150; owner, Anna S. Finck, 127 West 122d st; architect, Frank Hansle, 81 East 125th st. Plan No. 481.

185TH ST, n w cor Southern Boulevard, new partitions to 5-sty brick tenement; cost, \$500; owner, Benj. Benenson, 407 East 153d st; architects, Tremont Archtl. Co., 401 Tremont av. Plan No. 475.

BATHGATE AV, w s, 239.2 n Wendover av, new door, new partitions to 5-sty brick tenement; cost, \$100; owners, Jos. Diamond Con. Co., Jos. Diamond, 1139 Wyatt st, Pres.; architect, Henry Nordheim, 1087 Tremont av. Plan No. 476.

BOSTON RD, n e cor 177th st, new beams, new columns, new store front to 2-sty frame hotel; cost, \$5,000; owner, Patrick McShane, 2012 Boston rd; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 482.

CARPENTER AV, e s, 318.4 n 238th st, new partitions, &c. to 2½-sty frame dwelling; cost, \$250; owner, Jennie Skivan on premises; architect, Rob Skivan, on premises. Plan No. 486.

CASTLE HILL AV, s e cor Ludlow av, 1-sty frame extension, 6x13.4 to 2-sty frame store and dwelling; cost, \$350; owner, Elizabeth Brocker, Purdy st; architect, B. Ebeling, 135 Westchester Sq. Plan No. 484.

EAGLE AV, e s, 50 n 156th st, 1-sty brick extension, 25x41.9, to 2-sty brick engine room; cost, \$1,500; owners, The Ebling Brewing Co., 760 St. Ann's av; architect, Fred. Hammond, 391 East 149th st. Plan No. 474.

ROSEDALE AV, e s, 150 n Mansion st, 2-sty brick extension, 20x18, to 2-sty frame dwelling; cost, \$1,400; owners, A. & J. Scunza, 1530 Rosedale av; architect, T. J. Kelly, 643 Morris Park av. Plan No. 478.

SPUYTEN DUYPIL RD, e s, 350 s Johnson av, 2-sty frame extension, 4x8.9 to 2½-sty frame dwelling; cost, \$100; owner, Wm. H. Ball, Jr., Spuyten Duyvil; architects, Ahneman & Yomkure, 3320 Bailey av. Plan No. 480.

TRATMAN AV, ns, 95 e Rowland av, 1-sty frame extension, 16x12x23 to 2-sty frame dwelling; cost, \$2,000; owner, Mary E. Gore, on premises; architect, B. Ebelin, 135 Westchester Sq. Plan No. 485.

UNION AV, 875, 1-sty brick extension, 17x 30, to 3-sty frame store and dwelling; cost, \$5,000; owner, Maria Kuehrel, 805 East 161st st; architect, Norman Lederer, 1341 Southern Boulevard. Plan No. 477.

WESTCHESTER AV, 626, 1-sty brick and frame extension, 13x30, to 1-sty frame and brick slaughter house; cost, \$500; owners, Ebling Realty Co., 271 West 125th st; architect, Adolph C. Merten, 34 West 28th st. Plan No. 472.

3D AV, 3873, new exit and increase seating capacity of 3-sty brick ballroom and nicollette; cost, \$800; owner, Chas. Berland, on premises; architect, Arthur Weiser, 271 West 125th st. Plan No. 473.

3D AV, e s, 89.84 n 174th st, new seats to 1-sty brick nicollette; cost, \$350; owners, Zarland Realty Co., 801 Cauldwell av; architects, Koppe & Moore, 830 Westchester av. Plan No. 479.

3D AV, 3363, new store fronts to two 3-sty brick stores and dwellings; cost, \$400; owners, S. & A. Kaufman, on premises; architect, Wm. Huenenberg, 792 East 166th. Plan No. 487.

## Brooklyn.

AMBOY ST, w s, 380 s Pitkin av, interior alteration to 2-sty dwelling; cost, \$250; owner, Sam Kirchner, 94 Amboy st; architect, Max Hirsch, 391 Fulton st. Plan No. 5246.

ASHFORD ST, e s, 162 s Elake av, interior alteration to 2-sty dwelling; cost, \$300; owner, Solomon Paskowitz, 169 Ashford st; architects, Cohn Bros., 361 Stone av. Plan No. 5241.

BERRY ST, s w cor North 9th st, interior alterations to 4-sty tenement; cost, \$400; owner, Michael Kaffen, 139 North 9th st; architect, Max Cohn, 280 Bedford av. Plan No. 5148.

CLINTON ST, w s, 134.5 s Fulton st, interior alterations to store and dwelling; cost, \$1,000; owner, Maresi Co., 16 Clinton st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 5212.

COURT ST, n s, 48 e Central av, plumbing to 2-sty dwelling; cost, \$175; owner, Sam Tildman, 168 Covert st; architect, Max Levine, 344 Rockaway av. Plan No. 5238.

ECKFORD ST, e s, 86 s Driggs av, reconstructing moving pictures; cost, \$1,200; owner, Philip Rosenson, 257 Driggs av; architect, L. Allmendinger, 926 Broadway. Plan No. 5233.

FORT GREENE PL, e s, 140 s Hanson pl, interior alterations to 3-sty store and tenement; cost, \$400; owner, Wm. C. Russell, 236 Henry st; architect, Albert Ullrich, 371 Fulton st. Plan No. 5175.

HENRY ST, 121, plumbing to 3-sty dwelling; cost, \$300; owner, H. L. Meyer, on premises; architect, J. D. Gunning, 100 Orange st. Plan No. 5159.

HUMBOLDT ST, e s, 236.3 n Nassau av, interior alterations to 3-sty brick dwelling; cost, \$400; owner, Benj. Krampf, 521 Graham av; architect, Henry M. Entlich, 29 Montrose av. Plan No. 5183.

LEO PL, w s, 99 n Myrtle av, plumbing to 2-sty dwelling; cost, \$200; owner, Jas. Bracken, 454 Hancock st; architect, M. J. Boyle, 1039 DeKalb av. Plan No. 5239.

MESEROLE ST, ss, 211 e Bushwick av, interior alterations to 5-sty storage; cost, \$1,500; owner, Otto Huber Bwg. Co., Meserole st & Bushwick av; architects, F. Winder & Son, 957 Broadway. Plan No. 5197.

MONTAGUE ST, s s, 190 w Court st, plumbing to 2-sty office; cost, \$150; owners, Title Guar & Trust Co., 175 Remsen st; architect, James Dorment, 797 Marcy av. Plan No. 5141.

ROEBLING ST, 76, interior alterations to 2-sty dwelling; cost, \$120; owner, Mary Lowe, on premises; architect, A. C. Becker, 312 Grand st. Plan No. 5192.

SMITH ST, w s, 409 s 7th av, interior alterations to 3-sty tenement; cost, \$400; owner, Santo Milezzo, 444 Smith st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 5243.

STARR ST, 25, interior alterations to shop and dwelling; cost, \$200; owner, Salvatore Safina, 231 Troutman st; architect, Pasquale Gagliardi, 239 Navy st. Plan No. 5162.

STATE ST, 14, plumbing to 3-sty tenement; cost, \$300; owner, Jane Macay, 23 West 45th st, N. Y.; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 5194.

3D UL, n s, 125 w Smith st, plumbing to 4-sty tenement; cost, \$200; owner, Nathan Karp, 295A Pulaski st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 5166.

WEST 16TH ST, w s, 400 n Mermaid av, interior alterations to 3-sty dwelling; cost, \$1,000; owner, Mary A. Brook, West 17th st and Mermaid av; architect, Jas. F. Brewster, 2936 West 8th st. Plan No. 5211.

EAST 21ST ST, w s, 200 s Av I, interior alterations to 2½-sty frame dwelling; cost, \$1,000; owner, Manhattan Terrace Congregational Church, Ocean av and Av J; architect, F. J. Sinnott, 1 Parkside ct. Plan No. 5190.

BAY 31ST ST, w s, 73 n Bath av, interior alterations to 2½-sty dwelling; cost, \$650; owner, Nell Stalker, 143 Bay 25th st; architect, A. W. Gutheil, 8758 24 av. Plan No. 5201.

46TH ST, n s, 240 e 13th av, extension to 2½-sty dwelling; cost, \$700; owner, Jos. Godfried, 1331 46th st; architect, Sam'l Gardstein, 1168 45th st. Plan No. 5161.

46TH ST, n s, 240 e 13th av, extension to 2½-sty dwelling; cost, \$700; owner, Jas. Godfried, 1331 46th st; architect, Sam'l Gardstein, 1168 45th st. Plan No. 5161.

67TH ST, 1058, plumbing to two 2-sty stable and dwelling; cost, \$280; owner, Vincent Giordano, 168 Prospect st; architect, Harry A. Kressh, 7505 13th av. Plan No. 5184.

82D ST, n s, 200 e Narrows av, extension to 1-sty garage; cost, \$700; owner, Jas. S. Masterman; architects, Koch & Wagner, 26 Court st. Plan No. 5163.

BEDFORD AV, 711, interior alterations to 3-sty tenement; cost, \$300; owner, Jas. Cardenale, 7 Goereck st, N. Y.; architects, Glucoft & Glucoft, 34 Graham av. Plan No. 5152.

BEDFORD AV, s e cor St. Johns pl, exterior alterations to 1-sty moving pictures; cost, \$2,000; owner, Criterion Amusement Co., 1493 Bedford av; architects, Shampman & Shampman, 772 Broadway. Plan No. 5203.

BEDFORD AV, e s, 90 s St Marks av, plumbing to 3-sty moving pictures; cost, \$200; owner, Francis L. Maher, 26 Court st; architect, A. White Pierce, 59 Court st. Plan No. 5173.

BELMONT AV, 272, interior alterations to 2-sty dwelling; cost, \$300; owner, Lena Nukelss, 416 Junius st; architect, J. C. Hacker, 418 Junius st. Plan No. 5217.

BLAKE AV, n e cor New Jersey av, interior alterations to 3-sty tenement; cost, \$400; owner, Mary Breenberg, 452 New Jersey av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5172.

BROADWAY, w s, 25 s e Ellery st, interior alterations to 3-sty tenement; cost, \$500; owner, Wm. L. Loyd, 26 Court st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5171.

BROADWAY, 835, interior alterations to 3-sty moving pictures; cost, \$1,200; owners, Whalen Eros., 925 Grand st; architect, Eric Holingreen. Plan No. 5182.

BROADWAY, 837, interior alterations to 3-sty moving pictures; cost, \$1,500; owners, Whalen Bros., 925 Grand st; architect, Eric Holingreen, 371 Fulton st. Plan No. 5181.

EAST NEW YORK AV, s e cor Chester st, new elevator; cost, \$1,750; owner, M. Levy, 105 Prospect Park West; architects, Otis Elevator Co., 250 11th av, N. Y. Plan No. 5209.

EAST NEW YORK AV, ns, 31 e New York av, interior alteration to 2-sty dwelling; cost, \$1,000; owner, A. Antonello, 457 East New York av; architect, L. Calhoun, 560 West 163d st, N. Y. Plan No. 5202.

FLUSHING AV, s s, 25 w Clermont av, interior alterations to stable; cost, \$1,500; owner, Bertha Shonberg, 137 Putnam av; architect, T. M. Shonberg, 122 Flushing av. Plan No. 5237.

GATES AV, ss, 60 e St James pl, interior alterations to 3-sty dwelling; cost, \$1,000; owner, Paul Bonynge, 104 Gates av; architect, A. Mackintosh, 55 Bible House, N. Y. Plan No. 5205.

GRAHAM AV, w s, 75 s Ainslie st, interior alterations to 3-sty tenement; cost, \$250; owner, Louis Schneiderman, 295 Graham av; architect, H. M. Entlich, 29 Montrose av. Plan No. 5165.

GRAND AV, s e cor Atlantic av, interior and exterior alterations to 3-sty store and dwelling; cost, \$2,000; owners, Chas. Vigliantto and ano, on premises; architect, J. F. Ely, 422 St. Marks av. Plan No. 5149.

GREENPOINT AV, n s, 329 e Provost st, interior alterations to 3-sty factory; cost, \$900; owner, Charlotte Bienschken, 306 Greenpoint av; architect, Earl C. Maxwell, 30 Church st, N. Y. Plan No. 5245.

HAMILTON AV, w s, 96.11 n Cole st, plumbing to 3-sty store and tenement; cost, \$200; owner, Louis Scala, on premises; architect, David Lucas, 98 3d st. Plan No. 5179.

HUDSON AV, w s, 65 n Myrtle av, interior alterations to 2-sty store and dwelling; cost, \$3,000; owner, David Sharoff, 197 Myrtle av; architect, F. Strant, 25 West 42d st, N. Y. Plan No. 5230.

JAMAICA AV, 189-91, interior and exterior alterations to 2½-sty dwelling; cost, \$2,500; owner, Hugo Rosenstein, on premises; architect, E. H. Tatje, 106 Van Siclen av. Plan No. 5145.

LIBERTY AV, s s, 27.6 e Cleveland av, interior alterations to 2-sty dwelling; cost, \$350; owner, Jas. Meranda, 678 Liberty av; architects, C. Infanger & Son, 2634 Atlantic av. Plan No. 5154.

MYRTLE AV, n s, 150 w Throop av, interior alterations to two 2-sty shop and dwelling; cost, \$2,500; owner, Sarah Shine, 1002 Myrtle av; architects, Ebrook & Rosenberg, 350 Fulton st. Plan No. 5167.

NEWPORT AV, 42, interior alterations to 1-sty dwelling; cost, \$300; owner, Eliot Leibowitz, on premises; architect, E. Adelson, 1776 Pitkin av. Plan No. 5168.

SCHENCK AV, w s, 100 n Belmont av, extension to 1-sty dwelling; cost, \$100; owner, David Hofer, 356 Schenck av; architect, Ernest Dennis, 241 Schenck av. Plan No. 5147.

SUTTER AV, n e cor Saratoga av, exterior and interior alterations to 3-sty dwelling; cost, \$300; owner, Pincus Glukman, 189 Montague st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5208.

3D AV, s e cor 54th st, exterior alterations to 1-sty stable and shed; cost, \$250; owner, Henry Doscher, 5401 3d av; architect, W. J. Conway, 400 Union st. Plan No. 5187.

13TH AV, w s, 76.2 n 42d st, interior alterations to 1-sty moving pictures; cost, \$1,000; owner, Oswald Guerth, 4520 12th av; architect, F. Hunt, 547 West 142d st, N. Y. Plan No. 5216.

13TH AV, s e cor 54th st, interior alterations to 1-sty moving pictures; cost, \$1,000; owner, Arthur P. Stewart, 5401 13 av; architects, Sterling Arch. Co., 13 Park Row, N. Y. Plan No. 5221.

19TH AV, s e cor 69th st, plumbing to six 2-sty dwellings; cost, \$300; owner, Gustaf Nelson, 6911 19th av; architect, Chas. A. Olsen, 1221 66th st. Plan No. 5213.

## Queens.

ARVERNE.—Wavecrest av, w s, 175 n Boulevard, 1-sty frame extension, 6x19, on side and rear 2½-sty frame dwelling, gravel roof; cost, \$300; owner, Rose A. Trainor, premises; architect, E. F. Cojean, Arverne. Plan No. 1795.

ARVERNE.—North Carlton av, e s, 169 n L. I. R. R., 2-sty frame extension, 8x10, on side and 1-sty added to top of 1-sty frame dwelling, tin roof; cost, \$700; owner, Mrs. M. J. Reese, 127 Ashland pl, Brooklyn; architect, J. B. Smith, Fairview av, Rockaway Beach. Plan No. 1778.

BAYSIDE.—Bell av, e s, 150 n Warburton av, interior alteration to 2½-sty frame dwelling; cost, \$1,500; owner, F. Newmann, Bell av, Bayside; architect, F. Hook, West av, Eayside. Plan No. 1758.

COLLEGE POINT.—9th st, s w cor Av D, 1-sty frame extension, 20x7, rear 2½-sty frame dwelling, tin roof; cost, \$400; owner, Thomas Smith, 321 13th st, College Point; architect, H. Morris, 321 13th st, College Point. Plan No. 1763.

COLLEGE POINT.—15th st, w s, 150 n 5th av, install new piping for gas in dwelling; cost, \$25; owners, Haering & Motter, premises. Plan No. 1783.

COLLEGE POINT.—17th st, No. 119, install new gas piping in dwelling; cost, \$10; owner, F. Gentner, premises. Plan No. 1791.

CORONA.—Home st, s e cor Corona av, install new plumbing in dwelling; cost, \$200; owner, H. Dickstein, premises. Plan No. 1786.

DOUGLSTON.—Main av, s e cor Pine st, install new plumbing in dwelling; cost, \$150; owner, John Reid, Douglaston. Plan No. 1784.

FLUSHING.—Wilson av, n e cor Sandford av, 1-sty frame extension, 14x16, on rear church, shingle roof; cost, \$800; owner, St. Johns Church, premises. Plan No. 1771.

FLUSHING.—25th st, w s, 160 s Norwood av, 1-sty frame extension, 10x14, on rear 1½-sty frame dwelling, tin roof; cost, \$150; owner, Geo. J. Miller, 227 South 25th st, Flushing. Plan No. 1765.

FLUSHING.—Main st, w s, opposite Madison av, install new elevator in station; cost, not given; owner, L. I. R. R. Co., Penn Terminal, N. Y. C. Plan No. 1782.

FAR ROCKAWAY.—Central av, 76, erect new electric sign on hotel; cost, \$50; owners, McKim Estate, Woodmere. Plan No. 1760.

JAMAICA.—Alosp st, 15, erect new skylight on dwelling; cost, \$150; owner, Rosa M. Flury, Amsterdam av and 107th st, N. Y. C. Plan No. 1761.

JAMAICA.—Fulton st, n w cor Alosp st, erect frame billboard; cost, \$150; owner, Jamaica Poster Adv. Co., Jamaica. Plan No. 1801.

LONG ISLAND CITY.—Bridge Plaza, n s, bet Radde and Academy sts, install new plumbing in factory; cost, \$500; owners, Brewster & Co., premises. Plan No. 1775.

LONG ISLAND CITY.—Walcott av, n s, 25 e 2d av, install new gas piping in dwelling; cost, \$10; owner, Peter Becker, premises. Plan No. 1767.

LONG ISLAND CITY.—Radde st, 168, install new gas piping in dwelling; cost, \$30; owner, Rudolph Schaeffer, 171 Lake st, Corona. Plan No. 1770.

LONG ISLAND CITY.—Boulevard, 987, 1-sty frame extension, 9x9, on rear of dwelling, new plumbing; cost, \$600; owner, W. J. Hanson, 743 Crescent st, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 1787.

LONG ISLAND CITY.—Theodore st, 279, install new plumbing in dwelling; cost, \$200; owner, Louis Ceruy, premises. Plan No. 1797.

LONG ISLAND CITY.—Newtown rd, 130, install new gas piping in dwelling; cost, \$10; owner, Mrs. J. Ball, premises. Plan No. 1802.

LONG ISLAND CITY.—Potter av, n e cor 9th av, erect steel foot bridge connecting two buildings; cost, \$500; owner, Astoria Silk Mills Co., premises. Plan No. 1798.

LONG ISLAND CITY.—Hamilton st, 317, repair elevator shaft in factory; cost, \$400; owner, Franklins, Inc., premises. Plan No. 1799.

LONG ISLAND CITY.—West av, 104, install gas piping in dwelling; cost, \$10; owner, Estate of Wm. Nelson, 150 Nassau st, N. Y. C. Plan No. 1790.

LONG ISLAND CITY.—Vernon av, e s, 250 n 14th st, install new plumbing in factory; cost, \$50; owner, Welin Davit Marine Co., Premises. Plan No. 1762.

LONG ISLAND CITY.—Vernon av, e s, 250 n 14th st, install new gas piping in factory; cost, \$50; owner, Welin Davit Marine Co., premises. Plan No. 1759.

LONG ISLAND CITY.—Thompson av and Queens av, install 6 elevators in factory; cost, \$36,775; owners, Loose-Wiles Biscuit Co., Kansas City, Mo. Plan No. 1780.

MIDDLE VILLAGE.—Metropolitan av, 2250, erect new W. C. compartments in dwelling; cost \$275; owner, William Benham, premises. Plan No. 1803.

MIDDLE VILLAGE.—Juniper av, w s, 210 s Monroe st, 1-sty frame extension, 10x10, rear 1½-sty frame dwelling, tin roof; cost, \$100; owners, Estate H. J. Walter, Juniper av, Middle Village. Plan No. 1764.

RICHMOND HILL.—Vine st, 334, install new plumbing in dwelling; cost, \$250; owner, Frank Wild, Englewood, N. J. Plan No. 1805.

RICHMOND HILL.—Jamaica av, s w cor Leferts av, install new plumbing in dwelling; cost, \$80; owner, A. King, premises. Plan No. 1796.

RICHMOND HILL.—Vine st, 334, interior alterations to dwelling; cost, \$75; owner, Josephine Wild, Englewood, N. J. Plan No. 1789.

RICHMOND HILL.—Jamaica av, n s, 25 e Chestnut st, erect new store front on dwelling; cost, \$50; owner, E. Dunning, premises. Plan No. 1792.

RICHMOND HILL.—Jamaica av, s s, 60 e Stoothoff av, erect frame billboard; cost, \$150; owner, Jamaica Poster Adv. Co., Jamaica. Plan No. 1800.

RICHMOND HILL.—Leferts av, n s, near Division av, repair dwelling after fire damage; cost, \$300; owner, J. L. Reigel, premises. Plan No. 1793.

RICHMOND HILL.—Stoothoff av, e s, 350 s Chichester av, install new plumbing in dwelling; cost, \$75; owner, Geo. Autz, premises. Plan No. 1769.

RICHMOND HILL.—Atlantic av, n e cor Stoothoff av, install new plumbing in dwelling; cost, \$100; owner, E. Gars, premises. Plan No. 1768.

RICHMOND HILL.—Jamaica av, s s, 21 e Elm st, install new plumbing in dwelling; cost, \$75; owner, John Burns, Ward st, Richmond Hill. Plan No. 1766.

RICHMOND HILL.—Herald av, e s, 468 n Jamaica av, 1-sty frame extension, 12x12, rear 2½-sty frame dwelling, shingle roof, interior alterations; cost \$500; owner, Louis H. Neufeld, premises; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1781.

RICHMOND HILL.—Greenwood av, e s, 250 s Jamaica av, install new plumbing in dwelling; cost, \$60; owner, Mrs. Buysen, 298 Greenwood av, Richmond Hill. Plan No. 1776.

RIDGEWOOD.—Kossuth pl, w s, 75 s Halleck av, install gas piping in dwelling; cost, \$10; owner, P. H. Klee, premises. Plan No. 1785.

RIDGEWOOD.—Gates av, s e cor St Nicholas av, install new elevator in factory; cost, not given; owner, Wm. C. Edwards, 10 Howard av, Erocklyn. Plan No. 1779.

ROCKAWAY BEACH.—Waverly av, e s, 100 s Boulevard, erect new foundation and repair store room; cost, \$50; owner, H. Pfister, premises. Plan No. 1757.

ROCKAWAY BEACH.—Pleasant av, w s, 367 n Boulevard, erect new post foundation under dwelling; cost, \$150; owner, Mrs. Reynolds, premises. Plan No. 1772.

ROCKAWAY BEACH.—Kane av, w s, 594 n Boulevard, building to be raised and new foundation to be erected; cost, \$125; owner, J. B. Murray, adjoining premises. Plan No. 1773.

ROCKAWAY BEACH.—Neptune av, w s, 600 s Boulevard, 1-sty frame extension, 51x7, on rear 1-sty frame dwelling, felt and gravel roof; cost, \$150; owners, Queens Beach Co., Boulevard and Undine av, Rockaway Beach; architect, J. B. Smith, Fairview av, Rockaway Beach. Plan No. 1774.

ROCKAWAY BEACH.—Boulevard, n s, west of Brandreth av, alter store fronts; cost, \$200; owner, A. Wachsberger, Rockaway Beach. Plan No. 1794.

ROCKAWAY BEACH.—Division av, e s, 175 s Boulevard, 2-sty frame dwelling, 10x16, side 2-sty frame dwelling, tin roof; cost, \$1,000; interior alterations; owner, Chas. Schulz, 12 South Division av, Rockaway Beach; architect, J. W. Smith, Rockaway Beach. Plan No. 1788.

WOODSIDE.—3d st, w s, 175 s Stryker av, install new plumbing in dwelling; cost, \$150; owner, H. Walters, 62 5th st, Woodside. Plan No. 1777.

## Richmond.

BROAD ST, 206, Stapleton, new galvanized sheet iron to frame dwelling; cost, \$10; owner, Marie Heftner, Stapleton; builders, Heftner Bros., Stapleton. Plan No. 366.

FRONT ST, n w cor and Thompson st, Stapleton, alterations to brick factory; cost, \$360; owners, Jaburg Bros., Stapleton; builder, Jos. A. Thompson, Stapleton. Plan No. 373.

TARGEET ST, e s, 100 n Young st, Stapleton, new roof and window to frame dwelling; cost, \$100; owner, Mrs. Clara Roller, Stapleton; builders, Hesse & Offenstot, Stapleton. Plan No. 372.

VAN DUZER ST, 561-63, Stapleton, alterations to brick dwelling; cost, \$50; owner and builder, Chas. Rosenberg, Stapleton. Plan No. 375.

AMBOY RD, s s, 125 n Sprague av, Tottenville, alterations to frame dwelling; cost, \$175; owner Emmet A. Joline, Tottenville; builder, Z. J. Graham, Tottenville. Plan No. 376.

BROADWAY, e s, and Union st, West New Brighton, new sills and shingles roof to frame dwelling and stable; cost, \$350; owner, Mrs. Dempsey, West Brighton; builder, J. J. Murphy, West Brighton. Plan No. 365.

BROADWAY, 153, West New Brighton, new partitions to frame dwelling; cost, \$25; owner, Dominic Lauria, care of architect; architect, D. Santoro, Tompkinsville. Plan No. 369.

HAMILTON AV, 228, New Brighton, new window to frame dwelling; cost, \$140; owner, Jos. Maloy, New Brighton; builder, Jacob Cohen, New Brighton. Plan No. 367.

MONTGOMERY AV, w s, 550 n Turnpike, No. 86, Tompkinsville, alterations to frame store and dwelling; cost, \$450; owner and builder, Stephen Eghardt, Tompkinsville; architect, C. B. Hencker, Tompkinsville. Plan No. 371.

SEA AV, w s, 100 s Barret av, Arrochar, alterations to frame dwelling; cost, \$800; owner, E. Levi, Arrochar; architect, Jas Whitford, New Brighton; builder, John Woodland, Rosebank. Plan No. 370.

VANDERBILT AV and Hamilton st, corner, Stapleton, new partitions and masonry to frame dwelling; cost, \$600; owner, Geo. Gunther Concord; builder, Thos. Cummings, Stapleton. Plan No. 364.

WARD AV, e s, 108 s Cebra av, Tompkinsville, alterations to stone retaining wall; cost, \$275; owner, John More, Tompkinsville; builder, W. S. Lee, Rosebank. Plan No. 374.

YORK AV, e s, and 1st st, 35, New Brighton, new plumbing and masonry to frame tenement; cost, \$150; owner, architect and builder, E. Salfelder, New Brighton. Plan No. 368.

## 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. 20. The location is given, but not the owner's address:*

ASBURY PARK.—Henry Musto, 1128-1130 Springfield av, 3-sty brick, \$12,000.

ELIZABETH.—Max Weinstein, n e cor South Park and 6th sts, 3-sty frame, \$6,000; Isidore Goorevitch, 647-649 Franklin st, two 3-sty frame, \$8,000.

NEWARK.—William Kadaratis, n s, Garibaldi av, 200 ft east of Penn av, 2-sty frame, \$3,000; Samuel Koflar, 568 South 18th st, 3-sty frame, \$7,000; Harry Robinovitch, south side 16th av, 29 ft east of South 13th st, 3-sty frame, \$10,000; Parkway Realty Co., 307-311 Verona av, two 3-sty brick \$50,000; Harry Robinovitch, s e cor 16th av and South 13th st, 3-sty frame, \$9,000; John Leo, 144-146 Bowery st, two 3-sty frame, alteration, \$500; Jules Mechanic, 246 Verona av, 3-sty frame, \$5,000.

EAST ORANGE.—Essex Building Co., 58 and 62 West st, two 3-sty frame, \$14,000.

RIDGEWOOD.—Wesley Van Emburg, 8 and 10 South Maple av, 2-sty frame, \$5,000.

BELLEVILLE.—Vitella Serritella, south side Belmont av, 134 ft north of Franklin av, 3-sty brick, \$7,000.

TOWN OF UNION.—Grove Improvement Co, east side Boulevard West, 100 ft south of 3d st, two 3-sty brick, \$50,000.

### APARTMENTS, FLATS AND TENEMENTS.

NEWARK, N. J.—A. H. Thomas, 222 Market st, has completed plans for two 3-sty brick flats, 30x60 ft. each, to be erected in Ridge st, between Park and Bloomfield avs, for Bernard Gerberich, of 180 Ridge st, owner. Cost, \$9,000 each.

### CHURCHES.

ELIZABETH, N. J.—Reiley & Steinback, 481 5th av, N. Y. C., are preparing plans for a 1-sty brick church, 30x75 ft, to be erected at Grier av and South st, for the Greek Inthenion Catholic Church, Rev. Michael Lysiak, 2 Stewart pl, owner. Architects will take bids about October 30. Cost, about \$25,000.

### FACTORIES AND WAREHOUSES.

NEW BRUNSWICK, N. J.—D. B. Provost, 286 North Eroad st, Elizabeth, N. J., architect, is ready to start plans for an additional building, 1-sty terra cotta and frame, 50x200 ft, to the chemical plant of E. R. Scuibb & Sons, 80 Beekman st, N. Y. C., owners, on Raritan River rd. The general contractor is the Turner Construction Co., 11 Broadway, N. Y. C.

SANDY HOOK, N. J.—Oscar Wenderoth, Treasury Department, Washington, D. C., is preparing plans for a 1-sty brick, terra cotta and frame warehouse, 150x50 ft., for the U. S. Government, E. B. Babbitt, Ordinance Department. Bids will probably be taken by owner about Oct. 18. Cost about \$20,000.

### MUNICIPAL WORK.

LEONIA, N. J.—Plans are being prepared for a reinforced concrete and steel bridge to be constructed over English Creek at Leonia and Fort Lee, N. J., turnpike, for the Chosen Board of Freeholders of Bergen County, Hackensack, N. J. R. D. Earle, Court House, Hackensack, is engineer. Strauss Bascule Bridge Co., 104 South Michigan av, Chicago, Ill., is bridge engineer. Cost about \$100,000.

### POWER HOUSES.

BORDENTOWN, N. J.—The Public Service Electric Co., Prudential Bldg., Newark, N. J., will erect a substation at Bordentown, N. J. N. A. Carle, Newark, is Ch. Engr.

RIVERSIDE, N. J.—The Public Service Electric Co., Prudential Bldg., Newark, N. J., will erect a substation at Riverside. N. A. Carle, Newark, is the Ch. Engr.

### SCHOOLS AND COLLEGES.

HOBOKEN, N. J.—Excavating has been completed for School No. 1 at Garden and 3d sts for the Board of Education of Hoboken, George Lancker, president of board. Schneider & Diffenbach, 220 Broadway, N. Y. C., are the architects. John T. Rowland, Jr., 98 Sip av, Jersey City, is consulting engineer. W. H. & F. W. Cane, Woolworth Building, N. Y. C., are the general contractors. Cost about \$300,000.

## New Jersey Building News (Continued).

## STABLES AND GARAGES.

JERSEY CITY, N. J.—E. M. Patterson, 1 Montgomery st., architect, is taking bids on the general contract for a 1-sty brick and concrete garage, 27x79 ft, to be erected at Grand and Merseles sts., for the C. A. Woolsey Paint Co., at site. Estimated cost, \$20,000.

## Other Cities.

## FACTORIES AND WAREHOUSES.

SPRINGFIELD, MASS.—The Albert E. Hale Co., Port st., is having plans prepared for a factory building to be of brick, mill construction, 36x70 ft, six stories. The plans are by H. L. Sprague, architect.

STAMFORD, CONN.—Henry Marvin, Post Office Building, has completed revised plans for the factory to be erected in Canal st., for Baer Bros., Canal st., owner. Architect will take bids on general contract. Cost, about \$20,000.

## HALLS AND CLUBS.

SPRINGFIELD, MASS.—Bids will soon be asked for the erection of the Railroad Y. M. C. A. building at Union and Church sts, brick and stone, three stories, 60x114 ft. Geo. Bond is secretary of the association. G. Wilton Lewis, 15 School st, Boston, is the architect.

## MUNICIPAL WORK.

BOSTON, MASS.—Bids will be received until Oct. 28 by the Public Works Department for furnishing and erecting an electric pumping plant for high-pressure fire service in the proposed underground pumping station in Charles st. Estimated cost, \$140,000. L. K. Rourke is Comr.

## SCHOOLS AND COLLEGES.

SCHENECTADY, N. Y.—The Board of Contract and Supply has rejected all bids for electric wiring for three new schools and the work will be readvertised. The estimated cost is \$15,000.

SPRINGFIELD, MASS.—The installation of an electric power plant in the proposed new High School of Commerce, is under consideration. The estimated cost is \$600,000. Kirkham & Parlett, Springfield, are the architects.

## Composition Floors.

In 1866, Stanislas Sorel, a French engineer, patented this composition in this country and about the same time patented the cement much used by dentists, which is of a nature similar to the oxy-chloride cement of magnesia, but having zinc as its base. This Sorel stone, as it was formerly called, has found a large use in Germany and elsewhere in Europe, principally for laying sanitary floors, countertops and for steamship decks.

Its slow hardening or setting is a desirable feature of this material; the chemical reaction taking place slowly through a period of say 24 hours, is much preferable to a quick set. For instance, I have had floors that set in a half hour's time. I have also had floors in which the chemical action took place so rapidly as to produce extreme heat, sufficient to burn one's hand.

In Europe most of the floors are scraped, like hardwood floors, when in a cheesy state, later on finished by polishing, then oiled or waxed; this produces a very beautiful "Steinholz" floor. I am acquainted with formulas and work of about 20 European concerns, having visited them and seen much of their work. They attempt on the whole much more elaborate work than is usually done by the manufacturers in this country, since their labor and materials are more cheaply obtained. Very artistic marble or terrazzo effects are obtained and if kept oiled or waxed such floors will wear and look well indefinitely. I have laid such floors in banks and court houses in this territory with good success, due to the fact that their janitors properly attended to such waxing and oiling—Concrete-Cement Age.

## Uncertainty About the Brooklyn Post Office Site.

Representative William M. Calder of Brooklyn has asked Secretary of the Treasury McAdoo to issue an order directing that condemnation proceedings be started for the acquisition of the property on Washington and Adams streets, adjoining the Brooklyn Federal Building.

Mr. Calder says the \$350,000 so far appropriated is sufficient to pay for the ground, and that it can be acquired by the Government for less than that amount, if a fair appraisal of it can be secured.

Representative Fitzgerald is opposing condemnation proceedings, as he says they are expensive and prolonged.

If condemnation proceedings are not resorted to the Secretary will probably report to Congress that the sum appropriated is not sufficient with which to purchase the property. This will mean that Brooklyn will not have a larger Federal Building until some time in the distant future, for it is no easy matter to get increases in appropriations, once they are authorized. The two owners ask more than the Government is willing to pay.

## Unburnable Construction.

The fire-prevention features that have been built into the new building of Park & Tilford which extends from 42d street to 43d street, near Eleventh avenue, illustrates the care and forethought exercised nowadays in planning and erecting buildings even when intended only for warehouses. The general tendency is toward incombustibility. This building has a brick firewall in the middle area extending to the roof. The elevators and stairways are enclosed by partition walls of hollow-tile, having fire-proof doors. There is an automatic sprinkler system and an auxiliary fire appliance system. The floor bays are of reinforced concrete throughout the five stories. L. C. Holden was the architect.

## A CROSSTOWN SUBWAY.

## The Project Is Gathering Momentum in Brooklyn and Queens.

Long Island City people are beginning to manifest renewed interest in the project to build a crosstown subway through Brooklyn and Greenpoint to connect the Brighton Beach line with the local elevated lines that converge at the Queensboro Bridge Plaza.

The Bedford avenue, Williamsburgh and Greenpoint sections of Brooklyn are getting together for a vigorous campaign for this route, and the prospects now seem bright to the Long Island City Star for favorable action on the part of the Public Service Commission.

It is understood that Long Island City civic organizations will be asked to join with Brooklyn in urging the laying out of the route.

It is pointed out that the advantages of such a line to Long Island City and other sections of Queens tapped by the new elevated system will be very material and will tend to bring homeseekers here from the crowded sections of the Eastern District as well as from Manhattan.

Timeliness is given to the demand for the crosstown route by the fact that the commission is contemplating changing the Eastern District subway, already authorized, by diverting that part of the line that runs through North 7th street to Greenpoint.

This diversion of route means that, for a distance of over a mile, the revised route will follow approximately the line of the proposed crosstown route between North 7th street and Greenpoint avenue. Advocates of the Sound-to-sea line assert that the two routes could be combined over this stretch, thus saving much excavating and expense.

A powerful ally of the crosstown subway advocates has been found in the Manufacturers' Association, which has taken steps to bring all sections of Erocklyn together to work for the transit project.

## Com. Williams' Suggestion.

Not long ago Public Service Commissioner George V. S. Williams, in discussing the possibilities for the crosstown route, suggested that an alternative route might be found for that part of the line between Greenpoint and Manhattan avenues in Greenpoint and the Queensboro Bridge Plaza in Long Island City.

His suggestion was to the effect that it might be found advisable to turn the crosstown route eastward at Greenpoint avenue and extend it as an elevated line along Greenpoint avenue from some point east of Oakland street to and across Newtown Creek, and thence through Van Dam street, which is to be widened into a direct thoroughfare from Greenpoint avenue to Diagonal street.

Such a route would tap a section that offers great possibilities for future development, especially along the new line of Van Dam street, which will skirt the borders of the great freight and warehouse terminal which the Degnon Company has laid out just to the west of this street.

The upper part of Greenpoint avenue, through which the line would be built in Greenpoint as an overhead structure, is entirely industrial and it is said that property owners would welcome its construction. Such a line would prove of vast importance to the Blissville section, also.

The line would cross Newtown Creek on a new type of double-decked bridge at Greenpoint avenue. For some time there has been talk of building a new bridge at this point. The proposed change in the grade of the tracks of the Long Island Railroad there will probably necessitate such a step whether the suggested "L" goes that way or not.

## FIFTH AVENUE REPAVING.

## Property Owners Holding It Up by Delaying Reconstruction of Vaults.

Last spring members of The Merchants' Association doing business along Fifth avenue asked the association to use its efforts to facilitate the work of repaving the avenue so that it might be accomplished during the summer months, without interference with fall and winter business.

In accordance with these requests, The Merchants' Association took the matter up with the Borough President and with the Water Department. The city officials endeavored to make contracts for the completion of the various portions of the work on or before September 1.

## Cause of the Delay.

Despite these steps, the work has not yet been completed. Inquiry has brought out the fact that the delay is due, not to the contractors, but to the property owners themselves.

In the course of the work it was necessary to re-construct sidewalk vaults and to remove boilers which they contained. Property owners using these vaults were notified early last spring of what was to be done and were requested to make the necessary changes. Many of them have paid no attention to this notice, and the contractors cannot proceed until the vaults have been changed, since they have no control over this branch of the work, which the property owners must do at their own cost.

## Urging Property Owners to Act.

At the request of The Merchants' Association, the city officials in charge are making every effort to get the dilatory property owners to do their part, and to cease subjecting their neighbors to inconvenience and loss.

## MIRAFLORES TO THE SEA.

## Last Barrier at Pacific End of Canal Destroyed

The last remaining barrier at the Pacific end of the Panama Canal (the opening of which will mean much more commerce for the Port of New York and a new stimulus for New York City real estate) was dynamited at 9.30 o'clock on Sunday morning, August 31. This dike, composed of a trestle fill of rock and earth, prevented the water from the sealevel channel from entering the steamshovel cut 5,000 feet long, 500 feet wide, and 46 feet below mean tide, extending to Miraflores Locks. The Rio Grande Diversion was turned into this pit on August 23, but the depth of water had only reached about 15 feet by Sunday. About 37,000 pounds of 45 and 60 per cent. dynamite were used, the charge being placed in 541 holes at an average depth of 30 feet. A large crowd of spectators was present, and pictures of the blast were taken by numerous kodaks, and one moving picture machine.

At the time of the explosion the water in the channel, south of the barrier, was nearly at low tide. The dynamite tore a gap in the dike about 100 feet wide, but as the bottom of the gap was still at some height above the existing tide level, no water passed through. An 18-foot tide was predicted for Sunday, with its maximum at 3.12 p. m., so that before high tide water was expected to flow over the gap in the dike. This expectation was fulfilled a little earlier than was anticipated, for, at 1.35 p. m., the water in the sealevel channel was nearly even with the top of the gap. At this moment a man with a shovel made a small trench across the dike through which a small stream of water began to flow. This rapidly increased in size until 40 minutes later, an opening 30 feet wide had been made, through which a torrent of water poured in a 30 or 35-foot fall. The rush of water ate away the sides of the opening steadily, carrying large sections of the dike, including trestle bents, and other debris, into the pit. The increasing volume of water filled the pit rapidly, and at 3 o'clock, one hour and 25 minutes after the water first began to flow over, the level in the inside channel was that of the outside channel, while the gap had been widened to 400 feet or more. Some of the Sixth Division floating equipment was anchored in the sealevel channel just above the break of the barrier, and when the suction of the current was at its greatest, a barge was cut loose, and was carried through the gap with sufficient force to part a heavy steel cable which had been left strung across it. The barge then drifted slowly up toward the locks.

The dredge "Marmot" has begun excavating against the south side of the dike, and another dredge will pass through the gap and be set at work on the other side within a few days. It is expected that enough of the barrier will have been removed by October 1 to permit large ships to traverse the Pacific end of the Canal, a distance of 8½ miles, up to Miraflores locks.

## A Striking Church Edifice.

While so much that is cheap and perishable has gone into sacred edifices, it is a pleasure to call deserved attention to two notable examples of honest and dignified building. One of the most striking edifices of its class is the new church of St. Jean Baptiste, situated on the southeast corner of Lexington avenue and 76th street, New York, which has been completed with the exception of the furniture and decorations. The basement has been used since December last, but the upper part was used only temporarily during the novena which started on the 17th of July. The new church is a gift to the Fathers of the Blessed Sacrament from Thomas Fortune Ryan, who quietly provided the funds for the construction of this magnificent edifice. The basement can provide for 1,324 seats.

The drawings were shown at the International Exhibition held in Turin, Italy, in 1911, and the architect, Mr. Nicholas Serracino, of 1170 Broadway, New York, was awarded the gold medal for his work. The building is of cathedral-like proportions, occupying 99 feet on Lexington avenue and 215 feet on 76th street. It is in the form of a Latin cross, with three naves. It has twin towers at the front, each 150 feet in height, and a great dome, 45 feet in diameter and 175 feet high. The work was started in October, 1910, and was completed in March, 1913.—"Stone."

## Testing Meters.

During the month of August the Public Service Commission for the First District tested 24,339 gas meters and 13 electric meters. Of the gas meters, 122 were tested on complaint, and the results of these tests showed about 26 per cent. fast and 26 per cent. slow, and the balance, 48 per cent., accurate within the requirements of the law, viz., between 2 per cent. fast and 2 per cent. slow. All of the electric meters tested were found to be accurate within the requirements of the law, that is, between 4 per cent. fast and 4 per cent. slow.

## One of the Finest Boulevards.

The most conspicuous improvement in the Borough of Queens to-day is Queens Boulevard—a highway to be 200 feet in width and to extend over eight miles, from the Queensboro Bridge Plaza in Long Island City through the heart of the borough to Jamaica. When this boulevard is finished, it will be one of the finest highways in the world, and will compare with the finest boulevards of Paris, Berlin and Vienna and other European cities—provided the right buildings of appropriate character and harmonious appearance are erected thereon.

# RECORDS SECTION

of the

## REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

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(13)

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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.

Attorney st, 155-7.	24th st, 307-9 W.	100th st, 314-6 W.	Madison av, 1757.
Bank st, 78-80.	26th st, 15-9, 301 E.	102d st, 440-8 E.	—e av (e s), 2171-20.
Baxter st, 125-9.	27th st, 519 W.	107th st, 205-7 E.	Park av, 1132.
Beekman pl, 35.	28th st, 130 W.	108th st, 420-8 E.	Pleasant av, 413.
Broome st, 551.	32d st, 9 W.	110th st, 408-22 E.	Riverside dr, 865.
Chrystie st, 96.	36th st, 326-8 W.	113th st, 147 E.	St Nicholas av, 51, 730,
East Broadway, 101.	40th st, 207 W.	114th st, 351 E.	1220.
Elridge st, 210-12.	42d st, 129 W.	114th st, 201 W.	St Nicholas av (n w c
Elizabeth st, 49-51, 155.	43d st, 126-30 W.	117th st, 5, 179 E.	164th), 2122-88.
Essex st, 45.	47th st, 346 E.	118th st, 238-40 E.	1st av, 839.
Grand st, 59.	47th st, 604, 637-41 W.	119th st W (n s), 1962-	2d av, 462, 1084, 1162,
Hester st, 194-6.	48th st, 634-42 W.	44.	1542.
Houston st E (n w c	50th st, 412 E.	123d st, 151-3 & 331 E.	3d av, 1105, 2380.
Sheriff), 371-20.	52d st, 413-5 E.	123d st, 15, 135-7 W.	5th av, 1348, 1489.
Jacob st, 19-23.	52d st, 231 W.	125th st, 518 W.	7th av, 1880-6.
James st, 68.	55th st, 49 W.	129th st, 144, 170-2 E.	8th av, 59-61, 224-30.
Kenmare st (s w c Eliz-	56th st, 401-3 W.	130th st, 69-71, 137 W.	9th av, 863.
abeth), 479-29.	57th st, 301 E.	133d st, 508 W.	
Lewis st, 117.	58th st, 448 E.	136th st, 128 W.	<b>WILLS.</b>
Monroe st, 255.	58th st, 452 W.	151st st, 506-8 W.	14th st, 450-2 W.
Perry st, 96-8.	61st st, 301 E.	162d st, 442 W.	14th st W (s e c 10th
Sheriff st, 131.	65th st, 11, 14-18 W.	164th st W (n w c St	av), 646-9.
2d st, 295-7 E.	68th st, 302-4 W.	Nich av), 2122-88.	14th st W (s w c 10th
3d st, 195 E.	71st st, 151 E.	227th st, 115 W.	av), 654-31.
6th st, 752 E.	71st st, 436 E.	Av A, 1663.	25th st, 217 E.
10th st, 20-2, 236-8 W.	79th st, 316 W.	Amsterdam av, 989, 993,	42d st, 208 W.
12th st, 634-8 E.	80th st, 219 W.	2096, 2104.	56th st, 127 E.
13th st, 300 W.	85th st, 20 W.	Bowery, 354, 358.	2d av, 1019-25.
16th st, 229-31 W.	92d st, 6 E.	Columbus av, 590.	10th av, 48-56.
21st st, 228 W.	95th st, 157-9 E.	Lexington av, 311, 1471,	10th av (s w c 14th),
24th st, 146 E.	98th st, 208 E.	1829, 2143.	654-31.

#### 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.  
corpn—corporation.  
cor—corner.  
c l—centre line.  
ct—court.  
certf—certificate.

dwg—dwelling.

decd—deceased.

e—East.

exr—executor.

extrx—executrix.

et al—used instead of several names.

foreclos—foreclosure.

fr—from.

fr—frame

ft—front.

individ—individual.

irreg—irregular.

impt—improvement.

installs—installments.

lt—lot.

ls—lease.

mtg—mortgage.

mos—months.

Mfg—manufacturing.

Nos—numbers.

n—north.

nom—nominal.

(o)—office.

pr—prior.

pt—part.

pl—place.

PM—Purchase Money Mortgage.

QC—Quit Claim.

R T & I—Right, Title & Interest.

(R)—referee.

r—room.

rd—road.

re mtg—release mtg.

ref—referee.

sal—saloon.

sobrn—subordination.

sl—slip.

sq—square.

s—south.

s—side.

sty—story.

sub—subject.

strs—stores.

stn—stone.

st—street.

TS—Torrens System.

T & c—taxes, etc.

tnts—tenements.

w—west.

y—years.

O C & 100—other consideration and \$100.

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction. Conveyances marked with an \* are being investigated and if found incorrect will be shown in a later issue.

SEPT. 19, 20, 22, 23, 24 & 25.

**Attorney st, 155** (2:350-70), ws, 228 s Houston, 22x100, 6-2-sty bk tnt & str & 4-sty bk rear tnt; Edw T Hiscox, ref, to Karrick Riggs, 2 W 55 [care Shaw & Landon, 42 Bway]; FORECLOS June 12; Sept18; Sept19'13; A\$17,500-25,000. 18,500

**Attorney st, 157** (2:350-69), ws, 200 s Houston, 28x100, 5-2-sty bk tnt & str & 5-sty bk rear loft bldg; Edw T Hiscox, ref, to Karrick Riggs, 2 W 55 [care Shaw & Landon, 42 Bway]; FORECLOS June12; Sept19'13; A\$22,500-34,000. 24,000

**Bank st, 78-80** (2:623-24), ss, 50 e Bleeker, 50x90, 6-2-sty bk tnt; Abingdon Constn Co to Florence Chernoff, 576 Bluehill av, Dorchester, Mass; mtg \$62,323; Sept22'13; A\$26,000-70,000. O C & 100

**Baxter st, 125-9**, see Hester, 194-6.

**Beekman pl, 35** (5:1362-32), es, 40.5 s 51st, 20x100, 4-sty & b stn dwg; Ernest F Reinhardt to Kate Reinhardt, his wife, 35 Beekman pl; mtg \$8,000; Sept18; Sept19'13; A\$6,000-9,500. gift

**Broome st, 551** (2:477-47), ss, 133 e Varick, 21x81 to alley, with rights to alley, 2-sty bk tnt & 3-sty bk rear stable; St Johns Park Realty Co to Edw Hart, 26 Desbrosses; mtg \$6,000 & AL; Sept22'13; A\$9,500-11,000. O C & 100

**Christie st, 96** (1:305-12), es, 100 s Grand, 24.11x100x25x100, 6-2-sty bk tnt & str; Hyman Kosberg to Hannah Autenreith, 1390 Boston rd; AL; Sept9; Sept19'13; A\$26,000-45,000. nom

**East Broadway, 101**, see 71st, 151 E.

**Eldridge st, 210-2** (2:416-8-9), es, 105.2 s Stanton, 45x87.6, 2 6-2-sty bk tnts & str; Jno H Rogan, ref, to N Y Post Graduate Medical School & Hospital, a corp, 303 E 20; FORECLOS Aug20; Sept23; Sept24'13; A\$38,000-49,000. 49,000

**Elizabeth st, 49-51** (1:204-22), ws, 175 n Canal, 50x94.3, 6-2-sty bk loft & str bldg; Jacob Lazarowitz to Mary Lazarowitz, his wife, 117 Clymer, Bklyn; 1/2 pt; B&S; AL; Jan2; Sept25'13; A\$38,000-72,000. nom

**Elizabeth st, 155** (2:479-29), swc Kenmare, 25x94; vacant; Jno J White to Wm H Long, 55 Madison; Sept24; Sept25'13; A\$17,000-17,000. nom

**Essex st, 45** (1:310-23), ws, 100.11 s Grand, runs s24.11xw54.5xw33.5xn25.3 xe33.7xs—xe54.2 to beg, 5-sty bk tnt & str; Jno H Rogan, ref, to Ella M Goebel, 140 Wadsworth av; mtg \$24,000; FORECLOS & drawn Sept24; Sept25'13; A\$23,500-32,500. 32,000

**Grand st, 59** (1:228-25), ss, 64 e West Bway, 22x67, 4-sty bk loft & str bldg; Herrman Harris to East B'way Exchange Inc, a corpn [care B Ratkowsky], 58 East Bway; mtg \$16,000; Apr30; Sept23'13; A\$15,000-18,000. nom

**Hester st, 194-6** (1:206-7-9), see Baxter (Nos 125-9), runs s100xe75xn25xw57 to ss Hester xw50 to beg, 2 6-2-sty bk loft & str bldgs; Jacob Lazarowitz to Mary Lazarowitz, his wife, 117 Clymer, Bklyn; 1/2 pt; B&S; AL; Jan2; Sept25'13; A\$58,500-91,500. nom

**Houston st E** (2:371-20), nwc Sheriff (No 131), 49x58.1 to ss 2d (Nos 295-7) x40.4x52.11, 6-2-sty bk loft & str bldg; Nathan Scheer to Ann Scheer, 723 St Nicholas av; 1/2 pt; AT; mtg \$45,000 on whole; Aug28; Sept20'13; A\$30,000-50,000. O C & 100

**Jacob st, 19-23** (1:104-21), ws, 22.3 s Frankfort, runs w43.1xs0.6xw4.6xs50.7xe49.6 to st xn52.2 to beg, 6-sty bk loft & str bldg; Fream L Smith to Sinclair Smith, 602 5th, Bklyn, & Orison B Smith, at Quogue, LI [care J Lee Smith & Co, 19 Jacob]; 1/2 pt; AT; mtg \$35,000; Sept18; Sept23'13; A\$28,000-50,000. nom

**James st, 68** (1:278-30), nes, 51 nw Oak, 23.1x100.6x22.6x100.3, 5-sty bk tnt & str & 5-sty bk rear tnt; Antonio Marsicano to Carmine Tieda, 68 James; mtg \$26,800; June20; Sept23'13; A\$13,000-23,000. 100

**Kenmare st, swc Elizabeth**, see Elizabeth, 155.

**Lewis st, 117** (2:330-24), ws, abt 125 s Houston, 25x100, 7-sty bk loft & str bldg; Geo Koehler to Saml Greenfeld, 352 E 79; mtg \$26,500 & AL; Sept25'13; A\$15,000-34,000. O C & 100

**Monroe st, 255** (1:266-29), ns, 225.8 w Jackson, 25x93.11x25x93.10, 6-2-sty bk tnt & str; Annie Rosenowitz to Monroe Holding Co, Inc, a corpn, 255 Monroe; mtg \$31,250; Sept24; Sept25'13; A\$16,500-34,500. nom

**Monroe st, 255** (1:266-29), ns, 225.8 w Jackson, 25x93.11, 6-2-sty bk tnt & str; Jennie Lewis to Annie Rosenowitz, 255 Monroe; mtg \$30,000; Sept24; Sept25'13; A\$16,500-34,500. O C & 100

**Perry st, 96-8** (2:621-13), ss, 70 w Bleeker, 38.7x95, 6-2-sty bk tnt; Isaac Steuerman to Bettie Hoffstadt, 101 W 81, 1/2 pts, & Bertha Steuerman, 49 Guntzel Strasse, Berlin, Germany, 1/2 pt; mtg \$55,500; Sept23; Sept24'13; A\$20,000-58,000. nom

**Sheriff st, 131**, see Houston, nwc Sheriff.

**2D st, 295-7 E**, see Houston, nwc Sheriff.

**6TH st, 752 E** (2:375-35), ss, 89 w Av D, runs s76.5xw4x21xw18x97.5 to st xe22 to beg, 5-sty bk tnt; Meyer Israel to Helene Rothschild, 174 St Nicholas av; mtg \$24,000 & AL; Sept18; Sept19'13; A\$14,000-21,000. O C & 100

**10TH st, 20 W** (2:573-32), ss, 310.10 w 5 av, 21x92.3, 4-sty stn dwg; A\$18,000-23,000; also 10TH ST, 22 W (2:573-31), ss, 331.11 w 5 av, 20.7x92.3x21x92.3, 4-sty stn dwg; A\$17,500-22,500; R Foster Walton to The Twenty West Tenth Street Corpn [Richard S Elliott], 20 W 10; mtg \$34,000; Sept23; Sept24'13. O C & 100

**10TH st, 22 W**, see 10th st, 20 W.

**10TH st, 236-8 W** (2:619-16), ss, 155.6 e Hudson, 50x93.8x49.3x93.10, 6-2-sty bk tnt & str; Herman C Gissel to Selara Holding Co, a corpn, [c/o A L Gellich], 5 Beekman; mtg \$58,250; Sept19; Sept22'13; A\$26,500-70,000. O C & 100

**12TH st, 634-8 E** (2:394-26-28), ss, 233 w Av C, 75x103.3, 2 4-sty bk tnts & str, 1 4 & 5-sty bk loft bldg, 5-sty bk rear stable & 1-sty fr rear factory; Fredk A Cox to Anna M Warren, 326 W 89; AL; May23; Sept24'13; A\$44,500-52,000. nom

**12TH st, 634-8 E**; Anna M wife Chas E Warren to Kabeer Realty Co, a corpn [Herman Knobloch], 55 Liberty; mtg \$10,365.82; Sept15; Sept24'13. O C & 100

**13TH st, 300 W**, see 8 av, 59-61.

**16TH st, 229-31 W** (3:766-23-25), ns, 338.3 w 7 av, 58.9x100, 2 5-sty stn tnts; Emily L Hoffbauer to Wm Engel, 38 W 92; AL; Sept17; Sept19'13; A\$29,000-70,000. O C & 100

**21ST st, 228 W** (3:770-56), ss, 432.1 e 8 av, 16x92, 4-sty stn dwg; Ellen E Kennedy et al, heirs & Octavia Kennedy, to Johanna Coughlin, 31 W 92; Sept15; Sept19'13; A\$9,500-12,000. 15,000

**21ST st, 228 W** (3:770-56), ss, 432.1 e 8 av, 16x92, 4-sty stn dwg; Johanna Coughlin to Jno R Burchill, 31 W 92; mtg \$10,000; Sept18; Sept19'13; A\$9,500-12,000. O C & 100

**24TH st, 146 E** (3:879-54), ss, 318 w 3 av, 26x98.9, 3-sty bk stable; Mechanics' Bank of Bklyn to Fiss, Doerr & Carroll Horse Co, a corpn, 155 E 24; AL; Sept19'13; A\$32,000-37,000. nom

**24TH st, 307-9 W** (3:748-35-36), ns, 100 w 8 av, 50x98.9, 2 5-sty bk tnts; Emily L Hoffbauer to Wm Engel, 38 W 92; mtg \$40,000; Sept17; Sept19'13; A\$22,000-60,000. O C & 100

**26TH st, 15-9 E** (3:856-11), ns, 216 e 5 av, 84x197.6 to ss 27th (Nos 10-4), 20-sty bk loft, office & str bldg; Jacob Ruppert, a corpn, to Jacob Ruppert Realty Corpn, 1639 3 av; mtg \$1,300,000 & AL; Aug26; Sept24'13; A\$700,000-1,875,000. nom

**26TH st, 301 E**, see 2 av, 462.

**27TH st, 10-4 E**, see 26th, 15-9 E.

**27TH st, 519 W** (3:699-22), ns, 250 w 10 av, 25x98.9, 5-sty bk tnt; Margt E Weill to Bernard Seymann, 1232 45th, Bklyn; mtg \$19,500; Aug10; Sept19'13; A\$9,000-22,000. O C & 100

**28TH st, 130 W** (3:803-57), ss, 350 w 6 av, 25x98.9, 7-sty bk loft & str bldg; Anna P Fowler to Wm Abramson, 8 E 109; mtg \$70,000; Sept24; Sept25'13; A\$35,000-80,000. nom

**32D st, 9 W** (3:834-35), ns, 175 w 5 av, 25x98.9, 5-sty stn bldg & str, 2-sty ext; Isidor Reis to Belle Hazen Realty Co, Inc, [care Isidor Reis], 516 5 av; mtg \$60,000; Sept19; Sept23'13; A\$112,000-124,000. nom

**32D st, 9 W** (3:834-35), ns, 175 w 5 av, 25x98.9, 5-sty stn bldg & str, 2-sty ext; Margt I Hoyt to Isidor Reis, 68 Lenox av; AL; Sept18; Sept20'13; A\$112,000-124,000. nom

**36TH st, 326 W** (3:759-57), ss, 283.4 w 8 av, 25x98.9, 5-sty bk tnt; Mathias McCabe to Cath McCabe [341 W 46]; Jan28'10; Sept20'13; A\$13,000-31,000. nom

**36TH st, 328 W** (3:759-58), ss, 308.4 w 8 av, 25x98.9, 5-sty bk tnt; Mathias McCabe to Rosetta McCabe [341 W 46]; Jan28'10; Sept20'13; A\$13,000-31,000. nom

**38TH st E**, see Lex av, see Lex av, 311.

**40TH st, 207 W** (4:1012-28), ns, 100 w 7 av, 25x98.9, 5-sty bk tnt; Jacob Kaplan to Jos Cunningham at Milford, NJ; AL; Sept20; Sept22'13; A\$40,000-50,000. O C & 100

**42D st, 129 W**, see 43d st, 126-30 W.

**43D st, 126-30 W** (4:995-19 & 45-47), ss, 310.8 w 6 av, runs w64.4xs100.5xe25xs100.5 to ns 42d (No 129), at pt 287.10 & Bway xe20xn100.5xe19.4xn100.5 to beg, 2 5 & 1 4-sty stn dwgs & 4-sty stn bldg & str; Edwin N Duffy to Fred G Reighley at Summit, NJ; mtg \$450,000 & AL; Sept18; Sept23'13; A\$325,000-340,500. O C & 100

**47TH st, 346 E**, see 1 av, 839.

**47TH st, 604 W** (4:1094-37), ss, 100 w 11 av, 25x100, 4-sty bk rear tnt; Jno Frusetta to Henry Dickey, 605 W 49; mtg \$4,500; Nov2'12; Sept22'13; A\$8,000-9,500. nom

**47TH st, 637-41 W**, see 48th, 634-42 W.

**48TH st, 634-42 W** (4:1095-9-11 & 52-59), ss, 475 w 11 av, runs s100.5xw50xs100.5 to ns 47th (Nos 637-41) xw75xn100.5xw75xn100.5 to 48th xe200 to beg, 4-sty bk factory & several 1 & 2-sty bk & fr sheds; Chas May & ano, EXRS Geo V N Baldwin, to Danl V McCarthy, 114 W 44 [care F E Robert, 150 Bway]; mtg \$60,000 & AL; Sept2; Sept24'13; A\$89,000-95,000. 120,000

**50TH st, 412 E** (5:1361-44), ss, 120 e 1 av, 20x90, 4-sty & b stn dwg; Benj Florsheim et al to Lester Florsheim, 412 E 50; QC; AL; Sept19; Sept22'13; A\$6,000-9,500. O C & 100

**52D st, 413-5 E** (5:1364-9-10), ns, 194 e 1 av, 41.8x85.1x42.3x92.8, 2 4-sty stn tnts; Benj Florsheim et al to Lester Florsheim, 412 E 50; QC; AL; Sept19; Sept22'13; A\$10,300-22,000. nom

**52D st, 231 W** (4:1024-16), ns, 380.9 e 8 av, 18.9x100.5, 3-sty & b stn dwg; The John T Brook Co, a corpn, to Frederic Klingman, 132 E 44; mtg \$24,000; Sept25'13; A\$27,000-28,000. O C & 100

**55TH st, 49 W** (5:1271-14), ns, 320 e 6 av, 18.9x100.5, 4-sty & b stn dwg; Wm T Cully to Alice J Cully, his wife, 49 W 55; AT; Sept23; Sept24'13; A\$40,000-47,000. nom

**56TH st, 401-3 W**, see 9 av, 863.

**57TH st, 301 E**, see 2 av, 1084.

**58TH st, 448 E** (5:1369-28), ss, 80 w Av A or Sutton pl, runs s100.5xe26xn20.5xw6x n80 to st xw20 to beg, 3-sty bk tnt & 2-sty bk rear stable; August Bautz Jr to Eliz Kramer, 448 E 58; AL; Sept12; Sept15'13; A\$6,300-8,500; corrects error in last issue when grantee was Eliz Kramer. nom

**58TH st, 452 W** (4:1067-54), ss, 250.4 e 10 av, 24.9x100.5, 5-sty stn tnt; Anna Jackson to Danl H Jackson, 1065 Prospect av; [135 Bway]; mtg \$13,000; Sept24; Sept25'13; A\$12,000-22,000. nom

**61ST st, 301 E**, see 2 av, 1162.

**65TH st, 11 (31) W** (4:1118-23), ns, 220 w Central Park W, 30x100.5, 5-sty stn tnt; Wm Rau to Simon Rothschild, 1977 Bway; mtg \$30,000; Sept22; Sept25'13; A\$24,000-40,000. nom

**65TH st, 14-8 W** (4:1117-41-43), ns, 200 w Central Park W, 75x100.5, 3 5-sty stn tnts; Junction Realty Co to Cornelius Dacey, 298 W 112; mtg \$91,000; Sept22'13; A\$60,000-100,500. O C & 100

**68TH st, 302-4 W** (4:1179-37), ss, 100 w West End av, 50x100.5, 1 & 2-sty bk & fr shop; Walter Westervelt to West Side Bank, 8 av & 34th; mtg \$15,000; Mar24'10; Sept19'13; A\$16,000-20,000. O C & 100

**71ST st, 151 E** (5:1406-22), ns, 387.6 w 3 av, 12.10x100, 3-sty & b stn dwg; mtg \$19,500; A\$11,000-14,500; also EAST BROADWAY, 101 (1:282-27), ss, abt 185 w Pike, 25x100x24.8x100; mtg \$44,000; Hannah Solomon to Leo S Greenbaum & Florence K his wife, 151 E 71, tenants by entirety; Sept19'13; A\$26,000-40,000. O C & 100

**71ST st, 436 E** (5:1465-28½), ss, 87 w Av A, 13x45.4, 2-sty bk factory; Travelers' Realty Corpn to Fredericka Bates, 456 Riverside dr; AL; Sept19; Sept20'13; A\$2,500-2,500. nom

**79TH st, 316 W** (4:1186-87), ss, 235 w West End av, 65x102.2, 12-sty bk tnt; Carvert Holding Co, Inc, to Jacob S Carvalho, Lawrence, LI [1123 Bway]; mtg \$280,000; Sept22; Sept23'13; A\$65,000-300,000. O C & 100

**80TH st, 219 on map 219-21 W** (4:1228-20), ns, 275 w Ams av, 50x102.2, 7-sty bk tnt; Eno S Booth ref, to Ormond Realty Co, a corpn [care A M Bedell], 14 W 14; FORECLOS Sept24; Sept25'13; A\$45,000-110,000. 115,000

**85TH st, 20 W** (4:1198-40), ss, 181 w Central Park W, 19x102.2, 4-sty & b stn dwg; Celeste Weinstein to Bettie Hoffstadt, 101 W 81; mtg \$23,000; Dec27'07; Sept24'13; A\$14,500-26,000. O C & 100

**92D st, 6 E** (5:1503-67), ss, 120 e 5 av, 20x100.8, 4-sty & b stn dwg; Leopold & Carrie Goodman to Jas Bishop, 22 W 8; Sept23'13; A\$36,000-43,000. O C & 100

**95TH st, 157 E**, see Lex av, 1471.

**95TH st, 159 E**, see Lex av, 1471.

**98TH st, 208 E** (6:1647-42), ss, 160.5 e 3 av, 25.3x100.11, with all title to strip on w, 0.5x100.11, 4-sty bk tnt & str; Ernest R Eckley, ref, to Lawyers Mtg Co, a corpn, 59 Liberty; FORECLOS Sept19; Sept22'13; A\$9,000-15,000. 12,000

**100TH st, 314-6 W** (7:1888-81), ss, 200 w West End av, 80x100.11, 8-sty bk tnt; Geo Mayer to Isaac Simons, 230 Riverside dr; 1/2 pt; AL; Sept18; Sept19'13; A\$73,000-220,000. O C & 100

**102D st, 440-8 E** (6:1695-25-29), ss, 570 e 1 av, runs e163.10xsw42.2 & 67.6 & 28.1xw 109.9xn125.11 to beg, 3 1-sty fr str & 1-sty bk rear stable & 3-1-sty fr bldgs with 3-sty bk rear stable; Justine Bunke, widow, to Diedrich Bunke, 315 E 175; Hy Bunke, 1770 Grand blvd & concourse; Dora Meyer, 2676 Decatur av; Jno Bunke, 141 W 103; Anna Friedrich, 946 6 av; Louise Asendorf, 181 Freeman, Bklyn, as heirs of, & said Diedrich & Jno Bunke & Jno Meyer, 2676 Decatur av, as EXRS, &c, & said Ratje Bunke; AT; QC; dower, &c; Aug26; Sept19'13; A\$36,300-45,000. O C & 100

**107TH st, 205-7 E** (6:1657-6-7), ns, 125 e 3 av, 50x100.11, 2 4-sty bk tnts & str; Lena Bayer to Manning Realty Co, Inc, a corpn [Alex A Mayer], 27 William; mtg \$29,000; Sept15; Sept20'13; A\$16,000-30,000. nom

**108TH st, 420-8 E** (6:1701-31-35), ns, 320 e 1 av, 125x100.11, 3 1 & 1 2-sty bk stables & garages; Justine Bunke, widow, to Diedrich Bunke, 315 E 175; Henry Bunke, 1770 Grand blvd & concourse; Dora Meyer, 2676 Decatur av; Jno Bunke, 141 W 103; Anna Friedrich, 946 6 av; Louisa Asendorf, 181 Freeman, Bklyn, as heir of, & said Diedrich & Jno Bunke & Jno Meyer, 2676 Decatur av, EXRS &c of Ratje Bunke; AT; QC; dower, &c; Aug26; Sept19'13; A\$30,000-38,500. O C & 100

**110TH st, 408-22 E** (6:1703-38 to 45), ss, 125 e 1 av, 195x100.11, 6 1 & 1 2-sty bk str; Justine Bunke, widow, to Diedrich Bunke, 315 E 175; Henry Bunke, 1770 Grand blvd & concourse; Dora Meyer, 2676 Decatur av; Jno Bunke, 141 W 103; Anna Friedrich, 946 6 av; Louisa Asendorf, 181 Freeman, Bklyn, as heirs of, & said Diedrich & Jno Bunke & Jno Meyer, 2676 Decatur av, EXRS &c of Ratje Bunke; AT; QC; dower, &c; Aug26; Sept19'13; A\$54,600-59,500. O C & 100

**113TH st, 147 E**, see Madison av, 1757.



**114TH st, 351 E** (6:1686-22), ns, 100 w 1 av, 25x100.10, 6-sty bk tnt & str; Dibenedetto Realty Co to Frank Ingriselli, 2334 Hughes av; mtg \$27,500; Sept17; Sept22 '13; A\$8,500-28,000. O C & 100

**114TH st, 201 W**, see 7 av, 1880-6.

**117TH st, 5 E** (6:1623-5), ns, 110 e 5 av, 25x100.11, 5-sty bk tnt; I G Realty Co, Inc, a corp, to Max Vogel, 1435 5 av [1431 5 av]; QC; AL; June6; Sept19'13; A\$14,000-26,500. nom

**117TH st, 179 E** (6:1645-30), ns, 149.6 w 3 av, 19x100.11, 4-sty bk tnt & str; Louis Hahn to Kate Hahn, 227 W 141; mtg \$8,000; Sept17; Sept19'13; A\$8,000-9,500. O C & 2,500

**118TH st, 238-40 E** (6:1667-29), ss, 110 w 2 av, 50x100.10, 6-sty bk tnt & str; Hyman Rubin et al to Rachmil Rubin [care Rubin Bros], 102 Delancey; 3/4 pts; AT; mtg \$46,500; Sept23; Sept24'13; A\$18,000-58,000. O C & 100

**119TH st W** (7:1962-44), ns, 150 e Ams av, 150x61.10, 9-sty bk tnt; Jacobs Constn Co to 138 E 38th St Co, Inc, a corp [Wm Braden], 233 Bway; QC; Sept19; Sept20'13; A\$85,000-290,000. O C & 100

**119TH st W** (7:1962); same prop; 419 W 119th St Co, Inc, to same; mtg \$273,000; Sept19; Sept20'13. O C & 100

**123D st, 151-3 E** (6:1772-22), ns, 35 e Lex av, runs n100.11x30.8xse4xsl100 to st xw35 to beg, 6-sty bk tnt & str; Nathan Scheer to Anni Scheer, 723 St Nicholas av; AT; AL; Aug28; Sept20'13; A\$17,000-41,000. O C & 100

**123D st, 331 E** (6:1800-13), ns, 324 w 1 av, 18x100.11, 3-sty & b stn dwg; Jno J Sullivan to Margt L Callahan, 1330 St Nicholas av; mtg \$5,500; Sept5; Sept23'13; A\$5,500-7,000. O C & 100

**123D st, 331 E**; Margt L Callahan to Julia A Sullivan, 331 E 123; mtg \$5,500; Sept20; Sept23'13. nom

**123D st, 15 W** (6:1721-45), ns, 174.8 e Lenox av, 25.4x100.11, 6-sty bk tnt; Wm M Walker to Fifteen West One Hundred & Twenty-Third St Co, Inc, a corp, 135 W 123; AL; Apr30; Sept24'13; A\$16,000-41,000. nom

**123D st, 135-7 W** (7:1908-15), ns, 375 w Lenox av, 45.11x100.11, 6-sty bk tnt; Wm M Walker to One Hundred & Thirty-Five West One Hundred and Twenty-Third St Co, Inc, a corp, 135 W 123; AL; Apr30; Sept24'13; A\$29,000-75,000. nom

**125TH st, 518 W** (7:1979-42), ss, 227 w Ams av, 27x100.11, 5-sty bk tnt & str; Jno H Rogan, ref, to Kate M Ladd at Far Hills, NJ [care Walter G Ladd, 31 Nassau]; FORECLOS Aug20; Sept19; Sept23'13; A\$15,100-27,000. **24,500**

**129TH st, 144 E**, see Lex av, 2143.

**129TH st, 170-2 E**, see 3 av, 2380.

**130TH st, 69-71 W** (6:1728-6), ns, 100 e Lenox av, 34.6x99.11, 7-stybk tnt; A\$17,000-70,000; also AMSTERDAM AV, 989 (7:1863-64), es, 75.11 s 109th, 25x100, 5-sty bk tnt & str; Edw Ebling to Ebling Realty Co, 271 W 125; B&S; Sept9; Sept25'13; A\$22,000-32,000. O C & 100

**130TH st, 137 W** (7:1915-14 1/2), ns, 312.6 e 7 av, 19x99.11, 3-sty & b stn dwg; Henry W Unger to Ensign Realty Co, a corp [Frank J Sinnott, pres], 55 Liberty; B&S; & CaG; AL; Aug25; Sept22'13; A\$8,300-11,500. O C & 100

**130TH st, 137 W**; Leo J J Schwartz to same; B&S; AL; Aug25; Sept22'13. nom

**133D st, 508 W** (7:1986-102), ss, 175 w Ams av, 25x99.11, 5-sty bk tnt; Hedwig Steinberg to Carl Buton or Bueton, 508 W 133; mtg \$16,000; Sept25'13; A\$10,000-22,000. nom

**136TH st, 128 W** (7:1920-45), ss, 285 w Lenox av, 15x99.11, 3-sty & b stn dwg; Geo Wallace, Inc, a corp, to Jno Donegan, 542 E 137; AL; Sept18; Sept19'13; A\$6,000-8,500. 500

**151ST st, 506 W**, see Col av, 590.

**151ST st, 508 W**, see Ams av, 993.

**162D st, 442 W** (8:2109-93), ss, 189.3 e St Nicholas av, 16.8x96.8, 3-sty & b stn dwg; Florence A Fischer to Anna M Ahrens, 442 W 162; mtg \$10,000; June5; Sept24'13; A\$6,300-13,500. O C & 100

**164TH st W, nwc St Nicholas av**, see St Nicholas av, nwc 164.

**171ST st W, nec St Nicholas av**, see St Nicholas av, 1220.

**227TH st, 115 W** (13:3402-335), es, 175 s Adrian av, 25x100, 2-sty fr dwg; Jno M Brown & ano, EXRS Edw McFadden, to Geo E & Anna M Deniton, 91 Marble Hill av; Thos Darlington, 27 Washington sq N, & Jno M Brown, 120 W 227, TRSTES Edw McFadden (decd) & Harriet A Deniton; Apr10'12; Sept19'13; A\$4,000-7,500. nom

**Av A, 1663** (5:1567-24), ws, 75 n 87th, 25x77, 5-sty bk tnt & str; Max Jackel to Dora Jackel, his wife, 424 E 86; mtg \$13,000; Sept19; Sept20'13; A\$9,000-18,000. O C & 100

**Amsterdam av, 989**, see 130th, 69-71 W.

**Amsterdam av, 903** (7:1863-62), es, 25.11 s 109th, 25x100, 5-sty bk tnt & str; A\$22,000-32,000; also 151ST ST, 508 W (7:2082-40), ss, 208.4 w Ams av, 33.4x99.11, 5-sty bk tnt; A\$17,000-38,000; also 158TH ST, 611 (815) E (10:2626), nec Eagle av (No 800), 48.9x50, 3-sty fr tnt; Charlotte wife Peter Doelger Jr to Ebling Realty Co, 271 W 125; B&S; Sept9; Sept24'13. O C & 100

**Amsterdam av, 2066**, see Col av, 590.

**Amsterdam av, 2104** (8:2121-43), ws, 57.11 n 164th, 30x100, 5-sty bk tnt & str; Henrietta Kosinsky & Matilda Wiegmann to Anna M Kosinsky, 1974 Belmont av; B&S; Sept18; Sept20'13; A\$19,500-37,000. nom

**Amsterdam av, 2104**; Anna M Kosinsky to Chas & Henrietta Kosinsky & Matilda Wiegmann, all at 1974 Belmont av, as joint tenants; B&S; Sept18; Sept20'13. nom

**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; One-Sixty Bway Holding Corp to Chas Schlang, 40 Matilda ter, Long Branch, NJ; AL; Sept11; Sept20'13; A\$19,000-23,000. nom

**Columbus av, 590** (4:1219-33), ws, abt 75 s 89th, 25.2x100, 5-sty bk tnt & str; A\$24,000-36,000; also 151ST ST, 506 W (7:2082-39), ss, 175 w Ams av, 33.4x99.11, 5-sty bk tnt; A\$17,000-38,000; also AMSTERDAM AV, 2096 (8:2121-52), ws, 27.10 s 164th, 28 x100, 5-sty bk tnt & str; A\$18,000-34,000; Philip Ebling to Ebling Realty Co, 271 W 125; B&S; Sept9; Sept23'13. O C & 100

**Lexington av, 311** (3:893-64), sec 38th, 24.8x100; vacant; 138 E 38th St Co, Inc, to Jacobs Constn Co, a corp, 419 W 119; mtg \$45,000; Sept19; Sept20'13; A\$56,000-56,000. O C & 100

**Lexington av, 1471** (5:1524-23), nec 95th (No 157), 25.8x84, 5-sty bk tnt & str; A\$26,000-38,000; also 95TH ST, 159 E (5:1524-24), ns, 84 e Lex av, 26x100.8, 5-sty bk tnt; A\$12,500-23,000; Wm M Walker to One Hundred and Fifty-Seven and One Hundred and Fifty-Nine East Ninety-Fifth Street Co, Inc, a corp, 135 W 123; AL; Apr30; Sept24'13. nom

**Lexington av, 1829**, see Madison av, 1757.

**Lexington av, 2143** (6:1777-51), sec 129th (No 144), 20x60, 4-sty bk tnt & str; Rachel G McGrath EXTR., Michl J McGrath to Herman Goetz, 492 2 av; AL; Sept16; Sept23'13; A\$12,000-19,000. nom

**Lexington av, 2143**; Rachel G McGrath to same; QC; AL; Sept16; Sept23'13. nom

**Madison av, 1757** (6:1621-21), es, 50.10 n 115th, 25x84, 5-sty bk tnt; A\$16,500-27,500; also LEXINGTON AV, 1829 (6:1641-21), nec 113th (No 147), 100.11x25, 5-sty bk tnt & str; A\$21,000-38,000; also 158TH ST, 617 (817) E (10:2626), ns, 48.9 e Eagle av, 51.3 x50, 3-sty fr tnt; Louis A Ebling to Ebling Realty Co, 271 W 125; B&S; Sept9; Sept24'13. O C & 100

**Nagle av** (8:2171-20), ses, 100 sw Ellwood, 100x200; vacant; Paul Halpin to Halpin Bldg Corp, 128 Bway [care Paul Halpin, prest, 124 Nassau]; mtg \$16,000; Sept19'13; A\$20,000-20,000. O C & 100

**Park av, 1132** (5:1502-39), ws, 25.2 s 91st, 25.2x82.2, 5-sty bk tnt & str; Sylvia Shelby to Wm Dietz, 1132 Park av; mtg \$16,500 & AL; Sept19; Sept20'13; A\$20,000-27,500. **18,500**

**Pleasant av, 413** (6:1809-28), ws, 50.10 s 122d, 16.8x100, 3-sty & b stn dwg; Jno Gregovitz et al to Eliz Inselmann, 1134 Union av; mtg \$7,000; Sept16; Sept23'13; A\$5,000-7,500. nom

**Riverside dr, 865** (8:2135-28), ws, 95 n at r a or 130.8 on curve n of cl 159th if extended, 24.9x59.11x20.5x70.3, 3-sty & b bk dwg; Otto R Hartmann to Chas J Butterly, 127 Covert, Bklyn; mtg \$9,500 & AL; Sept18; Sept19'13; A\$5,100-14,500. O C & 100

**St Nicholas av, 51** (7:1822-49), ws, 86.8 s 113th, 31.7x124.2x27x107.7, 5-sty bk tnt; Chas W O'Connor to Ericson Realty Co, a corp [Jno R Cantlin, pres, care Trial Theatre Col, 1402 Bway; QC; AL; Sept23; Sept24'13; A\$23,000-43,000. nom

**St Nicholas av, 730** (7:2053-65), es, 355.10 n 145th, 30.4x100, 4-sty & b stn dwg; Jas F Curran, ref, to Ella C Christie, at Great Barrington, Mass; FORECLOS Aug18; Sept2; Sept19'13; A\$17,500-21,500. **18,000**

**St Nicholas av** (8:2122-88), nwc 164th, 133.4x124.10x125x171.5, vacant; Charles Buek Constn Co to One Sixty Four Building Co, Inc, a corp, 7 E 42; AL; Sept23 '13; A\$115,000-115,000. O C & 100

**St Nicholas av** (8:2122-88), nwc 164th, 133.4x124.10x125x171.5, vacant; Albion Constn Co to Chas Buek Constn Co, 5 E 42; mtg \$40,000; Sept22; Sept23'13; A\$115,000-115,000. O C & 100

**St Nicholas av, 1220** (8:2128-1), nec 171st, 45x100, 5-sty bk tnt & str; Jacob Ruppert, a corp, to Jacob Ruppert Realty Corp, 1639 3 av; mtg \$70,000 & AL; Aug26; Sept24'13; A\$32,000-70,000. nom

**1ST av, 839** (5:1339-30), swc 47th (No 346), 22x60, 5-sty bk tnt & str; Peter Doelger et al EXRS Peter Doelger, decd, to Peter Doelger Brewing Co, Inc, a corp, 407 E 55; AL; June6; Sept24'13; A\$12,000-21,000. nom

**2D av, 462** (3:932-1), nec 26th (No 301), 24.9x70.6, 2 & 4-sty bk tnt & str; Henry Meyer to Freidrich Willenbruch, 128 E 93; mtg \$16,000; May22; Sept23'13; A\$18,000-26,000. nom

**2D av, 462**; Freidrich Willenbruch to Henry Meyer & Meta, his wife, 2654 Bainbridge av; mtg \$16,000; May23; Sept23'13. nom

**2D av, 1084** (5:1350-1), nec 57th (No 301), 20.9x78, 5-sty stn tnt & str, 1-sty ext; Peter Doelger et al EXRS Peter Doelger, decd, to Peter Doelger Brewing Co, Inc, a corp, 407 E 55; AL; June6; Sept24'13; A\$22,000-33,000. nom

**2D av, 1162** (5:1436-1), nec 61st, (No 301), 25.5x75, 5-sty bk tnt & str; Peter Doelger et al EXRS Peter Doelger, decd, to Peter Doelger Brewing Co, Inc, a corp, 407 E 55; AL; June6; Sept24'13; A\$20,000-30,000. O C & 100

**2D av, 1542** (5:1543-3), es, 51.1 n 80th, 25.6x100, 4-sty bk tnt & str; Wm S Hofstatter to Elias Pitzele, 945 E 163; 1/4 pt; P&S; AL; Sept18; Sept20'13; A\$14,000-20,000. O C & 100

**3D av, 1105** (5:1419-47), es, 50.5 s 65th, 25x105, 5-sty bk tnt & str; Ray Levy to Emilie Mehlich, 1248 Clay av; mtg \$26,000; Sept18; Sept19'13; A\$18,000-34,000. O C & 100

**3D av, 2380** (6:1777-40), swc 129th (Nos 170-2), 24.11x100, 5-sty bk lodging house & str; Kath L Fish to E M Gattle & Co, a corp, 420 5 av; 1/2 pt; mtg \$23,500; Sept19; Sept20'13; A\$29,000-43,000. O C & 100

**5TH av, 1348** (6:1596-35), ws, 50.11 n 112th, 25x100, 5-sty bk tnt & str; Chas King et al to Navajo Realty Co, Inc, a corp [care Chas King], 102 E 14; mtg \$26,000; Sept22; Sept23'13; A\$20,000-31,500. nom

**5TH av, 1489** (6:1746-72), es, 63.2 s 120th, 37.8x100, 6-sty bk tnt & str; Marie R Winters to Jno F Stodder, 145 W 127; B&S & C A G; mtg \$49,500; Sept5; Sept20'13; A\$29,000-54,000. nom

**5TH av, 1489**; Jno F Stodder to Marie R Winters, at Port Washington, LI [care Wm H Winters, 149 Bway]; B&S & C A G; mtg \$54,500; Sept5; Sept20'13. nom

**7TH av, 1880-6** (7:1830-29), nwc 114th (No 201), 100.11x100, 6-sty bk tnt; 114th St & 7th Ave Constn Co to Margt I Hoyt at Great Neck, LI; mtg \$200,000 & AL; Sept22; Sept23'13; A\$110,000-215,000. O C & 100

**8TH av, 59-61** (2:616-46-47), nws, at sws 13th (No 300), runs nw33.4x51.4 to av xne 45.7 to beg, gore, 3-sty bk tnt & str; Harry Schwitzer to Emilie Mehlich, 1248 Clay av; mtg \$14,000; Sept18; Sept19'13; A\$11,500-15,000. O C & 100

**8TH av, 224-30** (3:771-4-6), es, 70 n 21st, runs n80.5 to ss Fitzroy rd xel3 to c l said rd, closed, xs2.5xe8.2x57.8xw100 to beg, 2 6-sty bk tnts & str; Saml King to La Salle Realty Co, Inc, a corp [care Saml King], 217 6 av; mtg \$140,000; Sept22; Sept23'13; A\$61,000-157,000. nom

**9TH av, 863** (4:1066-29), nwc 56th (No 401), 25x75, 4-sty bk tnt & str; A\$26,000-34,000; also 56TH ST, 403 W (4:1066-29 1/2), ns, 75 w 9 av, 24.9x75.5, 4-sty bk tnt & str; A\$11,000-14,500; Peter Doelger et al EXRS Peter Doelger, decd, to Peter Doelger Brewing Co, Inc, a corp, 407 E 55; A L; June6; Sept24'13. nom

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

**Charlton st, sec Greenwich**, see Greenwich, 547-9.

**Chatham sq, 18 & 19** (1:281); consent to additional tracks; Morris & Louis Golde to Manhattan Railway Co; June19; Sept22 '13.

**Cooper sq, 18** (2:544); consent to additional tracks; Wm C Browning Estate or Browning-King & Co to Manhattan Railway Co; June16; Sept22'13.

**Cooper sq, 20** (2:544); consent to additional tracks; Wm C Browning Estate or Browning, King & Co to Manhattan Railway Co; June16; Sept23'13.

**Cooper sq, 22** (2:544); consent to additional tracks; Wm C Browning Estate or Browning-King & Co to Manhattan Railway Co; June16; Sept22'13.

**Cooper sq, 24** (2:544); consent to additional tracks; Wm C Browning Estate or Browning-King & Co to Manhattan Railway Co; June16; Sept22'13.

**Cooper sq, 26** (2:544); consent to additional tracks; Wm C Browning Estate or Browning-King & Co to Manhattan Railway Co; June16; Sept22'13.

**Grand st, 159** (1:234); asn of all title to an int in proceeds from sale of above to secure note of \$6,000; Bertram Ball to Jno C Havemeyer, both of Yonkers, NY; July29'11; Sept22'13. nom

**Greenwich st, 547-9** (2:597), sec Charlton, 50x75; re claims & consent to 3d track, &c; Charlton-Greenwich Co, 2322 Bway to Manhattan Railway Co; mtg \$78,500; Sept10; Sept20'13. 1,100

**Greenwich st, 547-9**; consent to above; Edwin W Wolf, mortgagee, to same; Sept11; Sept20'13. nom

**Greenwich st, 547-9**; consent to above; Wolcott G Lane et al, EXRS & Wm A Spencer, mortgagees, to same; Sept12; Sept20'13. nom

**28TH st, 130 W** (3:803), ss, 350 w 6 av, 25x98.9; re judgt; Jno N Luning to Anna P Fowler, of Elmsford, NY; July24; Sept25'13. nom

**104TH st, 18 W** (7:1839), ss, 80 e Manhattan av, 20x100.11; asn rents; Jas R Keane to Royal Co of N Y, 93-5 Nassau; Sept18; Sept23'13. 550

**114TH st, 21-3 E** (6:1620), ns, 245 e 5 av, 50x100.11; asn rents; Lillie Lustig to Royal Co of N Y, 93-5 Nassau; Sept22; Sept23'13. 1,000

**134TH st, 63 W** (6:1732), ns, 310 e Lenox av, 18.9x99.11; asn rents to extent of \$260; Richd Conwell to Mendel Marcus, 358 E 5; Sept17; Sept19'13. nom

**Bowery, 198-200 1/2** (2:492); consent to additional tracks; Maxwell E Butler & ano, TRSTES Chas E Butler, to Manhattan Railway Co; July10; Sept20'13.

**Bowery, 263** (2:427); consent to additional tracks; Hyman Berkovitz to Manhattan Railway Co; June11; Sept20'13.

**Bowery, 291-3** (2:456); consent to additional tracks; N Y City Soc of the Methodist Episcopal Church to Manhattan Railway Co; June18; Sept20'13.

**Bowery, 311** (2:457); consent to additional tracks; Hermann Bruns to Manhattan Railway Co; June13; Sept22'13.

**Bowery, 316-8** (2:521-74): consent to additional tracks; Eugene H Paul to Manhattan Railway Co; June 16; Sept 20'13.

**Bowery, 317** (2:457): consent to additional tracks; Herman Bruns Jr to Manhattan Railway Co; June 11; Sept 22'13.

**West End av** (7:1887), ws, 50.5 n 97th, a strip, 0.6x100; re judgment; Henry Abraham & Myer Lemann, firm H Abraham & Co to Sol R Jacobs; Mar 31'09; Sept 23'13. nom

**3D av, 915** (5:1329): consent to additional tracks; Francis J Breslin to Manhattan Railway Co; July 2; Sept 20'13.

**3D av, 1298** (5:1409): consent to additional tracks; Wilmurt Realty Co to Manhattan Railway Co; July 30; Sept 22'13.

**3D av, 1300** (5:1409): consent to additional tracks; Wilmurt Realty Co to Manhattan Railway Co; July 30; Sept 22'13.

**3D av, 1802-4** (6:1628): consent to additional tracks; Mary B Slevin to Manhattan Railway Co; Sept 2; Sept 25'13.

**3D av, 2028-34** (6:1639): consent to additional tracks; Henry Morris to Manhattan Railway Co; Aug 9; Sept 22'13.

**3D av, 2057** (6:1662): consent to additional tracks; Gustave Brown, EXR Est of R Marks to Manhattan Railway Co; July 23; Sept 22'13.

**3D av, 2095** (6:1664): consent to additional tracks; Louis Bernstein to Manhattan Railway Co; Sept 19; Sept 23'13.

**5TH av, 355** (misc): the business; power of atty; Louis Lebrun, 5 0 Rue St Lazare, Paris, France, to Jean Jory, 1 Rue du Foul, Paris, France; Oct 25'11; Sept 25'13.

**Asn** (misc) of all R T & I being a 1/4 part in Estate Maria M Baltz; Harry R Baltz et al to Jno S Gustine Jr, 6337 Woodbine av, Phila, Pa; QC; May 22; Sept 23'13. nom

**Asn** (misc) of all R T & I being, a 1/4 part in Estate Maria M Baltz; same to Wm R Berry, 1810 Pine st, Phila, Pa; QC; May 22; Sept 23'13. nom

**Copy of last will** (misc) of John Garrison, late of Newburgh, NY; May 23'12; Sept 23'13.

**Declaration** (misc) & agmt as to modification of deed of trust covering stocks, bonds, mtgs, &c, in matter of Hermann A Uhl, of St Louis, Mo, and acceptance of trust by N Y Trust Co, a corpn, 26 Broad; Sept 19; Sept 20'13.

**General release** (misc); Harry Ober to Mayer Angstreich & Yettie Angstreich; Sept 19; Sept 23'13.

**Power of atty** (misc); Dora Murstein of Buffalo, NY, to Aaron Murstein; Sept 15; Sept 23'13.

**Power of atty** (misc); Josephine Schultz to Wm Schultz, her husband, 305 E 75; Sept 22'13.

**Power of atty** (misc); Rosia Vogel to Ignatz Vogel, both of Mt Vernon, NY; Jan 3'12; Sept 23'13.

**Revocation** (misc) of two powers of atty dated July 2'10 & Aug 26'08; Jno H Hammond to Harris Hammond; Sept 19; Sept 25'13.

**WILLS.**

**Borough of Manhattan.**

**14TH st, 450-2 W** (2:646, 12 & 13), ss, 125 w Washington, 50x103.3, 2-3-sty tnnts & str; 1/2 int; A\$34,000-35,000; also 10TH AV (2:654-31), swc 14th, 103.3x110.8x41.7, gore, 3-sty bk loft bldg & str; 1/2 int; A\$16,000-27,000; also 10TH AV, 48-56 (2:646, 5 to 9), sec 14th, 103.3x75, 5-3-sty bk tnnts & str; 1/2 int; A\$35,000-38,000; Banyer Ludlow Est, Lydia C Ludlow EXTRX, Classon Pt, Bronx; atty, H Randolph Anderson, 84 William. Will filed Feb 13'13.

**14TH st W, sec & swc 10 av**, see 14th, 450-2 W.

**25TH st, 217 E**, see 2 av, 1019-1025.

**42D st, 208 W** (4:1013-36 1/2), ss, 80 w 7 av, 20x49.5, 4-sty bk tnt & str; Jane M Janes Est, E Harris Janes, EXTRX, 2205 Sedgwick, av, Bronx; atty, Chrystie Williamson & Bayles, 115 Bway; A\$72,000-74,000. Will filed Sept 8'13.

**56TH st, 127 E** (5:1311-12), ns, 115 w Lex av, 20x100.5, 4-sty stn fr dwg; Eleanor Fitzgerald Est, Harold Fitzgerald EXR, 127 E 56th st; attys, Anderson, Iselin & Anderson, 25 Broad; A\$26,000-44,000. Will filed Sept 9'13.

**2D av, 1019-25** (5:1327, 24-27), ws, 25.5 s 54th, 100x100, 4-5-sty bk tnnts & str; A \$64,000-109,000; also 25TH ST, 217 E (3:906-10), ns, 210 e 3 av, 25x98.9, 5-sty bk tnt; A \$12,000-26,500; Minnie Rinaldo Solomson Est, Millie Hellinger EXTRX, 67 E 90th; atty, Paul Hellinger, 320 Bway. Will filed July 10'13.

**10TH av, swc 14th**, see 14th, 450-2 W.

**10TH av, 48-56**, see 14th, 450-2 W.

**CONVEYANCES.**

**Borough of the Bronx.**

**Chisholm st, ns, 120 w Intervale av**, see Freeman, ss, 110 e Stebbins av.

**Chisholm st, 1250**, see Intervale av, nwc Chisholm.

**Chisholm st, ns, 120.7 w Intervale av**, see Intervale av, nwc Chisholm.

**Davis st, nec Harrison**, see Harrison, n ec Davis.

**Davis st, nec Taylor av**, see Taylor av, 626.

**Fairmount pl, nwc Clinton av**, see Clinton av, nwc Fairmount pl.

**Freeman st, swc Intervale av**, see Intervale av, nwc Chisholm.

**Freeman st** (11:2973), ss, 110 e Stebbins av, runs e113.3xse245.9 to ws Intervale av at pt 236.6 s Freeman xs25.10xsw290.3xn 412.5 to beg, vacant, except part conveyed to German Evangelical Mission Church by deed recorded Sept 3'10, & parts taken for Chisholm st & Freeman; Benj M Tucker et al individ & TRSTE Mary P Tucker to City NY; AT; B&S & CaG; Sept 17; Sept 24'13. nom

**Freeman st, ss, 110 e Stebbins av**, see Intervale av, nwc Chisholm.

**Harrison st** (\*), nec Davis, 80.4x100x 25.10x113.11; Jno C Heintz & Rosa B R, his wife to Jno C Heintz, 1925 7 av as ADMR Jno A Ott; AL; Aug 13; Sept 24'13. O C & 8,000

**Marian st on map Matilda st** (\*), es, 300 s Westchester av, 50x100; Louisa A Penfield to Pauline Smith, 4573 Matilda av; AL; Dec 23'96; Sept 24'13. nom

**Meade st, 617** (\*), ns, 150 e Garfield, 25 x100, Van Nest Pk; Leonard J Langbein individ & EXR Louise Langbein to Cath Callaghan, 535 E 135; AT; Aug 29; Sept 24'13. nom

**Minford pl, 1520**, see Minford pl, 1528.

**Minford pl, 1528** (11:2977), es, 35 n 172d, 40x100, 5-sty bk tnt; also MINFORD PL, 1520 (11:2977), nec 172d (No 901), 35x100, 5-sty bk tnt; Florence E Powers to Fred L Conroy, 917 Greene av, Bklyn; mtg \$75,000; Sept 22'13. nom

**Mt Hope pl, 22** (11:2851), ss, 165 w Walton av, 25x125, 3-sty bk dwg; Isaac Pennamacore to Agnes Pennamacore, 862 8 av; 1/2 pt; mtg \$7,000 & AL; Sept 19; Sept 22'13. nom

**Prospect st** (\*), ns, at its swc adj land Benj Hegeman, runs n110 to land Robt Vall xe75 to land Stephen Collins xs110 to st xw75 to beg, City Island; Stephen Collins, EXR Thos Collins to Ellen Collins, 31 Carroll City Island; B&S & CaG; Sept 19; Sept 24'13. nom

**Randall st, swc Maple av**, see Maple av, swc Randall.

**St George's Crescent** (12:3313), es, 257.9 n Grenada pl (now 206th), 30.1x108.8 to ss Van Cortlandt av x25x125.5; vacant; Anna S Tommyno to Mary Madden, 410 E 51; 1/4 pt; AT; AL; Sept 11; Sept 25'13. nom

**135TH st, 535 E** (9:2263), ns, 125 w St Anns av, 25x100, 5-sty bk tnt; Cath Callaghan to Leonard J Langbein & Jessie G, his wife, at Cresskill, NJ, as tenants by entirety; mtg \$12,000 & AL; Sept 23; Sept 24'13. nom

**136TH st, 337 (583) E** (9:2299), ns, 48.5 e Alex av, 16x50, 2-sty & b bk dwg; Jos M Becker to Francis B Williams & Margareta, his wife, 357 E 139; mtg \$2,500 & AL; Sept 19; Sept 20'13. O C & 100

**140TH st** (9:2314), old ss, 142.9 w Alexander av, a strip runs w7.3xn— to new ss of st xe7.3xs— to beg, being lands bet old & new lines of st; Emily A Scott, widow, etal, to Anita H H Morrell & Janet Von Zwierkowski, both at 258 Riverside dr; B&S; Sept 16; Sept 25'13. nom

**141ST st, 420 E** (9:2285), ss, 212.6 e Willis av, 37.6x100, 5-sty bk tnt; Justine Bunke, widow, to Diedrick Bunke, 315 E 175; Hy Bunke, 1770 Grand Blvd & concourse; Dora Meyer, 2676 Decatur av; Jno Bunke, 141 W 103; Anna Friedrich, 946 6 av; Louisa Asendorf, 181 Freeman, Bklyn, as heirs of & said Diedrich & Jno Bunke & Jno Meyer, 2676 Decatur av, EXRS & c of Ratje Bunke; AT; QC; dower, &c; Aug 26; Sept 19'13. O C & 100

**146TH st, 538-40 E on map 538-42 E** (9:2272), ss, 150 w St Anns av, 50x100, 3-sty fr tnt & str & 1 & 2-sty bk & fr stable; Justine Bunke, widow, to Diedrich Bunke, 315 E 175; Jno Meyer, 2676 Decatur av, & Jno Bunke, 141 W 103, EXRS & c Ratje Bunke; AT; QC; dower, &c; Aug 26; Sept 19'13. 100

**148TH st, 238 E** (9:2336), ss, 386.10 e Park av, 25x100, 4-sty bk tnt; Annie Garin to Antonio Magro, 238 E 151; Sept 24; Sept 25'13. O C & 100

**151ST st, 281 E** (9:2411), ns, 145.3 e Morris av, 25x117.2x25x117.3, 2-sty fr dwg & 2-sty fr rear dwg; Nicoletta Agnelli to Saverio Agnelli, her husband, 281 E 151; B&S & C a G; Sept 19; Sept 20'13. nom

**156TH st, 937 E** (10:2701), ns, 50 e Dawson, 25x100, 2-sty bk dwg; Rebecca Goldberg to Alex L Kenney, 410 W 148; mtg \$8,500 & AL; Sept 15; Sept 19'13. O C & 100

**158TH st, 91 E** (9:2483), nws, 95 nw Gerard av, runs nw along nes of st 28Xne 100xs28xsw100 to beg, 2-sty & a bk dwg; Ellen C Brennan to Wm J Brennan, 831 Gerard av; AL; May 27'11; Sept 25'13. nom

**158TH st, 611 E**, see Ams av, 993, Manhattan Cons.

**158TH st, 617 E**, see Madison av, 1757, Manhattan Cons.

**164TH st, 423 E** (9:2386), ns, 405.7 w Washington av, old line, runs n100xe20xn 100xw50xs200 to st xe30 to beg, 2-sty fr dwg & 1 & 2-sty bk & fr rear stable; Justine Bunke, widow, to Diedrich Bunke, 315 E 175; Hy Bunke, 1770 Grand Blvd & concourse; Dora Meyer, 2676 Decatur av; Jno Bunke, 141 W 103; Anna Friedrich, 946 6 av; Louisa Asendorf, 181 Freeman, Bklyn, as heirs of, & said Diedrich & Jno Bunke & Jno Meyer, 2676 Decatur av, as EXRS & c of Ratje Bunke; AT; QC; dower, &c; Aug 26; Sept 19'13. O C & 100

**164TH st, 425 E** (9:2386), ns, 385.7 w Washington av, 20x100, 2-sty fr dwg; Justine Bunke, widow, to Diedrich Bunke, 315 E 175; Henry Bunke, 1770 Grand Blvd & concourse; Dora Meyer, 2676 Decatur av; Jno Bunke, 141 W 103; Anna Friedrich, 946 6 av; Louisa Asendorf, 181 Freeman, Bklyn, as heirs of, & said Diedrich & Jno Bunke & Jno Meyer, 2676 Decatur av, as EXRS & c of Ratje Bunke; AT; QC; dower &c; Aug 26; Sept 19'13. O C & 100

**164TH st, 427-33 E** (9:2386), nes, 292.10 nw Washington av, 92.10x200, 5-sty bk tnt, 2-sty fr dwg, 1-sty bk & fr shop & 1 & 2-sty bk & fr rear stable; Justine Bunke, widow, to Diedrich Bunke, 315 E 175; Hy Bunke, 1770 Grand Blvd & concourse; Dora Meyer, 2676 Decatur av; Jno Bunke, 141 W 103; Anna Friedrich, 946 6 av; Louisa Asendorf, 181 Freeman, Bklyn, as heirs of, & said Diedrich & Jno Bunke & Jno Meyer, 2676 Decatur av, EXRS & c of Ratje Bunke; AT; QC; dower, &c; Aug 26; Sept 19'13. O C & 100

**165TH st, 769 E** (10:2660), ns, 183 e Forest av, 20x102.10x20x102.9, 2-sty & b fr dwg; Barbara Thoretz to Jno Lakemann, 1923 3 av, & Elsie M Thoretz, 765 E 165; mtg \$4,000; Sept 24; Sept 25'13. O C & 100

**165TH st E, swc Sherman av**, see Sheridan av, sec 165th.

**165TH st E, sec Sheridan av**, see Sheridan av, sec 165th.

**170TH st, 621 E**, see Franklin av, 1400.

**172D st, 901 E**, see Minford pl, 1528.

**173D st E** (\*), ws, 281.8 s Gleason av, 25 x100; Bridget McBride to Jno Dengler & Dora, nis wife, 380 E 140; mtg \$3,500 & A L; Sept 15; Sept 20'13. O C & 100

**175TH st, 750 E** (11:2948), ss, 165.2 e Clinton av, 25x139, 3-sty fr dwg; Jas P Archibald to Chas B Archibald, NY; AL; Oct 23'07; Sept 24'13. O C & 100

**176TH st, 69 E**, see 176th, 109 E.

**176TH st, 109 E** (11:2827), ns, 175 w Morris av (Fleetwood), 25x125, 2-sty fr dwg; also 176TH ST, 69 E (11:2851), ns, 15 w Walton av, 50x125, 2-sty fr dwg; Warren Leslie, ref, to David Kraus, 246 W 129; mtg \$9,000; FORECLOS Aug 1; Sept 23'13. 1,000

**179TH st, 410 E** (11:3028), ss, 99.7 e Webster av, 18.6x100, 3-sty bk dwg; Benj Gordon to Helen Everard, 410 E 179; mtg \$5,000; Sept 16; Sept 19'13. nom

**180TH st, 738 E** (11:3094), ss, 80.6 e Clinton av, 40.6x107, 5-sty bk tnt & str; Florence A Gallagher to Emily L W Johns, at Bronxville, NY; mtg \$35,000; Sept 2; Sept 19'13. O C & 100

**181ST st, 640 E**, see Hughes av, 2120.

**184TH st E, nec Creston av**, see Creston av, sec 184th.

**184TH st E, ss, 95 e Creston av**, see Creston av, sec 184th.

**184TH st, 208 W** (11:3234), ses, 6.7 sw Fordham rd, 69x46, 4-sty bk tnt; Eliza J Williams to Winifred C Kennedy, 555 W 144; B&S; AL; Sept 22; Sept 24'13. O C & 100

**185TH st, 451-3 E** (11:3039), ns, 100 e Park av, 50x100, 5-sty bk tnt; Spear Constn Co to Lillian G Sullivan, 1290 Fulton av; mtg \$37,500 & AL; Sept 17; Sept 19'13. nom

**202D st E** (12:3307), ss, 325 e Valentine av, 73.9 to nws Briggs av x115.3x16.4x100; vacant; Mary N Perkins to Patk M Burke, 326 E 21; AL; Sept 12; Sept 19'13. O C & 100

**209TH st E, swc Hull av**, see Hull av, swc 209th.

**214TH st E** (\*), ns, 225 e Paulding av (6 av), 25x100; Salvatore Imperato et al to Eliz Imperato, 346 E 10; 1/2 pt; mtg \$285; Sept 19; Sept 24'13. 295

**218TH st E** (\*), ss, 500 w Barnes av (4th), 50x114; Luigi Farano to Antonio Marino, 271 E 154; mtg \$2,500; Sept 22; Sept 24'13. O C & 100

**218TH st E (4th av)** (\*), cl at nl of Laconia Park, runs se along av — to line bet lots 347 & 348 xsw— to ss 4 av xse along av — to el Laconia Park xn— to ns 4 av xnw— to es 6th xne— to el Laconia Park xn— to nl Laconia Park xw— to ws 6th xs & sw— to ns 4 av xw— to nl Laconia Park xsw— to cl 4th, at beg, being lands in beds of 218th, formerly 4th st or av & Paulding av (6 av); Arthur J Mace & ano, EXRS Malinda G Mace, to Carolyn F de Faucigny-Lucinge, 874 5 av, 1/2 pt, & Olivia H, Jno N & Wm H Conyngham, all at Wilkes-Barre, Pa; each 1-6 pt; AT; B&S; Aug 15; Sept 19'13. nom

**220TH st E (6th)** (\*), ns, 200 w Bronxwood av (5th), 25x114; Albt Wawrzyniak to Stanislaw Koncvalski, 820 E 226; mtg \$3,500; Sept 12; Sept 20'13. O C & 100

**227TH st E** (\*), ns, 180 e Barnes av, 25 x114; Carmine Valicenti to Theresa Aquilino, 2239 Adams pl; mtg \$5,425; Mar 7; Sept 23'13. nom

**Albany Post rd, ws**, see Bway, ws, 125 n 262d.

**Alexander av, 311** (9:2315), ws, 75 s 141st, 25x75, 4-sty bk tnt; Wm Stursberg et al, heirs & c Babette Sturzberg, to Richd C Blanchard; QC; Nov 1'06; Sept 25'13. nom

**Barnes av** (\*), es, 46.2 s 228th, 22.6x 100.5; Milton T Engelberg to Wilhelmna Riss, 3724 Paulding av; mtg \$4,500; Sept 19; Sept 20'13. nom

**Barnes av, es, 100 s Lydig av**, see Mulliner av, ws, 154.6 s Neil av.

**Beach av** (\*), es, 250 n Patterson av, 125 x100; also LACOMBE AV (\*), swc Taylor av, 50x100; Lewis A Cocks to Willard P Beach, Patterson & Beach avs, Clason Pt; AT; May 20; Sept 25'13. nom

**Becker av (21st st)** (\*), ss, 50 w Matilda, 50x100; Jno Rotando to Chas F Halsted, 174 Prospect pl, Bklyn; mtg \$5,600 & AL; Sept 20; Sept 23'13. nom

**Beekman av, 347-9** (10:2555), ws, 25 n Oak ter, 50x100, 5-sty bk tnt; Henry Bosch & ano to Henry Kaufmann, 570 E 141, & Chas Borchardt, 302 St Anns av; mtg \$30,000; Sept 18; Sept 19'13. O C & 100

**Benedict av, nec Pugsley av**, see Pugsley av, nec Benedict av.

**Benson av** (\*), es, 96.8 nw Frisby av, 23.8x136.6x18.6x141.7; also BENSON AV, e s, 120.3 nw Frisby av, 23.6x129.11x24.5x

136.6; also BENSON AV, es, 189.3 nw Frisby av, 22x110.11x22.11x117.1; also BENSON AV, es, 211.4 nw Frisby av, 20.7x105.1x21.5x110.11; Bessie Gainsborg to Dutchess Finance Co, a corp, at Poughkeepsie, NY; mtg \$13,000 & AL; Sept18; Sept22'13.

O C & 100

**Benson av (\*)**, es, 143.10 nw Frisby av, 23.5x123.3x24.4x129.11; also BENSON AV (\*), es, 167.3 nw Frisby av, 22x117.1x22.11x123.3; Bessie Gainsborg to Dutchess Finance Co, a corp, at Poughkeepsie, NY; mtg \$13,000 & AL; Sept18; Sept22'13.

O C & 100

**Benson av, es, 120.3 & 189.3 & 211.4 nw Frisby av**, see Benson av, es, 96.8 nw Frisby av.

**Benson av, es, 167.3 nw Frisby av**, see Benson av, es, 143.10 nw Frisby av.

**Bogart av (\*)**, ws, 275 n Rhineland av, 25x100; Morris Park Estates to Bertha V Taylor, Vincentown, Burlington Co, NJ; July25; Sept25'13.

**Boone av** (11:3008), ws, 162.4 n Jennings, 97.1x8.8x46.7x53.2; vacant; Agnes V Ford to Juliette F Potter, 60 W 129; AL; Sept22; Sept25'13.

**Briggs av** (12:3295), es, 130.5 s 198th, 25x100, vacant, except pt for av; Stuart Armstrong to Agnes Peck, 2303 Bathgate av; July15; Sept25'13.

O C & 100

**Briggs av, swc 202d**, see 202d E, ss, 325 e Valentine av.

**Broadway** (13:3423), ws, 125 n 262d, runs s along ws Bway 281 to pt 58 n 261st, xw 32 to ws old Albany Post rd x285 to beg, vacant; People State of N Y to American Real Estate Co, 527 5 av; QC; Aug12; Sept 23'13.

Letters Patent

**Bronxdale av, es, abt 204.4 s Rhineland-er av**, see Hone av, ws, 200 s Pierce av.

**Bronx & Pelham Pkwy, nwc Esplanade**, see Esplanade, nwc Bronx & Pelham Pkwy.

**Caldwell av, 691** (10:2624), ws, 358.4 s 156th, 16.8x115, 2-sty bk dwg; Rachel Weinstein to L Fooks Engine Co, a corp, at Saugerties, NY; mtg \$10,000; Sept19; Sept22'13.

O C & 100

**Clay av, 1310** (11:2887), es, 94.9 n 169th, 19x80, 3-sty fr tnt; Anthony Reale to Jas A Brady, 768 E 183; mtg \$5,200 & AL; July 21; Sept22'13.

nom

**Clinton av** (11:2950), nwc Fairmount pl, 25x100, 4-sty bk tnt; Justine Bunke, widow, to Diedrich Bunke, 315 E 175; Henry Bunke, 1770 Grand blvd & concourse; Dora Meyer, 2676 Decatur av; Jno Bunke, 141 W 103; Anna Friedrich, 946 6 av; Louisa Asendorf, 181 Freeman, Bklyn, as heirs of, & said Diedrich & Jno Bunke & Jno Meyer, 2676 Decatur av, EXRS & c of Ratje Bunke; AT; QC; dower, & C; Aug 26; Sept19'13.

O C & 100

**Creston av, 2374** (11:3165), nec 184th, 124x172.9 to ws Grand blvd & concourse (No 2385), x130.5x177.1, with all title to strip on n .04 on av & 1.7 on concourse, 2-sty fr dwg & 1-sty stn stable & vacant; M Spencer Bevins, ref, to Anna M Reilly & Grace M Joyce, both at 854 W 181; PARTITION July22; Sept22'13.

47,000

**Creston av** (11:3164), sec 184th, 96x95, 2-sty fr dwg; mtg \$4,000; also 184TH ST E (11:3164), ss, 95 e Creston av, 25x96, 1-sty fr rear bldg; M Spencer Bevins, ref, to Jas T P Ryan, 2374 Creston av, & Francis J Ryan, 2412 Grand av; PARTITION July22; Sept22'13.

11,500

**Creston av, sec 184th**, see Creston av, sec 184th.

**Davidson av, 1914** (11:2862), es, 139 n 177th, 49x55.1x49x56.9, 4-sty bk dwg; Theresa Cappucci to Pasquale Pignuolo, 1914 Davidson av; AT; mtg \$10,450; Jan4; Sept 24'13.

nom

**Eagle av, 800**, see Ams av, 993, Manhattan Cons.

**Esplanade (\*)**, nwc Bronx & Pelham Pkwy, 209.4x200.4x109.5, gore; Morris Park Estates to Chas M McGuire & Edw McLaughlin, both at Syracuse, NY; Aug 14; Sept23'13.

nom

**Fowler av, nec Pierce av**, see Hone av, ws, 200 s Pierce av.

**Fowler av, ws, 200 s Rhineland av**, see Hone av, ws, 200 s Pierce av.

**Franklin av, 1400** (11:2936), nec 170th (No 621), 28.4x99.11x14.2x101, 5-sty bk tnt & str; Bertha Holland to Herbert Fischer, 463 W 159; mtg \$30,000; Sept12; Sept24'13.

O C & 100

**Gleason av (12th) (\*)**, ss, 105 w Castle Hill av (Av C), 25x108, Unionport; Ellsworth J Healy, ref, to Fridolin C & Helen Mehler, 3763 Olinville av; mtg \$500; FORECLOS Aug21; Sept19; Sept22'13.

700

**Grand blvd & concourse, 2385**, see Creston av, 2374.

**Green av (\*)**, ss, 275 e Mapes av, 25x100; Wm A Mapes to Kate A Albee, 9 Washington av, White Plains, NY; QC; May12'10; Sept19'13.

nom

**Haight av (\*)**, es, 150 n Rhineland av, 25x100; Morris Park Estates to Lawrence A Kelly Jr, 225 W 135; July28; Sept19'13.

nom

**Haight av (\*)**, es, 375 n Rhineland av, 25x100; Morris Park Estates to Henrietta S Paulsen, 948 E 179; July24; Sept22'13.

nom

**Havemeyer av, 918 (\*)**, sec Quimby av, 30.10x105, Unionport, except parts for avs; Robt L Morrell, ref, to Ella A Arnold, at Caldwell, NJ; FORECLOS Aug7; Aug25; Sept24'13.

5,000

**Havemeyer av, 918**; Ella A Arnold to Clarence Realty & Constn Co, a corp, 206 Bway; B&S; Sept23; Sept24'13.

O C & 100

**Holland av, swc Van Nest av**, see Van Nest av, swc Holland av.

**Hone av, es, 129.10 n Esplanade**, see Morris Park av, ss, 50 e Lurting av.

**Hone av (\*)**, es, 150 s Pierce av, 25x100; Morris Park Estates to Emily Allan, 354 W 35; Aug1 Sept25'13.

**Hone av (\*)**, ws, 200 s Pierce av, 75x100; also PIERCE AV, nec FOWLER AV, ws, x88.7x50.10x89.2; also FOWLER AV, ws, 200 s Rhineland av, 50x90.10 to Bronxdale av x50.6x90.1; Morris Park Estates to Fredk W Ehlers, 929 Bloomfield st, Hoboken, NJ; Sept22; Sept25'13.

**Hughes av, 2120** (11:3081), sec 181st (No 640), 127.9x50x115x51.7, 5-sty bk tnt & str; Lewis L Bergen to Edw E Clapp, East Orange, NJ; mtg \$62,500; Sept18; Sept19'13.

**Hughes av, 2530** (12:3273), es, 229.4 n Fordham rd (Pelham av), 14.5x87.6, 2-sty bk dwg; Adelaide B Stilwell to Bronx Investment Co, a corp, 100 Bway; CaG; Sept 23'13.

**Hull av** (12:3347), swc 209th, 100x100; vacant; Frederick Realty Co to Fredk Kaffeman, 1 & 3 Post st, Yonkers, NY; mtg \$10,000; Aug2; Sept20'13.

**Intervale av, nws, 508.5 ne 169th**, see Intervale av, nwc Chisholm.

**Intervale av** (11:2973), nwc Chisholm (No 1250), runs n15xw104.4xsw22.1 to ns Chisholm xel20.7 to beg, vacant; also INTERVALE AV (11:2973), nws, 508.5 ne 169th, runs nw77.3xel05.2 to av xsw71.4 to beg, gore, vacant; also INTERVALE AV (11:2973), swc Freeman, runs s236.6xn245.9 to ss of Freeman xel27.9 to beg, vacant, gore; also FREEMAN ST (11:2973), ss, 110 e Stebbins av, runs e113.3xse245.9 to ws Intervale av at point 236.6 s Freeman xs25.10xsw290.3xn412.6 to beg, vacant, except as much of this parcel as was conveyed to German Evangelical Mission Church by deed recorded Sept3'10; also so much of 3d & 4th parcels taken for Chisholm & Freeman sts; Wm J Mullin & ano TRSTES Benj M Tucker to City NY; B&S & CaG; Aug4; Sept24'13.

132,500

**Intervale av, ws, 236.6 s Freeman**, see Freeman, ss, 110 e Stebbins av.

**Intervale av, swc Freeman**, see Intervale av, nwc Chisholm.

**Intervale av, ws, 236.6 s Freeman**, see Intervale av, nwc Chisholm.

**Kepler av, 4312** (12:3378), es, 40 n 237th, 24x100, 2-sty fr dwg; Adelaide V Wright to Jas J May, 437 W 59; mtg \$3,500 & AL; Sept23; Sept24'13.

**Lacombe av, swc Taylor av**, see Beach av, es, 250 n Patterson av.

**Lydig av (\*)**, nwc Paulding av, runs nw 94.5xn47.8xe83.4xs82.9 to beg; Morris Park Estates to Olga Ebeling, 238 W 112; July 21; Sept19'13.

**Maple av (\*)**, swc Randall, 50x100; Nicoletta Agnelli to Saverio Agnelli, her husband, 281 E 151; B&S & CaG; Sept19; Sept 20'13.

**Mathews av, ws, 311.3 n Neil av**, see Muliner av, ws, 154.6 s Neil av.

**Morris av, 2023** (11:2829 & 2807), ws, 246.10 n 179th, 21.3x100, 3-sty bk dwg; Lambert Suydam to Marie Lubitz, 200 W 110; Sept23; Sept25'13.

O C & 100

**Morris Park av (\*)**, ss, 50 w Fowler av, 25x100; Morris Park Estates to Bettina B Wells, 309 W 121; Aug26; Sept23'13.

**Morris Park av (\*)**, ss, 50 e Lurting av, 25x100; also HONE AV, es, 129.10 n Esplanade, 25x100; Louis Chasanoff to Passy Chasanoff, 123 Glenmore av, Bklyn; Sept 11; Sept23'13.

**Muliner av (\*)**, ws, 154.6 s Neil av, 75.1x103.5x75x101.1; also MATTHEWS AV, ws, 311.3 n Neil av, runs n75xw91.5xsw33.6xe 13.10xs50xe100 to beg; also BARNES AV, es, 100 s Lydig av, 100x100; Morris Park Estates to Jas G Warner, 606 5 av, Asbury Park, NJ; Aug26; Sept19'13.

**Paulding av, nwc Lydig av**, see Lydig av, nwc Paulding av.

**Pierce av (\*)**, ss, 25 e Golden av, 50x100; Morris Park Estates to Julius Poretz, 221 Division, & Barney Cohen, 96 Orchard; July24; Sept19'13.

**Pierce av, nec Fowler av**, see Hone av, ws, 200 s Pierce av.

**Pierce av (\*)**, ns, 75 e Paulding av, 50x100; Morris Park Estates to Philip Jawitz, 962 Aldus; Aug1; Sept23'13.

**Pugsley av (\*)**, nec Benedict av, 25x100; Jno Dengler to Bridget McBride, 2904 Valentine av; mtg \$1,000 & AL; Sept15; Sept 20'13.

**Quimby av, see Havemeyer av**, see Havemeyer av, 918.

**Quimby av (4th st) (\*)**, ss, 100 e Olmstead av (Av D), 50x103, Unionport; Jos Koenig to Otto A Koenig, 2112 Quimby av; QC; Sept19; Sept23'13.

1,080.50

**St Peters av, nec Walker av**, see Walker av, nec St Peters av.

**Sheridan av** (9:2455), sec 165th, 46.2x201.10 to ws Sherman av, x54x200.10, vacant; Frederic A de Peyster et al to Lillian B Rogers, 317 W 121; AL; Sept10; Sept 23'13.

**Sherman av, swc 165th**, see Sheridan av, sec 165th.

**Sherman av** (9:2452), es, 175 s 167th, 50x100; vacant; Northside Realty & Impt Co to Israel Gittelton, 610 W 139; correction deed; Sept12; Sept19'13.

O C & 100

**Sherman av** (9:2452); same prop; Israel Gittelton to Jacob Rundorf, 1692 11 av, Bklyn; Sept18; Sept19'13.

O C & 100

**Southern blvd** (11:3114), ws, 126.5 n 183d, 75.11x225.5x75.1x232.7; vacant; August F Schwarzer to A J Forman Co, Inc, a corp, 1662 Boston rd; mtg \$5,400; Aug25; Sept 19'13.

**Stebbins av, 1284** (11:2973), es, 276.5 n 169th, 45x135.4x45x132.10, 5-sty bk tnt; Realty & Commercial Co to Bronx Development Co, a corp, 391 E 149; AL; Sept19; Sept22'13.

**Taylor av, 626 (\*)**, nec Davis, 80.4x100x25.10x113.11; Emmy Staggs to Chas Wiederman, 654 E 156; AL; Aug2; Sept 24'13.

**Taylor av, swc Lacombe av**, see Beach av, es, 250 n Patterson av.

**Teller av** (9:2434-2429), ws, 78.4 s 167th, 38.4x100, 5-sty bk tnt; O J Schwarzler Co to Kate Ley, 2650 Marion av; mtg \$21,000; Sept10; Sept19'13.

**Teller av** (9:2434-2429); same prop; Kate Ley to Jas Gear, 301 E 68; mtg \$21,000; Sept10; Sept19'13.

**Tiebout av, 2478** (11:3023), es, 165.3 n 189th (now 188th), 31x100, 4-sty bk tnt; Wakefield Park Realty Co to Nearby Realty Corp, 39 W 42; mtg \$15,000; Mar 24; Sept20'13.

**Tiebout av, 2478** (11:3023), es, 165.3 n 189th, now 188th, 31x100, 4-sty bk tnt; also TIEBOUT AV, 2486 (11:3023), es, 227.3 n 189th, now 188th, 31x100, 4-sty bk tnt; Nearby Realty Corp to Ora M & Herman A Felsing at Montgomery, Orange Co, NY; mtg \$30,000; Sept22; Sept23'13.

**Tiebout av, 2486** (11:3023), es, 227.3 n 189th, now 188th, 31x100, 4-sty bk tnt; Wakefield Park Realty Co to Nearby Realty Corp, 39 E 42; mtg \$15,000; Mar24; Sept20'13.

**Tiebout av, 2486**, see Tiebout av, 2478.

**Tinton av, 625-9** (10:2653), ws, 175 s 152d, 75x100, 2 5-sty bk tnts; 160 Bway Holding Corp to First Preferred Realty Corp, 5 Beekman; AL; Sept18; Sept25'13.

nom

**Tinton av, 920** (10:2668), es, 101.2 s 163d, 26.7x135, 2-sty bk & fr stable; North Side Coach & Auto Co to Cornelius J O'Connor, 770 E 179; mtg \$9,000; Sept6; Sept22'13.

nom

**Tremont av** (11:2877), ss, 189.1 n Montgomery av, 25x100, except part for av, vacant; Jos V Mitchell, ref, to Anthony J Pasocello, 218 Lafayette; FORECLOS Apr 29; Sept22; Sept24'13.

1,500

**Tremont av, nwc Vyse av**, see Vyse av, 1961.

**Union av, 572** (10:2664), es, 20 s 150th, 18.4x90, 3-sty fr tnt; Frank A Wahlig Co, a corp, to Bertha Schetz, 572 Union av; mtg \$4,500 & AL; Sept22; Sept23'13.

O C & 100

**Van Cortlandt av, ss, abt 150 w Moshulu Pkwy**, see St Georges Crescent, es, 257.9 n 206th.

**Van Nest av (\*)**, ns, 75 w Bogart av, 25x100; Morris Park Estates to Jno S Juno, 342 State st, Schenectady, NY; Sept11; Sept 23'13.

**Van Nest av (\*)**, swc Holland av, 25x100, except pt for Van Nest av; Jacob Ruppert, a corp, to Jacob Ruppert Realty Corp, 1639 3 av; mtg \$7,000 & AL; Aug 26; Sept24'13.

O C & 100

**Virginia av (\*)**, ws, 101.4 n Walter, 50.8x101.3; Jno A Goodwin ref to Annie C Ruhl, 650 E 164, & Leonora Wurm, 606 E 164; AL; FORECLOSED & drawn Sept19; Sept 24'13.

2,000

**Vyse av, 1961** (11:3126), nwc Tremont av or 177th, runs w73.10xn43.2xw74xn50xe 145.6 to ws of Vyse av x93.1 to beg, 2 2-sty fr dwgs & str & 2 1-sty fr str; Jacob Ruppert, a corp, to Jacob Ruppert Realty Corp, 1639 3 av; mtg \$25,000 & AL; Aug 26; Sept24'13.

O C & 100

**Walker av (\*)**, nec St Peters av, 29.3x130.6x25x148.4; Wm B Ellison, ref, to Washington Savings Bank, a corp, to Geo C Van Tuyl, Jr, as Supt of Banks, 60 Bway; FORECLOS Aug6; Sept22; Sept24'13.

1,000

**Walton av (Sylvan)** (11:2850), ws, 207.7 s 176th (Orchard), 50x100, vacant; August Nelson to Nan Realty Corp, 193 W 168; mtg \$3,500; Sept20; Sept22'13.

O C & 100

**Washington av, 1475** (11:2902), ws, 127.6 s 171st, 37.6x140.2, 5-sty bk tnt; Kenneth F Norton to Jos B Peck at Rochester, NY; mtg \$31,000 & AL; Aug27; Sept20'13.

**Washington av, 1718** (11:2915), es, 135.1 s 174th, 41.3x109.9, 5-sty bk tnt; Rebecca Goldberg to Edwin P Kilroe, 408 Manhattan av; mtg \$32,250 & AL; Sept15; Sept19'13.

O C & 100

**West Farms rd, 1481, or road from West Farms to Hunts Pt** (11:3013), old, ws, abt 150 s 172d; also at sl land Nathan Hulet, 27x90x25x100, except pt for West Farms rd, 1-sty fr dwg; Juliette F Potter to Maria E Eisenbarth, 832 McLean av, Yonkers, NY; mtg \$3,000; Aug26; Sept22'13.

O C & 100

**Whitlock av, 864** (10:2731), es, 237.6 s Tiffany, 37.6x100, 5-sty bk tnt; Lockwhit Co to Gertrude K Graham, 630 Faile; AL; Sept23; Sept25'13.

O C & 100

**Wilkins av, 1420** (11:2966 & 2977), es, 206.6 n Jennings, 25x100, 3-sty fr dwg; also WILKINS AV, 1422 (11:2977 & 2966), es, 231.6 n Jennings, 26.3x100, 3-sty bk tnt & str; Saml Greenfeld to Geo Kocher, 927 Bushwick av, Bklyn; mtg \$20,000; Sept 25'13.

nom

**Wilkins av, 1422**, see Wilkins av, 1420.

## MISCELLANEOUS CONVEYANCES.

### Borough of the Bronx.

**Jennings st, swc Longfellow av**, see Longfellow av, 1453.

**Parkside pl, es, — n 207th**, see Webster av, nwc 207th.

**166TH st E, nwc Teller av**, see Teller av, ws, 231.8 s 167.

184TH st E, see Park av, see Park av, s ec 184.

207TH st E, nwc Webster av, see Webster av, nwc 207th.

214TH st E (misc), ns, 225 e Paulding av (6th av), 25x100; power of atty to convey 1/2 pt; Salvatore Imperator to Bernardo Maderio; Aug1; Sept24'13.

Belmont av (11:3083), es, 127.9 n 181st, 58.10x164.1x58.5x156.10; asn all title to rents up to \$125; Ignazio Sillitti to Fannie Catz, 258 E 138; Sept23; Sept24'13. nom

Grand Blvd & Concourse, 2355 (11:3164), ws, 58 n Field pl, 42x90, 5-sty bk tnt; re mtg; Michl Regan to Philip J Kearns, 2311 Grand Blvd & Concourse; Sept22; Sept24'13. nom

Livingston av (13:3415), ws, 508.1 s 246th, 81x175, vacant; re mtg; Violette W Delafeld to Parkway Heights Co, 27 Cedar; Sept22; Sept23'13. 100

Longfellow av, 1453 (11:2999), swc Jennings, 50x100, 2-sty fr dwg & 1-sty fr rear stable; deed of trust of a mtg to secure \$10,500 recorded Aug17'12; Wellwood H & Chauncey B Maxwell to Robt J Fox, 600 W 146, in trust for Sarah J Maxwell; Mar8; Sept22'13. nom

Newman av (\*), es, 200 s 150th, 25x160x 25x170; re mtg; Dollar Savgs Bank to Porter Realty & Development Co, a corpn, Newman av, Clasons Pt; Sept12; Sept20'13. 1,200

Park av (11:3038), see 184th, 50x100, vacant; re judgt; Jas H Thomas & ano, firm of Thomas & Son to Jno H Buscall Co, a corpn, 1825 Anthony av; AT; Aug21; Sept 23'13. nom

Teller av, nwc 166th, see Teller av, ws, 231.8 s 167.

Teller av (9:2429-2434), ws, 78.4 s 167th, 38.4x100.1; agmt as to re of mtg from agmt recorded Apr18'13; City Mort Co with O J Schwarzer Co, 1150 Brook av, & N Y Trust Co, 26 Broad; Sept10; Sept19'13. nom

Teller av (9:2429-2434), ws, 231.8 s 167th, 193.4 to 166th x100.1, 5 5-sty bk tnts, str on cor; re mtg; Frederic A de Peyster et al to O J Schwarzer Co, 1150 Brook av; May30; Sept24'13. 17,750

Tinton av, 625-9 (10:2653), ws, 175 s 152d, 75x100; asn rents to secure \$3,000; First Preferred Realty Corpn to Estates Mtg Securities Co, a corpn, 160 Bway; Sept 25'13. nom

Tinton av, 625-9 (10:2653), ws, 175 s 152d, 75x100; re asn rents; Estates Mtg Securities Co to One Hundred Bway Holding Corpn, 160 Bway; Sept25'13. nom

Webster av (12:3355), nwc 207th, runs n160.11 to an angle & still n781 to es Parkside pl xs946.8 to ns 207th xe37.1 to beg; re claims & grant of easement to construct elevated R R & c; Patk J Duffy to Interborough Rapid Transit Co, a corpn, 165 Bway; Sept11; Sept25'13. nom

Wendover av (11:2928), ss, 100 e 3 av, 75.2x131x75x132.5; asn rents to secure \$4,302; Cunard Realty Co, 412 W 148, to Estates Mtg Securities Co, a corpn, 160 Bway; Sept23; Sept24'13. nom

3D av, 3318 (10:2607); consent to additional tracks; Frances H Molloy to Manhattan Railway Co; Sept16; Sept19'13.

3D av, 3594-3602 (11:2925); consent to additional tracks; Taxpayers Realty Co to Manhattan Railway Co; Aug20; Sept25'13.

3D av, 3651-3 (11:2910); consent to additional tracks; Thos D Malcolm to Manhattan Railway Co; Sept19; Sept23'13.

3D av, 3702 (11:2926); consent to additional tracks; Thos D Malcolm to Manhattan Railway Co; Sept19; Sept23'13.

3D av, 3712 (11:2926); consent to additional tracks; Thos D Malcolm to Manhattan Railway Co; Sept19; Sept23'13.

3D av, 3714 (11:2926) consent to additional tracks; Thos D Malcolm to Manhattan Railway Co; Sept19; Sept23'13.

3D av, 3973 (11:2920); consent to additional tracks; Louisa C Squire to Manhattan Railway Co; Sept19; Sept23'13.

3D av, 4173 (11:2924); consent to additional tracks; Margt M Hawes to Manhattan Railway Co; Sept18; Sept23'13.

3D av, 4199-4201 (11:2924); consent to additional tracks; Howard M Canoune to Manhattan Railway Co; Sept18; Sept20'13.

3D av, 4439 (11:3048); consent to additional tracks; Taxpayers Realty Co to Manhattan Railway Co; Aug 18; Sept25'13.

3D av, 4547 (11:3052); consent to additional tracks; Patk S & Jno F Russell to Manhattan Railway Co; Aug18; Sept25'13.

Certified copy (9:2533 & 2537) order of court appointing Edwin B Sheldon as TRSTE will Wm B Ogden in matter of Frances S Whitehouse for appointment of a trustee; Jan5'05; Sept24'13.

LEASES.

Borough of Manhattan.

SEPT. 19, 20, 22, 23, 24 & 25.

1Canal st, 39 (1:298), nec Ludlow; all; Saml Rouse to Danl Jones, 247 East Bway; 5yf May1'12; Sept24'13. 4,500

1Canal st, 163-5 (1:203); asn Ls; Sheindel Aberbach to J Maurice Zittel, 1230 50th, Bklyn; Sept23; Sept25'13. nom

1Delancey st, 148 (2:348), nec Suffolk, 22x 50; all; Hugo E Distelhurst to Irving Sarnoff, 545 W 111, et al; Sept24'13, from completion of alterations, to Apr30'23; Sept25'13. 6,000

1Dey st, 8-12, see Bway, 195.

1Elizabeth st, 49-51 (1:204); str fl & b; Otto Lorence & Co to Flora Weinberg, 110 Bay 17, Bklyn, doing business as the Grand Union Folding Box Co; from Oct1 '13 to Feb1'17; Sept23'13. 2,250 to 2,750

1Essex st, 82 (2:352); s str & b; also 3 rooms rear of stoop fl; E W Realty Co to Chas Levy, 82 Essex; 3yf May1'14; Sept 23'13. 840

1Front st, 290 (1:108); asn Ls; Morris Gold & ano to Sophie Herskowitz, 909 3 av; mtg \$—; Sept16; Sept19'13. nom

1Houston st, 210 E (2:428), 1st floor over theatre; Minsker Realty Co Inc to Max Bock, 69 1 av; 2yf Oct1; Sept24'13. 360

1Houston st E, nwc Av B, see Av B, nwc Houston.

1Ludlow st, nec Canal, see Canal, 39th.

1Norfolk st, 80 (2:352), es, 25x100; sobrn of Ls to mtg for \$3,000, with consent of Congress Brewing Co; Simon Cohen, 62 W 82, owner, & Max Saltzstein, 80 Norfolk, lessee, with Isidor Rahn, 1242 Mad av; Sept23; Sept25'13. nom

1Suffolk st, 56 (2:346), str; Horace I Kaplan to David L Beeber, 95 Suffolk; from Nov1'13 to Apr30'17; Sept24'13. 720

1Suffolk st, nec Delancey, see Delancey, 148.

1West st, 256 & 257 (1:218), all; Morris S Herrman to H J Heinz Co of Pittsburgh, Pa; 5yf May1'14; Sept22'13. 8,000

11ST st E, swc 2 av, see 2 av, swc 1st.

17TH st, 74 E (2:448); asn Ls & deposit; Abr Schwartz to Abr Reinstein, 1061 Tinton av; Sept18; Sept19'13. nom

17TH st, 74 E (2:448), ss, 200 w 1 av, 25x 90.10, all; Dora Weisberg to Abr Schwartz, 173 Monroe; 3yf Oct1; Sept19'13. 4,111

17TH st, 76 E (2:448); asn Ls & deposit; Abr Schwartz to Abr Reinstein, 1061 Tinton av; Sept18; Sept19'13. nom

17TH st, 76 E (2:448), ss, 162.6 w 1 av, 37.6x90.10, all; Dora Weisberg to Abr Schwartz, 173 Monroe; 3yf Oct1; Sept19'13. 5,537

110TH st, 81 E (2:556), nes, 200 nw 3 av, 25x94.6; asn 2 Ls; Nathan Schwab to Leo L Schwab, 35 W 96; Oct25'12; Sept23 '13. nom

110TH st, 466-72 E (2:366), two bldgs, all; Pincus Lowenfeld & ano to David Rumper, 466 E 10, & ano; 3 7-12yf Oct1; Sept19'13. 9,000

113TH st, 100-2 W, see 6 av, 187.

114TH st, 6 E (2:571); asn Ls; Nathan Schwab to Leo L Schwab, 35 W 96; Oct25 '12; Sept23'13. nom

116TH st E, sec 3 av, see 3 av, 165.

116TH st, 252 W (3:765), ss, 118.6 e 8 av, 25x103.1; asn Ls; Emily L Hoffbauer to Wilhelm Engel, 38 W 92; Sept17; Sept19'13. O C & 100

116TH st, 254 W (3:765), ss, 93.6 e 8 av, 25x103.1; asn Ls; Emily L Hoffbauer to Wilhelm Engel, 38 W 92; Sept17; Sept19'13. O C & 100

123D st, 40 E (3:851), all; Kath J Reichert & ano TRSTES Geo Siegel to Hartford Lunch Co, 1931 Bway; 10yf May1; Sept24'13. 7,916 & 9,500

125TH st, 152-6 W (3:800); all; Morris Bloch et al to Sphere Realty Co, a corpn, 152 W 25; 3yf Feb1'14; Sept24'13. 20,000

125TH st, 502 W (3:696), 2d loft; Max S & Jacob B Grifenhagen to Morris & Edw B Spero, both at 42 Av D & Jacob J Orlean, 48 W 119, firm Coronet Ginger Ale Co; 5yf Oct1; Sept19'13. 575

127TH st, 361-3 W (3:751), all; Martin Engel to Henry H Holland, 361 W 27; 5yf May1'14; Sept19'13. 5,700 & 6,000

133D st, 42 W (3:834), all; Mary J Odell to Geo E Koehler, 1479 Av A; ext of Ls; 2 yf May1'14; Sept24'13. 3,000

142D st W, nec 6 av, see 6 av, nec 42d.

143D st W, see Bway, see Bway, sec 43d.

147TH st, 118 W (4:999), all; Helena Perry to Philip Katz, 118 W 47; from Sept 15 to Jan14'19; Sept24'13. 3,000 & 4,000

153D st, 346 W (4:1043), all; Abner B Mills to Wm M Thomson, 346 W 53; 5yf May1; Sept19'13. 720 to 960

175TH st, 441 E (5:1470), all; Max A Kreihsheimer to Jno Pecha, 435 E 75; 3yf Sept1; Sept19'13. 1,020

178TH st E, nwc 1 av, see 1 av, nwc 78th.

183D st E, sec 3 av, see 3 av, 1469.

185TH st E, nwc Av A, see Av A, nwc 85th

1100TH st, 111-5 E (6:1628); all; Benj M Gruenstein et al to Victor Batkin, 337 E 101; 3yf Sept1; Sept20'13. 5,850 to 6,000

1100TH st, 321 E (6:1672); all; Pincus Lowenfeld & ano to Morris Sobel, 332 E 101; 3 8-12yf Sept1; Sept20'13. 1,550

1106TH st E, swc 2 av, see 2 av, 2061.

1108TH st W, cor Bway, see Bway, cor 108th.

1113TH st, 203 W (7:1829), 7-sty apartment house; all; Sarah Mainster to Wm & Sarah Sperling, 47 E 104; 5yf Oct1; Sept 25'13. 7,000

1116TH st, 52 W (6:1599); front & rear str on es; David Davis to Theo Arison, 52 W 116; 2yf May1'15; 3y ren; Sept24'13. 1,260

1124TH st W, swc 7 av, see 7 av, 2080.

1146TH st W, see Bway, see Bway, sec 146th.

1176TH st W, see St Nicholas av, see St Nicholas av, es, 134 n 175.

1Av A, 121 (2:435), str & c; Edw O Gottlieb to Geo A Hero; 3yf Nov1; option of ren for 3 yrs; Sept19'13. 1,350

1Av A (5:1565), nwc 85th, middle str on 85th st side of bldg; Katie Hoehn to Max Ducharme, 445 E 85; 3 8-12yf Sept1; Sept 25'13. 240

1Av B (2:397), nwc Houston; all of 2d fl; Saml Kamlet to Herman Spitz, 2 Av B; from Oct1'13 to May1'19; Sept24'13. 1,200 & 1,290

1Bowery, 354 (2:531), all; Chas Schlang to Jno J Campbell, 244 Riverside dr; 5yf May1'11; Sept22'13. 2,400

1Bowery, 358 (2:531), 4 floors above stora; Chas Schlang to Jno J Campbell, 244 Riverside dr; 5yf May1'11; Sept22'13. 1,200

1Broadway, 195 (1:80), 1st fl; also DEY ST, 8-12 (1:80), room in rear of above; sur Ls & bill of sale of vaults, safes, chattels, &c; Mercantile Natl Bank to Western Union Telegraph Co, 195 Bway; Sept19; Sept23'13. 51,250

1Broadway, 1544 (4:998), all; Edgar S Appleby as TRSTE to Hartford Lunch Co, Inc, 1931 Bway; 5yf Aug1; Sept24'13. taxes, &c, & 6,000

1Broadway, 1565 (4:1018), all; Julia L Murphy to Saml G Dolliver, 1565 Bway; 7 11-12yf July1; Sept22'13. 6,750 to 9,000

1Broadway (4:995), sec 43d, store 3; 1482 Broadway Corpn to Saml Jacobs, 1486 Bway; 7yf May9; Sept19'13. 7,300 to 8,700

1Broadway (7:1893), cor 108th, 3d str in the Manhasset; Realty Assets Co to Herman Blumenthal, 248 W 112; 5yf Oct1; Sept25'13. 1,200

1Broadway (7:2077), sec 146th, top loft, 22.9x90; Mary J Cunningham to Jno Damas, 126 W 66; 10yf Oct1; Sept25'13. 2,000

1Central Park West, 391 (7:1835), n str; Hugh P Skelly to Kassel Shapiro, 391 Central Park W; 3yf Oct1; Sept19'13. 540

1Lenox av, 127 (7:1901), str; S E & M E Bernheimer Co to Hartford Lunch Co, Inc, 1931 Bway; 10yf May1; Sept24'13. 2,500

1Lexington av, 1734 (6:1636), s str fl; Emanuel Arnstein to Fiore Falciani, 319 E 105; 5yf Mar1; Sept25'13. 360 to 400

1Madison av (6:1760-part 20), es, 99.11 n 135th, 24.10x100, the lot; J Sergeant Cram, TRSTE will Henry A Cram, to Warren A Leonard, 593 Riverside dr; 4yf May1'15; 10 yren; Sept22'13. taxes, &c, & 400

1Park av, 636 (5:1380), 1st fl & c; Matilda Hoykendorf to Otto Boeddiker, 262 High st, Passaic, NJ; 5yf May1; Sept19'13. 2,700

1St Nicholas av (8:2133), es, 134 n 175th, 65.10 to 176th, x100x73x—, all; Central Bldg Impt & Investment Co to National City Amusement Enterprise Inc, a corpn, 30 Union Sq; 21yf Sept15; 21yren; Sept19 '13. taxes, &c, & 4,200 to 5,000

1St Nicholas av, see 176th, see St Nicholas av, es, 134 n 175.

1ST av (5:1453), nwc 78th; str & b; asn Ls; Max Fischer to Harvey Stores, Inc, a corpn, at Port Ewen, Esopus, Ulster Co, NY; Sept16; Sept24'13. nom

1ST av, 1881 (6:1669); asn Ls; Jos Moser to Chas Moser, 339 E 97; Sept24; Sept25'13. nom

12D av (2:456), swc 1st, moving picture theatre on rear part ground fl; M Wm Minsky to Second Avenue Amusement Co, Inc, a corpn, 140 Nassau; 10yf Oct5; Sept 22'13. 5,400 to 6,000

12D av, swc 1st, same prop; agmt as to cancellation of above Ls; same with same; Sept20; Sept22'13. nom

12D av, 11-17 (2:456); agmt as to cancellation of Ls; David Davis, 1225 Mad av, with M Wm Minsky, 851 W 181; Sept20; Sept24'13. nom

12D av, 2061 (6:1655), swc 106th, all; Jas Gilroy, EXR & TRSTE Jno Gilroy to Thos Cunningham, 232 E 105; 3yf May1'15; Sept24'13. excess taxes & 2,725

12D av, 2438 (6:1801); asn Ls; Wm Siegmester to David Litvin, 650 E 9; AL; Sept 19; Sept23'13. nom

12D av, 2438 (6:1801), cor str; Louis H Harris to Wm Siegmester, 300 E 125; 4yf Nov1; Sept23'13. 1,000 & 1,050

13D av, 165 (3:897), sec 16th, 27.6x60; all; Jane M Haslam to Gustave E Strom, 165 3 av; 10yf Oct1; Sept25'13. 3,000

13D av, 1469 (5:1528), sec 83d, all; Jas Gilroy EXR, & Jno Gilroy to Chas Daners, 1469 3 av; 5yf May1; Sept24'13. 4,000

13D av, 1516 1/2 (5:1514), str & pt b; asn Ls; Max Fischer to Harvey Stores, Inc, a corpn, at Port Ewen, Esopus, NY; Sept16; Sept24'13. nom

13D av, 1961 (6:1657), str & b; Herman Mendel to Clara Scherl, 131 Stanton; 2yf Oct1; 3y ren; Sept25'13. 900

13D av, 2236 (6:1770), all; Sarah A Freeborn to Pincus Baron, 1900 Lex av; 5yf Sept1; Sept24'13. 3,800

13D av, 2236 (6:1770), asn Ls; Pincus Baron to Best Cloak & Suit Co, Inc, a corpn, 2236 3 av; AT; June16; Sept24'13. nom

15TH av, 275 (3:859); sur & cancellation of Ls; Paul Shotland to Isaac Walker; July 31; Sept19'13. nom

15TH av, 1263-7 (6:1613), two bldgs, all; Chas I Weinstein to Anna Gordon, 2 E 113, & ano; 3yf Oct1; Sept22'13. 13,150

16TH av, 187 (2:608), swc 13th (Nos 100-2), 25x100; sur Ls; Louis H Korade et al to Eliz Hawthorn, 324 W 83; AT; Aug20; Sept19'13. nom

16TH av, 873 (4:1002), str & b; Jno W Flint to Wm E Clarke, 841 6 av; 5 1-12yf May1; Sept24'13. 2,400

16TH av (5:1258), nec 42d, being the 4th store on 42d st, east of 6 av, known as 57 W & basement; also office 219; Apex Leasing Co Inc, to Benj M Levoy, 357 W 118; 5yf Aug1; Sept19'13. 11,400 to 13,400

**17TH av, 202** (3:771), str & b; Meyer Freeman et al to Fritz Guggenbuhl, 202 7 av; 3 1-2yf Apr1; Sept19'13. 2,100

**17TH av, 2080** (7:1929), swc 124th; bill of sale & asn Ls; Jacob H Mayers to Thos A Hanlon, Yonkers, NY; Sept17; Sept20'13. 100

**17TH av, 2080** (7:1929); bill of sale & asn Ls; Thos A Hanlon to Wm E Farrell, 1058 St Nicholas av; Sept17; Sept23'13.

**18TH av, 571** (3:762); asn Ls; Delia Rowan to Henry A Currier, 571 8 av; mtg \$—; Sept17; Sept22'13. nom

**18TH av, 887** (4:1043), asn Ls; Ebling Brewing Co to Frank A Petry, 887 8 av; July3; Sept24'13. nom

**18TH av, 887**; asn Ls; Frank A Petry to Patk A Gallagher, 3015 Kingsbridge ter & ano; June30; Sept24'13. O C & 100

**18TH av, 2676** (7:2028), str & pt c; Leo J Bachmann to Winegrowers Assn, a corpn, 29 9 av; 5yf May1'14; Sept25'13. 1,700

LEASES.

Borough of the Bronx.

**Exterior st, nec 138th**, see 138th, 101 E.

**134TH st E, nec Willis av**, see Willis av, 138.

**138TH st, 101 E** (9:2344), nec Exterior; sur Ls; Louise T Graber to Jno C Heintz, 1925 7 av & ano; AT; Sept19; Sept22'13. O C & 100

**138TH st, 533 E** (9:2266), 4-sty bldg; all; Louis Reichardt to Patk McAneney, 234 Willis av; 3 7-12yf Oct1; Sept23'13. 1,200 & 1,320

**172D st E, sec Southern Blvd**, see Southern Blvd, see 172d.

**198TH st E, sec Bainbridge av**, see Bainbridge av, see 198th.

**233D st, 920-2 E** (\*); all; A Hupfel's Sons, a corpn, to Eli Larsen, 922 E 233; 1yf May1; Sept20'13. 600

**233D st, 920-2 E**; asn Ls; Eli Larsen to Wm F Beseler, 920-2 E 233; Sept17; Sept 20'13. nom

**Bainbridge av** (12:3290), sec 198th; cor str & 4 rooms on 1st fl; Mt Hope Bldg Co to Paul David, 950 Aldus; 5yf Jan1'14; Sept 23'13. 1,020 & 1,200

**Boston rd, 2013-15** (11:3135); asn Ls recorded June21'12; Flanagan Wine & Liquor Co to Karl F Spaney, 230 W 141, & Wenzel Schmid, 170 Chambers; Sept19; Sept22'13. nom

**Boston rd, 2013-15** (11:3135), all; David L Phillips to Carl F Spaney, 230 W 141, & Wenzel Schmid, 170 Chambers; ext of Ls for 5yf May1'17; Sept22'13. 4,500

**Brook av, 1530** (11:2895); cor str; Anna M Jones to Jacob S Israelson, 420 Wendover av; 5yf Sept15; Sept20'13. 960 & 1,020

**Cedar av, 1824** (11:2881); asn Ls; Henry Plate to Ludwig Czarich, at Uniontown, Westchester Co, NY; Sept16; Sept24'13. nom

**Longwood av, 865** (10:2684), str; Longchester Realty Co to Barnett Brody, 818 Hewitt pl; 5yf Mar1; Sept22'13. 900 to 1,400

**Longwood av, 865**; asn Ls & consent by Longchester Realty Co; Barnett Brody to Max Josefthal, 818 Hewitt pl; Sept18; Sept22'13. nom

**Southern Blvd** (11:2981), sec 172d, moving picture theatre; Patk J Reville, Inc, a corpn, to Emile Frey, 1485 Hoe av; 10yf time of completion; Sept22'13. 1,500 to 2,400

**Southern Blvd, 1516** (11:2981); asn Ls; Emile Frey & ano to Benj Friedman, 1516 Southern Blvd, & ano; Sept20; Sept22'13. nom

**Tremont av, 742** (11:2951); asn Ls; Harry Newman to Moe Gartensteig, 61 W 117, & ano; Sept22; Sept23'13. nom

**Willis av, 138** (9:2279), nec 134th, cor str & c; Jno D Ohlssen to Eugene F Degnan, 138 Willis av; 5yf May1; Sept24'13. 1,800

**Willis av, 164** (9:2280), cor 135th cor str; also small store on 135th; asn Ls; Jno J Ryan to Peter J Reilly, 164 Willis av; Sept 13; Sept25'13. nom

**3D av, 2791** (9:2327); str; asn Ls; Max Fischer to Harvey Stores, Inc, a corpn, at Port Ewen, Esopus, NY; Sept16; Sept24'13. nom

**3D av, 4048** (11:2930); enclosed & open air theatre, lobby, etc; David I Tobias to King Theatre Co, a corpn, 4048 3 av; 5yf Sept1; Sept22'13. 3,600 & 4,000

**3D av, 4048**; agmt as to performance of conditions in lease; Zarland Realty Co, owner, with same; Aug20; Sept22'13. nom

**3D av, 4048**; asn Ls; King Theatre Co to Morris Brenner, 347 Nostrand av, Bklyn, & ano; Sept20; Sept22'13. nom

MORTGAGES.

Borough of Manhattan.

SEPT. 19, 20, 22, 23, 24 & 25.

**Beaver st, 7** (1:22); leasehold; pr mtg \$1,500; Sept18; Sept25'13; demand, 6%; Adolph Gondlach, Rutherford, NJ, to Melville H Bearn, 95 Joralemon, Bklyn. notes 1,000

**Centre st, 112** (1:167), ses, at nes Franklin (No 18), 23x75x29x75; Aug30; Sept25'13; 5y5%; Hauschild Corpn to Bowery Savgs Bank, 128 Bowery. 8,000

**Centre st, 112**; consent to above mtg; Aug16; Sept25'13; same to same.

**Centre st, 112**; certf as to above mtg; Aug16; Sept25'13; same to same.

**Essex st, 126** (2:353), es, 52.6 s Rivington, 17.6x50; also SHERIFF ST, 54 (2:333), ses, 150 ne Delancey, 25x100; pr mtg \$—; Sept19'13; due & c as per bond; Beckelman Co, Inc, 126 Essex to Gussie Morgenstern, 53 Lenox av. 650

**Essex st, 126**; also SHERIFF ST, 54; certf as to above mtg; Sept19'13; same to same.

**Elwood st, nwc Hillside av**, see Hillside av, nwc Elwood.

**Franklin st, 18**, see Centre, 112.

**Grand st, 42** (2:476), ns, 56.9 e Thompson, 18.11x66; Sept25'13; 5y5%; Maria Geis to Lawyers Mtg Co, 59 Liberty. 5,000

**Grand st, 200-2** (2:471); agmt that there is now due & owing \$12,000 on account of mtg for \$12,000; Sept24; Sept25'13; Jacob Gordon, exr Louis Gordon, & Morris Gruenstein, with Barnett Levy, 36 W 115. nom

**Madison st, 352** (1:266), ss, 240.2 e Scammel, 23.3x94.10x23.3x95.1; pr mtg \$19,000; Sept19'13; 3y6%; Selara Holding Co, 5 Beekman to Herman C Gissel, Freeport, LI. 3,000

**Madison st, 352**; certf as to above mtg; Sept19'13; same to same.

**Monroe st, 255** (1:266), ns, 225.8 w Jackson, 25x93.11; PM; Sept24; Sept25'13; due & c as per bond; Monroe Holding Co, Inc, to Morris Rosenowitz, 255 Monroe. 1,250

**Monroe st, 255** (1:266); ext of \$8,000 mtg to Aug1'18 at 6%; Sept24; Sept25'13; Public Bank with Jennie Lewis, 1 E 107. nom

**Norfolk st, 80** (2:352); sobrn of mtg of \$4,000 to mtg of \$3,000; Sept24; Sept25'13; Simon Cohen, 62 W 82, & Simon Hammerstein, 20 Morningside av E, with Isidor Hahn, 1242 Mad av. nom

**Norfolk st, 80** (2:352), es, abt 30 s Delancey, 25x100; pr mtg \$—; Sept24'13; due Mar24'15, 6%; Simon Cohen, 62 W 82, to Isidor Hahn, 1243 Mad av. 3,000

**Orchard st, 173**, see Stanton, 86-8.

**Ridge st, 124** (2:344), es, 150 s Stanton, 25x100; prmtg \$21,000; Sept25'13; 3y6%; Morris Amsterdam to Ray Weill, 365 W 118. 3,000

**Sheriff st, 54**, see Essex, 126.

**Stanton st, 86-8** (2:417), nwc Orchard (No 173), runs w43x52xe21.5xs2xe21.7 to Orchard xs50 to beg; Sept1; Sept20'13; due & c as per bond; Sidney M Green to Moses Goodman, 562 W 113 et al exrs Sophie Green. 6,500

**Stanton st, 86-8**; pr mtg \$6,500; Sept 19; Sept20'13; due & c as per bond; same to Harry Phillips, 601 W 113. 18,000

**White st, 2** (1:191); asn Ls by way of mtg as collateral security for payment of \$800; Sept24; Sept25'13; Max Nass to S Liebmann's Sons Brewing Co, 36 Forrest, Bklyn. nom

**William st, 179** (1:101), nws, abt 50 s Spruce, also being plot bounded se by William st, 25; nw by land now or late of widow Somerindyck 25; ne by land now or late Richd Leaycraft, 88.8, & sw by land now or late Joel Sayre, 96.6; pr mtg \$—; Sept18; Sept19'13; 3y6%; Henry T Steuder, 711 3 av, & Emma M Schmidt, 109 Bainbridge, Bklyn, to Melville H Bearn, 95 Joralemon, Bklyn. 4,594.98

**7TH st, 128 E** (2:434), ss, 100 w Av A, runs s45.7xe100 to ws Av A (Nos 103-5) xs45.4xw100xn0.7xw25.1xn90.10 to st xe25 to beg; pr mtg \$105,000; Sept18; Sept19'13; 3y6%; Abr Wolf & Albt Abraham to Edmund Schwarz, 210 W 107. 20,000

**9TH st, 228 E** (2:464), ss, 224 w 2 av, runs s75xw21xn30.7xe0.3xn44.4 to st xe20.7 to beg; Sept23'13; 3y5%; Bella wife Louis Birns, 545 W 111; Edwin M Birns, 518 W 111; Hattie, wife Jacob Goldin, 184 E 70, & Lillian Birns, 545 W 111, heirs Bertha Birns, to Metropolitan Savgs Bank, 59 Cooper sq E. 12,000

**9TH st, 228 E**; pr mtg \$12,000; Sept23 '13; 3y5%; Bella wife Louis Birns, 545 W 111; Hattie wife Jacob Goldin, 184 E 70, & Lillian Birns, 545 W 111, to Edwin M Birns, 518 W 111. 4,000

**12TH st, 634-8 E** (2:394), ss, 233 w Av C, 75x103.3; PM; Sept24; Sept25'13; due & c as per bond; Kabee Realty Co, 55 Liberty, to AnnaM Warren, 326 W 89. 10,365.82

**12TH st, 307 W** (2:625), ns, 25.6 e Hudson, 23x80; ext of \$6,000 mtg to Sept5'16 at 5%; Sept5; Sept24'13; St Christopher's Home, a corpn, with Geo W Trunick, 307 W 12. nom

**16TH st, 419 E** (3:948), ns, 294 w Av A, 25x92; Nov8'12; Sept20'13; 10y4%; May Springer, 421 E 16 to Frank Rahmert, 1014 3 av & ano trstes Gustav Wilkens. 8,000

**18TH st, 530 E** (3:975), ss, 183 w Av B, 43.9x92; agmt as to share ownership in mtg; Sept8; Sept22'13; Fredk Marz with Metropolitan Savings Bank, 1 3 av. nom

**21ST st, 213 W** (3:771); ext of mtg for \$14,000 to Oct22'18. 5%; Sept17; Sept22'13; Jas R Roosevelt Jr with Alex Trautman. nom

**21ST st, 228 W** (3:770), ss, 432.1 e 8 av, 16x92; PM; Sept15; Sept19'13; 5y5%; Johanna Coughlin to Ellen E Kennedy, 302 W 89 et al. 10,000

**24TH st, 146 E** (3:879), ss, 318 w 3 av, 26x98.9; Sept19'13; 3y6%; Fiss, Doerr & Carroll Horse Co to Mechanics Bank, 215 Montague, Bklyn. 50,000

**32D st, 9 W** (3:834), ns, 175 w 5 av, 25x 98.9; PM; Sept19; Sept20'13; 5y5%; Isidor Reis to Bowery Savgs Bank, 128 Bowery. 60,000

**36TH st, 349 W** (3:760); ext of \$20,000 mtg to May27'16 at 5%; May27; Sept25'13; Walter A Burke, exr & c Matilda B Brown, with Wm R Mason, 547 W 142. nom

**36TH st, 349 W** (3:760); sobrn agmt; Sept10; Sept25'13; General Synod of the Reformed Church in America with Walter A Burke, exr & c Matilda B Brown. nom

**38TH st, 301-3 W**, see 8 av, 571.

**40TH st, 137 E** (5:1295), ns, 125 e Lex av, 22.3x75; Sept19'13; due Mar18'15; 5%; Bryn Mawr Club of City of NY to Bank for Savgs in City NY, 280 4 av. 3,000

**41ST st, 446-8 W** (4:1050); ext of two mtgs for \$14,000 each to July1'16, at 5 1/2%; Feb14; Sept23'13; Saml Kempner with Abr L Solomon, 801 Jefferson av, Scranton, Pa, & Minnie Shimons, 446 W 41. nom

**42D st, 505 W** (4:1071), ns, 100 w 10 av, 25x100.5; Sept13; Sept23'13; 1y5%; Peter Schmuck to Franklin Savings Bank, 656-8 8 av. 5,000

**46TH st, 144 W** (4:998), ss, 280 e 7 av, 15x100.4; pr mtg \$10,000; Sept19'13; due & c as per bond; Mary A Moore to Greenwich Savgs Bank, 246 6 av. 1,000

**47TH st, 637-41 W**, see 48th st, 634-42 W.

**48TH st, 634-42 W** (4:1095), ss, 475 w 11 av, runs s100.5xw50xs100.5 to ns 47th (Nos 637-41), xw75xn100.5xw75xn100.5 to 48th xe200 to beg; PM; pr mtg \$60,000; Sept2; Sept24'13; due & c as per bond; Danl V McCarthy to Chas May, 5 E 84 & ano exrs Geo V N Baldwin. 40,000

**56TH st, 363 W** (4:1047); ext of \$10,000 mtg to Nov3'16 at 5%; Aug25; Sept23'13; Ida L Eisele & Edw Keller, 365 W 56 with Wm H, Warren M & Aletta L Tower, exrs Jno J Tower, Montclair, NJ. nom

**57TH st, 561** (4:1086), ns, 66.8 e 11 av, 16.8x100.5; pr mtg \$—; Sept9; Sept25'13; demand, 6%; Saml H Neuberger to Jacques Kahn, 50 E 83. 500

**71ST st, 336 W** (4:1182); ext of \$14,000 mtg to Aug10'16 at 5%; June30; Sept25'13; Harriet W Winslow, trste Jno F Winslow, with Selda Crystal. nom

**74TH st, 106 E** (5:1508), ss, 54 e Park av, 18x74; ext of \$28,000 mtg to Sept17'16 at 5%; Sept19; Sept25'13; Columbia-Knick-erbocker Trust Co with Lydia B wife Bertram G Goodhue, 106 E 74. nom

**75TH st, 303 W** (4:1185), ns, 75 w West End av, 25x65; Sept22; Sept23'13; due, & c, as per bond; Frank Bradley to Jno O'Connor, 251 W 89. 20,000

**83D st, 41-7 W** (4:1197), ext of \$225,000 mtg to Sept17'18 at 5%; Sept17; Sept24'13; Lawyers Title Ins & Trust Co with Hennessy Realty Co. nom

**84TH st, 316 E** (5:1546); ext of \$24,000 mtg to Jan1'19 at 5%; Sept16; Sept23'13; Danl J Lynch with Gustave L Kroll, 316 E 84. nom

**88TH st, 127 E**, see Lex av, 1324-6.

**92D st, 6 E** (5:1503), ns, 120 e 5 av, 20x 100.8; PM; Sept23'13; 5y4%; Jas Bishop to Leopold Goodman, 6 E 92. 42,000

**106TH st E, swc 2 av**, see 2 av, swc 106.

**106TH st, 238 W** (7:1877); ext of \$20,000 mtg to Aug1'15 at 6%; Aug6; Sept24 '13; Frankfort Realty Co with Rose Selig, Adolphus A Newman & Adolph Ullman exrs Moses Selig. nom

**108TH st, 335-7 E** (6:1680), ext of \$40,000 mtg to Sept18'16 at 5 1/2%; Sept11; Sept20'13; Matilda & Herbert S Martin & Jos L Reiling with Theresa Lemmon. nom

**113TH st, 147 E**, see Lex av, 1829.

**114TH st, 201 W**, see 7 av, 1850-6.

**115TH st, 8 W** (6:1598), ext of mtg for \$18,000 to Aug6'18; 5%; Sept4; Sept19'13; Bonmor Realty Corpn, 56 Beaver with Frederic de P Foster at Tuxedo Park, NY, & ano, trstes for Albt A Kingsland will of Ambrose C Kingsland the elder. nom

**116TH st, 236-8 W** (7:1831), ss, 300 e 8 av, 50x100.11; pr mtg \$—; Aug21; Sept 22'13; 2y6%; Thompson J S, Frederic W & Wm H Flint & Jessie F Morgan to Chas B Halsey, 939 Madison av. 3,000

**117TH st, 305 W** (7:1944); ext of \$17,000 mtg to Oct17'16 at 5%; Sept22; Sept25'13; Clara Fuhs with Adolph B Asnbacher, 135 Central Park W. nom

**117TH st, 307 W** (7:1944); ext of \$17,000 mtg to Oct17'16 at 5%; Sept22; Sept25'13; Clara Fuhs with Sol Plaut, 133 Central Park W. nom

**120TH st, 42-4 W** (6:1718), ss, 410 w 5 av, 50x100.11; Sept20; Sept22'13; 3y5%; Olga J Williams to Emigrant Indus Savgs Bank. 30,000

**122D st, 164 W** (7:1906); ext of \$1,500 mtg to May3'18 at 6%; Aug4; Sept25'13; L Sue Dunning, Rouse's Pt, NY, with Clara K Worley, 15 Cedar. nom

**122D st, 238 W** (7:1927), ss, 488 w 7 av, 34x100.11; ext of \$26,000 mtg to Sept1'18 at 5 1/2%; Sept23; Sept24'13; Julia Mayer with Jno R Hegeman, Mamaroneck, NY, et al trstes Metropolitan Staff Fund. nom

**124TH st W, swc 7 av**, see 7 av, 2080.

**127TH st, 272 W** (7:1932); ext of \$8,000 mtg to Sept9'16 at 5%; Sept9; Sept20'13; Lawyers Mtg Co with Mary V Oyler. nom

**127TH st, 611-7 W** (7:1995); ext of \$35,000 mtg to May7'16 at 6%; May19; Sept22 '13; Faultless Constn Co, 54 Lafayette, & Ella Drohen with Abel King, 148 E 65, & Isaac Schorsch, 38 W 97. nom

**130TH st, 69-71 W** (6:1728), ns, 160 e Lenox av, 34.6x99.11; PM; Sept9; Sept25'13; 5y4 1/2%; Ebling Realty Co to Edw Ebling, 194 Riverside dr. 24,000

**135TH st, 635 W** (7:2002), ns, 505 w Bway, 125 to Riverside dr (No 533), x102.6 x102.2x99.11; pr mtg \$200,000; Sept19'13; due Aug19'14; 6%; Chas J Buttery, 127 Covert, Bklyn to Otto R Hartmann, 1196 Warburton av, Yonkers. 20,000

**142D st, 463-7 W**, see 143d, 462-8 W.

**143D st, 462-8 W** (7:2058), ss, 80 e Ams av, runs s99.11xe25xs99.11 to 142d (Nos 463-7) xe75xn199.10 to 143d xw100 to beg; Sept8; Sept19'13; 1y5%; Church of Our Lady of Lourdes to Emigrant Indust Savings Bank. 12,000

**147TH st, 601 W**, see Bway, 3581-95.

**148TH st, 600 W**, see Bway, 3581-95.

**151ST st, 508 W** (7:2082), ss, 208.4 w Ams av, 33.4x99.11; PM; Sept9; Sept24'13; 3y 4½%; Ebling Realty Co to Louis A Ebling, Bronxville, NY. 5,000

**152D st W** (7:2099), ns, 325.5 w Bway, 24.7x199.10 to ss 153d; sobrn agmt; Sept5; Sept22'13; Richd V Harrington with Hugo H Piesen, 1001 Foster av, Bklyn. nom

**152D st W** (7:2099), ns, 325.5 w Bway, 24.7x199.10 to ss 153d; sobrn agmt; Sept5; Sept22'13; Richd V Harrington with Hugo H Piesen, Bklyn. nom

**153D st W, ss, 325.5 w Bway**, see 152d st W, ns, 325.5 w Bway.

**153D st, 262-4 W** (7:2038), ext of \$40,000 mtg to Sept3'18 at 5½%; Sept17; Sept19 '13; Lawyers Mtg Co with Abr Goldber. nom

**168TH st, 601 W**, see Bway, 4001-9.

**176TH st W** (8:2133), ss, 100 w Audubon av, 75x87.1; ext of mtg for \$55,000 to Sept 18'18, 5½%; Sept18; Sept22'13; Lawyers Title Ins & Trust Co with Placid Realty Co, a corpn. nom

**176TH st W** (8:2133), ss, 175 w Audubon av, 75x87.1; ext of mtg for \$55,000 to Sept 18'18, 5½%; Sept18; Sept22'13; Lawyers Title Ins & Trust Co with Placid Realty Co, a corpn. nom

**215TH st W, nwc Col av**, see Col av, nwc 215th.

**Av A, 103-5**, see 7th, 128 E.

**Av A or Sutton pl, 24** (5:1370), ws, 20.5 n 58th, 20x86.5; also 1ST AV, 1108 (5:1455), es, 75.5 n 60th, 25x100; also LAND in Queens Co, NY; July22; Sept23'13; demand, 6%; Jno D Braue, 17 Sutton pl, to Adoniram Clark, Clifton Springs, NY et al. notes 10,000

**Av A or Sutton pl, 24**; also 1ST AV, 1108; also LAND in Queens Co, NY; same prop; Sept19; Sept23'13; demand, 6%; same to same. note 5,000

**Amsterdam av, 989** (7:1863), es, 75.11 s 109th, 25x100; PM; Sept9; Sept25'13; 4y 5%; Ebling Realty Co to Edw Ebling, 194 Riverside dr. 20,000

**Amsterdamav, 989**; PM; Sept9; Sept25'13; 3y4½%; Ebling Realty Co to Edw Ebling, 194 Riverside dr. 10,000

**Amsterdam av, 993** (7:1863), es, 25.11 s 109th, 25x100; PM; Sept9; Sept24'13; 5y 4½%; Ebling Realty Co to Charlotte wife Peter Doelger Jr, 266 West End av, 10,000

**Amsterdam av, 2096** (8:2121), ws, 27.10 s 164th, 28x100; PM; Sept9; Sept23'13; 3y 4½%; Ebling Realty Co to Philip Ebling, 306 W 102. 5,000

**Broadway, 3581-95** (7:2094), nwc 147th (No 601), runs w125xn99.11xe50xn99.11 to ss 148th (No 600), es, 75 to Bway xs199.10 to beg; leasehold; bldg loan; Sept22'13; 3y 6%; 147th & 148th Street Corpn to Sarah Dahlman, 1239 Mad av. 21,000

**Broadway, 3581-95**; certf as to above mtg; Sept22'13; same to same.

**Broadway, 4001-9** (8:2138), nwc 168th (No 601), 90x150; Sept20; Sept23'13; due Mar23'15, 6%; Jas Livingston Consn Co to Pembroke Realty Co, 15 E 40. 25,000

**Broadway, 4001-9**; certf as to above mtg; Sept22; Sept23'13; same to same.

**Central Park W, 442-3** (7:1840); ext of 2 mtgs for \$25,000 ea to Sept28'18 at 5%; Sept18; Sept25'13; Lawyers Mtg Co with Jno Schreyer. nom

**Columbus av, 590** (4:1219), ws, abt 75 s 89th, 25.2x100; PM; Sept9; Sept23'13; 5y 4½%; Ebling Realty Co to Philip Ebling, 306 W 102. 28,000

**Columbus av** (8:2212), nwc 215th, 99.11 x100; Sept19; Sept20'13; 3y6%; T G Galardi & Co to Hamilton Odell, 135 W 75. 12,000

**Columbus av** (8:2212), same prop; certf as to above mtg; Sept19; Sept20'13; same to same.

**East End av, 106** (5:1581), ws, 76.8 n 84th, 25.6x88; Aug20; Sept22'13; due Sept 1'16, 5%; Danl Schmidt Jr & Edw Schmidt exrs Danl Schmidt to Home Savings Bank, 804 Manhattan av, Bklyn. 7,000

**Hillside av** (8:2171-42), nwc Ellwood; transfer of tax lien for years 1896 to 1907, assessed to G Greegan; Apr14'10; Sept25'13; 3y7½%; City N Y to Peter Condon, 38 Park row. 2,961.62

**Lenox av, 332** (6:1724), es, 67 s 127th, 16.6x85; Sept15; Sept22'13; 5y5½%; Fredk Wurster to Lawyers Mort Co, 59 Liberty. 12,000

**Lexington av, 311** (3:893), agmt as to amt due on mtg & ext of \$45,000 mtg to Sept1'14 at 6%; Sept12; Sept20'13; NY Life Ins Co with 138 E 38 Co, Inc. nom

**Lexington av, 1324-6** (5:1517), nwc 88th (No 127), 100x41.8; pr mtg \$—; Feb14; Sept23'13; installs, 6%; Harriet S Goldsmith to Aimee Oppenheimer, 23 Morningside av. 3,300

**Lexington av, 1829** (6:1641), nec 113th (No 147), 100.11x25; PM; Sept9; Sept24'13; 5y4½%; Ebling Realty Co to Louis A Ebling, Bronxville, NY. 19,000

**Madison av, 1757** (6:1621), es, 50.10 n 115th, 25x84; PM; Sept9; Sept24'13; 3y4½%; Ebling Realty Co to Philip Ebling, 306 W 102. 5,000

**Nagle av** (8:2171), ses, 100 sw Ellwood, 100x200; bldg loan; pr mtg \$16,000; Sept 19'13; 1y6%; Halpin Bldg Corpn to M M Realty Co, 128 Bway. 65,000

**Nagle av** (8:2171), same prop; certf as to above mtg; Sept19'13; same to same. nom

**Riverside dr, 583**, see 135th st, 635 W.

**Riverside dr, 865** (8:2135), ws, 130.8 n on curve from cl 159th if extended west, runs n24.9xw59.11xs20.5xe70.3 to beg; PM; pr mtg \$9,500; Sept18; Sept19'13; 3y4½%; Chas J Buttery, 127 Covert, Bklyn to Otto R Hartmann, 1196 Warburton av, Yonkers, NY. 10,500

**Riverside dr, 865** (8:2135), ws, 130.8 n c l 159th, 20x60x20.5x70.3; ext of \$9,500 mtg to Aug28'16 at 4½%; Aug28; Sept19 '13; Bowery Savings Bank with Otto R Hartmann. nom

**Riverside dr** (8:2135), ws, 100 n 161st, runs w162.5xn65.2xe163.2xs8.3xs25 to dr xsw56.10 to beg; Sept11; Sept20'13; due &c as per note; Jas Pilkington to Bank of Washington Heights, 1915 Ams av. note 5,000

**St Nicholas av, 235-7** (7:1948); ext of mtg for \$32,000 to June12'18, 5%; Aug1; Sept25 '13; Wm Koenig with Bowery Savgs Bank, a corpn, 128 Bowery. nom

**Wadsworth av, 90** (8:2145), ext of \$30,000 mtg to Sept—'16 at 5½%; Sept16; Sept19 '13; Title Guar & Trust Co with Ellen L Finlay, Mt Vernon, NY. nom

**West End av, 883** (7:1890), ws, 20.11 n 103d, 20x100; ext of \$18,000 mtg to Nov1'16 at 5%; Sept19'13; Elberta L Sands, 883 West End av with Union Dime Savgs Bank, 701 6 av. nom

**1ST av, 1108**, see Av A or Sutton pl, 24.

**1ST av, 1881** (6:1669); sal Ls; Sept24; Sept25'13; demand, 6%; Chas Moser to Lion Brewery, a corpn, 104 W 108. 1,930.93

**2D av** (6:1655), swc 106th; sal Ls; Sept 18; Sept22'13; demand, 6%; Thos Cunningham to Geo Ehret, 1197 Park av. 2,000

**3D av, 165** (3:897); sal Ls; Sept18; Sept 25'13; demand, 6%; Gus E Strom to A Hupfel's Sons, a corpn, 842 St Anns av. 4,344.92

**5TH av, 1489** (6:1746), es, 63.2 s 120th, 37.8x100; pr mtg \$45,000; Sept3; Sept20'13; due &c as per bond; Jno F Stodder to Louis A Stern, 247 Audubon av. 5,000

**5TH av, 1489**; sobrn agmt; Sept5; Sept 20'13; Estates Mortgage Securities Co with same. nom

**6TH av, 450-2** (3:829); ext of \$25,000 mtg to Sept22'17 at 6%; Sept22; Sept23'13; Max Kobre with Max Radt. nom

**7TH av, 1880-6** (7:1830), nwc 114th (No 201), 100.11x100; ext of \$25,000 mtg to Sept22'16 at 6%; Sept22; Sept23'13; Pincus Lowenfeld & Wm Prager with 114th St & 7th Ave Consn Co, 1980 7 av. nom

**7TH av, 2080** (7:1929), swc 124th; sal Ls; Sept18; Sept20'13; demand, 6%; Wm E Farrell to A Hupfel's Sons, 842 St Anns av. 2,500

**8TH av, 571**; also 38TH ST, 301-3 W (3:762); sal Ls; Sept17; Sept22'13; demand, 6%; Henry A Currier to Lion Brewery, 104 W 108. 1,500

**8TH av, 887** (4:1043), sal Ls; June30; Sept24'13; demand, 6%; Patk A & Edw Gallagher to Clausen-Flanagan Brewery, 441 W 25. 6,000

## MISCELLANEOUS MORTGAGES.

### Borough of Manhattan.

**Land in Queens Co, NY** (misc); certf as to mtg for \$3,500; Sept9; Sept24'13; Van Wyck Realty Co to Richd Morrissey.

## MORTGAGES.

### Borough of the Bronx.

**Austin pl** (10:2601), ss, 607.2 e 144th, 27 x120.9x94.8x100; pr mtg \$5,100; Sept10; Sept20'13; 2y6%; Alemano, Silvestro & Attilio Tozzini, 2310 St Raymonds av, to Maria Cecchi, 332 E 53. 3,000

**Bonner pl** (9:2423), ns, 100 e Morris av or pl, 33.4x75; pr mtg \$16,000; Sept19; Sept 22'13; 2y6%; Thos D Malcolm Consn Co to Matilda Muendel, 22 Beekman pl, 2,000

**Bonner pl** (9:2423), same prop; certf as to above mtg; Sept19; Sept22'13; same to same.

**Bonner pl** (9:2423), ns, 166.8 e Morris av or pl, 33.4x75; pr mtg \$16,000; Sept19; Sept22'13; 2y6%; Thos D Malcolm Consn Co to Matilda Muendel, 22 Beekman pl. 2,000

**Bonner pl** (9:2423), same prop; certf as to above mtg; Sept19; Sept22'13; same to same.

**Cyrus pl or 188th st E** (11:3041), ss, 91 w 3 av, 37.5x100; consent of stockholders to mtg for \$2,000; May9; Sept25'13; Casolaro Fasany Co, Inc, to Alema Realty Exchange Co, a corpn.

**Dawson st** (10:2686), ss, 91.10 e Prospect av, 50x128.5x50x126.2; ext of mtg for \$45,000 to Oct1'16, 5%; Sept15; Sept19'13; Rachel Lyon with Metropolitan Life Ins Co, a corpn, 1 Mad av. nom

**Fairmount pl, nwc Marmion av**, see Marmion av, nwc Fairmount pl.

**Hobart st (\*)**, ss, 150 w 236th, 102.1x 100.5x111.10; Sept25'13; 2y6%; Peter Sauerbrey to Anna R Bohling, 2204 Creston. 1,500

**Kelly st** (10:2706), es, 45.3 s Intervale av, 25x122.3x25.1x124.11; pr mtg \$5,000; Sept 22; Sept23'13; due, &c, as per bond; Christine Korth to Chas Schneider, 1125 Tinton av. 1,000

**Meade st, 617** (\*), ns, 150 e Garfield, 25 x100; PM; Sept23; Sept24'13, 3y5½%; Cath Callaghan to Annie McConville, 2673 8 av. 3,000

**Mt Hope pl, 22** (11:2851), ss, 165 w Walton av, 25x125; pr mtg \$7,000; Sept19; Sept 22'13; due, &c, as per bond; Agnes Pennamacoer, 862 8 av, to Jno Popper, 411 W 17. 2,000

**Prospect st (\*)**, ns, adj land of the late Benj Hegeman, runs n110xe75xs110 to st xw75 to beg, City Island; Sept20; Sept24 '13; 3y6%; Ellen Collins, 31 Carroll to Wm Allen, Mt Vernon, NY. 2,500

**Simpson st, nec 167th**, see 167th E, nec Simpson.

**Tiffany st, 1092** (10:2717), es, 79.3 s 167th, runs e109xn25xn85.10 to ses 167th (No 914) xsw74.8 to es Tiffany xs79.3 to beg; pr mtg \$81,000; Sept20; Sept22'13; due, &c, as per bond; William H Weiher Building Co, a corpn, to Douglas Nicholson, 143 Chester st, Mt Vernon, NY. 13,000

**Tiffany st, 1092**; also 167TH ST, 914 E; certf as to above mtg; Sept20; Sept22'13; same to same.

**136TH st, 337 E** (9:2299), ns, 48.5 e Alex av, 16x50; PM; pr mtg \$2,500; Sept19; Sept 20'13; installs, 6%; Francis B Williams to Jos M Becker, 202 W 122. 500

**137TH st, 448 E** (9:2281), ext of \$14,000 mtg to Aug23'16 at 5½%; Sept18; Sept29 '13; Cath Huston gdn Jno A Huston et al with Edw McLaughlin, 446 E 137. nom

**138TH st, 533 E** (9:2266), sal Ls; Sept23 '13; demand, 6%; Patk McAnaney to Geo Ehret, 1197 Park av. 1,000

**148TH st, 238 E** (9:2336), ss, 386.10 e Park av, 25x100; PM; Sept24; Sept25'13; due &c asperbond; Antonio Magro to Annie Garin, 423 E 152. 8,000

**150TH st E, nwc 3 av**, see 3 av, nwc 150.

**150TH st E, nec Melrose av**, see 3 av, nwc 150th.

**158TH st, 611 E**, see Eagle av, 800.

**158TH st, 617 (817 E)** (10:2626), ns, 48.9 e Eagle av, 51.3x50; PM; Sept9; Sept24'13; 5y4½%; Ebling Realty Co to Robt W Ebling, 114 Morningside dr. 6,000

**162D st, 860 E** (10:2690), ss, 99.11 e Prospect av, runs s25xw2.11xs44.6xe33x30xe25x 99.5 to st xw25.10 to beg; Sept23; Sept24 '13; due, &c, as per bond; Kossuth Realty Co to Catholic Women's Benevolent Legion, a corpn, 153 E 44. 12,500

**162D st, 860 E**; sobrn agmt; Sept19; Sept 24'13; Sarah Wishnew with same. nom

**165TH st E, sec Sheridan av**, see Sheridan av, sec 165.

**165TH st E, swc Sherman av**, see Sheridan av, sec 165.

**167TH st E** (10:2728), nec Simpson, 25x 90; pr mtg \$—; Sept22; Sept23'13; due, &c, as per bond; Kaplan Bldg Co Inc, a corpn, 923 Fox, to Adeline Cahn, 2540 Grand av. 1,000

**167TH st E, sec Teller av**, see Teller av, sec 167.

**167TH st, 914 E**, see Tiffany, 1092.

**170TH st, 451-3 E** (11:2902), ns, 126.4 e Park av, runs n104xe23.4xs7.8xe24xs96.11 to st xw48 to beg; Sept23; Sept24'13; due, &c, as per bond; Flora Schreiber to Sarah C Doty, 118 W 77. 3,000

**173D st E, sec Hoe av**, see Hoe av, sec 173d.

**179TH st E** (11:3028), ss, 99.7 e Webster av, 18.6x100; pr mtg \$5,000; Sept16; Sept 23'13; installs, 6%; Helen T Everard, 419 E 179, to Benj Gordon, 101 Amity, Flushing, LI. 600

**182D st E, sec Park av**, see Park av, sec 182d.

**184TH st E, nec Creston av**, see Creston av, 2374.

**184TH st E, sec Park av**, see Park av, sec 184.

**184TH st E** (11:3039), ns, 128.8 w Washington av, 16.8x100; pr mtg \$6,500; Sept19; Sept24'13; 1y6%; Frank Fischer, 2184 Valentine av to Unexcelled Sales Corpn, 1455 Bway. 2,500

**192D st E, nec Creston av**, see Creston av, nec 192.

**192D st E, swc Grand blvd & concourse**, see Creston av, nec 192.

**198TH st, 385 E** (12:3279), ns, 50.8 e Decatur av, 25x91.11x24.11x91.5; pr mtg \$5,500; Sept17; Sept24'13; 3y5%; Anthony McCarthy to De Lancey Nicoll, 23 E 39. 2,200

**202D st E** (12:3307), ss, 325 e Valentine av, 73.9 to Briggs av x115.3x16.4x100; Sept 17; Sept19'13; 3y6%; Patk M Burke to Wm Beaman, 477 St Ann's av. 5,000

**206TH st E** (12:3312), ss, 26.7 e St George's Crescent, 25x100; pr mtg \$12,000; Sept17; Sept19'13; installs, 6%; Angela M Monaco to Alfd Olenick, 315 W 115. 1,200

**209TH st E, swc Hull av**, see Hull av, swc 209.

**219TH st E, sws, at nws Bronxwood av**, see Bronxwood av, nws at sws 219.

**Alexander av** (9:2297), es, 60 s 135th, 20 x75; Sept18; Sept19'13; due, &c, as per bond; Teresa E Bernard, 150 Alex av, to North Side Savings Bank, 3230 3 av. 1,000

**Amundson av, ws, 125 n Randall av**, see Seton av, es, 125 n Randall av.

**Arthur av** (11:3070), es, 342 s 182d, 25x 100, except part for av; pr mtg \$22,000; Sept17; Sept19'13; due, &c, as per bond; Rogers-Gallagher Consn Co Inc a corpn, to Carolyn L Rogers, 4346 Park av, 2,000

**Arthur av** (11:3070), same prop; certf as to above mtg; Sept17; Sept19'13; same to same.

**Barnes av, es, 100 s Lydig av**, see Mullner av, ws, 154.6 s Neil av.

**Bathgate av** (11:2913), ws, 160 s 172d, 50 x120, except part for av; pr mtg \$8,000; Sept9; Sept20'13; 1y6%; Bloom Realty Corpn, 1480 Bathgate av, to Jas W Conlon, 329 E 119. 3,000

**Bay av (\*)**, ss, 398 w North, 63x100, City Island; Sept22; Sept23'13; 3y6%; Wm E Lowndes to Saml J Wood, 107 Point st, City Island, NY. 1,400

Bay av (\*), same prop; sobr n agmt; Sept 19; Sept23'13; Louis E Smith with same. nom

Beekman av, 347-9 (10:2555), ws, 25 n Oak ter, 50x100; pr mtg \$30,000; Sept18; Sept19'13; due, &c, as per bond; Henry Kaufmann, 570 E 141, & Chas Borchardt, 302 St Ann's av, to Jacob Hoffman, 3073 Hull av. 5,500

Bergen av, nws, 123.5 sw 140th, see Willis av, 534.

Boston rd, 2013-15 (11:3135); sal Ls; Sept19; Sept22'13; demand, 6%; Carl F Spaney & Wenzel Schmid to Lion Brewery, 104 W 108. 10,000

Briggs av (12:3295), es, 121.6 s 198th, 25x81.1x25x81.8; Sept6; Sept25'13; 3y6%; Agnes Peck to Ann Haren, 408 E 57. 2,800

Briggs av, swc 202d, see 202d st E, ss, 325 e Valentine av.

Bronx & Pelham Pkway, nwc Esplanade, see Esplanade, nwc Bronx & Pelham Pkway.

Bronxdale av, es, abt 204.4 s Rhinelander av, see Hone av, ws, 200 s Pierce av.

Bronwood av (\*), nws, at sws 219th, 114x105; ext of \$2,500 mtg to Sept17'16 at 5%; Sept12; Sept24'13; Columban J Kelly with Giacoma & Jos Reina, 239 E 106. nom

Brook av, 1500 (11:2895), ext of \$9,500 mtg to Nov15'18 at 5%; Sept19; Sept23'13; Louis Krower & ano exrs Edw Gutman with Henry Moehring, 1500 Brook av. nom

Carpenter av (\*), ses, 300 sw 239th, 25x 100, except part for Carpenter av; Sept20; Sept24'13; due Jan12'16, 6%; Jennie Skrivan widow to Mary C McIntyre, 3759 Barnes av. 400

Cedar av, 1824 (11:2881); sal Ls; Sept22; Sept25'13; demand, 6%; Ludwig Czarich to Patk J Murphy, 275 W 177. 2,500

Cedar av, 1824 (11:2881); sal Ls; Sept 16; Sept22'13; demand, 6%; Ludwig Czarich to Clausen-Flanagan Brewery, 441 W 25. 6,500

Chatterton av, see Havemeyer av, see Havemeyer av, see Chatterton av.

Concord av (\*), es, 146 n 236th, 50x95; Sept18; Sept19'13; due Oct1'16, 6%; Giovannina Serio, 232 S Canal st, Easton, Pa, to Frederic Condit at Hulets Landing, Washington Co, NY. 1,300

Cornell av (\*), nec Mapes av, 100x50; Sept22; Sept24'13; 3y5%; Frank X Rappolt to Margaretha Werner individ & as extrx Friedrika Helfrich, 1113 Lebanon. 4,000

Creston av, 2374 (11:3165), nec 184th, 124.5x172.9 to ws Grand blvd & concourse (No 2385) x130.5 to 184th x177.1 to beg; all title to strip adj above on n, being 4-100 of a foot on Creston av & 1.7 on Grand blvd & concourse; PM; Sept22'13; 3y5 1/2%; Anna M Reilly & Grace M Joyce to Sarah E Funnald, 34 W 72 & ano, exrs &c Francis P Funnald. 24,000

Creston av (11:3168), nec 192d, runs n 150x109.2x24.1x108.11 to ws Grand blvd & concourse xsl25 to st xw214.11 to beg; Sept23; Sept24'13; due, &c, as per bond; Jno P Dunn to Thos J Dunn, 2584 Creston av. 4,000

Eagle av, 800 (10:2626), nec 158th (No 611, old 815), 50x48.9; PM; Sept9; Sept24'13; 5y4 1/2%; Ebling Realty Co to Charlotte wife Peter Doelger, Jr, 266 West End av. 8,000

Edison av (\*), es, 134.5 n Pelham rd, 25x183.11 to Pelham rd x28.1x171; Sept23; Sept25'13; 5y6%; Andw Quinto, 3009 Westchester av, to Richd R Policic, 352 E 125. 2,800

Esplanade (\*), nwc Bronx & Pelham Pkway, 209.4x200.4x109.8, gore; PM; Sept12; Sept23'13; due July 9'16, 5%; Chas M McGuire & Edw McLaughlin, Syracuse, NY, to Morris Park Estates. 19,775

Fowler av, nec Pierce av, see Pierce av, nec Fowler av.

Fowler av (\*), ws, 200 s Rhinelander av, 50x90.10 to Bronxdale av x50.6x90.1; PM; Sept22; Sept25'13; due July9'16, 5%; Fredk W Ehlers, Hoboken, NJ, to Morris Park Estates. 1,820

Fulton av, 1779 (11:2930); ext of mtg for \$26,000 to July27'18, 5 1/2%; Sept10; Sept22'13; Cortland Savgs Bank with Fulton Ave Realty Co. nom

Gleason av (\*), ss, 25 w 174th, 25x106.8; pr mtg \$4,100; Sept19; Sept20'13; 2y6%; Robt Edwards, 1816 Gleason av, to Alex Munro, 766 Dawson. 400

Gleason av (\*), nec St Lawrence av, 100 x25, also ST LAWRENCE AV (\*), es, 75 n Gleason av, 25x100; pr mtg \$12,200; Sept 11; Sept23'13; due, &c, as per bond; Jacob Cohen to Wm F Stuhlmiller, 158 Lafayette Cohen to Wm F Stuhlmiller, 158 Lafayette av, Buffalo, NY & ano. 5,800

Grand blvd & concourse, 2355 (11:3164), ws, 58 n Field pl, 42x90; Sept23; Sept24'13; due, &c, as per bond; Philip J Kearns, 2305 Creston av, to Josiah H De Witt, 40 W 51, trste Wm P De Witt. 26,000

Grand blvd & concourse, nwc 192d, see Creston av, nec 192d.

Grand blvd & concourse, 2385, see Creston av, 2374.

Haight av (\*), es, 150 n Rhinelander av, 25x100; PM; July28; Sept19'13; 3y5%; Lawrence A Kelly Jr, to Morris Park Estates. 775

Haight av (\*), es, 375 n Rhinelander av, 25x100; July24; Sept22'13; due July9'16, 5%; Henrietta S Paulsen to Morris Park Estates, a corpn, 25 Broad. 770

Havemeyer av (Av B) (\*), see Chatterton av, 100x50, except pt for Chatterton av, Unionport; Sept13; Sept19'13; due &c as per bond; Theo M Macy to J & M Haffen Brewing Co, 386-98 E 152. 2,000

Havemeyer av, 918 (\*), see Quimby av, 25.10x88.11; Sept17; Sept24'13; 5y5 1/2%; Clarence Realty & Consn Co to Edw C Grolz, 8 W 102. 5,000

Havemeyer av, 918; certf as to above mtg; Sept22; Sept24'13; same to same. —

Mapes av, nec Cornell av, see Cornell av, nec Mapes av.

Hoe av (10:2745), ws, 275 n 167th, 25x 100; Sept18; Sept19'13; due, &c, as per bond; Rockfield Consn Co, a corpn, to Jas E Flood, 1226 Union av. 3,500

Hoe av (10:2745), same prop; certf as to above mtg; Sept18; Sept19'13; same to same.

Hoe av (11:2989), sec 173d, 75x100; pr mtg \$60,000; Sept18; Sept22'13; 2y6%; Marrazzi Consn Co to Abr Leipzig, 50 W 77. 10,000

Hoe av (11:2989); same prop; certf as to above mtg; Sept18; Sept22'13; same to same.

Hoe av (10:2746), es, 207 s Aldus, 100x 100; pr mtg \$—; Sept18; Sept20'13; demand, 6%; Aldus Consn Co to American Real Estate Co, 527 5 av. 2,000

Hoe av (10:2746), same prop; certf as to above mtg; Sept18; Sept20'13; same to same.

Hone av (\*), ws, 200 s Pierce av, 75x 100; PM; Sept22; Sept25'13; due July9'16, 5%; Fredk W Ehlers, Hoboken, NJ, to Morris Park Estates. 1,890

Hull av (12:3347), swc 209th, 100x100; pr mtg \$—; Aug1; Sept20'13; 3y6%; Fredk Realty Co to Pauline Tynberg, 1329 Mad av. 3,500

Longfellow av, 1489 (11:3000), ws, 125 s 172d, 25x100; pr mtg \$4,850; Sept20'13; 3y 6%; Jas J Baker to Cath Dunleavy, 540 Park av. 750

Lydig av (\*), nwc Paulding av, runs nw 94.5x47.8x83.4x82.9 to beg; PM; July21; Sept19'13; 3y5%; Olga Ebeling to Morris Park Estates. 4,000

Magenta av or 211th st (\*), ss, 80.8 e Rosewood av, 25x100; Sept18; Sept19'13; due May1'15, 6%; Francesco Attardo, 417 E 106, to Michael Romano, 243 E 105. 625

Marmion av (11:2960), es, 50 n Fairmount pl, 25x96.9; ext of \$6,500 mtg to Aug17'16 at 5%; Sept9; Sept24'13; Fredk W Ziemer to Mary E Radcliff, gdn Albt E Radcliff. nom

Marmion av (11:2955), nwc Fairmount pl, 100x25; certf that assignment intended to asn mtg affecting above premises; Sept 22; Sept23'13; Rosie Weisberg, 145 E 114, & Bessie Cadell, 1791 Lex av to Alert Consn Co, 1905 Marmion av. —

Mathews av, ws, 311.3 n Neil av, see Muliner av, ws, 154.6 s Neil av.

Melrose av, nec 150th, see 3d av, nwc 150.

Morris av (11:2807-2829), ws, 246.10 n 179th, 21.3x100; PM; Sept25'13; 3y5 1/2%; Marie, wife Louis Lubitz, 200 W 110, to Mary D Field, gdn Dorothea Hoyt, Plainfield, NJ. 7,000

Morris av, 2427 (11:3184), ws, 322.4 s Fordham rd, 25x84.3x25x83.4; pr mtg \$—; Sept3; Sept23'13; due, &c, as per bond; Cornelia F Tripler to Louis Fink, 4057 3 av. 400

Morris av, 2758 (12:3318), ext of \$6,000 mtg to Sept23'16 at 5%; Sept23'13; Wm Isemann with Edw Elliott, 2758 Morris av. nom

Mulliner av (\*), ws, 154.6 s Neil av, 75.1 x103.5x75x101.1; also MATTHEWS AV, w s, 311.3 n Neil av, runs n75xw91.5xsw33.6x e13.10x50x100 to beg; also BARNES AV, es, 100 s Lydig av, 100x100; PM; Sept12; Sept19'13; due July9'16, 5%; Jas G Warner, Asbury Park, NJ, to Morris Park Estates. 5,810

Newman av (\*), es, 200 s 150th, 25x160 x25x170; Sept19'13; 3y6%; Porter Realty & Development Co to Emilie M Phillips, East Orange, NJ. 18,000

Newman av (\*), same prop; certf as to above mtg; Mar19; Sept19'13; same to same.

Park av (11:3038), sec 184th, 50x100; bldg loan; Sept5; Sept24'13; demand, 6%; Jno H Buscall Co to Jno A Philbrick, Montclair, NJ. 30,000

Park av (11:3038); same prop; certf as to above mtg; Sept15; Sept24'13; same to same.

Park av (11:3037), sec 182d, 50x101; ext of \$5,000 mtg to Dec23'14 at 6%; Sept23; Sept24'13; Abr J Dworsky with Cleland Realty Co, 1849 Anthony av, & Henry & Anabella Cleland, 1849 Anthony av. nom

Paulding av, nwc Lydig av, see Lydig av, nwc Paulding av.

Pelham rd, ws, abt 134.5 n Edison av, see Edison av, es, 134.5 n Pelham rd.

Pierce av (\*), ss, 25 e Colden av, 50x100; PM; July24; Sept19'13; 3y5%; Julius Puzetz & Barney Cohen to Morris Park Estates. 1,995

Pierce av (\*), ns, 25.5 e Fowler av, 25.5x 88.11x25.5x89.2; PM; Sept22; Sept25'13; due July9'16, 5%; Fredk W Ehlers, Hoboken, NJ, to Morris Park Estates. 680

Pierce av (\*), nec Fowler av, 25.5x88.11 x25.5x88.7; PM; Sept22; Sept25'13; due July 9'16, 5%; Fredk W Ehlers, Hoboken, NJ, to Morris Park Estates. 750

Pierce av (\*), ns, 75 e Paulding av, 50x 100; PM; Aug1; Sept23'13; due July9'16, 5%; Philip Jawitz to Morris Park Estates. 1,295

Prospect av (10:2675), ws, 71 s Dawson, 23x95; Sept25'13; 3y5%; Honoria Tancredi to Caroline Fleischmann, 1171 Fulton av. 7,000

Quimby av (4th) (\*), ss, 100 e Olmstead av (Av D), 50x103, Unionport; Sept19; Sept 23'13; 3y5%; Otto A Koenig to Sebastian Weiss, 13 Gouverneur pl. 1,000

Quimby av, see Havemeyer av, see Havemeyer av, 918.

Quimby av (\*), ss, 100 e Olmstead av, 50x103, Unionport; ext of \$5,500 mtg to July17'14 at 5%; July16'12; Sept23'13; Otto A & Jos Koenig with Sebastian Weiss, 13 Gouverneur pl. nom

Ryer av, 2082 (11:3144-3149); ext of \$4,500 mtg to Oct10'18 at 5 1/2%; Sept18; Sept 25'13; Lawyers Mtg Co with Agnes Viggers. nom

St Lawrence av, es, 75 n Gleason av, see Gleason av, nec St Lawrence av.

St Lawrence av, nec Gleason av, see Gleason av, nec St Lawrence av.

Seton av (\*), es, 125 n Randall av, 87.6 x100; also AMUNDSON AV (\*), ws, 125 n Randall av, 150x100; Jan2'12; Sept23'13; 1 y6%; Bengt Nelson, 4016 Seton av, to Johanna Tennery, 100 W 90. 1,000

Sheridan av (9:2455), sec 165th, 46.2x 201.10 to ws Sherman av x54x200.10; PM; Sept23'13; 5y5%; Lillian B Rogers to Frederic A de Peyster, 13 E 86 et al. 7,500

Sherman av, swc 165th, see Sheridan av, sec 165.

Southern blvd (10:2744), es, 205 s 167th, 35x100; ext of \$28,000 mtg to Aug31'16 at 5%; Aug8; Sept20'13; Adamson R McCannless gdn Maude A Brookfield with Chas Ley. nom

Southern blvd, 841 (10:2722), ws, 70 n Intervale av, —; leasehold; Sept22; Sept 25'13; demand, 5%; Jno Sheerin to Oscar & Jos Lifshitz, 846 E 167. 1,200

Teller av (9:2429), sec 167th, 105.5x97.9x 158.8x111; pr mtg \$9,500; Sept22; Sept23'13; demand, 6%; G & S Amusement Co, Inc, 1316 Clay av to Alois L Ernst, 541 W 113. 10,000

Teller av (9:2429 & 2434), ws, 78.4 s 167th, 38.4x100.1; ext of mtg for \$21,000 to Sept10'17, 5%; Sept10; Sept19'13; Brevoort Real Estate Co, a corpn, 15 Wall, with O J Schwarzler Co, a corpn, 1150 Brook av. nom

Teller av (9:2434-2439), ws, 78.4 s 167th, 38.4x100; PM; pr mtg \$—; Sept10; Sept 19'13; 2y6%; Jas Gear to Kate Ley, 2560 Marion av. 2,000

Tinton av, 625-9 (10:2653), ws, 175 s 152d, 75x100; pr mtg \$63,000; Sept25'13; due Mar12'14, 6%; First Preferred Realty Corpn, 5 Beekman, to Estates Mtg Securities Co, 160 Bway. 3,000

Tinton av, 625-9; certf as to mtg for \$3,000; Sept18; Sept25'13; One Sixty Bway Holding Corpn to Estates Mtg Securities Co, a corpn, 160 Bway. —

Tremont av or 177th st W (11:2877), ss, 189.1 w Montgomery av, 25x100, except part for Tremont av; PM; Sept23; Sept24'13; due, &c, as per bond; Anthony J Pascoello, 218 Lafayette to North Side Mortgage Corpn, 391 E 149. 1,200

Van Nest av (\*), ns, 75 w Bogart av, 25 x100; PM; Sept11; Sept23'13; due July9'16, 5%; Jno S Juno, Schenectady, NY, to Morris Park Estates. 770

Walton av (Sylvan pl) (11:2850), ws, 207.7 s 176th (Orchard), 50x100; pr mtg \$3,500; Sept20; Sept22'13; due, &c, as per bond; Nan Realty Corpn, 193 W 168, to Celia Lowenstein, 12 W Fordham rd. 1,500

Webster av, 2092 (11:3029), ext of \$5,000 mtg to July20'16 at interest as per bond; Sept22; Sept24'13; Mary Dustman with Saml K Deane Jr, 61 Bank, et al trstes for Saml Deane. nom

Wendover av (11:2928), ss, 100 e 3 av, 75x131x75x132.5; pr mtg \$66,000; Sept23; Sept24'13; due Mar23'14, 6%; Cunard Realty Co, 412 W 148 to Estates Mortgage Securities Co, 160 Bway. 4,302

Wendover av, 776 (11:2928), ss, 100 e 3 av, 37.6x131.9x37.6x132.5; pr mtg \$33,000; Sept23; Sept24'13; due, &c, as per bond; Cunard Realty Co, 412 W 148, to Jno J Robinson, Centerport, LI. 4,500

Wendover av (11:2928), ss, 137.6 e 3 av, 37.6x131x37.6x131.9; pr mtg \$33,000; Sept 23; Sept24'13; due, &c, as per bond; Cunard Realty Co, 412 W 148, to Jno J Robinson, Centerport, LI. 4,500

West Farms rd, 1166 (10:2754), ext of \$20,000 mtg to Sept22'18 at 5%; Sept19; Sept23'13; Henry Morgenthau Co with West Farms Consn Co, 30 E 42. nom

West Farms rd, 1481 (11:3013), old ws, abt 150 s 172d, 27x90x25x100, except pt for rd; PM; Aug26; Sept22'13; 3y6%; Maria E Eisenbarth, Yonkers, NY, to Juliette F Potter, 60 W 129. 2,500

West Farms rd, 1481; PM; pr mtg \$2,500; Aug26; Sept22'13; installs, 6%; same to same. 500

West Farms rd (10:2754), es, 234.2 s Longfellow av, 37.6x90.11x39.5x78.8; sobr n agmt; Sept19; Sept23'13; West Farms Consn Co & Henry Morgenthau Co with Oscar R Meyer, 865 7 av as committee Linda Meyer. nom

Willis av, 212 (9:2281), es, 75 n 136th, 25x 75; Sept24; Sept25'13; 5y5%; Johanna Koop to Emigrant Indust Savgs Bank, a corpn, 51 Chambers. 14,000

Willis av, 534 (9:2293), es, 24.9 sw 3 av, runs se86.11xsw24.4 to cl old Henry xnw 76.3 to es Willis av xne25.10 to beg, except pt for 3 av; also BERGEN AV (9:2293), nws, 123.5 sw 149th, 25x89x24.4x89; leasehold; Sept25'13; due &c as per notes; Geo H Buschmann to Geo Ehret, 1197 Park av. 12,000

3D av (9:2374), nwc 150th, runs w141.3 to es Melrose av xn100xe20xsl42xe146.1 to 3 av xsl45 to beg; trust mtg; pr mtg \$—; Sept9; Sept23'13; due Sept15'28, 4 1/2%; Ebling Realty Co to Wm Ebling, 194 Riverside rd as trste. 55,000

3D av (9:2374), same prop; certf as to above mtg; Sept9; Sept23'13; same to same. —

3D av, 4048 (11:2930); leasehold, given to secure payment of \$1,000; Sept20; Sept 22'13; demand, 6%; Morris Brenner & Max Jollander to King Theatre Co, 4048 3 av. 1,000

Plot (\*), begins 990 e White Plains rd at point 1,020 n along same from Morris Park av, runs e100xn25xw100x25 to beg, with right of way over strip to Morris Park av; Sept23'13; 3y5%; Francesco Lamponi to Geo A Kellock, 2433 2 av. 3,000

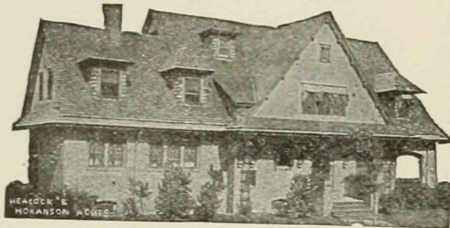






# IMPORTANT TO THOSE WHO EXPECT TO BUILD

WHEN PLANNING TO BUILD, you will find it of **great value** to first make a careful **personal** study of the illustrations of houses, etc., that have been designed and built by a **number** of leading architects, and to also



learn **their** ideas regarding the best interior arrangement and the most appropriate furnishings. This important information, which would greatly aid you in deciding about **your own** building plans, when you take them up with your own architect and builder, can easily be obtained from

the **several hundred** exterior and interior designs that are beautifully illustrated in the last six numbers of the

## Architectural Record

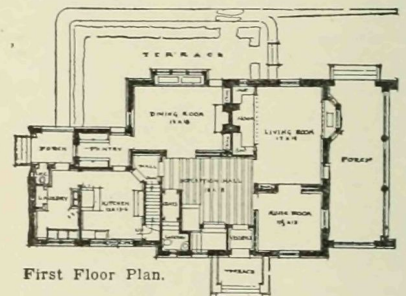
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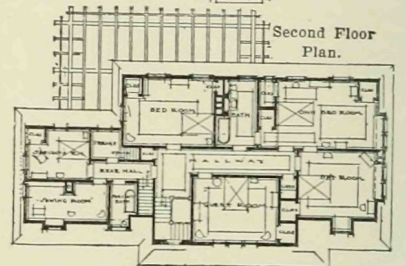
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