

REAL ESTATE BUILDERS RECORD AND GUIDE.

NEW YORK, OCTOBER 4, 1913

WILL BE THE WORLD'S HIGHEST SKYSCRAPER

To Be Erected By the Pan-American States Association From Plans of Francis H. Kimball—Hudson Maxim Heading the Movement—A Vast Edifice of Wonderful Parts.

FRANCIS H. KIMBALL, of 71 Broadway, Manhattan, is completing plans and specifications for the proposed Pan-American States Association Building, which is to be erected in this city. As outlined by Robert Lee Dunn, manager of the association, at 102 West 32d street, the proposed new home is to be the architectural wonder of the world, and is intended for permanent exhibits of the products of Central and Southern America and of the United States.

It will contain the most extensive and commodious club rooms, library and information and translation bureau in the world. It will have a height of 901 feet, topping the Woolworth Building by 150 feet, making it the tallest structure in the world. The design is of Spanish architecture, in keeping with the underlying purpose of the building—that of serving the joint interests of Latin-American countries and the United States. According to Mr. Dunn, the main section will have 32 floors with 23 and 25-foot ceilings. The remaining floors, up to the apex of the building, form a series of towers, rising to the full height. To quote from the association's prospectus:

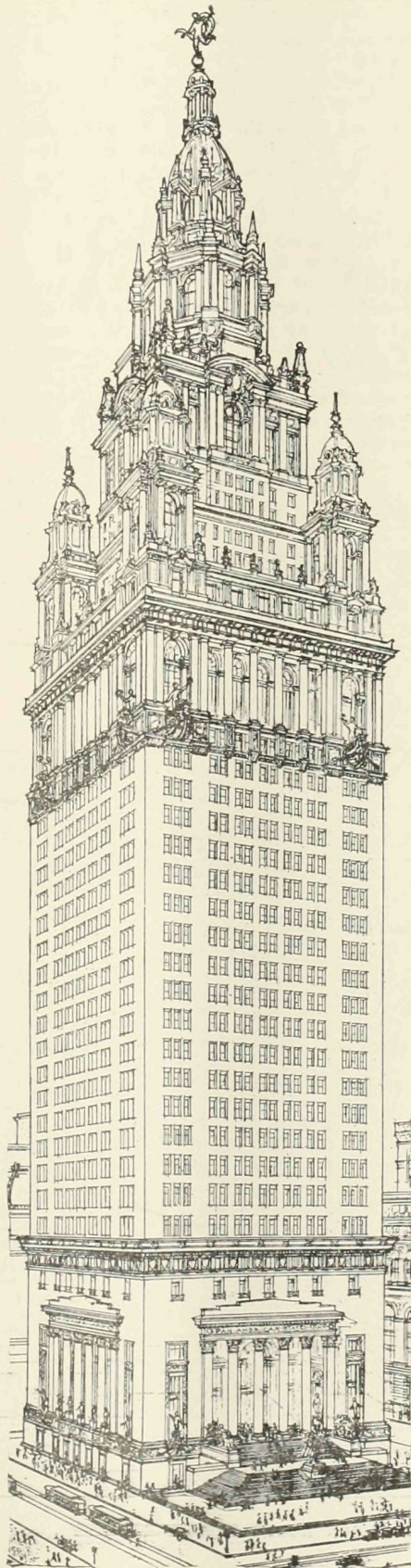
"The 21,000,000 cubic feet of material required will come in large part from Latin-American countries. The general plan is to provide a permanent place of exhibition of products of Latin America, as well as of the United States, so that buyers from all over the world may have a place where goods are exhibited permanently, together with all the facilities for transacting business with far-away countries. This will include club and hotel features as well as offices for lawyers and merchants affiliated with different industries.

"Machinery Hall, which will occupy the first floor, will be an immense hall, taking in the entire area of the building. Here may be exhibited on a large scale every variety of machinery. The second floor will be devoted to exhibitions of local manufacturers, and the industries of different sections are to have floors devoted to the exhibition of their products.

"One floor is reserved as a club for the Governors of the various States, where they will be entertained when in the city. It is a part of the plan of the Pan-American States Association to have at all times the co-operation of the Governors of States, who are vice-presidents of the organization.

"Above the Governors' floor the next four stories are set aside for the Latin-American republics. The next seven floors will be laid out as offices for exporters, merchants and interests transacting business with Latin-American people.

"Above the office section there will



DESIGN FOR PAN-AMERICAN BUILDING.

be a club floor, with a library unexcelled in the world. The Latin-American governments are to contribute to this library not only literature, but all manner of governmental and business reports; in short, everything of value printed in their respective countries, Latin-American newspapers and periodicals, statistics of American affairs, etc.

"On another floor there will be a large dining-room, and eight private dining-rooms for men and women; with conference rooms and private club-rooms. Another floor will be constructed as an auditorium to be used for lectures and assemblies. The space in the tower will be largely devoted to private apartments for the use of distinguished visitors and guests of the association.

"The cost of the building is estimated at \$11,000,000. At the present time several sites are under consideration. One of these is the site facing the new Pennsylvania Station on the east side of Seventh avenue, 32d to 33d streets; another is at the northwest corner of Lexington avenue and 42d street, at the Grand Central Terminal. The matter is in the hands of a committee, with the probability that it will soon be decided upon.

"The building fund will doubtless be forthcoming as soon as a sufficient number of leases for the floor space are secured. The response from the different Latin-American countries has been very gratifying; in fact, they are largely responsible for the idea of having a permanent home in New York for exhibits and for offices of consuls."

Grand Rotunda.

The heart of the building, this magnificent chamber will loom as a thing of exquisite and impressive beauty as one enters on the main floor. A huge mosaic, representing the globe, will lie under foot, coronated with the emblems of each of the twenty participating governments. Four chambers apart will serve as concourses before thirty-two bronze elevators. High, aloft, will be beautiful arches with deep graining and panels in high relief in color and gold.

The hall, designed by the Brazilian government, will be a gigantic room covering 35,000 square feet of space. In panels about the walls will be emblazoned the names of that republic's great cities, and in the main chamber will be shown permanently everything that Brazil has to offer to the remainder of the world, either as a matter of interest or a product for purchase. The extension expense is so large that the lighting facilities will be unsurpassed.

Hudson Maxim of Brooklyn is president of the Pan-American States Association. The full ground area of the building is 200 x 200 feet.

NEW FACTORY BUILDING LAWS IN EFFECT

The State Regulations Governing Construction of New Buildings and Improvement of Existing Ones—Special Rules To Be Prepared for Stairway Enclosures in Small Buildings.

A NUMBER of amendments to the Factory Law enacted by the Legislature last May went into effect Oct. 1. Among these amendments are a number relating to the construction of factory buildings. The legislative bills embodying these amendments emanated from the most part from the Legislative Factory Investigating Committee of which Senator Wagner was chairman, which committee held public hearings in this city last fall.

The duty of enforcing the new laws was laid upon the State Commissioner of Labor, but an Industrial Board was created with power to adopt rules and regulations upon subjects of which the statute already treats. The first regulation issued by the Industrial Board requires that in all factory buildings less than five stories in height the interior stairways shall be enclosed on all sides with fire-resisting materials, except that in buildings where there is an exterior enclosed fireproof stairway, a horizontal fire-escape or exit or an automatic sprinkler system, such enclosure of stairways will not be required—unless more than eighty persons are employed above the first floor.

Hearings Announced.

A series of meetings will be held by the Industrial Board October 8, 9 and 10, at which committees will be appointed to frame regulations for the construction of stairway partitions in factory buildings under five stories in height. Until such regulations are pre-

pared and adopted the State Commissioner, who is chairman of the board ex-officio, will presumably hold the enforcement of this particular order in abeyance. It is expected by real estate interests that the regulations for the construction of the stairway enclosures in the class of buildings referred to will not entail a very large expense in any case.

Construction Laws for New Factories.

The statute as amended contains the following principal laws affecting the planning and construction of buildings to be used for factory purposes:

(Section 79a.) No factory shall be conducted in any building hereafter erected more than one story in height unless such building shall conform to the following requirements:

1. All buildings more than four stories in height shall be of fireproof construction. The roofs of all buildings shall be covered with incombustible material, or shall be of tar and slag or plastic cement, supported by or applied to arches of fireproof material, and the cornices shall be constructed of incombustible material. All exterior walls within 25 feet of any non-fireproof building shall be not less than 8 inches thick and shall extend 3 feet above the roof.

Floor Area and Required Exits.

2. The term floor area as used in this section signifies the entire space between fire walls, or between a fire wall and an exterior wall of a building, or between the exterior walls of the building where there is no intervening fire

wall. From every floor area there shall be not less than two means of exit remote from each other, one of which on every floor above the ground floor shall be an interior enclosed fireproof stairway or an exterior enclosed fireproof stairway, and the other shall be such a stairway or a horizontal exit.

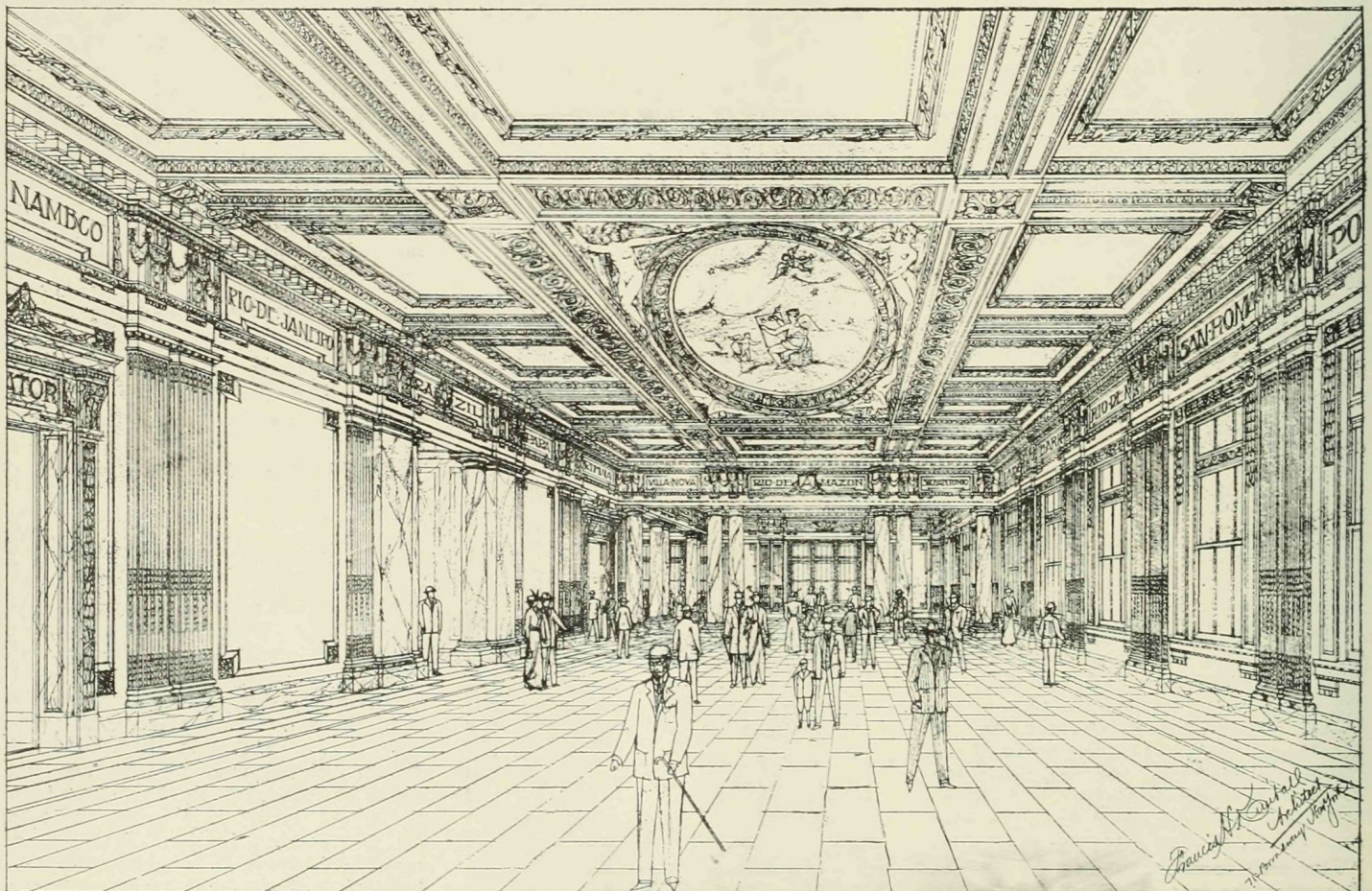
No point in any floor area shall be more than 100 feet distant from the entrance to one such means of exit. Whenever any floor area exceeds 5,000 square feet there shall be provided at least one additional means of exit as hereinbefore described for each 5,000 square feet or part thereof in excess of 5,000 square feet. In every building over 100 feet in height there shall be at least one exterior enclosed fireproof stairway, which shall be accessible from any point in the building.

3. Stairways. All stairways shall be constructed of incombustible material and shall have an unobstructed width of at least 44 inches throughout their length, except that hand rails may project not more than 3½ inches into such width. There shall be not more than 12 feet 6 inches between landings.

Requirements for Existing Buildings.

(Sec. 79b.) No factory shall be conducted in any building heretofore erected unless such building shall conform to the following requirements:

1. Required Exits.—Every building over two stories in height shall be provided on each floor with at least two means of exit or escape from fire, re-



ONE OF THE EXHIBITION ROOMS IN THE PAN-AMERICAN STATES BUILDING.

mote from each other, one of which on every floor above the ground floor shall lead to or open on an interior stairway which in buildings over four stories in height shall be enclosed as hereinafter provided, or to an exterior enclosed fire-proof stairway.

The other shall lead to such a stairway; or to a horizontal exit; or to an exterior screened stairway; or when, in the opinion of the industrial board, the safety of the occupants of the building would not be endangered thereby, to fire-escapes on the outside of the building. No point on any floor of such factory shall be more than 100 feet distant from the entrance to one such means of exit. Whenever egress may be had from the roof to an adjoining or nearby structure, every stairway serving as a required means of exit shall be extended to the roof. All such stairways shall extend to the first story and lead to the street, or to an unobstructed passageway leading to a street or road or to an open area affording safe passage to a street or road.

Stairway Enclosures.

2. All interior stairways serving as required means of exit in buildings more than four stories in height and the landings, platforms and passageways connected therewith shall be enclosed on all sides by partitions of fire-resisting material extending continuously from the basement.

Where the stairway extends to the top floor of the building such partitions shall extend to 3 feet above the roof. All openings in such partitions shall be provided with self-closing doors constructed of fire-resisting material except where such openings are in the exterior wall of the building.

All such partitions, and the doors provided for the openings therein, shall be constructed in such manner as the Industrial Board may prescribe by its rules and regulations.

Whenever, in the case of any existing buildings not over six stories in height, the Industrial Board shall find that the requirements of this and the last preceding subdivision relating to stairway enclosures can be dispensed with or modified without endangering the safety of persons employed in such buildings, the Industrial Board shall have power to adopt such rules and regulations as may, in its opinion, meet the conditions existing in such buildings, which rules and regulations may make said requirements inapplicable or modify the same in such manner as it may find to be adapted to securing the safety of persons employed therein.

The Industrial Board shall have power to adopt rules and regulations permitting, under conditions therein prescribed, as a substitute for the stairway enclosures herein required, the use of partitions heretofore constructed in such manner and of such fire-resisting material as have heretofore been approved by the local authorities exercising supervision over the construction and alteration of buildings. In such cases, however, every opening in the enclosing partitions shall be provided with firedoors.

Limitation of Number of Occupants.

(Section 79e.) The number of persons who may occupy any factory building or portion thereof above the ground floor shall be limited to such a number as can safely escape from such building by the means of exit provided in the building.

1. In buildings hereafter erected no more than fourteen persons shall be employed or permitted or suffered to work on any one floor for every full 22 inches in width of stairway conforming to the requirements for a required means of exit except as to extension to the roof, provided for such floor. No allowance shall be made for any excess in width of less than 22 inches.

2. In buildings heretofore erected no more than 14 persons shall be employed or permitted or suffered to work on any one floor for every 18 inches in width of stairway provided for such floor and conforming to the requirements for a required means of exit except as to extension to the roof, and for any excess in width of less than 18 inches, a proportionate increase in the number of occupants shall be allowed. Where the Industrial Board shall find that the safety of the occupants of any such building will not be endangered thereby, it may allow an increase in the number of occupants of any floor in such building to a number not greater than at the rate of 20 persons for every 18 inches in width of such stairway provided for such floor, with a proportionate increase in the number of occupants for any excess in width of less than 18 inches.

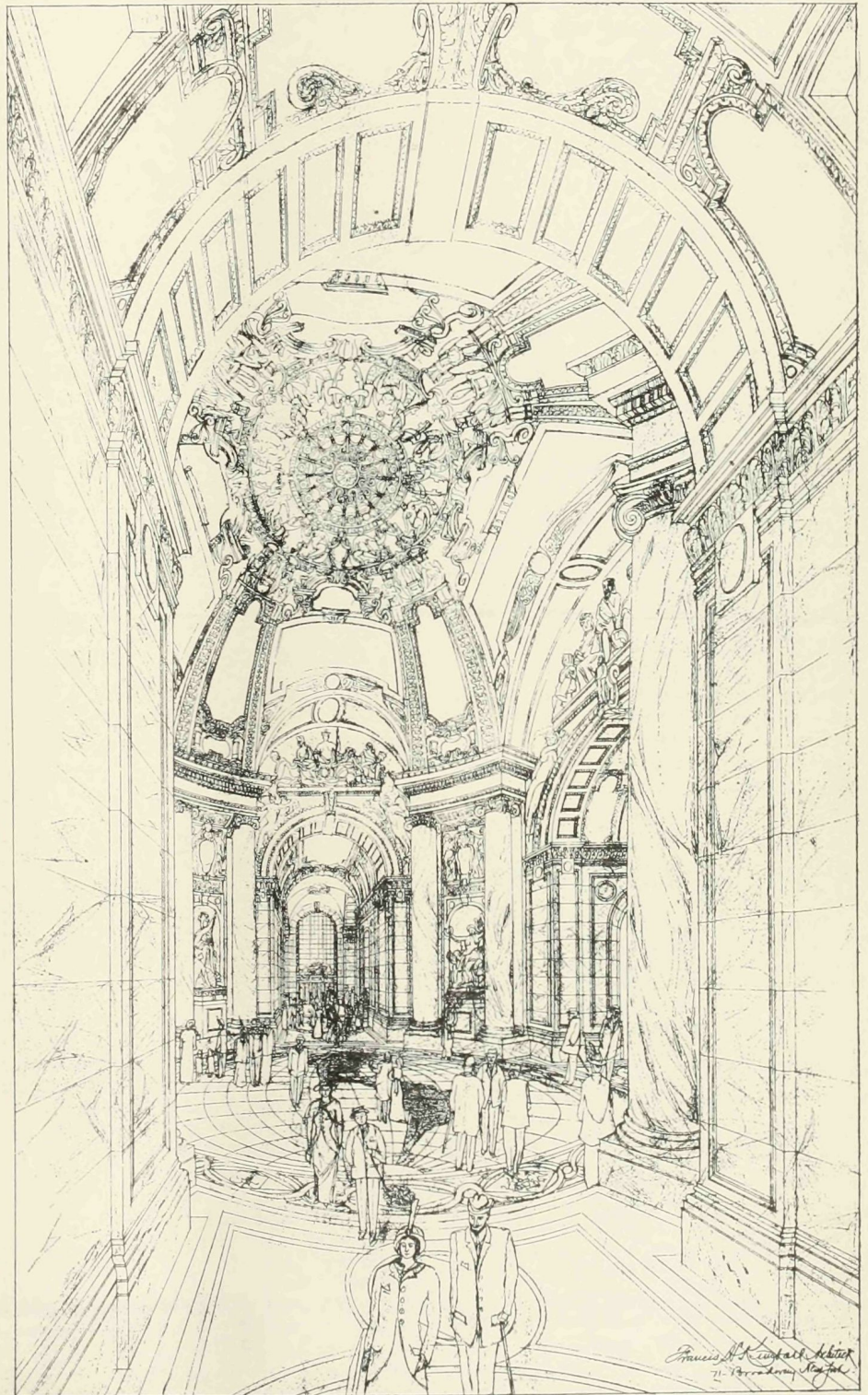
3. In any building for every additional 16 inches over 10 feet in height between two floors, one additional person may be employed on the upper of such floors for every 18 inches in width of stairway leading therefrom to the lower of such floors in buildings heretofore

erected, and one for every 22 inches in width of such stairway in buildings hereafter erected, provided that such stairways conform to the requirements for required means of exit except as to extension to the roof.

4. In any building, if any stairway has steps of the type known as "winders," a deduction of 10 per centum shall be made in counting the capacity of such stairway.

5. In any building where the stairways and stair halls are enclosed in fire-proof partitions or where, at the time this act takes effect, the stairways and stairhalls are enclosed in partitions of brick, concrete, terra-cotta blocks or reinforced concrete constructed in a manner heretofore approved by the superintendent of buildings of the city of New York having jurisdiction if in such city, or elsewhere in the State, in a manner conforming to the rules and regulations to be adopted by the Industrial Board under the provisions of subdivisions two of section 79b, all openings in which enclosing partitions are or shall hereafter be provided with fireproof doors, in either of such cases so many additional

(Continued on Page 624.)



THE GRAND ROTUNDA OF MACHINERY HALL OF THE PROPOSED PAN-AMERICAN STATES BUILDING.

REAL ESTATE ASSESSMENTS FOR YEAR 1914

Tax Books Opened October 1—Total Increase is \$168,126,435—Land Valuations Raised in Midtown Sections of Manhattan—Changes in the Other Boroughs

WHEN the tax books were opened on Wednesday morning, October 1, they disclosed a tentative increase in total assessed valuations of real estate of \$168,126,435 for Greater New York. Commissioner Purdy says that this is very small, and that as a matter of fact there has been practically no increase in the assessed value of land. Increase in the total valuation is represented by the assessment of new buildings, of which there are 6,428 in the city.

The increase for improvements on property during the last year totals \$140,152,205. Subtract that from the increase of \$154,369,990 for real estate owned by individuals and you will find that only about \$14,000,000 is left of the total increase. Undoubtedly there will be a reduction of the total figure also, due to the city having acquired property and other causes. This reduction may total more than \$30,000,000 or may be not more than \$20,000,000.

Commissioner Purdy has had tabulated figures which give statistics for each assessment district in Manhattan and also for each section in all the boroughs. They show the number of new buildings, the total of the 1913 assessment roll, the increase for improvements and the decrease, the net increase and the tentative assessment for 1914.

As seen in this table, the largest net increase for any one section is No. 5 of Manhattan, where it is \$31,000,000. Section 5 is on the East Side, between 42d and 96th streets. The opposite section, on the West Side, has a net increase of \$31,000,000. Washington Heights, north of 155th street, has a net increase of \$15,900,000. Section No. 1, which is that part of the city below Grand street, has a net increase of \$10,900,000.

Tentative Assessments.

The following table shows the tentative assessment on real estate for the year 1914 in each borough and the final assessment for the year 1913, both for ordinary real estate and the real estate of corporations:

MANHATTAN.		
	Final Assessment. 1913.	Tentative Assessment. 1914.
Ordinary real est...	\$1,742,730,906	\$4,833,369,710
Corporation real est.	86,538,766	96,364,536
Total	\$4,829,267,672	\$4,929,734,246
THE BRONX.		
Ordinary real est...	\$572,808,163	\$593,267,014
Corporation real est.	42,790,805	44,226,500
Total	\$615,598,968	\$637,493,514
BROOKLYN.		
Ordinary real est...	\$1,559,094,532	\$1,584,388,237
Corporation real est.	22,478,210	22,331,660
Total	\$1,581,572,742	\$1,606,719,897
QUEENS.		
Ordinary real est...	\$436,250,327	\$452,865,527
Corporation real est.	26,113,985	28,453,975
Total	\$462,364,312	\$481,319,502
RICHMOND.		
Ordinary real est...	\$76,353,176	\$77,716,606
Corporation real est.	2,629,410	2,928,950
Total	\$78,982,586	\$80,645,556
GRAND TOTAL.		
Ordinary real est...	\$7,387,237,104	\$7,541,607,094
Corporation real est.	180,549,176	194,305,621
Total	\$7,567,786,280	\$7,735,912,715

Manhattan's share of the tentative increase is \$100,466,574; The Bronx, \$21,894,546; Brooklyn, \$25,147,155; Queens, \$18,955,190; Richmond, \$1,662,970.

The number of new buildings assessed

in Manhattan was 301, valued at \$83,154,150; in The Bronx, 678, valued at \$19,303,720; Brooklyn, 2,378, valued at \$26,445,655; Queens, 2,522, valued at \$10,043,600; Richmond, 549, valued at \$1,205,089; total, 6,428 new buildings, valued at \$140,152,205.

Where Valuations Were Changed.

In the Borough of Manhattan there was some increase in the assessed value of land between Lexington and Fourth avenues from 14th to 40th streets, also in 42d street and on Broadway from 42d to 45th street, on Seventh avenue from 45th to 59th street, West End avenue from 59th to 96th street, and on side streets near Broadway from 60th to 65th street. There was some increase also in part of the Washington Heights section.

The decreases in land values were chiefly on Broadway from Bleecker to Tenth street and the abutting side streets, on some of the streets of the east side between Grand and 14th streets, and in that section lying between 14th to 23d streets, Fifth and Sixth avenues; also between 35th to 40th streets, Seventh and Eighth avenues. A further decrease was made in the territory north of 131st street and east of Eighth avenue in Harlem.

In the Bronx there was some increase between Prospect avenue, Southern Boulevard, Longwood avenue and 169th street, and the greatest decrease was between 117th street and Kingsbridge Road, Southern Boulevard and Aqueduct avenue.

In Queens the increase in land values was small as a whole and was chiefly in Long Island City along Thompson avenue and in Newtown on account of rapid transit and trolleys. Richmond was substantially stationary except for the new buildings, aggregating a little over a million dollars.

Brooklyn Field Notes.

The total tentative land value of the Borough is \$788,000,000. The number of parcels in the Borough is 213,328. The assessments on about 34,000 parcels have been changed for the year 1914.

In the factory section, along the waterfront from Fulton street to the Navy Yard, there has been a reduction of \$500,000 on land and \$215,000 on buildings. The increase for new buildings and equalization in this section amounts to \$213,000.

The taking of property by the city for Manhattan Bridge Plaza carried a reduction of \$216,000 for land and buildings; the assessments on contiguous property has been increased \$56,000 on land and \$61,000 for new buildings.

In the business district of Fulton street and Flatbush avenue there is an increase for improvements of \$400,000 and for equalization of \$1,000,000—\$600,000 of which is land increase.

The Old Heights section shows a decrease of \$300,000 on buildings and \$127,000 on land; also, an increase of \$240,000 for improvements, with an increase of \$140,000 on land for equalization.

The Red Hook section shows a reduction of \$1,800,000 for equalization, due to the fact that the section is an old one and property values have declined. The improvements of the New York

Dock Company and on the waterfront in the Erie Basin caused an increase of \$1,000,000; also, an increase for equalization of \$750,000—over \$600,000 of which is on land. The district as a whole showing a small net decrease.

The Bay Ridge section, Hamilton avenue to 60th street, shows an increase for improvements of \$1,600,000, and of \$886,000 for equalization—\$700,000 of which is on land—and a decrease of \$439,000 for equalization, making a net increase of over \$2,000,000.

Area of Greatest Activity.

In that section of Eastern Parkway east of Franklin avenue, and for half a dozen blocks north and south of the Parkway, the building activity has been greater than in any other part of the borough. The increase of \$800,000 for equalization includes \$600,000 for land. The large number of one- and two-family houses and four-story apartments makes the \$4,370,000 for improvements; the decrease for equalization is \$740,000.

The Bedford-Stuyvesant section show \$513,000 increase for equalization, which includes \$170,000 on land, \$1,460,000 increase for improvements, with over \$1,000,000 decrease for equalization.

In the section between Grand street and Broadway, adjacent to the Williamsburg Bridge, there has been erected a number of six-story walk-ups. The increase for equalization in this vicinity and as far north as the border of Greenpoint amounts to \$164,000. The improvements is \$1,114,000, and the decrease for buildings destroyed

AGGREGATE ASSESSMENTS, REAL ESTATE IN THE CITY OF NEW YORK

1898.....	\$1,856,567,923	1906.....	\$5,738,487,245
1899.....	2,932,445,464	1907.....	6,240,480,602
1900.....	3,168,557,700	1908.....	6,722,415,789
1901.....	3,237,778,261	1909.....	6,807,179,704
1902.....	3,332,647,579	1910.....	7,044,192,674
1903.....	4,751,550,826	1911.....	7,858,840,164
1904.....	5,015,463,779	1912.....	7,861,898,890
1905.....	5,221,582,301	1913.....	8,006,647,861

TAX RATE IN THE SEVERAL BOROUGHS FROM 1898 TO 1913, INCLUDING STATE TAX.

Manhattan Cents	The Bronx Cents	Bklyn Cents	Queens Cents	Richmond Cents	State Tax Mills
1898 2.01	2.01				2.08
1899 2.44804	2.4804	2.36424	3.27445	2.42373	2.49
1900 2.24771	2.24771	2.32113	2.34216	2.22073	1.96
1901 2.31733	2.31733	2.38853	2.35702	2.35191	1.20
1902 2.27344	2.27344	2.35353	2.31873	2.33653	.13
1903 1.41367	1.41367	1.48945	1.47508	1.49675	.13
1904 1.51342	1.51342	1.57296	1.57228	1.59281	.13
1905 1.49051	1.49051	1.56264	1.55523	1.55821	.09
1906 1.47890	1.47890	1.53769	1.55484	1.55422	.011495
1907 1.48499	1.48499	1.55408	1.53393	1.56798	.008642
1908 1.61407	1.61407	1.67021	1.66031	1.71115	.....
1909 1.67804	1.67804	1.73780	1.72536	1.77522	.....
1910 1.75790	1.75790	1.81499	1.81079	1.87501	.....
1911 1.72248	1.72248	1.75502	1.73645	1.81657	.....
1912 1.83	1.83	1.87	1.84	1.92	.6
1913 1.81	1.81	1.85	1.85	1.92	.....

While the books are open, applications for reduction may be filed. Applications for reduction of the assessed value of real estate must be filed on or before November 15. Applications for reduction of personal assessments must be made on or before November 30. On November 16 the real estate books will be closed, and on December 1. On November 1 the second half of real estate taxes will be payable.

The taxes on real estate in the city of New York have risen from \$72,805,000 in 1899 to \$145,872,000 in 1913. The aggregate assessments on real estate in the city within a stated period, together with the tax rates, are tabulated below, according to the last report of the Tax Department:

ANOTHER GREAT TRAFFIC CENTER PLANNED

Last of a Series of Great Bridge Terminals Designed By Commissioner O'Keeffe—
A Square Block to be Cleared—Underground Station For Trolley Cars.

THE accompanying picture represents the last of a series of plans prepared under the direction of Bridge Commissioner Arthur J. O'Keeffe, for the treatment of the terminals of the bridges spanning the East River. It illustrates the plaza development proposed for the Manhattan end of the Queensboro Bridge.

More than being a mere ending place for a bridge, the neighborhood will be the hub of the most varied system of interborough traffic lines on Manhattan Island. There will eventually be a mate at or near the New York end of the Queensboro Bridge for every sort of connecting transit line to be found at Brooklyn Bridge. There will be surface, underground and overhead lines, leading to all parts of the four principal boroughs.

The plans of Commissioner O'Keeffe contemplates that the city of New York will take title to the four-square block bounded by Second and Third avenues, 59th and 60th streets. Ever since the

a physical connection with the bridge structure, and trains from this line will run across the bridge.

The trolley lines coming over the bridge from Queens and Brooklyn, will run into new subsurface station on the New York side, which will take the place of the one now at the bridge approach, in order that the subway trains which are to operate over the bridge may enter and leave through 59th and 60th streets.

These bridge trains from the subway will be operated by the Brooklyn Rapid Transit Company and will run westward to Seventh avenue, south through Seventh avenue to 42d street and from that point down Broadway to Vesey street and Whitehall street to a tunnel under the East River to Montague street Brooklyn, and through Montague street to a connection with the Fourth Avenue Subway to Bay Ridge, Fort Hamilton and some time under the Narrows to Staten Island. The contracts with the Public Service Commission provide

OLD HEMPSTEAD TOWN.

Enlarging Its Residential Area—New Railroad Station.

It is the policy of the Long Island Railroad to make physical improvements first to those parts of its system that are contributing handsomely to the coffers of the company, and Hempstead is one of the communities that is adding to the residential charm of Long Island and making accretions to the large army of railroad commuters. A costly and spacious new station has been completed at Hempstead which is thirty-eight minutes distant in point of time from the city. When the large terminal yards at Jamaica are completed the running time between Hempstead and the city will be perceptibly reduced. As accessibility is a prime factor in the increment of property values, Hempstead real estate is destined to increase in selling and rental power because it is along the lines of least resistance to



PLAN FOR THE MANHATTAN TERMINAL OF THE QUEENSBORO BRIDGE.

building of a bridge was planned the necessity for a plaza, here has been in the mind of the engineers, but there has always been a strong feeling on the part of the public against the surface of the plaza ever being utilized or trackage purposes by any public service corporations.

This four-sided block contains about sixty parcels valued for assessment purposes according to last year's record, at a total of \$933,000 on the land and \$1,217,000 on the buildings. St. Thomas's Church and parish house and the day nursery are the most important buildings, all the others being four and five story tenements and three-story dwellings with stores in most cases. The largest owner is Bourke W. Cochran who is assessed \$65,000 on Nos. 993-995 Third avenue.

Traffic Lines in Connection.

With this space cleared and parked, the approach to the bridge will begin at Third avenue, where there is an elevated railroad. A block farther west will be the Lexington avenue subway. On the Second avenue side of the plaza there is another elevated line, which will have

for a five-cent fare all the way. The present congestion at the bridge will be ended and passengers enabled to reach their destination without changing cars at the bridge.

With these great traffic questions settled Commissioner O'Keeffe has been able to plan the notable series of terminals by which his administration will ever be remembered. All those appurtenances which might be unsightly if operated above ground are to be covered. The westbound track on the bridge which will join the Second avenue elevated structure will cross above the level of the existing elevated railway in order to avoid a grade crossing. And to prevent a view of the elevated railroad structures from the park, the plan shows a shield or facade of stone columns in the Grecian style.

No car tracks will cross the surface of plaza between Second and Third avenues, 59th and 60th street, if the plans of Commissioner O'Keeffe are adhered to, and the disagreeable noises and sights which make living unbearable near most railway junction points will here be reduced to a minimum.

growth. The place embodies other salient factors of growth, such as modern banking facilities, clubs, fine public and private schools and churches of various denominations. Not far away are famous golf links and tennis courts.

The late A. T. Stewart foresaw the great future of the level stretches known as Hempstead Plains in the late sixties and bought thousands of acres there on which his estate has since realized a handsome profit. It is pointed out that if Stewart, with his keen foresight, deemed the Hempstead section worthy of development in his time, that the same territory nowadays, with the most modern transportation facilities and municipal advantages, is riper yet for investment purposes. The water supply at Hempstead and its environs is the purest.

Gradually the old structural appearance of the business section of Hempstead is changing. Modern fireproof banking houses, office buildings and stores are superseding the frame structures of an earlier era. Property there has become too valuable for other than modern improvements.

NEW BUILDINGS ARE LATE.

Apartments Should Be Ready by August 1st—Renting Conditions Good.

In spite of the large production of apartment space this year, on top of almost an equally large production during the previous three or four years, the market has acted very well. Practically all the buildings on the East Side are in healthy shape, with a full quota of tenants and with very few concessions granted.

Douglas L. Elliman, of the firm of Douglas L. Elliman & Co., 421 Madison avenue, remarked yesterday that during the past three years there had been twelve hundred to fifteen hundred new homes of the better class provided in the East Side section from 40th to 83d street, and yet the vacancies in these new buildings probably would not total fifty. To be sure, the renting had been desultory, he added. First, one building after a period of idleness had sprung into activity and a large number of leases were closed; and then another, without any apparent consistency. The apartments renting at less than \$3,000 had been in greatest demand.

Mr. Elliman called attention to the fact that one of the most serious difficulties this season has been the late completion of several buildings and the unwillingness of tenants to lease from the plans as heretofore. There being more space to rent, they had no fear in waiting to see their apartments before signing leases, and in some cases this late completion has seriously handicapped this year's success of certain buildings. The wisest course for a builder to pursue is to plan to have his building finished at least by August 1, instead of just making the October 1 date and squeezing his tenants in with workmen still in the building. I cannot urge too strongly the importance of this early completion.

A Banner Year.

Alexander Duff, of Duff & Conger, of Madison avenue and 86th street, said that this has been a banner year for renting apartments and that his firm had been much gratified with the demand, and especially in the section known as the Carnegie Hill, which is east of Central Park and north of 86th street.

The numerous sales last spring of large plots on which to build private houses for well-known New Yorkers had definitely established that part of the city as destined to be purely residential, and when these houses are completed the neighborhood would be the best in town.

Another stimulant had come from the large commercial growth of the better class along Fourth avenue and around the Grand Central station, both of which are but a short distance away from the Carnegie Hill section and easily reached by the street car lines and Fifth avenue stages.

Gibbs & Kirby's record of renting the sixty apartments in the new twelve-story apartment house at 490 West End avenue, at the corner of 83d street, in less than two months sufficiently illustrates the trend of business in the West End section of Manhattan. The house referred to is laid out in suites of six, seven and eight rooms, the rentals ranging from \$1,200 to \$2,500 a year.

The \$200,000 gift of Adolph Lewisohn for a stadium to be erected on the land of the College of the City of New York, was formally accepted by the Board of Estimate on Thursday. The Comptroller reported that \$175,000 of this sum would be devoted to the construction of a complete athletic field.

CITY PLANNING EXHIBITION.

The City Will Have One—Photographs from Abroad—An Advisory Committee.

Borough President George McAneny, as chairman of the Heights of Buildings Committee of the Board of Estimate and Apportionment has arranged to hold a City Planning Exhibition in New York the last week in November and the first week in December.

On the 28th of August the Board of Estimate made an appropriation for this purpose, and the Merchants' Association has also guaranteed a certain amount towards it. The place where it will be held has not been determined yet, but it will be central and easily accessible to all.

The object in holding this exhibition is to show what city planning really is—to show the range of the subject, and to show that it does not deal merely with goodlooking buildings and fancy lighting fixtures and attractive parks, but has to do with all the laying-out of streets and open spaces, the development of transit and transportation, recreation and housing, the whole commercial development of the waterfront, water supply and sewage systems; in fact, everything that has to do with the physical development of the city.

As it is now, each city department goes ahead and does the best it can within its own field, but there is no one technical body which tries to work out the best relation possible between the plans of these different departments in the interest of the community as a whole. The result is that there is often considerable overlapping and waste. It is to correct this trouble that so many cities in America have been taking up city planning and appointing city planning commissions.

The mayors and the city governments and the commercial organizations all over this country and Europe are being asked to send in photographs, plans and drawings of those things that they have done better than most cities, and these cities are already proving to be most co-operative.

Members of an advisory commission have been appointed as follows: Frederic C. Howe, chairman; George B. Ford, secretary; Milo R. Maltbie, Mrs. V. G. Simkhovitch, Lawson Purdy, Charles R. Lamb, Nelson P. Lewis, Henry C. Wright, Raymond V. Ingersoll, H. Van Buren Magonigle, Richard M. Hurd, Frank B. Williams, Cass Gilbert, H. de B. Parsons.

Throgs Neck Taxpayers.

The Throgs Neck Taxpayers' Association, one of the oldest and largest organizations of this character in The Bronx, will hereafter meet in Public School No. 14, instead of their present quarters on Eastern Boulevard. This association is represented in the Taxpayers' Alliance and the Chester Taxpayers' Alliance, and through these connections do much for their community.

The Throgs Neck Association invites all taxpayers and rentpayers interested in the section east of Westchester Creek to join them and by so doing to be kept in touch with what is going on as concerns their interests. Meetings are called at 8:30 P. M. on the first Saturday of each month.

Tax Valuations.

Prices are governed by demand, which is one reason why full assessment for purposes of taxation is not a success. The demand lessens and the tax valuation is seldom correspondingly decreased.—Real Estate Board's Bulletin.

THE NEW INCOME TAX.

Lessees of Real Estate to Act as Collectors for the Government.

The Income Tax section of the General Revenue bill contains a provision to which great objection is being raised by real estate interests throughout the country. It requires lessees paying more than \$4,000 a year for the rental of premises to deduct the Government tax of one per cent. of the gross rent paid by them above the amount exempted.

The Senate amended the bill and gave lessees relief from the requirement, but it is now reported by the Allied Real Estate Interests that the conference committee has restored the original wording.

In the case of large office buildings, a large proportion of the income is derived from tenants who pay over \$4,000 a year rent and who, under the terms of the bill, will be authorized and required to deduct from their rent one per cent. and to turn the same over to the Government. For tenants to deduct this one per cent. from the gross rentals will create a situation greatly complicating the bookkeeping of the building manager.

Instructions and forms to be filled in will be issued by the Government agents, but in the meantime it would seem that the owners or managers of buildings will have to furnish tenants who pay rentals of more than \$4,000 a year a detailed statement of his income exemptions.

SEVENTH AVENUE EXTENSION.

Claims For Damages to Property—Subway Bids.

About 150 claims for damages have so far been filed since the city has taken title to the lands needed for the extension of Seventh avenue and the widening of Varick street. Altogether there are 253 parcels of real estate affected. The commissioners in condemnation proceedings, Messrs. Cantor, French and Brady, have begun to hold hearings.

Engineers of the Public Service Commission for the First District are pushing work on plans for the various sections of the subway to be built in Seventh avenue. As fast as plans for given sections are completed the commission advertises for bids for construction. On Wednesday of this week bids were received for the construction of the first section to be put under contract, and within two months actual work should begin on that important line.

The Seventh avenue subway is the new West Side line which will be provided for operation by the Interborough Rapid Transit Company. It will begin at Times Square (42d street), where it will connect with the existing subway, and run southward through Seventh avenue, Varick street, West Broadway and other streets to the Battery and to Brooklyn. Money to be contributed by the Interborough Company toward the cost of the new system will be used to pay for this line. Work on the plans for the other sections is approaching completion and within a few months the whole line ought to be under contract. When it is completed trains from northern Manhattan and the Bronx through the existing subway may be operated from 42d street over the new line to lower Manhattan, instead of down the east side, as at present.

—The Board of Estimate has authorized the acquisition, at private sale, for \$11,000, of the property at the corner of Richards street and Visitation place, Brooklyn, as a site for a Carnegie Library building.

BLOCK INDEX SYSTEM.

A Valuable Piece of Work Accomplished During Register Grifenhagen's Administration.

DURING the last three years the instruments recorded in the register's office before the block index system took effect in 1890 have been indexed according to the block system, and in addition a lot index system has been started for instruments within the block. Register Grifenhagen furnishes the following particulars concerning their important work:

"The possibility of examining titles again without the aid of expensive title searching plants means the springing into existence of many bond and mortgage companies with moderate capital and the reopening of offices of many conveyancers representing estates and investors. It is not difficult to realize the many advantages to the investment market flowing from this widening of the field from which investments and loans may be sought.

"The conveyance files alone contained about 600,000 instruments. Each of these, under the plan which was adopted, had to be abstracted in such form that it could be easily indexed. The property was described in writing or indicated by a diagram or both, and the names of the parties to the instrument carefully recorded.

Handling the Abstracts.

"Duplicate copies were made of every abstract. The abstract slips, distributed according to localities, were located as far as possible in the proper blocks, the block numbers placed upon them and the locations of the lots also indicated in a large number of cases. They were then arranged in separate blocks according to the date of record. Typewritten indexes were then prepared, and have been partly completed, which will show in the order of record every conveyance and mortgage, except certain indefinite instruments affecting property in the block under which they are indexed.

"The magnitude of the work undertaken can be shown in part only by figures. The mere writing of 600,000 slips is a large task and the work of making that number of diagrams is even greater. In the work of sorting and arranging the slips into blocks and in the placing on the carbon copies of the block numbers, of the original slips, it is estimated that each slip is handled twenty times, so the distribution of the slips in itself requires 12,000,000 handlings of slips, each 6x10 inches in size. The writing of the index will occupy the time of eight or ten speedy typewriters for about a year.

Locating Properties.

"It is, however, in the locating of property not described by references to existing blocks, or positions within a block, that the principal difficulty of the work arises. Practically all of the conveyances of single lots in the earlier years of the city's existence were by reference to the adjoining property owners, and these descriptions have been in many cases copied into later deeds.

"In spite of the difficulties which the locators have met with, their work has been successfully prosecuted, and of the 500,000 conveyances abstracted thus far, all except a small part, have been 'located,' or, when they were not of a class requiring the location of the property, they have been assorted for convenient reference or included in a miscellaneous index.

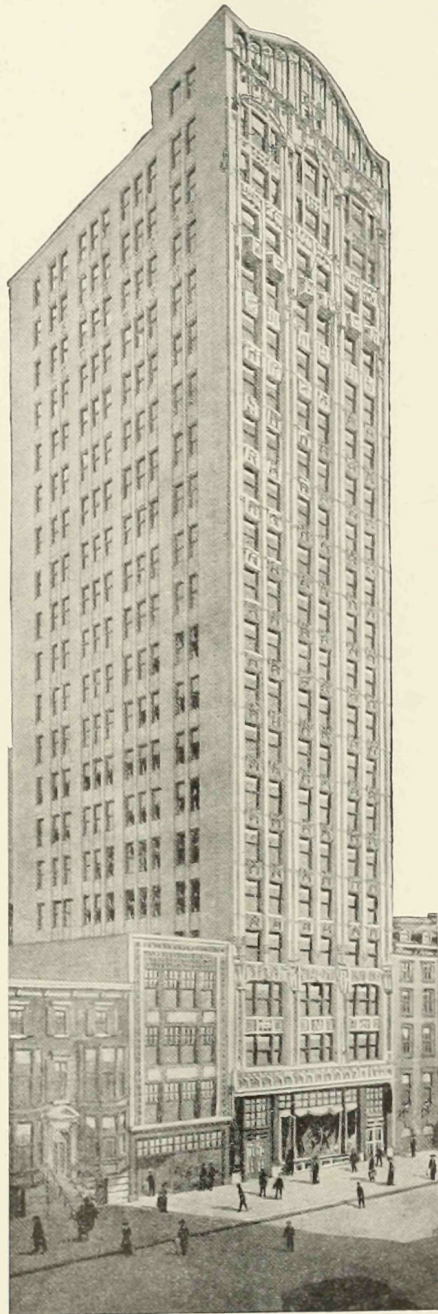
"A somewhat similar reindexing of real estate records has been in progress in Kings County for twelve years. The amount expended has been several times that which has been allotted to the New York Register. No indexing by lots has

been attempted in Kings County and the indexes, so far completed, are in less convenient form. Without making invidious comparisons, attention may well be called to the speed and accuracy and system with which the problem of locating the more valuable records of New York County has been thus far solved."

ADDITION TO BUILDING CENTER

New Skyscraper in the Construction Zone Establishes District's Identity.

Five years ago any real estate man making a prophesy that in half a decade the building construction interests of the city would establish for themselves a well-defined district such as the wool, silk, hardware, machinery and other trades have developed in various parts of the city, would not have been con-



Geo. & Edw. Blum, Architects.
NO. 18 EAST 41ST STREET.

sidered conservative. Today, such a district not only exists, but the permanency of its identity has been assured by the recent erection of another building designed especially to house architects, builders, contractors, engineers, building material manufacturers and distributors and equipment companies at 18 East 40th street.

This new building construction district is included within the boundaries of 34th and 42d streets, Broadway and Park avenue, particularly in the neighborhood of the Grand Central station. Practically every item that goes into a building, brick, lime, steel fabrication and erection, fireproofing, stone, architectural

terra cotta, concrete floors, roofing, gas and electrical appliances, not to mention architects, engineers and building labor, all have their community of interest in that district.

For that reason the skyscraper now nearing completion between Fifth and Madison avenues on 41st street, has a special appeal for building construction interests which have not yet moved into the new zone. Being ideally located at the axis of all the existing and proposed transit lines of the Greater City, with an entrance to the Grand Central subway station right across the street from its main entrance, and with the Pennsylvania station in close proximity it offers advantages to tenants that are exceptional to say the least.

Exceptional Advantages.

The construction of the building is everything that is up-to-date. It is fire-proof throughout, has an enclosed fire-tower, four high speed elevators and assured permanency of light, equal to, if not superior to a corner structure, by reason of the fact that the owners of the building also control by ownership of adjoining properties. Light and janitor service are provided free of charge and it in all respects offers every facility provided by the typical modern office building. The fact that there can be no diminition of natural light by reason of neighborhood construction tends to encourage large companies having need for extensive executive offices in considering this building as a permanent home, but provision is also made for tenants requiring office accommodation en suite or single. The ground floor store offers exceptional opportunity for an effective showroom and offices.

The Cross & Brown Company, of 22 West 38th street, has prepared some interesting information concerning this building which is available to the contracting, architectural or building material interests doing business in the Metropolitan district.

New Bronx Court House.

John A. Steinmetz, for the Land Realty Company, has just completed a new court house at No. 1014 East 181st street, between Boston Road and Bryant avenue, the Bronx, to be used as a City Magistrates' and a Domestic Relations Court. The architect, Henry G. Steinmetz, planned the building in accordance with the expressed wishes of the city authorities, and as a result West Farms can boast of a neat, airy and well designed court house.

The building is a three-story edifice, fronted with buff tapestry brick and limestone trimmings, plain in design but most pleasing to the eye. The ground floor contains the prisoners' pens and a finger-print room. The first floor will be used by the Eighth District City Magistrates' Court, and the top floor by the new Domestic Relations Court.

The location of the new court house is the center of the Bronx and accessible from all sections of the county, being at the Bronx Park subway terminal, two blocks west of Boston & Westchester terminal and one block north of 180th street Crosstown.

—A number of apartment houses along Madison avenue are being altered in whole or in part for commercial purposes. Douglas Elliman & Co., as agents and managers, are making over the house at the southwest corner of 55th street. The northwest corner of 52d street is having the ground floor remodeled; and the Taylor-Sherman Company, agent, has opened offices on the premises.

BUILDING MANAGEMENT

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

INSURANCE RATES.

How They Can Be Reduced—Faults of Management.

By SPEAR & COMPANY.

The annual report of Fire Commissioner Johnson points out the millions of dollars in destruction of property and loss of life through unascertained causes. While many of the fires are of incendiary origin, yet the great majority are the direct result of laxness and loose management. It is almost incredible that the manufacturing trades with their great amount of insurable stocks are the most careless. A visitor venturing into their shops at any time of the day will find employes smoking cigarettes or cigars though a fine of \$25 for each offense stares them in the face.

The Fire Insurance Exchange in making up the schedule, when the tenant is insured, plainly sets forth the common preventable causes of conflagration, and only a modicum of care is needed to avoid them. The great end is to get the tenant to realize the folly and great loss attendant on his indifference.

Preventable Causes of Fires.

The reproduction of this schedule here will prove valuable, if it reveals but this point; how many and various are the causes of fire and how essential is everlasting vigilance. Under the title of faults of management we have:

1. Unprotected stove pipes through floors or partitions.
2. Unsafe gas or other stoves.
3. Stove pipes through windows, roof or wall.
4. Stove pipes through windows not protected.
5. Stove pipes entering bottom of flue vertically.
6. Stove pipes entering flue and attic or unused room.
7. Bottom of elevator shaft used for closet or waste.
8. Swinging or other unsafe gas brackets or lamps unprotected.
9. Untidiness, rubbish, ashes, etc.
10. Packing material not in bins.
11. Broken plastering, windows, cracked walls, etc.
12. Empty boxes or rubbish in rear yard, alley, under sidewalk, grating, etc.
13. Open lights in show windows.
14. Unsafe gas engines.
15. Sawdust on floors, sawdust in spitoons.
16. Benzine according to quantity.
17. Ash or waste cans.
18. Oily floors under machines, lack of drip pans.
19. Steam pipes in contact with wood.
20. Electric light system not in compliance with regulations.
21. Arc lights not protected with metal shields or tight globes.
22. Crowded merchandise without proper aisles.
23. Open communication between buildings not standard.
24. Unsafe electric apparatus, unsafe heating apparatus.

A Charge for Each.

In making up the rate, the exchange places a charge on each and adds up the total. This rate is revised every six months and the carelessness of the ten-

ant and indifference of the owner, in refusing to meet the plain requirements of the schedule, will advance the rate not only on the building, which the owner has to shoulder, but also on the stock of the tenants.

The owner may be said to suffer in a double sense: an increased rate and also dissatisfaction on the part of the tenants, who have to pay for the laxness of the others. The rate is a factor, which the tenant will take into account when it is time to take up the question of renewal. Furthermore, it is plain a high insurance rate is a drawback, while a low one is an inducement, for new tenants seeking quarters in a loft building.

The majority of owners, however, pay little attention to this important feature of their management, expecting that their insurance broker will attend to the task of keeping down the rate. Yet this is a delusion, because the tenant as a rule does not pay much heed to the solicitations and urgings of the broker, who pays an occasional visit and is seen no more.

The building manager, however, is in a quite different position. He comes into close and friendly contact with the tenant from the very beginning. It is he who investigates his possibility as a financial and moral risk; draws up the leases; prepares the loft in condition for his arrival; collects the rent; attends to his various needs and complaints and comes to him for renewals. He stands in a more intimate relation with the tenant than the insurance broker, and in consequence the word of the building manager will carry more weight than that of the broker.

Because of the building manager's impersonal relation, he can induce the tenant to live up to the terms of the schedule and the lease, so that he will obey more readily than if the owner were to ask. The latter, eager to retain his good will, very often is reluctant to demand certain things which the tenant is required to do by the terms of his covenant. The owner himself, even if interested in keeping the rate as low as possible, is hampered by lack of intimate knowledge of the necessary details. Even if he has familiarized himself with the various provisions, the constant attention and need for being on the ground often proves too irksome.

His Greatest Service.

Here is where the building manager renders his greatest service, which the owner often fails to take into account. To educate the tenants in proper obedience to the various preventive provisions is a task in itself. Every day sees some other defect or derangement that has to be straightened out which if neglected might lead to serious consequences. Here the building manager compels the tenant to cover his pressing table with metal; there a broken skylight has to be fixed; and only by this sort of concentrated effort on the part of men who are thoroughly familiar with every detail of provision and code can the rate be kept at a minimum. This demands daily inspections, and of the numberless services the building manager renders the owner, none is more important than that of reducing and maintaining the rate at the lowest ebb.

AN ELEVATOR DEPARTMENT.

Some Managers Find It Insures Better Car Service.

Engineers of experience in office buildings having hydraulic elevators know of the many troubles occasioned by the carelessness of operators. In large buildings the situation is aggravated by the operators usually being under the direction of the janitor. The chief engineer having no authority over them cannot properly discipline them when they are guilty of carelessness. The janitor, knowing little or nothing about machinery, cannot appreciate to what extent his operators' carelessness causes damage and makes unnecessary work for the engineering department.

A favorite trick with many operators is to depend upon the automatic to stop the car at the top floor instead of using the control lever. Usually it works, but there are times when it does not, and then there is a collision with the overhead works and more or less serious damage is done.

It is useless for any of the engineering force to attempt to catch operators depending solely on the automatics by riding with them to the top floors. They do right when watched. But the negligent ones may easily be detected by observing the pilot valves and the governor cables at the bottom of the shaft.

One company owning a group of office buildings having a total of about forty elevators has created an elevator department separate from the engineering department, as we learn from Power. The head of this department is responsible for the operations of cars, repairs of all elevator machinery except the pumps, and has charge over all the operators. In a card system, each operator has a card on which is recorded the date and nature of every accident to the car he was operating at the time and whether or not he was responsible for the accident. Careful operators whose habits are commendable receive more pay than those who are less attentive to their duties.

The results of the new system are indeed gratifying. There is no more friction between the janitor and the chief engineer or elevator foreman, and overhead collisions because of failure to stop with the operating lever are very rare.

Similar systems might be adopted in other office buildings, hotels, department stores, etc., with good results.

QUESTIONS and ANSWERS

Adlerizing.

Please inform me what "Adlerizing" as applied to painting and decorating really is?

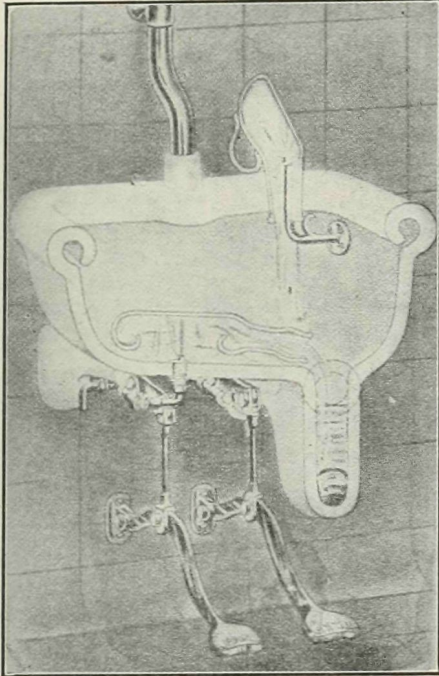
Answer.—It is a method that bears the name of Adler, its inventor, by which a composition of celluloid in liquid form is applied to fine furniture and interiors in colors. Even the smallest detail is said to be retained. It is said to be proof against blistering or crazing. The address of the firm specializing in this process work is 343 West 13th street.

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.

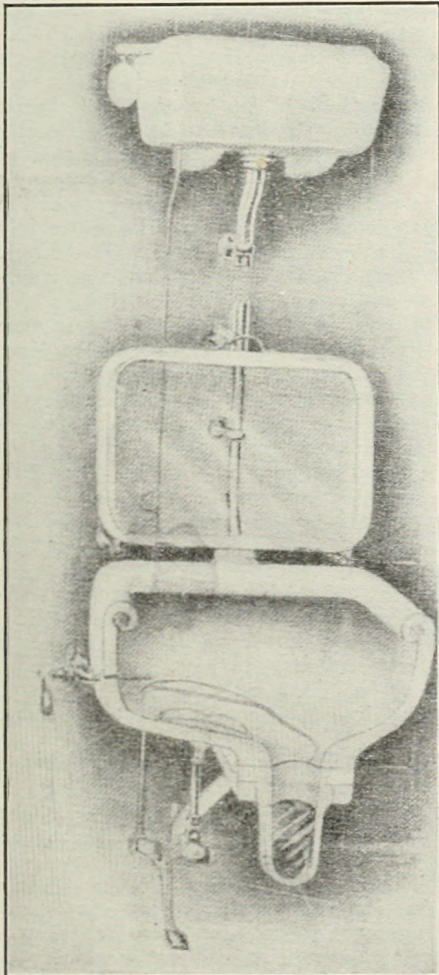
English Sink Improvement.

ARCHITECTS and building managers are always interested in the new ideas and systems being introduced abroad. By courtesy of A. Herringshaw of the Municipal School of Technology,

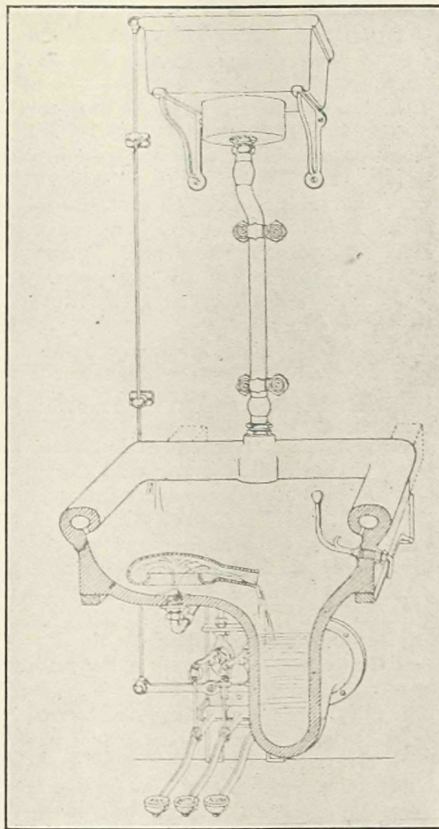


Manchester, Eng., and the Plumbers' Trade Journal, three new ideas are presented to Record and Guide readers in the accompanying illustrations.

The first illustration shows a section



elevation of a ward sink, illustrating the principle of treadle action. It will be observed that an overhead flush tank is provided and is discharged by the use of either of the treadles when a pan or



bottle is being scoured. This is a convenient arrangement, and while reducing the number of moving parts of the apparatus, automatically ensures cleansing of the sink each time it is used. Disinfectants are sometimes placed in specially constructed vessels in the flushing cistern. The vessels are devised to permit of the escape of a small quantity at each flush.

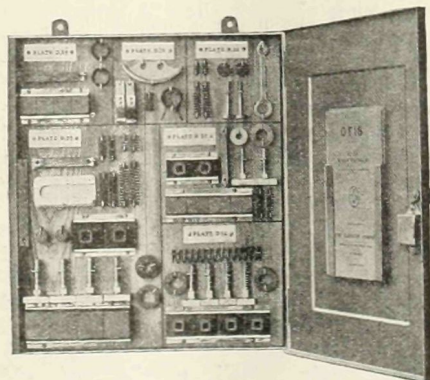
The second cut shows a view of a sink made in two pieces of glazed stoneware and provided with a steam jet controlled by an obliquely placed lever operated by knee pressure. A hinged frame of gunmetal with a glass plate filling and having an India rubber packing, hermetically seals the basin during the process.

Another fixture is a knee-action lever. The cistern is flushed separately by depressing a horizontal lever; a forearm being used for the purpose. The front top edge of the basin has a vulcanite cap, which materially reduces the risk of breakages of fragile utensils.

The third sketch shows a part section and elevation of another type which possesses separate treadles for operating the water supplies to the nozzle, spray and flushing rim, and which may be used either on cast iron or polished aluminum cantilever brackets, or be made with corbel projections for building into the wall.

Otis Elevator Controller Parts Cabinets.

IN order to facilitate and quicken repair work in the event of unexpected breakdowns, or worn parts on elevator controllers, there has been designed by



the Otis Elevator Company, for the convenience of engineers and all who are responsible for elevator maintenance, a

useful device known as the Otis Controller Parts Cabinet.

This is a compact, strongly made steel box and contains the essential parts of the type of controller furnished with the elevator machine installed. By hanging it in the engine room the engineer may, at an instant's notice, replace a worn part of the controller, and by referring to the catalogue on the inside of the cabinet cover, order immediately a new part to replace the part removed, keeping the cabinet complete for repair work at all times.

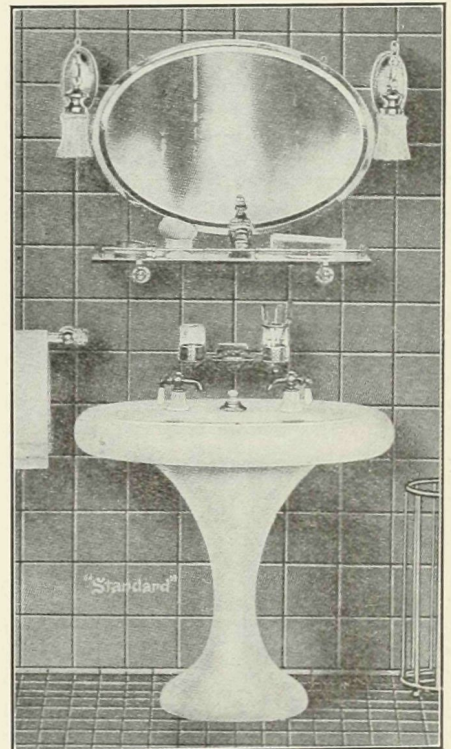
The advantages of having one of these cabinets in the engine room are obvious. Repairs can be made immediately, elevator service will not be impaired, and there is always at hand a remedy for any controller trouble.

At present these cabinets are being manufactured for direct current controllers only, and are furnished for the following familiar types of controllers used with Otis standard drum and traction machines of all voltages—HKS, 3F, 3FA, 3FD, 6F, 6FC, 6FD, MF2, MF4 and MF4B. The cut illustrates the cabinet for the 3F controller.

The price charged for these cabinets is nominal. They are manufactured by the Otis Elevator Company, 11th avenue and 26th street.

An Easy Lavatory to Keep Clean.

THE Standard Sanitary Manufacturing Company, 35 West 31st street, has a lavatory that would seem to appeal to architects and owners of apartment houses and fine hotels. Its chief merit centers in the fact that it is strictly in line with present day requirements of modern sanitation, in that it is enam-



elled all over and its surface is entirely free from cracks or crevices, corners or indentations of any kind. No matter how slovenly the caretakers may be the absolutely plain surface of the "Narova" lavatory insures a cleanly appearance.

Driving a Nail in Plaster.

ONE subscriber writes us that he has solved the problem of driving nails in plaster without breaking the surface of the wall. He provides all his building carpenters with a small portable lamp on which water can be kept hot. When a nail is to be driven into a plastered wall it is first put into this hot water until it has been warmed through. It is then driven rapidly. He says he has had uniform success with the method.

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Building Construction and Building Management
in the Metropolitan District

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The Woolworth Building carries the highest real estate assessment on the tax books for 1914. Its valuation is \$9,000,000.

The Board of Estimate voted this week to raise the pay of first and second year patrolmen from \$800 to \$1,000 a year. The action was not taken in response to a protest of taxpayers against starvation wages for city employees.

Tenement House Commissioner Murphy sent to the budget committee last Wednesday an estimate of the expenses of his department for 1914, amounting to \$795,499, a net decrease of \$13,775 from the appropriation for this year. The saving is to be made in the keeping of records, inspection and construction. Increases are asked for in the salaries of the first and second deputy commissioners, which it is proposed to raise from \$4,000 to \$5,000 a year.

The sewers, being built for normal conditions, failed to work the other day when the rainfall happened to be somewhat above normal. No city, we were thereupon assured by experts, constructs sewers to meet flood conditions, because the money tied up would be much more than would have to be paid out in damages. A mighty unsatisfactory reflection when you have to wait half an hour in the rain for standing room on a crowded surface car because the subway is under water.

The Land Value Maps.

The Land Value Maps, published today as section three of the Record and Guide, contain the front foot and other unit values on which the tentative real estate tax assessments for 1914 have been based. The maps were prepared by the Tax Department, in accordance with annual practice, to insure equality of assessments by the deputy tax assessors and to furnish a ready means of enabling taxpayers to compare their individual assessments with those of adjacent owners.

The Land Value Maps are printed in a limited edition by the department for its own use, and as no copies are available for general distribution their publication by the Record and Guide has been authorized in order that taxpayers and agents for taxpayers may have them at hand for consultation when tax bills arrive, an arrangement which will reduce the clerical work of showing the office copies in the department to inquirers.

The maps as published by the Record and Guide are not merely a convenience in connection with tax bills. They serve the purpose of a complete record of existing unit values throughout the city, such a record being found nowhere else. Under the careful and systematic work now done by the Tax Department the tentative unit values given in these maps are quite certain not to be extensively changed when the tax books close and the final assessments are formally adopted.

As evidence of the close correspondence of the Tax Department's valuations with market value, it may be stated that the expressed considerations in 830 deeds recorded in Manhattan since the first of the year is \$34,251,626, as against a total of \$37,709,162 at which the properties concerned are assessed. As the bulk of the properties were sold in foreclosure and other court proceedings, it will be seen that the tax assessments must be a truer indication of market value than even such expressed considerations in deeds as are available.

The Land Value Maps embrace 142 maps, besides five index maps, one for each borough; and they show every city block, undivided tract or waterfrontage in Greater New York, together with the unit value at which each lot is assessed.

The Waning Popularity of Private Dwellings.

The article in the Record and Guide of last week about the recent movement in Fifth avenue real estate north of 90th street, calls attention to a very interesting group of facts. There was a period from 1901 to 1906 during which it seemed as if the demand for expensive private houses situated east of Central Park would be sufficiently great to transform that whole section. It seemed entirely possible that the tenement house property north of 96th street on Fifth avenue might well be torn down and private houses substituted. It seemed certain that the old brownstone houses situated between Fifth and Lexington avenues would be gradually replaced with modern American basement buildings; and, finally, as the neighborhood was so limited in area, compared to the demands being made upon it, a very high range of values was confidently anticipated.

Most of these expectations have proved to be ill-founded. The demand for real estate in this district has decidedly diminished since 1907. The level of prices did not continue to be raised. Indeed, it has scarcely held its own. A comparatively small number of old brownstone residences are being bought for replacement by modern houses. For a while it looked as if the falling off in

this demand was due largely to the popularity of proprietary apartment houses; but since the collapse of that type of building the amount of construction has not increased. The old brownstone buildings are difficult to sell and difficult to rent. To a certain extent the comparative inactivity in this class of property has been due to the prolonged dullness in Wall street and to the discouragement that has overtaken the various business activities which used to flourish in the financial district. But this is not the whole story.

The large number of apartment houses that have been erected on Park avenue, and in which apartments rent for \$8,000 and over, indicates that the private house as a type of residential accommodation in New York is still losing ground. The number of very wealthy people who live for only a few months in the city and who do not want the responsibility and bother of a whole house is increasing. While it will never be extinguished, it seems certain that its popularity will still further diminish and that many of the side streets that were expected at one time to be occupied by American basement residences will be given over largely to nine-story apartment houses. The spurt on upper Fifth avenue is the only movement in recent years that looked in the direction of an increasing use of private houses, and it will be interesting to observe whether it will be followed up during the coming winter.

The City's Advantageous Subway Deal.

The Public Service Commission has recently predicted that the dual subway system, when it is complete in 1917, will earn enough to pay the preferentials and the fixed charges very soon after its operation begins. If this prediction proves to be true, it will remove one serious threat of an increase in taxation; but the figures on which the prediction is based do not seem to go far enough to justify the statement. The one part of the dual system which is already being operated over the Centre Street Loop is indeed paying its way now; and there can be no doubt that it will eventually prove to be both directly and indirectly a most profitable part of the Brooklyn Rapid Transit Company's system. But if there is any part of the system which ought to be extremely profitable, it is the Centre Street Loop.

The unprofitable parts of the new system will not be those which run through the congested business and residence districts of Manhattan, but those lines which must be built out in sparsely populated territory and which will give the boon of cheaper land to the wage-earners of the city. The other figures upon which the prediction of the Public Service Commission is based afford more substantial grounds for encouragement. The recent earnings of the present Interboro system have been exceedingly satisfactory. They are sufficient to take care of the interest and the sinking fund on the cost of the existing subway, to pay the preferential of \$6,333,000 a year, and to afford a profit in addition of \$1,100,000 a year. Before the operation of the new system begins the profit under the contract on the present system may well amount to almost \$2,000,000 a year, which would be sufficient to pay the interest charges on about \$35,000,000.

These figures indicate very clearly what an extremely advantageous arrangement the city made with the Interborough company. The idea which certain unscrupulous newspapers have been spreading that the city was victimized by the Interborough company is flagrant misrepresentation. As a matter of fact, the city used its power, as it had every right to do, to drive a very sharp bar-

gain. In this instance, however, there are good reasons to believe that the contract will in the end be profitable for both parties to it. The earnings may well be large enough to pay the interest on all the city's securities issued to pay for construction within five years after the whole system begins to be operated, and once the turning point is reached, profits will begin rapidly to accumulate. The traffic possibilities of a city like New York are indefinitely large, and respond with amazing elasticity to a substantial improvement in service.

The New Tariff Duties and Real Estate.

The passage into law of the new tariff bill can be received by the real estate interests of New York with a great deal of equanimity. Whatever the effects of the severe reduction in duties on New England and the manufacturing interests in general, there can be no doubt that it will be almost entirely beneficial to New York. The industries which are carried on in and around the metropolitan district will not be very much injured by the lower scale of duties, whereas the commerce of New York is certain in the end to be benefited. The situation of New York in the American economic system has always depended fundamentally on its predominance in the foreign trade of the country.

It was the Erie Canal that brought its early days of great prosperity, and its subsequent development of manufacturing, financial, wholesale and retail interests have been due chiefly to the fact that New York has been the chief medium of business transactions between the United States and Europe. After the railroad era began the city was not able to hold its earlier share of the agricultural export trade; but it has always been pre-eminent in the business of exporting and importing manufactured articles.

Of course it is precisely this kind of business which the reduction of the tariff will encourage. It will certainly result in the increased importation of manufactured goods because the lower scale of duties will make it impossible to operate the less efficient American industrial plants. On the other hand, it will stimulate the more efficient plants to take full advantage of their opportunities and to carry further that invasion of the foreign markets which has been so characteristic of recent years. Both of these developments will be wholly beneficial to the commerce of New York.

Foreign trade will be freer from embarrassing restrictions than it has been at any time since 1860. It will be allowed to expand along more normal lines. Since the war the great New York merchants, who contributed to the city's early prosperity, have been obscured by its financiers. The financiers are themselves now feeling the pinch of less favorable conditions, and their troubles are not yet over. Perhaps the New York merchants will again forge ahead as the real leaders of the business life of the Metropolis.

ECONOMY LEAGUE'S TICKET.

McCall, Prendergast and McAneny Are on It—Borough Selections Also.

At a meeting of the executive committee of the City Economy League it was decided that the League run a ticket under its own name and with its own emblem for Mayor, Comptroller, President Board of Aldermen and Borough President in each of the five boroughs.

Nominations were then made for each of the said offices, with the following results: Mayor, Edward E. McCall; Comptroller, William A. Prendergast; President Board of Aldermen, George

McAneny, and the following for Borough Presidents: Manhattan, Marcus M. Marks; Brooklyn, Lewis H. Pounds; Bronx, Douglas Mathewson; Queens, Maurice E. Connolly; Richmond, Charles J. McCormick.

Not a Political Organization.

The City Economy League was formed about five months ago at a conference of representative men who were either owners of real estate or who were engaged in the various branches of the real estate business in the five different boroughs. The widespread feeling of alarm at the steadily growing expenditures of the city, with its attendant increase in taxation, together with the departmental harassments and conflicting requirements coincident thereto, placed real estate owners and tenants alike in a position of solicitude for the future welfare of their homes and investments, in case some check was not put on the purse strings of the city. What the attitude of the League from now on will be was explained in a statement to the Record and Guide by Vice-President George T. Mortimer:

"The League is not intended to become a political organization, and is absolutely non-partisan, believing more in men than in parties. Although up to the present time its purposes have not been pushed in an aggressive manner, over 35,000 rentpayers and taxpayers have enlisted in its cause, and it has quietly organized in election districts for the purpose of best attaining its ends in protecting the city treasury.

"The city is perilously near, if not actually beyond, its borrowing capacity, and an impending real estate panic places the finances of the city in such a hazardous position that no expenditures of a decorative or aesthetic nature should be permitted. The policy of economy is never popular with the people at large, but the time has come when the citizens should be educated to realize that the corporation of the City of New York is no different from any other corporation. The citizens are the stockholders, and if there is waste and carelessness with the funds the dividends must be reduced or passed altogether.

"No thinking individual can have any fault to find with rational expenditures for either social uplift or civic betterment, but the time has arrived when there is no money for these 'isms,' and unless rigid economy is enforced their further pursuit is but a remote possibility.

"The managers of the League conferred with the managers of the various political organizations with the purpose of impressing them, first, with the financial position of the city, and, second, in the hope that with these facts before them they might be induced to nominate candidates who were not only honest but who were men of practical business experience as well. No candidates were put forth by the League but the names of men prominent in the city's business world were mentioned merely as types that would meet the League's approval. Practically no response was made to these appeals, except that the Democratic party issued a platform which reveals the true issue of economy and efficiency. It then proceeded to nominate a candidate for the mayoralty who was eminently acceptable, but whose associates on the ticket were in the main impossible from the League's standpoint.

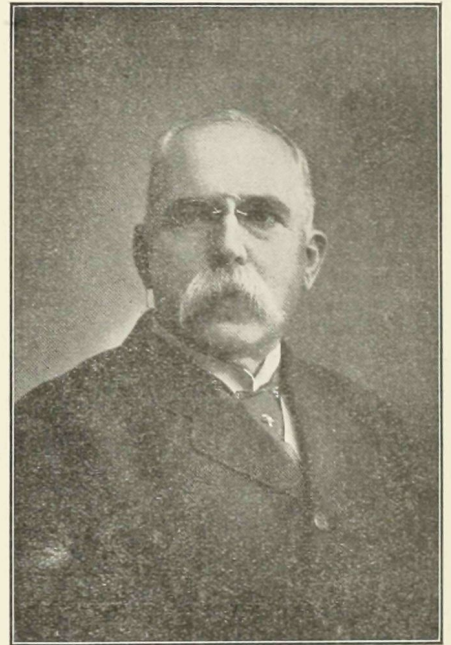
"This left the League the alternative either to become passive and accept the complete Fusion ticket, or to promote a campaign for a 'split' ticket; or to run its own ticket headed by Judge McCall and a majority of the Fusion candidates. This latter scheme seemed the most advisable."

Robert Maynicke.

Mr. Robert Maynicke, of Maynicke & Franke, died last Monday night of heart disease at his country place, Cedarknoll Farm, near Bedford Hills, in Westchester County. Funeral services were held at Cedarknoll Farm Thursday forenoon, upon the arrival of a special train from the Grand Central Station bearing a numerous party of friends and business associates. The interment was at Greenwood Cemetery.

Mr. Maynicke had not been in good health for several years, and particularly during the last two years his share in the activities of his firm had been limited. He was in his sixty-fifth year, and leaves a widow and one son, Robert H., a builder. His town residence was at 1327 Madison avenue. He was a fellow of the American Institute of Architects, which he represented on the Board of Building Examiners of the City of New York; and was a member of the Municipal Art Society, the Architectural League, the Sculpture Society and the New York Athletic Club.

Mr. Maynicke's professional career fell in a remarkable transition period of architecture in America, and is notable because he originated or greatly advanced some of the leading architect-



THE LATE ROBERT MAYNICKE.

tural tendencies which developed during that period. Thus, Maynicke & Franke designed for the late Randolph Guggenheimer the twelve-story New York Commercial Building in Broadway, at Waverly Place, the first mercantile building in which freight and passenger elevators were segregated. The New York Commercial Building introduced a type of studied and artistic loft construction, one of the most perfect examples of which is the Lewisohn Building, where the Record and Guide is housed, also designed by Maynicke & Franke.

Of recent years the firm has given much attention to developing the structural and artistic possibilities of reinforced concrete, its work in this medium being seen to advantage in the terminal buildings which the New York Dock Company is at present erecting.

Since its organization in 1895 the firm of Maynicke & Franke has designed about one hundred buildings, of which a large majority have been mercantile constructions. Mr. Maynicke before that was for years associated with George B. Post, and his name is, therefore, identified not only with important departures in architectural designing, but with a very unusual volume of work.

Mr. Maynicke was of German birth,

BUILDING MATERIALS AND SUPPLIES

WHAT THE EFFECT OF THE TARIFF ACT WILL BE ON CONSTRUCTION AND THE BUILDING MATERIAL MARKET

Crushed Stone and Hardwoods the Leading Factors this week—Brick Steady

BUILDING materials moved into October aggressively in only two departments: crushed stone and hardwoods. Hardware and common brick continue to show signs of improvement, but neither can be said to be aggressive. Structural steel has weakened on demand, although another month may show that this has given place to increased strength. Interior structural materials and supplies showed a definite movement toward better things, as far as tone was concerned as the week closed. This was attributed to the generally complaisant attitude in which that part of the business world interested in decorative materials accepted the final draught of the tariff bill.

As a whole the tariff will not seriously affect the building material market. Here and there, as in paints or varnishes, wall papers, floor dressings, interior marble and some kinds of tile, there may be a bear movement on prices in the wholesale market, but the changes affecting construction costs are so slight as to make practically no difference in the cost of building.

Architectural terra cotta and fancy front brick can be as cheaply made here as they can be abroad and freighted here, transhipped and ridden to job, so little concern is being taken with this item in the new tariff. The gypsum interests may find themselves a little pressed by unlooked-for competition just at the time when they have established a firm standing for themselves in a heretofore restricted market, but no one in the trade appeared to be seriously concerned about this contingency.

Lime distributors here seemed more pleased that the whole tariff matter was finally out of the way than in the possibility of heavier competition in their field. A drop of one per cent. in a market so thoroughly organized was not considered as portending any wonderful benefit to the consumer of window or plate glass. Lumber might possibly have been a sufferer from the rather liberal slices taken off the impost on veneers, cabinet material, etc., but for the fact that manufacturers have been keeping their stock so low and the market has been beared to such an extent for more than a year, that there is little possibility of the new bill making much of a cut in construction costs. Special cements in which gypsum is an important element may feel a heavier strain. Portland cement will not feel the cut to any extent.

Building construction here in the east is governed almost entirely by demand and supply of rentable space. Granted the demand, no owner is going to defer building construction merely because brick is up a shilling a thousand, or because steel is worth a little more a ton, or because cement is quoted at ten cents a barrel over prices prevailing the last time the owner built. Neither will the present decrepit condition of the construction market experience a boom merely because a new tariff law has dropped off a few cents in imposts on staple building materials here and there.

If the new tariff is to govern the building market of the immediate future, it will be because other lines, far re-

moved from building materials, have been able to discount the various provisions of the new act and are able to continue payment of dividends and to pile up orders under the new conditions so as to permit the factory hand, the clerk and the artisan to continue to put his weekly stipend into the savings bank.

It is not the high or low price of building materials that counts so much in making building conditions good, as the amount of deposits the savings banks have in hand to bring into Wall street to invest in building and permanent loans. If the wage earner is prosperous building construction goes ahead uninterruptedly the country over. If he is working on half time or not working at all, building is checked.

Building material interests are waiting to see if the wage-earner keeps prosperous.

FRONT BRICK AND THE TARIFF. No Change in Quotations Looked for Under New Act.

WITH a falling off of almost \$100,000,000 from last year's investments in real estate, and a shrinkage of approximately 50 per cent. in the volume of building construction under way, the front brick market is literally bumping along the bottom, with competition keen and prices weak. In giving a survey of the front brick market a distributor made the following remark: "With the tariff bill practically out of the way and the currency bill in process of final enactment, I believe that we are due for an upturn in the volume of building construction. I do not look, however, for any marked improvement between now and late spring of 1914. In the meantime the front brick department of the building material market, like other branches, must expect a continuation of the present conditions, although I believe an upturn may be expected and we may begin to look for some signs of improvement in the real estate market. The present firmness of the renting season is an indication of better things. Next should follow a more active buying and selling market. When that time comes we may expect more active building."

FALL SLATE PRICES UNCHANGED. Demand Equal to That of Fall of 1912—No Cut from Tariff.

ROOFING slate has a call equal to that of the corresponding season last year. All the quarries are operating full schedules and prices are being held firmly at the same levels that have prevailed for the last three months. The outlook while not exceptional still has its encouragements, especially in suburban districts. E. J. Johnson said that, in his opinion, builders need expect no reduction in prices on account of the new tariff law. The only time that foreign slate would at all likely be a factor in the market is when there is an exceptionally active movement in building construction or some contingency should arise that would restrict the output of roofing slate at the quarries. The roofing slate quarries supplying this market are equipped to meet any unusual demand that might arise in the course of shipping roofing slate from abroad with a heavy brokerage that would follow, would still leave the market a practical fair margin to take the business in lowest bid.

THE SAND AND GRAVEL OUTPUT. 1912 Production Second Largest in History of the Industry.

WITH the exception of 1910, last year's production of sand and gravel was the largest in the history of the industry, but the value was the highest ever recorded. The total output of sand and gravel in the United States in 1912, according to an advance chapter from Mineral Resources on the production of sand and gravel by Ralph W. Stone, just issued by the United States Geological Survey, was 68,318,877 short tons, valued at \$23,081,555; as compared with 66,846,958 short tons valued at \$21,158,583, in 1911, and 69,410,436 short tons, valued at \$21,037,630 in 1910. The increase in quantity last year over that of 1911 was 1,471,918 short tons and in value \$1,922,972.

Sand for building purposes constitutes about one-third of the total product. In 1912 the production of building sand was 23,632,157 short tons, valued at \$7,904,321, as compared with 24,614,342 short tons, valued at \$7,904,321, as compared with 24,614,342 short tons, valued at \$7,719,286, in 1911, a decrease in production of 1,082,185 short tons, but an increase in value of \$185,035 over the output for 1911.

The total production of gravel used for concrete, paving, filter beds, roofing, road-making, railroad ballast, and other purposes in 1912 was 29,768,510 short tons, valued at \$7,737,942, in comparison with 26,592,982 short tons, valued at \$6,720,083, produced in 1911, an increase in quantity of 3,175,528 short tons and in value of \$1,017,859.

PORTLAND CEMENT STEADY. The American Product Not Likely to Be Affected by the Underwood Bill.

ACCORDING to leading local distributors, American Portland cement will not seriously be affected by the provisions of the new tariff measure. If conditions of manufacture were the same today as they were half a decade ago, when wild speculation in this industry prevailed, there would be some cause for believing that European cement would prove to be a greater factor in the Eastern building market than can be the case today, when there is some semblance of regulation of manufacturers.

That bubble, which combined the once prevalent idea that the biggest gold mine in the country was housed in a cement mill, has been pricked, and investors are not now trying to float a new cement plant, on every hill top. This market, being supplied from the Lehigh Valley district and from the big plants up the Hudson, does not offer a very rich field for foreign cements on the 90 cents mill prices now ruling, which is equivalent to \$1.58 in lighter loads in New York. It, therefore, is apparent that building interests will not experience any reduction in the price of Portland cement in this market for some time to come as far as the direct influence of the new tariff is concerned.

BRICK PRICES STIFFENING. Better Grades Are Bringing Slightly Over \$6.—Inquiry Better.

COMMON Hudson brick prices are stiffening for better grades. Although the current range is still \$5.50 to \$6.00 selected brick readily brings a shilling over top. An improved inquiry has been noted for immediate future business. Manufacturers are shaping shipments close to market requirements.

In the Raritan market the same stiffening tone for good brick is reported. The demand is slightly better. Prices stand without change from last week's quotation.

Newark reported no change in brick market conditions. Dealers in Jersey City showed a better tendency to come into the market. Throughout the district there is a more uniform disposition to stock up a little in anticipation of the general stiffening trend of prices for both Hudsons and Raritans.

Official transactions for Hudson common brick covering the week ending Thursday evening, October 2, with comparisons for the corresponding period last year, follow:

1913.		
Left over, Friday A. M., Oct. 2—42.	Arrived.	Sold.
	13	7
Friday, Sept. 26.....	5	4
Saturday, Sept. 27.....	15	18
Monday, Sept. 29.....	1	2
Tuesday, Sept. 30.....	7	8
Wednesday, Oct. 1.....	8	4
Thursday, Oct. 2.....	49	43
Total		
Sold, but unassigned, Friday A. M., Oct. 3—11.		
Reported enroute, Friday A. M., Oct. 3—8.		
Condition of market, stiffening at top quotation. Hudsons, \$5.50 to \$6.00. Raritans, \$6.00 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., Oct. 3—48.		

1912.		
Left over, Friday A. M., Sept. 27—11.	Arrived.	Sold.
	9	4
Friday, Sept. 27.....	14	7
Saturday, Sept. 28.....	10	8
Monday, Sept. 30.....	2	4
Tuesday, Oct. 1.....	6	11
Wednesday, Oct. 2.....	6	7
Thursday, Oct. 3.....		
Total	47	41
Condition of market, stiffening. Prices: Hudsons, \$6.675 to \$7.25. Raritans, \$6.75 to \$7.25. Left over, Friday, Oct. 4—17.		

OFFICIAL SUMMARY.	
Left over, Jan. 1, 1913.....	113
Total No. barge loads arrived, including left over barge loads, Jan. 1 to Oct. 2, 1913	1,551
Total No. barge loads sold Jan. 1 to Oct. 2, 1913	1,503
Total No. barge loads left over, Friday A. M., Oct. 3.....	48
Total No. barge loads left over, Jan. 1, 1912	71
Total No. barge loads arrived, including left over, Jan. 1 to Friday, A. M., Oct. 3, 1912	1,626
Total No. barge loads sold, Jan. 1 to Friday A. M., Oct. 3, 1912.....	1,609
Total No. barge loads left over Friday A. M., Oct. 4, 1913.....	17

HARDWOODS FAIRLY ACTIVE. Oak Flooring Advances in Certain Grades—General Lumber Steady.

OAK flooring moved up \$1 in the wholesale market with the opening of Fall season in response to the continued demand for this material. Maple flooring is also stiffening.

Eastern and short spruce have strengthened during the fortnight, because forced sales from certain sources made necessary by reason of the lateness of the season have been pretty well absorbed, and offerings from more substantial sources are being taken at slightly better prices with inquiry somewhat increased. Short spruce is close to list, but some car shipments are off about one dollar, due to water competition.

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THE WEEK'S REAL ESTATE NEWS

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

The Upper West Side Figured Prominently in the Business.

General real estate continues to be dull, although the leasing market was fairly active. A number of upper West Side properties found their way into the hands of new owners. Sales on Washington Heights and in the Dyckman section were conspicuous. Dwellings on West 87th street and West 105th street were purchased for occupancy. Outside of Manhattan the real estate situation remains quiet.

The total number of sales in Manhattan this week was 17.

The number of sales south of 59th street was 5 against 5 last week and 10 a year ago.

The sales north of 59th street aggregated 12, compared with 7 last week and 16 a year ago.

From the Bronx 7 sales at private contract were reported, against 7 last week and 15 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was \$646,031, compared with \$776,626 last week, making a total since January 1 of \$41,156,827. The figure for the corresponding week last year was \$353,297, making the total since January 1, 1912, of \$37,290,230.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

MONROE ST, 142, 4-sty brick tenement, on lot 23.6x50x100, bet Rutgers st and Jefferson st, reported sold by Ida Aronson to an investor, as a site for a garage.

PERRY ST, 21, 3-sty and basement dwelling, on lot 19x75, west of Waverly pl, reported sold by Dr. William H. McIntyre. This property has not changed ownership since 1872.

24TH ST, 140 West, 4-sty building, on lot 18.9x98.9, sold by M. L. Connes to the District Realty Co., Alfred M. Rau, pres. The property was bought by Mr. Connes from the American Mortgage Co., Bowers & Sands, which acquired it at foreclosure early last month. The present purchase was made to protect the light and air of the loft building at Nos. 142 to 146 West 24th st, owned by the District Realty Co.

32D ST, 305-307 East, two 4-sty tenements, on plot 40x98.9, east of 2d av, sold for the Stuyvesant Realty Co. (Pennsylvania R. R.) to Oppenheim, Collins & Co., by Osgood, P-ll & Clark T. Chambers. The plot will be utilized as a site for a garage.

52D ST, 107 West, stable on lot 25x100, sold for Mrs. J. A. R. Dunn to Mrs. Whitelaw Reid, by Herbert A. Sherman. Mrs. Reid will alter the building and use it for a private garage.

Manhattan—North of 59th Street.

HAMILTON PL, e s, 27 ft. north of 138th st, plot 54x95 (2-sty moving picture theatre) sold for the Domain Realty Co. to John Palmer, by Salomon & Greenbaum. The theatre was erected three years ago and is under lease until 1920.

FIELDSTON.—Professor George E. Pegram, of Columbia University, has purchased a plot 81 ft wide and 175 ft deep, on the westerly side of Livingston av, north of West 245th st, the property of the Delafield Estate. Professor Pegram is now having a cellar excavated for a large stone house, designed by William B. Claf- lin.

87TH ST, 346 West, 4-sty limestone front dwelling, on lot 20x60x100.8, sold for Rebecca Lichtenstein to a client for occupancy, by Slawson & Hobbs. The buyer is said to be Frances E. Hadley.

105TH ST, 316 West, 5-sty American basement dwelling, on lot 20x100.11, east of Riverside Drive, sold by Frances F. Thompson to James Bradley, the contractor.

112TH ST, 230 West, 3-sty and basement dwelling, on lot 17x100.11, sold by Dr. Bruno S. Horowicz to H. Hornstein.

113TH ST, 525 West, 4-sty and basement dwelling, on lot 20x100.11, sold for James Bradley to Julius Tishman & Sons, by Miss M. Monahan.

124TH ST, 510-516, 7-sty apartment house, "The Howell," on plot 100x100, bet Broadway and Amsterdam av, sold for the 17th St. Realty

Co., Daniel W. Richman, president, to an out-of-town investor, by the Duross Co.

190TH ST, 122 West, 2-sty dwelling, on lot 25x100, sold by William Peters to Otto Kiessling.

BROADWAY, e s, 300 ft. south of 20th st, plot 20x143, sold for the estate of Gustavus W. Rader to a client, by L. J. Phillips & Co. The buyer is said to be the Rembrandt Realty Co., which recently bought adjoining property. Mr. Rader purchased the lot at the Dyckman estate auction sale in 1870.

BROADWAY, 2783, 2785, 7-sty apartment house, "The Troutville," on plot 50x100, adjoining the northwest corner of 107th st, and the 5-sty building adjoining at 2787, on lot 25x100, sold by N. Taylor Phillips to Henry Goldsmith, who gave in part payment the 4-sty dwelling on lot 21x100.8, at 16 West 90th st, near Central Park West.

HILLSIDE AV, e s, near 198th st, plot of 15 lots, on lot 24.10x80, sold by the Marco Estate to Christian Dages, who also leased the property abutting at 106 East 119th st, and will erect on the combined site a moving picture theatre.

PARK AV, 1691, 3-sty frame tenement, with store, on lot 24.10x80, sold by the Marco Estate to Christian Dages, who also leased the property abutting at 106 East 119th st, and will erect on the combined site a moving picture theatre.

Bronx.

145TH ST, 328 East, 3-family dwelling, sold by Charles A. Laumeister to a client.

160TH ST, 406 East, 5-sty flat, on plot 50x100, adjoining the southeast corner of Melrose av, sold by the Benenson Realty Co. to a Mrs. Sturzenegger, who gave in part payment a plot 82x120, on the east side of Melrose av with an "L" to 157th st, 50x98, surrounding the southeast corner of the above thoroughfares.

236TH ST, sec Keppler av, dwelling, on lot 100x100, sold for M. Schwarz to a client, by Samuel Cowen.

236TH ST, East, s s, 100 ft. east of Kepler av, lot 25x100, sold for a client to James B. Powers, by Howard Hayes & Co.

ANTHONY AV, 2059, 2-sty two-family dwelling, on lot 25x100, sold for Charles Kusterko to a client, by F. J. Wood.

AQUEDUCT AV, 1431, 5-sty apartment house, on plot 50x112, sold by the Lloyd-Phyfe Co.

3D AV, n e cor 152d st (Rose st) 5-sty building with stores, sold for L. Napoleon Levy to a client, by Leon S. Altmayer, in a cash transaction. The property, which is located in the most prominent business and retail shopping district in the Bronx, has been held at \$125,000.

Brooklyn.

CLINTON ST, 551, 3-family dwelling, on lot 20x100, sold for E. Carpenter to a client, by James H. Gilvray. The same broker has also sold the 3-family dwelling, 21x133, at 40 4th pl for H. Walsh to Mark Blank.

MCDONOUGH ST, 308, 3-sty dwelling, on lot 20x100, sold for Mrs. Hannah Katz to a client, by the Miller-Stamm Co.

ST. PAULS PL, n e c Crook av, 3-sty brick dwelling, 21.2x128.5, sold by James B. Fisher to Augustus H. Durbur for occupancy. The house was held at \$25,000.

UNION ST, 223, 5-sty double apartment house, sold by Mrs. E. Maguire to Thomas Kelly, who gave in part payment 2 two-family houses at 628 and 638 Coster st, Hunts Point, Bronx.

12TH ST, 307 and 309, 5 sty flat, sold by Joseph Rosenberg to William Kolle, who gave in part payment a vacant plot on 4th av, valued at \$24,000. The 12th st property was held at \$60,000.

EAST 18TH ST, 1466, detached frame dwelling, on plot 40x100, sold for the Midwood Associates to Frank W. Peterschen, by the John Reis Co.

55TH ST, s s, 400 ft. west of 2d av, plot 25x100, sold for Mrs. Lange to the American Machine & Foundry Co., by Frank A. Seaver.

60TH ST, 1435, two-family frame cottage, on plot 40x100, sold for Mrs. Bessie Fox to Prof. A. D. Alessio by B. J. Storza. The same broker sold for Charles Gahren the lot 20x100, on the north side of 61st st, 180 ft. west of 15th av.

71ST ST, 250, two-family brick dwelling, on plot 19.2x100 ft, sold for the John B. Bradley Co. to a client, by Hugh O. Harris.

ONEY ISLAND AV, 1335, 3-sty tenement, with store, on lot 20x100, near Av J, sold by Joseph P. Day for a client.

OCEAN BOULEVARD, 194, sixteen-room house, on lot 20x120, near Church av, sold for the Queens Bank and Trust Co. to Joseph Hahesand, by Edward D. Snifien. The price was said to be \$11,000.

Queens.

BAYSIDE.—Henry Brady and William F. Sheehan have sold for the estate of Thomas L. Hamilton the 3-sty dwelling, 75x100, on the east side of 1st st, near Ashburton av.

ELMHURST.—The Queensboro Co. has sold to Frank Stevens a plot of 5 lots at the corner of Filmore av and 30th st, and a plot of 5 lots on 23d st, adjoining the corner of Hayes av, in the Earclay-Dugro tract. The consideration was \$20,000.

FAR ROCKAWAY.—The Lewis H. May Co. has sold for Edward Bracken Corey the cottage known as the Rosedale, on the north side of Ocean av, on a plot of 5 lots, together with garage and outbuilding, to Mrs. Hannah Blum. This completes the sale of the Corey properties on Ocean av, consisting of 7 houses and several plots.

FAR ROCKAWAY.—Herman Frankfort sold for Gabe Lang to Henry L. Geary his home situated on Summit drive.

FLUSHING.—S. Osgood Pell & Co., in conjunction with Cocks & Willets, have sold to Henry Presser, for A. B. Young, the property known as the Thomas Willets homestead, on Broadway, between Flushing and Bayside, consisting of a mansion, stable and about 4 acres of land.

Richmond.

WEST NEW BRIGHTON.—Water Commissioner John E. Bowe, of Stapleton, has purchased through Cornelius G. Kolf a lot 25x117 ft. in size corner of Prospect st and Sheffield st.

WEST NEW BRIGHTON.—Cornelius G. Kolf has sold to Dr. Carl Walsler, of West New Brighton, a plot, 50x117 ft., on Prospect st near Bement av.

Rural and Suburban.

DEPOSIT, N. J.—Joseph P. Day has sold a 263-acre farm here. The farm is about one mile from the village of Deposit, and lies along the banks of the Delaware River. It contains about 100 acres of woodland, 100 acres of pasture land, and the balance is under cultivation; also a large colonial house, containing 18 rooms.

GREENWICH, CONN.—Douglas Graham Smythe of Manhattan has purchased the property of Rida Johnson Young, known as the Italian Villa and located at Belle Haven. Thomas N. Cook negotiated the transaction.

LINCOLN PARK, N. J.—William Markham Coyle has sold at Lincoln Park 5 lots to Miss Alice A. Brown, 12 lots to A. R. Ackert, 5 lots to Herbert Van Dwyne, and 5 lots to Stuart Steers.

MANORVILLE, L. I.—Morris & Gerard have sold the Martin May farm on Moriches and South Manor rd, to H. V. Mooney of Huntington.

NYACK, N. Y.—New York Life Insurance and Trust Co., as trustees, sold for the estate of the late William Alexander Smith, once president of New York Stock Exchange, to a client of Edward P. Hamilton & Co., the homestead, out-buildings, and about 6 acres on Franklin st.

PATCHOGUE, L. I.—R. L. Kilby sold 6 lots in Bayview Drive to H. Zollinger; also bungalow and 8 lots in Oakland Drive at Seawende to Dr. S. K. Royle.

SCARSDALE, N. Y.—Fish & Marvin, in conjunction with Seton Henry and Douglas Gibbons, have sold for Larimer A. Cushman his Scarsdale residence and 2½ acres to Frederick J. Warburton, of Brooklyn.

SCARSDALE, N. Y.—Angell & Co. have sold 2 lots on Brown pl to Charles F. Russell.

WEST NYACK, N. Y.—Arnold, Byrne & Baumann have sold to Frank P. Schimpf, Sunnyside Farm. The property comprises 12 acres of land with a 14-room house and outbuildings, and was taken by Mr. Schimpf in part payment for the three 3-sty frame dwellings at the southwest corner of St. Nicholas av and 158th st, reported sold recently.

LEASES.

Manhattan.

THE AERO CLUB renewed its lease for 3 years at 297 Madison av, a 5-sty dwelling, on a lot 23.8x85. The property was recently purchased by Mrs. Frederick Ferris Thompson from the estate of Ferris F. Thompson, and was for some time under option to Charles M. Warner, who owns 295 Madison av and 40 East 41st st, which form an "L" around the corner.

THE WILLIAM S. ANDERSON CO. leased the 3-sty dwelling at 959 Lexington av to Theodore Daniels; also the 3-sty dwelling at 1047 Lexington av to A. Carral.

WRIGHT BARCLAY (INC.) leased the following dwellings, 151 Lexington av to Marie E. Janson; 124 East 31st st to Margaret L. Kiernan, and the entire building 35 East 32d st, in conjunction with William A. White & Sons, to Eliz. Knopf. This building will be occupied by the Message of the Seven Day Church.

BARNETT & CO. leased for the estate of James De Wolf the dwelling at 363 West 116th st to a Mrs. Brock, and the 2d loft in 76 West 125th st to the Lenox Credit Co.

BING & BING leased to Edward Fitch & Son 16,000 sq. ft. on the 16th floor in 906 Broadway; also 10,000 sq. ft. on the 6th floor to Jacob Rohner, of 524 Broadway; and the balance on the floor to Sackman & Co.; also one-half of the 11th floor to Loveman Brothers, of 473 Broadway, and the balance of the floor to Well & M. Livingston, of 588 Broadway, for a term of years.

DANIEL BIRDSALL & CO., INC., rented, with Horace S. Ely & Co., the store and basement in 494 Broadway to A. Guryan; also the 1st floor and basement in 36 and 33 East 12th st to Turteltaub & Son and the 2d loft to the Prudential Art Co., of 39 East 12th st; the 1st floor and basement in 65 and 67 Worth st to Wilson & Bradbury, of 93 Franklin st; the 1st floor and basement in 31 Greene st to Harry Swerdlow Co., of 39 Union sq; the 1st loft

in 452 Broadway to M. Kabat & Son; the 5th loft in 28 and 30 East 10th st to E. M. Rutynyl, and the 5th loft in 657 and 659 Broadway to Newman Dube & Co. of 97 Bleecker st.

VASA K. BRACHER rented an office in 82 Broad st, for Samuel Untermyer, to F. J. Syme, editor of the Share Holder.

GEORGE W. BRETTELL leased for J. M. Horton to the Michigan Furniture Co., of 2174 3d av, for a term of years, the store, basement and an upper floor in 139 West 125th st.

CAMMANN, VOORHEES & FLOYD leased the entire building at 31 Water st for J. Archibald Murray to Oelrichs & Co., steamship agents, of 5 Broadway, for a term of years.

CARSTEIN & LINNEKIN leased space in the McCutcheon Building, at 341 to 347 5th av, as follows: To the Caribert Manufacturing Co., part of the 11th floor; to Max Krause, offices on the 11th floor; to Kilby & Potter, offices on the 11th floor; to T. P. McCutcheon & Bro., offices on the 10th floor; to Leo H. Sire offices on the 9th floor; also space in the Reed & Barton Building, at 320 5th av, to Charles Nege-smith, the American Technical Society, of 347 5th av; R. A. Kaufman, Perna & Golder, George Le Favre, of 320 5th av; Kahn & Gluck, of 132 Ridge st; A. Vecek, Inc., of 320 5th av, and the Continental Magazine Co., of 320 5th av.

THE CROSS & BROWN CO. leased for Robt. Goelet, the store in 1928 Broadway, to the Engelbert Tyre Co., for a term of years, and office space in the Heidelberg Building at the southwest corner of Broadway and 42d st, to John Flaherty.

THE CROSS & BROWN CO. leased the 4th floor of 223 West 66th st to F. Sewell; and in conjunction with F. R. Wood & Wm. H. Dolson, the 2d floor in 411 West 55th st, to the International Motor Co. at Broadway and 57th st.

DOUGLAS L. ELLIMAN & CO. leased a large apartment of 12 rooms and 3 baths in 960 Park av to William De F. Manice, who recently married Miss Harriet Ferry, niece of Arthur Curtiss James; a large apartment in 3 East 85th st, to S. F. Weaver; an apartment in 565 Park av, for Bing & Bing, to Mrs. Walter Cutting; also an apartment in the 'Surrey' at 122 East 82d st, to John Philip Sousa, Jr.; and an apartment in 29 East 62d st, for Pease & Elliman, to Miss Blanche Hull.

DOUGLAS L. ELLIMAN & CO. leased a large apartment consisting of 10 rooms and 3 baths, in 669 Park av to William Bloodgood, who recently sold his house at 14 West 54th st to John D. Rockefeller, Jr.; an apartment of 13 rooms and 4 baths in 246 West End av to Julius Schullinger; also an apartment in 274 Madison av to Dr. John Shannon; and for Pease & Elliman, an apartment in 148 East 49th st to Miss Olive Hart.

DUFF & CONGER rented the following apartments in 16 East 96th st, to Henry Croll; 1326 Madison av to Chas. F. Sylvester; 1326 Madison avenue, to Max Markel; 17 East 97th st, to C. C. Trepel; 17 East 97th st, to Mrs. A. T. Marks; 17 East 97th st, to A. Finkelstein; 1219 Madison av, to L. D. Andrews; 1246 Madison av, to Joseph Fischer; 23 East 89th st, to F. C. Merrill; 6 East 97th st, to John D. Kweit; 1210 5th av, to Harry Grossman; 55 East 85th st to John J. Darcy; 12 East 88th st, to Rev. S. Brewster; 14 East 88th st, to Adolph Jacobs; 14 East 88th st, to Morris Mikola; 16 East 88th st, to Benj. Hendrickson; 16 East 88th st, to Thos. Ritchie; 16 East 88th st, to Miss Ellen R. Beach; 18 East 88th st, to Mrs. J. C. Doyle; 18 East 88th st, to Michael Whelan; 18 East 88th st, to Mrs. W. Titus, and 18 East 88th st, to Mrs. Agnes Laddy.

THE DUFF & BROWN CO. leased for Emma H. Worcester to Luis Gunier, of Brazil, 462 West 144th st, a 4-sty dwelling; also for John D. Wilkins to Louis Roth the store in 1784 Amsterdam av, and for the same landlord to Samuel Nathan, of 119 Lafayette st, the store 1786 Amsterdam av.

THE DUROSS CO. leased for Joseph Drugan the house at 53 West 16th st to Margaret Derr; the 2d loft in 152 West 14th st to the Champion Novelty Co., Inc.; the 1st loft in 10 West 18th st to the Trainor Manufacturing Co., and the store in 241 West 20th st to H. P. Stephenson Co., Inc., of 456 4th av.

EARLE & CALHOUN leased to Alice Maynard of 5th av for a term of ten years the large corner store in the apartment house just completed at the northwest corner of Broadway and 81st st. The store will be occupied as a West Side branch of the 5th av establishment.

J. C. EINSTEIN CO., INC., leased for the Oppenheim Collins Realty Co. space in 33 to 39 West 34th st to Greenwald Bros., Inc.; and the Klossit Petticoat Co.; also for George Neiman, the 3d loft in 7 and 9 West 30th st to Jacob Erlich & Co., of 40 West 20th st, and for the Sixteenth St. Realty Co., the 5th loft in 114 and 116 East 16th st to the Universal Brush Co. of 114 East 16th st.

E. FELLMAN leased for the Potter estate to Thomas F. Brady the southeast corner of Amsterdam av and 207th st, 50x100, for 10 years, at an annual rental ranging from \$2,000 to \$2,300. The lessee will improve the property with a 2-sty building, with stores and apartments. The Potter estate acquired the property about 25 years ago, the reported price being \$750.

M. FORMAN & CO. leased in 31 and 33 West 21st st a loft to La Rose Waist Co., of 818 Broadway; a loft in 155 and 157 Wooster st to Brand Bros., of 841 Broadway; the store in 36 and 38 West 25th st to Abraham Cohen for five years; a loft in 155 West 30th st to the Parisian Dress Co., of 22 West Houston st, and space in 106 West 32d st to Eugene Rothenstein.

FREDERICK FOX & CO. leased, from the plans, for Charles Kaye, about 25,000 sq. ft. of space in the Kaye Building, now in course of construction at the southeast corner of Madison av and 30th st, for a long term of years. The lessees are Jacob Rapoport & Co., who have leased the 12th loft, and Harry Wadler, who has leased the 17th loft, both large coat and suit manufacturers, now located on West 21st st. Mr. Kaye has now leased in this 20-

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sty building, from the plans, over 160,000 sq. ft. of space.

HOMER R. GILLIES leased to the Sternberg Motor Truck Co., of 285 East 137th st, the plot, with frame sneas, at 646 to 652 West 132d st, for 3½ years from September 15 at an annual rental of \$7,100.

GOODWIN & GOODWIN rented for Rachel L. Conen to Florence Meyer, the 3-sty private dwelling at 308 West 113th st.

GOODWIN & GOODWIN rented for James M. Scofield to Ernestina Fleck, the 4-sty private dwelling at 249 Lenox av.

N. BRIGHAM HALL & WILLIAM D. BLOOD-GOOD leased one-half the 5d, all of the 9th and all of the 10th floors in the Monahan Express building at 216 to 222 West 18th st, containing about 27,000 sq. ft. of floor space, for the Monahan Express Co., of 152 West 24th st. The lease is for a term of 10 years and involves about \$120,000. This practically completes the renting of the building.

HEIL & STERN leased for Chas. Kaye in the new building at 105 to 111 Madison av the 8th loft to Altman & Grossman, of 19 West 21st st, for a term of years.

M. & L. HESS leased the 9th loft in 115 and 117 East 25d st to the Charles Williams Stores, Inc.; also the third loft in 4 and 9 East 20th st, to Popper & Co. of 309 6th av.

M. & L. HESS leased the 3d loft in 98 and 100 Bleecker st to the Diamond Straw Works, of 195 Greene st; the 3d loft in 41 and 43 West 26th st to the Majestic Undergarment Co., of 15 West 17th st.

HUBERTH & HUBERTH leased the building at 106 West 3d st to the United Box & Lumber Co. for a term of years.

A. KANE & CO. leased the 3-sty private dwelling at 517 Manhattan av; also the 3-sty dwelling at 503 Manhattan av to E. H. Theis, National Director, L. O. O. M.

EDWARD MARGOLIES leased 254 West 46th st, a 3-sty building, for three years at \$1,800 a year. Mrs. Minnie Katz is the lessee.

MAURICE, importer of gowns and real laces, has taken a lease on the entire 5-sty building at 400 5th av, covering lot 27.7x120, which he will occupy in connection with his present establishment in the Tecla building adjoining. Eisman, Levy, Corn & Lewine were the attorneys for the receiver of the property.

THE ESTATE OF HENRY C. MINER leased Miner's Eighth Avenue Theatre on 8th av, a 4-sty structure, on a plot 49.4x100, with an L to 260 West 26th st, and a strip, 16x49, in the rear of the lot, extending to the south. Isidore Kempner and H. Reichter were the brokers.

FERDINAND NAGEL leased a store in 1429 Amsterdam av for 10 years to the Daniel Reeves Co., of 451 West 125th st.

WALTER C. NICHOLSON leased for Frederick Fox & Co., for a term of three years, a loft in 14 West 40th st to Miss Marion Hallett, formerly of 7 West 42d st. Premises to be used as a dancing studio.

THE CHARLES F. NOYES CO. leased lofts in 104 Beekman st to Hyman Mansky and the upper floor of 540 West 23d st to the National Pneumatic Action Co.

THE CHARLES F. NOYES CO. leased the store in 25 Beekman st to Manhattan Card & Paper Co. and the store in 2 Cedar st to D. L. Bretzfelder.

THE CHARLES F. NOYES CO. leased the store in 25 Beekman st to Manhattan Card & Paper Co. and the store in 2 Cedar st to D. L. Bretzfelder; also lofts in 104 Beekman st to Hyman Mansky and the upper floor of 540 West 23d st to the National Pneumatic Action Co.; also offices in the Market & Fulton Bank Building to the N. Y. Mexican Land Co. and to Albert H. Peterreit; offices in the "Hanover Building," at 130 and 132 Pearl st to Fernando Zegri and to Jenks Gwynne Co.; offices in the "Fulton-Chambers Building" to Samuel Blum and offices in the "Frankel Building," 45 Blum st, to Konoritz Brothers.

S. OSGOOD PELL & CO. leased a loft in 20 and 22 East 46th st to Charles & Ray, ladies' tailor.

W. M. OSTRANDER, INC., rented for Mrs. Gertrude Windlar Laidley the dwelling at 230 West End av.

THE OWNERS BUILDING CO., Samuel A. Herzog, president, of 43 Cedar st, leased all the apartments in the new 12-sty fireproof apartment house at the northwest corner of 87th st and Central Park West, 75.6x100, for terms averaging over 3 years. The gross rents of this building are slightly under \$73,000 per annum.

POST & REESE rented for the Beekman Estate the 3-sty and basement dwelling at 124 East 64th st for a term of years to Harry W. Kalt; also for Mrs. Charles R. Swords, of Hughsonville, N. Y., her residence at 74 East 90th st, a 3-sty dwelling, to Harry Collins and Charles Welch for a term of years.

LOUIS SCHRAG leased for Florence Eisenacher, the dwelling at 268 West 19th st, to Mary McGill; for Maria S. Simpson, the 1st loft in 206 West 23d st to Israel Miller for a term of years.

THE EVERETT M. SEIXAS CO. leased to Dr. Arthur S. Tenner an apartment in 120 West 86th st; also to Louise W. Morgan a studio in 150 West 57th st; also to the Held Tailoring Co. offices in 507 5th av, and to S. Frederic T. Taylor an apartment in the Osborne apartment house at 57th and 7th av.

H. C. SENIOR & CO. leased for Sarah F. Tubbs the 4-sty dwelling at 136 West 70th st to Dr. Karl A. Helgeson; and for Thomas Morgan, the 4-sty American basement dwelling at 260 West 107th st, to Hattie Strobel; also leased for Walter Donovan, the 3-sty building 265 West 87th st to Gerome Tadini for a term of years; and for G. Rousens, the 3-sty building at 146 West 56th st to Stromberg Motor Devices Co., of Chicago, for their Eastern branch, for a term of years.

SHAW & CO. leased the following dwellings: 312 West 138th st, for Thomas A. Roe to Max Mayer; 2131 5th av, for Mary M. Benedict to Harriet Stock; 112 East 127th st, for F. F. Freehold Estates to Julia Colton.

SHAW & CO. leased the following dwellings: 302 West 138th st, for Thomas A. Roe, to Julia Spillane; 158 East 128th st, for the Nassau Mortgage Co., to Eugen Ritter; and 32 East 126th st, for Thomas O'Reilly, to Arthur J. Maher.

JAMES A. SHEERAN leased for the Markwin Realty Corporation the 4-sty dwelling at 127 East 84th st to William Von der Horst; also to M. Hildebrandt the 3-sty dwelling at 357 West 119th st; also the store in 118 East 87th st to the Baker X-Ray Co.

SPEAR & CO. rented for Elias A. Cohen the entire store and basement in 79 and 81 Wooster st, running through to 391 and 393 West Broadway, to the Favorite Paper Box Co., of 211 Wooster st; for the Carlisle Realty & Construction Co., the 6th loft in 28 and 30 East 10th st to Schack & Ginsberg, of 51 West 3d st; for the Estate of Rufus Smith, 7,500 ft. in 469 and 471 Broome st to Alex. Singer & Bro., of 111 Bleecker st.

S. STEINGUT & SON leased for Marks Rosenberg the 5-sty house at 99 2d av for 20 years to J. Schecter, who will make alterations totaling about \$10,000.

M. I. STRUNSKY & CO. leased to Cohen from Michael J. and Joseph F. Mulqueen the plot surrounding a single lot taxpayer at the southeast corner of St. Nicholas av and 181st st, having a frontage of 75 ft. in the street and 19.6 ft. in the avenue. The lease is for 21 years, at an aggregate rental of about \$200,000. A 2-sty building, with moving picture theatre, offices and stores, will be erected on the site. The adjoining corner has figured in several deals, each establishing a new record for this section of Washington Heights.

LUDWIG C. TRAUBE leased the stores in 1354 and 1356 5th av for a number of years, and the private dwelling at 63 East 90th st for Mrs. Magdalena Waldenberger to Dr. Nathaniel McMaster, and the private dwelling at 129 East 93d st for Chas. E. Popp to Mrs. Augusta Crane, both for a number of years.

HENRY TRENKMANN leased the 7-sty building at 212 Centre st to Morris Freidus, of 210 Centre st, for 5 years.

HENRY TRENKMANN leased the store and basement in 130 and 132 West 14th st to Collapsible Paper Box Co., of 134 West 14th st; also space at the southeast corner Washington and 14th sts to the same concern.

E. A. TURNER leased for two years the dwelling at 40 West 89th st for Gustave G. Barnett to Ludwig Harburger.

ISRAEL UNTERBERG leased a floor in his building at 352 4th av with an "L" to 53 to 59 East 25th st, to the Aero Waist Co., of 43 West 16th st.

WILLIAM WOLFF'S SON leased for the Ardsley Garage Co. the 3-sty dwelling at 159 East 77th st to Mrs. Helen Oswald; also the adjoining and similar dwelling at 161 to Mrs. K. Schonrok, and for Josephine F. Wolf the 3-sty dwelling at 131 West 126th st to Mrs. Carrie Kann.

THE CLARK ESTATES have leased the 4-sty dwelling at 109 West 73d st, to a physician.

THE ANSON PHELPS STOKES ESTATE has leased the 3-sty dwelling at 230 West 76th st, to Mrs. B. B. Schreiber.

EARLE & CALHOUN have leased from the plans, a store in the new building being erected by Paterno Bros. on the east side of Broadway, from 78th to 79th st, to the United Cigar Stores Co., for a term of years.

THE CROSS & BROWN CO. leased for Thos. F. Galvin, Inc., the rear store and basement in 561 5th av, to Wm. E. Spaulding of Nashua, N. H., who will conduct a New England antique shop.

DOUGLAS L. ELLIMAN & CO., in conjunction with F. R. Wood, W. H. Dolson Co., leased for a long term of years, 309 West 80th st, a 4-sty high stoop dwelling on a lot 16x102, to Mrs. William F. S. Hart.

THE FRANK L. FISHER CO. leased for Ana Pomares the 4-sty dwelling at 136 West 78th st.

THE GUARANTEE REALTY CORPORATION has completed the leasing of the building at 200 West st by renting the two upper floors to the National Binding Machine Co. of 127 White st, for a term of years. The same agents leased a store in the 42d st side of the building 503 5th av, to N. Ash, jeweler; also a loft in 137 and 139 West 25th st, to Goldberg & Goodman of 137 West 25th st; also in the Columbia Theatre building, the cafe to the Cash Cafe Co., J. H. Cronin, president; also the rathskeller in the Columbia Theatre building, to William H. Lewis of 1645 3d av, and offices to Paly Sanders, Jack Henry and Morris Green.

A. A. HAGEMAN leased the store in 51 West 36th st to J. Eskowitz of 19 East 15th st; the three upper lofts in 639 6th av to M. Aggelides; the 4th loft in 249-251 West 49th st to Overland Repair Co.; the parlor store in 54 West 36th st to E. Richards; the northerly store in 688 6th av to Weisman Bros.; the 1st loft in 641 6th av, to F. Seyersdahl; the 2d floor in 67 West 36th st to Chic Embroidery Co. of 57 West 37th st; the southerly store in 688 6th av to M. Marahoris; 2d loft in 618 6th av to John Burke; also apartments in 31 West 36th st to the following tenants: C. Robinson, M. Montague, A. Kiam, L. Hogue, W. L. Stout and J. Unger; also the dwelling house at 204 West 40th st to L. Jones.

M. & L. HESS leased, in conjunction with E. M. Lewi & Co., the 2d floor of the 12-sty building at 151 to 155 West 30th st. This lease completes the renting of the entire building.

HUBERTH & HUBERTH leased the 4-sty brownstone private house at 325 West 58th st to Frederick Brasser, for a term of years; also the 4-sty brownstone private house at 329 West 58th st to a Mr. Pierce, for a term of years.

THE LONGACRE LAND CO. leased at the northeast corner of 42d st and Broadway space to Equitable Life Assurance Society of 165 Broadway; New York State Commission on the Relief for Widowed Mothers, Cedarhurst Park; Murphy Door Bed Co.; W. T. Erickson Automatic Ticket Selling & Cash Register Co. of 1476 Broadway; the Van Fleet Co. of 18 West 34th st; the Electricity Magazine; the Holley Co. of 1476 Broadway; the Knickerbocker Ice Co.; Youmans; the Harroun Carburator Co.; George Kleine; Torpey & Strauss; Pitzer & Smith of 32 Union sq; Jacob Weissberger; Abe Goodman; Smith & Lederer; M. Flinders; the American Citizen of 115 Broadway; Flex-O-Fill Core Co. of 1476 Broadway; David Reid; Davis Fox, and Giuseppe Montalto.

THOMAS J. O'REILLY leased the store at the northwest corner of 84th st and Columbus av to Daniel Reeves, Inc., of 451 West 125th st; also a loft to the Bernard Co. and David Owens of 2780 Broadway; and the dwelling at 314 West 103d st for Mrs. E. B. Dewelle.

PEASE & ELLMAN have leased the following stores: 48 West 46th st to Louis Lebrun; 151 and 153 West 19th st to Morton H. Meinhard; 2 East 44th st to F. E. Bebus, and the parlor building at 124 East 41st st to Francis F. Ahern & Son. The same firm has also leased offices in Aeolian Hall to the Christian Science Church and in 25 West 45th st to the American Scandinavian Foundation, and the building at 148 Delancey st to Sarnoff Eros.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO., in conjunction with Frank D. Veiller, leased for the Durand Ruel Co. the 5-sty building formerly occupied by them at 5 West 36th st, for business purposes; also leased from Alexander S. Cochran the two 4-sty dwellings at 21 and 23 West 58th st, to John W. Brett, who will convert them to business use.

H. C. SENIOR leased for G. Reusens, the 3-sty building at 146 West 56th st to the Stromberg Motor Devices Co. of Chicago, for the Eastern distributors; also the 2d loft in 249 West 64th st for the Taximeter Cab Co., to E. J. Mulcahy, for a long term of years; for Walter Donovan, the 3-sty building adjoining the corner of Broadway, at 265 West 87th st, for a long term of years to Jerome Tadini, to be used for automobile purposes.

HENRY TRENKMANN leased a loft in 407 Broome st to the Progressive Hat Works.

TUCKER, SPEYERS & CO. leased in conjunction with Carstein & Linnekin, the 7th floor in the "Abercrombie & Fitch Building" at 53 to 57 West 36th st, to Bass, Silverman & Co. of 129 West 22d st, for a term of years; also in conjunction with N. K. Thompson, Jr., the 6th loft west and east front in 39 and 41 West 38th st, to Louis Baer.

DUROSS CO. leased the store at 257 West 10th st to P. Parka; also the store 22 11th av to Samuel Zelinsky, and the store 24 11th av to Robert Dutton; also leased the 1st loft in 330 6th av for Josephine M. Geenen to Katsu Watanuki.

H. C. SENIOR & CO. have leased for Dr. Marcus Franklin the 4-sty and basement dwelling at 57 West 76th st, to Miss Kassie Vickers, for a term of years.

GOODALE, PERRY & DWIGHT, INC., as agents, report the lease of the corner store in the St. James Building, southwest corner Broadway and 26th st, to the Public Bank of New York.

Bronx.

A. MANTINBAND leased to S. Glazer the 4-sty tenement at 622 East 135th st.

THE ALDUS CONSTRUCTION CO. leased to Elkay Realty, Inc., the two new 5-sty apartment houses at 946 and 950 Hoe av for 3 years from October 1 at an annual rental of \$10,246.

THE EVERETT M. SEIXAS CO. leased for the Hudson Realty Co. to Philip L. Allen 1214, 1216 and 1218 Boston rd and 729 East 168th st, a group of four 5-sty apartment houses at the northeast corner of these thoroughfares. The properties measure about 150x151x irregular.

WILLIAM J. GABEL leased for the estate of Susanna P. L. Sutphen the 3-sty house at 1447 Vyse av; also for Henry Hunneke, Jr., the 3-sty house at 755 Crotona Park North.

Brooklyn.

CHARLES E. RICKERSON leased 198 St. Johns pl, a 3-sty brownstone dwelling, for Mrs. Alida H. Van Etten, to Rowland Gibbons, for a term of years; 528 Bergen st, a 2-sty brick stable for Julia Redding, to the Ohlsson Spring Tire Co., for a term of years.

THE BULKLEY & HORTON CO. leased the stone dwelling at 576 St. Marks av to Max Marcus, for a term of years.

Suburban.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for the Estate of Timothy Tredwell the country estate known as "The Homestead," at East Williston, L. I., to J. Lloyd Derby, of New York, who will make it his home throughout the year.

M. MORGENTHAU, JR., CO., agents for the owners, Harry Content and Teresa Wallach, leased the 3-sty factory building on the south side of Malvern st, 100 ft. west of Tyler st, Newark, N. J., on plot 64.66x102. The tenant is The Kil-Tone Co., C. W. Dare, president. Their principal office is now in Bridgeton, N. J. They were represented in these negotiations by Feist & Feist. The Kil-Tone have already taken possession of the premises, and the lease carries with it an option of purchase.

THE MANHATTAN REALTY OWNERS leased to the Syms Corporation, Julius Klein, president, the Syms Theatre, at 609 Syms st, West Hoboken.

REAL ESTATE NOTES.

WALTER J. JOYCE has moved his real estate office to 2837 Broadway.

LUDWIG C. TRAUBE has been appointed agent for 535 East 135th st.

CARSTEIN & LINNEKIN have been appointed agents for 369 Broadway, 121 Mercer st and 347 Lexington av.

FISH BROTHERS announce the removal of their offices to room 112, 8-10 Bridge st, near State st.

STEVEN B. AYRES negotiated the sale for the Delafiel estate at Fieldston of a newly erected residence, corner of Waldo av and 250th st, to Clayton L. Cooper.

GEORGE W. HAWLEY, a real estate broker for the past thirty years, died Saturday, Sept. 27th at his home, 97 South Oxford st, Brooklyn, in his sixty-first year.

JOHN A. STEINMETZ negotiated the sale of the 2-family house 2042 Bronx st for Samuel R. Waldron to William Gedge, recorded on Wednesday.

G. WALTER GUSTUS CO. have been appointed agents for the newly remodeled building, northwest corner of Broadway and 59th st, Columbus Circle.

C. F. W. JOHANNING has been appointed agent for the premises 143 West 117th st and 234 East 54th st for the estate of Wilhelmina Bley, and also for 207-209 West 115th st.

THE STATE REALTY AND MORTGAGE CO. has moved from 11 Pine st to 18 and 20 East 41st st. The Holland Holding Co. and the Rivoli Realty Co. will remove to the same address.

ALEXANDER S. ANDREWS, as referee, sold at Flushing Wednesday 5 lots 100x20 each, in Central av, bet Franconia av and Hawthorne st, Flushing, to Max L. Harris, sales manager of the Yale Land Co., for \$2,400.

ALBERT B. ASHFORTH was the broker in the lease between the Robert Graves Co. and the Loton H. Slawson Co. of the store and first loft in the Burrell Building, Madison av and 33d st.

THE EVERETT M. SEIXAS CO. has been appointed agent for 1214 to 1218 Boston rd; also 729 East 168th st and the block front in the north side of 159th st, bet St. Nicholas and Amsterdam avs.

A. A. HAGEMAN has been appointed agent for 52, 54 and 56 West 36th st, 618 6th av, 50 West 36th st, 626-628 6th av, 123, 125 and 127 West 47th st, 31 West 36th st, 234 West 56th st, and the 6-sty elevator loft building 681 6th av, northwest corner of 39th st.

ARDSLEY HALL, a 10-sty apartment house, on a plot 100x125, at the southwest corner of Central Park West and 92d st, is to be sold at auction in three weeks. The auction sale will be conducted at the stand of D. Phoenix Ingraham & Co.

DR. A. E. BIESER states that the contracts for the sale of 312 and 314 West 58th st, two old 3-sty dwellings adjoining Reisenwebers, have not been signed to date. The deal will not be consummated until the end of the month, although negotiations are pending.

THE BUSINESS MEN'S LEAGUE OF THE BRONX has decided to purchase the plot, 50x260, at the southwest corner of Southern Boulevard and 183d st, and at a recent meeting raised \$2,500 toward this end. If the sale is closed a clubhouse will be erected on the site.

AS A RESULT of the successful auction sale held in Belle Harbor two weeks ago by the Jere Johnson, Jr., Company, for the Belle Harbor-Edgemere Realty Company, Walter Schulze, president, a continuation auction sale will be held on the premises to-day, when 89 lots will be offered.

CLARENCE MARTIN has transferred to the Durham Realty Corporation (James B. Duke) the 10-sty Mercantile Building at 31 and 33 West 31st st, subject to a mortgage of \$203,000. Mr. Duke has been a consistent buyer during the summer, but his previous investments were exclusively apartment houses.

THE FIRST PREFERRED REALTY CO., recently organized with Max I. Lefkowitz as president, acquired title Tuesday to the Northern, a 6-sty elevator structure, on plot 78x133.11x irregular, at the northwest corner of Northern av and 181st st, from the Trebla Realty Co.

THE PROPERTY at 216 Main st, Paterson, N. J., sold Thursday for \$3,000 a front foot, which is the highest price ever paid for Paterson realty. The property, which is 21 ft. wide and 100 ft. deep, sold for \$65,000. It was bought from Albert Tint by Konner & Mikola, local operators.

THE FIRM OF DE VITO & NICHOLSON has been dissolved. D. C. DeVito has taken over the business of DeVito & Nicholson and will continue it in the Woolworth Building under the name of D. C. DeVito & Co. Mr. Nicholson will hereafter be located at 156 West 72d st, where he will conduct a general real estate business.

OSWALD BERLS, an out-of-town investor, has taken title from Alexander McDowell to the 6-sty apartment with stores on the northwest corner of Audubon av and 179th st. The plot is 50x100 and the house was erected about two years by the seller. Knap & Wasson were the brokers in the transaction and they have been appointed agents of the premises by the new owner.

BRYAN L. KENNELLY was the broker in the sale of the property of the Welsh Calvinistic Methodist Church, at 225 East 13th st, 50x103.3, with the old Welsh Church thereon, permission to sell which property to St. Mary's Greek Catholic Church having been granted last week by the Supreme Court, as reported. The

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Here is a brief list of the properties to be offered:


- | | |
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| 247-249, 251-253 | New Rochelle, N. Y. |
| WEST 145TH ST. | S. E. Cor. Grove Ave. and Charles St. |
| 120 EAST 32D ST. | 382 Pleasant Ave. |
| 526 EAST 87TH ST. | 41 West 35th St. |
| 302 WEST 33D ST. | 1549 Forty-fifth St. Brooklyn |
| 140-141 WEST ST. | 329 East 122nd St. |

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BIGELOW AND THRALL AVS.

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Property, moreover, within a few blocks of the Woodhaven Junction station of the Long Island Railroad, with frequent trains to both Flatbush av., Brooklyn, and the Penna. Terminal, Manhattan.

Titles insured, without expense to purchasers, by the TITLE GUARANTEE AND TRUST CO.

Terms, 10% and auction fees down. Balance may be paid in 36 EQUAL

Monthly Installments

Or, 70% may remain on mortgage, or a discount of 3% will be allowed for all cash.

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proceeds of the sale will be applied toward the construction of the new edifice for the Welsh Church in the south side of 155th st and Amsterdam av.

BERNARD SMYTH & SONS negotiated the sale to Charles M. Rosenthal for Annie M. Gerarty of the plot situated at the northwest corner of Fort Washington av and 169th st, size 21.11 on Fort Washington av x111.4% on 169th st x 21.7x107.2% to beginning. This gives Mr. Rosenthal control of the entire block front on the west side of Fort Washington av, from 169th to 170th sts, size, 197.5% on Fort Washington av, to a depth of 150 ft. on 170th st and 111.4% on 169th st.

BRYAN L. KENNELLY sold for the Newbury D. Lawton Estate, adjoining Hudson Park, New Rochelle, on Saturday a large waterfront piece with handsome 3-sty dwelling and 400 ft. along the Sound to Julius Prince, a New York merchant, for \$51,000; 140x156 on Wildcliff Drive, with 3-sty dwelling, to Frank W. Cooper, of New Rochelle, \$11,450. Bidding was lively. There were several hundred persons at the sale, and a rumor that New Rochelle would buy the property for use with the adjoining Hudson Park stimulated bidding.

THE WEST END-EIGHTY-THIRD CORPORATION has just been incorporated, and has purchased the property on the northeast corner of West End av and 83d st, 59 ft. on the av and 79 ft. on the street, for the purpose of erecting a tall apartment house with one suite to a floor. The purchase was made from the 483 West End Av Co., of which William L. Sutphen is president. Mark Rafalsky & Co. were the brokers. The directors of the new owning company are Robert T. Wood, M. Kunsman and George W. M. Clark. It is said that the Johnson-Kahn Co. is interested in the property and will take it over for building purposes.

Real Estate Appraisals.

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

ESTATE OF AGNES L. LOORAM—premises 229 East 30th st, valued at \$12,500; 551 1st av, \$17,500; 609, 611 1st av, \$38,000.

AUGUSTE ARNOLD—105 East 75th st, \$9,000.

ROBERT BEERLI—Southwest corner of East 205th st and Grand Boulevard, \$15,000.

JOHN BOSCH—824 Columbus av, \$35,000.

LEOPOLD COHN—60 East 66th st, \$53,000.

MARIA L. FANSHAWE.—One-third interest in 211-215 6th av, \$23,644.

FRANCOIS GUILLOT—144 East 97th st, \$17,000.

PERPETUA HEIDT—571 Broome st, \$10,000.

MARY A. LOCKMAN—50 West 39th st, \$75,000; 512 West 20th st, \$7,500; 514 West 20th st, \$7,500.

ARCHIBALD A. SKILLMAN—3340 and 3342 Olinville av, \$8,000.

ERNEST MOLWITZ—2707 8th av, \$23,500; 2709 8th av, \$31,000; 304 West 144th st, \$20,000.

A Novel Lease.

An interesting lease was closed yesterday, by Royal Scott Gulden, whereby an opportunity will be presented to overworked business men and women to regain their strength, without interfering seriously with their business. In the heart of the commercial district and near the theatrical center of the city, Dr. Watson L. Savage has leased the entire eighth loft in the new building at 56-58 West 45th street. He will install exercising apparatus for the convenience of those who are in need of such, and will also install squash and handball courts for recreative purposes. The game of squash, a form of tennis, has become very popular here, and many wealthy people are constructing courts in their homes. Those who are not so fortunate, but who nevertheless relish a good game, will have a chance to drop in for a little relaxation from business worries without much inconvenience.

Dr. Savage returned recently from Pittsburgh, where he was instrumental in the organization of the athletic association there which is erecting a building costing \$1,000,000. Dr. Savage supervised the construction and equipment of the structure.

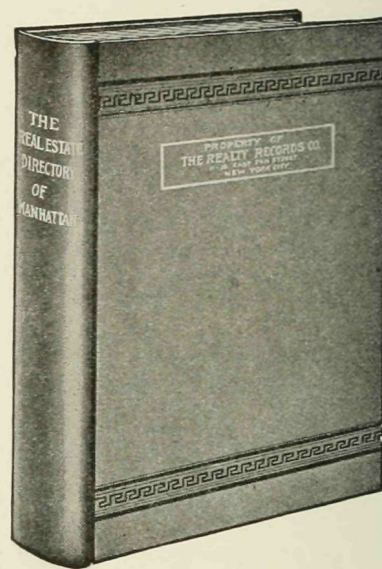
Bronx Facilities to Be Quadrupled.

Rapid transit facilities in The Bronx will be more than quadrupled by the completion of the Dual System. Practically four entirely new lines of rapid transit railroads will be constructed in that borough. The Lexington Avenue Subway will have two branches—one extending up Jerome avenue to Woodlawn road, and the other up Southern Boulevard and Westchester avenue to Pelham Bay Park. In addition there will be the White Plains Road line, which will be an extension of the Bronx Park branch of the existing subway, and will run clear to 241st street, near the City Line.

Connecting with this line will be the Webster avenue extension of the Third avenue elevated. A connection will be made between the Third avenue elevated and the existing subway at 149th street; also between the existing subway and the Jerome avenue branch at 149th street. Another connection will be made between the Ninth avenue elevated line from its present terminus at 155th street and Eighth avenue with the Jerome avenue line at 162d street. This will make possible the joint use of these new lines by trains from subway and elevated lines.

Through express service on both subway and elevated lines from the northern termini of the new roads will be possible. Residents of all parts of The Bronx will be given their choice of lines down-town, so that they will be able to go either by subway or elevated trains down the east side or down the west side of Manhattan.

The Real Estate Directory for 1913



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Oct. 6th, 1913

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AUCTION SALES OF WEEK.

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

JOSEPH P. DAY.

3D st, 16-S W (), ss, 80 w Mercer, 40x 75, 7-sty bk loft & str bldg; due, \$62,744.24; T&c, \$840.40; Albany City Savings Inst. 64,205

*27TH st, 21 E, see Mad av, 62.

*27TH st, 454 W, ss, 100 e 10 av, 25x98.9, 5-sty bk tnt & str; due, \$18,731.52; T&c, \$921.15; Rev Luke J Evers, party in int. 19,850

*34TH st, 338-40 E, ss, 125 w 1 av, 46x 98.9, 2 5-sty bk tnts & str; adj Oct14.

47TH st, 344 E (), ss, 60 w 1 av, 20x 84.11, 5-sty bk tnt & str; due, \$9,946.80; T &c, \$692; Lambert Suydam. 7,000

56TH st, 233 E (), ns, 250 w 2 av, 25x 100.5, 5-sty bk tnt & str; due, \$21,381.29; T&c, \$253.45; Lawyers Mortgage Co. 21,000

56TH st, 238-40 W (), ss, 140 e 8 av, 45 x100.5, 2-4-sty stn tnts & str, 1-sty ext; due, \$31,213.65; T&c, \$1,454.46; sub to 1st mtg of \$75,000; Annie E Copeland. 108,124

*79TH st, 149 W, ns, 304 e Ams av, 18x 102.2, 4-sty & b bk dwg; withdrawn.

102D st, 316-S E (), ss, 275 e 2 av, 50x 100.11, 6-sty bk tnt & str; due, \$11,071.08; T&c, \$1,500; State Bank. 36,000

112TH st, 160 E (), ss, 245 w 3 av, 25x 100.11, 4-sty bk hall; due, \$19,199.33; T&c, \$383.48; Aimee Rossignot gdn. 16,000

114TH st, 121 E (), ns, 160 e Park av, 15x100.11, 3-sty & b stn dwg; due, \$6,623.34; T&c, \$358; Wm Linden et al trstes. 6,000

127TH st, 251 W (), ns, 408.4 w 7 av, 17.2x99.11, 3-sty & b stn dwg; due, \$12,557.48; T&c, \$199.10; V Everit Macy et al trstes. 10,000

*Madison av, 62, nwc 27th (No 21), 24.9x 95, 11-sty bk hotel; partition; Irving T Smith, def. 155,000

5TH av, 2156 (), ws, 18 s 132d, 17x75, 4-sty stn tnt; due, \$12,058.34; T&c, \$264.57; Rutherford Realty Co. 5,000

HENRY BRADY.

*Allen st, 97, ws, abt 125 n Broome, 25x 87.6, 5-sty bk tnt & str; due, \$21,157.97; T &c, \$1,063.93; Hyman Rosenblum. 24,025

Grand st, 10-4 (), ns, 122.8 e Varick, 60 x83x—6-sty bk tnt & str; due, \$36,584; T&c, \$2,753.60; sub to pr mtg \$64,500; N Y National Bank. 77,440

Norfolk st, 181 (), ws, 125 s Houston, 25x100, 5-sty bk tnt & str; due, \$7,083.61; T&c, \$983.93; sub to 1st mtg \$20,000; Pierce Brennan. 26,700

39TH st, 126 E (), ss, 95.3 w Lex av, 19.10x98.9, 3-sty & b stn dwg, 2-sty ext; due, \$44,748.18; T&c, \$443.45; County Holding Co. 40,000

92D st, 71 W (), ns, 125 e Columbus av, 20x100.8, 3-sty & b stn dwg; due, \$5,558.30; T&c, \$342.60; Brodie Realty Co. 15,562

JAMES L. WELLS.

Creston av, 2305 (), ws, 97 n 183d, 18.9 x117.6, 3-sty bk dwg; due, \$7,605.79; T&c, \$315.20; Jno J Ryan et al. 6,000

Trinity av, 536-8 (), es, 50.2 s 149th, 50.2x109, 3-sty fr tnt & 1 & 2-sty fr rear bldg; due, \$1,479.86; T&c, \$—; Adeline Dripps. 1,500

*Walton av, ws, 403.9 n Burnside av, 89.11 x104.8x75.9x101.5, vacant; due \$1,373.44; T &c, \$182; Jas A Regan. 6,625

Total	\$646,031
Corresponding week 1912.....	353,297
Jan. 1, 1913, to date.....	41,156,827
Corresponding period 1912.....	37,290,230

Borough of Brooklyn

The following are the sales that have taken place during the week ending Oct. 1, 1913 at the Brooklyn Sales rooms, 189 Montague street:

WILLIAM H. SMITH.

JACKSON ST (*), ss, 250 e Unlon av, 69x 100; Henry Zuber. 6,000

ROBINSON ST, ss, 63.9 e Rogers av, 49.8x 134.6, vacant (trstes); Melia Zraick. 3,400

VAN BRUNT ST (*), ses, 50 ne Visitation, 25x90; Jno Finnegan. 500

E 4TH ST, 68-70, ws, 89.9 n Greenwood av, 40.10x100x59.1x102.10, two 2-sty bk dwgs (vol); withdrawn.

39TH ST, ss, bet 6 & 7 avs, being lots 54 & 55; Sarah A Kayfetz. 1,375

51ST ST (*), ss, 260 e 3 av, 20x100; Bushwick Savgs Bank. 7,000

51ST ST (*), ss, 280 e 3 av, 20x100; same. 7,000

60TH ST, ss, 395.3 w New Utrecht av, 25x 100; Ida Thamason. 3,870

84TH ST, nes, adj land of Eliz Emmons, runs ne37.3xsw165xsw95.6xn9xsw50xnw48.7xsw 100 xn w48.7 to beg; Phebe M Amerman. 3,400

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1425 St. Nicholas Avenue, Manhattan
381-383 East 149th Street

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

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Auction Sales—Brooklyn—Continued.

FRANKLIN AV, nwc Union, 173.5x274.4x28.7x 214.8, vacant (vol); withdrawn.

GATES AV (*), sec Reid av, 100x200; Henry Amrhein. 45,000

PROSPECT AV, 424, swc 8 av, 25x80.2, 3-sty fr tnt & str (exrs); withdrawn. 3,500

11TH AV (*), ws, 40.2 s 53d 20x80; Richd C Speer. 3,500

15TH AV (*), nws, 100 sw 81st, runs sw469.7 to Kings Hway, xnw-xne-xse624.5 to beg; Landon A Thomas et al. 31,500

15TH AV (*), ws, 100 s 80th, 260x624.5x260x 623.11; Landon A Thomas et al. 29,900

WM. P. RAE.

CHEEVER PL (*), swc Harrison av, 75x26x 76.4x21; Philip S Wengrow. 8,000

REGENT PL, ss, 108.2 e E 21st, 28x100; E C Shortmeyer. 11,675

E 7TH ST (*), es, 140 s Av M, 80x100; Wm P Johnston. 1,000

53D ST (*), nes, 149 se 15 av, 40x100.2; also 50TH ST, sws, 300 se 16 av, 40x100; South Bklyn Savgs & Loan Assn. 5,500

NEWKIRK AV, sec Flatbush av, 45x86.9; Simon J Harding. 5,200

PARK AV (*), ss, 104.7 e Hudson av, 20.3x 102.4; Vincenzo D'Ambrosio. 1,300

LOTS 539-544 (*), map of McLaughlin Park; George Beban. 4,000

CHAS. SHONGOOD.

JEFFERSON ST (*), ss, 150 e Central av, 25x100; Anna Dosch. 4,000

PACIFIC ST (*), ss, 447.4 e Rochester av, 16.8x107.2; Lena Kranz. 1,500

W 15TH ST, ws, 880 n Neptune av, 87.1x104.3x irreg; adj. 4,000

E 32D ST (*), es, 320 s Av F, 40x102; Adolph C Kilian. 4,000

79TH ST, sws, 192.6 nw 14 av, 18.6x100; Edw F Patchen. 3,500

LIBERTY AV, ns, 52.6 e Elton, 18x100; A Renna. 7,000

NEW LOTS AV, sec Malta, 100x98.11; also NEW LOTS AV, ss, 20 w Alabama av, 40x74.6; adj Oct 15.

STONE AV (*), ws, 25 s Somers, 25x80; also STONE AV, ws, 75 s Somers, 25x80; Jno Brodie et al. 100

JAS. L. BRUMLEY.

81ST ST (*), sws, 321 nw 13 av, 39x76.3; Margt A Jinnington. 2,500

DELAMERE PL, ss, 480 e Av T, 40x100; Ediz F Hart. 1,000

DE KALB AV (*), nwc Skillman, 20x80; Jno H Rowland. 10,000

CHAUNCEY REAL ESTATE CO.

PARK PL (*), swc Hampton pl, 20x109.9; Pennington Whitehead et al. 12,000

L. J. PHILLIPS & CO.

59TH ST (*), ss, bet 7 & 8 avs, Lot 25; Tax Lien Co of N. Y. 1,100

Total\$225,820
Corresponding week 1912..... 215,889

VOLUNTARY AUCTION SALES.

Manhattan and Bronx.

OCT. 9. JOSEPH P. DAY.

WEST ST, 140-41, es, 43.10 n Vesey, 37.5x 61.7x—, 2-3-sty bk loft & str bldgs, voluntary.

32D ST, 120 E, ss, 165 w Lex av, 20.5x98.9, 4-sty bk stable, voluntary.

33D ST, 303 W, ns, 100 w 8 av, 20x98.9, 3-sty & b stn dwg, voluntary.

35TH ST, 41 W, ns, 375 e 6 av, 18.9x98.9, 4-sty stn bldg & str, voluntary.

87TH ST, 526 E, ss, 311.6 e Av A, 18.3x62.9, 3-sty & b stn dwg, voluntary.

122D ST, 329 E, ns, 275 w 1 av, 21x100.11, 4-sty bk tnt, voluntary.

130TH ST, 601-7 W, ns, 75 w Bway, 100x 99.11, 2 & 3-sty bk factory, voluntary.

145TH ST, 239-53 W, ns, 100 e 8 av, 206x 99.11, 4-6-sty bk tnts & str, voluntary.

PLEASANT AV, 382, es, 33.7 n 120th, 16.10x 71.3, 4-sty & b stn dwg, voluntary.

Brooklyn.

OCT. 9. JOSEPH P. DAY.

45TH ST, 1549, ns, 200 w 16 av, 20x89.3x—, 2-sty bk dwg, voluntary.

ADVERTISED LEGAL SALES.

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

Manhattan and Bronx.

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

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 Ketter et al; Harris, Corwin, Gunnison & Meyers (A), 150 Nassau; Geoffrey Kunta (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—lbrow Realty Co et al; action 3; Stephen W Collins (A), 63 Wall; Mortimer Boyle (R); due, \$3,460.08; T&c, \$567; sub to 3 mtgs aggregating \$19,150; Herbert A Sherman.

OCT. 7.

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.

46TH ST, 631-5 W, ns, 400 w 11 av, 75x100.5, 3 & 4-sty bk stable; Wm Reinhart—Michl Shea et al; Foley & Martin (A), 64 Wall; Dallas Flannagan (R) partition; Joseph P Day.

102D ST, 322 E, ss, 275 w 1 av, 25x100.11, 5-sty bk tnt; Eliza C Farnham—Harry Goldberg et al; Wm R Adams (A), 25 Broad; Jas A Lynch (R); due, \$16,161.93; T&c, \$387; Joseph P Day.

ELLIS AV, 2031, ns, 94.8 e Tremont av, 25x 108; Fritz Doll et al—Zerega Realty Co et al; Lewkowitz & Schaap (A), 73 Nassau; Saul J Dickheiser (R); due, \$2,080.33; T&c, \$272.88; sub to 1st mtg \$5,000; Joseph P Day.

TOPPING AV, 1762-4, es, 255 s 157th, 40x95 two 2-sty bk dwgs; Jesse S Henssler—Rasha Arnold et al; Miller & Bretzfelder (A), 55 Liberty; Francis S McAvoy (R); due, \$16,028.58; T&c, \$880.16; mtg recorded Oct30'06; Henry Brady.

2D AV, 634, es, 41.11 s 35th, 18.11x72, 4-sty bk tnt & str; Farmers Loan & Trust Co, Trste—Hill C Lewis et al; Geller, Rolston & Horan (A), 20 Exchange pl; T Louis A Britt (R); due, \$11,824.32; T&c, \$398.14; Henry Brady.

ZEREGA AV, 1433, ws, 150 s Lyon av, 25x100; Bronx Savings Bank—Amelia Steinmetz et al; David B Simpson (A), 165 Bway; Hal Bell (R); due, \$4,409.46; T&c, \$434; Joseph P Day.

OCT. 8.

ESSEX ST, 29, ws, 76 n Hester, 25x44, 5-sty bk tnt & str; Georgianna Bradbrook—Mary O'Neill et al; Mortimer W Byers (A), 41 Park Row; Thos L Hurley (R); due, \$2,780.23; T&c, \$1,230.52; sub to mtg \$10,500; mtg recorded Dec21'08; Joseph P Day.

LEWIS ST, 144, es, 123.8 n Houston, 25x100, 5-sty bk tnt & str; Dora D Forbes et al—Sophia Moore et al; Feekes Bros (A), 45 William; Jno H Rogan (R); due, \$21,163.13; T&c, \$1,380; Joseph P Day.

45TH ST, 150 W, ss, 516.8 w 6 av, 16.8x100.4, 4-sty & b stn dwg, Annie E Copeland—Benven Realty Co et al; Lewkowitz & Schaap (A), 73 Nassau; Thos L Hurley (R); due, \$7,935.36; T&c, \$642.02; sub to 1st mtg \$29,000; mtg recorded July18'11; Joseph P Day.

CONVENT AV, 328, ws, 79.11 n 143d, 20x100, 4-sty & b bk dwg; Colonial Bank—Allie W Grant et al; Jesse S Epstein (A), 149 Bway; Edw C Parish (R); due, \$4,415.12; T&c, \$181; sub to 1st mtg \$15,000; Joseph P Day.

MADISON AV, 1833-5, es, 40 s 120th, 60.11x 75, two 5-sty bk tnts; Arthur M Bullowa et al—Jno F Schreyer et al; Emilie M Bullowa (A), 34 Nassau; Jno H Rogan (R); due, \$10,365.47; T&c, \$167.43; sub to two mtgs aggregating \$35,000; J H Mayers.

SO BOULEVARD, es, 550 s Jennings, 25x100, vacant; Harry Robitzek—Saml Brener et al; Addison Gardner (A), 160 Bway; Mortimer B Bernstein (R); due, \$6,690.44; T&c, \$132.77; Samuel Marx.

OCT. 9.

PILGRIM AV, ws, 125 s Tremont rd, 25x95; Anna Rose—Agnes Pragnell et al; Robt S Patterson (A), 2804 3 av; Geo W Morgan (R); due, \$1,198.60; T&c, \$25; Joseph P Day.

WASHINGTON AV, 1015, ws, 125 s 165th, 25x 96.7x—x96.6, 2-sty fr dwg; City Real Estate Co—Augusta S Mayer et al; Harold Swain (A), 176 Bway; Alphonse G Koelbe (R); due, \$3,867.72; T&c, \$306.46; mtg recorded May2'07; Henry Brady.

OCT. 10.

EAST BROADWAY, 236, ns, 188.7 e Clinton, 23.11x108.6 to Division (No 225), 4-sty bk tnt & 7-sty bk loft & str bldg; also DIVISION ST, 219, ss, 117.2 e Clinton, 23.10x— to East Bway (No 230), 6-sty bk tnt & str & 4-sty bk tnt; Harvey I Underhill—Margt T Monahan et al; Chrystie, Williamson & Bayles (A), 115 Bway; Abr Greenberg (R); due, \$10,557.79; T&c, \$50; sub to pr mtgs aggregating \$75,000; Samuel Marx.

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.

118TH ST, 221 E, ns, 343.4 w 2 av, 16.8x 100.11, 3-sty & b stn dwg; Frances C Little—Jno J Churchill et al; Cary & Carroll (A), 59 Wall; Phoenix Ingraham (R); due, \$6,755.43; T&c, \$180.60; D Phoenix Ingraham.

LENOX AV, 151, ws, 81.3 s 118th, runs w75 xs19.7x17.1xs.06xe57.10xn20.1 to beg, 4-sty bk ciubhouse; Philip Rhinelande exr & trste—Fanny Scheideberg et al; Miller & Hartcorn (A), 20 Nassau; Robt F Wagner (R); due, \$21,360.32; T&c, \$375; Henry Brady.

PERRY AV, sec 209th, 125x100, vacant; Tax Lien Co of N Y—Fredk C Thyson et al; Wm Lustgarten (A), 68 William; Harry Bijur (R); due, \$1,876.75; T&c, \$725; J H Mayers.

OCT. 11 AND 13.

No Legal Sales advertised for these days.

Borough of Brooklyn

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

OCT. 2.

PRESIDENT ST, ns, 120 e Columbia, 20x100; Andw Gray et al—Gelsomina Valantino et al; K C & M C McDonald (A), 189 Montague; Emory F Dyckman (R); Wm H Smith.

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New Apartments for The Bronx.

The J. W. Cornish Construction Company, John W. Cornish, president, of Mapes and Tremont avenues, contemplates the erection of apartment houses on Fulton avenue near 168th street, on a plot 101x208 feet. No architect has yet been selected. On West Farms road, Hoe avenue and 167th street the Beneson Realty Company, Benjamin Beneson, president, 407 East 153d street, plans to erect several elevator apartments next spring. No architect has yet been commissioned.

Oppenheim, Collins & Co. to Build.

Oppenheim, Collins & Company, 35 West 34th street, have just decided upon the erection of a fireproof garage building at 305-307 East 32d street, a plot fronting 40 feet with a depth of 98.9 feet. The property was owned by the Stuyvesant Real Estate Company, a holding company for the Pennsylvania Railroad. Buchman & Fox will be the architects.

Delano & Aldrich Selected Architects.

Delano & Aldrich, 4 East 39th street, have been selected architects to design plans for the new home at 805 to 807 Fifth avenue, corner of 62d street, for the Knickerbocker Club, of 319 Fifth avenue. No details of construction can yet be announced. Officers of the club include E. L. Winthrop, Jr., president; F. L. Polk, secretary, and Amos T. French, treasurer.

Figuring for \$1,700,000 Warehouse.

Cass Gilbert, 11 East 24th street, is taking bids on the general contract for the new \$1,700,000 warehouse which the Havemeyer estate, of 129 Front street, is to erect on the west side of Kent avenue, from North 3d to North 4th street, Brooklyn. Austin Nichols Company, Inc., 61 Hudson street, is the lessee.

BUILDING STATISTICS.

Reports of plans filed in five boroughs during first nine months of 1913. The following tables show the number and estimated cost of new buildings for which plans were filed according to the revised figures of the Building Bureaus, after allowing for the plans withdrawn, rejected and revised:

Manhattan

NEW BUILDINGS

January to September 30, Nine Months, Inclusive

	1912		1913	
	No.	Cost.	No.	Cost.
Dwellings, over \$50,000..	10	\$930,000	13	\$1,925,000
Betw'n \$20,000 and \$50,000...	5	173,000	11	405,000
Under \$20,000.	6	59,500	5	61,000
Tenements.....	144	20,727,000	131	17,211,200
Hotels.....	9	6,260,000	9	1,355,000
Stores, lofts, etc. over \$30,000.	103	27,384,500	46	13,228,000
Betw'n \$15,000. and \$30,000...	15	341,000	15	307,000
Under \$15,000.	18	121,700	6	51,000
Office buildings	42	20,401,000	16	7,000,000
Manufactories and Workshops	38	4,491,700	17	3,332,000
Schoolhouses...	12	1,427,000	6	650,000
Churches.....	4	396,000	3	280,000
Public Build'gs Municipal....	20	1,668,000	7	250,000
Places of Amusement, etc.....	73	6,215,600	84	5,501,375
Stables and Garages.....	32	1,029,500	28	739,500
Other Structures.....	105	148,260	88	162,360
Hospitals.....	.....	.....	5	880,000
Totals.....	636	\$91,773,760	490	\$53,329,435
	490	53,329,435		

Decrease, nine months, 1913 146 \$38,444,235

ALTERATIONS IN MANHATTAN

January to September 30, Nine Months, Inclusive

	1912		1913	
	No.	Cost.	No.	Cost.
	2,866	\$8,781,073	3,645	\$9,623,398
			2,866	8,781,073
Increase, Nine Months, 1913			779	\$842,325

Bronx

NEW BUILDINGS.

	1912		1913	
	No.	Cost.	No.	Cost.
January to September 30, Nine Months, Inclusive				
Dwell'gs, brick Bet \$50,000. and \$20,000..	1	\$22,000	1	\$20,000
Under \$20,000	117	733,550	85	565,125
Tenem'ts, brick over \$15,000.	469	19,336,000	295	13,651,351
Under \$15,000.	6	70,000	4	24,500
Tenements frame.....	.....	.....	1	7,000
Hotels.....	1	10,000	.....	.....
Stores over \$30,000	4	130,000	.....	.....
Stores, between \$30,000 and \$15,000.....	9	200,000	.....	.....
Under \$15,000	44	250,450	26	170,650
Office Build'gs.	14	709,375	8	62,150
Manufactories and workshops	46	1,180,350	43	753,040
Schoolhouses...	6	829,000	13	827,700
Churches.....	3	53,000	11	272,500
Public Build'gs --Municipal.	8	1,375,500	6	287,000
Places of Amuse'nt, etc.	43	1,905,100	41	859,100
Stables and Garages.....	73	296,245	36	127,650
Dwell'gs, frame	157	673,850	101	382,100
Other Structures.....	35	7,930	45	13,040
Totals.....	1,036	\$27,782,350	716	\$18,022,906
	716	18,022,906		

Decrease, nine months, 1913 320 \$9,759,444

ALTERATIONS IN THE BRONX

January to September 30, Nine Months, Inclusive

	1912		1913	
	No.	Cost.	No.	Cost.
	1,833	\$1,061,306	2,374	\$1,212,718
			1,833	1,061,306

Increase, nine months, 1913... 541 \$1,151,412

Brooklyn

NEW BUILDINGS

January to September 30, Nine Months, Inclusive (The classifications have not been completed at this writing.)

	1912		1913	
	No.	Cost.	No.	Cost.
	4,003	\$28,912,042	2,691	\$23,486,511
	2,691	23,486,511		

Decrease, nine months, 1913 1,312 \$5,425,531

ALTERATIONS IN BROOKLYN

January to September 30, Nine Months, Inclusive

	1912		1913	
	No.	Cost.	No.	Cost.
	4,711	\$3,177,795	5,558	\$3,118,025
		3,118,025	4,711	

Decrease cost, 1913- 59,770
Increase No. Buildings Altered. 1913..... 847

Queens

NEW BUILDINGS

January to September 30, Nine Months, Inclusive (The classifications have not been completed at this writing.)

	1912		1913	
	No.	Cost.	No.	Cost.
	3,668	\$13,766,375	3,587	\$13,379,396
	3,587	\$13,379,396		

Decrease, nine months, 1913 81 \$386,979

Richmond

NEW BUILDINGS

January to September 30, Nine Months, Inclusive (The classifications have not been completed at this writing.)

	1912		1913	
	No.	Cost.	No.	Cost.
	801	\$2,620,070	801	\$1,676,880
	801	1,676,880		
	000			

Decrease, nine months, 1913 \$943,190

PERSONAL AND TRADE NOTES.

THE GEORGE BACKER CONSTRUCTION COMPANY has removed its offices to 56 West 45th st.

CHAS. W. LEAVITT, landscape architect and engineer, 220 Broadway, has been retained by the city of Berlin, Ontario, as civic expert to prepare a plan of the city.

WILLIAM KOEHL announces the removal of his offices from 759 Rose Building to 903 Park Building, Cleveland. John T. Comes, 929 5th av, Pittsburgh, is associate architect.

ARENSTEIN-ARTHUR-KOPPEL CO., of 30 Church street, is issuing its new general catalogue No. 900 that has just come from the press. This catalogue deals with portable railway material of all kinds.

THE UNITED STEEL SASH HANDBOOK, issued by the Trussed Concrete Steel Company, of Detroit, Mich., is ready for distribution. It gives complete technical information and is fully illustrated, showing actual installations and photographic details. The complete line of United Steel Sash is shown.

PLANS FOR THE FOURTH American Good Roads Congress, to convene Dec. 9-12 at Philadelphia under the auspices of the American Road Builders' Association, are being worked out in detail by the committee and officials in charge. Following the usual custom, long papers will be avoided in order to permit general discussion.

ANOTHER STATLER.—Plans for the Hotel Statler building at Detroit have been completed. There are many features among which a pillarless dining and grill room, 50x100, is conspicuous. Further details will appear in a later issue. E. M. Statler, the owner, has two other hotels, situated at Buffalo and Cleveland and known to every traveler.

PLAZA IMPROVEMENTS.—The alterations under way at the Plaza Hotel for some time since are now complete and that distinctive hotel is possessed of one among the finest bars in the city, with a "men's" clubroom that is certainly not equaled among the hotels. Both the bar and the clubroom are on the 59th street side of the building. A large electric fountain is a feature of the clubroom.

THE ASSOCIATED METAL LATH MANUFACTURERS are issuing from their offices the new standard specifications for exterior plastering (stucco) on metal laths. This specification will appear on the 1914 Sweet's Catalogue. Advanced proof copies may be obtained by addressing the Associated Metal Lath Manufacturers at 812 Wick Building, Youngstown, Ohio.

BOROUGH PRESIDENT CONNOLLY of Queens and his Superintendent of Highways, G. Howland Leavitt, will be the guests of honor at a dinner to be given by the Manhattan Automobile Club at their clubhouse, Oct. 11. The dinner will be a testimonial to the good work done by the Borough president and the highway department in the cause of good roads throughout Queens County.

EVERY BUILDING MANAGER concerned in the subject of boilers and boiler tests and boiler service will be interested in reading the eight page folder just issued by the National Tube Company, 30 Church street, on the remarkable series of tests under which boiler tubes are put at the company's mills. Copies of this booklet may be obtained gratuitously. Some very remarkable illustrations are given in this pamphlet.

SAN REMO'S ALTERATIONS.—The dining-room on the top floor of the San Remo, occupying the block bounded by Central Park West, 73d and 74th streets, is to be transformed into apartments and a new dining-room installed on the main floor. The latter will in reality take the place of the present ballroom, while a special kitchen will be constructed in the rear of the hotel. The San Remo was built twenty-two years ago by M. Brennan, who now owns and operates the property in conjunction with his sons.

ARCHITECTS, builders, engineers and others interested in the official report of the test conducted by Harold Perine, C. E., in co-operation with the Bureau of Buildings, New York City, at Greenpoint, on July 29, in which gypsum, hollow tile and concrete floor arches were subjected to a test as described in the Record and Guide of August 2, may now obtain official copies from Albert Oliver, 101 Park avenue, or from the Clinton Wire Cloth Co., of Clinton, Mass.

GEO. E. TEETS, architect, of Newark, N. J., has discontinued his office at 185 Market street, and has gone to Portland, Oregon, where he will take up his residence and engage in the practice of his profession.

G. ALEXANDER WRIGHT, member of the San Francisco Chapter of the American Institute of Architects; member of the Technical Society of the Pacific Coast and author of "Wright on Quantities" and has written a book entitled "Wright on Building Arbitrations." This is a manual for architects, students, contractors and construction engineers. It is the second edition of a work which has already attracted much attention. It is not a law book, but rather a

treatise on the subject of arbitration, written in a way easily understood by the laity as well as by the lawyer and has been codified in a convenient form for ready reference by the building profession whenever the question of arbitration arises. The book may be obtained by addressing the author at 571 California street, San Francisco, Cal. Price, \$1.00.

OBITUARY

EDWIN E. MUSHLIT, a pioneer Brooklyn builder, died Oct. 1 at 38 Butler st, Brooklyn.

JULIUS STROMBACH, architect, Metropolitan Building, Newark, N. J., died Monday, Sept. 29, at the City Hospital, Newark.

BERNARD S. LEVY, a retired builder, who had much to do with the improvement of the West Side section of New York City between 72d and 86th street, died at his home at 34 St. Andrews place, Yonkers, N. Y., Tuesday, Sept. 30.

OTIS K. DINOCK, president of the Dinock & Fink Co., plumbing supplies, died of heart disease while on his way to his summer home at New London, Conn., Friday, Sept. 26. Mr. Dinock was fifty-seven years old and had been in the plumbing supply business in Harlem for thirty years.

ADRIAN MESEROLE, vice-president the Greenpoint Savings Bank and one of the largest property owners in Greenpoint, died Friday, Sept. 26. Mr. Meserole was born Dec. 27, 1822, and had lived all his life in the Greenpoint section of Brooklyn, where he was a well known character in the business world. He was the father of Walter M. Meserole, an architect of Jamaica, L. I.

MAJOR GENERAL GEORGE LEWIS GILL-ESPIE, U. S. A., retired, formerly Chief of the Army Engineer Corps, died at his home at Saratoga, N. Y., from acute gastritis Saturday Sept. 27. General Gillespie was a veteran of the Civil War, but probably was best known for his work in connection with the improvements to New York Harbor and its coast defences. He was born at Kingston, Tenn., Oct. 7, 1841. Graduated from the U. S. Military Academy at West Point in June, 1862.

MICHEL M. LeBRUN, architect, died Saturday, September 27, at Mountinside Hospital, Montclair, N. J., following an operation for stomach trouble. He was the son of Napoleon LeBrun and a member of the firm of N. LeBrun & Sons, who for many years were the architects for the Metropolitan Life Insurance Company. The sons, Michel and Pierre, carried on the business after their father's death and until the Metropolitan Tower, then the highest building in the world, was completed, when they retired and the old firm was dissolved. For designing the tower Michel and Pierre received the medal of honor of the Architectural League.

They designed a number of fine buildings for the Metropolitan Insurance Company which were erected in other cities and conducted a

general architectural practice as well. Michel was for a period Tenement House Commissioner for the State of New Jersey and chairman of the Montclair Civic Association. Besides his membership in the American Institute of Architects he was also a member of the Microscopical Society and the Pennsylvania Society.

Funeral services were held at the Church of St. Vincent de Paul, in 23d street, Manhattan, on Tuesday morning. New York Chapter was officially represented by President Robert D. Kohn, D. Everitt Waid and H. P. Knowles, and the Metropolitan Insurance Company by President Hegeman and other officers. Mr. Knowles was for a considerable period associated with the firm of N. Le Brun & Sons and Mr. Waid is the successor of the firm as architect for the Metropolitan Insurance Company.

TRADE SOCIETY EVENTS.

THE TENTH annual convention of the National Association of Cement Users will be held at Chicago, Ill, Feb. 16-20, 1914.

AMERICAN ROAD BUILDERS' ASSOCIATION.—Secretary, E. L. Powers, 150 Nassau st, New York. Annual convention, Dec. 9-12, at Philadelphia.

AMERICAN SOCIETY OF ENGINEERING CONTRACTORS.—Secretary, J. R. Wemlinger, 11 Broadway, New York. Meets second Thursday, in New York.

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.

THE AMERICAN INSTITUTE OF ARCHITECTS will hold its annual convention at the Grunewald Hotel, New Orleans, La., Dec. 2-4, 1913.

ANNUAL MEETING.—At the tenth annual meeting of the National Brick Manufacturers' Association, the following officers were re-elected: President, Charles I. Deckman; secretary, Will P. Blair; assistant secretary, H. H. Macdonald; treasurer, C. C. Barr.

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.

INTERNATIONAL EXPOSITION OF SAFETY AND SANITATION.—An exposition of safety and sanitation will be held in the Grand Central Palace on the dates of Dec. 11 to 20, inclusive, under the auspices of the American Museum of Safety. The exposition will include among its exhibits safety appliances for machinery, plans, photographs and details of factory construction, etc., also hygienic details. The chairman of the Committee on Industrial Plants. Their Equipment and Surroundings, is asking architects, builders and factory owners throughout the country for exhibits of photographs, models, or suggestions of any sort which will show to industrial business the benefits from the use of color, architecture and landscape planting. Communications should be addressed to Frank A. Wallis, chairman, 346 Fourth av, N. Y. C.

THE CONVENTION BUREAU of the Merchants' Association reports the following conventions to be held in New York City during the current month: Drug Trade Exhibition, October 2-9; Master Bakers of New York, Brooklyn, October 5-8; American Institute of Marine Underwriters, October 6-7; Wall Paper Manufacturers' Association, October 14; Seventh National Business Show, October 20-25; Association of American Directory Publishers, National Supply, and Machinery Dealers' Association, Eastern Supply Association, National Machine Tool Builders' Association, Empire State Gas & Electric Association. The American Boiler Manufacturers' Association of the United States and Canada, the Eastern Supply Association, the National Association of Leather Belting Manufacturers, the New York State Bar Association, the New York State Association of Postmasters and the National Women's Union Trade League of America.

TROWBRIDGE & LIVINGSTON TEAM WIN FROM MARC EIDLITZ & SON.—The second game of baseball of a series to decide the Inter-Building League championship was played on Saturday, September 27, at Jaspas Oval, Brooklyn, between the employes of the firms of Trowbridge & Livingston and Marc Eidlitz & Son. The game was an exciting contest and was won by the Trowbridge & Livingston team by a score of 14 to 15. The first game, which was played by the same team on Saturday, September 13, was won by Marc Eidlitz & Son, by a score of 17 to 10. A handsome loving cup given by Patrick McGrath of Trowbridge & Livingston's office was awarded to Marc Eidlitz & Son's team for scoring the largest number of runs in both games. Edward Long, pitcher

Private Plant Contributed To Hotel Failure

The Hotel Wentworth of West 46th Street, now under prosperous management, has proved heretofore a financial failure. The present management made

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the abandonment of the house plant for Edison Service. Results following the adoption of Central Station supply should convince the most skeptical. Write for particulars

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Trade Society Events—Continued.

for the winning team, did fine work in the box, allowing no hits in the first three innings. Another game will be played today at Homewood Oval, Bath Beach, at 3.30 p. m. This game is to decide the championship. The following is a list of the players and the score of last Saturday's game:

Trowbridge & Livingston	Marc Eidlitz & Son
Prawzik.....1b.....	Flynn
Schumacher.....2b.....	McNamara
Ludwig.....3b.....	King
Sherlock.....r1.....	Talbot
Kiepper.....lf.....	Barrett
Sullivan.....ss.....	McLaren
McGrath.....cf.....	Callahan
Leone.....c.....	Keir
Long.....p.....	Seeler & Herberer

Score by innings:
 Marc E..... 6 0 0 0 2 1 1 0 4—14
 T. & L..... 3 1 2 4 1 1 1 2 x—15

RECENT INCORPORATIONS.

ROMAN LANDSCAPE CONTRACTING CO. has been incorporated to do a general landscape construction business, with offices in Manhattan. The directors are Michael S. Perri, Ramsey, N. J.; Pasquale Lignante, 246 Grand st. and Eugene Romano, 211 West Houston st. The attorney is G. A. Bellaro, 35 Nassau st.

WINDSOR INVESTING CORPN. has been incorporated with \$10,000 capital stock, with offices in Manhattan, to do a construction business. George P. Smart, John Crowley, and John H. Adams, all of 1477 3d av. are the directors. J. Andrews Coon, 31 Nassau st. is the attorney.

NEW YORK PLUMBERS SPECIALTIES CO. has filed incorporation papers to manufacture and deal in plumbers specialties, with offices in Manhattan. The directors are Julius Klein, 64 East 99th st.; Gussie Teplitsky, 209 East 99th st. and Samuel Rood, 220 East 99th st. The attorneys are Zuckerman & Spies, 350 Broadway.

ACME PACKING CORPN. is a \$10,000 corporation chartered to manufacture cement pasting, sizing, etc., with offices in Manhattan. The directors are Theodore F. Kuper and Thomas J. Burke, both of 20 Vesey st. and Jacob Chavin, 368 New Jersey av., Brooklyn. T. F. Kuper, 25 Vesey st. is the attorney for the company.

THE UNITED VENTILATING CO. is a \$20,000 corporation chartered to manufacture and deal in ventilators, with offices in Manhattan. Papers were filed by John F. Krohn, 834 Hudson st., Hoboken, N. J.; William F. Kinney, 61 5th av.; Richard Lambert, 152 West 49th st. and Philip De Angelis, 368 West 50th st. as directors. The attorney is F. McCoy, Jr., 1647 Broadway.

RELIANCE GLASS CO. has been chartered to conduct a glazing business, with offices in Manhattan. The incorporators are George Israelsky, 118 Union av., Benjamin Krieger, 83 Meserole st. and Max Myers, 92 Meserole st. all of Brooklyn. The attorney is I. H. Silverman, 140 Nassau st. N. Y. C.

DUFFY BROS. have filed incorporation papers to do a plastering business, with offices in Manhattan. The directors are Francis J. Duffy, 529 West 157th st., Thomas J. Duffy, 543 East 146th st. and Margaret Duffy, 529 West 157th st. Strassbourger, Eschwege & Schallek, 74 Broadway, are the attorneys for the company.

ARK CORPORATION, general contractors, with offices in Brooklyn, has been incorporated with Adolph Kiendl and H. Louisa Kiendl, both of 116 Hendrix st. and Thomas A. Kennedy, 221 Hull st. all of Brooklyn, as directors. The attorneys for the company are Kiendl, Smyth & Gross, 2590 Atlantic av., Brooklyn.

ROTHBERG CONTRACTING CO. has been incorporated to do a construction business, with offices in Manhattan. The directors are Joseph Rothberg, 64 West 115th st., Morris Robinson, 309 Broadway, and Solomon Citron, 310 Front st. The attorney is Jos. Rubin, 309 Broadway.

LAWRENCE MANOR BUILDING AND REALTY CO. is a \$60,000 corporation chartered to do a construction and realty business, with offices at Bayside. John Dayton, J. Wilson Dayton and D. Lacy Dayton, all of Bayside, are the directors. Dayton & Bailey, 149 Broadway, are the attorneys for the company.

NO. 100 WEST 119TH ST. CO. has been chartered to do a construction business, with offices in Manhattan. Henry Weiss, 627 3d av.; Albert Weiss, 1606 1st av. and Lillie Weiss, 244 West 137th st. are the directors. D. W. Richman, 18 West 33d st. is the attorney for the company.

LEFFERTS-ROGERS CO. has filed incorporation papers to do a construction business, with offices in Manhattan. The directors are Frederick R. Wood, 316 West 84th st.; William F. McClelland, 300 West 106th st. and Emile PinCUS, 7 Beekman st. The attorney is H. S. Mack, 7 Beekman st.

NO ARCHITECTS SELECTED.

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

NEPONSET, L. I. (QUEENS).—G. M. Sadlier, 38 West 34th st., N. Y. C., contemplates the erection of a residence here at Mohawk st. and Neponset av. for which no architect has been selected. Work will probably not go ahead until the spring.

LONG ISLAND CITY.—Chase Roberts & Co., West av., L. I. C., contemplates the erection of a 3-sty reinforced concrete warehouse, 50x150 ft., on West av. and 1st st. for which no architect and engineer have been selected.

WOOSTER, OHIO.—The Wooster University, L. E. Holden, president, is taking bids on grading necessary for the new stadium to be erected here. No architect has yet been selected. L. C. Holden, 103 Park av., N. Y. C., will be the engineer.

DEPOSIT, N. Y.—The Board of Education of Deposit, N. Y., E. D. Cumming, president, C. E. Scott, secretary, and Hon. Delas Axdell, chairman of building committee, is receiving competitive sketches for a 2-sty brick, stone and steel school to be erected at 2d and Centre sts, Broome County, to cost about \$60,000.

BRONX.—The Beneson Realty Co., 407 East 153d st., contemplates the erection of several apartments on West Farms rd., Hoe av. and 167th st., Bronx. No architect has been selected.

BRONX.—J. W. Cornish Construction Co., Mapes and Vermont avs., contemplates the erection of 5-sty flats on Fulton av., near 168th st., Bronx. No architect has yet been selected.

BUFFALO, N. Y.—The Clover Leaf Mill Co., Babcock st., contemplates the erection of a mill (steel and concrete) on Babcock st. An architect and engineer will be selected at once.

SYRACUSE, N. Y.—The Greenway Brewery Co., 338 West Water st., this city, Martin O'Melia, president, contemplates the rebuilding of a brewery. Brick and steel, concrete foundations. No architect has been selected.

TARRYTOWN, N. Y.—David L. Luke, 200 5th av., N. Y. C., vice-president of the West Virginia Pulp Co., contemplates the erection of a residence on South Broadway. No architect has yet been selected.

KENWOOD, N. Y.—William Life, care of the Oneida Company, Niagara Falls, contemplates the erection of a residence, 2½-stys, brick, frame and stucco. No architect has yet been selected. Estimated cost between \$10,000 and \$12,000.

DOLGEVILLE, N. Y.—The Dolgeville Felt Shoe Co., William Menge, president, H. I. Patrie, secretary and treasurer, contemplates the erection of an addition to its factory at Bavielle av. and 2d st. No architect has yet been selected.

CHENANGO COUNTY, N. Y.—The Board of Supervisors of Chenango County, Bert Lord, Afton, N. Y., chairman of building committee, contemplates the erection of a hospital here. Details have not been settled. No architect selected. Estimated cost, \$30,000.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—The Gibraltar Realty Co., 475 8th av., William Briethaupt, president, is taking bids on subs for the 5-sty apartment house, 80x115 ft., to be erected at the southwest corner of Sherman av. and Arden st., from plans by Gronenberg & Leuchtag, 303 5th av., architects. Cost about \$125,000.

DWELLINGS.

BROOKLYN.—Henry Holder, Jr., 242 Franklin av., architect, is taking bids on subs for a 2½-sty residence to be erected on Sunnyside av., near Miller av., for John Wolanbrack, care of architect, owner. Cost about \$10,000.

HACKENSACK, N. J.—Frank Eurich, Jr., 200 5th av., N. Y. C., architect, is taking bids from a selected list of local contractors for a 2½-sty tile block stucco residence, 30x39 ft., to be erected at West Anderson st. and Prospect av. for Chas. H. Plent, Main st., owner. Cost about \$12,000.

NEW ROCHELLE, N. Y.—Ludwig Lindenmeyer, 37 East 28th st., N. Y. C., architect, is taking bids for a 2½-sty brick residence with two wings, 31x48 ft. and 17x20 ft., to be erected at Beechmont Park, Overlook Circle, for E. I. Hanson, 179 Elm st., New Rochelle, owner. Cost about \$18,000.

FACTORIES AND WAREHOUSES.

BROOKLYN.—Walter T. Scott, care of owner, W. A. Kroos, 611 Kent av., is taking bids for a 2-sty brick hay shed, 75x89 ft., to be erected at the northwest corner of Kent av. and Rose st., from plans by I. Crawford, 1095 Lorimer st., architect. Cost about \$16,000.

BRONX.—The McConnell Coal Co., Garrison av. and Bronx River av., owner, Jas. McConnell, president, is taking bids on the general contract for a 2-sty brick ice plant, 130x150 ft., to be erected at Hunts Point, Faile and Bronx River avs., from plans by Frank Wennemer, 2316 Honeywell av. Cost, about \$90,000.

BRONX.—Annuccio Santini, 441 East 149th st., owner, is taking bids on subs and materials for an addition to the 8-sty brick storage, 92x113 ft., at 441-445 East 149th st., from plans by Chris F. Lohse, 371 East 149th st. Estimated cost, \$120,000. Work will start immediately.

BROOKLYN.—Cass Gilbert, 11 East 24th st., N. Y. C., architect, is taking bids on the general contract to close Oct. 12 for a warehouse to be erected on the west side of Kent av., North 3d to North 4th sts., for the Havemeyer Estate, Henry O. Havemeyer, Jr., 129 Front st., N. Y. C., owner. Gunvald Aus, 101 Park av., N. Y. C., is steel engineer. Clark, MacMullen & Riley, 101 Park av., N. Y. C., are steam, electrical and refrigeration engineers. Cost, about \$1,700,000.

HOSPITALS AND ASYLUMS.

BROOKLYN.—Bids will close October 6 at 2.30 p. m. for the erection of the Greenpoint Hospital buildings in Bullion st., between Kingsland and Debevoise avs., for the city, foot of East 26th st., N. Y. C. Frank J. Helmle, 190 Montague st., is architect. Cost about \$420,000.

BROOKLYN.—The Libman Contracting Co., 107 West 46th st., N. Y. C., is figuring the general contract for additional buildings to the Greenpoint Hospital to be erected on Bullion and Benton sts., between Kingsland and Debevoise avs., from plans by Frank J. Helmle.

SCHOOLS AND COLLEGES.

MANHATTAN.—The Libman Contracting Co., 107 West 46th st., is figuring the general contract for public school No. 169, to be erected on the west side of Audubon av. and 168th st., from plans by C. J. B. Snyder.

MONTICELLO, N. Y.—The Board of Education of Monticello is taking bids to close October 8 for a 2-sty brick high school to be erected

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here, from plans by William T. Towner, 320 5th av, N. Y. C., architect. Cost about \$48,000. Monticello is in Sullivan County.

LODI, N. J.—Anton L. Vegliante, Garfield, N. J., has completed plans and is taking bids on the general and separate contracts for a 2-sty brick school, 96x130 ft., to be erected here for the Board of Education of the borough of Lodi, Peter Dansen, district clerk.

SOUTH ORANGE, N. J.—D'Oench & Yost, 105 West 40th st, N. Y. C., have completed plans for a 3-sty brick and stone school, 85x130 ft., for the Board of Education of South Orange, Essex County. Cost about \$65,000. Bids will be taken at once.

STORES, OFFICES AND LOFTS.

FLUSHING, L. I.—A. E. Richardson, Amity st, Flushing, architect, is ready for bids for a brick store and flat to be erected at 5 Main st for David Zion, 90 Main st, owner. Cost about \$8,000.

MANHATTAN.—The Manhattan Holding Co., owner, Joseph C. Marcus, president, is ready for bids on the general contract for the 6-sty bank, offices and hall, 39x67 ft., to be erected at 81-83 Delancey st, to cost \$150,000. Samuel Sass, 32 Union sq, is architect.

THEATRES.

MANHATTAN.—Figures are being received for the 1-sty brick moving picture theatre, 89x79 ft, to be erected at the northeast corner of 174th st and St. Nicholas av, for S. Bojenhardt Eskosen, 149 Broadway, owner. W. B. Brown, 475 West 141st st, lessee. Clarence True, 107 West 88th st, is architect. Cost, about \$25,000.

BROOKLYN.—Schwartz & Co., 99 Richardson st, owner, is taking bids for a 1-sty brick and stone moving picture theatre, 28x85 ft., to be erected on the south side of Meeker av, 196 ft. west of Morgan av, from plans by Edgar Howell, 31 Kane pl, architect. Cost about \$10,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

FT. WASHINGTON AV. — Gronenberg & Leuchtag, 303 5th av, are preparing sketches for a 6-sty apartment house, 102x161 ft, to be erected on the west side of Ft. Washington av, 161st to 162d sts, for Nathan Wilson, 163d st and Southern Boulevard, owner.

63D ST.—Schwartz & Gross, 347 5th av, have 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, owner. Laurence Ball, 25 East 24th st, is steel engineer. Owner will take bids on subs.

139TH ST.—Excavating is under way for the 6-sty apartment house, 121x89 ft., in the east side of 139th st, between St. Nicholas and Edgecombe avs, for the Sutherland Realty Co., Herbert Nitler, president, 505 5th av. Robert T. Lyons, 505 5th av, is architect. The Suedwell Construction Co., 505 5th av, has the mason work. Cost about \$100,000.

6TH AV.—Otto L. Spannake, 288 East 78th st, has completed plans for alterations to the 4-sty tenement, 438 6th av, for John B Phillips, 128 Pearl st.

AUDUBON AV.—Chas. Stegmayer, 168 East 91st st, has completed plans for alterations to the 3-sty tenement 109 Audubon av and 512 West 171st st, for Gustav Boehme, 111 Audubon av.

NAGLE AV.—Moore & Landsiedel, 148th st and 3d av, have completed plans for two 5-sty apartments, 50 105 ft, to be erected on the south side of Nagle av, 100 ft west of Ellwood st, for the Halpin Building Corp., 128 Broadway, owner. Cost, about \$110,000.

SHERMAN AV.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for three 5-sty brick apartment houses to be erected at the southwest corner of Sherman av and Academy st, for the Benheim Construction Co., 128 Broadway. Estimated cost, \$160,000.

79TH ST.—The Brixton Construction Co., Edward S. Brickner, president, 808 West End av, will soon start the erection of a 12-sty apartment house, 78x100 ft., at 130-142 West 79th st, to cost \$450,000. Rouse & Goldstone, 40 West 32d st, are preparing the plans.

WEST END AV.—Interests identified with the Johnson-Kahn Co. are the buyers of 481 to 485 West End av. A 12-sty apartment house will be erected on the site.

DWELLINGS.

68TH ST.—Excavating is under way for the 5-sty Colonial residence, 25x100 ft., at 49 East 68th st for J. William Clark, 51 East 74th st. Trowbridge & Livingston, 527 5th av, are the architects. William Crawford, 5 East 42d st, is general contractor. Francis McNamara, 51 East 59th st, has the plumbing work, and the Hecla Iron Works, 118 North 11th st, Brooklyn, the ornamental iron work.

HOTELS.

86TH ST.—Schwartz & Gross, 347 5th av, have completed plans for a 12-sty apartment hotel, 50x90 ft, to be erected at 309-311 West 86th st, for Weymer H. Waitt, 165 Broadway, owner. Lawrence A. Ball, 19 East 24th st, is steel engineer. Cost, about \$250,000.

MUNICIPAL WORK.

BUILDING.—Bids are being received by the Superintendent of School Buildings until Tuesday, Oct. 14, for installing fire alarm telegraph system in Public Schools 5, 8, 90, 119 and 169; additions and repairs to electric equipment in Public Schools 13, 49 and 70, and for fire protection work at Public School 177, Market and Monroe sts, Manhattan.

STONE.—Bids will be opened by the Commissioner of Docks Wednesday, Oct. 8, for furnishing labor and materials required for furnishing, delivering and putting in place about 100,000 cubic yards of rip-rap stone.

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PLUMBING.—Bids will be opened by the President of the Borough of Manhattan Thursday, Oct. 9, for labor and materials required for the installation of swimming pools and additions to the plumbing system and additions to the heating and ventilating systems in the public bath building 342-348 East 54th st, Manhattan.

LIGHTING FIXTURES.—Bids will be received by the Commissioner of Bridges Thursday, Oct. 9, for furnishing and installing lighting fixtures in the Municipal Building.

STORES, OFFICES AND LOFTS.

51ST ST.—Robert T. Lyons, 505 5th av, is preparing plans for a 2-sty brick taxpayer, 50x100 ft, to be erected at the southeast corner of 51st st and northeast corner of 50th st and Lexington av, for the Akron Realty Co., Bing & Bing, 505 5th av. Owner will soon take bids on subs and materials. Cost, about \$15,000.

9TH ST.—C. Bauer, Jr., 6 Bedford av, Brooklyn, is preparing plans for an 8-sty loft building, 30x90 ft, to be erected in the north side of 9th st, 95 ft east of 6th av, for Mrs. Rose M. Elder, 650 Eastern Parkway, Brooklyn, owner. Cost, about \$60,000.

STATE ST.—Plans are nearing completion for the 20-sty office building, 8x130 ft, to be erected at 1-3 State st, northwest corner of Whitehall st, for the South Ferry Realty Co., Oakly 1horn and W. H. Chesebrough, 110 Broadway. Starrett & Van Vleck, Everett Building, are the architects. E. E. Ashley, Everett Building, is steam, electrical and plumbing engineer. Cost, about \$700,000.

PARK AV.—Lorenz F. J. Weiher, 271 West 125th st, has been commissioned to prepare plans for a 1-sty brick and stone moving picture theatre to be erected at 1631 Park av and 106 East 119th st for Christian Dages, 170 East 123d st.

Bronx.

FACTORIES AND WAREHOUSES.

149TH ST.—Chris F. Lohse, 371 East 149th st, has completed plans for an addition to the 8-sty brick storage, 92x113 ft, at 441-445 East 149th st, for Annuccio Santini, 441 East 149th st, owner. Cost about \$120,000.

MUNICIPAL WORK.

BUILDING.—Estimates will be received by the Park Board until Thursday, Oct. 9, for labor and materials for the erection and completion of a shelter pavilion in the Zoological park, Bronx.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

54TH ST.—Eisenla & Carlson, 16 Court st, have completed plans for a 3-sty brick and stone apartment house, 20x55 ft, to be erected at the southwest corner of 54th st and New Utrecht av, for Paul W. Connelly, builder, 5107 New Utrecht av. Cost, \$5,500.

13TH AV.—S. Millman & Son, 1780 Pitkin av, have completed plans for three tenements with stores to be erected at the northeast corner of 13th av and 44th st for M. Rose, 4910 New Utrecht av, owner. Cost about \$25,000.

93D ST.—S. Millman & Son, 1780 Pitkin av, have completed plans for two 4-sty tenements, 50x80 ft, to be erected at the northwest corner of 93d st and Ridge boulevard for the S. & M. Realty Co., 189 Montague st, owner, who will take bids on subs. Cost about \$45,000.

DWELLINGS.

SUNNYSIDE AV.—Henry Holder, Jr., 242 Franklin av, is preparing plans for a 2½-sty brick and stone residence, 32x32 ft, to be erected on Sunnyside av, near Miller av, for John Wolanbrack, care of architect, owner. Cost about \$10,000.

20TH AV.—Cohn Bros., 361 Stone av, are preparing plans for three 3-sty brick and stone residences, 20x55 ft each, to be erected at the northeast corner of 20th av and 64th st for the Kraslow Construction Co., 188 Montague st, owner. Cost about \$21,000. The owner will build and take all bids.

CHURCHES.

NEWKIRK AV.—W. H. Ludwig, 801 Eastern Parkway, is revising plans and will take bids about October 18 for an extension to the church at the southeast corner of Newkirk av and East 28th st for St. Stephen's Lutheran Church, 448 East 28th st, owner, Luther D. Gable, rector, Mr. Berlinger, superintendent, is in charge for owner. Cost about \$20,000.

MUNICIPAL WORK.

CEMENT WALKS.—Bids will be opened by the Park Board Thursday, Oct. 9, for constructing cement walks on the east sidewalk of Ocean Parkway, between Foster av and Av J, Brooklyn.

ELECTRIC EQUIPMENT.—Bids will be opened by the Superintendent of School Buildings Tuesday, Oct. 14, for repairs, alterations and additions to the electric equipment in Public School 20, Union av and Keap st; also for chemical fire extinguishers, etc. (fire protection), in various public schools in Brooklyn.

BERGEN AV.—A petition is being circulated by the Evergreen Board of Trade (Brooklyn) for the installation of sewers in Bergen av and North st, Evergreen.

SCHOOLS AND COLLEGES.

BROOKLYN.—Bids were opened by the Board of Education Sept. 29 for Item 1, general construction; also Item 2, plumbing and drainage of new Public School 170: Item 1, Thomas McKeown, Inc., \$189,937, was low bidder. Other bidders were: James MacArthur Co., \$189,974; Peter Cleary, \$190,753; H. C. Stowe Constr. Co., \$199,280; A. L. Guidone & Co., \$194,249; Frank J. Felgenhauer Co., Inc., \$191,230; J. F. Walsh

& Bro., \$204,700; Mitchell Constr. Co., \$191,987; T. A. Clarke Co., \$193,691. Item 2, John J. Kenney Co., \$14,900, was low bidder.

60TH ST.—C. B. J. Snyder, 500 Park av, N. Y. C., is preparing plans for a 5-sty Public School No. 48 to be erected at 60th st and 18th av for the Board of Education, Park av and 38th st, N. Y. C., E. L. Winthrop, Jr., president. Bids will be called about the middle of October. Cost around \$200,000.

THEATRES.

ST. JOHNS PL.—Shampan & Shampan, 772 Broadway, are preparing plans for a moving picture theatre and auditorium to be erected at the southeast corner of St. Johns pl and Bedford av for the Criterion Amusement Co., 1493 Bedford av, Brooklyn.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

ASTORIA, L. I.—Emil Motl, 806 2d av, is preparing plans for a 4-sty brick and limestone tenement, 37x87 ft, to be erected on the north side of Woolsey av, 50 ft east of Chauncey st, for Pietro De Barberi, 220 Woolsey av, owner. Cost, about \$18,000.

DWELLINGS.

DOUGLASTON, L. I.—Josephine W. Chapman, 4 West 40th st, N. Y. C., is preparing plans for a 2½-sty frame and stucco residence No. 4, 46x27 ft, for the Douglas Manor Homes Co., this place, owner. L. Hart Welsh, of this place, has the general contract. Cost about \$10,000.

RIDGEWOOD, L. I.—S. Millman & Son, 1780 Pitkin av, Brooklyn, have completed plans for five 2-sty brick and limestone residences, 20x52 ft, to be erected on the south side of Elliott av, 89 ft, east of Fresh Pond rd, for the Cottler Building Co., Pinkus Kassanowsky, president, 312 Wyona st, Brooklyn, owner. Cost about \$4,500 each.

MUNICIPAL WORK.

FLUSHING.—The Board of Education will open bids on Oct. 14 for alterations and repairs to heating and ventilating apparatus in New York Parental School on Jamaica rd, Flushing.

STORES, OFFICES AND LOFTS.

FLUSHING, L. I.—A. E. Richardson, Amity st, Flushing, has completed plans for a brick store and flat to be erected at 5 Main st for David Zion, 90 Main st, owner. Cost about \$8,000.

THEATRES.

FLUSHING, L. I.—A. E. Richardson, architect, of Flushing, L. I., is preparing plans and specifications for a moving picture theatre to be erected at 139-141 Broadway. The building will cost about \$30,000, and will be occupied on completion by the Iola Amusement Co. (Continued on Page 652.)

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

81ST ST.—The Hinkle Iron Co., 534 West 56th st, has contract for steel, William Young, at site, cut stone, and McConnell & Moore, 8 West 142d st, the granite for the 12-sty apartment house which the McMorrow Engineering & Construction Co., 271 West 125th st, owner, Patrick McMorrow, president, is erecting at 35-39 East 81st st. Neville & Bagge, 215 West 125th st, are the architects. Cost about \$300,000. Foundations are under way.

85TH ST. (sub.)—Ravitch Bros., 131 E. 23d st., have received the steel contract for the 9-sty apartment house to be erected in the south side of 85th st, 100 ft east of West End av, for the Woolsey Realty Corporation, A. Kahn, president, 214 5th av. Schwartz & Gross, 347 5th av, are the architects. Lawrence A. Ball, 25 East 24th st, is steel engineer. Cost about \$200,000.

CHURCHES.

SHEPARD ST.—McDermott & Hanigan, Inc., 103 Park av, N. Y. C., have received the general contract to erect the St. Rita church and rectory in Shepard st near Atlantic av, from plans by Reiley & Steinback, 481 5th av, N. Y. C. Cost, about \$35,000.

DWELLINGS.

SOUTHAMPTON, L. I.—The J. Dall Construction Co., 10 East 23d st, N. Y. C., has received the general contract to erect a 2½-sty residence, 38x133 ft, for Josiah C. Thaw, this place, owner. G. Atterbury, 20 West 43d st, N. Y. C., is architect. The construction will be of tile blocks.

FACTORIES AND WAREHOUSES.

ALBANY, N. Y.—(sub.)—The contract for installing electric equipments in the new building of the Municipal Gas Co. at Arch st and Trinity pl has been awarded to The Globe Automatic Sprinkler Co., 47 West 34th st, N. Y. C. The American Tobacco Co. is lessee. The Fuller & Robinson Co. is architect.

JERSEY CITY, N. J. (sub.)—The Franco-American Food Co. has awarded the contract for installing automatic sprinkler equipments in their factory here to The Globe Automatic Sprinkler Co., 47 West 34th st, N. Y. C.

HOTELS.

86TH ST.—The Hedden Iron Works, 22 Clinton st, Newark, N. J., has received the structural steel contract for the 12-sty apartment hotel to be erected at 309-311 West 86th st for Weymer H. Waitt, 165 Broadway, owner. Schwartz & Gross, 347 5th av, are architects. Lawrence A. Ball, 19 East 24th st, is steel engineer. Cost about \$250,000.

MUNICIPAL WORK.

QUEENS.—Contracts have been awarded to Charles A. Meyer for paving with vitrified block on a concrete foundation, Onderdonk av, Ridge-

wood, from Elm st to Suydam st, Queens, at \$2,950; also to the Hastings Paving Co. for paving with asphalt block on a concrete foundation, Willow st, Long Island City, from Main st to Hoyt av, at \$10,224.

SCHOOLS AND COLLEGES.

BROOKLYN.—Thomas McKeown, 103 Park av, has received the general contract to erect school No. 179 on the south side of Av C, from East 2d to East 3d sts, Brooklyn, for the City of New York. C. B. J. Snyder, 500 Park av, architect. Lindsay & Lovell, 103 Park av, N. Y. C., have the mason work. Cost about \$240,000.

CRANFORD, N. J.—Barzaghi-Vought Co., Inc., 299 Madison av, N. Y. C., has the general contract to erect Public School No. 4, brick and terra cotta construction, for the Board of Education of Cranford, Frank Sloan, president. D. C. Newman Collins, 29 Broadway, N. Y. C., is architect. Runyon & Carey, 122 Market st, Newark, are steam and electrical engineers.

CRANFORD, N. J.—(sub.)—The Johnston Heating Co., 131 East 26th st, N. Y. C., has the contract for heating and ventilating Public School No. 4 to be erected here for the Board of Education of Cranford, Frank Sloan, president. D. C. Newman Collins, 29 Broadway, N. Y. C., is architect. Runyon & Carey, 122 Market st, Newark, N. J., are steam and electrical engineers. Barzaghi-Vought Co., Inc., 299 Madison av, N. Y. C., has the general contract.

STABLES AND GARAGES.

FRISBY AV.—Alexander List & Sons, 105 West 40th st, have received the general contract to erect a 2-sty brick garage, 25x88 ft., on the south side of Frisby av, 175 ft. east of Benson st, for the Bronx Gas & Electric Co., Purdy st, Westchester, owner. John E. Snooks' Sons, 261 Broadway, are architects. Cost about \$5,000.

STORES, OFFICES AND LOFTS.

45TH ST. (sub.)—The Globe Automatic Sprinkler Co., 47 West 34th st, has the contract for installing automatic sprinkler equipments in the 17-sty building at 7-11 West 45th st, for the 45th St. Realty Co. Schwartz & Gross, architects. Fleischmann Bros. Co. are the general contractors.

27TH ST. (sub.)—The Globe Automatic Sprinkler Co., 47 West 34th st, has closed the contract for installing automatic sprinkler equipment in the 12-sty building 18-20 East 27th st, for the Neptune Realty Co., owner. Maynicke & Franke, architects. B. P. Hall, consulting engineer.

5TH AV. (sub.)—L. K. Comstock & Co., 30 Church st, has contract for wiring the 5-sty store, office and loft at 323-7 5th av, for Waldorf Astor Estate, 23 West 26th st, owner. C. E. Knox, 101 Park av, is electrical engineer. John Downey, 410 West 34th st, is general contractor. The roofing has been completed. Cost about \$150,000.

BROADWAY.—William Messer Co., 27 Suffolk st, has received the plumbing contract for the 12-sty mercantile building being erected by the Times Square Improvement Co. at Broadway and 37th st, running through to 38th st. The Hobart Estate, 2 Rector st, is owner of land. F. A. Burdette & Co., 16 East 33d st, are engineers. Geo. Keister, 12 West 31st st, architect. Hill & Stout, associate architects. The Keystone Construction Co., 28 East 85th st, mason work. Cost, about \$400,000.

THEATRES.

BLOOMFIELD, N. J.—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 here. Nathan Myers, Court Theatre Building, Newark, is architect.

MANHATTAN.—Superior Cornice & Skylight Works, Inc., 214-16 East 127th st, has received orders to furnish their Superior automatic theatre ventilators for the New Opera House, at Lexington av and 50th st, Oscar Hammerstein, owner, Wm. H. McElpatrick, 701 7th av, architect.

MISCELLANEOUS.

HARTSDALE, N. Y.—Thomas J. Lonigan, 1123 Broadway, has received the general contract to erect the 1-sty brick and stone passenger station for the N. Y. Central R. R. Co., 70 East 45th st, N. Y. C. D. R. Collin, care of owner, is architect. Cost, about \$20,000.

WASHINGTON, D. C.—The Geo. A. Fuller Co., of N. Y. C. and Washington, D. C., has been awarded the contract for the superstructure of the Lincoln Memorial to be erected at Washington, D. C. Henry Bacon, 101 Park av, N. Y. C., is the architect.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

FACTORIES AND WAREHOUSES.

NEW YORK CENTRAL R. R., e s, 360 s Dyckman st, parts 3, 4 and 6-sty brick ice mfg. and cold storage, 334x122; cost, \$125,000; owners, Vermont Hygeia Ice Co., 301 Dyckman st; architects, Standard Concrete Steel Co., 413 East 31st st. Plan No. 427.

STORES, OFFICES AND LOFTS.

DELANCEY ST., 81 and 83, 6-sty brick bank and offices, 39x67; cost, \$150,000; owners, Manhattan Holding Co., Joseph S. Marcus, Pres., 81-83 Delancey st; architect, Samuel Sass, 32 Union Sq. Plan No. 428.

THEATRES.

41ST ST., 223-229 West, 2-sty brick theatre, 100x88; cost, \$75,000; owner, 223-229 West 41st St. Corp., George Kline, Pres., 1451 Broadway; architect, Thomas W. Lamb, 644 8th av. Plan No. 430.

181ST ST., 562-566 West, 2-sty brick moving picture theatre and offices, 67x119; Cost, \$25,000; owner, Isaac Cohn, 653 West 181st st; architect, S. S. Sugar, 140 West 42d st. Plan No. 429.



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Plans Filed—Manhattan (Continued).

MISCELLANEOUS.

THOMPSON ST, 1-sty brick open shed, 20x46; cost, \$1,000; owner, Chas. Barclay, 13 Liberty st; architect, Timothy J. Kelly, 643 Morris Park av. Plan No. 431.

Bronx.

DWELLINGS.

GUNTHER AV, w s, 200 s Edenwald av, 2-sty brick dwelling, tar and gravel roof, 18x28; cost, \$3,000; owner, Louis Pugliese, 335 East 112th st; architect, Lee, Samenfeld, 741 McDonough st, Brooklyn. Plan No. 542.

EDENWALD AV, s s, 25 e Murdock av, 2-sty frame dwelling, tin roof, 21x50; cost, \$4,000; owner, Mrs. Albert Ehrsman, 1052 Edenwald av; architect, Herbert Duckworth, 47 Sterling av, Yonkers. Plan No. 544.

246TH ST, n s, 135 w Post rd, 3-sty brick dwelling, slate roof, 43.8x28.4; cost, \$15,000; owner, Columbia University, C. T. McFarlane, 500 West 121st st, Controller; architects, Edgar A. Josselyn & Howells & Stokes, 3 West 29th st. Plan No. 547.

ROCHELLE ST, n s, 344.5 e City Island av, 1½-sty frame dwelling, shingle roof, 28.6x48.6; cost, \$2,500; owner, Mary E. Melville, City Island; architects, Seifert & Webb, 104 West 42d st. Plan No. 546.

FACTORIES AND WAREHOUSES.

GARRISON AV, s e cor Edgewater rd, three 2-sty brick factories, plastic slate roof, 150x33, 135x47, 135x50; cost, \$50,000; owners, McConnell Coal & Ice Mfg. Co., on premises; architect, Frank Wennemer, 2136 Honeywell av. Plan No. 545.

STORY AV, s s, 130 w Olmstead av, 1-sty frame storage, 16x12; cost, \$40; owner, Wm. Heinrich, 2066 Story av; architect, Henry Conrad, 840 Olmstead av. Plan No. 549.

SCHOOLS AND COLLEGES.

246TH ST, n s, 180 w Post rd, 4-sty brick school, tile roof, 124.11x60; cost, \$125,000; owner, Columbia University, C. T. McFarlane, 500 West 121st st, Controller; architects, Edgar A. Josselyn & Howells & Stokes, 3 West 29th st. Plan No. 548.

STABLES AND GARAGES.

UNION AV, 1101, 1-sty brick garage, slag roof, 22x45; cost, \$1,200; owner, Mary A. Collins, on premises; architects, Moore & Landsiedel, 148th st & 3d av. Plan No. 551.

STORES AND TENEMENTS.

179TH ST, n s, 100 w Honeywell av, 5-sty brick tenement, slag roof, 40.2x87; cost, \$30,000; owner, J. G. Michels Co., John G. Michels, 881 East 179th st, Pres.; architect, H. G. Steinmetz, 1007 East 180th st. Plan No. 550.

STORES, OFFICES AND LOFTS.

3D AV, e s, 200 s 172d st, 2-sty brick stores and loft, 25x65, plastic slate roof; cost, \$9,000; owners, Gibraltar Realty Co., Nicholas Hodes, 2048 Briggs av, Pres.; architects, Frankfort & Kirchner, 830 Westchester av. Plan No. 543.

Brooklyn.

DWELLINGS.

WEST 36TH ST, e s, 80 n Neptune av, 2-sty frame dwelling, 17x34, gravel roof, 1 family; cost, \$2,100; owner, Wm. Larson, West 35th st and Neptune av; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 5284.

78TH ST, s s, 160 e 18th av, three 1-sty brick dwellings, 20x34.6, gravel roof, 1 family each; total cost, \$12,000; owner, Sandusky Bldg. Co., 1701 77th st; architect, Geo. B. Webb, 104 West 42d st, N. Y. Plan No. 5306.

NEW YORK AV, w s, 189.6 s Lenox rd, 2-sty frame dwelling, 21.4x32, shingle roof, 1 family; cost, \$4,500; owner, Fredk. A. Siegmann, 29 East 17th st; architect, Jas. A. Brock, 865A Gates av. Plan No. 5310.

3D AV, e s, 20.2 n 31st st, four 3-sty brick stores and dwellings, 20x45, slag roof, 2 families each; total cost, \$20,000; owner, Farisa & Golka Bldg. Co., 249 21st st; architects, Eisenla & Carlson, 16 Court st. Plan No. 5294.

EAST 18TH ST, e s, 240 s Av N, 2-sty frame dwelling, 22.2x31.8, shingle roof, 1 family; cost, \$5,000; owner, Midwood Associates, 805 Fulton st; architects, Snee & Bryson, 150 Montague st. Plan No. 5318.

CARROLL ST, s s, 300 e Kingston av, six 2-sty brick dwellings, 20x53, gravel roof, 2 families each; total cost, \$36,000; owner, Leslie Posen Realty Co., 1606 President st; architects, Laspia & Salvati, 525 Grand st. Plan No. 5344.

EAST 18TH ST, e s, 273 e Av U, 2½-sty frame dwelling, 30.2x23.8, shingle roof, 1 family; cost, \$4,500; owner, Midwood Associates, 805 Flatbush av; architects, Snee & Bryson, 154 Montague st. Plan No. 5345.

EAST 18TH ST, e s, 318 s Av U, 2-sty frame dwelling, 22x31.8, shingle roof, 1 family; cost, \$5,000; owner, Midwood Associates, 805 Flatbush av; architects, Snee & Bryson, 154 Montague st. Plan No. 5346.

SURF AV, s s, 100 w West 35th st, 2-sty frame dwelling, 15x51.6, shingle roof, 2 families; cost, \$2,000; owner, Wm. N. Stevenson, on premises; architect, G. H. Suess, 2966 West 29th st. Plan No. 5335.

SURF AV, s s, 100 w West 35th st, 2-sty frame dwelling, 15x29, shingle roof; cost, \$1,500; owner, W. N. Stevenson, on premises; architect, G. H. Suess, 2966 West 29th st. Plan No. 5333.

SURF AV, s s, 100 w West 35th st, 2-sty frame dwelling, 15x41.6, shingle roof, 2 families; cost, \$1,800; owner, W. N. Stevenson, on premises; architect, G. H. Suess, 2966 West 29th st. Plan No. 5332.

SURF AV, s s, 100 w West 35th st, 2-sty frame dwelling, 15x32.6, shingle roof, 2 families; cost, \$1,700; owner, Wm. N. Stevenson, on premises; architect, G. H. Suess, 2966 West 29th st. Plan No. 5334.

EAST 53D ST, w s, 180 n Vermont av, four 2-sty frame dwellings, 20x32, tin roof, 1 family each; total cost, \$10,000; owner, Karl Stronberg, Hempstead, L. I.; architect, H. Spinkin, Jamaica av & Bartlett st, Jamaica, L. I. Plan No. 5356.

BEADLE ST, n s, 250 w Morgan av, 2-sty frame dwelling, 25x35, gravel roof, 2 families; cost, \$5,000; owner, Donato Tuozzo, 55 Beadle st; architect, Chas. P. Cannella, 60 Graham av. Plan No. 5359.

CHESTNUT ST, w s, 206.3 s Etna st, two 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, \$7,000; owner, Jos. Moss, 313 Etna st; architects, C. Infanger & Son, 2634 Atlantic av. Plan No. 5360.

HAVEN PL, n s, 115 e Nicholas av, 2-sty brick dwelling, 21x55, gravel roof, 2 families; cost, \$3,500; owner, Frank Kudtner, 63 Haven pl; architects, C. Infanger & Son, 2634 Atlantic av. Plan No. 5361.

MANSFIELD PL, e s, 87 s Foster av, 2½-sty frame dwelling, 24x35, shingle roof, 1 family; cost, \$7,000; owner, H. T. M. Realty Co., 342 East 28th st; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 5365.

EAST 19TH ST, w s, 300 s Av O, two 2-sty frame dwellings, 18x44, shingle roof, 1 family each; total cost, \$6,000; owner, W. D. Barnes, 1203 Beverly rd; architect, W. H. Barnes, 1203 Beverly rd. Plan No. 5352.

FACTORIES AND WAREHOUSES.

BOND ST, e s, 66 s 3d st, 2-sty brick storage, 55x50.6, gravel roof; cost, \$10,000; owner, Leonhard Michel Ewg. Co., on premises; architect, L. Oberlien, 407 West 37th st, N. Y. Plan No. 5265.

MALBONE ST, n e cor Canarsie lane, 1-sty frame storage, 41.6x41.6, gravel roof; cost, \$500; owner, Antonio Mugno, 389 Malbone st; architect, Fredk J. Dassau, 1373 Broadway. Plan No. 5289.

WYTHE AV, s w cor South 1st st, 8 and 16-sty brick factory and warehouse, 114.1x97, slag roof; cost, \$325,000; owner, Fulton Bag & Cotton Mills, 236 Spring st; architects, Rouse & Goldstone, 38 West 32d st, N. Y. Plan No. 5288.

STABLES AND GARAGES.

PRESIDENT ST, s s, 139 w Schenectady av, 1-sty brick garage, 12x17, terra cotta roof; cost, \$300; owner, Benj. Leslie, 1606 President st; architects, Laspia & Salvati, 525 Grand st. Plan No. 5279.

MANSFIELD PL, e s, 87 s Foster av, 1-sty frame garage, 20x18, gravel roof; cost, \$550; owner, H. T. M. Realty Co., 342 East 28th st; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 5305.

PRESIDENT ST, s s, 240 w Kingston av, 1-sty brick garage, 20x18, gravel roof; cost, \$400; owner, Hanis Bldg. Co., 1624 Carroll st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 5308.

ESSEX ST, e s, 210 s Ridgewood av, 1-sty brick garage, 16.4x22, gravel roof; cost, \$400; owner, Wm. Budd, 89 Essex st; architect, Louis F. Schillinger, 167 Van Sicten av. Plan No. 5317.

SHEPHERD AV, w s, 190 s Ridgewood av, 1-sty brick garage, 17.4x20, gravel roof; cost, \$400; owner, August D. Martins, 96 Shepherd av; architect, Louis F. Schillinger, 167 Van Sicten av. Plan No. 5316.

ELMORE PL, e s, 140 s Av J, 1-sty frame garage, 14x18, slag roof; cost, \$400; owner, Saml. Joseph, 1091 Elmore pl; architect, Fred Weber, East 21st st, near Newkirk av. Plan No. 5342.

BEVERLY RD, s e cor East 19th st, 1-sty frame garage, 12x18, shingle roof; cost, \$350; owner, C. Ditmars, 209 East 19th st; architects, Turk & Gerthed, 8804 24th av. Plan No. 5331.

6TH AV, n w cor 41st st, 1-sty brick garage, 12x19.6, tin roof; cost, \$350; owner, J. R. Ericsson, 4024 6th av; architect, C. F. Wigren, 550 51st st. Plan No. 5338.

EAST 39TH ST, e s, 317 s Av I, 1-sty cement garage, 15x17, shingle roof; cost, \$300; owner, F. P. Wholfahrt, 1151 East 39th st; architect, Robt. S. Paris, 3623 Av I. Plan No. 5367.

STORES AND DWELLINGS.

SURF AV, n s, 50 e West 30th st, two 1-sty frame stores and dwellings, 18x63, gravel roof, 1 family each; total cost, \$2,000; owner, W. C. Canning, Surf av and West 30th st; architect, J. A. McDonald, Surf av and West 24th st. Plan No. 5340.

STORES AND TENEMENTS.

CATON AV, s s, bet St. Pauls pl & East 18th st, 4-sty brick tenement, 76x107, gravel roof, 24 families; cost, \$75,000; owner, Albert H. Davis, 1501 Cortelyou rd; architect, F. S. Hines, 189 Montague st. Plan No. 5313.

64TH ST, s s, 150 e 13th av, 3-sty brick tenement, 30x62, tin roof, 7 families; cost, \$12,000; owner, Getto Demonicco, 21 Bay 13th st; architect, M. W. Del Gaudio, 401 E. Tremont av, Bronx. Plan No. 5366.

STORES, OFFICES AND LOFTS.

METROPOLITAN AV, s w cor Bedford av, 1-sty brick store, 20.6x56, gravel roof; cost, \$2,000; owner, Annie Greenwald, 130 North 3d st; architect, Max Cohen, 280 Bedford av. Plan No. 5264.

THEATRES.

SUMNER AV, n e cor Quincy st, 1-sty brick theatre, 88x115, cement roof; cost, \$20,000; owner, Sumner Quincy Amusement Co., 590 Jefferson av; architects, Von Beren & La Velle, 507 5th av, N. Y. Plan No. 5274.

MISCELLANEOUS.

GRAVESEND AV, e s, 106.10 n Terrace pl, 1-sty frame shed, 15x22, gravel roof; cost, \$75; owner, Jos. Corrigan, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 5260.

ROCKAWAY AV, e s, 200 n Livonia av, 1-sty brick shop, 25x50, gravel roof; cost, \$1,500; owners, Black Iron Works, 241 Bristol st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5268.

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FLATBUSH AV, w s, 320 n Av R, 1-sty frame shed, 20x18, gravel roof; cost, \$350; owner, Fred Bacht, 2226 Flatbush av; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 5304.

GLENMORE AV, n e cor Junius pl, 1-sty frame shed, 75x14, slag roof; cost, \$500; owner, Simon Nager, on premises; architect, E. Adelson, 1776 Pitkin av. Plan No. 5328.

64TH ST, n s, bet 6th & 7th avs, frame ash receiving station, 40x120, iron roof; cost, \$4,000; owner, Brooklyn Ash Removal Co., Penn R. R. Terminal Bldg., N. Y.; architect, G. M. Lawton, 30 East 42d st, N. Y. Plan No 5353

Queens.

DWELLINGS.

ARVERNE.—Remington av, w s, 475 s Boulevard, 2-sty frame dwelling, 17x38, shingle roof, 1 family; cost, \$3,500; owner, Mrs. Rhoda Wertheimer, Arverne; architects, Sprung & Wertheimer, Fairview av, Rockaway Beach. Plan No. 2832.

DUNTON.—Morris av, w s, 129 n Chichester av, 2-sty frame dwelling, 16x32, shingle roof, 1 family; cost, \$2,000; owner, L. A. Thompson, Atfield av, Dunton; architect, Ole Harrison, Fulton st, Jamaica. Plan No. 2838.

EDGEMERE.—Harriman av, w s, 64 s Edgemere av, four 2-sty frame dwellings, 27x24, shingle roof, 1 family; cost, \$14,000; owners, S. & L. Construction Co., Far Rockaway; architects, Howard & Calmann, Far Rockaway. Plan Nos. 2840-41-42-43.

HOLLIS.—Cedar av, n s, 308 w Sherwood av, 2½-sty frame dwelling, 22x28, shingle roof, 1 family; cost, \$3,500; owner, Chas. F. Schultz, 1276 Bergen st, Brooklyn; architect, Ole Harrison, Fulton st, Jamaica. Plan No. 2836.

JAMAICA.—Orchard st, w s, 366 n Oceanview av, 2½-sty frame dwelling, 17x32, shingle roof, 1 family; cost, \$5,000 (2 houses); owner, Chas. Clancey, Jamaica; architect, Ole Harrison, Fulton st, Jamaica. Plan No. 2839.

RICHMOND HILL.—Cherry st, s s, 160 w Grant av, two 2-sty frame dwellings, 16x37, shingle roof, 1 family; cost, \$3,500; owner and architect, Dickel Constn Co., 302 Boyd av, Woodhaven. Plan Nos. 2844-45.

ROCKAWAY BEACH.—Thetis av, e s, 142 s Boulevard, two 1-sty frame dwellings, 14x17, shingle roof, 1 family; cost, \$1,000; owners and architects, Colton Bros., Boulevard, Rockaway Beach. Plan Nos. 2829-2830.

RICHMOND HILL.—Sherry st, n s, 250 e Oxford st, two 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, \$8,000; owner, James Killgallon, 74 Sherry st, Richmond Hill. Plan No. 2854.

RIDGEWOOD.—Wyckoff av, e s, 25 n Hancock st, four 3-sty brick dwellings, 18x55, slag roof, 2 families; cost, \$28,000; owner, Stephen Noris, 1560 Myrtle av, Ridgewood; architect, Louis Allmendinger, 926 Broadway, Brooklyn. Plan No. 2852.

ROCKAWAY PARK.—Newport av, s e cor 7th av, 2½-sty frame dwelling, 25x40, shingle roof, 1 family; cost, \$5,800; owner, Vincent Contrisso, 9th and Newport avs, Rockaway Park; architect, N. McKenzie, Rockaway Park. Plan No. 2851.

WOODHAVEN.—North Cochran av, e s, 191 s Jamaica av, four 2-sty frame dwellings, 18x52, tin roof, 2 families; cost, \$14,000; owner, H. A. Kratzenstein, 1665 Woodhaven av, Woodhaven; architect, Herman E. Funk, 1084 Jamaica av, Union Course. Plan Nos. 2855-56.

ELMHURST.—Hanover st, w s, 40 n Maurice av, 2½-sty frame dwelling, 22x48, shingle roof, 2 families; cost, \$4,500; owner, Robert Kettleborn, 6th av & 54th st, N. Y. C.; architect, C. Gebele, 114 Maurice av, Elmhurst. Plan No. 2873.

ELMHURST.—I pl, w s, 430 n Elm st, two 2½-sty frame dwellings, 17x41, shingle roof, 1 family; cost, \$6,000; owner, Chas. Sohl, 2d st, Woodhaven; architect, Chas. W. Ross, 47 West 34th st, N. Y. C. Plan Nos. 2875-2876.

HOWARD ESTATES.—Hawtree av, e s, 180 n Lamberson av, 2-sty frame dwelling, 19x30, shingle roof, 1 family; cost, \$1,000; owners, Chas. & K. Farenkopp, 612 Woodbine st, Ridgewood; architects, L. Berger & Co., Myrtle & Cypress avs, Ridgewood. Plan No. 2863.

JAMAICA.—Rockaway rd, w s, 304 s Bandman av, 2-sty brick dwelling, 28x71, tar and gravel roof, 2 families and store; cost, \$7,500; owner and architect, Constane Varrine, 15 Prospect st, Jamaica. Plan No. 2858.

KEW.—Austin st, s e cor Newbold pl, 2½-sty frame dwelling, 39x35, shingle roof, 1 family; cost, \$5,000; owner, John F. Kendall, 1023 Beverly rd, Brooklyn; architects, Slee & Bryson, 154 Montague st, Brooklyn. Plan No. 2874.

MASPEETH.—Lexington st, e s, 200 n Grand st, 2-sty frame dwelling, 20x42, tin roof, 2 families; cost, \$3,000; owner, Jacob Ehl, 70 Lexington st, Maspeeth; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 2871.

RIDGEWOOD.—Elliott av, s s, 89 e Fresh Pond rd, ten 2-sty brick dwellings, 20x52, tar and gravel roof, 2 families; cost, \$55,000; owner, Cutler Building Co., 312 Wyona st, Brooklyn; architects, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan Nos. 2864-65-66-67-68.

SOUTH OZONE PARK.—Alquin av, n s, 500 w Brinkmeyer av, 2½-sty frame dwelling, 16x34, shingle roof, 1 family; cost, \$2,000; owner and architect, R. H. Ashby, Rockaway rd, South Ozone Park. Plan No. 2861.

WOODHAVEN.—Woodhaven av, e s, 104 s Jamaica av, three 2½-sty frame dwellings, 17x41, shingle roof, 1 family; cost, \$9,000; owner, Geo. Muller, Jamaica av, Woodhaven; architect, Chas. W. Ross, 47 West 34th st, N. Y. C. Plan Nos. 2877-78-79.

WOODHAVEN.—Manor av, w s, 196 s Jamaica av, two 2½-sty frame dwellings, 24x34, shingle roof, 1 family; cost, \$6,000; owner, Wilmot D. Losee, 726 Napier av, Woodhaven; architects, Chas. Infanger & Son, 2634 Atlantic av, Brooklyn. Plan Nos. 2869-70.

WOODHAVEN.—Benedict av, e s, 100 s Ferris st, 2½-sty frame dwelling, 24x43, shingle roof, 1 family; cost, \$6,000; owner, Gregor



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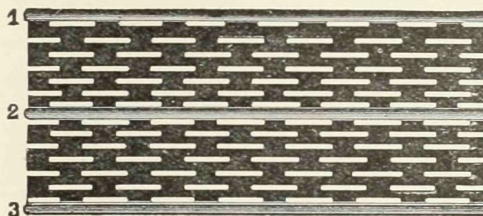
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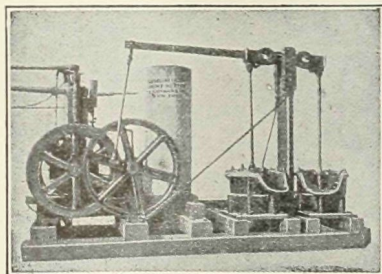
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MANHATTAN ST, 55, reset store front to 3-sty brick store and dwelling; cost, \$100; owner, Peter J. Theiss, 57 Manhattan st; architect, Joseph C. Cocker, 2017 5th av. Plan No. 3288.

MINETA LANE, 22, masonry to 2-sty brick storage and dwelling; cost, \$75; owner, August Ruff, 52 West 120th st; architect, Henry Regelmann, 133 7th av. Plan No. 3321.

MULBERRY ST, 101-7, new store fronts to 5-sty brick stores and storage; cost, \$800; owner, Louis Rubenstein, 215 4th av; architects, Stever & Vander Clutes, 33 West 42d st. Plan No. 3319.

ORCHARD ST, 182, new partitions to 5-sty brick stores and tenement; cost, \$500; owner, Morris Levine, 182 Orchard st; architect, Otto Reissmann, 30 1st st. Plan No. 3298.

PARK PL, 50, alterations to 7-sty brick offices; cost, \$300; owners, Interborough Rapid Transit Co., 165 Broadway; architect, Geo. F. Pegram, 165 Broadway. Plan No. 3315.

STUYVESANT ST, 6, masonry and steel to 2-sty brick store and meeting rooms; cost, \$300; owner, Henry Beirmann, 412 Broadway; architect, Otto Reissmann, 30 1st st. Plan No. 3229.

THOMPSON ST, 210-214, baker's oven to 7-sty brick tenement; cost, \$2,000; owners, Anna M. Pesarra et al, Scarsdale, N. Y.; architect, E. H. Janes, 124 West 45th st. Plan No. 3260.

WATER ST, 348-50, new runway to 4-sty brick stable; cost, \$500; owner, Michael Gimane, 348 Water st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 3300.

WATER ST, 31, new stairs to 4-sty brick lofts; cost, \$35; owner, J. Archibald Murray, 49 Wall st; architect, John McDonough, 47 Morton st. Plan No. 3324.

4TH ST, 301 West, masonry and new store front to 3-sty brick store and dwelling; cost, \$500; owner, Lorenzo A. Cuneo, 73 Washington sq; architect, Edwin W. Crumley, 15 West 38th st. Plan No. 3320.

9TH ST, 60 West, alterations to 3-sty brick stores and dwelling; cost, \$3,000; owner, Rose M. Elder, 660 Eastern Parkway, Brooklyn; architect, Christian Eaur, Jr., 6 Bedford av, Brooklyn. Plan No. 3231.

10TH ST, 201 East, new partitions to 5-sty brick store and tenement; cost, \$750; owner, Bessie Saul, 271 East Broadway; architect, Louis A. Sheinart, 194 Bowery. Plan No. 3335.

10TH ST, 341 East, new partition to 5-sty brick tenement; cost, \$150; owner, P. Vogler, 341 East 10th st; architect, Henry Regelmann, 133 7th st. Plan No. 3316.

12TH ST, 35 East, masonry to 12-sty brick lofts; cost, \$200; owner, George E. W. Folsom, 13 Astor pl; architect, Max Zipkes, 220 5th av. Plan No. 3262.

14TH ST, 511-13 East, alterations to 5-sty brick school and church; cost, \$500; owner, F. W. Tierney, 503 East 14th st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 3311.

15TH ST, 525-531 East, masonry and fireproofing to 5-sty brick garage and storage; cost, \$15,000; owner, August W. Cordes, 124 West 45th st; architect, E. H. Janes, 124 West 45th st. Plan No. 3301.

16TH ST, 120 East, alterations to 12-sty brick stores and lofts; cost, \$120; owners, Kop Realty Co., 21 Irving pl; architect, George Duss, 1436 Lexington av. Plan No. 3240.

19TH ST, 12 West, masonry to 3-sty brick stores and dwelling; cost, \$200; owner, Mary F. Grossman, Marsemere N. J.; architect, A. B. McNeillie, 22 West 28th st. Plan No. 3253.

21ST ST, 215-217 East, iron stairs to 4-sty brick truant school; cost, \$800; owners, City of New York, City Hall; architect, C. B. J. Snyder, 500 Park av. Plan No. 3252.

26TH ST, 127-33 West, alterations to 12-sty brick stores and lofts; cost, \$500; owners, Midwest Realty Co., 127 West 26th st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 3243.

26TH ST, 38-40 East, masonry to 12-sty brick hotel; cost, \$500; owners, The Wyllys Co., I. N. Phelps Stokes, Pres., 100 William st; architects, Howells & Stokes, 100 William st. Plan No. 3274.

27TH ST, 337-347 West, sprinkler tank to 8-sty brick lofts; cost, \$2,000; owners, The American Tobacco Co., 111 Broadway; builders, Earl C. Maxwell Co., 30 Church st. Plan No. 3261.

27TH ST, 221 East, wood partitions to 2-sty brick church; cost, \$500; owners, Rose Hill Methodist Episcopal Church, 227 East 27th st; architect, Otto Reissmann, 30 1st st. Plan No. 3296.

28TH ST, 348 West, new door to 3-sty brick store and dwelling; cost, \$50; owner, Robert Kammel, 223 Park Row; architect, George J. Froelich, 725 Beck st. Plan No. 3263.

32D ST, to 33d st & Park, w s, removal of projections to 6-sty brick hotel; cost, \$10,000; owners, Helen C. Butler et al, 62 Cedar st; architects, Ford, Butler & Oliver, 101 Park av. Plan No. 3303.

33D ST, 209-211 West, masonry, new partitions and store fronts to 3-sty brick stores and offices; cost, \$1,500; owner, Margaret Diamond Estate, 751 6th av; architect, Albert J. Bodker, 62 West 45th st. Plan No. 3334.

36TH ST, 200 East, new store front to 3-sty brick store and dwelling; cost, \$150; owner, Isabella V. Adams, 111 Broadway; architect, John H. Knubel, 305 West 43d st. Plan No. 3280.

38TH ST, 5 East, fireproof partition to 12-sty brick offices; cost, \$100; owner, 6 East 39th St Co., C. W. Cooley, 9 East 37th st; architect, John Simpon, 430 8th av. Plan No. 3264.

42D ST, 260 West, alterations to 6-sty brick theatre and office; cost, \$100; owners, Loew Theatrical Enterprises, 260 West 42d st; architect, Thomas-W. Lamb, 644 8th av. Plan No. 3245.

42D ST, 25 West, alterations to 6-sty brick stores and offices; cost, \$100; owner, Walter J. Salomon, 17 West 42d st; architect, Eugene Schoen, 25 West 42d st. Plan No. 3310.

47TH ST, 402-404 East, loading platform to 5-sty brick factory; cost, \$535; owners, Turtle Bay Investors Co., 402 East 47th st; architect, Lionel M. Levine, 406 East 47th st. Plan No. 3247.

47TH ST, 465 West, new dumb-waiter shaft to 5-sty brick tenement; cost, \$200; owner, Elizabeth Heinig, 2795 Morris av; architect, John H. Knubel, 305 West 43d st. Plan No. 3286.

47TH ST, 157-163 West, fireproof passage to 9-sty brick hotel; cost, \$100; owner, Horace M. Swetland, 239 West 39th st; architect, Edward Necarsulmer, 507 5th av. Plan No. 3273.

47TH ST, 165 West, fireproof passage to 4-sty brick dwelling; cost, \$300; owner, Frederick G. Pappa, 165 West 47th st; architect, Edward Necarsulmer, 507 5th av. Plan No. 3272.

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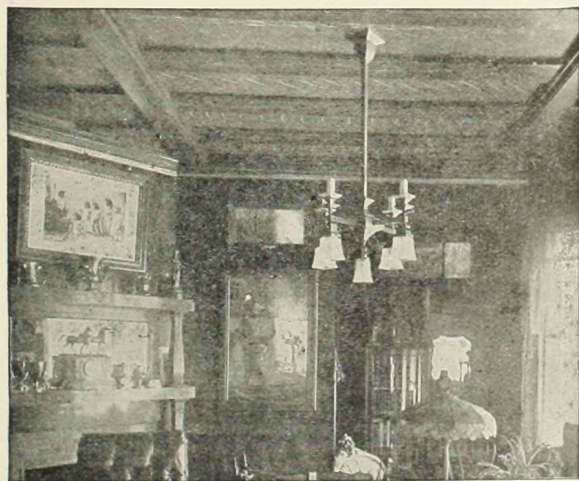
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Plans Filed—Alterations, Manhattan (Cont.)

51ST ST, 303 West, sash door to 4-sty brick store and dwelling; cost, \$15; owner, Wm. Walton, 851 5th av; architect, W. G. Clark, 438 West 40th st. Plan No. 3304.

59TH ST, 218 East, reconstruct show window to 2-sty brick stores and offices; cost, \$200; owner, George M. Welch, 218 East 59th st; architect, John Ph. Voelker, 979 3d av. Plan No. 3276.

59TH ST, 222-224 West, new dumb-waiter to 9-sty brick studios and bachelor apartments; cost, \$250; owners, Gainsborough Studios, Inc., 222 West 59th st; architect, Charles W. Buckingham, 307 5th av. Plan No. 3279.

62D ST, 146 East, rear extension to 3-sty brick dwelling; cost, \$3,000; owners, John J. Hearn Constn. Co., 505 5th av; architect, Leo Cowley, 32 East 32d st. Plan No. 3306.

66TH ST, 126 West, new store front and plumbing to 5-sty brick tenement; cost, \$1,000; owner, Empire Square Realty Co., 1947 Broadway; architect, Lena Kern, 424 East 92d st. Plan No. 3233.

68TH ST, 60 East, masonry to 5-sty brick residence; cost, \$400; owner, Anderson H. Fowler, 60 East 68th st; architects, Hewitt & Bottomley, 527 5th av. Plan No. 3265.

69TH ST, 101 West, new balcony to 5-sty brick store and tenement; cost, \$25; owner, Anna C. Geraty, 49 West 130th st; architect, Joseph C. Cocker, 2017 5th av. Plan No. 3236.

72D ST, 314 East, new skylight to 3-sty brick studio and dwelling; cost, \$350; owner, Joseph Linhart, 1312 1st av; architect, Otto L. Spannhaake, 233 East 78th st. Plan No. 3318.

74TH ST, 161 West, 1-sty extension to 3-sty brick dwelling; cost, \$650; owner, John T. Eirmingham, 224 West 83d st; architect, Wm. M. Trainer, 331 Madison av. Plan No. 3308.

81ST ST, 403 East, masonry, steel and new doors to 2-sty brick moving picture theatre; cost, \$5,000; owner, Harry D. Potter, 11 East 42d st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 3305.

81ST ST, 101-115 West, masonry and plumbing to 7-sty brick hotel; cost, \$1,000; owners, Thompson & Friedman, 2 Wall st; architect, Ernest A. Lynde, 663 East 165th st. Plan No. 3234.

83D TO 84TH STS, 20 w 5th av, new windows to 3-sty brick museum; cost, \$500; owner, City of New York, Dep't of Parks, 64th st and 5th av; architect, Jaros Kraus, 64th st and 5th av. Plan No. 3317.

87TH ST, 220 West, new trim and painting to 12-sty brick stores and apartments; cost, \$3,200; owners, Belnard Realty Co., Henry R. Hoyt, Pres., 15 William st; architects, Hiss & Weeks, 452 5th av. Plan No. 3251.

93D ST, 211-233 East, two cypress tanks to 1-sty brick storage; cost, \$600; owner, George Ehret, 235 East 92d st; architect, Louis E. Dell, 1133 Broadway. Plan No. 3257.

97TH ST, 127-129 East, 1,000-gal. tank to 5-sty brick store and tenement; cost, \$120; owner, Fred. C. Schmidt, exr., 723 Beck st; architect, Frank Hausle, 81 East 125th st. Plan No. 3331.

99TH ST, 150 West, new store front to 3-sty brick club house and store; cost, \$250; owner, Lucy Barton, 161 West 97th st; architect, Karl Schultz, 785 Amsterdam av. Plan No. 3292.

108TH ST, 416 East, front extension to 2-sty brick stable and dwelling; cost, \$5,000; owner, James Rudden, 175 East 108th st; architect, Jacob Fisher, 25 Av A. Plan No. 3277.

121ST ST, 537 West, new partitions and doors to 6-sty brick tenement; cost, \$600; owner, Fanny L. Chapman, 537 West 121st st; architect, Geo. H. Griebel, 16 East 42d st. Plan No. 3283.

125TH ST, 28-30 West, masonry and steel to 5-sty brick stores and tenement; cost, \$50; owners, Palmenberg Estate, Edward C. Palmenberg, exr., Tuckahoe, N. Y.; architect, T. C. Fraser, 93 Hanson pl, Brooklyn. Plan No. 3271.

125TH ST, 158-160 West, alterations to 3-sty brick stores and assembly; cost, \$500; owner, Edward D. Farrell, 156 West 125th st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 3244.

132D ST, 201 West, alterations to 5-sty brick tenement; cost, \$250; owner, John J. McGrath, 201 West 132d st; architect, Lena Kern, 424 East 92d st. Plan No. 3328.

134TH ST, 1 East, single board partition to 5-sty brick store and tenement; cost, \$150; owner, Theodore Langebaum, 1661 Topping av; architect, Wm. H. Ludwig, 801 Eastern Parkway, Brooklyn. Plan No. 3284.

145TH ST, 268-70 West, marquise to 1-sty brick stores and moving pictures; cost, \$300; owners, Henry Morgentaau Realty Co., 30 East 42d st; architect, Otto Reissmann, 30 1st st. Plan No. 3259.

AV B, 51, new stairs and store front to 3-sty brick store and dwelling; cost, \$150; owner, Samuel Kamlet, 54 St Marks pl; architects, Horenburger & Bardes, 122 Bowery. Plan No. 3295.

AMSTERDAM AV, 783, alterations to 5-sty brick store and tenement; cost, \$275; owner, Charles Ranken, 767 10th av; architect, Karl Shultz, 785 Amsterdam av. Plan No. 3246.

BROADWAY, 256, masonry to 3-sty brick dwelling and offices; cost, \$300; owner, Annie Lessem, 256 East Broadway; architect, Otto Reissmann, 30 1st st. Plan No. 3226.

BROADWAY, 2361-70, alterations to 2-sty brick stores and offices; cost, \$500; owner, Adolph Lewisohn, 2363 Broadway; architect, M. Joseph Harrison, 230 Grand st. Plan No. 3242.

BROADWAY, 1122, sky-sign to 5-sty brick stores and offices; cost, \$475; owner, George G. Stephenson, 1122 Broadway; builders, O. J. Gude Co., 220 West 42d st. Plan No. 3258.

BROADWAY, 1931-39, front and rear extensions to 3-sty brick offices and moving pictures; cost, \$6,500; owners, Reclim Constn. Co., John L. Miller, Jr., Pres., 1947 Broadway; architects, Tandy & Foster, 1931 Broadway. Plan No. 3290.

BROADWAY, 813, fireproofing to 4-sty brick stores and lofts; cost, \$750; owner, Alma G. Gallatin, 141 Broadway; architect, Leonidas E. Denslow, 44 West 18th st. Plan No. 3314.

BROADWAY, 458, roof tank to 9-sty brick store and loft; cost, \$300; owner, Chas. A. Baudouine, 1181 Broadway; architects, The Rushing Co., 39 Cortlandt st. Plan No. 3322.

BROADWAY, 502-4, sprinkler tanks to 6-sty brick lofts; cost, \$2,000; owner, Therese D. Browning, 16 Cooper sq; architects and builders, Earl C. Maxwell Co., 30 Church st. Plan No. 3327.

COLUMBUS AV, 712, reset store front to 4-sty brick store and tenement; cost, \$600; owner, Cornelius Pinkney, 716 Madison av; architect, Adolph Balschun, 483 Willis av. Plan No. 3250.

COLUMBUS AV, 165-167, new store fronts to 2-sty brick store and offices; cost, \$150; owner, Mary E. Boyce, 1133 Broadway; architect, John H. Knubel, 305 West 43d st. Plan No. 3275.

LENOX AV, 622, masonry, new front and seating to 1-sty brick moving picture theatre; cost, \$3,100; owners, Oceanic Theatre Co., 143d st and Lenox av; architect, John C. Watson, 271 West 125th st. Plan No. 3293.

LEXINGTON AV, 1834, alterations to 5-sty brick tenement; cost, \$1,500; owner, Oscar Roth, 1864 Lexington av; architects, Tremont Arch'tl Co., 401 Tremont av. Plan No. 3266.

MADISON AV, 346, new stairway to 5-sty brick stores and offices; cost, \$75; owner, Thos. B. Hidden, 42 Broadway; architect, A. Wetheis, 346 Madison av. Plan No. 3255.

1ST AV, 522, 3-sty extension to 6-sty brick factory; cost, \$10,000; owners, P. Chauncey & Ellery O. Anderson, 25 Broad st; architect, Frank H. Quinby, 99 Nassau st. Plan No. 3249.

1ST AV, 646-656, masonry and steel to 7-sty brick brewery; cost, \$2,000; owner, Hugh P. Skelly, 656 1st av; architects, Jno. B. Snooks' Sons, 261 Broadway. Plan No. 3254.

1ST AV, 2294, new extension, partitions and show windows to 4-sty brick store and tenement; cost, \$5,500; owner, Gaetano Riccio, 333 East 115th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 3330.

1ST AV, 797, new plumbing to 5-sty brick store and tenement; cost, \$100; owner, Abraham Levey, 1420 Stebbins av; architect, Harold L. Young, 1204 Broadway. Plan No. 3225.

1ST AV, 816-824, new partitions, steel and plumbing to 7-sty brick storage of meat provisions; cost, \$10,000; owners, Sulzberger & Sons Co., 406 East 47th st; architect, Lionel M. Levine, 406 East 47th st. Plan No. 3232.

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RECORDS SECTION

of the

REAL ESTATE BUILDERS RECORD AND GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCII

No. 2377

New York, October 4, 1913

(14)

PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

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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.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitt—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. 26, 27, 29, 30, OCT. 1 & 2.

Arden st, 15 (8:2174-187), es, 161 n Nagle av, 27x110, 5-sty bk tnt; Hensle Constn Co to Maria C Ott, 310 Convent av; mtg \$22,000; Sept29; Sept30 13; A\$—

Bond st, 42, see Bond, 44.

Bond st, 44 (2:530), ns, 216.9 n Bowery, 25.11x100.3x26x100.3; also BOND ST, 42 (2:530-46), ns, 242.8 n Bowery, 25.10x100.3x26x100.3, together 7-sty bk loft & str bldg; Jonas G Goldsmith to Astor Place Corp, 20 W 34 [care Jonas G Goldsmith, 18 W 34]; B&S; AL; Sept29; Sept30 13; A \$55,000-115,000. 200,000

Broome st, 295-9 (2:418-40-42), ss, 43.11 w Eldridge, 65.11x87.7x65.9x87.11, 2 7-sty bk tnts & str; Sol Rosenfeld to Solgus Realty Co, Inc, a corp, 7 E 45 [care Sol Rosenfeld, 23 E 45]; AL; Sept25; Sept26 13; A \$70,000-120,000. nom

Broome st, 375 (2:471-41), ss, 50.8 w Mott, 25.3x118.3x25.1x114.5, 6-sty bk tnt & str; Jno J Halpin, ref, to Millie Baum, 987 Mad av; 1/4 pt of AT; FORECLOS Sept 17; Sept29; Sept30 13; A \$25,000-47,000. 40,000

Broome st, 375; same to Rebecca Lowenthal, 183 Elm st, New Rochelle; 1/4 pt of AT; FORECLOS Sept17; Sept29; Sept30 13. 40,000

Broome st, 375; same to Sarah Baum, 987 Mad av; 1/4 pt of AT; FORECLOS Sept 17; Sept29; Sept30 13. 40,000

Chrystie st, 84 (1:305-6), es, abt 125 n Hester, 25x100, 5-sty stn tnt & str & 5-sty bk rear tnt; Matilda Sohst, widow, to Rudolph E Sohst, 53 Addison av, Rutherford, NJ [care Ikle Freres & Co, 31 Union sq]; AL; Sept25; Sept26 13; A \$22,000-31,000. nom

Chrystie st, 191-3 (2:426-31-32), ws, 150.1 s Stanton, 50x125, 5-sty bk loft bldg; Minsker Realty Co to Esther Love, 552 2d, Bklyn; 3-5 pts & Gitel wife of Harris R Weller, 655 E 176, each 1-5 pt; Decl12; re-recorded from Decl2 12; Oct1 13; A \$46,000-56,000. 42,000

Cornelia st, 11 (2:590-36), ns, abt 115 w 4th, 25x95, 5-sty bk tnt & 5-sty bk rear tnt; Nich L Zurla to Teresa Zurla, 109 Macdougall; AL; Sept30; Oct1 13; A \$10,500-19,000. nom

Duane st, 62-4 (1:154-20), ss, 25 w Elm 50x76 to Manhattan pl or Republican alley 2-5-sty bk loft & str bldgs; mtg \$13,000; A \$110,000-125,000; also BROADWAY, 653-5 (2:535-57), nwc 3d, 50x95; mtg \$250,000; 1-14 pt of above now owned by party 1st pt; AT & 1/2 pt or A T in following, 12-sty pt; AT, 12-sty bk office & str bldg; A \$215,000-385,000; 1-7 pt or AT in following, 52; see 37th (Nos 102-8), runs s105.9xe 97.2xn50.6xe100 to ws 6 av (No 629) xn24.2 xw62xn24 to ss 37th xw173 to beg, 2-2 & 6-4-sty bk bldgs & str; mtg \$240,000; A \$982,000-1,019,000; also 28TH ST, 4 W (3:829-44), ss, 125 w 5 av, 25x98.9, 4-sty bk tnt & str; mtg \$45,000; A \$82,500-89,500; also 28TH ST, 13-15 W (3:830-30), ns, 225 w 5 av, 50x98.9, 10-sty bk loft & str bldg; mtg \$129,200; A \$175,600-325,000; also 32D ST, 153-5 E (3:888-31), ns, 175 w 3 av, 50x172.6, 3-sty bk stable; mtg \$40,000; A \$78,000-117,000; also 19TH ST, 29 W (3:821-23), ns, 445 w 5 av, 28x92, 4-sty stn loft & str bldg; A \$54,500-61,500; AL; also 7TH AV, 1842-50 (7:1827-33-36), swc 112th (No 200), 100.11x100, 2-5-sty bk tnts, str on cor; mtg \$80,000; A \$101,400-183,000; Arthur I Hoe to Little Streets Co, 14 W 40; sub to mtgs as above & AL; Sept26; Oct2 13. O C & 100

Gold st, 78 (1:99-pt 18), ss, abt 185 e Beekman, 15.3x78x15x78, pt 3-sty bk str; Paul Jones, ref, to Weston W Walker, at Hartford, Conn; 1/2 pt; AT; AL; FORECLOS Sept11; Sept25; Sept30 13 A\$— 3,000

Grand st, 10-14 (2:477-29), ns, 122.8 e Varick, 66x72 to alley x—x83, 6-sty bk loft bldg; Wm P Schoen ref to N Y County Nat'l Bank, swc 8 av & 14th; AL; FORECLOS Sept29; Sept30; Oct1 13; A \$40,000-90,000. 100,000

Grand st, 207 (1:238-13), ss, 24 e Mott, 23.1x80, 5-sty bk tnt & str; Patk J McGrath to Leonard Weill, 155 W 103; mtg \$17,000; FORECLOS Aug25; Sept30; Oct1 13; A \$16,500-21,000. 2,850

Greene st, 163 (2:524-57), ws, 130.4 n Houston, 25x100, 7-sty bk loft & str bldg; Gabriella Engle to Frieda V Goldstein, 60 St Nich av; mtg \$50,000; Mar13; Oct1 13; A \$22,000-43,000. nom

Hamilton pl, 107 (7:2073-38), ses, 22.10 s 142d, 15.9x55.9x14.6x48.8, 3-sty & b bk dwg; Mabel Goodwin to Hamiltonian Corp, at Croton-on-Hudson, NY [care Leslie R Palmer, pres, 68 William]; Aug 22; Sept26 13; A \$5,600-10,000. O C & 100

Jane st, 64 (2:625-6), ss, 50.6 e Greenwich, 21.7x44.8x20.6x42.5, 3-sty & b bk dwg; Stephen Woolridge to Karl Schaefer, 790 Washington, mtg \$4,000; Sept30; Oct1 13; A \$5,500-7,000. O C & 100

Liberty pl, es, abt 105 n Liberty, see Nassau, 51.

Monroe st, 39 (1:276-20), ns, abt 55 w Market, 25x100, 4-sty bk tnt & str & 6-sty bk rear tnt; David Kotler to Harris Pooruv, 53 Ruthven st, Roxbury, Mass; 1/2 pt; AT; mtg \$23,000; Sept25; Sept26 13; A \$16,500-23,000. O C & 100

Monroe st, 39; David Kotler to Jacob Cutler [115 Madison, NY; 1/2 pt; mtg \$29,000; June25 07; Sept26 13. O C & 100

Nassau st, 51 (1:64-6), nws, 36.4 sw Maiden la, runs nw49.11xsw21.8xw21.2 to Liberty pl xsw3.6xse70 to Nassau xne16.3 to beg, 4-sty bk loft & str bldg; Henry Brash to Alma Rosenberg, 65 E 80; Jessie Ash, 1200 Mad av; Blanche Weiler, 333 Central Park W, & Agnes Abrahams, 1200 Mad av; AL; Sept26; Sept27 13; A \$100,000-105,000. O C & 100

Norfolk st, 102-6 (2:353-49-51), es, 225.9 s Rivington, 75.3x100, 2-6-sty bk tnts & str; Stephen Whitney heir & Stephen Whitney Sr to Max J Kramer Co, a corp, 135 Eway; AT; QC & confirmation deed; Sept29; Oct1 13; A \$76,000-143,000. nom

Pine st, 83 (1:39-11), sws, 47.4 w Water, 24.4x40.2x20.2x40.2, 5-sty bk loft & str bldg; Morris Weinstein to Rosa Cahen, 315 W 98; 1/4 pt; B&S & C A G; mtg 1/4 of \$13,000; Sept24; Sept26 13; A \$13,000-18,000. O C & 100

Pitt st, 24-6 (2:337-3), es, 44.8 n Broome, 42.10x55, 6-sty bk loft & str bldg; Lena Stacy to Leon Stacy at Dyersburg, Tenn; AL; Oct1 13; A \$20,500-34,000. nom

Pitt st, 68-70 (2:338-11), es, 57 s Rivington, 43x49.10, 6-sty bk tnt & str; Dora Greenbaum to Annie Pechter, 68 Pitt; 1/2 pt; QC; July17 12; Sept26 13; A \$23,000-40,000. O C & 100

Pitt st, 68-70; Benj Pechter to same; 1/2 pt; QC; July17 12; Sept26 13. O C & 100

Pitt st, 68-70; Wm Pechter to same; 1/2 pt; QC; Apr8; Sept26 13. O C & 100

Rivington st, 313 (2:328-51), ss, 75 e Lewis, 25x100, 5-sty bk tnt & str; Abr I Spiro to West Side Holding Co, a corp, [care Abr I Spiro], 140 Nassau; mtg \$25,500; Sept17; Sept26 13; A \$16,500-24,000. O C & 100

Rivington st, 313 (2:328-51), ss, 75 e Lewis, 25x100, 5-sty bk tnt & str; West Side Holding Co to Stone Av Realty Co, a corp [care Abr Rockmore], 26 Court, Bklyn; mtg \$26,000; Sept18; Sept27 13; A \$16,500-24,000. O C & 100

Varick st, 69-71 (1:220-19-20), swc Vestry (No 1), runs s46.6xw62.3xn22xw6.6xn 24.6 to Vestry xc68.9 to beg, 1-5 & 1-4-sty bk loft & str bldgs; also cash, mtgs, etc; deed of trust; Deborah Herrman to Alfred & Chas Herrman & Jennie Kranich, all at 250 W 88, as TRSTES for life of party 1st pt & thereafter to parties 2d pt; Sept 17; Sept30 13; A \$30,000-47,000. nom

Vestry st, 1, see Varick, 69-71.

Washington ter, 7 & 13, see 56th, 407 W. William st, 192 (1:103-6), ses, abt 80 s Frankfort, 17.4x74.3x17x72, sws, 3-sty bk tnt & str, 2-sty ext; Jno C & Wm A Stimis to Rose A & Sarah E Stimis, the wives of parties 1st pt, all at 192 William; AT; mtg \$30,000; Sept27 13; A \$22,000-26,000. nom

Willett st, 5 (2:336-20), ws, 100 n Grand, 27.9x100, 5-sty bk tnt; David Kotler to Harris Pooruv, 53 Ruthven st, Roxbury, Mass; 1/2 pt; AT; mtg \$30,500; Sept25; Sept 26 13; A \$19,000-41,000. O C & 100

3D st, 16-18 W (2:533-15), ss, 80 w Mercer, 40x75, 7-sty bk loft & str bldg; Robt M Miller to Conreo Co, a corp [care Hy Corn], 157 W 42; FORECLOSED & drawn Sept30; Oct1 13; A \$40,000-78,000. 64,205.33

3D st W, nwc Broadway, see Duane, 62-4

11TH st, 356 W (2:637-62), ss, 224 e West, 22x100.3, 3-sty bk tnt; Mary N Perkins to St Johns Park Realty Co, 55 Liberty; AL; Sept26; Oct2 13; A \$9,500-10,500. O C & 100

13TH st, 637 E (2:396-44), ns, 229.6 w Av C, 27x103.3, 5-sty bk tnt & str; Wm Pechter to Annie Pechter, 68 Pitt; 1/2 pt; QC; Apr8; Sept26 13; A \$14,000-27,000. O C & 100

13TH st, 637 E; Dora Greenbaum to same; 1/2 pt; QC; July17 12; Sept26 13. O C & 100

13TH st, 637 E; Benj Pechter to same; 1/2 pt; QC; July17 12; Sept26 13. O C & 100

13TH st, 641 E (2:396-42), ns, 169.6 w Av C, 27x103.3, 5-sty bk tnt & str; Wm Pechter to Annie Pechter, 68 Pitt; 1/2 pt; QC; Apr8; Sept26 13; A \$14,000-27,000. O C & 100

13TH st, 641 E; Dora Greenbaum to same; 1/2 pt; QC; July17 12; Sept26 13. O C & 100

13TH st, 641 E; Benj Pechter to same; 1/2 pt; QC; July17 12; Sept26 13. O C & 100

15TH st, 360, on map 356-60 W (3:738-72), ss, 150 e 9 av, 50x103.3, 6-sty bk tnt; Isaac L Kleban to Sol Lent, 391 West; A L; Sept22; Sept30 13; A \$24,000-65,000. O C & 100

19TH st, 12 W (3:820-53), ss, 210 w 5 av, 25x92, 3-sty stn tnt & str; Annie T L Atterbury to Mary F Grossman on Grand av, Morsemere, NJ; Sept10; Oct1 13; A \$49,000-53,000. nom

19TH st, 29 W, see Duane, 62-4.

19TH st, 410-2 W, see Audubon av, 11-5.

24TH st, 143-5 E, see 24th st, 152-4 E.

24TH st, 148-50 E (3:879-52), ss, 266 w 3 av, 52x98.9, 1 & 2-sty bk stable; Jeannette Mehrbach to Fiss, Doerr & Carroll Horse Co, 155 E 24; mtg \$31,000; Sept24; Sept29 13; A \$58,000-60,500. O C & 100

24TH st, 152-4 E (3:879-50-51), ss, 214 w 3 av, 52x98.9, 1, 2 & 3-sty bk stable; mtg \$28,000; A \$52,600-59,000; also 24TH ST, 143-50 E (3:880-32), ns, 260 w 3 av, 44x 98.9, 4-sty bk stable; mtg \$62,000; Julia

Mehrbach to Fiss, Doerr & Carroll Horse Co, Inc, a corp, 155 E 24; Sept29 13; A \$42,000-54,000. O C & 100

24TH st, 245 W (3:774-13), ns, 240 e 8 av, 20x88, 3-sty & b bk dwg; Adolph Reich to Angelica Reich, 245 W 24; mtg \$500; Sept24; Sept26 13; A \$11,500-13,500. nom

25TH st, 136 E, see Lex av, 51-5.

28TH st, 4 W, see Duane, 62-4.

28TH st, 13-15 W, see Duane, 62-4.

28TH st, E, swc Madison av, see Madison av, 76-8.

31ST st, 31-3 W (3:833-22), ns, 433.4 w 5 av, 33.4x98.9, 10-sty bk loft & str bldg; Clarence Martin to Durham Realty Corp, [Ernest L Sawyer], 200 5 av; mtg \$203,000; Sept20; Sept27 13; A \$127,000-235,000. nom

31ST st, 450-4 W (3:728-64-66), ss, 141.8 e 10 av, 50x104.3x50.2x108.8, 3-4-sty bk tnts; Amsterdam Wine Stores, Inc to Augusta Armor, 266 Linden, Bklyn; 1-3 R, T & I; mtg \$24,500; Sept26; Sept29 13; A \$16,500-21,000. nom

32D st, 153-5 E, see Duane, 62-4.

32D st, 318-24 E (3:937-55), ss, 225 e 2 av, 93x98.9, 12-sty bk loft bldg; Frederic J Agate to 318-324 East 32d St Corp, 49 Wall; CaG; mtg \$248,000; Sept30 13; A \$41,500-265,000. O C & 100

34TH st, 636-8 W (3:679-51-53), ss, 451.10 w 11 av, 48.2x98.9, 3-sty bk warehouse; Horace Ingersoll Co, a corp, to N Y State Realty & Terminal Co, 452 Lex av; AL; Sept30; Oct2 13; A \$34,000-53,000. O C & 100

34TH st, 648-50 W (3:679-58-59), ss, 150 e 12 av, 49x98.9, 3-sty bk warehouse; Theo P Huffman to N Y State Realty & Terminal Co, 452 Lex av; mtg \$10,000; Sept 30; Oct2 13; A \$22,000-31,000. O C & 100

37TH st, 102-8 W, see Duane, 62-4.

45TH st, 456 W, see 10 av, 632.

47TH st, 637-41 W, see 48th st, 634-42 W.

48TH st, 634-42 W (4:1095-9-11 & 52-59), ss, 475 w 11 av, runs s100.5xw50x100.5 to ns 47th (Nos 637-41), xw75xn100.5xw75xn 100.5 to 48th xe200 to beg, 4-sty bk factory & several 1 & 2-sty bk & fr sheds; Danl V McCarthy to Robt L McGehee, 151 W 86; mtg \$100,000 & AL; Sept23; Sept30 13; A \$89,000-95,000. O C & 100

50TH st, 363 W (4:1041-6), ns, 125 e 9 av, 19.6x100.9x27.4x100.5, 5-sty stn tnt & 4-sty bk rear tnt; Chas Doll EXR & Otto W Doll to Robt M Fant & Mary A his wife 406 W 33; mtg \$14,000; Sept30; Oct1 13; A \$14,000-20,000. O C & 100

51ST st, 501-3 W, see 10 av, 753.

53D st, 419 W (4:1063-21), ns, 275 w 9 av, 25x100.5, 5-sty bk tnt; Abr J Benaim to Minnie Wolfkind, 112 E 88; mtg \$21,000; Sept27; Sept30 13; A \$11,000-24,000. nom

53D st, 419 W; Minnie Wolfkind to One Sixty Broadway Holding Corp, 160 Bway; AL; Sept30 13. nom

53D st, 419 W; One Sixty Broadway Holding Corp to Minnie Wolfkind, 112 E 88; AL; Sept30 13. nom

55TH st, 339 W (4:1046-15), ns, 362 e 9 av, 18x100.5, 3-sty & b stn dwg; Maria C Ott to Hensle Constn Co, a corp, 530 W 207 [care Chas Hensle, pres, 3856 10 av]; mags \$16,500; Sept29; Sept30 13; A \$13,000-17,000. O C & 100

56TH st, 407 W (4:1066-27), ns, 125 w 9 av, 25x102.11x25.2x99.8, 5-sty bk tnt; A \$11,250-22,750; also 9TH AV (8:2210-25-28), nwc 213th, 99.11x100, vacant; A \$18,000-18,000; also WASHINGTON TER, 7 (8:2156-46), es, 53.3 s 186th, 17.9x62.6, 3-sty bk dwg; A \$1,500-6,500; also WASHINGTON TER, 13 (8:2156-45), es, 106.6 s 186th, 17.9 x62.6, 3-sty bk dwg; A \$1,500-6,500; also ST ANNS AV, 115 (9:2260), ws, 50 s So Blvd, 25x75, 5-sty bk tnt; also 135TH ST, 306 E (9:2310), ss, 150 w Alex av, 25x100, 5-sty bk tnt; also WENDOVER AV, 447 (11:2904), ns, 121.6 e Park av, runs n99.4 xe28xs1xe15xs98.11 to av xw43.6 to beg, with all title to strip in rear 1x15, 6-sty bk tnt; also WENDOVER AV, 496 (11:2912), ss, 176.10 e Washington av, 25.3x 191x25x194.7, 4-sty bk tnt & str; also COURTLANDT AV, 794 (9:2404), es, 24 s 158th, 24.11x91.11x24.6x91.11, 4-sty bk tnt & str; also BROOK AV, 1506 (11:2895), nec 171st (No 421), 25x100.10 to N Y & H R R, 4-sty bk tnt & str; also 133D ST, 550 E or SOUTHERN BLVD (9:2260), ss, 75 w St Anns av, 25x100, 5-sty bk tnt; also CONCORD AV, 325 (10:2573), ws, 40n 141st, 20x80, 3-sty bk dwg; also CONCORD AV, 329 (10:2573), ws, 80 n 141st, 20x80, 3-sty bk dwg; also CONCORD AV, 351 (10:2573), ws, 40 s 142d, 20x100, 2-sty & b bk dwg; Moritz L & Carl Ernst to Hale Realty Co, Inc, a corp [care M L & C Ernst], 35 Nassau; AL; Sept30; Oct1 13. O C & 100

57TH st, 107 E (5:1312-3 1/2), ns, 52.6 e Park av, 17.6x80.5, 4-sty & b stn dwg; U S Trust Co of NY TRSTE Helena Rogers to Andw Shiland, 109 E 57; Sept30; Oct1 13; A \$24,000-30,000. O C & 100

64TH st, E, nwc Av A, see Av A, nwc 64.

65TH st, E, swc Av A, see Av A, nwc 64.

65TH st, 34-40 W (4:1117-47-49), ss, 341.8 w Central Park W, 83.4x100.5, 4 5-sty stn tnts & str; Schuyler E Day, ref, to Benj Mordecai, 319 W 105; mtg \$90,000 & AL; FORECLOS Sept24; Oct1; Oct2 13; A \$66,000-996,000. 15,250

66TH st, 100-6 E, see Park av, 633.

67TH st, 167 E, see 3 av, 1150.

67TH st, 219-21 E (5:1422-14-15), ns, 325 e 3 av, 52.6x100.5, vacant; Jacob Ruppert & Anna his wife to Jacob Ruppert Realty Corp, 1639 3 av; AL; Aug26; Oct1 13; A \$25,000-25,000. nom

73D st, 330 E (5:1447-35), ss, 200 w 1 av, 25x102.2, 5-sty bk tnt & str; Hyman Rosen to Alfred Duschatko, 493 Fletcher pl, Bronx; mtg \$20,000; Sept20; Sept26'13; A\$9,000-22,000. O C & 100

75TH st, 117 W (4:1147-22), ns, 240 w Col av, 20x102.2, 4-sty & b stn dwg; Chas L Acker to Helena A Banks, 117 W 75; mtg \$17,000 & AL; Sept26'13; A\$16,000-30,000. O C & 100

75TH st, 171 W (4:1150-3), ns, 52.6 e Ams av, 22.6x102.2, 5-sty bk tnt; Frank J Schweizer to S Emilie Schweizer, 2146 Honeywell av; QC; Sept29; Sept30'13; A\$16,500-31,000. nom

79TH st, 149 W (4:1210-18), ns, 304 e Ams av, 18x102.2, 4-sty & b bk dwg; Kath S Foye to Belisario Valverde, 162 W 73; mtg \$15,000; Sept26'13; A\$21,000-35,000. O C & 100

80TH st, 19 E (5:1492-13), ns, 300 e 5 av, 25x102.2, 4 & 5-sty & b bk dwg, 1 & 2-sty ext; Harry P Robbins to Emily W Robbins, his wife, at Southampton, LI; [25 W 33]; mtg \$50,000 & AL; Sept29; Oct 2'13; A\$55,000-85,000. nom

81ST st, 405 E (5:1561-6), ns, 131.6 e 1 av, 25x102.2, 5-sty bk tnt & str; Annie McGee to Michl Maier, 150 E 78; mtg \$15,500; Sept29; Oct2'13; A\$8,500-18,000. O C & 100

81ST st, 418 E (5:1560-40), ss, 206.6 e 1 av, 25x102.2, 5-sty bk tnt; Mary wife & Morris Peckar to Mollie Eisenberg, 887 Kelly; mtg \$17,000; Sept27; Sept29'13; A\$8,500-18,000. O C & 100

83D st, 610 E (5:1590-20), ss, 173 e East End av (Av B), 25x87.2x25.3x83.8, 5-sty bk tnt; Maximilian C Trummel to Henry N Goebbell, 1532 Vyse av; mtg \$17,875; Sept29; Oct1'13; A\$7,000-16,500. O C & 100

83D st, 301 W, see West End av, 481-5.

85TH st, 3-5 E (5:1497-5), ns, 100 e 5 av, 50x102.2, 9-sty stn tnt; Fullerton-Weaver Realty Co to Susanna S Minturn, 109 E 21; mtg \$275,000; Aug15; Oct2'13; A\$60,000-\$. O C & 100

86TH st, 309 W (4:1248-26), ns, 158.8 w West End av, 20x100.8, 4-sty bk dwg; Farmers Loan & Trust Co, EXR & TRSTE Margt Morrison, to Waitt Investing Co, Inc, a corpn [care Weymer H Waitt], 165 Bway; AL; Sept24; Sept 26'13; A\$20,000-31,000. 37,000

86TH st, 311 W (4:1248-25), ns, 178.8 w West End av, 20.2x100.8, 4-sty & b bk dwg; Jno C Juhring to Waitt Investing Co, Inc, a corpn, 165 Bway; Sept26'13; A\$20,000-34,000. O C & 100

86TH st, 314 W (4:1247-42), ss, 219.6 w West End av, 21.7x102.2, 4-sty & b stn dwg; Julia G Inness to The Realty Co of America, a corpn, 2 Wall; C a G; mtg \$20,000; Oct1; Oct2'13; A\$21,500-34,500. nom

87TH st, 424 E (5:1566-38), ns, 256 e 1 av, 25x100.8, 5-sty bk tnt; Otto Weis to Wm C F Frankle, 424 E 87; mtg \$16,000; Sept30; Oct1'13; A\$8,500-17,000. O C & 100

89TH st, 356 E, see 1 av, 1717.

91ST st, 175-7 E, see 3 av, 1622.

94TH st E, sec 5 av, see 5 av, sec 94.

94TH st, 316 W (4:1252-72), ns, 135 e Riverside dr, 63.5x100.8, 6-sty bk tnt; Gustav Obendorfer to Leopoldine Obendorfer, 2117 Bway; mtg \$—; Sept27; Sept29'13; A\$51,000-115,000. nom

95TH st, 237 E (5:1541-20½), ns, 75 w 2 av, 25x75, 5-sty bk tnt & str; Abr Chopak to Adolph Chopak, 109 E 59; ½ R, T & I; AL; Sept29; Oct1'13; A\$8,000-15,500. nom

98TH st, 60 on map 60-2 E (6:1603-40), ss, 40 w Park av, 40x100.11, 6-sty bk tnt & str; Dora Greenbaum to Annie Pechter, 68 Pitt; ½ pt; QC; July17'12; Sept26'13; A\$17,500-47,500. O C & 100

98TH st, 60 on map 60-2 E; Benj Pechter to same; ½ pt; QC; July17; Sept26'13. O C & 100

98TH st, 60 on map 60-2 E; Wm Pechter to same; ½ pt; QC; Apr8; Sept26'13. O C & 100

99TH st, 236 E, see 2 av, 1913-5.

100TH st, 209 E (6:1650-8), ns, 175 e 3 av, 25x100.8, 5-sty bk tnt; Lizzie M Chery to David Lite, 217 E 18; mtg \$18,750; Oct1; Oct2'13; A\$9,000-19,000. O C & 100

101ST st, 107 E (6:1629-2½), ns, 47.6 e Park av, 15.6x75, 3-sty & b bk dwg; Philip Reilly to Mary J Rowing, 794 2 av; mtg \$5,500; Oct1'13; A\$5,500-6,500. O C & 100

101ST st, 304 E (6:1672-46), ss, 472.1 w 1 av, 38.10x100.11, 6-sty bk tnt & str; Dora Greenbaum to Annie Pechter, 68 Pitt; ½ pt; QC; July17'12; Sept26'13; A\$9,500-37,000. O C & 100

101ST st, 304 E; Benj Pechter to same; ½ pt; QC; July17'12; Sept26'13. O C & 100

101ST st, 304 E; Wm Pechter to same; ½ pt; QC; Apr8; Sept26'13. O C & 100

105TH st, 239-41 E (6:1655-16), ns, 176.10 w 2 av, 40.8x100.9, 6-sty bk tnt & str; Golde & Cohen, a corpn to Saul Abraham, 540 W 163d; mtg \$42,400 & AL; Sept30; Oct1'13; A\$14,000-42,000. O C & 100

106TH st, 402 E (6:1699-44), ss, 84 e 1 av, 29x100.11, 6-sty bk tnt & str; D Clinton Mackey to Pietro Gandolfo, 402 E 106; QC; mtg \$21,500 & AL; Sept25; Sept27'13; A\$9,000-28,500. O C & 100

106TH st, 402 E; Pietro Gandolfo to Antonia Gandolfo, both at 402 E 106; mtg \$21,500 & AL; Sept26; Sept27'13; A\$—\$. nom

108TH st, 212-14 W (7:1879-41-42), ss, 200.4 w Ams av, 50x100.11, 2-5-sty bk tnts; Albt A Docter to Betty M Hilborn, 11A W 94; CaG; mtg \$70,000 & AL; Oct1'13; A\$34,000-54,000. O C & 1,000

108TH st, 301 W, see Bway, 2801-23.

109TH st, 300 W, see Bway, 2801-23.

110TH st, 209 E, see 110th, 211 E.

110TH st, 211 E (6:1660-7), ns, 160 e 3 av, 25x100.11, 4-sty stn tnt; A\$8,000-13,500; also 110TH ST, 209 E (6:1660-6), ns, 135 e 3 av, 25x100.11, 4-sty stn tnt; Anna C Johanson to L Lilman Realty Co, 817 Gherardi av, B of Q [care J J Bakerman, 5014 5 av, Bklyn] mtg \$26,000; Sept12; Sept 29'13; A\$8,000-13,500. nom

111TH st, 232-4 E (6:1660-33), ss, 200 w 2 av, 40x100.11, 6-sty bk loft bldg; Dean Holding Co to Realty Realization Corp, 1400 5 av; mtg \$29,500; Sept22; Sept29'13; A\$13,000-33,500. nom

111TH st, 101 W, see St Nicholas av, 20.

111TH st, 302 W (7:1846-20), ss, 260 e Manhattan av, runs 106.2xe33xne—x1100 to st x—39 to beg, 6-sty bk tnt & str; Jos Abraham to Wm Oppenheim, 1057 Hoe av; ¼ pt; AT; Sept30; Oct1'13; A\$27,000-56,000. O C & 100

112TH st, 152 E, see Lex av, 1801.

112TH st, 100 W, see St Nicholas av, 20.

112TH st, 200 W, see Duane, 62-4.

114TH st, 216-18 E (6:1663-44), ss, 201.10 e 3 av, 36x100.11, 6-sty bk tnt & str; Jacob Buchbinder to Hyman & Max Rubin, both at 236 S 9th, Bklyn [102 Delancey, Man]; mtg \$33,000 & AL; Sept29'13; A\$11,500-36,000. O C & 100

115TH st, 31-5 W (6:1599-18), ns, 400 e Lenox av, 74.5x100.11, 6-sty bk tnt; Dean Holding Co a corpn, to the Sherman Co, a corpn, 1400 5 av; mtg \$97,500; Sept22; Sept 29'13; A\$46,000-115,000. nom

116TH st W, nec Riverside dr, see Riverside dr, 440.

117TH st, 314 E (6:1688-45), ss, 200 e 2 av, 25x100.11, 2-sty & b fr tnt & str, 1-sty bk rear shop; Lewis B Austin, EXR, & Co, of Cornelia & Chas B Austin, decd, to Borden Condensed Milk Co, a corpn, 108 Hudson; Sept30'13; A\$7,000-7,500. 9,000

117TH st, 314 E; Adolph G Austin et al heirs, & C, Cornelia Austin to same; QC; Sept30'13. nom

118TH st, 241 E (6:1783-18), ns, 160 w 2 av, 20x100.10, 3-sty & b bk dwg; Phoenix Ingraham, ref, to Adolph Held, 152 W 123; FORECLOS Sept16; Sept29; Sept30'13; A\$7,000-8,000. 7,500

118TH st, 326 E (6:1689-38), ss, 350 e 2 av, 25x100.11, 5-sty stn tnt; Sarah E Cahill to Jos B Peck, Rochester, NY; mtg \$18,535; Sept12; Sept29'13; A\$8,000-19,500; nom

118TH st, 280 W (7:1923-60½), ss, 75 e 8 av, 25x100.11, 5-sty bk tnt & str; Hyman Glick to Celia Glick, both at 21 E 129; mtg \$22,000; Sept23; Sept26'13; A\$15,000-24,000. O C & 100

121ST st, 3 W (6:1720-49), ns, 100 w Mt Morris av, 20x100.11, 4-sty & b stn dwg; Richd J D Keating, ref, to N Y Life Ins Co, 346 Bway; FORECLOS Aug27; Sept26; Sept27'13; A\$12,500-22,000. 18,500

121ST st, 142 W (7:1905-52), ss, 460 w Lenox av, 20x100.11, 3-sty & b bk dwg; Henry Glass to Sarah Sulzbacher, 185 Audubon av; mtg \$15,600; Sept29; Oct1'13; A\$11,200-18,000. nom

122D st, 234 W (7:1927-51), ss, 420 w 7 av, 34x100.11, 5-sty bk tnt; Wm C Mansfield to Julia W Mansfield, 1184 Lex av; mtg \$30,000; Sept25; Sept29'13; A\$20,500-37,000. nom

123D st, 444 E (6:1810-30), ss, 133.4 w Pleasant av, 33.4x100.11, 6-sty bk tnt & str; Jno Aspinwall et al TRSTES Jno L Aspinwall decd for benefit Helen A Redfield to McKeon Realty Co, a corpn, 80 Maiden la; CaG; June28; Oct1'13; A\$8,000-31,000. 23,847.72

123D st, 444 E; McKeon Realty Co to Geo Hendrickson, 60 N Prince, Flushing, B of Q; mtg \$18,500; Sept29; Oct1'13. O C & 100

124TH st, 70-6 E, see Park av, 1790.

124TH st, 519 W (7:1979-21), ns, 468.6 e Broadway, 27x100.11, 5-sty bk tnt; Leopold Pachner et al to Augustinian Holding Co, Inc, a corpn, 233 Bway; AL; Sept27; Sept 29'13; A\$15,100-27,000. nom

125TH st, 532 W (7:1979-50), ss, 332.6 e Bway, 26.6x100.11, 5-sty bk tnt & str; Inner Circle Realty Corp to Edwin F Walton, 611 W 142; mtg \$26,300; Oct1; Oct2'13; A\$14,800-27,000. O C & 100

126TH st, 304 W (7:1952-37), ss, 100 w 8 av, 16.8x99.11, 3-sty & b stn dwg; Charlotte A Bruen to Bar Harbor Realty Corp, 2 Rector [r 1500]; mtg \$6,000 & A L; Sept22; Sept29'13; A\$10,000-12,500. O C & 100

128TH st, 117 E (6:1777-10½), ns, 216 e Park av, 16x99.11, 3-sty & b stn dwg; Warren Leslie, ref, to Paul E Lamarche, 1125 Mad av, as gdn of Marie T, Ethel A, Paul E Jr & Francis Lamarche; FORECLOS Sept5; Sept25; Sept27'13; A\$5,500-7,000. 9,000

129TH st E, nwc Madison av, see Madison av, 2034.

130TH st, 21 E (6:1755-10½), ns, 246 e 5 av, 16x99.11, 3-sty & b stn dwg; Wm McBrien to Mary E Thornton, 500 W 143; Sept29; Oct2'13; A\$5,750-7,750. O C & 100

130TH st W (7:1985), ns, 99.6 e Bway, a strip 0.6x99.11; Jas Pringle to Lillie Welker, 230 W 99; Emma Rohdenbur—230 E 61 & Emma Howard, 42 Hemlock, Bklyn; B&S; Sept29'13. nom

130TH st, 118 W (7:1914-42), ss, 200 w Lenox av, 25x99.11, 5-sty bk tnt; Frank Weymann to Beatrice Weymann, his wife, 8801 Bay 33d, Bklyn; AL; Sept20; Oct1'13; A\$12,000-29,000. O C & 100

131ST st, 142 W (7:1915-52), ss, 267.11 e 7 av, 32x99.11, 7-sty bk tnt; Danl L Korn

to Aksarben Realty Co, Inc, a corpn [care Edw R Spurr], 352 W 46; B&S & CaG; AL; Aug7; Sept27'13; A\$14,500-52,000. O C & 100

131ST st, 614-18 W (7:1997-44), ss, 250 w Broadway, 75x99.11, 5-sty bk stable; Mary F Grossman to Annie T L Atterbury, on Baraud rd, New Rochelle, NY; [care Lawrence Atterbury, 68 William]; mtg \$35,000; Sept25; Oct1'13; A\$25,500-45,000. O C & 100

132D st, 33 W (6:1730-24), ns, 311.6 w 5 av, 17.7x99.11, 3-sty & b bk dwg; Margt A Barker to Michl J Moriarty, 38 Buena Vista av, Yonkers, NY; mtg \$5,750; Sept 15'11; Sept26'13; A\$6,000-8,500. O C & 100

133D st, 165 W (7:1918-8), ns, 150 e 7 av, 25x99.11, 5-sty bk tnt & str; Henry Schwartzwald to Danl Rooney, 64 E 128; QC; Sept29; Oct1'13; A\$10,000-21,000. nom

135TH st W (7:1987 & 1988), ss, at ws old Bloomingdale rd, runs s— to pt 90 e Bway xn— to cl said rd x still n— to 135th xw— to beg, except pt for 134th, being a part of w ½ of said old rd lying bet 133d & 135th & Broadway & Ams av, vacant; Samson Lachman ref to Rebecca Mayer, 45 E 82; PARTITION Sept11; Sept 26; Oct1'13. 500

135TH st W (7:1987 & 1988), ss, at ws old Bloomingdale rd, runs s— to pt 90 e Bway xn— to cl said old rd x still n— to 135th xw— to beg, except pt for 134th, being a pt of w ½ of said old rd lying bet 133d & 135th; Giraud F Thomson, EXR Mary B Corlies, to Rebecca Mayer, 45 E 82; AT; June24; Oct2'13; A\$—\$. nom

135TH st, 304 W (7:1959-47), ss, 75 w 8 av, 25x99.11, 5-sty bk tnt; Henry Schneider to Adolf Schneider, 1229 Park av; B & S & CaG; mtg \$—; Sept30'13; A\$12,000-22,000. O C & 100

138TH st, 10-20 W, see Audubon av, 11-5.

143D st, 239 W (7:2029-19), ns, 300 w 7 av, 25x99.11, 5-sty bk tnt & str; Jennie Kuretsky to Jas S Watson, 248 W 53 [115 Broadway r 901]; July 26'12; Sept30'13; A\$10,500-23,000. nom

149TH st, 304-6 W (7:2045-79), ss, 125 w 8 av, 50x99.11, 6-sty bk tnt; Benj S Nathanson & Lucy his wife to Ida S Nathanson, 304-6 W 149; AT; AL; Sept17; Sept29'13; A\$15,500-54,000. nom

151ST st, 510 W, see Col av, 592.

152D st, 557 W (7:2084-6), ns, 94 e Bway, 15x99.11, 3-sty & b stn dwg; Mary Stinson to Harry A Bartlett, 610 W 152; AL; Sept 27; Sept29'13; A\$7,800-13,000. O C & 100

152D st, 537 W (7:2084-13), ns, 483.4 w Ams av, 16.8x99.11, 3-sty & b bk dwg; Fredk W Meysenburg to Bertha Kiernan, 2551 8 av; QC & CaG; mtg \$10,000; Sept 18; Sept29'13; A\$8,600-11,500. O C & 100

158TH st W, swe St Nicholas av, see St Nicholas av, 953-7.

166TH st, 518-22 W, see Audubon av, 11-5.

170TH st, 506-8 W (8:2126-38), ss, 150 w Ams av, 50x95, 5-sty bk tnt; Benj Shapiro to Marknew Realty Co, Inc, a corpn, [care Albt I Sirel], 99 Nassau; Sept22; Sept27'13; A\$17,500-49,000. O C & 100

179TH st, 529 W, see Audubon av, 280-4.

181ST st W, nwc Northern av, see Northern av, nwc 181.

213TH st W, nwc 9 av, see 56th, 407 W.

225TH st, 111-9 W, see Marble Hill av, 2-12.

Av A, swe 65th, see Av A, nwc 64.

Av A (5:1459-22-29), nwc 64th, 200.10 to ss 65th, x100, 1-sty fr stable & vacant; Saml W Bridgham et al EXRS & Wm C Schermerhorn to City & Suburban Homes Co, a corpn, 15 W 38; AL; June16; Sept29 '13; A\$72,000-72,000. O C & 1,000

Audubon av, 11-5 (8:2123-28-30), sec 166th (Nos 518-22), 70.3x100x83.5x95, 2 6-sty bk tnts, str on cor; A\$40,000-102,000; also 19TH ST, 410-2 W (3:716-43-44), ss, 150 w 9 av, 50x92, 2 3-sty bk tnts; A\$20,000-23,000; also 138TH ST, 10-20 W (6:1735-41-44), ss, 120 w 5 av, 125x99.11, 3 6-sty bk tnts, str in Nos 14-6; A\$34,500-118,500; also NEREID AV (*), ss, 73.3 w Wickham av, 97.8x100; also GUNTHER AV (*), es, abt 270 s Nereid av, 125x97.6; also TRINITY AV, 740-4 (10:2636), nec 156th (Nos 691-9), 102x97.10, 2 6-sty bk tnts, str on cor; also BOSTON RD, 1019-31 (10:2607), nwc 165th, runs n148.11xw 183.9xsw161.3 to ns 165th xsel100.8 to beg, except any award for 165th, 4 6-sty bk tnts & str; also CAULDWELL AV (10:2633), es, 57.8 s Boston rd, 90x125, vacant; American Exchange Realty Co to Hereford Realty Co, Inc, a corpn, 535 W 163; AL; Oct1'13. O C & 100

Audubon av, 280-4 (8:2153-49), nwc 179th (No 529), 50x100, 5-sty bk tnt & str; Alex McDowell to Oswald Berks, 18 Elm, New Rochelle, NY; mtg \$67,500; Sept26; Sept 27'13; A\$30,000-75,000. nom

Bowery, 75 (1:303-6), es, 125.2 n Canal, 25x108.1x25x109.9, 5-sty bk loft & str bldg; Florence A B Cobb & Ralph Moody to Abby A Moody [Hotel Bonta, 216 W 94]; TRSTE for said Ralph Moody; Nov16'07; re-recorded from Nov20'07; Sept30'13; A\$26,000-50,000. nom

Broadway, swe 169th, see Broadway, 2801-23.

Broadway, 683-5, see Duane, 62-4.

Broadway, 2801-23 (7:1893-13 & 17), nwc 108th (No 301), 201.10 to ss 109th (No 300) x100, 2 11-sty bk tnts & str; The Realty Assets Co, a corpn, to Marbrick Realty Corp, 301 W 108 [care Jas C Meyers, 527 5 av]; AL; Sept25; Sept26'13; A\$400,000-1,100,000. O C & 100

Broadway, 1364-70, see Duane, 62-4.

Claremont av, 1-3, see Riverside dr, 440.

Columbus av. 592 (4:1219-34), ws. 50.4 s 89th, 25.2x100, 5-sty bk tnt & str; A \$24,000-36,000; also MADISON AV, 1755 (6:1621-22), es. 25.10 n 115th, 25x84, 5-sty bk tnt; A\$16,500-27,500; also 151ST ST, 510 W (7:2082-42), ss, 241.8 w Ams av, 33.4 x99.11, 5-sty bk tnt; Robt W Ebling to Ebling Realty Co, 271 W 125; B&S; Sept 9; Sept26'13; A\$17,000-38,000. O C & 100

Columbus av. 750 (7:1851-34), ws. 50.1 s 97th, 26.6x100, 5-sty bk tnt & str; Isaac Feigel to Hanah Feigel, 22 W 94; 1/2 pt; A T; B&S & CaG; mtg \$28,000 & AL; Sept30'13; A\$25,500-34,000. O C & 100

Ft Washington av. nwc 169th, see Ft Washington av, ws, 175.7 s 170th.

Ft Washington av. (S:2139-159), ws, 175.7 s 170th, runs w107.2x83.7xsel3.11 to av xnw13.3 & 20.3 to beg, except pt for 169th, vacant; Anna M Geraty to Chas M Rosenthal, 241 Ft Washington av; mtg \$12,000 & AL; Oct1; Oct2'13; A\$14,000-14,000. O C & 100

Lenox av. 21-37, see St Nicholas av, 20.

Lexington av. 1801 (6:1639-50), sec 112th (No 152), 19.11x73, 5-sty bk tnt & str; Leon Weil to Ray Charig, 740 Riverside dr; mtg \$18,000; Sept30'13; A\$13,000-25,000. nom

Lexington av. 51-5 (3:880-66), es. 39.6 s 25th, runs s59.3xe94xn98.9 to ss 25th (No 136), xw22x39.6xw72 to beg, 12-sty bk loft & str bldg; Jno G Saxe, ref, to Empire Trust Co, a corp, 42 Bway; FORECLOS Sept16; Sept30'13; A\$90,000-P\$90,000. 64,000

Madison av. 76-8 (3:857-65), swc 28th, 49.7x95, 12-sty bk loft & str bldg; Otto Horwitz to Richd Eiste, 970 Lex av; mtg \$350,000; Mar21; Sept30'13; A\$220,000-430,000. O C & 100

Madison av. 712 (5:1378-14 1/2), ws. 20 n 63d, 20x70, 4-sty & b stn tnt & str; S H W Realty Co, Inc, to New York & New Jersey Real Estate Impt Co, a corp, [care Mich F Burns, prest], 30 Church; mtg \$50,000; Sept30; Oct1'13; A\$40,000-48,000. O C & 100

Madison av. 1755, see Col av, 592.

Madison av. nwc 129th, see Madison av, 2034.

Madison av. 2034 (6:1754-15), ws. 181.10 - 130th, 18 to ns 129th x75, 3-sty & b stn dwg; Fredk Durgan ref to Dominion Trust Co [510 Penn av], Pittsburgh, Pa; mtg \$12,000; FORECLOS Sept3; Sept25; Sept29'13; A\$13,000-16,000. 1,000

Marble Hill av. 2-12 (13:3402-534), ses, at ns 225th (Nos 111-9), 117x85x99x86.11, 6-sty bk tnt & str; Alice M Lillenthal to Yen Realty Corp, 149 Bway; mtg \$125,000; Sept30; Oct2'13; A\$40,000-150,000. O C & 100

Northern av. (S:2179-70), nwc 181st, 78x 134x110.1x138.11, 6-sty bk tnt; Trebla Realty Co, a corp, to First Preferred Realty Corp, 5 Bpekman; mtg \$200,000 & AL; Aug4; Sept30'13; A\$55,000-195,000. O C & 100

Park av. 633 (5:1400-69), sec 66th (Nos 100-6), 75.5x80, 13-sty bk tnt; Fullerton-Weaver Realty Co to Susanna S Minturn, 109 E 21; mtg \$550,000; Oct1; Oct2'13; A \$145,000-190,000. O C & 100

Park av. 1790 (6:1748-57-60), swc 124th (Nos 70-6), 100.11x89, 4-5-sty bk tnts, str on cor; Jacob Ruppert & Anna his wife to Jacob Ruppert Realty Corp, 1639 3 av; mtg \$51,000 & AL; Aug26; Oct1'13; A\$48,000-81,000. nom

Riverside dr. 225-6 on map 223-4 (4:1253-4), es. 76.2 s 95th, 50.5x98.5x50.4x98.5, with strip on s 0 1/4 x—, 7-sty bk tnt; Leopoldine Obendorfer to Gustav Obendorfer, 2111 Bway; AL; Sept30'13; A\$70,000-130,000. nom

Riverside dr. 225-6 on map 223-4 (4:1253-4), es. 76.2 s 95th, 50.5x98.5x50.4x98.5, with strip on south, 0.1x—, 7-sty bk tnt; Gustav Obendorfer to Leopoldine Obendorfer, 2117 Bway; Sept27; Sept29'13; A \$70,000-130,000. nom

Riverside dr. 440 (7:1990-1), nec 116th, runs n107.6xe181.7 to ws Claremont av (Nos 1-3) xs & w along av & 116th on curve—xw62.5 to beg, 13-sty bk tnt; Paterno Constn Co, a corp, to Durham Realty Corp [care Ernest L Sawyer], 200 5 av; mtg \$600,000; Sept25; Sept26'13; A \$250,000-720,000. O C & 100

St Nicholas av. 20 (7:1821-31-36), sec 112th (No 100), runs e 134.8 to ws Lenox av (Nos 21-37), xs201.10 to ns 111th (No 101), xw10.9 to es St Nicholas av xnw 236.10 to beg, the block, 1 & 2-sty fr bldgs; Jacob Ruppert & Anna, his wife, to Jacob Ruppert Realty Corp, 1639 3 av; mtg \$40,000; Sept26'13; A\$159,000-159,000. nom

St Nicholas av. 953-7 (8:2108-62), swc 158th, 51.9x62x49.11x48.3, 3-3-sty & b fr dwes; Frank P Schimmf to Ollivia Lakerland, 35 Devour av [Beauvoir rd], Summit, NJ; mtg \$19,000 & AL; Oct1; Oct2'13; A\$25,000-32,000. O C & 100

West Broadway. 378-80 (2:488-32-33), ws, 100 n Broome, 50x69, 5-sty bk loft & str bldg; St Johns Park Realty Co to Mary N Perkins, 18 E 73; mtg \$25,000 & AL; Oct1; Oct2'13; A\$30,000-39,000. O C & 100

West End av. 481-5 (4:1245-70-72), nwc 83d (No 301), 59x79, 2-3 & 1-4-sty & b bk dwes; 483 West End Av Co to West End-Eighty-third Corp [care Robt T Wood], 527 5 av; mtg \$130,500; Sept30; Oct1'13; A \$83,000-101,000. O C & 17,300

1ST av. 1717 (5:1551-31), swc 89th (No 356), 25.8x77, 5-sty bk tnt & str; Jacob Ruppert & Anna, his wife, to Jacob Ruppert Realty Corp, 1639 3 av; mtg \$15,000; Aug26; Sept30'13; A\$16,000-26,000. nom

2D av. 1913-5 (6:1648-27), swc 99th (No 236), 42x100, 5-sty bk factory; Jacob Ruppert & Anna, his wife, to Jacob Ruppert Realty Corp, 1639 3 av; Aug26; Sept30'13; A\$23,000-36,000. nom

3D av. 1150 (5:1402-33), nwc 67th (No 167), 25.5x100, 5-sty bk tnt & str; Jacob Ruppert, a corp, to Jacob Ruppert Realty Corp, 1639 3 av; mtg \$20,000; Sept26'13; A\$35,000-63,000. nom

3D av. 1535-41 (5:1532-4 & 48-49), es, 45.6 s 87th, 77.11x100, 4-5-sty stn tnts & str; Jacob Ruppert & Anna, his wife, to Jacob Ruppert Realty Corp, 1639 3 av; mtg \$60,000; Aug26; Sept30'13; A\$70,000-107,000. nom

3D av. 1622 (5:1520-33), nwc 91st (Nos 175-7), 25.2x75, 5-sty stn tnt & str, 1-sty bk str in st; Jacob Ruppert & Anna his wife to Jacob Ruppert Realty Corp, 1639 3 av; mtg \$24,000 & AL; Aug26; Oct1'13; A\$25,000-35,000. nom

5TH av. (5:1505-69-70), sec 94th, 50.4x 98.4, vacant; Jacob Ruppert & Anna, his wife, to Jacob Ruppert Realty Corp, 1639 3 av; mtg \$25,000; Aug26; Sept30'13; A \$175,000-175,000. nom

5TH av. (5:1505-4), ses. 75 n 93d, 25.2x 102.2, vacant; Jacob Ruppert & Anna his wife to Jacob Ruppert Realty Corp, 1639 3 av; AL; Aug26; Oct1'13; A\$70,000-70,000. nom

5TH av. 2195 (6:1758-71), es. 50 s 134th, 24.11x75, 5-sty bk tnt & str; Mack Constn Co Inc to Louis Frankenthaler, 1215 Mad av; mtg \$10,000; Sept30'13; A\$10,000-19,500. O C & 100

6TH av. 629, see Duane, 62-4.

7TH av. 1842-50, see Duane, 62-4.

7TH av. 2564-6 (7:2034-32), ws, 59.11 n 148th, 40x100, 5-sty bk tnt & str; Caroline Stern individ & EXTRX Louis Stern to Frederic O X McLaughlin, 260 Convent av; AL; Sept30'13; A\$21,000-42,000. O C & 100

9TH av. nwc 213th, see 56th, 407 W.

10TH av. 632 (4:1054-61), sec 45th (No 456), 25.1x75, 5-sty bk tnt & str; Jacob Ruppert, a corp, to Jacob Ruppert Realty Corp, 1639 3 av; mtg \$37,000; Sept26'13; A\$23,000-31,000. nom

10TH av. 753 (4:1080-29), nwc 51st (Nos 501-3), 25.5x100, 1-sty bk & fr shop; Jno Early EXR & TRSTE Marguerite Dooley to Patk Donnelly, 368 [363] W 17; mtg \$12,000; Sept26; Oct1'13; A\$24,000-24,000. 27,000

All the undivided share or int which Robert Hoe died seizer & which was conveyed by Arthur I Hoe to Peter J Shields by deed recorded Jan28'1913; it being the intention of this deed to reconvey to said property to Arthur I Hoe; Peter J Shields to Arthur I Hoe, 152 W 86; B&S & CaG; Sept26; Oct2'13. nom

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Orchard st. 196 (2:412), ses. 68.10 sw Houston, 24.10x87.10x24.9x87.10; asn rents; Morris Lipschitz of Bklyn to the Royal Co of NY, 93-5 Nassau; Sept25; Sept29'13. 2,200

4TH st. 166 W (2:590), ws, 76 n Cornelia, 20.3x47.11x20x51.10; asn rents to secure \$550; Theo B McCarthy, 99 6 av, to Saml J Bush, 116 E 108; Sept29; Sept30'13. nom

44TH st. 317 W (4:1035), asn rents to secure \$800; Henry J Kelly, 623 W 152 to Hovhannes Moushekian, 444 W 164; Sept 30; Oct1'13. nom

53D st. 419 W (4:1063), ns, 275 w 9 av, 25x100.5; asn rents to secure \$1,000; One Sixty Broadway Holding Corp to Estates Mtg Securities Co, a corp, both at 160 Bway; Sept30'13. nom

125TH st. 532 W (7:1979); asn rents; Edwin F Walton to Meyer Jarmulowsky, 27 E 95; Oct1; Oct2'13. O C & 100

127TH st. 145-7 W (7:1912), ns, 150 e 7 av, 50x99.11; asn rents to secure \$3,000; Inter-City Land & Securities Co to Estates Mtg Securities Co, a corp, 160 Bway; Sept30; Oct1'13. nom

127TH st. 145-7 W (7:1912), re asn rents; Estates Mtg Securities Co to Inter-City Land & Securities Co, a corp, 115 Bway; Sept26; Oct1'13. nom

126TH st. 237-9 E, see 135th st, 41-3 W.

130TH st W (7:1985), ns, 99.6 e Bway, a strip, 0.6x99.11; re mtg; Metropolitan Savings Bank to Jas Pringle, 344 College av; Sept29'13. nom

134TH st. 238 W, see 135th, 41-3.

135TH st. 41-3 W (6:1733), ns, 372.6 e Lenox av, 37.6x99.11; also 126TH ST, 237-9 E (6:1791), ns, 185 w 2 av, 33.4x99.11; also 134TH ST, 238 W (7:1939), ss, 300 e 8 av, 25x99.11; asn rents to secure \$2,500; David Angermann & Caroline Wall to Rental Mtg Securities Corp, 15 Broad [r 510]; Sept26; Oct1'13. nom

141ST st. 623 W (7:2088-80-83), ns, 250 w Bway, 100x99.11, 1-sty & a fr dwg & vacant; re mtg; Carnegie Constn Co to B V Constn Co, 979 E 163; Sept26'13; A \$50,000-50,000. O C & 100

181ST st W. nwc Northern av, see Northern av, nwc 181.

Northern av. (S:2179), nwc 181st, 78x—x—; asn rents to secure \$9,000; First Preferred Realty Corp to Rental Mtg Securities Corp, 15 Broad; Sept29; Sept 30'13. nom

3D av. 1794 (6:1627); consent to additional tracks; Emilie Marquardt to Manhattan Railway Co; July18; Sept30'13. —

3D av. 2140 (6:1644); consent to additional tracks; Rav Eleier, 197 Lenox av to Manhattan Railway Co; July17; Sept29'13. —

Appointment (Misc) of Jno L Cadwader 3 E 56 as Co-trste instead of Jno I Kane in matter of estate of Wm C Schermerhorn, decd, by Saml W Bridgman & ano as the other TRSTES; Mar25; Sept29'13. —

Power of atty (misc); Chas de Neuville at Frankfurt, Germany, to Alfd H Schlesinger of College Point, B of Q; Apr 8'02; Sept30'13.

Revocation (P A) of power of atty; Warner M Van Norden to Warner Van Norden; Sept26'13.

Revocation (P A) of power of atty; Herman A Uhl to Jane M Uhl & Otto Sartorius; Sept20; Oct2'13.

WILLS.

Borough of Manhattan.

Catherine Slip, 11 (1:250-91), nec Water (No 394), 20x59.10, 2 3-sty fr dwgs & str; A\$9,000-\$9,500; also HAMILTON ST (1:253-88-89), nwc Market, runs n25.2 to swc Monroe xw82x48.5xe80.8 to beg, 5 & 4-sty bk tnts & str; A\$25,500-31,000; also VARRICK ST, 107 (2:578-20), ws, 22.6 s Broome, 21.5x66, 3-sty bk dwg; A\$8,500-9,000; also WASHINGTON ST, 301 (1:139-43), nec Reade, runs n12.3xe abt 48 xs29.6xw42.8 to beg, 4-sty bk loft bldg & str; A\$26,000-36,000; also WATER ST, 396 1/2 (1:250-43), n s, 59.10 e Catherine sl, 16.8x61.7, 4-sty bk dwg; A \$3,500-4,500; also WATER ST, 484-6 (1:248-55), ns, 140.6 e Pike sl, runs n120 to Cherry (Nos 223-5), xe50xsl120.4xw50.11 to beg; lumber yard; A\$26,000-27,000; also 57TH ST, 330 W (4:1047-48), ss, 375 w 8 av, 25x100.5, 4-sty stn ft tnt; A\$30,000-37,000; Lawrence Drake Est, Saml R Weller, EXR, 330 W 57; atty, Thos F Keogh, 90 West Bway. Will filed Sept23'13.

20TH st. 13-5 W (3:822-25), ns, 302 w 5 av, 56x92, 9-sty bk loft bldg; Sol Lindenberg Est, Emma Lindenberg, EXTRX, "Ansonia Hotel," N Y C; attys, Horwitz & Rosenstein, 346 Bway; A\$130,000-225,000. Will filed Sept26'13.

28TH st. 415-27 W (3:726-27 & 20), ns, 181.3 w 9 av, 193.9x98.9, 3-sty bk dwg & 7 & 8-sty bk factories (pt int); Bernardo F Fischer Est, Harriet V Nosworthy, EX-TRX, 609 W 115; attys, Bayles & Sanborn, 37 Liberty; A\$84,500-160,000. Will filed Sept 29'13.

34TH st. 325 W (3:758,26), ns, 321 w 8 av, 21x98.9, 4-sty br stn dwg, 1/2 int; A \$21,500-24,500; also 41ST ST, 258 W (4:1012-58), ss, 150 w 8 av, 25x98.9, 5-sty bk tnt & str, 1/2 int; A\$35,000-37,500; also 42D ST, 308 W (4:1032-39), ss, 150 w 8 av, 25x98.9, 5-sty bk tnt & str, 1/2 int; A \$28,000-41,000; also 110TH ST, 230 E (6:1659-35), ss, 250 w 2 av, 25x100.11, 1 & 2-sty bk & fr, 1-sty fr extn & 1-sty bk shop in rear; A\$8,000-8,500; Mary Boyd Est, Mortimer W LeGraw EXR, 5 W 107; attys Simpson & Simpson, 2 Rector. Will filed Sept25'13.

41ST st. 258 W, see 34th, 325 W.

42D st. 308 W, see 34th, 325 W.

52D st. 137 E (5:1312-15), nwc Lex av (No 700-6), 50x60.5, 5-sty bk tnt; A\$57,000-80,000; also 56TH ST, 131 E (5:1311-13 1/2), ns, 90 w Lex av, 12.6x100.5, 3-sty stn ft dwg; A\$15,000-19,000; Thos Edwards Est, Maria I Edwards, EXTRX, 131 E 56; atty, Addison Gardner, 160 Bway. Will filed Sept26'13.

72D st. 238 W (4:1163-51), ss, 344.11 w Bway, 20x102.2, 4-sty stn ft dwg; A\$32,000-44,000; also 79TH ST, 200 W (4:1170-34), swc Ams av (Nos 388-94), 40x102.2, 7-sty bk tnt; A\$75,000-125,000; Dessar Est, Leo Dessar, EXR, 238 W 72; atty, Harry Dessar, 290 Bway. Will filed Sept26'13.

110TH st. 230 E, see 34th, 325 W.

Lenox av. 426 (6:1729-3), es, 40.2 n 131st, 16.7x85, 3-sty stn fr dwg; Annie E Foster Est, Thos H Bell, EXR, 19 Grove; atty, Geller, Rolston & Horan, 22 Exchange pl; A\$11,000-12,000. Will filed Sept29'13.

9TH av. 119 (3:715-32), ws, 79 n 17th, 26 x100, 5-sty bk tnt; Chas Regnault Est, Josephine Regnault, 2258 Hughes av, EX-TRX; atty, Jno C Gulick, 132 Nassau; A \$15,000-30,000. Will filed Sept25'13.

CONVEYANCES.

Borough of the Bronx.

Bayard st (*), es, 144.1 n Kingsbridge rd, 25x100; Gius or Giuseppe Ricciardi to Francesco Coppola & Maria, his wife, 1/2 pt, & Frank Calabria & Filomena, his wife, 1/2 pt, all at 455 E 116; mtg \$1,950 & AL; Sept29; Sept30'13. O C & 100

Brown pl. 166, see St Anns av, 633.

Bronx st (11:3141), es, — n 179th & adj lands Ralph H Smith, runs ne along st 25 to land Rev Washington Rodman, now of Justus D Michell xse84 to ws Bronx River xs25xnw 81 to beg, except pt for Bronx st; Saml R Waldron to Wm Gedge, 417 Bronx Park av; AT; mtg \$3,000; Sept29; Sept30'13. O C & 100

Chestnut st. 801 (*), ns, 26x96, except pt for Barnes av & Chestnut; Benenson Realty Co to Barnet Brodsky, 790 Elsmere pl; mtg \$4,000; Oct1; Oct2'13. O C & 100

Faille st (10:2746), ws, 155 s Aldus, 50x 100; vacant; Fram Bldg Co, Inc, to Lillian B Rogers, 317 W 121; mtg \$46,250; Sept26'13. O C & 100

Fairmount pl, nwc Marmion av, see Marmion av, 1905.

Ferris pl, sec Westchester av, see Westchester av, sec Ferris pl.

Garden st. 765 (11:3100), ns, 10.8 e Prospect av, 50x100, 4-sty bk tnt; Jacob Cohen Constn Co to Jacob Bingenheimer, 2110 Starling av; mtg \$29,000; Sept25; Sept26'13. O C & 100

Green la (*), ss, 354.9 e Castle Hill av, 25x103.10x25x103.11; Phoenix Ingraham ref to Anna Ferris on Eastchester rd at Westchester, NY; FORECLOS Aug12; Sept16; Oct2'13. 4,000

Lorrillard pl, swc 189th, see Bathgate av, nwc 188.

Lorrillard pl, nwc 188th, see Bathgate av, nwc 188.

McClellan st, swc Grant av, see Grant av, ws, 256.6 n 166.

Oakland pl, 746 (11:3094), ss, 125 w Prospect av, 22.2x147.3x22.1x100, 3-sty fr tnt & str; Teodora or Theodora Briola wid to Arthur A Henning, 1829 Crotona av; mtg \$—; Sept26; Sept29'13. O C & 100

Rac st, 520, see St Anns av, 655.

Timpson pl, ses, at nws Whitlock av, see Whitlock av, nws, at ses Timpson pl.

Van Buren st (*), ws, 325 s Van Nest av (Columbus), 25x100; Josephine B Rezzano to Marie R Handick, 230 W 24; 1/2 pt; AT; mtg \$2,500; Sept25; Sept26'13. O C & 100

Van Buren st (*), es, 425 s Van Nest av (Columbus), 25x100; Marie R Handick to Josephine B Rezzano, 520 W 145; 1/2 pt; AT; mtg \$2,200; Sept25; Sept26'13. O C & 100

132D st, 677 E (10:2561), ns, 75 e Cypress av, 20x110, 2-sty fr dwg & office; also 132D ST, 679-81 E (10:2561), ns, 95 e Cypress av, 30x110, 3-sty fr factory & 2-sty fr rear stable; Paul Quandt to Paul Quandt, Inc, a corpn, 679 E 132; AL; Sept 29; Oct1'13. O C & 100

132D st, 679-81 E, see 132d, 677 E.

133D st, 550 E, see 56th, 407 W, Manhattan Cons.

135TH st, 306 E, see 56th, 407 W, Manhattan Cons.

138TH st, 602-4 E (10:2550), ss, 476.11 w Cypress av, 37.6x100, 5-sty bk tnt & str; Martin H Cohen to Sylvian Werdenschlag, 600 W 113; B&S; AL; Sept29; Oct1'13. nom

139TH st, 680 E (10:2567), ss, 80 e Cypress av, 40x100, 5-sty bk tnt; Mary A Thornton to Edw S Hawes, 155 Willow, Bklyn; mtg \$30,000; Sept30; Oct1'13. O C & 100

147TH st, 548 E, see St Anns av, 481.

152D st, 481 E, see 3 av, 2936.

152D st, 481 E, see 3 av, 2938.

156TH st, 298 E (9:2415), ss, 499.7 w Courtlandt av, 25x98.7x25x98.8, 2-sty fr dwg; Geo H Janss to Magdalena wife Conrad Gierisch, 940 Fox; mtg \$4,000; Sept25; Oct2'13. O C & 100

156TH st, 691-9 E, see Audubon av, 11-5, Manhattan Cons.

158TH st E, nwc Union av, see Union av, nwc 158th.

158TH st, 569 E, see St Ann's av, nwc 158.

164TH st, 861 E (10:2690), ns, 115 e Prospect av, 19x74.7, 3-sty bk dwg; Jno N Luning to Wm H Eagleson, 43 Weaver av, Bloomfield, NJ; mtg \$6,000; Sept8; Sept29'13. O C & 100

165TH st, 100 E, see Walton av, sec 165th.

165TH st, 779 E, see Tinton av, 1019-23.

165TH st E, nwc Boston rd, see Audubon av, 11-5, Manhattan Cons.

165TH st E, sec Sheridan av, see Sheridan av, sec 165th.

165TH st E, swc Sherman av, see Sheridan av, sec 165th.

166TH st, 664 E (10:2633), ss, 35 w Trinity av, 40x98.9x40x99.1, 5-sty bk tnt; Rudolph Krumm to Eugenie G Wahlig, 1562 Crotona Park E; mtg \$38,000; Aug1; Sept 29'13. O C & 100

167TH st W (9:2528), nes, 117.7 nw Ogden av, 50x68.11x54x48.4, vacant; Edw W Perkins to Georgia P Sweezy, of South Jamesport, LI; B&S; mtg \$1,750; Feb'08; Sept 30'13. nom

170TH st W, see Lind av, see Lind av, sec 170.

171ST st, E, nwc Boone av, see Boone av, nwc Drainage or 171st.

171ST st E, swc Westchester av, see Westchester av, swc 171.

171ST st, 421 E, see 56th, 407 W, Manhattan Cons.

172D st (*), ws, 150 n Gleason av, 25x100; Louisa B Diener to Fredk O Muller & Anna, his wife, 1733 Victor, tenants by entirety; mtg \$3,500; Sept30; Oct1'13. O C & 100

174TH st E, swc Gleason av, see Gleason av, swc 174th.

177TH st, 22 E (11:2852), ns, 115 w Walton av, 25x125, 2-sty bk dwg; Columbia Constn Co to Johanna M Siemens, 1090 So Blvd; mtg \$7,000; Sept30; Oct1'13. O C & 100

178TH st E, nec Monterey av, see La Fontaine av, nwc 179th.

179TH st E, nwc La Fontaine av, see La Fontaine av, nwc 179th.

180TH st E, nec Ryer av, see Ryer av, 2080.

180TH st, 315 E (11:3143), nwc Tiebout av (No 2081), 25x100, 5-sty bk tnt; Jno Watson to Lillian B Koepke, 1522 Pacific Bklyn; mtg \$28,000 & AL; Sept15; Sept26'13. nom

182D st, 622-4 E (11:3070), swc Hughes av, 50.4x80x48.8x66.11, 4-sty bk tnt & str; Jos V Mitchell, ref, to Fredk Torkler, 36 St Marks pl; FORECLOS Sept24; Sept27; Oct2'13. **8,500**

188TH st, 653 E, see Belmont av, 2454 on map 2450.

188TH st E, nwc Lorrillard pl, see Bathgate av, nwc 188.

188TH st E, nwc Bathgate av, see Bathgate av, nwc 188.

189TH st E, nes at ses College av, see College av, ses at nes 189.

189TH st E, swc Lorrillard pl, see Bathgate av, nwc 188.

199TH st E, see Jerome av, see Jerome av, sec 199th.

205TH st E, see Barnes av, see Barnes av, sec 205.

220TH st E (*), ns, 100 w Bronxwood av, 100x114; Albert Wawrzyniak to Eliz Konczalski, 953 E 228; mtg \$—; Sept22; Oct2'13. O C & 500

222D st E (8th av) (*), nec Carpenter av (front) 52.6x114 (each side), except pt for 222d, Wakefield; Haffen Realty Co to Jos G Gruenfelder, 500 E 165; Oct1; Oct2'13. O C & 100

223D st E (*), ns, 105 e Barnes av, 25x 114; Adeline B Garrigues to Chas J Byrnes, 742 E 224; Sept29; Oct2'13. O C & 100

223D st E, ns, 100 w Laconia av, see 224th st E, ss, 108 w Laconia av.

224TH st E (*), ns, 250.11 e Paulding av, 50x109.6; Jno Gidor or Gidore to Mary M Marquart, 320 W 14; B&S & CaG; AL; Sept29; Sept30'13. nom

224TH st E (*), same prop; Mary M Marquart to Jno Gidor & Verona J his wife, 102 W 92, tenants by entirety; B&S & CaG; AL; Sept29; Sept30'13. nom

224TH st E (*), ss, 108 w Laconia av, 150x109.6; also 223D ST E (*), ns, 100 w Laconia av, 100x109.6; Brownhill Co, a corpn, to Irving Realty Co, a corpn; correction deed; mtg \$8,750 on this & other property; Decl'06; Sept30'13. O C & 100

235TH st, 517 E (12:3397), ns, 196.1 w Webster av (Bronx River rd), 25x100, 2-sty fr dwg; Sarah M wife Edw D Hoffman to Mary E Weigel, 517 E 235; B&S; mtg \$3,000; Sept24; Sept29'13. O C & 100

236TH st E, see Kepler av, see Kepler av, sec 236th.

241ST st E (Becker av) (*), nes, 132.8 e Richardson av (Fulton st), 33.4x150; Anna A Fisher to Wm H Field at Portchester, NY; 1/2 pt; B&S; Sept22; Sept29'13. O C & 100

Amsterdam av (*), ws, 204.4 n Liberty 75x100; Edw Frey to Keilbert Constn Co, Inc, a corpn, 535 E 166; Oct1'13. O C & 100

Andrews av, 2341 (11:3225), ws, 100 s along same from s end of a curve from ss Foranam rd, runs s09xw190x25e25x25x25 xe15 to beg, 5-sty bk tnt; Quiller Morgan Co to Inter-Ocean Realty Corpn, 14 W 40; mtg \$35,000 & AL; Sept26; Oct2'13. O C & 100

Anthony av, 2059 (11:3156-3161), ws, 243.2 n Burnsde av, runs nw100xne25xse 100 to av xsw25 to beg, 2-sty fr dwg; Chas Kusterko, Sr to Value Realty Co, 170 Bway; mtg \$4,000; Sept27; Sept29'13. O C & 100

Aqueduct av, 1431 (9:2537), ws, 304.2 s Boscobel pl, 50x104.8x54.1x112.5, 5-sty bk tnt; Lloyd-Phyfe Co, a corpn to Edw & Emma Meckert, both at 1701 Nelson av; mtg \$50,000; Sept29'13. O C & 100

Barges av (*), sec 205th, runs s 229.9 to ns Westchester rd xne171.6xne64xe30.8xn 123.2 to ss 203d, now 205th xw200 to beg, except pt for 205th, with all title to Barnes, Matthews or Adeo av, 205th or 203d & Westchester rd; Dollar Savgs Bank to Michl J Mack at sec 205th & Barnes av; B&S & CaG; AL; Sept17; Sept29'13. O C & 100

Bathgate av (11:3058), nwc 188th, 352.11 to ss 189th x186.10, 1-2-3 & 44-sty bk & f bldgs of institute; also BATHGATE AV (11:3058), nec 188th, 352.11 to ss 189th x 180 to w s Lorrillard pl 3-2-sty fr bldgs & vacant; St Joseph's Institute for the Improved Instruction of Deaf Mutes to St Elizabeth's Industrial School, a corpn, 235 E 14; mtg \$72,000; Sept30; Oct1'13. **153,000**

Bathgate av, nec 188th, see Bathgate av, nwc 188.

Bathgate av, sec 189th, see Bathgate av, nwc 188.

Bathgate av, swc 189th, see Bathgate av, nwc 188.

Beech av (*), ss, 137.2 w Corsa av, 50x 100; Morris Cisin to Adeline B Garrigues, at Pleasantville, NY; Mar17; Oct2'13. O C & 100

Belmont av, 2454 on map 2450 (11:3075), nec 188th (No 653), 95x50, 6-sty bk tnt & str; Pasquale D'Auria to Alex Di Marco, 854 Rogers av, Bklyn; 1/2 pt; Theo Di Marco, 196 Martin st, Bklyn, 1/4 pt, & Nicholas Di Marco, 68-70 Macdougall, NY, 1/4 pt; mtg \$39,500; Sept30; Oct1'13. nom

Boone av (11:3008), nwc Drainage, or 171st, 40x100, vacant; also ROAD from West Farms to Hunts Pt (11:3011), ws, at sl land Nathan Hulet runs w190xs25xe 90 to rd xn27 to beg; Emma wife Benj Viau to Juliette F Potter, 60 W 129; QC; Aug27; Sept30'13. nom

Boston rd, 1019-31, see Audubon av, 11-5, Manhattan Cons.

Briggs av, 2603 on map 2601 (12:3293), ws, 222.6 s 194th, 38.11x90.4x38.11x92.1, 5-sty bk tnt; Wm C Oesting Co, a corpn, to Henry Ronnenberg, 2846 Valentine av; mtg \$20,000 & AL; Oct1'13. O C & 100

Bronx & Pelham Pkway (*), swc Williamsbridge rd, 26.4x152.8x25x160.10; also PLOT lying e of said lot 29 & w of Williamsbridge rd & bet sl of Bronx & Pelham Pkway & an e extension of sl lot 29; Morris Park Estates to Arthur B Jekyll, 969 Park av; Sept20; Sept26'13. nom

Brook av, 460 (9:2272), es, 99.8 n 145th, 25x100, 5-sty bk tnt & str; Helena Wolf to Julius Wolf, 458 Brook av; B&S; AL; Sept30; Oct1'13. nom

Brook av, 1506, see 56th, 407 W, Manhattan Cons.

Brook av, 1528 (11:2895), es, 275 n 171st, 25x100.11 to N Y & H R R, 4-sty bk tnt & str; Beckie wife Abr Leventhal et al to Harris Goldstein, 1528 Brook av; mtg \$13,000; Sept30'13. O C & 100

Bryant av, 1481 (11:2995), ws, 305 s 172d, 20x100, 3-sty bk dwg; also BRYANT AV, 1483 (11:2995), ws, 285 s 172d, 20x100, 3-sty bk dwg; Ambrose Realty Co to Jennie M Beattie, 356 Henry, Bklyn; B&S; Sept12; Sept27'13. nom

Bryant av, 1483, see Bryant av, 1481.

Byron av (*), ses, at ns Nereid av, runs ne126.7xss85.4 to Nereid av xw93.5 to beg; Chas B Joseph heir Enos F Joseph to Violet S Tracy, 1727 18th, Bklyn; 1-3 R, T & I; AL; Sept30; Oct2'13. nom

Carpenter av (Catherine st) (*), es, 350 s 239th (Kossuth), 25x100; Mary Speer to Thos McGrain, 4430 Carpenter av; QC; Sept7; Sept27'13. nom

Carpenter av, nec 222d, see 222d E, nec Carpenter av.

Cauldwell av, es, 57.8 s Boston rd, see Audubon av, 11-5, Manhattan Cons.

Classon Point rd, see Westchester av, see Westchester av, swc 171.

Colden av (*), ws, 100 s Pierce av, 25x 100; Morris Park Estates to Saml T McCarthy, 356 E 142; Sept23; Sept30'13. nom

Colden av (*), es, 125 s Pierce av, 25x 100; Morris Park Estates to Israel Stern, 106 E 96; Sept23; Sept30'13. nom

College av (11:3033), ses, at nes 189th, runs ne along av 140 xnw19 to es Park or 3 av, xsw140 to nes 189th x—1.9 to beg, being land in bed of College av; Florence Powell & ano to Jos I Berry, 2543 Valentine av; QC; Sept3; Sept30'13. nom

College av (11:3033), same prop; Angerona E Rice et al to same; QC; Sept8; Sept30'13. nom

College av (11:3033), same prop; Walter E Sanford to same; QC; Sept9; Sept30'13. nom

College av (11:3033), ses, at nes 189th, runs nes5xnlw1.9 to es Park or 3 av xsw 85 to 189th x—1.9 to beg, being land in bed of College av; Jos I Berry to Margt L Francis J & Geo B Shea, all at 2732 Marion av; Bridget Berry, 314 E 201; Mary J Shea at Riverdale av & 260th; Edith C Shea at White Plains av, near Pelham Pkway, & Jos Shea, 202 Prospect st, Ithaca, NY; QC; Sept29; Sept30'13. nom

Concord av, 325 to 329 & 351, see 56th, 407 W, Manhattan Cons.

Courtlandt av, 794, see 56th, 407 W, Manhattan Cons.

Crotona av (11:3101), es, 119.11 s 183d, 24.2x42 to ws Clinton av x24x41.2, with all title to cl Clinton av, vacant; Carrie V Lohnes to Mona Specialty Co, Inc, a corpn, 501 5 av; Sept29; Oct2'13. O C & 100

Daly av, 1892 (11:2992), es, 200 n 176th, 25.3x150.11, 3-sty bk dwg; Rose C Kahn to Clara Kahn, 1892 Daly av; AL; Sept29; Oct1'13. nom

Eagle av, 683 (10:2617), ws, 434.9 s 156th, 19.11x99.5x19.11x99.4, 3-sty fr tnt; Bertha Bohling to Rudolph Pfister, 23 Sullivan; mtg \$6,400; Oct1; Oct2'13. O C & 100

Edwards av, ws, abt 350 s Latting, see Ellison av, es, 350 s Latting.

Ellison av (*), es, 350 s Latting, 25x 142.6 to ws Edwards av x26.3x134.6; Rosa Nathan et al EXRS Marcus Nathan to Theresa Hoffmann, 729 Trinity av; mtg \$500 & AL; Dec27'11; Sept30'13. nom

Espanaue (*), ss, 56 e Luring av, 56x 145.7x50x120.6; Morris Park Estates to Elias Gottfried, 530 E 72 & Meyer Herbst, 528 E 119; Sept10; Oct2'13. nom

Faraday av (13:3421), ss, 162.10 w Fieldston rd, runs w 50xse85.4xn69.1 to beg, vacant; Mary V Sheridan to Land & Lien Co, a corpn, 100 Bway; Sept26; Sept29'13. nom

Fowler av (*), ws, 125 n Morris Park av, runs n75xw10x50xw5x25xe75 to beg; Morris Park Estates to Malvina Freedman, 106 Hester; Sept19; Sept26'13. nom

Gleason av (*), swc 174th, 25x106.8; Robt Edwards to Annie Roberts, 1816 Gleason av; mtg \$500; Sept24; Sept26'13. O C & 100

Gleason av (*), ns, 380 w Castle Hill av (Av C), 25x103, except pt for av; Margaretha M Brohmer to Aug Wieland, 1130 Havemeyer av; mtg \$3,750; Sept29; Sept 30'13. O C & 100

Grand av (11:3196), es, 75 n Buchanan pl, 50x100, vacant; Guy G Hopper & ano to Edw N Roeder, 103 W 131, & Jno E Roeder, at Lawrence Park W, Yonkers, NY; QC; Sept6; Sept26'13. nom

Grand av, 2310 (11:3198), es, 50 n North, 25x100, 2-sty bk dwg; Gustav W Beck to Chas E Nessle, 2304 Grand av; AL; Sept 30; Oct1'13. O C & 100

Grand Blvd & Concourse, 2101 (Creston av) (11:3169), old ws, 25x—x25x107; Alvin H L Muench et al heirs & c of Mary or Maria Muench to Peter C Munn, 2098 Creston av; mtg \$3,000; Sept30; Oct2'13. O C & 100

Grant av, 1070 (9:2448), es, 32 s 166th, 25x100.8x25x100.6, 3-sty bk dwg; Clara Dickler to Dora Wieke, 219 E 200; mtg \$7,500; Sept30; Oct2'13. O C & 100

Grant av (9:2449 & 2452), ws, 256.6 n 166th, 156.6 to ss McClellan x100, vacant; Paul Jones, ref, to Dollar Savgs Bank of City NY, a corpn, 2808 3 av; AL; FORECLOS Sept17; Sept30'13. **1,200**

Grant av, swc McClellan, see Grant av, ws, 256.6 n 166th.

Gunther av, es, abt 270 s Nereid av, see Audubon av, 11-5, Manhattan Cons.

Haight av, ws, 109.7 n Sackett av, see Sackett av, ns, 75.4 e Luring av.

Heath av, 2878 (12:3256), es, 141.7 n land Tecca N Reed, which pt is in line of prolongation of cl 229th, runs e100.5xn20.1xw100.5 to av xs20.1 to beg, 3-sty bk dwg; Leopold W Harburger, ref, to Paul L Kiernan, 215 W 98, TRSTES Wm W Sherman; FORECLOS Sept5; Sept30'13. **4,000**

Heath av, 2884 (12:3256), es, 202.1 n land Tecca N Reed or abt 202 n cl 229th runs e parallel with ss 230th 100.5xn20.2xw100.6 to av xs20.2 to beg, 3-sty bk dwg; Kath Baum to Cath Shea, 508 W 171; mtg \$6,500; Sept29; Sept30'13. **O C & 100**

Hoe av, 1321-3 (11:2980), ws, 50 s Jennings, 50x100, 5-sty bk tnt; Bernice A Hill to Anne Codwise, at Kingston, NY; mtg \$46,500; Aug27; Oct2'13. **nom**

Honeywell av, 1972-4 (11:3121), es, 100 n 177th (Tremont av), 43x60, 4-sty bk tnt; Chas B Joseph to Violet S Tracy, Bklyn, NY; 1/2 RT&I; Sept30; Oct2'13. **nom**

Hughes av, swc 182d, see 182d, 622-4 E.

Jerome av (12:3319), sec 199th, 42.4x123.4x51.3x142.2, vacant; Quiller Morgan Co to Inter-Ocean Realty Corp., 14 W 40; mtg \$6,000; Sept26; Oct2'13. **O C & 100**

Kepler av (12:3376), sec 236th, 100x100, 2-sty fr dwg; Henry N Schwarz to Goldie Cowen, 778 Beck, & Carrie Lazar, 724 Beck; mtg \$6,000; Sept26; Oct2'13. **nom**

La Fontaine av (11:3061), nwc 179th, 92.5x240x58.7x242.5, vacant; also MONTEREY AV (11:3061), nec 178th, 428 to ss 179th x101.1x412.9x100, vacant; Keats Co, a corp., to Pincus Lowenfeld, 106 E 64, & Wm Prager, 129 E 74; B&S; AL; Apr18; Sept26'13. **O C & 100**

Lind av (9:2532 & 2534), sec 170th, runs e2.11x5102.1xw50 to av xn65xne still along av 40.10 to beg, 5-sty bk tnt; Hillcrest Building Co to Walter I Scott, 44 Prospect st, East Orange, NJ; mtg \$48,000; Oct1'13. **O C & 100**

Maclay av (*), ns, 103.11 e Green av or la, 20x101.2; August G Ollry to Chas E Ollry & Della A, his wife, 2411 Maclay av, tenants by entirety; mtg \$2,000 & AL; Sept25; Sept26'13. **O C & 100**

Maple av (*), ws, 75 n Ruskin, 25x100; Achille Branca to Felicia Avella, 728 E 212; Sept29; Sept30'13. **O C & 100**

Marmion av, 1905 (11:2955), nwc Fairmount pl, 25x100, 5-sty bk tnt; Value Realty Co to Chas Kusterko Sr, 2059 Anthony av; mtg \$29,000; Sept25; Sept29'13. **O C & 100**

Marmion av (11:2960), sec 177th or Tremont av (No 850), 100x21; also TREMONT AV or 177TH ST E (11:2960), ss, 20.10 e Marmion av, 25x100x24.9x100, together, 1 & 2-sty bk str; C Edwin Deppeler to Antoinette G Deppeler, 318 W 85; Sept29; Sept30'13. **O C & 100**

Matthews av (*), ws, 250 n Lydig av, 25x100; Morris Park Estates to Jos Dubinsky, 69 Willett; Sept26; Sept30'13. **O C & 100**

Monterey av, nec 178th, see La Fontaine av, nwc 179th.

Mulford av (*); nec Pelham rd, 53.1x100x1.9x112.5, Throggs Neck; Edw Frey to Thos J McCormack, 657 Carroll, Bklyn; Oct1; Oct2'13. **O C & 100**

Muliner av, ws, 175 s Lydig av, see Sackett av, ns, 75.4 e Lurting av.

Murdock av (*), es, 500 s Randall av, 50x100; Land Co "C" of Edenwald to Jno T Nelson, 1989 Prospect av; AL; July28; Oct2'13. **nom**

Nelson av, 1017 (9:2512), ws, 150.5 n 164th, 25x62.9x25x60.10, 3-sty fr tnt; Michl Mullen et al to Anna Warner, 1014 Ogden av; QC & correction deed; Sept25; Oct1'13. **nom**

Nereid av, ns, at ses Byron av, see Byron av, ses, at ns Nereid av.

Nereid av, ss, 73.3 w Wickham av, see Audubon av, 11-15, Manhattan Cons.

Ogden av (9:2526), ws, 62.6 s 166th, 25x90, vacant; Eliz Shannon to Chas C Marshall at Millbrook, Dutchess Co, NY; Sept15; Oct1'13. **nom**

Quimby av (*), ss, 350 w Olmstead av (Av D), 75x103, Unionport; Edw Frey to Keilbert Constn Co Inc, 535 E 166; Oct1'13. **O C & 100**

Quimby av (4th st), (*), ss, 400 w Olmstead av (Av D), 25x103, Unionport; Ernest Ahlberg to Edw Frey, 2042 Quimby av; Sept8; Oct1'13. **O C & 100**

Park av, 4678 (11:3041), es, 34 n 187th, 34.3x100, 4-sty bk tnt; Geo F Purrington to Theresa Bradley, 2120 Lafontaine av; mtg \$18,000; Sept2; Oct2'13. **O C & 100**

Park av, nec 189th, see College av, ses, at nes 189th.

Pelham rd, nec Mulford av, see Mulford av, nec Pelham rd.

Pelham rd (*), es, 73.11 n Middletown rd, 50x90, except pt for Westchester av; Robt E Walker & ano to Jos Newman, 1543 Benson av; AL; Sept17; Oct2'13. **nom**

Road fr West Farms to Hunts Point, ws, at sl land N Huict, see Boone av, nwc 171 or Drainage.

Ryer av, 2080 (11:3144 & 3149), nec 180th, —, 2-sty fr dwg; Annie Garrett to Eliz Amon, 3116 3 av; mtg \$6,000; Sept29; Sept30'13. **O C & 100**

Sackett av (*), ns, 75.4 e Lurting av, 50.1x103.9x50x100.2; also HAIGHT AV, ws, 109.7 n Sackett av, 50x100; also MULINER AV, ws, 175 s Lydig av, 25x100; Morris Park Estates to Julia A Flynn, 2687 Briggs av; Sept27; Oct2'13. **nom**

St Anns av, 115, see 56th, 407 W, Manhattan Cons.

St Anns av, 481 (9:2273), swc 147th (No 548), 25x99.4, 5-sty bk tnt & str; Lillian B Koepke to Wm H Jeffers, 118 Bidwell av, Jersey City, NJ; AL; Sept25; Sept26'13. **nom**

St Anns av (9:2360), nwc 158th (No 569), 48.2x100, 6-sty bk tnt; Henry A Forster, ref, to Chas Rathfelder, 440 E 156, & Albt Wolf, 434 E 157; mtg \$40,000 & AL; FORECLOS Sept10; Sept30'13. **9,425**

St Anns av, 633 (9:2358), ws, 84 n Westchester av, 36.6x96.7x36.8x93, 5-sty bk tnt; also BROWN PL, 166 (9:2263), es, 33.4 n 135th, 33.4x100, 5-sty bk tnt; Carl Ernst to Hale Realty Co, Inc, a corp., 35 Nassau; AL; Sept30; Oct1'13. **O C & 100**

St Anns av, 655 (9:2358), swc Rae (No 520), 25.1x96.5x25x98.10, 5-sty bk tnt & str; Geo W Morgan, ref, to Harvard Realty Constn Co, a corp., 128 Bway; FORECLOS Sept9; Sept30; Oct1'13. **21,600**

Sherman av, swc 165th, see Sheridan av, sec 165th.

Sheridan av (9:2455), sec 165th, 46.2x201.10 to ws Sherman av x54x200.10; vacant; Lillian B Rogers to Fram Bldg Co, Inc, a corp., 3210 Evergreen av; mtg \$7,500; Sept26'13. **O C & 100**

Southern Blvd, 63 (10:2546), ns, 150.11 e St Anns av, runs n89.2xe5xn5xe20x90.4 to st xw25.4 to beg, 5-sty bk tnt; Thos H Roff to Lawyers Realty Co, a corp., 160 Bway; mtg \$16,750; Sept30; Oct2'13. **O C & 100**

Southern Blvd, 63 (10:2546), ns, 150.11 e St Anns av, runs n89.2xe5xn5xe20x90.4 to St Blvd xw25.4 to beg, 5-sty bk tnt; Carolyn W Crandall to Thos H Roff, at Morganville, NJ; mtg \$16,750 & AL; Sept23; Sept26'13. **O C & 100**

Southern Blvd, 968-72 (10:2742), es, 270.5 s Aldus, 84x150, 2 5-sty bk tnts & str; Oval Constn Co, Inc, a corp., to Brener Realty Liquidating Co, Inc, a corp., 30 Church; AL; Sept30'13. **nom**

Southern Blvd, 1090 (10:2744), es, 348.7 n West Farms rd, 40x100, 5-sty bk tnt & str; Johanna M Siemers to Columbia Constn Co, a corp., 3210 3 av; mtg \$36,500; Sept30; Oct1'13. **O C & 100**

Southern Blvd, 1288-90 (11:2980), es, 79.11 n Freeman, 35.6x102.7x27.8x103.6, 2 2-sty fr dwgs & str; Wm J Curley to Isaac Brown, 1288 So Blvd; mtg \$20,000 & AL; Oct2'13. **O C & 100**

Sylvan av (13:3421), es, 309.2 n 256th, runs n71.3xs94.10xw62.3 to beg, vacant; Mary V Sheridan to Land & Lien Co, a corp., 100 Bway; Sept26; Sept29'13. **nom**

Sylvan av (13:3421), es, 279.2 n 256th, 30x62.3x39.10x88.6, vacant; Mary V Sheridan to Land & Lien Co, a corp., 100 Bway; Sept26; Sept29'13. **nom**

Tiebout av, 2081, see 180th, 315 E.

Tinton av, 1019-23 (10:2660-53), nwc 165th (No 719), 102x21.4x102.2x21.4, 3-sty fr ut & str; Harriet I Nixon to Daisy H Bell, 1204 Boston rd; Sept29; Sept30'13. **O C & 500**

Tremont av, 850 E, see Marmion av, sec 177th of Tremont av.

Tremont av E, ss, 20.10 e Marmion av, see Marmion av, sec 177th or Tremont av.

Trinity av, 740-4, see Audubon av, 11-5, Manhattan Cons.

Undercliff av, es, 36.7 & 211.7 n 176th, see Undercliff av, ws, 72.9 n 176.

Undercliff av (11:2880), ws, 72.9 n 176th, 50x100, vacant; also UNDERCLIFF AV (11:2877), es, 36.7 n 176th, 100x100, vacant; also UNDERCLIFF AV (11:2847), es, 211.7 n 176th, 100x100, vacant; Dean Holding Co, a corp., to Sherman Co, a corp., 1400 5 av; mtg \$16,328; Sept22; Sept29'13. **nom**

Union av, 573 (10:2664), ws, 30 s 150th, 21x80, 3-sty bk dwg; Marie Schmidt to Alex Schmidt, Clasons Pt rd cor Gildersieve av; mtg \$10,000; Sept30; Oct2'13. **O C & 100**

Union av, 573 (10:2664), ws, 30 s 150th, 21x80, 3-sty bk dwg; Alex Schmidt to Fred Hollender & Co, a corp., 123 Lafayette; mtg \$10,000; Sept30; Oct2'13. **O C & 100**

Union av (10:2666), nwc 158th (Cedar), 50x114.1, vacant; Alice Nilan, widow, to 143d St Impt Co, Inc, a corp., 220 Bway; mtg \$17,000; Sept20; Oct2'13. **O C & 100**

Van Courtland av (12:3335), ss, 63 e Rochambeau av, 57.2x147.6x50x119.11, vacant; Henry C Quick to Mathilda A Quick his wife, 471 75th, Bklyn; Sept26; Sept27'13. **nom**

Van Nest av (Columbus) (*), ns, 405.6 w Bronxdale av, 25x100, except parts for Kinsella st & Van Nest av; Katharina rieger to Louise Georgi, 1349 Fulton av; mtg \$4,900 & AL; Sept25; Sept30'13. **O C & 100**

Waldo av (13:3415), es, 781.9 n 246th, 101.11x110x106.8x105, contains 10,799 sq ft; vacant; Delafield Estate, a corp., to Eliz Hooper, 16 Gramercy Park; AL; Sept26'13. **nom**

Walker av, 2425 (*), ns, 125 w Chauncey, 25x90; Jos V Mitchell, ref, to Lucy E Elliott, 257 W 111; FORECLOS Sept18; Sept23; Sept26'13. **5,000**

Walker av, 2429 (*), ns, 50 w Chauncey, 50x67.1x50x67, Wm T Quinn, ref, to Sarah E Strickland, 420 W 119; FORECLOS Sept18; Sept23; Sept26'13. **5,000**

Walker av, 2427 (*), ns, 100 w Chauncey, 25x90; Jno J Hynes, re., to Sarah J Golden, 257 W 111; FORECLOS Sept18; Sept23; Sept26'13. **5,000**

Walton av (9:2471), sec 165th (No 100), 77.8x97.11 to Butternut x79.10x73.5, 2-sty fr dwg; Lily J & Rosanna E Doran to Abr W Jackson, 1216 Tinton av; mtg \$7,000; Sept25; Sept26'13. **O C & 100**

Webster av, 2334 (11:3031), es, 75 n 184th, 50.11x98.4x50.11x95.10, 5-sty bk tnt; Keilbert Constn Co, Inc, to Edw Frey, 2042 Quimby av; mtg \$34,000; Oct1; Oct2'13. **O C & 100**

Webster av, 3091 (12:3331), ws, 175 s 204th, 50x120, 5-sty bk tnt; Robt S Conklin, TRSTEE in bankruptcy of German Real Estate Co, bankrupt, to Jos Podesta, 70 University pl; mtg \$38,000; Sept29; Sept30'13. **O C & 1,000**

Wendover av, 447, see 56th, 407 W, Manhattan Cons.

Wendover av, 496, see 56th, 407 W, Manhattan Cons.

Westchester av (*), sec Ferris pl, 89.4x22.11x92.7x28.1; Jacob Ruppert, a corp., to Jacob Ruppert Realty Corp., 1639 3 av; mtg \$14,000 & AL; Aug26; Sept26'13. **nom**

Westchester av (*), swc 171st, 99.5 to es Clasons Pt rd x163.1x108.11 to 171st x181.6 to beg; Jno Anderson to Bernard Treptow, 218 St Anns av; 1/2 pt; mtg \$15,000 & AL; Aug27; Sept30'13. **O C & 100**

Westchester rd, ns, see Barnes av, sec 205.

Whitlock av (10:2603), nws, at ses Timpson pl, 458x178.8 to Timpson pl x124.5 to beg, gore; vacant; Barbara Rosenberg to Cnas Rosenberg, both at 322 Richmond ter, New Brighton, B of R; mtg \$4,000; Aug7; Sept26'13. **O C & 100**

Williamsbridge rd, swc Bronx & Pelham Pkwy, see Bronx & Pelham Pkwy, swc Williamsbridge rd.

Zerega av (*), ss, 329.9 e Castle Hill av, 25x103.11x25x103.11; Phoenix Ingraham ref to Kath L Ferris on Eastchester rd at Westchester, NY; FORECLOS Aug12; Sept16'13. **4,000**

1ST av (*), es, 175 s 213th (1st), 75x100, Olinville; Felice Avossa to Frank Yodice, 3560 Bronx Blvd; 1/2 pt; mtg \$2,300 & AL; Sept25; Sept26'13. **nom**

1ST av (*), es, 150 s 213th (1st), 25x100, Olinville; Frank Yodice or Yodice to Felice Avossa, 3562 Bronx Blvd; 1/2 pt; AL; Sept25; Sept26'13. **O C & 100**

3D av, 2936 (9:2362), nec 142 (No 481), 25x100.1x25x100.3, 5-sty bk tnt & str; L Napoleon Levy to Eugenia F Kratiek at Mt Vernon, NY; B&S; mtg \$30,000 & AL; Sept29; Oct1'13. **O C & 100**

3D av, 2936 (9:2362), nec 152d (No 481), 25x100.1x25x100.3, 5-sty bk tnt & str; Eugenia F Kratiek to Otto W Wuertz, 273 Prospect av, Mt Vernon, NY; mtg \$54,000; Oct1; Oct2'13. **nom**

3D av, 3758-60 (11:2927), es, 175 s 171st, 50x100, 5-sty bk tnt; Morris F Finkelstein to Silverson Contracting Co, a corp., 34 W 96; QC & correction deed; Sept22; Sept30'13. **nom**

3D av, 3758-60; Silverson Contracting Co to Wendover-Bronx Co, a corp., 34 W 96; B&S; mtg \$46,700; Sept30'13. **nom**

3D av, 3758-60; Wendover-Bronx Co to Vergene M Overocker, 601 W 33; mtg \$40,000; Sept30'13. **O C & 9,872.22**

Lot (11:3108) begins 125.2 se Mapes (Johnson) av, old line, & 560 ne from cor said Mapes av & Tremont (Locust) av, new line, to a pt in nws Marmion pl (Marmion av) distant 560 ne Tremont av, runs se25 to pt 150.2 ne Marmion pl, old line xne133.1xnw25xsw133.1 to beg; Chas B Joseph, heir Enos F Joseph, to Violet S Tracy, 1727 E 18, Bklyn; 1/2 RT&I; AL; Sept30; Oct2'13. **nom**

Plot (*) begins 100 w White Plains rd at point 520 n along same from Morris Park av, runs w45xn25xe45x25 to beg, with right of way over strip to Morris Park av; Henrietta wife Jno De Rose to Regent Realty Co, a corp., 33 W 42; mtg \$600 & AL; Sept22; Oct1'13. **nom**

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Vineyard pl, ws, 92 n 175th, see Marmion av, 1818.

233D st, 98 E (Miscel); revocation of power of atty to sell, &c; Bronislawa Zylka, 2029 Boston rd to Julius Brown, 363 Walnut, Yonkers, NY; Sept27; Sept29'13.

223D st E (*), ns, 105 e Barnes av, 25x114; re dower; Lillian, wife Chas Lawrence to Adeline B Garrigues, at Pleasantville, NY; QC; Oct2'13. **O C & 100**

Decatur av, 3254 (12:3355), es, 135.4 n 207th, 23.6x100, 2-sty bk dwg; re mtg; Peter S O'Hara to Central Mtg Co, 60 Wall; Sept5; Sept29'13. **nom**

Fairfax av (*), ws, 229.6 s Waterbury av, 37.6x100; re mtg; Sandor Rosner to Robt J Craven, at Pennyfield, Bronx, NY; Apr1; Oct2'13. **500**

Marmion av, 1818 (11:2958), es, 92 n 175th, 52x69.6 to ws Vineyard pl x52x69.8, 5-sty bk tnt; re mtg; N Y Trust Co, a corp., to Jno W Cornish Constn Co, a corp., 805 E Tremont av; Sept30; Oct1'13. **nom**

Wheeler av, 1222 (*), es, 230 n Westchester av, 40x100; re mtg; N Y Trust Co to Kellwood Realty Co, a corp., 1029 E 163; Sept29; Sept30'13. **nom**

3D av, 3608-12 (11:2925); consent to additional tracks; Henry & Chas G Knorr & Anna Zimmermann to Manhattan Railway Co; Sept30; Oct1'13.

3D av, 3758 (miscel); power of atty; Vergene M Overocker to Wm J Overocker, her husband; Sept19; Sept30'13.

3D av, 3802 (11:2928), consent to additional tracks; J Blumberg to Manhattan Railway Co; Sept21; Sept29'13.

3D av, 3890 (11:2929); consent to additional tracks; Frank Mucha to Manhattan Railway Co; July29; Oct1'13.

3D av, 4426 (11:3054-49), consent to additional tracks; Jas J, Mary C & Ellen M O'Meara to Manhattan Railway Co; Sept25; Sept29'13.

Consent (9:2364-58); also (9:2365-15); also (11:3033-38), to additional tracks; NY & Harlem R R Co to Manhattan Railway Co; Sept22; Sept27'13.

Consent (11:3057) to additional tracks; Orrin S Wightman, EXR Abbie H Wightman, to Manhattan Railway Co; Aug4; Sept30'13.

Consent (11:3057-3) to additional tracks; Orrin S Wightman, EXR Abbie H Wightman, to Manhattan Railway Co; Aug4; Sept30'13.

Consent (11:3057-5) to additional tracks; Orrin S Wightman, EXR Abbie H Wightman, to Manhattan Railway Co; Aug4; Sept30'13.

Consent (11:3057-4) to additional tracks; Orrin S Wightman, EXR Abbie H Wightman, to Manhattan Railway Co; Aug4; Sept30'13.

Interior strip (9:2383), 73.6 w Elton av & 46.8 ne from an angle pt in said av, which pt is 15.5 ne from nwc said av & 161st, which beg pt is also 115.3 s 162d, runs n15xw0.6xsl5x90.8 1/2 to beg; re mtg; Margt D Fitzpatrick to Chas T Streeter Constn Co, a corpn, 897 Elton av; Sept4; Sept30'13. nom

Interior strip (9:2383); same prop; re mtg; Mark A Schwartz to same; Sept4; Sept30'13. nom

LEASES.

Borough of Manhattan.

SEPT. 26, 27, 29, 30, OCT. 1 & 2.

Canal st, 235 (1:207), str & c; Myra H Harper to Saml A Blair, 1027 47th, Bklyn; 10 7-12yf Oct1; Oct1'13. 2,500 & 3,000

Cedar st, nwc Washington, see Washington, 148.

Christopher st, 180-2, & West st, 386 (2:604), dining room & lunch bar in Palace Hotel; Gus T Smith to Margt A Dalton, 238 W 4; 3yf Oct15'10; privilege 2y ren; Sept26'13.

Grand st, 314-20 (2:413), 2d fl, with lobby on Grand & exit on Orchard; Adolf Prince to Louis Gilrod, 37 S 9th, Bklyn, et al; 2 5-12yf Oct1; Sept27'13. 6,000 & 7,500

Greenwich, 398 (1:216), all; Bartow S Weeks TRSTE Jacob Weeks to Bernard Karp, 2010 7 av; 5yf Sept1; Sept26'13. 1,020 & 1,140

Houston st, 522 E (2:356), cor str; Barnett Siegel to Jos Solomon, 332 Stanton; f Sept12 to Dec31'14; Oct1'13. 489

Monroe st, 223 (1:266), nwc Scammel, cor str; Victor Rosenzweig to Michl Schwartz, 223 Monroe; 10 7-12yf Oct1; Oct1'13. 870

Prince st, 191; also SULLIVAN ST, 132 1/2 (2:518; asn Ls; Andw Ghiggeri to Andw Copelli, 79 Sullivan; Sept25; Oct1'13. nom

Sullivan st, 132 1/2, see Prince, 191.

Rivington st, 103 (2:410); sur Ls; Oscar Arnold to Sam Riedler, 110 Forsyth; Sept23; Sept26'13. nom

Washington st, 148 (1:56-15), nwc Cedar; all; Helen B Forrest to Isaac Schwadron, 148 Washington; 5yf Apr1'16; Sept29'13. 4,250

West st, 386, see Christopher, 180-2.

10TH st, 216-18 E (2:451); all; Sarah A Brevoort to Mine Rutheiser, 244 E 21; 3yf Nov1; Sept29'13. 8,100

11TH st, 214-16 E (2:466); all; Fannie Levy to Minnie Rutheiser, 244 E 21; 3yf July1; Sept29'13. 5,594

13TH st, 224-8 E (2:468); asn Ls; Ida Fuchs & ano to Adolph Kotel, 301 W 47; AT; Sept23; Oct1'13. 1,466

14TH st E, sec Av B, see Av B, sec 14.

15TH st, 144-6 E, see 3 av, 140-2.

18TH st W, swc 9 av, see 9 av, 127.

24TH st, 504 W (3:695), sws, 25x98.9; asn Ls & consent by Kath E Moore; Colin M Eadie to Edw H Binns, 2850 2 av, Pittsburgh, Pa; Sept30'13. nom

24TH st, 506 W (3:695), ss, 125 w 10 av, 25x98.9; asn Ls & consent by Mary M Sherman; Colin M Eadie to Edw H Binns, 2850 2 av, Pittsburgh, Pa; Aug29; Sept30'13. nom

26TH st, 128 W (3:801); sur Ls; Saml Medlin to Aaron Coleman, 50 W 68; AT; Aug30; Oct1'13. nom

31ST st E, nwc 2 av, see 2 av, 563.

31ST st, 353 E, see 1 av, 537.

34TH st, 409 E (3:966), str & b; Jno McSherry to Timothy M Moriarty, 409 E 34; 4 7-12yf Oct1; Oct1'13. 1,200

34TH st, 409 E (3:966); sur Ls; Timothy M Moriarty to Jno McSherry, 251 E 32; AT; Sept30; Oct2'13. nom

34TH st, 409 E; asn Ls; Timothy M Moriarty to Peter Doelger Brewing Co, Inc, 407 E 55; Oct1'13. 8,000

34TH st, 640-4 W (3:679); asn three Ls; Horace Ingersoll Co, a corpn, to N Y State Realty & Terminal Co, 452 Lex av; Oct1; Oct2'13. nom

178TH st E, swc 3 av, see 3 av, 1372.

196TH st, 210-2 E (5:1541); all; Nathan Glassheim to Jennie Fahrner, 210 E 96; from Sept1'13 to Nov30'15; Sept27'13. 4,600

196TH st, 214-6 E (5:1541); all; Nathan Glassheim to Jennie Fahrner, 210 E 96; 3yf Dec1'12; Sept27'13. 4,800

105TH st, 239-41 E (6:1655); sur Ls; Sarah Bernstein to Golde & Cohen, a corpn, 223 Wooster; AT; Sept30; Oct1'13. O C & 100

105TH st, 239-41 E (6:1655), all; Golde & Cohen, a corpn, to Sarah Bernstein, 70 E 115; 5yf Aug1'11; Oct1'13. 3,800

107TH st, 124-8 E (6:1634); asn Ls; Sarah Bernstein to Louis Bernstein, 2043-5 Washington av; Sept24; Sept27'13. nom

107TH st, 124-8 E; all; Golde & Cohen to Sarah Bernstein, 70 E 115; 5yf Aug1'11; Sept27'13. 5,000

112TH st, 39-43 W (6:1596); agmt modifying terms of Ls; Merida Realty Co to Jennie Fahrner, 210 E 96; Sept18; Sept27'13. nom

112TH st, 39-43 W (6:1596); two bldgs; Merida Realty Co to Jennie Fahrner, 210 E 96; 5yf Sept15; Sept27'13. 12,000

116TH st, 300 E, see 2 av, 2258.

117TH st, 8-14 E (6:1622); all; Tobias Zindler to Jos Shenk, 62 W 107; 5yf Oct'11; 2y ren at \$9,000; Sept29'13. 8,500

120TH st, 166-72 E (6:1768-41 to 44), ss, 108.3 w 3 av, 100x100.11, all; Francis J R Chamberlain EXR & TRSTE Jno Ridley et al to Wm Harawitz, 226 E 96; 32yf Jan1'14; 32y ren; Sept26'13. taxes, &c, & 3,500

120TH st E, nec 3 av, see 3 av, 2203.

132D st, 646-52 W (7:1998), sec 12 av, all; Homer R Gillies to Sternberg Motor Truck Co, Inc, a corpn, 285 E 137; from Sept15 to Oct1'18; 5yren; Sept26'13. 7,100

137TH st, 106 W (7:1921); all; Hopkinson Realty Co to Paul Friedland, 433 Lenox av; from Sept26'13 to Oct31'16; Sept27'13. 2,100

137TH st, 108 W (7:1921); all; Jacob Blauner to Paul Friedland, 433 Lenox av; 3yf Oct1; Sept27'13. 2,145

137TH st, 114-6 W (7:1921); all; David H Orgel to Paul Friedland, 433 Lenox av; 3yf Oct1; Sept27'13. 3,728.40

207TH st W, sec Ams av, see Ams av, sec 207.

Amsterdam av (8:2203), sec 207th, 49.11 x100, the land, tenant to erect 2-sty bldg; Fredk G Potter TRSTE Wm H Potter, deed, & ano to Thos F Brady, 2334 Andrews av; f Sept24 to Feb1'23; 2 rens of 10y each; Oct1'13. taxes, &c, & 2,000 & 2,300

Av B (2:396), sec 14th, cor str; Olga K Freyer to Gustav Mayer, 95 Av B; 4yf Sept1; Oct1'13. 1,080

Broadway (4:1165), ws, bet 73d & 74th; str & pt b, adj cor str in Hotel Ansonia; The Ansonia, a corpn to Herman Warendorf, 103 E 29; 9yf Aug1; Sept29'13. 3,500 & 4,000

Madison av, sec 75th, see 75th, 26 E.

Madison av, 629 (5:1294), all; Fifty-Ninth St-Madison Ave Co to S Cushman's Sons, a corpn, 517 W 59; ren Ls; lyf Mar 31'14; Oct1'13. 9,000

1ST av, 12 (2:429), str; Anetta Bockar to Saml & Louis Rabinowitz, 12 1 av; 5yf May 1; Oct1'13. 1,809

1ST av, 260 (3:947), n str & b; asn Ls; Richd Hertz to Geo Strobel, 260 1 av; Sept23; Sept26'13. nom

1ST av, 537; also 31ST ST, 353 E (3:937); asn two leases; Fannie Hyman to Jno Behrendt, 149 E 40; Sept30; Oct1'13. nom

1ST av, 1191 (5:1439), s str fl & part c; Jacob Munck to Jos Benjamin, 5 W 117; 4 10-12yf July1; Sept30'13. 624

2D av, 11-17 (2:456); asn Ls; Louis Minsky to M Wm Minsky, 212 E 15; June16; Sept26'13. nom

2D av, 563 (3:912), nwc 31st, str fl & b; Jos Wilson to Simon Lewald, 104 E 31; 2 7-12yf Oct1; Sept27'13. 1,260

2D av, 2258 (6:1687), sec 116th (No 300), str & part b; Melchiorre Tristano & ano to Michl Labriola, 415 E 116; 5yf Oct1; Sept30'13. 1,500

3D av, 140-2 (3:870), swc 15th (Nos 144-6); asn Ls; Harry Ilkoviets to Adolph Davidovitz, 339 E 88; Sept20; Sept26'13. nom

3D av, 700 (5:1298), asn Ls; Patk J Lowry & ano to Obermeyer & Liebmann, a corpn, 59 Bremen, Eklyn; Sept26; Sept29'13. nom

3D av, 1372 (5:1412), swc 78th; asn two leases; Terrence Heslin to Arthur Jost, 159 W 129; Dec21'11; Oct1'13. nom

3D av, 1590 (5:1518), str & b & 1st fl above str; Wendolin J Nauss to Robt J Kremer, 44 Welton av, Bklyn; 5yf May1'11; Oct1'13. 2,200 to 2,400

3D av, 2196 (6:1768), all, with option to purchase for \$65,000 within two years; Saml Winters to Wm Harawitz, 226 E 96; 21yf Sept1; Sept26'13. taxes, &c, & net 4,500

3D av, 2203 (6:1785), nec 120th; asn Ls; Herman D Ropke to Arthur Jost, 159 W 129; Dec13'11; Oct1'13. nom

4TH av, 440 (3:859); asn Ls; H W A Page to Welsch & Culley, 440 4 av; Aug13; Sept29'13. nom

7TH av, 148 (3:768); asn Ls; Jas D Freeman to Thos V Reynolds, 148 7 av; AT; Aug12; Oct1'13. nom

7TH av, 148; asn Ls; Thos V Reynolds to Arthur Jost, 159 W 129; Aug15; Oct1'13. nom

7TH av, 922 (4:1030), nwc 58th, 25x55, 2-sty bk bldg, all; Ann Duffy to Monroe E Davis, 922 7 av; 5yf Sept1; Oct1'13. taxes in excess of year 1913 & 3,240

19TH av, 127 (3:715), swc 18th, str & c; Henry V A Parsell to Francis J Hartin, 127 9 av; 5yf Oct1'14; Sept26'13. 2,000

12TH av, see 132d, see 132d, 646-52 W.

LEASES.

Borough of the Bronx.

Hoffman st, 2438 (11:3066), all; Antonia Cimillo to Romano & Marchese, 2464 Arthur av; 5yf Oct1; Sept30'13. 1,200

Jennings st, 910 (11:2976), swc So Blvd; agmt modifying terms of Ls; Lederer Constn Co to Saml Levitt, 910 Jennings; Sept25; Sept26'13. nom

Simpson st, nec 163d, see 163d, nec Simpson.

134TH st, 594-6 E (10:2546), ss, 250 e St Ann's av, 50x75; asn Ls; Paul Quandt to Paul Quandt Inc, a corpn, 679 E 13; Sept29; Oct1'13. nom

136TH st E, nwc 3 av, see 3 av, 2491.

163D st E (10:2725), nec Simpson, —x—; agmt modifying terms of Ls; Podgur Realty Co to David & Moe N Siegel, 1359 5 av; Sept16; Sept26'13. nom

163D st, 1009 E (10:2725), cor str; Podgur Realty Co to David Siegel & Son, 1359 5 av; 3yf Oct1; 2y ren at \$2,400; Sept26'13. 1,800 to 2,200

215TH st, 953 E (*), all; Filippo Suriano to Domenico Caruso, 2454 Hughes av & ano; 2 1/2yf Oct1; Oct1'13. 384

Bergen av, 540 (9:2293); str, rear b & pt c; Farmers Loan & Trust Co, TRSTE Peter Goetz, to Christian Erler, 540 Bergen av; from Oct1'13 to May1'19; Oct2'13. taxes in excess of \$500 & 1,700

Cauldwell av, 669 (10:2624), also EAGLE AV (No 668), all; Northern Holding Co to Louis Lintz, 54 E 3, & Isidore Rosenstein, 668 Eagle av; 5yf Oct1; Sept26'13. 9,328

Crotona pkway, 1956 (11:2985), asn Ls; Benny Staub to Timothy Cronin, 406 St Nicholas av; mtg \$—; Sept23; Oct1'13. nom

Eagle av, 668, see Cauldwell av, 669.

Hoe av, 946-50 (10:2746), two houses, all; Aldus Constn Co Inc to Ellkay Realty Co, Inc, a corpn, 45 Bway; 3yf Oct1; Sept30'13. 10,246

Marmion av, 1905 (11:2955), 7 rooms on 2d fl s; Bertha Cohen to Israel I Wolf, 1905 Marmion av; 4yf June16; Sept26'13. 500

Melrose av, 768 (9:2379), cor str & c; Lillie M Scheele to Michl Geisler, 768 Melrose av; 4yf Sept1; Oct1'13. 900

Morris Park av, 742 (*), str; Geo Lahrmann to Frank Rocktaeschel, 658 Bergen av; 5yf Oct1; Oct1'13. 780 to 960

Prospect av, 914 (10:2690), two upper floors & attic; Morris Jacobs to Ray Rosenn, 914 Prospect av; 2yf Feb15; 2y ren; Sept29'13. 720 & 840

Southern Blvd, swc Jennings, see Jennings, swc So Blvd.

Tremont av, 414 E (11:2900), asn Ls; Bart Mitchell to Milton A Grant, 907 E 175; Sept27; Sept29'13. nom

Washington av, 2043-5 (11:3036); asn Ls; Sarah Bernstein to Louis Bernstein, 2043-5 Washington av; Sept24; Sept27'13. nom

Washington av, 2043-5 (11:3036); all; Adolf & Anthony Deutsch to Sarah Bernstein, 124 E 107; 3yf Feb15'12; Sept27'13. 5,800 & 6,000

3D av (11:2927), es, 175 s 171st, 50x100; sur Ls; Vincent Horwitz to Fannie C Korn, 35 E 60; AT; May15'11; re-recorded from June7'11; Oct2'13. nom

3D av, 2491 (9:2320), asn Ls; Harry Golding to Henry Bierman, 727 E 158; Sept25; Oct1'13; nom

3D av, 2491 (9:2320), nwc 136th; asn Ls; Max Geisler to Henry Bierman, 727 E 158; Sept25; Oct1'13. nom

3D av, 2491 (9:2320), nwc 136th; str; Farmers' Loan & Trust Co TRSTE Jno Demarest to Harry Golding, 2 W 120; 3yf Oct1'14; Oct1'13. 960

MORTGAGES.

Borough of Manhattan.

SEPT. 26, 27, 29, 30, OCT. 1 & 2.

Arden st, 15 (8:2174), es, 161 n Nagle av, 27x110; PM; pr mtg \$22,000; Sept29; Sept30'13; installs, 6%; Maria C Ott to Hensle Constn Co, 530 W 207. 1,000

Attorney st, 10-2 (1:315), es, 100 s Grand, 40.7x100; ext of mtg for \$46,500 to Nov4 '16, 5%; Sept18; Sept29'13; Julius Goebel, 120 E 95, with Nathan Michalover, 304 East Bway, & Barnett Michalover, 253 Grand. nom

Broome st, 292 (2:419), nwc Eldridge (Nos 127-9), 25x75; pr mtg \$25,000; Sept29; Sept30'13; 3y6%; Aaron Jacobs to Marks Kirshbaum, 113 E 91. 5,000

Cannon st, 86 (2:329), es, 150 n Rivington, 25x100; ext of \$28,000 mtg to Dec24 '17 at 5 1/2%; June26; Sept26'13; Barnett Fischer with Geo Vassar Sr. nom

Chrystie st, 191-3 (2:426), ws, 150.1 s Stanton, 50x125; Oct1'13; due Jan1'16, 5%; Esther Love, Bklyn, & Harris R Weller & Gitel, his wife, to Church & Dwight Co, 27 Cedar. 25,000

Chrystie st, 200-2 (2:421), sec Stanton (Nos 25-7), 75.3x49.11; Sept29; Sept30'13; due, &c, as per bond; Eliz Dever individ & as trste Wm Snell & Robt S Patterson & Julia McLean to Title Guar & Trust Co. 27,500

Columbia st, 80 (2:334), es, 70 n Rivington, 30x25; Oct1; Oct2'13; 5y5%; Anna C, wife of, & Adam Schuchmann, to Elisa H I Keil, 283 E 169. 5,000

Duane st, 62-4 (1:154), ss, 25 w Elm, 50x76 to Manhattan pl; also BROADWAY, 683-5 (2:535), nwc 3d 50x95; 1-14 pt all title of above parcels; also BROADWAY, 1364-70 (3:812), sec 37th (Nos 102-8), runs s 105.9xe97.2xn50.6x100 to 6 av (No 629) xn 24.2xw62xn24 to st xw173 to beg; also 28TH ST, 4 W (3:829), ss, 125 w 5 av, 35x98.9; also 28TH ST, 13-15 W (3:830), ns 225 w 5 av, 50x98.9; also 32D ST, 153-5 E (3:888), ns, 175 w 3 av, 50x172.6; also 19TH ST, 29 W (3:821), ns, 445 w 5 av, 28x92; also 7TH AV, 1842-50 (7:1827), swe 112th (No 200), 100.1x100; 1-7 pt all title of above parcels; PM; pr mtg \$797,200; Sept 26; Oct 13; due &c as per bond; Little Streets Co to City Real Estate Co, 176 Bway, 100,000

Duane st, 62-4; also BROADWAY, 683-5; also BROADWAY, 1364-70; also 28TH ST, 4 W; also 28TH ST, 13-15 W; also 32D ST, 153-5 E; also 19TH ST, 29 W; also 7TH AV, 1842-50; certf as to above mtg; Sept 26; Oct 13; same to same.

Eldridge st, 127-9, see Broome, 292.

Front st, 259 (Misc); certf & consent as to chattel mtg for \$2,500 to secure notes; Sept 22; Sept 29 13; The Stirrup Mfg Co, Inc, a corpn to Conrad H Ruhl, 100,000

Grand st, 382 (2:351), ns, 75 w Suffolk, 25x100; pr mtg \$40,000; Sept 29 13; 4y6%; Jacob Tenenbaum to Sam Tenenbaum, 382 Grand, 8,500

Greenwich st, 330-2 (1:142), swc Jay (No 26-30), 50x80; pr mtg \$—; Sept 25; Sept 30 13; 3y6%; Jno H Hingslage & Eliza A Ficken to Bertha B Shumer, 305 Prospect st, So Orange, NJ, 7,500

Greenwich st, 364 (1:183); leasehold; pr mtg \$6,500; July 29; Oct 13; demand, 6%; Wm Howind, 151 Prospect pl, Bklyn, to Jacob Kaiser, 224 West, 5,000

Henry st, 231 (1:286), ns, 184.6 w Montgomery, 21x87.6; pr mtg \$19,500; Sept 29; Sept 30 13; 3y6%; Barnett Levy, 36 W 115, to Flora Sheyer, 110 E 90, 2,250

Henry st, 231; sobrn agmt; Sept 29; Sept 30 13; same & Abr J Dworsky with same, nom

Henry st, 231; ext of \$22,000 mtg to July 25 16, at 5%; June 30; Sept 30 13; Geo G Rip with Barnett Levy, 36 W 115, nom

Henry st, 254 (1:268), ns, 75.6 e Montgomery, 24x105.10x27.3x104.9; Sept 29; Oct 13; 5y5%; Louis Weinstein, 23 Montgomery, to Emigrant Indus Savgs Bank, 24,000

Jay st, 26-30, see Greenwich, 330-2.

Maiden la, 21-3 (1:65), ns, 49.11 w Nassau, runs ne85.4xsel.2xne6.8xsw49.8xsw84.2 to Maiden la xse0.7 to beg; leasehold; pr mtg \$—; Sept 30 13; 4y6%; Frank K Hays, NY, & Wm H Hays, Bloomfield, NJ, to Mary L Hays, 2 E 45, 8,500

Maiden la, 21-3; consent to above mtg on leasehold; Sept 29; Sept 30 13; Mnister, &c, of the Reformed Protestant Dutch Church to Frank K Hays & ano, 100,000

Monroe st, 219, see Scammel, 31.

Rivington st, 313 (2:328), ss, 75 e Lewis, 25x100; PM; pr mtg \$—; Sept 17; Sept 26 13; 5y6%; West Side Holding Co to Abr I Spiro, 2233 82d, Bklyn, 500

Roosevelt st, 48 (1:116); ext of \$15,000 mtg to Sept 16 at 5%; Sept 30; Oct 13; N Y Lite Ins & Trust Co, exr wm A Smith with Henry A Bourne, Westfield, NJ, nom

Scammel st, 31 (1:266), nwc Monroe (No 219), 49x25; pr mtg \$30,400; Sept 30; Oct 13; 2y6%; Victor Rosenzweig, 221 East Bway, to Michle Schwartz, 223 Monroe, 2,000

Stanton st, 25-7, see Chrystie, 200-2.

Varick st, 226 (2:528), es, abt 80 n Downing, 20x54x20x59, ss; May 14 09; Sept 26 13; due &c as per bond; Jennie A Wood to Frank Hischerich, 10,000

William st, 192 (1:103), ses, abt 80 s Frankfort, 17.4x74.3x17x72; pr mtg \$27,750; Sept 1; Sept 27 13; due &c as per bond; Sarah E Stimis, 191 William to Rose A Pieper, 192 William, 3,340

3D st, 16-8 W (2:533), ss, 80 w Mercer, 40x75; PM; Sept 30; Oct 13; 3y, interest as per bond; Conreco Co, 157 W 42, to Albany City Savings Instn at Albany, NY, gold 63,000

3D st W, nwc Bway, see Duane, 62-4.

6TH st, 313 E (2:448), ns, 199.6 e 2 av, 20.6x81.9; ext of \$10,000 mtg to Jan 2 18 at 5%; Sept 30; Oct 13; Jacob Meyer et al, exrs Theobold Seelinger, with Benj Glasgow, 315 E 6th, nom

8TH st, 55 W (2:572), ns, 152.7 e 6 av, 24.11x93.11; pr mtg \$30,000; Sept 29; Oct 13; 2y6%; Plainfield Plumbing, Hardware & Paint Supply Co, 55 W 8, to Geo W Hauck, 572 McDonough, Bklyn, 7,000

8TH st, 55 W; certf as to above mtg; Sept 29; Oct 13; same to same.

8TH st, 55 W; sobrn agmt; Sept 29; Oct 13; Rose Judson with same, nom

15TH st, 1 E, see 5 av, 73.

19TH st, 12 W (3:820), ss, 210 w 5 av, 25x92; PM; Sept 25; Oct 13; due, &c, as per bond; Mary F Grossman, widow, Morsemer, NJ, to Adolpho H Fischer, 129 W 70, & ano trste Mary G Pinkney for Julia Lawrence et al, 29,000

19TH st, 12 W; PM; pr mtg \$29,000; Sept 25; Oct 13; 1y6%; same to Annie T L Atterbury, Baraud rd, New Rochelle, NY, 5,000

19TH st, 29 W, see Duane, 62-4.

21ST st, 151 W (3:797), ns, 239.11 e 7 av, 19.5x98.9; ext of mtg for \$15,000 to Oct 4 16; 5%; Sept 24; Oct 13; Herman F Kudlich, 104 W 87, with Camilla Rosenbaum, 51 E 73, nom

24TH st, 143-5 E (3:880), ns, 260 w 3 av, 44x98.9; PM; Sept 29 13; 2y6%; Fiss, Doerr & Carroll Horse Co Inc, a corpn, to Julia Mehrbach, 202 W 71, 38,000

24TH st, 148-50 E (3:879), ss, 266 w 3 av, 52x98.9; PM; pr mtg \$31,000; Sept 29 13; due &c as per bond; Fiss, Doerr & Carroll Horse Co Inc, a corpn, to Jeannette Mehrbach, 558 W 165, 67,000

24TH st, 152-4 E (3:879), ss, 214 w 3 av, 52x98.9; PM; Sept 29 13; 2y6%; Fiss, Doerr & Carroll Horse Co Inc, a corpn, to Julia Mehrbach, 202 W 71, 62,000

25TH st, 217 E, see 2 av, 1023-5.

27TH st, 161 W (3:803), ns, 106.1 e 7 av, 28.2x69.9; pr mtg \$—; Oct 1; Oct 2 13; 1y6%; Twenty-Eighth St & Seventh Av Realty Co to Henry S Friedman, 8-10 E 107, 6,000

27TH st, 161 W; certf as to above mtg; Sept 30; Oct 13; same to same.

28TH st, 4 W, see Duane, 62-4.

28TH st, 13-15 W, see Duane, 62-4.

31ST st, 31-3 W (3:833), ns, 433.4 w 5 av, 33.4x98.9; ext of mtg for \$20,000 to Sept 14, 6%; Sept 18; Sept 29 13; Sidney H Rosenthal with Clarence Martin, nom

32D st, 153-5 E, see Duane, 62-4.

35TH st, 337 W (3:759), ns, 395 e 9 av, 15x38.9; Sept 29 13; due &c as per bond; Emma M Dairymple, Dover, NJ, to Title Guar & Trust Co, a corpn, 2,000

36TH st, 23 W (3:838); leasehold; Sept 22; Sept 27 13; 1y6%; Adjustment Realty Co Inc, a corpn, 353 5 av to Gordon S P Kleeborg, 110 W 76, 3,000

37TH st, 162-8 W, see Duane, 62-4.

39TH st, 248 W (3:788), ss, 305 e 8 av, 20.6x98.9; Sept 29 13; 3y interest as per bond; Wessex Realty Co to Farmers' Loan & Trust Co, 22 Wm, 21,000

39TH st, 248 W; certf as to above mtg; Sept 23; Sept 29 13; same to same.

39TH st, 248 W; sobrn agmt; Sept 26; Sept 29 13; same & Flora W Pinkus with same, nom

39TH st, 248 W; sobrn agmt; Sept 22; Sept 29 13; Wessex Realty Co & Samsom Lachman & Henry Morgenthau exrs Wm J Ehrich with same, nom

40TH st, 318 E (3:945); sal Ls; Sept 29; Oct 13; demand, 6%; Martin Geoghegan to Geo Ehret, 1197 Park av, 1,000

44TH st, 112 W (4:996), ss, 170 w 6 av, 17.6x100.4; pr mtg \$30,000; Oct 2 13; 2y6%; Laura M & Ella C Marston to Wm W Conklin, Montclair, NJ, 2,000

50TH st, 200-2 W, see 7 av, 758-60.

50TH st, 317 W (4:1041), ns, 214.2 w 8 av, 19.2x100.5; Sept 26; Sept 29 13; due &c as per bond; Mary F Berghorn to Title Guar & Trust Co, a corpn, 11,000

52D st, 217 E 5:1326), ns, 192 e 3 av, 16x 110; Sept 30 13; 5y5%; Eluz M wife Jno J Cronin to Bowery Savings Bank, 128 Bowery, 5,500

53D st, 419 W (4:1063), ns, 275 w 9 av, 25x100.5; pr mtg \$21,000; Sept 30 13; due Mar 30 14, 6%; One Sixty Broadway Holding Corpn, 160 Bway, to Estates Mort Securities Co, 160 Bway, 1,000

57TH st, 107 E (5:1312), ns, 52.6 e Park av, 17.6x80.5; PM; Sept 30; Oct 13; due, &c, as per bond; Andw Snland, 109 E 57, to Bankers Trust Co, 16 Wall, trste, 30,000

66TH st, 100-6 E, see Park av, 633.

71ST st, 16 E (5:1385), ss, 300 e 5 av, 25 x100.5; ext of mtg for \$100,000 to Sept 30 16, 5%; Sept 30; Oct 13; Cornelius W Luyster Jr with N Y Public Library, Astor, Lenox & Tilden Foundations, a corpn, 476 5 av, nom

71ST st, 130 E (5:1405); ext of \$25,000 mtg to Aug 15 16 at 5%; Aug 30; Oct 13; Yale University with Jeannette C Hemp-hill, Spring Lake, NJ, nom

75TH st, 117 W (4:1147), ns, 240 w Col av, 20x102.2; pr mtg \$17,000; Sept 26 13; due &c as per bond; Helena A Banks to Chas L Acker, 498 West End av, 10,000

81ST st, 133 W (4:1212), ns, 279 w Col av, 18x102.2; Ethel W Grant, 31 W 81, to Harriet B Landiaw, Sands Point, LI, 3,750

82D st, 420 E (5:1561); ext of \$10,500 mtg to Nov 1 16 at 5%; Sept 20; Sept 29 13; Magdalena Holfelder with Seymour Schussel exr Alex, Schlusell, 37 W 74, nom

82D st, 13 W (4:1196), ns, 221 w Central Park W, 23x102.2; Sept 30; Oct 13; due Mar 1 17, 5%; Max Mendel to Wm Menke, 331 Central Park W, gdn Lisbeth Menke et al, 25,000

83D st, 309 E (5:1546); ext of \$14,000 mtg to Sept 20 16 at 5%; Sept 22; Sept 30 13; Henry Necarsulmer & ano trste with Sophia Fry, nom

84TH st, 103 E (5:1513), ns, 57 e Park av, 25.6x102.2; Oct 1; Oct 2 13; due &c as per bond; Anna Gross to Title Guar & Trust Co, 22,000

86TH st, 205-9 E (5:1532), ns, 125 e 3 av, 75x100.8; Sept 18; Sept 26 13; due &c as per bond; Russell & Adelaide Bonnell to Dry Dock Savings Bank, 341 Bowery, 39,000

86TH st, 205-9 E; sobrn agmt; Sept 23; Sept 26 13; Jacob Ruppert a corpn, with same, nom

86TH st, 309 W (4:1248), ns, 158.8 w West End av, 20x100.8; PM; Sept 24; Sept 26 13; 1y interest as per bond; Waitt Investing Co, Inc, 165 Bway, to Farmers' Loan & Trust Co, 22 Wm, 26,000

86TH st, 311 W (4:1248), ns, 178.8 w West End av, 20.2x100.8; PM; Sept 26 13; due &c as per bond; Waitt Investing Co, Inc, 165 Bway, to Jno C Juhring, 100 Hudson, 25,000

86TH st, 314 W (4:1247), ss, 219.6 w West End av, 21.7x102.2; PM; pr mtg \$20,000; Oct 1; Oct 2 13; due Apr 2 15, 5 1/2%; Realty Co of America, a corpn, 2 Wall, to Julia G Inness, at Cragmoor, town of Ellenville, NY, 15,000

87TH st, 424 E (5:1566), ss, 256 e 1 av, 25x100.8; PM; Sept 30; Oct 13; 5y4 1/2%; Wm C F Frankle to Otto Weis, 424 E 87, 16,000

90TH st, 2 W (4:1203), ss, 100 w Central Park W, 25x100.8; pr mtg \$27,500; Sept 30; Oct 13; due, &c, as per bond; Mary A Heydecker to Therese B Brown, 109 Morningside av, 5,000

101ST st, 107 E (6:1629), ns, 47.6 e Park av, 15.6x75; PM; pr mtg \$5,500; Oct 13; 5 y6%; Mary J Rowing to Philip Reilly, 533 Lex av, 1,500

101ST st, 107 E (6:1629), ns, 47.6 e Park av, 15.6x75; ext of \$5,500 mtg to Jan 23 15 at 5%; Jan 23; Oct 13; Philip Reilly with Isaac Combs Jr, gdn of Estate of Combs' infants, of Livingston, Essex Co, NJ, nom

102D st, 223 E (6:1652), ns, 330 e 3 av, 25x100.11; sobrn agmt; Sept 25; Sept 26 13; Benj Jacobs & Philip Ritter, Maurice M Le Vine, 177 Lex av Bklyn, with Geo Radley, 601 W 168, admr Ignatius Radley, nom

102D st, 249 W (7:1874), consent to ext of 1st mtg for \$18,000 to July 7 16 at 5%; Sept 19; Sept 29 13; Therese K Goldmark nee Kuhn, holder of 2d mtg for \$7,000 with Demilt Dispensary, 2,000

102D st, 249 W (7:1874), ext of \$15,000 mtg to July 7 16 at 5%; Sept 17; Sept 29 13; De Milt Dispensary, a corpn, with Annie T Harrigan, 249 W 102, nom

105TH st, 25-7 E (6:1611), ns, 300 e 5 av, 50x100.11; June 28; Sept 26 13; due &c as per bond; Saml L Ettlinger to Sam Ettlinger, 332 E 13, 2,000

105TH st, 239-41 E (6:1655); certf of payment of \$2,000 on a/c & declaration that \$36,000 remains unpaid on 1st mtg; Sept 25; Oct 13; Max L & Gustav Kaurmann trste Leopold Kaufmann to Saul Abraham, 2,000

105TH st, 239-41 E; certf of payment of \$9,100 on a/c & declaration that \$6,400 remains unpaid on 2d mtg; Sept 30; Oct 13; Sigmund Adler, 307 W 98, to same, 2,000

110TH st, 137 E (6:1638), ns, 330 e Park av, 25x100.11; pr mtg \$18,000; Sept 30; Oct 13; 1y6%; Louis Mendelsohn, 207 E 88, to Fredk Correll, 1186 Lex av, 1,000

110TH st, 137 E; ext of \$2,000 mtg to Sept 30 14 at 6%; Sept 30; Oct 13; Fredk Correll with Louis Mendelsohn, 207 E 88, nom

112TH st, 200 W, see Duane, 62-4.

114TH st, 528 W (7:1885); ext of \$28,000 mtg to Oct 1 16 at 5%; Oct 2 13; The Trstes of Columbia University in City NY with Mary P Krebs, 528 W 114, nom

116TH st, 49-51 W (6:1600); ext of \$52,000 mtg to Sept 29 13 at 4 1/4%; Sept 29; Sept 30 13; Jacob Samuelson with Frederic de P Foster, Tuxedo Park, NY, & ano trste for Albt A Kingsland & ano will Ambrose C Kingsland, nom

116TH st W, nec Riverside dr, see Riverside dr, 440.

118TH st, 241 E (6:1783), ns, 160 w 2 av, 20x100.10; PM; Sept 29; Sept 30 13; 3y 5%; Adolph Held to Levi S Tenney trste Moses B Prichard, Montclair, NJ, 6,000

118TH st, 20 W (6:1601), ss, 310 w 5 av, 25x100.11; pr mtg \$26,500; Sept 30; Oct 13; demand, 6%; Saml & Alex Levinson to I Blyn & Sons, a corpn, 2240 3 av, 2,500

118TH st, 20 W (6:1601); ext of mtg for \$20,000 to Sept 30 16 at 5 1/2%; Sept 30; Oct 13; Lawyers Mtg Co, 59 Liberty, with Alex & Saml Levinson, nom

118TH st, 33 W (6:1717), ns, 385 e Lenox av, 25x100.11; pr mtg \$—; Sept 27; Sept 29 13; 3y6%; Max Peters to Rachel Gross, 4 W 115, 4,000

122D st, 167 W, see 7 av, 2041-55.

123D st, 444 E (6:1810), ss, 133.4 w Pleasant av, 33.4x100.11; PM; July 7; Oct 13; due Oct 1 16, 5%; McKeon Realty Co, a corpn, 80 Maiden la, to Jno Aspinwall at Newburgh, NY, et al trstes Jno L Aspinwall, decd, for benefit Helen A Redfield, 18,500

123D st, 352 W (7:1949), ss, 180 e Col av or Morningside av, 16x100.11; Sept 29; Sept 30 13; 3y interest as per bond; Mary Olmsted to Farmers Loan & Trust Co, 22 William, 4,500

126TH st, 237-9 E (6:1791), ns, 185 w 2 av, 33.4x99.11; also 134TH ST, 238 W (7:1939), ss, 300 e 8 av, 25x99.11; Sept 26; Oct 13; due, &c, as per bond; Caroline Wall, 239 E 126, to Rental Mortgage Securities Co, 15 Broad, 2,500

126TH st, 552 W (7:1980), ss, 175 e Bway, 25x99.11; Sept 29 13; 5y5%; Rosa C Neumann, 552 W 126 to Emigrant Indus Savgs Bank, 6,000

127TH st, 145-7 W (7:1912), ns, 150 e 7 av, 50x99.11; pr mtg \$72,500; Sept 30; Oct 13; due Mar 30 14, 6%; Inter-City Land & Securities Co, 160 Bway, to Estates Mortgage Securities Co, 160 Bway, 3,000

130TH st, 21 E (6:1755), ns, 246 e 5 av, 16x99.11; Oct 2 13; due, &c, as per bond; Mary A Thornton to Chas Blum, 173 E 93, 5,000

134TH st, 21 W (6:1732), ns, 195.9 w 5 av, 17.10x99.11; pr mtg \$6,000; Sept 29; Oct 13; 1y6%; Jno M Royall of N Y & Callie D Comry, Hartford, Conn, to Flora E Solomon, 530 W 115, 1,000

134TH st, 238 W, see 126th st, 237-9 E.

135TH st, 41-3 W (6:1733), ns, 372.6 e Lenox av, 37.6x99.11; pr mtg \$45,500; Sept 12; Oct 13; demand, 6%; David Angermann to Caroline Wall, 239 E 126 (re-recorded from Sept 2 13), 2,500

141ST st, 610-8 W (7:2088), ss, 90 w Bway, 135x99.11; pr mtg \$190,000; Sept 26 13; 2y6%; Ess En Constn Co, 247 W 127, to Abel King, 148 E 65 & Isaac Schorsch, 38 W 97, 20,000

141ST st, 610-8 W; certf as to above mtg; Sept 26 13; same to same.

151ST st, 510 W (7:2082), ss. 241.8 w Ams av, 33.4x99.11; PM; Sept9; Sept26'13; 3y4 1/2% Ebling Realty Co to Robt W Ebling, 114 Morningside dr. 6,000

153D st, 512 W (7:2084), ss. 225 w Ams av, 25x99.11; pr mtg \$4,500; Sept29'13; 1y 5%; Emma Meckert, 1701 Nelson av to Mary Stemel, 512 W 153. 4,000

164TH st, 601 W, see Bway, 3921-39.

165TH st, 600 W, see Bway, 3921-39.

169TH st W (8:2126), ns. 100 w Ams av, 100x81.7; pr mtg \$58,000; Sept30'13; 1y6%; Fair Deal Realty Co, 117 W 119, to Abr J Dworsky, 53 E 93. 12,500

169TH st W (8:2126), same prop; certf as to above mtg; Sept30'13; same to same.

179TH st, 529 W, see Audubon av, 280-4.

181ST st W, nwc Northern av, see Northern av, nwc 181.

181ST st W, swc Pinhurst av, see Pinehurst av, swc 181st.

225TH st, 111-9 W, see Marble Hill av, 2-12.

Amsterdam av, 938 (7:1878), ws. 25.11 n 106th, 25x100; pr mtg \$33,000; Sept30'13; 3 y6%; Wm J Rodenbach, 938 Ams av, to Sol Strauss, 267 W 89. 2,500

Amsterdam av, 938; ext of \$5,000 mtg to Oct1'16 at 6%; Sept30'13; Sol Strauss with Wm J Rodenbach, 938 Ams av. nom

Audubon av, 85 (8:2126), es. 56.7 n 169th, 45x95; pr mtg \$40,000; Sept29; Sept30'13; 2 y6%; Mabel E Hopkins to Chelsea Realty Co, 135 Bway. 2,000

Audubon av, 280-4 (8:2153), nwc 179th (No 529), 50x100; PM; pr mtg \$67,500; Sept26; Sept27'13; due Oct1'16, 6%; Oswald Berls, 18 Elm, New Rochelle, NY, to Alex McDowell, 63 Morningside av E. 5,000

Broadway, swc 160th, see Bway, 3921-39.

Broadway, 683-5, see Duane, 62-4.

Broadway, 1364-70, see Duane, 62-4.

Broadway, 3921-39 (8:2137), nwc 164th (No 601), 250 to 165th (No 600), x100.5x 259.5x100; pr mtg \$530,000; Sept30'13; 1y 5%; Marie N, Robt L, Rene E, Marguerite M & Marie V Hoguet to Louisa Hoguet, 174 W 79. 38,800

Claremont av, 1-3, see Riverside dr. 440.

Columbus av, 592 (4:1219), ws. 50.4 s 89th, 25.2x100; PM; Sept9; Sept26'13; 5y 4 1/2% Ebling Realty Co to Robt W Ebling, 114 Morningside dr. 18,000

Columbus av, 750 (7:1851), ws. 50.1 s 97th, 26.6x100; PM; Sept30'13; 2y6%; Hannah Feigel to Isaac Feigel, 22 W 94. 5,000

East End av, 62 (5:1579), ext of mtg for \$11,000 to July30'13; 4 1/2%; July30; Sept29 '13; Anna M Wulfers with Bowery Savgs Bank, a corp., 128 Bowery. nom

Lenox av, 104 (6:1599), es. 50.11 n 115th, 50x75.5 irreg x100; ext of \$60,000 mtg to Julv1'16 at 4 1/2%; Aug25; Oct1'13; Jos Blau with Bowery Savgs Bank, 128 Bowery. nom

Madison av, 712 (5:1378); ext of mtg for \$10,000, to Oct25'14, 6%; Sept29; Oct1'13; Amy Ansell Collier Montague, 152 E 37, with S H W Realty Co, Inc, a corp., 1 Liberty. nom

Madison av, 1755 (6:1621), es. 25.10 n 115th, 25x84; PM; Sept9; Sept26'13; 3y 4 1/2%; Ebling Realty Co to Edw Ebling, 194 Riverside dr. 5,000

Marble Hill av, 2-12 (13:3402), nec 225th (Nos 111-9), 117x85x99x86.11; PM; pr mtg \$---; Sept1; Oct2'13; due Jan2'17, 6%; Yen Realty Corp., 149 Bway, to Alice M Lilienthal, 57 W 58. 8,000

Northern av (8:2179), nwc 181st, 78x134 x---; pr mtg \$---; Sept28; Sept30'13; due Mar29'14, 6%; First Preferred Realty Corp., 115 Bway to Rental Mortgage Securities Co, 15 Broad. 9,000

Park av, 633 (5:1400), see 66th (Nos 100-6), 80x75.5; ext of \$450,000 mtg to Sept30 '18 at 5%; Sept30; Oct1'13; Lawyers Title Ins & Trust Co with Fullerton Weaver Realty Co. nom

Pinehurst av (8:2177), swc 181st, 109.9x 117.1x114 11x112 10; pr mtg \$140,000; Oct 1'13; 3y6%; Comfort Realty Co to Henry Morgenstau Co, 30 E 42. 60,000

Pinehurst av (8:2177), same prop; certf as to above mtg; Oct1'13; same to same.

Pleasant av, 386 (6:1817), es. 75.9 n 120th, 25.2x98; pr mtg \$2,000; Sept29; Sept30'13; 2y6%; Edw Conolly to Chas C Watkins, Jr, 417 E 122. 500

Riverside dr, 440 (7:1990), nec 116th, 107.6x181.7 to Claremont av (Nos 1-3) x--- 62.5 to beg; PM; pr mtg \$600,000; Sept25; Sept26'13; 5y6%; Durham Realty Corp to Paterno Constn Co, 440 Riverside dr. 342,500

Sherman av (8:2221), ss. 200 e Academy 50x160; Sept26'13; 5y5%; Jno Laue to Bettie Wise, 2173 Bway. 12,500

1ST av, 12 (2:429); leasehold; Sept2; Oct1'13; demand, 6%; Saml & Louis Rabinowitz to Jas Everards Breweries, 12 E 133. gold 2,622.80

1ST av, 1191 (5:1439); sal Ls; Sept30'13; demand, 6%; Jos Benjamin to Jacob Ruppert, a corp., 1639 3 av. 800

1ST av, 2321 (6:1795), ws. 25.5 s 119, 25 x90; Sept30; Oct1'13; 5y5%; Aron Schraze to Emigrant Indus Savings Bank. 15,000

2D av, 1709 (5:1534); sal Ls; Sept27; Oct 1'13; demand, 6%; Katharina Albrecht to Geo Ehret, 1197 Park av. 1,250

2D av, 2200 (6:1685); ext of \$12,000 mtg to June23'18 at 5%; Aug26; Sept27'13; Louisa wife of & Pasquale Pantano with Society for the Relief of Destitute Children of Seamen, a corp., nom

2D av, 2258 (6:1687), sal Ls; Sept26; Sept30'13; demand, 6%; Michl Labriola to Geo Ehret, 1197 Park av. 2,000

5TH av, 73 (3:843), nec 15th (No 1), ---; consent to mtg for \$50,000; Sept30; Oct 2'13; Seventy-Three Fifth Av Co to Susanna S Minturn. 2,000

5TH av, 73 (3:843), nec 15th (No 1), runs n88.6xe100xn61.6xe25x100 to 15th xw 125 to beg; pr mtg \$390,000; Sept30; Oct 2'13; due & c as per bond; Seventy-Three Fifth Av Co to Susanna S Minturn, 109 E 21. 50,000

6TH av, 629, see Duane, 62-4.

7TH av, 758-60 (4:1021), swc 50th (Nos 200-2), 41.6x90; Sept24; Sept27'13; due & c as per bond; Charter Constn Co to Walter Blumenthal, 2170 Bway & ano exrs Rebecca S Blumenthal. 150,000

7TH av, 758-60; certf as to above mtg; Sept24; Sept27'13; Same to same.

7TH av, 1842-50, see Duane, 62-4.

7TH av, 2041-55 (7:1907), nec 122d (No 167), 150.6x75; 1-5 pt all title; July15; Oct 2'13; 3y int as per bond; Walter R Oakley, of Kogomo, Howard Co, Indiana, to Chas P Buckley, Tenafly, NJ. 2,000

7TH av, 2564-6 (7:2034), ws. 59.11 n 148th, 40x100; PM; Sept30'13; 5y5%; Fred- eric O X McLoughlin to Caroline Stern, 251 W 92, EXTRX Louis Stern. 35,000

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Certf (Misc) of consent to chattel mtg; June17; Sept29'13; F & W Motor Car Co, Inc, a corp., to Saml Fassler. ---

Land at Stamford, NY (misc); certf as to mtg dated Sept22'13; Sept24; Sept26'13; Jno T Brook Co to Frederic Klingman. ---

Long Beach, L I (misc); consent of stockholders to mtg for \$2,000; Aug28; Sept30'13; G Bradford Realty Co to Sadie M Nova. ---

Marcy av (Brooklyn), nwc S 9th, 55.9x 79.7x64.1x65; certf as to mtg for \$34,000; Sept29'13; Williamsburgh Land Co, Inc, a corp., to Williamsburgh Savgs Bank, 175 Bway, Bklyn. ---

Thompson av (E of Q), ns. 87.1 w Hancock av, 138.7x230.4x112x236.7; certf as to mtg for \$12,000; Sept20; Sept27'13; Mutual Profit Realty Co to Title G & T Co, 176 Bway. ---

MORTGAGES.

Borough of the Bronx.

SEPT. 26, 27, 29, 30, OCT. 1 & 2.

Chestnut st, 801 (*), ns. 26x96, except pt for Barnes av & Chestnut; PM; pr mtg \$4,000; Oct1; Oct2'13; due & c as per bond; Barnet Brodsky to Benenson Realty Co, 407 E 153. 900

Cyrus pl (11:3041), ss. 91 w 3 av, 37x100; consent to mtg for \$1,500; June27; Sept29 '13; Casolaro-Fasany Co Inc to Jno W O'Brien. ---

Faile st (10:2749), ws. 469.6 s 165th, 20x100; pr mtg \$7,000; Sept26'13; 3y6%; Leila V Kapp 1017 Faile to Ira A Sankey, 396 Park pl, Bklyn. 1,500

Faile st, 1017 (10:2749), ext of \$7,000 mtg to Sept26'18 at 5 1/2%; Sept26; Sept 29'13; Lawyers Mtg Co with Leila V Kapp. nom

Fillmore st (*), ws. 300 s Morris Park av, 25x100; Sept15; Sept26'13; due Oct1'18, 5 1/2% Grace G Schanz, Long Branch, NJ, to Chas Moewes exr & Luise Riegler, 320 W 14. 4,000

Fillmore st (*), same prop sobrn agmt; Sept15; Sept26'13; Sally Orth with same. nom

Fox st, es. 100.7 n 163d, see Simpson, ws, 100.7 n 163d. ---

Fox st (10:2722), es. 150 s Barretto, 87.6 x105; pr mtg \$72,000; Sept30; Oct1'13; due Nov1'13; 6%; 173d St Impt Co, Inc, a corp., to Henry Morgenstau Co, 30 E 42. 6,250

Fox st (10:2722), same prop; certf as to above mtg; Sept30; Oct1'13; same to same.

Fulton st (*), ses. 417.5 sw Kossuth av, 40x125; pr mgt \$1,900; Sept26; Sept27'13; installs, \$30.00 monthly, 6%; Martha P. wife Geo J Frank, 4420 Richardson av to Moses Nussbaum, 163 E 89. 350

Freeman st (11:2968), ss. 176.7 w Prospect av, 22x50.1x20x58.2; Sept29'13; 3y6%; Mary Raymond to Hannechen Lieben, 2020 Washington av. 1,000

Home st, 975-85, see Hoe av, 1200.

Lincoln st (*), es. 250 s Van Nest av (Columbus), 50.2x101.1x30.6x100; Sept30; Oct1'13; due Jan1'19, 5%; Wm A Loehmann to Philip Zittel, 254 E 125. 3,000

Powell pl, nes. at ses College av, see College av, ses, at nes Powell pl. ---

Rae st, 520, see St Anns av, 655.

Rose st (*), ws. 250 n Van Nest av (Col), 25x100; Sept16; Sept26'13; due Oct1'16, 5 1/2%; Jno B Dosso to Minnie J Douglass, 1122 Nutmeg st, San Diego, Cal. 4,000

Rowland st, see Treatman av, sec Rowland. ---

Simpson st (10:2724), ws. 100.7 n 163d, runs w233.7 to es Fox n120xe110.5xnd2.6xe 110.5 to ws Simpson xs128.1 to beg; pr mtg \$180,000; Sept26; Sept27'13; demand 6%; Podgur Realty Co to City Mtg Co, 15 Wall. 6,000

Simpson st (10:2744); same prop; certf as to above mtg; Sept26; Sept27'13; same to same.

Van Buren st (*), es. 425 s Van Nest av (Col), 25x100; PM; pr mtg \$2,200; Sept25; Sept26'13; 3y5 1/2%; Josephine B Rezzano to Marie R Handick, 230 W 24. 800

Vineyard pl (11:2958), es. 50 s 176th (Woodruff av), 50x70; Aug30; Oct2'13; 5y 5 1/2%; Lizzie, wife Harris Berger, to Al- wina Riegel, 582 E 138. 3,000

Vineyard pl, nwc 175th, see Marmion av, nec 175.

Vineyard pl, ws, 92 n 175, see Marmion av, 1818.

135TH st E (9:2279), ss. 45 w Brown pl, 75x100; Sept29'13; due & c as per bond; Wm C Trull, 20 5 av to Jacob Dohrmann, 3078 Hull av. 5,000

135TH st, 515 E (9:2263), ns. 100 e Brook av, 27.4x100; pr mtg \$---; Sept30; Oct1'13; installs; 6%; Jacob B Agins, 515 E 135, to Jos Agins, 447 Rockaway av, Bklyn, NY. 1,500

136TH st, 425 E (9:2281), ns. 233.4 e Willis av, 16.8x100; Sept50; Oct1'13; due & c as per bond; Marie Neumann to Title Guar & Trust Co. 4,000

144TH st E (9:2288), ss. 90.6 e Willis av, 17.4x100; Sept30; Oct1'13; due Jan30 '15; 6%; Luigi Cascioli to Fannie Catz, 258 E 138. 300

149TH st E (9:2331), ns. 345.3 e Morris av, 25x80; pr mtg \$3,000; Oct1; Oct2'13; due & c as per bond; Kath C Kiernan, Corona, LI, to Addie A Sullivan, 343 E 141. 1,000

152D st, 408-10 E (9:2374), ext of mtg for \$35,000 to Sept9'16; 5 1/2%; Sept8; Sept 29'13; Lawyers Mtg Co with Jno C Giese. nom

152D st, 481 E, see 3 av, 2936.

153D st, 328 E (9:2412), agmt modify- ing terms of mtg; Sept26; Sept29'13; Sol Sobol with Morris M Sinske, 108 W 142. nom

158TH st E, nwc Union av, see Union av, nwc 158th.

164TH st E (10:2690), ns. 115 e Prospect av, 19x74.7; Sept29; Sept30'13; 3y6%; Wm H Eagleson to Julia M Holbrook, 795 St Nicholas av. 1,000

164TH st, 861 E (10:2690), ns. 115 e Prospect av, 19x74.7; Sept29'13; 3y5 1/2%; Wm H Eagleson, Bloomfield, NJ to Law- yers Mtg Co, 59 Liberty. 5,000

165TH st E, sec Sheridan av, see Sheri- dan av, sec 165th.

165TH st E, sec Sherman av, see Sheri- dan av, sec 165th.

166TH st W, sec Summit av, see Ogden av, swc 156.

166TH st W, sec Ogden av, see Ogden av, swc 166.

170TH st, 451-3 E (11:2902); sobrn agmt; Sept23; Oct2'13; Flora Schreiber & Minnie Wollner, with Sarah C Doty, 118 W 77. nom

174TH st E, sec Gleason av, see Gleason av, swc 174th.

175TH st E, nec Marmion av, see Mar- mion av, nec 175.

175TH st E, nwc Vineyard pl, see Mar- mion av, nec 175.

188TH st, 653 E, see Belmont av, 2454, on map 2450.

189TH st E, nec 3 av, see 3 av, nec 189.

198TH st, 19 E (12:3319), ns. 163.4 e Jer- rome av, runs n165.4xnc19.11xse115x166 to 198th xw25.10 to beg; Sept30; Oct1'13; due & c as per bond; Cornelius L Kaack to Title Guar & Trust Co. 5,500

205TH st E, sec Barnes av, see Barnes av, sec 205.

222D st E (8th) (*), nec Carpenter av, 52.6x114, except pt for 222d Wakefield; P M; Oct1; Oct2'13; 3y5%; Jos G Gruenfelder to Haffen Realty Co, 398 E 152. 4,500

222D st E (8th) (*); same prop; pr mtg \$4,500; Oct1; Oct2'13; 3y6%; same to Tony Lauria, 1261 58th, Bklyn. 1,000

223D st E (*), ns. 105 e Barnes av, 25x 114; Oct2'13; due & c as per bond; Chas J Ryms, 742 E 224, to Simeon C Bradley, Nyack, NY. 1,000

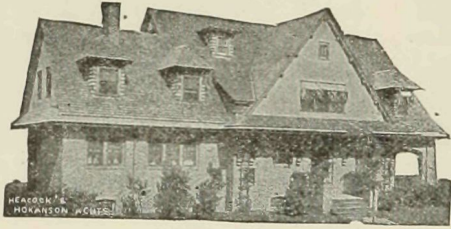
236TH st E, sec Kepler av, see Kepler, sec 236th.

239TH st E, nec Barnes av, see Barnes av, nec 239.

- Barnes av** (*), nec 239th, 50x99x49.4x96; ext of \$1,000 mtg to Dec11'16 at 5½%; Sept24; Sept30'13; Gabriel Deschamps with Gustave Killenberg, 1379 Taylor av. nom
- Barnes av** (*), see Adeo av, or 205th, runs s209.9 to ns Westchester or Williamsbridge rd xne170.1xn65.5xne32.5 to ws Matthews av xn101.4 to Adeo av xw200 to beg; PM; Sept19; Sept29'13; 5y6%; Michl J Mack to Jas H Wainwright at The Kenilworth, 75th & Central Park W & ano trstes Henrietta T Blatchford. 20,000
- Belmont av, 2454, on map 2450** (11:3075), nec 188th (No 653), 95x50; PM; pr mtg \$39,500; Sept30; Oct1'13; due &c as per bond; Theo, Alex & Nich Di Marco to Pasquale D'Auria, 670 E 180. 2,500
- Briggs av** (12:3300), ws, 100 n 194th, 25 x69.1lx27x67.1; Sept30'13; 5y5½%; Edw Effinger to Lawyers Mort Co, 59 Liberty. 3,500
- Briggs av, 2603, on map 2601** (12:3293), ws, 222.6 s 194th, 38.1lx90.4x38.1lx92.1; PM; pr mtg \$20,000; Oct1'13; due &c as per bond; Henry Ronnenberg to Wm C Oesting Co, 2616 Kingsbridge rd E. 2,000
- Bronx Blvd** (*), ws, 250 s Beck av, 50x100, except pt for Bronx Blvd; Sept27; Sept30'13; 3y6%; Caroline Guenther, 4629 Bronx Blvd to Eastchester Savgs Bank, 9 S 3 av, Mt Vernon, NY. 1,700
- Carpenter av, nec 222d**, see 222d st E, n ec Carpenter av.
- Castle Hill av** (*), es, 108 s 6th or Ludlow av, 50x79.3; PM; Aug30; Oct2'13; due &c as per bond; Andw Case, 2255 Chatterton av to Nich J O'Connell, 1510 Glover. 1,000
- Colden av** (*), ws, 100 s Pierce av, 25x100; PM; Sept23; Sept30'13; due July9'16, 5%; Saml T McCarthy to Morris Park Estates. 470
- Colden av** (*), es, 125 s Pierce av, 25x100; PM; Sept23; Sept30'13; due July9'16, 5%; Israel Stern to Morris Park Estates. 770
- College av** (11:3033), ses, at nes Powell pl, 85x95; Dec19'10; Sept30'13; due &c as per bond; Jos. Mary J, Frank J, Geo B & Edith C Shea & Bridget Berry, all of NY, to Margt L Shea, 2732 Marion av. 3,200
- Esplanade** (*), ss, 56 e Lurting av, 56x145.7x50x120.6; Sept10; Oct2'13; due July9'16; 5%; Elias Gottfried & Meyer Herbst to Morris Park Estates. 6,580
- Fieldston rd, 6100**, see 261st, 281 W.
- Fowler av** (*), ws, 125 n Morris Pk av, runs n75xw70x50x25x75 to beg; Sept19; Sept26'13; due July9'16, 5%; Malvina Freedman to Morris Park Estates. 1,820
- Gleason av** (*), swc 174th, 25x106.8; PM; Sept24; Sept26'13; 3y6%; Annie Roberts to Robt Edwards, 1816 Gleason av. 500
- Gleason av** (*), ns, 380 w Castle Hill av, 25x103; PM; Sept29; Sept30'13; 2y6%; Aug Wieland to Gottlieb Wieland, 1130 Havemeyer av. 1,690
- Glebe av** (*), es, 185.7 n Westchester av, runs n 24.8xe14.5xe48.3xn0.2xe84.10xs25xw147.6 to beg, except part for Glebe av; Sept26'13; due &c as per bond; Lena L wife Wm G Ruppel to Harlem Savings Bank, 124 E 125. 2,000
- Haight av** (*), ws, 109.1 n Sackett av, 50x100; PM; Sept27; Oct2'13; due July9'16; 5%; Julia A Flynn to Morris Park Estates. 1,050
- Heath av, 2884** (12:3256), es, 202.1 n land Tecca N Reed or abt 202 n cl 229th, 20.2x100.6; PM; pr mtg \$—; Sept29; Sept30'13; 5y5½%; Cath Shea to Kath Baum, 551 W 170. 5,000
- Hoe av, 1200** (11:2986), nec Home (Nos 975-85), runs n109.3xe100xn5xe75xs94.2 to st xw176.1 to beg, given as collateral security for payment of \$6,500; pr mtg \$145,000; Sept25; Oct2'13; due Nov1'14, 6%; Hoe Realty Co to Margt Knox, 478 Mott av. 6,500
- Hoe av, 1200**; certf as to above mtg; Sept25; Oct2'13; same to same.
- Hull av** (12:3281), ws, 96.1 s Mosholu pkway, 25x113.6; pr mtg \$7,000; Oct1'13; due &c as per bond; Walter S Cochran to Sadie I Carlew, 17 W 122 & ano. 500
- Jerome av** (11:3202), ws, 162.7 s Kingsbridge rd, 100x114.1x100x114.8; pr mtg \$77,000; Sept29'13; demand; 6%; Lizzie J Waugh, Bklyn to City Mtg Co, 15 Wall. 1,500
- Jerome av** (11:3202), ws, 212.7 s Kingsbridge rd, 50x114.1; ext of \$38,000 mtg to Sept29'16 at 5½%; Sept29; Oct1'13; NY Mtg & Security Co with Lizzie J Waugh, 210 Neptune av, Coney Island, NY. nom
- Kepler av** (12:3376), sec 236th, 100x100; pr mtg \$6,000; Sept29; Oct2'13; due Nov1'13, 6%; Carrie Lazar & Goldie Cowen to Edw R Stahl, 511 W 138. 3,000
- Ludlow av** (*), nec White Plains rd, runs n75.7xse—to pt 36.2 n Ludlow av xs 36.2 to Ludlow av xw126.11 to beg; Sept4; Oct1'13; 3y6%; Jno C Fisher to Eliz Armstrong, 115 Avondale, Bklyn Manor, B of Q, NY. 3,500
- Maclay av, 2410** (*), es, 96.11 n Zerega av, 18.7x92.7x18.7x92.8; except part for Maclay av; Sept25; Sept26'13; due July1'16, 6%; Danl J & Jas Daily to Rafael Diez de la Cortina, Middletown, NY. 1,600
- Maclay av, 2412** (*), es, 115.6 n Zerega av, 18.3x92.6x18.3x92.7; except part for Maclay av; Sept25; Sept26'13; due July1'16, 6%; Danl J & Jas Daily to Christian & Gretchen Frank, 363 E 144, joint tenants. 1,600
- Maple av** (*), ws, 75 n Ruskin, 25x100; except pt for sts; PM; Sept29; Sept30'13; due, &c, as per bond; Felicia Avella to Achille Branca, 403 E 118. 1,500
- Marmion av, 1818** (11:2958), es, 92 n 175th, 52x69.6 to ws Vineyard pl x2x69.8; Sept30; Oct1'13; due &c as per bond; Jno W Cornish Consn Co to NY Trust Co, 26 Broad. 27,000
- Marmion av** (11:2958), nec 175th, 92x69.8 to ws Vineyard pl x2x69.8; pr mtg \$65,000; Sept30'13; demand; 6%; Jno W Cornish Consn Co to City Mort Co, 15 Wall. 5,000
- Marmion av** (11:2958), same prop; certf as to above mtg; Sept30'13; same to same.
- Morris av** (9:2423), es, 25 n Bonner pl, 41.8x100; Sept30'13; 2y6%; Thos D Malcolm Consn Co, 3651 3 av, to Marie M Coumeigt, 264 W 57. 6,000
- Morris av** (9:2423), same prop; certf as to above mtg; Sept30'13; same to same.
- Muliner av** (*), ws, 175 s Lydig av, 25 x100; PM; Sept27; Oct2'13; due July9'16; 5%; Julia A Flynn to Morris Park Estates. 595
- Ogden av** (9:2526), swc 166th, 62.6x190 to Summit av; Sept29; Oct1'13; 3y5½%; Lester Tallman to Bowery Savgs Bank, 128 Bowery. 5,000
- Perry av, 3049** (12:3334), ws, 350 s Woodlawn rd, 25x100; pr mtg \$7,500; Oct1; Oct2'13; 1y6%; Chas Dirlam, 3049 Perry av, to Louise S Scholz, 3049 Perry av. 1,000
- Quimby av** (*), ss, 350 w Olmstead av, (Av D), 75x103, Unionport; Oct1'13; due &c as per bond; Keilbert Consn Co, Inc, a corpn, to Eliz Gleason, 332 E 17. 4,500
- Quimby av** (*), same prop; certf as to above mtg; Oct1'13; same to same.
- Rosedale av** (*), ws, abt 342 s Harlem River Branch, N Y & N H R R Co; Sept27; Oct2'13; due &c as per bond; Hannah Ahlstrom wid to Hugo C Cook, 2311 St Raymonds av. 1,670
- Summit av, sec 166**, see Ogden av, swc 166.
- Sackett av** (*), ns, 75 w Haight av, 50x100.2x50x103.9; PM; Sept27; Oct2'13; due July9'16; 5%; Julia A Flynn to Morris Park Estates. 1,085
- St Anns av, 655** (9:2358), swc Rae (No 520), 25.1x96.5x25x98.10; PM; Sept30; Oct1'13; 3y6%; Harvard Realty Consn Co to Clara Guggenheimer, 36 Talbot rd, Windsor Hills, Baltimore, Md. 18,000
- St Anns av, 655**; consent to above mtg; Sept24; Oct1'13; same to same.
- St Anns av, 655**; certf as to above mtg; Sept24; Oct1'13; same to same.
- St Lawrence av** (*), es, 100 s Beacon, 25x100; Oct1; Oct2'13; installs, 6%; Albt Mielke to Bronx Security & Brokerage Co, 258 E 138. 300
- Sheridan av** (9:2455), see 165th, 46.2x201.10 to Sherman av x54x200.10; pr mtg \$7,500; Sept20; Sept26'13; 1y6%; Fram Bldg Co, Inc, 1210 Evergreen av, to Arnold Rothstein, 2109 Bway. 5,000
- Sheridan av** (9:2455), same prop; certf as to above mtg; Sept26'13; same to same.
- Sherman av, swc 165th**, see Sheridan av, sec 165th.
- Southern Blvd** (11:3108), ws, 154.3 s 180th, 30x149.7; Sept26; Sept27'13; 3y6%; Arthur G Muhler, 16 E 88, to Victor Stolte, 563 W 161. 3,500
- Southern av** (11:2959), ws, 127.1 n 176th, 52.10x—; sobrn agmt; Sept25; Sept30'13; Geo Daiker, Utica, NY, with City Real Estate Co, 176 Bway. nom
- Southern Blvd** (11:2959), ws, 57.10 n 176th, 50.6x—; sobrn agmt; Sept25; Sept30'13; Geo Daiker, Utica, NY, with City Real Estate Co, 176 Bway. nom
- Southern Blvd** (11:2980), es, 79.11 n Freeman, 35.6x102.7x27.8x103.6; PM; Oct2'13; 5y5½%; Isaac Brown, 1288 So Blvd, to Emil Robitzek, 830 E 163. 15,000
- Southern Blvd** (11:2980), same prop; PM; pr mtg \$15,000; Oct2'13; installs, 6%; same to Wm J Curley, 1641 Overing. 5,000
- Southern Blvd, 188** (10:2565), sal Ls; Sept30; Oct1'13; demand; 6%; Nich George to Geo Ehret, 1197 Park av. 1,000
- Tratman av** (*), sec Rowland, 127.4x59.1x127.1x57.4; pr mtg \$2,500; Sept30; Oct1'13; 1y6%; Margt Flynn to Helene S Bauman, West New York, NJ. 1,000
- Tremont av, 414 E** (11:2900), sal Ls; Sept27; Sept29'13; demand; 6%; Milton A Grant to Geo Ehret, 1197 Park av. 2,000
- Union av** (10:2666), nwc 158th (Cedar), 50x114.1; PM; Sept20; Oct2'13; 1y6%; 173d St Impt Co, Inc, a corpn, 220 Bway, to Alice Nilan, 70 Carver, LI City. 17,000
- Valentine av, 2112** (11:3114); ext of \$4,000 mtg to Oct1'16 at 5½%; Sept25; Sept30'13; Anna R McCoy with Wm J Finnen. nom
- Waldo av** (13:3415), es, 781.9 n 246th, 101.1lx10x106.8x105; PM; Sept26'13; due &c as per bond; Eliz Cooper, 16 Gramercy Park to Delafeld Estate, 27 Cedar. 14,000
- Waldo av** (13:3415); same prop; pr mtg \$14,000; Sept26'13; due &c as per bond; same to same. 6,000
- Washington av, 1748-50** (11:2916); ext of mtg for \$28,000 to Sept18 at 5½%; Sept29; Oct2'13; Lawyers Mtg Co, 59 Liberty, with Kate Livingston & Celia Perlstein. nom
- Westchester rd, ns**, see Barnes av, sec 205.
- Westchester av** (*), ss, at n line lands now or late of the Episcopal Church of Westchester, runs se 4 chs 49 lks to land now or late Quimby xne 58 lks xse 12 chs & 19 lks to a ditch xne 7 chs 45 lks to high water mark, Westchester Creek xnw 4 chs 6 lks to land now or formerly Wm H Bowne xnw 2 chs xw 4 chs xnw 4 chs 8 lks to land now or late Benj Ferris xsw 33 lks xnw—to av xse—to beg; except part lying north of ss Westchester av as now opened; also PLOT (*) begins at se Old Friends Meeting House lot, adj a lane leading from said lot to the highway, runs n 1 ch 56 lks xne 1 ch 75 lks to Episcopal Church lot xne 1 ch 67 lks xne 4 chs 29 lks to Capt Hawkins Orchard xse12 chs 16 lks to wc Capt Cornell Ferris' Salt Meadow xse 2 chs 50 lks xsw 1 ch 93 lks xse 1 ch 53 lks xse 3 chs xne 3 chs 50 lks xse 7 chs 30 lks xsw 2 chs 45 lks to Salt Meadow now or formerly Wm Varian xnw 11 chs 45 lks to a ditch xnw 4 ets & 90 lks xnw 4 chs 26 lks xnw8 chs 26 lks to beg; also WESTCHESTER CREEK (*), ws, plot known as Capt Cornell Ferris' Salt Meadow, contains abt 5 476-1,000 acres, except out of above three parcels the premises reserved for a burying ground; also land under water, Westchester Creek, in front & adj to above premises; pr mtg \$150,000; Sept25; Sept30'13; due, &c, as per bond; Helen A wife of & Jno T Pultz to Robt S Clark, Cooperstown, NY. 47,100
- Westchester av** (*), same prop; sobrn agmt; Sept25; Sept30'13; Helen A Pultz & Chas E Warren trstes with same. nom
- Westchester av, 752** (10:2654), es, 94.7 s 156th, 25x83x41.2x115.9; Oct1; Oct2'13; 3y5%; Louisa Stein, 34 Perry av, Winnipauk, Conn, to Mathilde Dreyfuss, 11 W 89. 14,000
- West Farms rd, 1174** (10:2754), es, 146.8 s Longfellow av, 40x48.1lx51.9x65.8, ss; sobrn agmt; Sept30'13; West Farms Consn Co & Henry Morgenthau Co with Utility Realty Co, 30 E 42. nom
- West Farms rd, 1174**; ext of \$20,000 mtg to Sept30'18 at 5½%; Sept30'13; Utility Realty Co with West Farms Consn Co. nom
- West Farms rd** (10:2754); agmt as to share ownership in mtg; Sept30'13; same with L Mort Co, 59 Liberty. nom
- Wheeler av, 1222** (*), es, 230 n Westchester av, 40x100; Sept29; Sept30'13; 3y5%; Kellwood Realty Co to N Y Trust Co, 26 Broad. 20,000
- Wheeler av, 1222**; certf as to above mtg; Sept29; Sept30'13; same to same.
- Wheeler av, 1222**; sobrn agmt; Sept29; Sept30'13; American Real Estate Co with N Y Trust Co, 26 Broad. nom
- Wheeler av, 1222**; agmt as to share ownership in mtg; Sept29; Sept30'13; Edw J Moloughney with Andw M Clute, 104 W 80, trste Eliza S Bibby. nom
- White Plains rd, nec Ludlow av**, see Ludlow av, nec White Plains rd.
- Wickham av** (*), ws, 325 s Nereid av, 50x97.6; Sept30'13; 3y6%; Della A McGarry to Emma Van Horn, 235 W 13. 1,000
- 3D av** (11:3033), nec 189th, 85x96x85x96.9; Sept23; Sept30'13; 3y5%; Margt L, Edith C, Francis J, Geo B & Mary J Shea & Bridget Berry, all of NY & Jos Shea, of Ithaca, NY, to Emigrant Indust Savgs Bank. 9,000
- 3D av** (11:3033), same prop; sobrn agmt; Sept29; Sept30'13; Margt L Shea with same. nom
- 3D av** (11:3033), same prop; sobrn agmt; Sept29; Sept30'13; Jos I Berry with same. nom
- 3D av, 2936** (9:2362), nec 152d (No 481), 25x100.1x25x100.3; PM; pr mtg \$30,000; Sept29; Oct1'13; due Oct1'19; 6%; Eugenia F Kratiek, Mt Vernon, NY to L Napoleon Levy, 18 W 72. 2 4,000
- 3D av, 3758-60** (11:2927), es, 175 s 171st, 50x100; PM; Sept30'13; due Mar30'16, 5%; Vergene M Overocker to Estate of Henry Korn, 99 Nassau et al. 40,000

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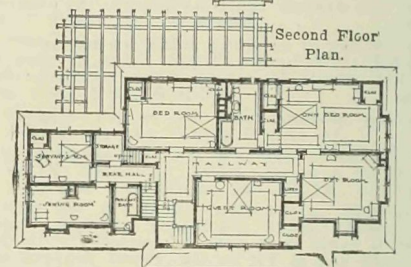
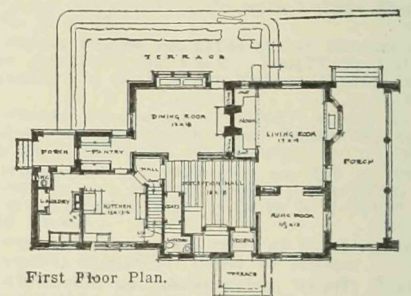
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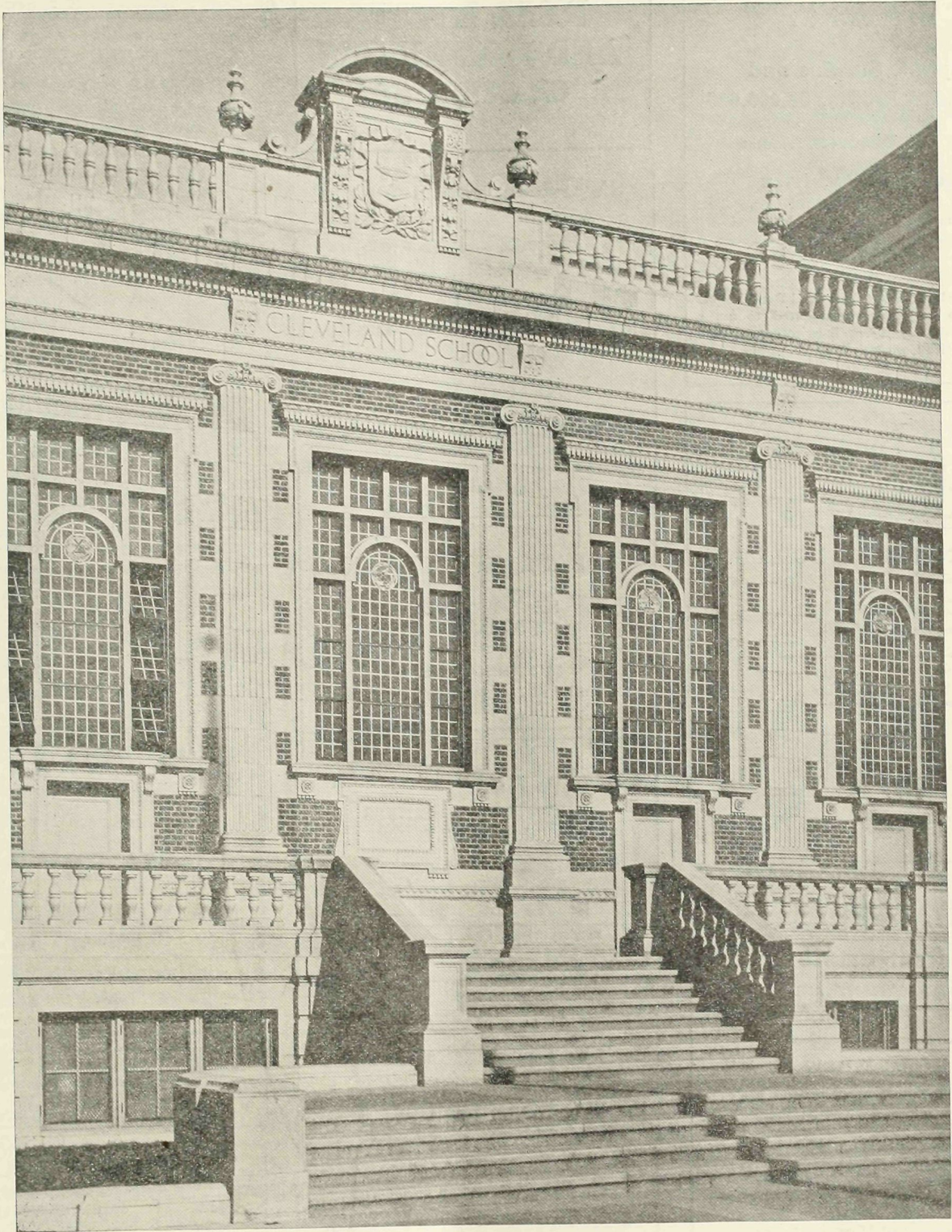
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