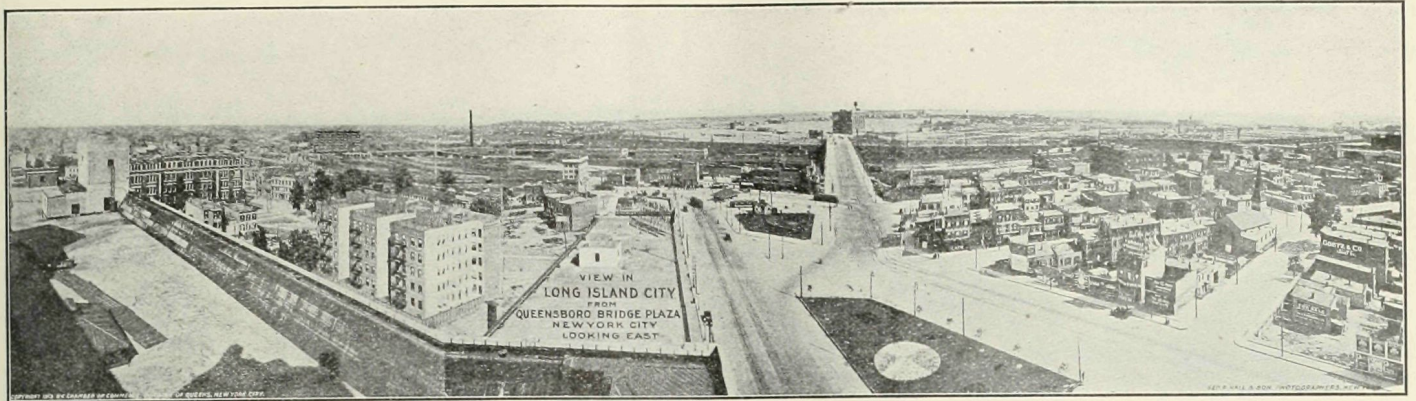


REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, OCTOBER 18, 1913



THE GATEWAY TO LONG ISLAND.

This photograph was made primarily for its historical value, for within five years' time all the vacant land shown in this picture will be one continuous built up section of modern factories, stores and tenements. It convincingly demonstrates the remarkable possibilities for industrial and residential development in the Borough of Queens. The section has been held back for years by lack of rapid transit facilities.

TENEMENT BUILDERS NEEDED IN QUEENS

Ten Million Dollars' Worth of Factories Under Construction—But Not Enough Houses—The Chamber of Commerce Conducts an Industrial Inspection.

NOWHERE in Greater New York is the effect of the present money stringency more apparent than in the Plaza section of Queens, for nowhere else would there be more action in the various branches of real estate if mortgage money and building loans were in even fair supply. Speculative builders and developers prefer to take the view that the money market in general is at fault rather than that the loaning institutions of the city are not alive to the opportunities.

Here is a section of the city which is getting more new manufacturing industries of importance than any other. It is a section which will be the main traffic and business center of a great borough. It is getting direct rapid transit facilities to all the other parts of the city for a five-cent fare, and it is nearer the heart of New York than is Washington Heights and most of the favored residential districts of Brooklyn, The Bronx, East Jersey or Westchester.

Actually under construction or contemplated at the present time near Queens Plaza are factories estimated to cost nearly ten million dollars and which will give employment to 10,000 people. What does that mean to men who are looking for opportunities in the real estate field? It means that those

ten thousand employees will be newcomers needing houses or apartments to live in, and that they will bring ten or twenty other thousands of people with them, members of their families.

The Queens Chamber of Commerce, through its secretary, says that the particular need of the borough at the present time is tenement houses, and in order to build tenements building loans and permanent loans must be available to operators. It has been difficult when not impossible to obtain loans on any but small properties even at a fairly high rate of interest. The chamber recommends concerted action on the part of real estate and mortgage interests with the object of bringing the desira-

bility of New York mortgage investments to the attention of investors throughout the world.

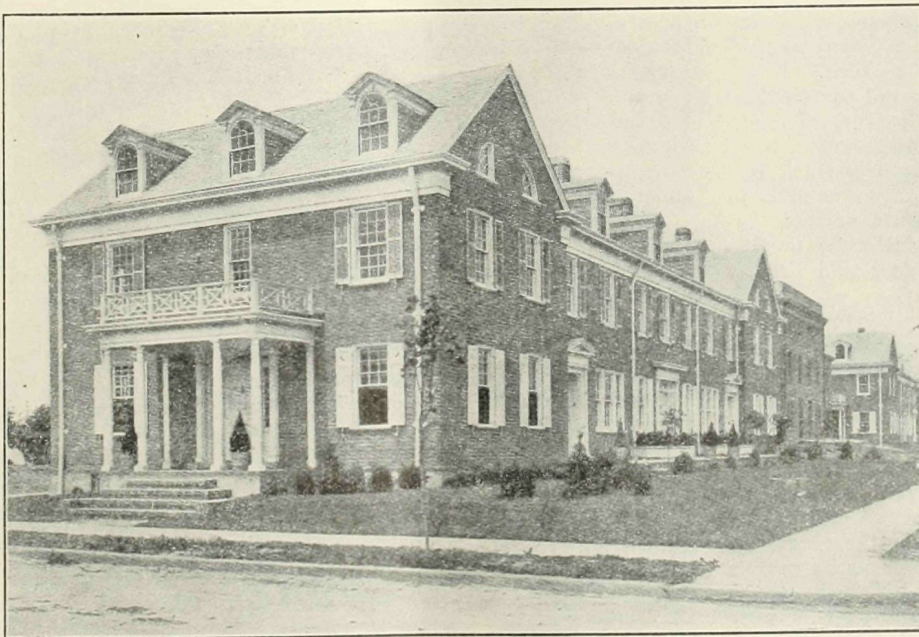
An Industrial Inspection.

These and analogous facts and topics were discussed upon the occasion of an industrial inspection of the borough made on Wednesday of this week under the auspices of the Chamber of Commerce. First there was a reception and a luncheon at the rooms on the plaza and the rest of the afternoon was spent in automobiles. In the party were many representatives of the railroad, manufacturing, banking and real estate developing interests of the city and country. From the viaduct

across the Sunnyside yards the party viewed a landscape very much like what is in the picture above. Within half a mile radius of the viaduct there has been during the past year the largest industrial development that has taken place in any part of the greater city.

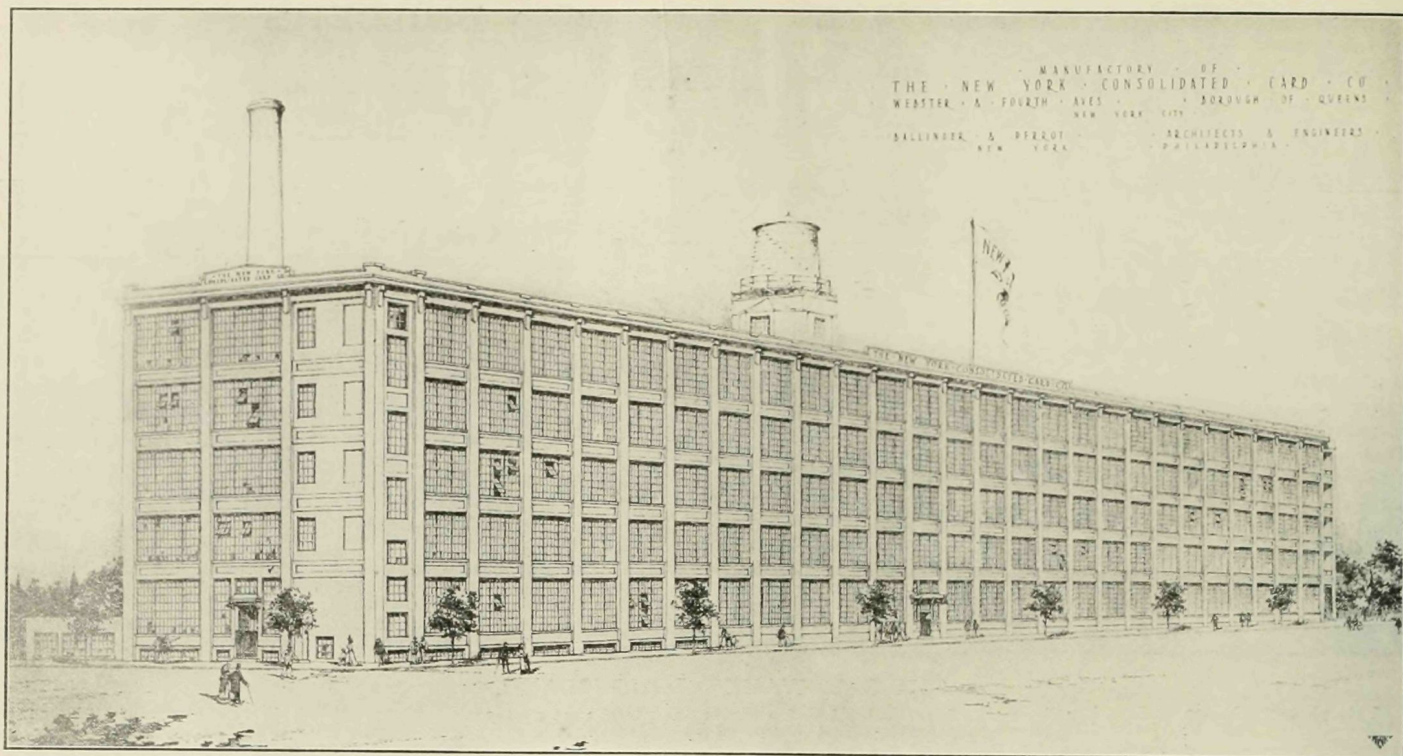
Looming up above all its neighbors is the Loose-Wiles Biscuit Company's factory, the largest works under one roof in the city, which is estimated to cost \$2,000,000 and employ 2,500 persons.

The new building of the New York Consolidated Card Company will cost \$300,000, and employ fifteen hundred,



Electus D. Litchfield, Architect.

HOUSES AT JAMAICA—ONE GROUP OF FIVE HOUSES.



Long Island City.

A NEW FACTORY FOR QUEENS BOROUGH.

Ballinger & Perrot, Architects and Engineers.

The new five-story reinforced concrete factory which the New York Consolidated Card Company will erect at the northwest corner of Fourth and Webster Avenues, the general contract for which has been placed with the Turner Construction Company.

The General Vehicle Company is investing \$5,000,000, the Ford Automobile Company one million, the Pierce-Arrow Company \$400,000, the Goodyear Rubber Tire Company \$400,000, and the Neptune Meter Works \$100,000 in buildings, which altogether will employ over ten thousand hands.

A New Factory Every Week.

Among the factories on Newtown Creek, then through the varnish and paint districts toward Astoria, to see where the new Connecting Railroad crosses Hell Gate, and then to see the activities along Flushing Creek, ran the procession of motor cars. The trip covered more than fifty miles altogether. "Plans are filed for at least one new factory building a week," remarked Secretary Walter I. Willis. "Queens is destined to be the largest manufacturing center of the United States," said other members of the party.

It is apparent that the influence of the factory development is radiating to every part of the borough, to Elmhurst, Corona, Flushing, Richmond Hill, Jamaica and Astoria, and meanwhile creating a common center of interest, traffic and industry. Queens is to a large degree a self-centered and self-sustaining borough, as it provides a means of livelihood for most of its citizens.

From Queens Plaza rapid transit lines of the Dual Subway System will radiate in every direction as follows:

(1) To the North, a three-track elevated line through Jackson avenue to Second avenue to Ditmars avenue, Astoria, to be operated jointly by the Interboro and the Brooklyn Rapid Transit Companies.

(2) To the east, across Diagonal street and over the Sunnyside yards to Thompson avenue and Greenpoint avenue to Woodside, Elmhurst and Corona, a three-track line to be operated jointly by the Interboro and Brooklyn Rapid Transit Companies. This line will be continued out Roosevelt avenue to Flushing and Bayside.

(3) To the south will be the extension of the Steinway Tunnel from its mouth at Van Alst avenue and Fourth street, to be operated by the Interboro in connection with the present and proposed subways in Manhattan. Also the extension of the elevated lines of the Brook-

lyn Rapid Transit Company, known as the crosstown line, will connect with all the elevated lines in Brooklyn, giving a direct north and south route to Coney Island.

(4) To the west, across Queensboro Bridge into Manhattan will operate the trains of the Brooklyn Rapid Transit Company, connecting with the 59th street, Seventh avenue and Broadway subway and with the B. R. T. lines in Brooklyn, and also the extension of the Second avenue elevated line of the Interboro.

The enormous industrial growth was led by the automobile industry. When the bridge was completed it found that close by its long line of salesrooms on Broadway, Manhattan, there was a place where the companies could have warehouses or factories at a less initial outlay and annual charge than in the heart of the city, and yet be in a position to distribute cars over the whole eastern territory and to export them to other countries. The same considerations which are influencing the motor car manufacturers are beginning to take hold on other lines with similar results. Some of the principal automobile manufacturing and service plants that have located within a half mile of the Bridge Plaza are Brewster & Co., Packard Motor Car Co., Ford Motor Car Co., Palmer-Singer Manufacturing Co., Alco, Simplex, Stoddard Dayton, Pierce Arrow, Renault Freres, Edwards-Knight and the General Vehicle Co.

Factory Sites.

The manufacturer who has a good location and is surrounded by favorable conditions has an advantage over his competitors. The Borough of Queens offers a wide range of choice locations suitable for manufacturing purposes. Numerous waterfront sites are to be had along the East River and Newtown Creek with a depth sufficient to accommodate vessels of large draught at prices much lower than any other waterfront property in the city. Along the Pennsylvania-Long Island Railroad there are thousands of acres of land in all sections of the borough, where sidings may be had, bringing cars to the factory door, saving all expense for carting and giving flat rates.

NO LIMIT, SAY THE UNIONS.

Board of Business Agents Opposed to Restricting Building Height.

The men employed in the building trades have come out in opposition to any restriction on building height. The announcement was made by Secretary Roswell T. Tompkins and three other delegates of the United Board of Business Agents at the public hearing given on Wednesday afternoon by the Heights of Building Commission, Edward M. Bassett presiding. Hitherto there has been an almost unanimous expression of opinion that some restriction should be imposed, providing that it be constitutional. Almost the only ground of divergence related to the degree of restriction and the method.

Mr. Tompkins said the Board of Business Agents was opposed to any sort of restriction on height. Land was too valuable, he said, for building height to be limited. All buildings should be fire-proof above the first story. Light and ventilation were provided for in the building codes, and the unions were opposed to any further restriction on the area of buildings.

William O. Ludlow, of Ludlow & Peabody, architects, explained to the committee a plan for limitation which would avoid a severe horizontal line. He illustrated his remarks by means of diagrams. He did not believe a flat limitation worthy of consideration in this day and generation. The only excuse for it was that it was easy.

Mr. Ludlow's scheme proposes to limit the height according to the widths of streets and with a setback provision. At street corners higher buildings are arranged for. The regulations he proposed are based on making the height of buildings at the property line twelve times the square root of the width of the street, as fully explained in an article with diagrams in the Record and Guide of April 19 of this year.

Women's organizations were numerously represented, and the chairman called on each and every one. All who spoke favored restriction. Rossiter Johnston, of the Authors' Club, and H. A. McNeill, of the National Sculpture Society, were among other speakers who supported the proposal.

ONCE THE OLD VILLAGE OF CYPRESS HILLS

Thousands of Homes Have Been Built There in the Last Decade—Opportunities Along Jamaica Avenue.

CONSPICUOUS in the real estate and building movement in Brooklyn in the last decade is the Cypress Hills section of the borough, which forms its extreme northeasterly part. During the period thousands of one and two-family houses and three-story brick and stone double flats have been built on vacant lots or have displaced fine old frame country houses.

The last of these old homesteads, which is herewith illustrated, was recently torn down to make way for two block fronts of stores and flats. It stood on the large plot at the northwest corner of Crescent street and Atlantic avenue, fronting practically a block in Atlantic avenue and more than 300 feet in Crescent street.

Origin of the Name.

The Cypress Hills section takes its name from the former village of Cypress Hills, which extended from Jamaica avenue south to about Liberty avenue and from the Queens county line on the east

fares. They were paved either with granite blocks or asphalt, and curbs and sidewalks were laid. Then rapidly the entire village of Cypress Hills assumed the structural status of an integral part of Brooklyn. The elevated railroad tended to make accessible the part of the section lying between Jamaica avenue and Fulton street; while in recent years the rapid transit division of the Long Island Railroad has promoted the populating of Cypress Hills south of Fulton street.

Frame buildings are no longer built in the Cypress Hills section. The last three years has witnessed the erection of brick and stone two-family houses primarily. The price of lots in the section makes it attractive for that kind of improvement except in the main traffic thoroughfares, where brick and stone flats with stores have been and are being built. Fulton street, east of Crescent street to the Queens borough line, has been the scene of a busy flat build-

families have moved out to Ridgewood from Williamsburgh since the Williamsburgh Bridge was opened. They were landlords, many of them, who sold their former property to advantage and bought new homes.

Gradually the new land is being built over—around and beyond Fresh Pond Station. One building firm, the G. X. Mathews Co., has seventy-eight six-family houses in course of erection at the present time on what was formerly the Meyerrose baseball ground, adjoining the Myrtle avenue "L." Five rooms, with bath and all improvements, are rented at \$14 to \$16 a month. The company since January 1 has sold forty-six of its houses.

To Rebuild the Sea Beach Railroad.

The Public Service Commission for the First District has authorized the New York Municipal Railway Corporation (Brooklyn Rapid Transit) to make a contact with George W. McNulty for



LAST OF THE CYPRESS HILLS LANDMARKS, JUST RAZED.



A TYPE OF NEW HOUSES IN CYPRESS HILLS.

at Eldert lane to about Vermont avenue on the west.

Thirty years ago and previously this section was a typical Long Island village in appearance. It was a part of the old Town of New Lots, one of the townships of Kings county that came into the old city of Brooklyn in the middle nineties. Stages from lower Brooklyn originally led to it along the Jamaica plank road and Rockaway road. Subsequently it was reached by the old "dummy road" that ran on the surface of Atlantic avenue to Jamaica. Later still the Fulton street horse car line led to and from Cypress Hills; but the section did not witness a real estate and building movement until after the elevated railroad was extended from Manhattan Crossing in East New York to the entrance of Cypress Hills Cemetery.

The First Big Building Movement.

Then was begun the building of hundreds of frame one and two-family houses and three-story frame double flats. The streets through the section were of necessity improved, where previously they had been dusty thorough-

ing movement in the last two years, until now it is all improved.

Jamaica avenue, in Cypress Hills, yet awaits the touch of extensive modern improvements. The principal drawback to this avenue is Cypress Hills Cemetery, which fronts in the north side of it for a long distance, together with the National Cemetery, adjoining it on the west. It is one-half hour's ride from the Cypress Hills section to Park Row by way of the elevated railroad and Brooklyn Bridge, while it is about eighteen minutes by way of the Long Island Railroad and the subway at Flatbush avenue.

Opportunities at Ridgewood.

Two thousand dollars cash will buy a house with a mortgage in the adjacent Ridgewood section where hundreds of tenements and private dwellings have been erected in the last few years. Or six per cent. interest will be paid for the use of \$2,000 in cash, according to a placard in a broker's window in the locality. Apartments are rentable for as low as \$15 a month.

An uncountable number of German

the immediate reconstruction of the Sea Beach Railroad from its connection with the Fourth avenue subway, at about 65th street, Brooklyn, to a point immediately south of 86th street, near Coney Island.

This road will be one of the Coney Island connections with the new Fourth avenue subway, and over it the Brooklyn company will be enabled to provide a fast express service between points in Manhattan and Coney Island. It will be a four-track line, built in a cut for the greater part of the distance. This line is owned by the company, but under the Dual System contracts it is to be rebuilt and made a part of the Broadway-Fourth avenue subway.

According to estimates submitted by Mr. McNulty, the reconstruction work is to cost about \$1,877,525, and if completed within 17 months the contractor is to receive a bonus of 15 cents per cubic yard for excavation and 50 cents per cubic yard for concrete. A corresponding penalty is provided in case the work is not completed within the time specified.

U. S. STEEL MILLS ON THE MEADOWS

Building Material Exchange Hears That the Corporation Will Build Mills Here For Its Export Business — This Course Recommended By Former Government Expert

ACCORDING to a report current on the floor of the Building Material Exchange yesterday, the meadows lying to the south of Newark are being considered by steel company officials as a possible site for the location of its export mills now centered in Ohio. That a shift in location is considered is shown in the statement of Edwin C. Eckel, formerly of the United States Geological Survey, who, it is said, has made a special study of the United States Steel Corporation's strategic position with reference to the tariff to determine just what chance it has to compete with foreign steel with its plant so far removed from the Atlantic seaboard. His finding recommends the immediate removal of the giant export steel plants to a point on the Atlantic coast between Norfolk, Va., and New York City.

At the hearing this week in the Government's suit to dissolve the United States Steel Corporation Mr. Eckel, as a witness, gave some startling information in which he stated that not only must the geographical center of the steel industry be shifted to an advantageous point on the Atlantic coast, but that this change should be made before the spring of 1914 in order to keep the Germans from getting most of the business now going to American steel mills. Connecting the reduction in the price of steel on Wednesday with the statement of Eckel before the investigation committee, the story was given a semblance of probability, despite the statement officially made that the reduction had no bearing whatever upon the tariff situation, but was made solely to bring out new business.

The close relationship that exists between steel and other basic building materials, such as common and front brick, cement, fireproofing, plaster, etc., all of which are produced in the immediate vicinity of New York, makes some members of the Exchange believe that possibly the steel company would be able to find a notable advantage in having its source of production so near to its consuming market, as well as being in a more advantageous position to make shipments abroad, or to protect its Eastern trade from invasion on the part of foreign steel makers.

No one at the offices of the Steel Corporation in Church street would discuss the matter, but it was learned that the company had no intention at this time of moving its big plants east, except that a mill might possibly be established somewhere in the East, it is said, to take care of export business.

Steel Plants Now on the Meadows.

The vicinity of Newark on the New Jersey meadows is particularly available for mills of this sort because it is to all intents and purposes in New York harbor and at the same time offers cheap land with railroad facilities from all parts of the country. It offers exceptional advantages for housing the vast quantity of labor required without actually forcing it into New York tenements. The company has one of its large storehouses already located at Waverly, and it is building another storehouse in the Greenville section fac-

ing the Kill Von Kull, where a large radiator company is also putting up a plant. In close proximity to the meadows is the Milliken Brothers' fabricating plant facing Newark Bay, at its junction with Staten Island Sound, while just east of Newark is the big plant of the Crucible Steel Company of America, while to the south lies the big plant of the Hay Foundry & Iron Works.

With the meadows already bounded by steel and iron-working plants of one sort or another, and with Newark, Elizabeth, Bayonne, Jersey City, Kearney, Harrison and New York available for housing purposes and the Government planning extensive improvements to the navigation lanes approaching Newark, the chances for that site being selected in the event of the establishment of an export mill by the United States Steel Corporation were considered as being good. It was further pointed out that if the War Department should ultimately select the proposed Communipaw site for the location of the new navy yard, the close proximity of a heavy plate mill would not be a disadvantage.

A large part of the cost of structural steel used in building erection in the metropolitan district is chargeable to freight rates, and some building authorities hope that if such a move is to be taken by the steel company it will include the location of a rolling mill for structural shapes within this territory so as to give builders the advantage that cheaper freight rates would afford.

ELECTRICAL EXPOSITION.

Commercial and Industrial Exhibits—The Government Represented.

A number of departments and bureaus of the national government have joined with the local corporations and firms to make the electrical exposition and motor show at the Grand Central Palace unusually interesting this year. The U. S. Mint initiates the public into the mystery of money-making. The model of an anthracite coal mine exhibited in operation by the Bureau of Mines is an exhibition in itself. The Bureau of the Forestry Service, the Army, the Navy, the Reclamation Service, the Bureau of the Census, the Isthmian Canal Commission and the Bureau of Standards all contribute something of particular interest.

The New York Edison.

The Bureau of Illuminating Engineering of the New York Edison Company has a display of lamps, including the four new "Nitrogen Lamps," the most powerful in the world, of 5,000 candle-power each, which hang in the rotunda. On account of their extreme brilliancy, these lamps are lighted only at intervals.

The Advertising Bureau of the New York Edison Company has a display of Cooper drawings, those queer little men who do all the wonderful things by electricity, and who have become inseparable from the New York Edison Company. The Educational Bureau is

showing the work that is being accomplished by employees in the schools of the company. The many exhibits of the United States government are maintained in co-operation with the New York Edison Company.

The Brooklyn Edison.

The Edison Electric Illuminating Company of Brooklyn occupies a space 112 feet long on the 46th street side of the exposition building and has arranged an exhibit of unusual interest and practical value. In the center of the space a small model home has been constructed, completely furnished and electrically equipped. The building is 32 feet long and 15 feet deep and comprises parlor, dining-room, kitchen and hall, all decorated and furnished modestly but as completely as such a home should be. The Brooklyn Edison Company has been advertising for some time that for \$49 it will equip the living rooms of any Brooklyn home for electricity, including the installation of wiring, fixtures, reflectors and lamps, and this exhibit shows a sample \$49 installation. The purpose is to indicate how cheaply electricity may be installed in a modern home, and the company announces that it is prepared, in connection with this \$49 plan, to accept five payments—\$9 upon signing the contract and \$10 a month for four months thereafter. A feature of this display is that the method of electrical equipment—wires concealed in floors and ceilings—is clearly shown.

In the other section is a similar exhibit made of small power applications, and it is astonishing to note how much can be obtained at a small cost through the utilization of these devices.

United Electric.

The United Electric Light & Power Company's exhibit this year is located along the westerly wall of the main floor of the building. The exhibit consists of a modern electrical kitchen showing the many electric cooking devices that can be used in the home. These appliances are actually and practically demonstrated by competent representatives, who cook and serve dainty dishes to visitors. The center portion of the booth is devoted to a large reception room, handsomely furnished for receiving and entertaining guests. Another portion of the booth is devoted to the demonstration and exhibition of the private residence campaign now in progress, consisting of wiring the living-rooms of a private residence for the sum of \$69, including installation, fixtures and lamps complete on a partial payment plan; also the exhibition of the 500-watt Mazda unit which the company will furnish, free of charge, to all free renewal customers, for both inside and outside lighting. This portion of the exhibit will be the company's headquarters and office where there will be a force of competent representatives on duty continuously.

The New York & Queens Electric Light & Power Company, supplying electrical energy to the Borough of Queens (the largest of the five boroughs in Greater New York), is illustrating the choice locations and many advantages open to manufacturers and suburban residents in Queens, by means of charts, illuminated colored pictures, slides, flashing signs, and the stereomograph.

—The Northwestern Bronx Property Owners' Association is requesting an appropriation for the drainage and filling in of the swamp land at the southern end of Van Cortlandt Park, east of Broadway, for the purpose of exterminating mosquito breeding areas.

ARCHITECTS' CONVENTION.

Arrangements and Program For the American Institute at New Orleans.

The forty-seventh annual convention and dinner of the American Institute of Architects will be held on December 2, 3 and 4 at New Orleans, La. The Grunewald Hotel has been selected as the headquarters for the institute, and it will be necessary for members intending to attend to secure accommodations in advance. The rates are from \$1.50 to \$4 per day, according to the accommodations. Delegates who have been elected, and other members who expect to attend the convention, will meet December 2 at the Grunewald Hotel at 9 a. m.

The principal topic to be considered by the convention will be the enactment of a law by which the Government may secure men of the greatest ability in the architectural work of the United States. On the night of the 4th of December a formal dinner will be given by the Institute at which prominent men interested in the fine arts have been invited to speak. The dinner will cost members \$6 per plate. Communications should be sent at once to Glenn Brown, secretary. Address, The Octagon, Washington, D. C.

The Convention Program.

Delegates will be distinguished by a blue knot, and will occupy seats from the front row as far back as is necessary for their accommodation. Attendants, not delegates, will be distinguished by an orange knot. Members of the institute who are not delegates are entitled to take part in all discussions to offer resolutions and motions and to vote on a proposition that it is the sense of the meeting. The institute committees which have sub-committees in the various chapters will hold conferences of their members in rooms provided in the Grunewald. The Committee on Public Information, D. K. Boyd, chairman, and the Committee on Competitions, M. B. Medary, Jr., chairman, will meet Monday evening, December 1, at 8 p. m. The Committee on Education, C. C. Zanzinger acting chairman, and the Committee on Membership, J. H. Rankin, chairman, will meet Tuesday evening, December 2 at 8 p. m. in rooms provided in the Grunewald.

Order of Business.

On Tuesday morning, December 2, the members of the institute will meet on the first floor of the hotel at 9:30 o'clock. They will register their names and addresses of welcome will be made by Hon. Luther E. Hall, Governor of Louisiana, and by the President of the Institute Walter Cook. In order to expedite matters, those having resolutions to offer are asked to prepare them ten days in advance and submit them to the secretary to be forwarded to the chairman of the Committee on Resolutions.

The standing committees include: On Contracts and Specifications, Grosvenor Atterbury chairman; on Allied Arts, Thomas R. Kimball chairman; on Government Architecture, J. H. Rankin chairman; House Committee, Leon E. Dessez chairman; Committee on Education, C. C. Zanzinger acting chairman; Committee on Competitions, M. B. Medary, Jr., chairman.

Special Committees: Relations of Chapters to the Institute, Irving J. Pond chairman; Conservation of Natural Resources, Cass Gilbert chairman; Delegates on Testing Materials, A. O. Elzner chairman; on Electrical Code and Fire Protection, Julius Francke; on International Congress of Architects, Walter Cook president; on Town Planning, H.

V. B. Magonigle chairman; on Legislation, L. C. Holden chairman; on Schedule of Charges, I. K. Pond chairman; on Government Competitions, John Hall Rankin chairman; on Public Information, D. Knickerbacker Boyd chairman; to Confer with the National Association of Master Plumbers, D. Everett Waid chairman.

On Wednesday, December 3, the morning session will begin at 10 o'clock, when reports of the various committees will be made. Afternoon session at 2 o'clock. In the evening there will be a reception to members of the institute by the Louisiana Chapter, and two addresses on the Question of Government Fine Arts will be made.

On Thursday, December 4, at the 10 o'clock morning session the principal topic of discussion will be the status of Government Fine Arts. At the 2 o'clock session reports will be heard and visits will be made to points of interest in New Orleans. In the evening a banquet will be held.

Members of the institute have been invited to review the new buildings of the Rice Institute, Houston, Texas, after the convention. All who desire to take advantage of these invitations are requested to notify William Ward Watkin, Houston, Texas. Those who desire to make a side trip to Panama will have the opportunity, as boats leave every Wednesday and Saturday. The fare, including meals, is \$95 to \$100.

New Broadway Theatre.

Pease & Elliman have been appointed agents for the new Strand Theatre Building which is being erected on the site of the old Brewster carriage factory on the northwest corner of Broadway and 47th street. The building, which was designed by Thomas W. Lamb, will contain a theatre with a seating capacity

GOING TO THE BRONX.

Large Baking Company to Have a Factory at Hunts Point.

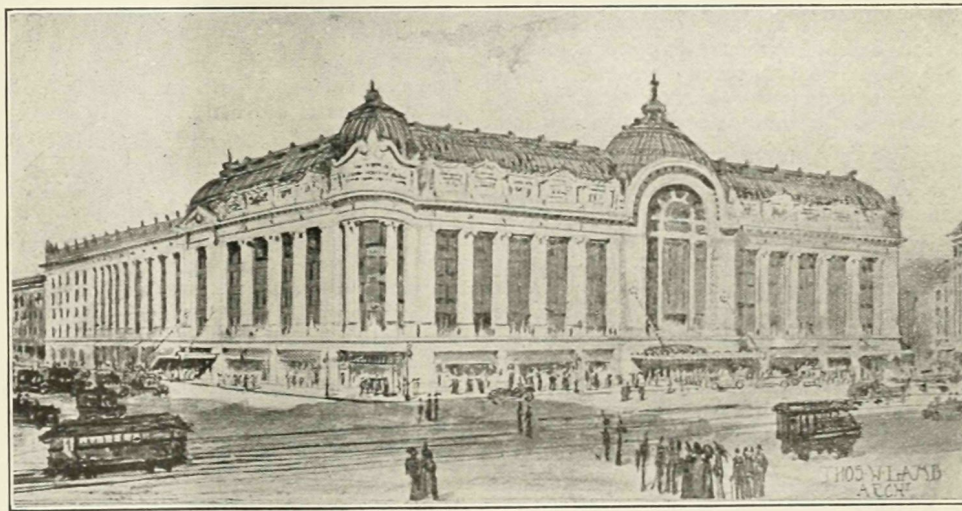
An important Bronx transaction came to light this week when the Record and Guide learned that the big plot, 100x100 feet, on the west side of Barry street, 394 feet south of Leggett avenue, had been purchased by the Weissberg-Grossfeld Company, prominent bakers, from the Oldchester Realty Company. The latter filed plans in August, 1913, for the construction of a two-story brick and steel bakery on the plot, at an estimated cost of \$50,000, but at that time the names of the prospective occupants were not stated.

The building is at present in course of construction and will be completed by the Oldchester Realty Company. The plot is ideally located for factory or large manufacturing purposes, being near the East River and within close touch of the New Haven Railroad. It is directly opposite the big structure occupied by the Pease Piano Co.

The establishment of such a large baking concern in that section of the Bronx, which may be called the southwestern part of the Hunts Point district, is significant, inasmuch as it is the first important removal in the baking trade as a result, to some extent, of the amendments to the labor law, signed by the Governor early last May.

Forum Meetings Suggested.

A number of real estate men have united in a statement suggesting a series of open meetings at the Vesey Street Real Estate Exchange, at which candidates for office would appear and discuss pressing questions. Subjects which it is suggested to discuss include high assessments and their effect upon the city's borrowing capacity; conflict and expensive orders coming from



Broadway, at 47th Street.

Thomas W. Lamb, Architect.
THE STRAND THEATRE IN COURSE OF ERECTION.

of over three thousand, in addition to a number of stores and offices.

The Strand Theatre Building is exceptionally well located, not only with regard to transit facilities, but also with regard to light and air. The removal of the unsightly Brewster structure to be replaced by a modern building marks an important event in the history of Long Acre Square.

The theatre will be one of the largest in the city. This fact alone will give added value to the stores for retail purposes, and should be of great benefit to the basement, containing some 20,000 square feet, which has been laid out with a view of its being leased as a rathskeller, and also a benefit to the top floor of this structure which is planned for a club or lodge room.

various departments. The idea is that the adjustment of matters of this kind would help to make real estate more attractive as an investment. The signers are Charles S. Brown, J. Clarence Davies, Fred V. V. Shaw, Joseph P. Day, John Palmer, Samuel Goldsticker, W. Irving Scott, Lewis Phillips, William S. Patten, Morris B. Baer, L. K. Ungrich, Frank H. Walker, William G. Green, Alfred Seton, George H. Pendall, Robert Rainey, Hugh H. Rainey, William Prager.

—There are 44,000 apartment houses and tenements in Brooklyn, 40,000 in Manhattan, and 6,000 in Richmond. Forty per cent of all the buildings in New York City were erected as one-family dwellings.

BUILDING MANAGEMENT

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

TRAINING OF A MANAGER.

Need of a Bureau of Standard Information—Classified and Indexed.*

By CARL J. MURAL, C. E.

A GREAT deal of valuable information can be gained by a prospective builder in a tour of investigation through the large cities of the country and their prominent buildings. But such information is hard picking, is time and money consuming, and is of little practical value to a mind which is not trained to absorb, classify and compare.

It is clearly up to you to convince the owners and investors that as the managers of buildings you are their logical and competent authorities and advisers before, during and after construction and that you are so by virtue of absolutely correct and reliable information on all matters pertaining to buildings, from projection to successful operation, and that the architect and the engineer will be able to accomplish their task of design and construction to far greater advantage if properly supported by your advice and experience.

Please do not misunderstand me. It is far from my mind to encourage you to study the details of several professions. Your path is clear cut; it is your business to correctly size up and lay out proposed buildings for commercial successes, and to manage existing buildings to maximum revenue with minimum cost for operation and for perfect maintenance, while it is the business of the architect and the engineer to supply the proper construction.

Valuable Data.

Although the profession of building managers may be but a generation young, you have it in your power to upset the existing order of things in the conception and execution of building projects and to make the owners and investors look to you first and last for their required information, and you can do all this without hurting the interests, standing or professional pride of the architects or engineers, but rather to their advantage.

There is not a successful building manager who has not in his possession certain knowledge, data or records pertaining to the planning, or construction, or equipment or operation or renting and returns of one class of buildings or another, which would prove of great value to all members of the association (because it is based on experience), if it were placed at their disposal.

There is not a building manager who has not the opportunity for gathering, without much effort or expense, more information and data which would prove of interest and value to all, and who would be only too willing to do his share if he but knew what is desired of him.

You need to get this data together to make your position invulnerable by the strength of the information produced by your daily experience.

*From a paper read before the national convention of building managers and owners. The author is a consulting engineer, mechanical and electrical, of Chicago.

You need a bureau of standard information on all of the details, pertaining to all classes of buildings from their cradles to their graves.

For Ready Reference.

Not merely endless statements and data of individual cases, but data completely and comprehensively indexed and arranged for instant comparison on all important subjects affecting your profession, instantly available for your individual and mutual benefit.

Standard information, absolutely authoritative, checked, proved correct and vouched for by your association and at the disposal of every member, would enable you, who have the training for the correct use of such information, to furnish your employers and clients with advice far more comprehensive and of much greater value than they could gather for themselves in a tour over the entire country.

I trust that you may not think me forward when I urge you gentlemen to get together, pool your information through a bureau or some suitable means, and within a short time you will have established standards which will be recognized beyond the confines of our country, and will find that in pooling you have also capitalized this knowledge.

The successful building manager should know all that the other fellows have found out through force of their experience, and he should also have this knowledge at his elbow, classified, indexed and ready for immediate use, but most important of all, he should know how to use it correctly.

Material and Supply Exhibit.

Alfred G. Clark, secretary of the National Association of Real Estate Exchanges, announces that it has practically been decided that at the next convention, in Pittsburgh, during the summer of 1914, a space will be especially devoted to the exhibition and demonstration of supplies and materials of every nature that will be of interest to the members of the association.

It is not generally appreciated by manufacturers of building supplies, says Mr. Clark in the National Real Estate Journal, that the real estate men of the United States dictate and control the character of construction and material that goes into the building of over 75 per cent. of the structures erected, and the repairs and alterations made on every class of building throughout the United States. For years manufacturers of supplies and building materials have catered to the architects and the contractors, and this is due a great deal to the neglect of the real estate man to become thoroughly acquainted with materials of all kinds, so he has been more or less influenced by what his architect or contractor advised and a great many times has been led into serious mistakes that could have been avoided had he informed himself as to the proper materials and supplies to be used.

In this day when the building manager generally comes out of a real estate office to give advice to the owner regarding the character of the structure he is to build such an exhibit should prove of great benefit.

TREATMENT OF WOODS.

For Interior Trim—Avoid Extremes in Finish—Natural Tones Best.

WOOD trim, like the floors, should be of a character to act as a frame or background to what goes on the walls. Paneling can be very successfully used in dining-room or library, when care is taken that the doors and windows are so placed that the regularity of the panels is not cut in upon. Also the room should be light, so that the wood does not make it look gloomy. For this reason paneling is peculiarly good and effective in summer homes.

The Different Woods.

Mahogany comes first, of course. This means San Domingo mahogany, with its splendid brown tone, underneath which glows that ruddy heart, not any of the 22 different woods which come commercially under the trade name mahogany. This needs a long, long, pocketbook, for if your room is finished with this wood your furniture must conform to it. Oak so mellow that it is like silk or circassian walnut are to be had, of course, but rank in price next to the real mahogany. Only the few can indulge in these. But our native woods, properly treated, are very beautiful. The black walnut so recklessly used during the 40's and 50's is now almost as difficult to obtain as mahogany. The American white oak is a splendid wood, but costly, too.

There are still left Louisiana red cypress, the common chestnut, the maples with their exquisite figurings, ash, beech, birch, cherry and pine, all capable of taking wonderful beauty in skillful hands.

How They Should Be Treated.

An unidentified authority states that oak, treated with ammonia, "fumed," they call it, is one of the most suitable woods for a room which is in constant use, like the family sitting-room. The treatment gives it a very fine brown tone, it wears well, but it is the most expensive of all our native woods.

If oak is too dark, chestnut has an even richer note of color and may be fumed, which produces in this wood a more brilliant effect of color than in oak. If you do not care for fuming, this wood left almost in its natural color, gives a golden tint which is most attractive and combines excellently with walls of yellow, brown or green, and makes the room as bright as fumed oak makes it dark and heavy.

Cypress has wonderful decorative qualities. The usual finish gives it a soft gray brown tone with almost pictured effects in it. This is produced by the use of diluted sulphuric acid. Hard pine also can be made very effective, and makes a suitable and desirable wood for bedrooms. Maple, red birch and gum wood can be left in their natural tones or lightly stained, and are very pretty. There is a fancy among some people to stain these woods green, blue, old rose, etc., but it is in doubtful taste, the real tint of the wood or something akin to it being more desirable.

The Use of Painted Trim.

Painted wood has ever played an important part in the interior decorators'

schemes. Most successful in its use were the Adam Brothers, architects, in the latter half of the eighteenth century in England, whose interiors are still models for beauty of design and artistic excellence.

They revelled in the use of white paint—mind, paint, not enamel, which is a beastly substance when applied to wood—shiny, aggressive, needs frequent renewal, and is altogether impossible. If you choose white have it painted a dull ivory or cream, with a matt finish. Age renders this only more beautiful in tone.

When using white as your woodwork, your materials for curtains, coverings, etc., should be light and delicate, dark stuffs or wall treatment give a staring effect. You can revel in moldings, flutings, slender pillars, carving; in fact, break the surface all you can so as to produce an effect of light and shade and take away from the dull flatness of the painted wood. In some cases the Adam Brothers used to pick out their white woodwork with delicate colors, pale blue or rose. In such cases the furniture was generally made to match, painted white, that is, and touched with color, and the effect was charmingly light and beautiful. They were masters of their craft, however.

Just now the fancy is for black woodwork. If rightly applied it is not as funereal as it sounds. The first coat of paint should be red, and red should be used in mixing the black. It seems to give it some life.

The decorations and furniture should be of Oriental designs for offices and can stand being almost barbaric in their tones. Even tinsel effects are not barred, and take away from the cold, hard black. It is a risky experiment, however, and one soon tires of it.

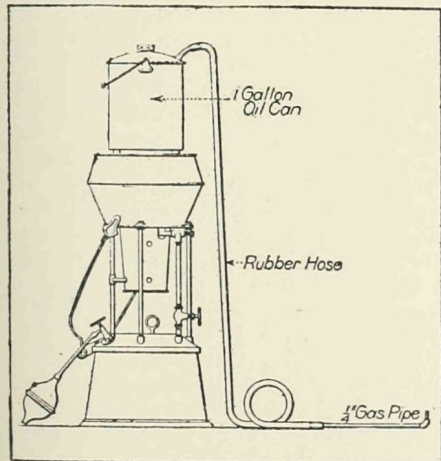
After all, woods treated in their natural tones are best.

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.

Simple Way of Thawing Pipes.

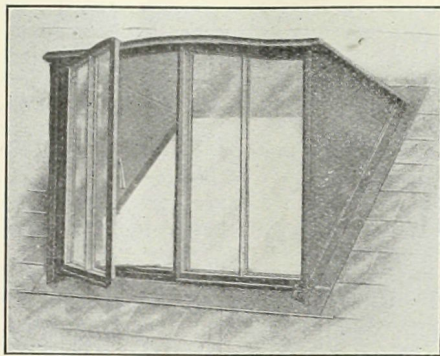
THE approach of winter presages frozen pipes and similar troubles. Therefore, the following suggestion may prove to be helpful to the engine-room force or to the building manager himself who, possessing the information, may save himself an item or two on his plumbing costs. Given, the frozen riser, bring forth the ever useful plumbers'



torch and aim the business end toward the bottom of a tin oil can into which a cock has been inserted, in the top to act as a safety valve. Fill it about two-thirds full of water. A piece of rubber tubing slipped over the spout with a piece of quarter inch pipe as a hose nozzle completes the apparatus that is guaranteed to thaw out the most obstinate pipe. Apply the jet to the frozen spot closely.

An Inexpensive Dormer Window.

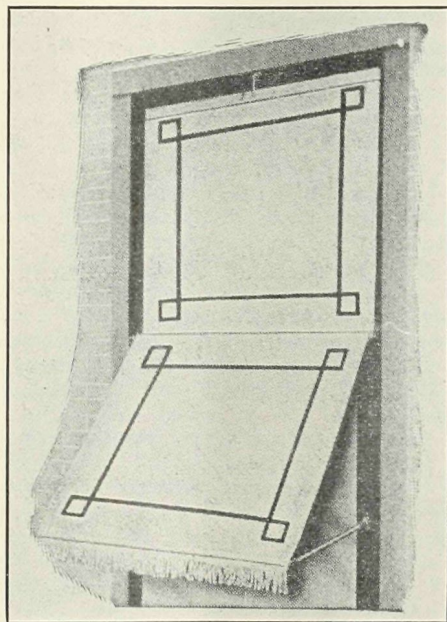
HERE is an English idea for cheaply solving the roof light problem in workmen's homes and estate cottages. It is an inexpensive dormer that sets down over an aperture exactly as a skylight is set, but the cost is only a fraction



of what the cost of an ordinary dormer window is. It is patented in England by H. Ramsay Taylor, F.R.I.B.A., of the architectural firm of Cousin, Ormiston & Taylor, of Edinburgh. It is a waterproof roof light that is made entirely of cast iron and glass. The roof slates or tiles set over the top and sides and under the bottom frame.

Awning that Works from Inside.

ANYONE who has ever had experience with trying to raise or lower an awning during a high wind storm will appreciate the value of the spring shade awning now being introduced by George B. Carpenter & Co., of 430 Wells street, Chicago. The illustration shows the appearance of this awning from the exterior of the building, but the startling



feature of the device lies in the fact that it can be operated from within the room without raising the window, sash or screen. When rolled up it is practically invisible from the street. It is especially applicable to office buildings, hotels and apartment houses, particularly in locations where there is a great wind exposure.

Oxyacetylene Boiler Cleaning.

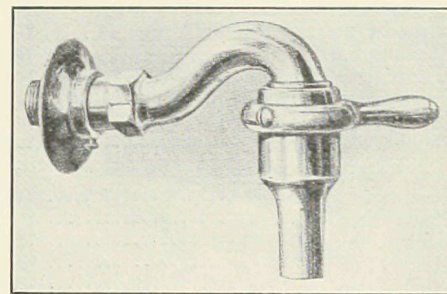
A NEW method of boiler-scale removal has been patented in England. This method is radically different from those common in this country, which are strictly mechanical in their action.

The principle of the new apparatus is simple. It consists in the employment of an oxyacetylene flame of moderate pressure, which is rapidly played upon the scale. The effect is to disintegrate

and break down the deposits, and, notwithstanding the high temperature of the flame, the makers claim that there is no cause for anxiety on the score of undue heating of the boiler tubes, and that the apparatus may be used to remove the thinnest scale.

Full Water Service Instantly.

HOW often have tired housewives stood over the sink patiently unwinding a faucet that it might deliver itself of its full water pressure? Today one, short, brief pressure of the hand instantly produces the full capacity of the bibb and will shut it off again without a "slam-back." The illustration shows the idea. The very novelty of its shape will attract the house hunter who in-



stantly looks for and appreciates new things in the newest apartments. The idea has been tested in big hotels and has given satisfaction. The owner and architect who is looking for the practical novelty that offers labor or time saving opportunities will find both in this device. It is manufactured by the Haines, Jones & Cadbury Company, of 1130 Ridge avenue, Philadelphia.

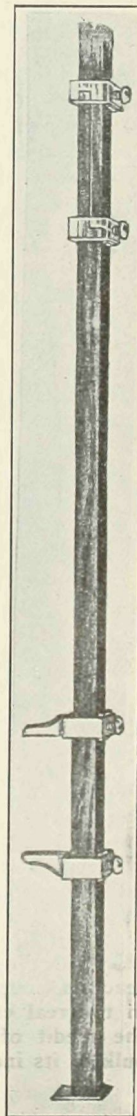
To Hang Doors Correctly.

MANY a door creaks or fails to hang true because the carpenter in setting it placed the hinges by the old method of measuring by a folding rule or by plain guess work. But that day is, or should be, relegated to the past since there is no longer any excuse for improperly hanging a door.

This is due to the recent introduction by the Richards-Wilcox Manufacturing Company, of Aurora, Ill., of the new tool shown herewith. It consists of an upright standard on which are arranged four sliding gauge points and an end plate.

When the door is fitted, the hinge gauge is arranged on it with the end adjusted to where the mortises are wanted, so the hinges fit tightly between them. After the spacing for the hinges has been arranged for on the door, it is easy to place the gauge against the side jamb and mark the same spacing. The end plate is sufficiently thick to provide for top clearance of the door.

This tool may also be used for locating lock mortises, for hanging blinds, casement windows and screen doors. It may also be used as a tram rod for laying out all kinds of circle work and for transferring several marks from one piece to another. The tool is made of high-grade material, and the variety of its uses are too numerous to specify in the limited space here available.



REAL ESTATE BUILDERS RECORD AND GUIDE.

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

Founded March 21, 1868, by CLINTON W. SWEET

Published Every Saturday

By THE RECORD AND GUIDE CO.

F. W. DODGE, President

F. T. MILLER, Secretary-Treasurer

119 West 40th Street, New York

(Telephone, 4800 Bryant.)

"Entered at the Post Office at New York, N. Y., as
second-class matter."

Copyright, 1913, by The Record and Guide Co.

TABLE OF CONTENTS

(Section One.)

Tenement Builders Needed in Queens.....	701
Once the Old Village of Cypress Hills	703
U. S. Steel Mills on the Meadows	704
American Institute Meeting	705
A Valuable Suggestion; M. Morgenthau, Jr.	706
Training of a Building Manager	706
Advertised Legal Sales	718
Attachments	722
Auction Sales of the Week	717
Building Loan Contracts	724
Building Management	706
Building Material Market	711
Chattel Mortgages	722
Current Building Operations	726
Classified Advertising List.....Third Cover	
Departmental Rulings	724
Directory of Real Estate Brokers.....	723
Foreclosure Suits	719
Judgments in Foreclosure Suits	720
Leases	713
Lis Pendens	720
Mechanics' Liens	721
Orders	724
Personal and Trade Notes	726
Real Estate Sales of the Week	712
Real Estate Notes	715
Recent Incorporations	728
Satisfied Mechanics Liens	722
Statistical Table of the Week	710
Trade Society Events	728
Voluntary Auction Sales	718

John Purroy Mitchel will talk on "Economy in Its Relation to Real Estate Interests" at the Exchange Sales-rooms in Vesey street next Wednesday afternoon at 3:30. After the address, Mr. Mitchel will answer all questions hurled at him, and this part of the meeting at least should be decidedly interesting. William Lustgarten will preside.

Recent statements by two mortgage companies with upwards of \$300,000,000 outstanding on real estate show interest arrears on September 1 of only \$28,305. The total interest due annually on the mortgages of these two companies is probably about \$15,000,000. No one need fear that there is anything radically the matter with real estate so long as the reports of mortgage companies continue to make such showings as this.

One of the many urgent matters that will come before the next city administration is concerned with the improvement and management of the waterfront. Next March, it is announced, the Cunarders, Carmania and Caronia, now plying to this port, will be transferred to the Boston service, simply because of the continual delay and uncertainty with regard to the modernization of our port facilities. The prosperity of this town is dependent upon its shipping, and unless we shortly abandon our do-nothing waterfront policy the effects will be felt in the form of industrial and commercial reaction, coupled with a general decline in the real estate values which sustain the credit of the city and supply the bulk of its income.

A Queer Campaign.

One would scarcely suspect from the appearance of the New York newspapers that a campaign is now under way which will result in the election of the men who will administer the public business of the city during the next four years. Scarcely any news connected with the campaign obtains the tribute from the city editors of a place on the front page. The reports of meetings and speeches are buried somewhere in the most insignificant parts of the papers, and the reporters, to whom is assigned the task of covering the gossip and minor news of the canvass, are not able to secure a large amount of space for any material which they are able to gather.

A stranger to New York might easily make a stay of several days in the city without suspecting that a municipal election which would not be repeated for four years was only two weeks away.

Doubtless part of the lack of publicity which has afflicted the campaign has been due to the fact that more important happenings have snowed it under. How can a mere municipal election compete for public favor with such thrilling events as the world's baseball championship, the impeachment of the chief executive of the State, and the loss at sea of an ocean liner?

But the unfortunate aspect of the matter is not that the campaign apparently arouses so little interest, but that it deserves to arouse so little interest.

The leading candidates on both sides have not the quality of striking the popular imagination or exciting popular sympathy. Whatever impression they may be making on the audiences to whom they speak they certainly are not getting any message "over" to their possible future constituents through the columns of the newspapers. And if the campaign is not exciting, neither is it educational. The public will not have learned much either about the needs of the city government or the methods which should be used in order to gratify those needs from the mouths of the candidates. The controversies have turned mostly upon trivial matters. All this would have been very different in case the late Mayor Gaynor had lived. A campaign in which he had figured would not necessarily have been educational, but it certainly would not have been lifeless.

Another salient aspect of the campaign is the extreme difficulty of guessing what the result will be. Usually in a city like New York, with two or three tickets in the field, the probable victor is marked from the beginning; but in the coming election there will be an enormous number of split ballots. It may be doubted whether even the best informed politicians can make any assured prediction as to which of the candidates will finally benefit from the splitting.

Many of the Independence Leaguers will support Mitchel, but reject Prendergast and McAneny. On the other hand, many of the friends of the late Mayor Gaynor are likely to reject Mitchel but support McAneny and Prendergast; and this also is the way in which the City Economy League is advising its members to vote. The different attitudes assumed by Messrs. Mitchel, McAneny and Prendergast upon the subway question have bestowed upon them an entirely different group of friends and enemies.

Besides these obvious causes for voting split tickets there are apparently a good many obscure motives at work. Every straw ballot which is taken indi-

cates the existence of arbitrary and unaccountable personal choices among the candidates. The absence of any vitality in the canvass increases the difficulty of predicting the result, because it prevents a certain proportion of the voters from being swept by contagious enthusiasm either in one direction or the other. The same condition makes it more than usually possible to put through deals and trade votes for one candidate in exchange for votes for another candidate. The evidence of such trading will be difficult to detect, because of the large number of ordinarily split tickets.

Altogether it is a queer muddle; and if any benefit to the public interest of New York results from it all the Record and Guide will be very much surprised.

The Stability of Real Estate Values.

In spite of the fact that no actual increase in real estate activity has taken place, a better feeling has begun to prevail in certain branches of the real estate market. Mortgage brokers, for instance, report a somewhat better demand for loans and are predicting that the worst is over and that the situation will hereafter slowly mend. In all probability this better feeling has a real foundation in fact. While general business is not likely to be particularly good during the coming year, there will be an increasing ease in the money market—assuming, of course, that there will be no additional complications in foreign politics. But the best reason for confidence in the future consists in the extraordinary steadiness of the real estate market under extremely trying conditions.

In spite of the fact that real estate has been very hard to sell and that mortgages could not be obtained except on onerous terms, there has been comparatively little liquidation. The Tax Department has reduced assessments in certain sections, but it has been able to raise them in others, so that even in Manhattan there has been a small net increase in taxable ground values. The strain has been extraordinarily severe, and the success with which it has been born is a most impressive tribute to the stability of real estate values all over New York City.

It must be remembered in this connection that a considerable part of real estate in Manhattan and elsewhere has passed into the hands of speculators who might have been supposed to be weak holders, so that their ability to weather the recent severe stress proves even more effectually the fundamental soundness of the real estate situation in the metropolis. Of course, no emphatic revival of activity is to be anticipated during the coming year. The loan operators will continue to discourage new building operations, because the percentage of vacancies in all the speculative undertakings remains quite large. It may be doubted whether the total amount of money spent on new buildings during 1914 will be larger, so far as Manhattan is concerned, than during 1913. But a diminution in the construction of new buildings is precisely the condition that is needed to improve the demand for real estate. Over-building has had much to do with the recent stagnation. It has resulted in a larger percentage of vacancies in all the speculative districts and smaller returns upon both old and new buildings. It is essential that the new edifices with which the city is so plentifully supplied be better filled before any resumption of building operations takes place.

As soon as existing vacancies are occupied, a demand for investment will be stimulated which will strengthen the whole market. It is necessary for the

present that less money should go into building in order that more money may go into real estate. The continued abstention from building operations will affect the business and the older residential portions of Manhattan more than it will real estate on the margin of the city. A certain increase in building is promised for the Dyckman tract. In the Bronx also, and particularly in Brooklyn and Queens, a revival of constructional operations is likely to take place. The Long Island boroughs will be the first to feel the effect of improved means of transit, the connecting subway having already made a vast difference to the comfort and convenience of many thousand residents of those districts.

A Valuable Suggestion.

Editor of the RECORD AND GUIDE:

Does it not seem strange that the negotiation of mortgage loans is still conducted in the primitive way in which it was handled years ago, and that the mortgage brokers, who guide and influence the investment of millions of dollars in New York real estate, are entirely disorganized? They have no code of procedure and no board to control the abuse of their powers.

Coming down to the specific things which, in my opinion, can be done by concerted action, I believe first of all that a great deal can be done in the way of increasing the attractiveness of mortgage investments by making them safer through various simple changes. Thus, the change in the method of collection of the city taxes, by which the taxes become a lien semi-annually, is a case in point. Where formerly a whole year's taxes would accrue at one time, foreclosure may now be started if one-half year's taxes are not paid. This has made every mortgage just that much safer. This should now be followed, by making interest payable quarterly. There is no reason why the owner of a piece of property should be permitted to collect the rents for a term of six months and have the use of this money, a large share of which belongs to the holder of the mortgage, without accounting to him for one dollar during the passage of such a long period.

A further step for the protection of mortgage investors would be the devising and popularizing of some scheme, such as has been started by the Real Estate Board, of standardizing the appraisals of real estate, and requiring not one but three experts to pass upon the valuation of the property.

The real estate interests must be made to understand that every step in the direction of making mortgage investments more secure and more attractive means attracting more money to the mortgage market. Further, that the more money that is attracted to the mortgage market, the more real estate business can be transacted; and we all know that it is real estate activity that makes for increased values.

It seems to me that the time has now come when our large mortgage companies should be able materially to increase the supply of mortgage money by creating a form of mortgage investment which would be as readily convertible as a Government bond. This can be done in two ways: In the first place, by making it possible for any holder of their guaranteed mortgages to borrow a certain liberal percentage of their face value, at any time, at reasonable rates; secondly, by agreeing for a small extra premium to repurchase the mortgage at any time on, say, thirty days' notice. Until these companies reached a certain stage it was naturally impossible to consider such a proposition, but now that they are guaranteeing

hundreds of millions of dollars and have incomes from their guarantees running up into the millions annually the time has come when this is by no means impossible. If they will arrange to support each other in crises or panics, and in addition arrange that the large insurance companies, which always carry large cash reserves, will come to their assistance in case of need, the problem can be solved very quickly.

Is there any question that there are millions of dollars which would flow into the mortgage market at once if the lenders knew that they would not only have their funds invested in the safest security in the world, but in addition would be absolutely certain that they could "cash in" on short notice?

As a matter of fact, I find that the experience of large investment bankers out West, who have dealt for years in real estate mortgage securities, is that in times of panic they do their largest business. The reason for this is that the timid investor who has funds on hand in the bank at such times prefers to invest same in what he knows to be an absolutely safe investment which cannot be disturbed by financial upheavals, rather than leave his money on deposit in an institution, of whose soundness he has become fearful. This is not theory, but is the actual experience of the mortgage bankers of Chicago.

In this connection another decided step in advance will be taken, if we devise a form of mortgage investment such as has been perfected by these Chicago mortgage bankers. Instead of making short term mortgages, running without reduction of principal to maturity, they have devised a scheme of long term mortgages, eliminating renewal fees, and assuring a steady rate to the borrower for a long term of years. But in return they require him to pay off annually a certain portion of his indebtedness, so that when the mortgage matures in ten or fifteen years the principal has been substantially reduced. By trust-deeding the property and turning the mortgage indebtedness into a bond indebtedness they have arranged so that they can sell separate bonds in denominations of \$100, \$500 and \$1,000, maturing serially, which can be sold in small amounts to separate investors.

This same business could be developed along similar lines in New York, providing we had concerted action among the large lenders and title companies, and the time is now ripe for such action.

In conclusion I would like to repeat that I am quite sure that if we can get concerted action and can bring to the attention of investors the wonderful record which mortgages have made as the safest investment in the world during the periods of stress and strain which we have gone through in the last few years, an enormous new supply of mortgage money can be brought into the market. In this connection the rates of 5 per cent. and 5½ per cent, which now prevail, ought soon to bring a great deal of money which might otherwise be invested in railroad and industrial bonds.

I believe that the market has taken a decided turn for the better, and I look for increased ease in the mortgage market. As a direct corollary, I expect increased activity in the real estate market throughout the city. Your readers will be interested to know that one very large insurance company located outside of the city of New York has just come into the market with a fund of \$3,000,000 for investment in choice Manhattan real estate on a basis of two-thirds of a conservative appraisal.

M. MORGENTHAU, JR.
New York, Oct. 16.

The Income Tax on Real Estate—Corporations.

Editor of the RECORD AND GUIDE:

A circular typewritten letter using the caption of the Allied Real Estate Interests has evidently been mailed to real estate corporations of this city by which it is implied that real estate corporations will be entitled to deduct from their income all of the interest paid by them on their indebtedness in making their reports under the new Income Tax Law.

This letter may be very injurious and cause a great deal of loss to real estate corporations who may be misled thereby, and I believe it proper to counteract any misleading effect which such letter might have by calling the attention of your readers to the actual law affecting real estate corporations, which is contained in Subdivision g of the Income Tax Law, article b, and is as follows:

"The amount of interest accrued and paid within the year on its indebtedness to an amount of such indebtedness not exceeding one-half of the sum of its interest-bearing indebtedness and its paid-up capital stock outstanding at the close of the year, or if no capital stock, the amount of its indebtedness not exceeding the amount of capital employed in the business at the close of the year."

As most of our real estate corporations have a very small capital stock and a very large mortgage indebtedness, it will be readily seen that the aforesaid statement is incorrect and misleading, as every such corporation will undoubtedly pay interest on an indebtedness greater than one-half of its capital stock, plus its indebtedness.

Thus, the Brown Realty Company, having a paid-up capital of \$1,000 and a mortgage debt of \$170,000, can deduct only the interest paid on \$85,500.

SAMUEL STRASBOURGER.

New York, Oct. 13.

Administration of the Income Tax Law.

The Record and Guide is informed by G. E. Fletcher, Deputy Commissioner of Internal Revenue, Washington, that the regulations relative to the Federal Income Tax Law will be available for distribution on or about November 10, after which date they may be had of the Collector of Internal Revenue, Charles W. Anderson, Customs House, New York.

Blank forms to be filled out by real estate corporations or individual owners who are subject to the tax will be available for distribution about the middle of December, at which time they may be had of Collector Anderson.

Building Code Delayed.

Alderman Herbst's committee could not complete the work of revising the Amended Building Code in time for this week's meeting of the Board of Aldermen, but the chairman expects to be ready to report at next week's meeting of the board.

The Building Trades Council, representing the labor unions, through Secretary Roswell T. Tompkins, has expressed its confidence in the good intentions of the Aldermanic Committee and further said that the code prepared by the committee is the best thus far offered, in the opinion of the union mechanics.

Final Arrangements for the Buffalo Tax Conference.

The National Tax Association announces the completion of final arrangements for the seventh annual conference on taxation to be held at Buffalo, October 23-25.

The conference promises to be the most largely attended one ever held. Delegates have been appointed from practically every State and from a number of universities and colleges, as well as from the State Associations of Chartered Public Accountants. Notices of intention to attend have been received from practically every State, so that the conference will bring together tax administrators and experts representing all parts of the country. President Schurman, of Cornell, has consented to make the address of welcome. The annual address of President Seligman will be delivered on Thursday evening.

Special attention is directed to the change in the final program by which the New York session, which will be of the greatest interest to New Yorkers in attendance, will be held on Friday forenoon, the 24th, instead of on the 23d, as heretofore announced.

The papers by Chairman Byrnes, E. E. Woodbury, Judge Le Boeuf and Tax Commissioner Lyons of Wisconsin to be read at this session will touch upon points of vital interest to the citizens of this State.

WEST SIDE RENTING.

Healthier Conditions—Catching Up With the Supply of Apartments.

As an evidence of the better renting conditions prevailing on the upper West Side section, Thomas J. O'Reilly, of Broadway and 109th street, remarked this week that about 98 per cent. of the apartments and business places under his management are rented. The principal demand this season has been for apartments of four, five and six rooms. Whatever vacancies there are today upon the books of most of the real estate agents throughout the section are in apartments of seven to twelve rooms. Mr. O'Reilly finds that they have by no means caught up with the over-production of apartment houses on the West Side from 72d to 125th street, which condition was established some two years ago. Still, the section has enjoyed a very good renting season, with a smaller percentage of removals from the older buildings than has been seen in recent years.

"The sales market generally is still dormant," Mr. O'Reilly said further. "Whatever deals have been put through during the past year have nearly all been exchanges of various kinds. While it is true that this condition still prevails, still the stringency of the money market seems to be letting up a little, and I look forward to a good winter market."

—The Public Service Commission for the First District has executed the contract awarded a short time ago to the Snare & Triest Company for the construction of section No. 1 of the elevated railroad in Queens. This contract embraces the junction station at the Queensboro Bridge Plaza, where the Astoria and Corona lines separate. The contract price for this section is \$880,000.

—The Public Service Commission for the First District is advertising for bids this week for the construction of section No. 3 of the Seventh avenue subway in Manhattan. Bids will be opened on Monday, November 10, at 12:15 o'clock. The Seventh avenue subway is to be operated by the Interborough Rapid Transit Company, and section No. 3 covers that portion of the route in Varick street and Seventh avenue extension between Beach street and Commerce street. The cost of this work

REAL ESTATE STATISTICS OF THE WEEK

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

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

MANHATTAN.

Conveyances.

	1913	1912
	Oct. 10 to 16	Oct. 11 to 17
Total No.	100	121
Assessed value	\$5,124,200	\$5,838,000
No. with consideration	16	12
Consideration	\$317,780	\$648,400
Assessed value	\$311,000	\$634,000

Jan. 1 to Oct. 16 Jan. 1 to Oct. 17

Total No.	6,261	7,082
Assessed value	\$383,095,161	\$545,472,695
No. with consideration	866	745
Consideration	\$35,175,658	\$47,738,200
Assessed value	\$38,576,162	\$45,367,200

Mortgages.

	Oct. 10 to 16	Oct. 11 to 17
Total No.	57	109
Amount	\$833,013	\$2,388,037
To Banks & Ins. Cos.	10	18
Amount	\$213,000	\$812,500
No. at 6%	21	52
Amount	\$353,163	\$525,287
No. at 5½%	5	1
Amount	\$55,500	\$11,000
No. at 5%	19	26
Amount	\$334,000	\$1,078,900
No. at 4½%	.....	10
Amount	.....	\$176,000
No. at 4%	.....	1
Amount	.....	\$2,000
Unusual rates	.....	.....
Amount	.....	.....
Interest not given	12	19
Amount	\$90,350	\$595,750

Jan. 1 to Oct. 16 Jan. 1 to Oct. 17

Total No.	3,960	4,930
Amount	\$146,305,344	\$249,440,305
To Banks & Ins. Cos.	892	1,059
Amount	\$54,571,599	\$155,427,159

Mortgage Extensions.

	Oct. 10 to 16	Oct. 11 to 17
Total No.	28	26
Amount	\$1,520,300	\$1,423,000
To Banks & Ins. Cos.	11	10
Amount	\$1,196,500	\$787,000

Jan. 1 to Oct. 16 Jan. 1 to Oct. 17

Total No.	1,499	1,722
Amount	\$60,727,622	\$59,464,304
To Banks & Ins. Cos.	495	523
Amount	\$34,779,800	\$35,707,500

Building Permits.

	Oct. 11 to 17	Oct. 12 to 18
New buildings	6	6
Cost	\$660,500	\$706,950
Alterations	117,131	\$95,845

Jan. 1 to Oct. 17 Jan. 1 to Oct. 18

New buildings	485	450
Cost	\$50,756,835	\$90,986,060
Alterations	\$10,212,349	\$9,373,960

BRONX.

Conveyances.

	Oct. 10 to 16	Oct. 11 to 17
Total No.	107	114
No. with consideration	9	9
Consideration	\$78,575	\$83,500

will be defrayed by money contributed by the Interborough Rapid Transit Company.

The city of Mount Vernon is taking bids for the general contract on a modest police headquarters which is to be erected on North Fifth street. The cost is not expected to exceed \$75,000, and bidders have until October 21 to put in their offers. Yet no fewer than forty contractors are known to be figuring on the job, including many in New York City and some in New Jersey.

—Bertram G. Goodhue, of Cram, Goodhue & Ferguson, architects of the new St. Thomas's Church on Fifth avenue, says that fifty years ago such an undertaking as the construction of this edifice was impossible in America. On the fabric alone nearly a million dollars has been spent. The stained glass will cost well over \$100,000. The reredos covering the eastern end will cost from \$40,000 to \$70,000. So far no architectural falsity whatever has entered into the construction.

Jan. 1 to Oct. 16 Jan. 1 to Oct. 17

Total No.	6,096	5,894
No. with consideration	593	919
Consideration	\$5,210,833	\$7,916,419

Mortgages.

	Oct. 10 to 16	Oct. 11 to 17
Total No.	69	74
Amount	\$378,044	\$456,429
To Banks & Ins. Cos.	2	6
Amount	\$7,000	\$97,200
No. at 6%	20	33
Amount	\$71,075	\$131,130
No. at 5½%	6	13
Amount	\$23,900	\$52,300
No. at 5%	20	11
Amount	\$167,405	\$119,917
Unusual rates	5	.....
Amount	\$4,139	.....
Interest not given	18	17
Amount	\$111,525	\$153,082

Jan. 1 to Oct. 16 Jan. 1 to Oct. 17

Total No.	4,641	4,674
Amount	\$32,664,133	\$41,713,857
To Banks & Ins. Cos.	297	429
Amount	\$4,974,241	\$8,337,569

Mortgage Extensions.

	Oct. 10 to 16	Oct. 11 to 17
Total No.	16	20
Amount	\$291,500	\$276,750
To Banks & Ins. Cos.	.....	3
Amount	.....	\$58,000

Jan. 1 to Oct. 16 Jan. 1 to Oct. 17

Total No.	482	543
Amount	\$10,774,460	\$8,684,796
To Banks & Ins. Cos.	91	96
Amount	\$2,369,650	\$2,553,890

Building Permits.

	Oct. 10 to 16	Oct. 12 to 18
New buildings	13	26
Cost	\$185,800	\$500,400
Alterations	\$46,500	\$850

Jan. 1 to Oct. 16 Jan. 1 to Oct. 18

New buildings	713	1,092
Cost	\$18,216,056	\$29,316,585
Alterations	\$1,025,108	\$911,440

BROOKLYN.

Conveyances.

	Oct. 9 to 15	Oct. 10 to 16
Total No.	381	488
No. with consideration	33	20
Consideration	\$172,550	\$213,196

Jan. 1 to Oct. 15 Jan. 1 to Oct. 16

Total No.	18,894	19,857
No. with consideration	1,777	1,255
Consideration	\$9,716,279	\$10,973,198

Mortgages.

	Oct. 9 to 15	Oct. 10 to 16
Total No.	244	354
Amount	\$1,017,128	\$1,672,001
To Banks & Ins. Cos.	38	67
Amount	\$439,750	\$925,850
No. at 6%	137	191
Amount	\$339,095	\$434,624
No. at 5½%	58	44
Amount	\$325,310	\$184,750
No. at 5%	35	85
Amount	\$126,150	\$814,850
Unusual rates	1	1
Amount	\$208,000	\$3,500
Interest not given	13	33
Amount	\$18,573	\$234,277

Jan. 1 to Oct. 15 Jan. 1 to Oct. 16

Total No.	13,512	15,743
Amount	\$52,614,911	\$64,523,824
To Banks & Ins. Cos.	2,968	4,044
Amount	\$19,461,915	\$38,292,714

Building Permits.

	Oct. 10 to 16	Oct. 11 to 17
New buildings	46	74
Cost	\$247,310	\$646,050
Alterations	\$78,725	\$50,785

Jan. 1 to Oct. 16 Jan. 1 to Oct. 17

New buildings	2,903	4,581
Cost	\$24,263,506	\$32,204,017
Alterations	\$3,494,827	\$3,643,881

QUEENS.

Building Permits.

	Oct. 10 to 16	Oct. 11 to 17
New buildings	103	88
Cost	\$371,030	\$246,010
Alterations	\$23,985	\$14,080

Jan. 1 to Oct. 16 Jan. 1 to Oct. 17

New buildings	3,747	3,800
Cost	\$13,812,874	\$14,198,219
Alterations	\$1,053,223	\$793,837

RICHMOND.

Building Permits.

	Oct. 9 to 15	Oct. 11 to 17
New buildings	26	9
Cost	\$57,250	\$29,783
Alterations	\$6,735	\$4,080

Jan. 1 to Oct. 15 Jan. 1 to Oct. 17

New buildings	793	777
Cost	\$1,776,437	\$2,360,933
Alterations	\$248,693	\$260,168

BUILDING MATERIALS AND SUPPLIES

ALL EYES ON THE STEEL AND MORTGAGE MARKETS FOR
FIRST SIGN OF A GENERAL UPTURN—BRICK PRICES STAND.

Hardware Strengthens—Glass Production Restricted—Lumber
Dealers Placing Supplementals—Oils and Paints Active.

THERE are two guides that building material distributors and manufacturers may follow in gauging the trend of future construction. One is the steel, and the other the bond and mortgage market. The former shows actual immediate future operations, and the latter indicates what may be expected in the way of demand for building materials six to eight months hence.

September's steel orders were in excess of those taken in August. During the first half of that month, however, orders were far behind those for the same period in the month previous. The recovery came in the last half. Up to the fifteenth of this month it has been found that the volume also was correspondingly low. But there are far larger orders that are due to come out during the latter part of October than were in sight at this time last month. Actual steel reports show that the average daily steel tonnage for the first half of October was 250 tons a day larger than in the first half of August. Upon this basis at least 82,500 more brick a day were used than were required in August and about 82 barrels of cement a day more than required then, an infinitesimal gain, but nevertheless an improvement, when it is considered that this only takes into account cement used in laying up brick in steel buildings.

Now for the outlook six months ahead: During the period in which business will readjust itself to the new tariff and currency legislation, industrial stocks will run low. The recent behavior of industrials on the Exchange verifies this statement. It is natural that holders of industrial securities will want to be safeguarded during this time, and their policy will be either to exchange their stock for industrial bonds at lower interest, perhaps, but greater security, or go into the real estate mortgage market. Apparently this is what many are doing, for a comparison of the number of mortgages and assignments recorded in the week from October 6 to October 11 shows a gain of 56 in the former and 45 in the latter over corresponding filings in the week of September 8 to 13 of this year for Manhattan and the Bronx only, as follows:

Oct. 6 to 11.		Sept. 8 to 13.	
Morts. Assgs.		Morts. Assgs.	
Oct. 6....	57 23	Sept. 8....	54 12
Oct. 7....	59 19	Sept. 9....	57 21
Oct. 8....	74 29	Sept. 10....	50 12
Oct. 9....	57 21	Sept. 11....	59 22
Oct. 10....	78 39	Sept. 12....	51 19
Oct. 11....	52 15	Sept. 13....	50 15
<hr/>		<hr/>	
377	146	321	101

The significance of this tendency is twofold. First, individuals continue to have confidence in the stability of real estate during a period of business rehabilitation, and, second, continued confidence expressed by individuals in the soundness of real estate bond and mortgage investment is sure ultimately to make for a better demand for new building construction.

The silver lining to the cloud does not hide the cloud itself, but is conspicuous because it gives hope for a speedy dissipation of the gloom. So the improvement in the bond and mortgage markets presages an early clearing of the building horizon.

BRICK PRICES UNCHANGED.

Range Quoted Last Week Cut in Half, However—Advance Deferred.

FOLLOWING the announcement in the Record and Guide of last week that the steel company would reduce prices on the 15th, none of the brick manufacturers' agents here considered it advisable to advance the price of Hudson common brick in this market as had been planned. The price range, however, was cut from a dollar to fifty cents, making the current quotation for Hudson common brick \$6 to \$6.50, instead of \$5.50 to \$6.50, which was quoted last week. All the run of kiln brick listed under \$6 in the market has been sold, except one or two cargoes, which were said to have been disposed of late this week, but are still unassigned. No change in the new price range is expected for the next fortnight at least, although there is a stiffening tendency in both the Raritan and Hudson markets.

Official transactions for Hudson common brick covering the week ending Thursday evening, October 16, with comparisons for the corresponding period last year follow:

1913.		
Left over, Friday A. M.,	Oct. 10—66.	
	Arrived.	Sold.
Friday, Oct. 10.....	9	14
Saturday, Oct. 11.....	4	2
Monday, Oct. 13.....	9	4
Tuesday, Oct. 14.....	1	6
Wednesday, Oct. 15.....	3	9
Thursday, Oct. 16.....	9	8
Total	35	43

Sold, but unassigned, Friday A. M., Oct. 17—3.
Reported enroute, Friday A. M., Oct. 17—5.
Condition of market, unsettled. Prices, Hud-
sons, \$5.75 to \$6.50. Specials at top. Rari-
tans, \$6.00 to \$6.50. (Wholesale, dock, N. Y.
For dealers' prices add profit and cartage.)
Newark, \$7.25 to \$7.50 (Yard). Duil. Left
over, Friday A. M., Oct. 17—58.

Sold, but unassigned, Friday A. M., Oct. 17—3. Reported enroute, Friday A. M., Oct. 17—5. Condition of market, unsettled. Prices, Hudsons, \$5.75 to \$6.50. Specials at top. Raritan, \$6.00 to \$6.50. (Wholesale, dock, N. Y. For dealers' prices add profit and cartage.) Newark, \$7.25 to \$7.50. (Yard). Dull. Left over, Friday A. M., Oct. 17—58.

OFFICIAL SUMMARY.		
Left over, Jan. 1, 1913.....		113
Total No. barge loads arrived, including left over barge loads, Jan. 1 to Oct. 17, 1913		1,628
Total No. barge loads sold Jan. 1 to Oct. 17, 1913		1,570
Total No. barge loads left over, Friday A. M., Oct. 17.....		58
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. 18, 1912		1,740
Total No. barge loads sold, Jan. 1 to Fri- day A. M., Oct. 18, 1912.....		1,718
Total No. barge loads left over, Friday A. M., Oct. 18, 1912.....		22

Condition of market, dull. Prices: Hudsons, \$6.75 to \$7.25. Raritan, strong at \$7. L. O. Friday A. M., Oct. 18—28.

OFFICIAL SUMMARY.

Left over, Jan. 1, 1913..... 113
Total No. barge loads arrived, including left over barge loads, Jan. 1 to Oct. 17, 1913..... 1,628
Total No. barge loads sold Jan. 1 to Oct. 17, 1913..... 1,570
Total No. barge loads left over, Friday A. M., Oct. 17..... 58
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. 18, 1912..... 1,746
Total No. barge loads sold, Jan. 1 to Friday A. M., Oct. 18, 1912..... 1,718
Total No. barge loads left over, Friday A. M., Oct. 18, 1912..... 28

HARDWARE OUTLOOK IMPROVED.

Wire Nails Weak—Cut Nails Firm—Rope Demand Dull.

GENERAL hardware in this market is below normal for this time of the year. Discounts, however, are well maintained. There is a feeling that conditions are about to improve. For that reason the trade is not inclined to expect large concessions, and purchasers will expect to find prices stiff on current list. Wire nails, which developed considerable strength in September, have just about held their own so far this month. Merchants, apparently, are looking forward to lower prices on account of the tariff. There is a fair average demand for wire nails. Cut nails are going forward in average quantities, considering the conditions, but there is room for a large increase in business. The change in terms from 60 days to 30 days' time, made by the manufacturers of cut nails September 1, seems to be well maintained by the manufacturers. Nails billed from the mill carry these terms. On small lots, in store, however, on a mixed invoice, it is more difficult to separate the items, the easiest method being to bill all cut nails, no matter what the quantity, separately. Merchants are not anticipating any considerable volume of business in nails for the remainder of the year at best, from present indications. Cut nails, out of store, are on the basis of \$1.90 per keg.

Rope is only in fair demand, notwithstanding the reduction of one cent a pound on first and second quality Manila rope, and one-half cent on the third or so-called hardware grade, last month. The price of Manila fiber, however, is practically on the same high level as has long

been maintained, because of greatly decreased yield in the Philippines. The reduction in the price of rope is attributed to a desire by some makers to increase orders by making concessions. Manila rope, to the average trade, is now 14 cents per lb. for first grade, 13 cents for second grade, and 10½ cents for third quality.

MODERATE STEEL ORDERS.

Local Contracts Cover Moderate Tonnages for Institutional and Loft Building.

THE general structural steel situation in New York and vicinity is showing some signs of improvement, although small tonnages rule. Among the most recent orders are 400 tons for the Harlem Hospital, 400 tons for the Young Women's Hebrew Association, 450 tons for a loft building at 39-41 West 29th street, all of which contracts have been awarded to Ravitch Brothers. It is understood that the last section of the subway work in this city will require about 6,500 tons of steel, but this contract has not yet been placed.

The general tone of the steel market shows stimulation. There is some indication of delayed operations going ahead, but most of these are small jobs, requiring small quantities of steel.

Like the last half of September, October's steel orders showed signs of greater activity. This is especially noticeable in manufacturing plant extension. The New Jersey Zinc Company has placed a contract requiring 1,250 tons of steel with the American Bridge Company, to be placed at Palmerton, N. J. About 200 tons of steel shapes will be furnished by Levering & Garrigues Co. for a service building at the Grand Central Terminal. The Commonwealth Cold Storage preliminary building will take about 200 tons of steel from the American Bridge Company. Eventually this operation will take 2,000 tons more. The Austin Nichols warehouse to be constructed by the Havemeyer interests in Brooklyn, will take about 2,000 tons of steel rods and bars for a reinforced concrete building.

SUBURBAN LUMBER INQUIRY BETTER Hemlock Stronger—Cypress Improves on Inquiry—Yellow Pine Easy.

THE wholesale lumber market has shown a tendency to strengthen. The departments in which this is most noticeable are oak flooring, hemlock, cypress, white and yellow pine. Current quotations on oak flooring based on 13-16 oak, 2, 2½ and 2½ follow:

Clear quartered white oak flooring.....	\$92.00
Select quarter sawed white oak flooring.....	58.00
Clear quartered red oak flooring.....	88.00
Select quarter sawed red oak flooring.....	58.00
Clear plain sawed white oak flooring.....	62.00
Select P. S. white oak flooring.....	54.00
Clear plain sawed red oak flooring.....	62.00
Select P. S. red oak flooring.....	54.00
Common oak flooring, red and white.....	37.00
No. 2 factory or common oak flooring, red and white.....	24.00

Hemlock is stronger, and prices range around \$24.50 for West Virginia and Pennsylvania stock. Odd lots are being offered as low as \$23.50 and \$24, but good stock is sold at higher prices.

OILS AND PAINTS STIFFER.

General Paints, Oils and Varnish Market Report Firmer Tone.

PAINTS are in a very good demand for both interior and exterior work. The demand for the latter grades of material being in the ascendancy, because contractors are hurrying work to completion before the cold weather sets in. Dealers are coming into the market more generously than they did in the spring. The strike of the lead miners in the Missouri district and the second advance in the price of pig lead has been reflected in the higher price of white lead. This commodity in oil in 100, 200 and 500 pound kegs is 8 cents a pound and 20 and 50 pound kegs 8½ cents a pound. Red lead and litharge are quoted at 8 cents a pound in 100 pound quantities.

The price of turpentine has sharply advanced, due to a fairly good demand. Current prices have gone as high as 43¼ cents a gallon, but 43 cents shaded is the general run of prices at present.

Linseed oil still runs from 50 to 51 cents for City raw American seed, 51 and 52 for City boiled American seed, and out of town raw American seed, 49 and 50 cents. The petroleum market still holds firm to steady. There is very little chartering for forward shipments of case oil, but the movement on contracts is apparently holding up well. The domestic demand continues in a seasonable scale. Lubricants are in fair demand and prices are holding steady. Mineral lubricants have shown no relaxation of the firm tone which has characterized the market for some time past. In the vegetable oil department corn oil is easier with a reduction of 15 size to \$6.35 per pound in carload lots.

Coal is in a very stiff market, because many office buildings, apartment houses, etc., are placing supplementals in anticipation of shortage in coal later in the winter. A large amount of this business is on contract however.

GLASS PRODUCTION CURTAILED.

No Window Grades Manufactured by Hand During September.

OTOBER'S business in window glass promises to compare with the volume reported in September, according to the best authorities in the trade. Stocks are being held down by the manufacturers who have not resumed operations on the scale usually followed in September and October. The holdings of manufacturers on the 15th were said to be lower than in any time in several years past.

The production at the machine-operated factories is very light, and no glass was made by the hand method during September. As a result, the trade has stiffened up somewhat with jobbers, in harmony with the demand, which is reducing the volume of stock held by wholesalers.

Cable Address Established 1794
Cruikshank, New York Incorporated 1903

Cruikshank Company

Successor to
E. A. Cruikshank & Co.

No. 141 Broadway

REAL ESTATE

Agents Appraisers Brokers

OFFICERS:

Warren Cruikshank, President
William L. DeBost, Vice-President
William B. Harding, Sec'y & Treas.

DIRECTORS:

E. A. Cruikshank Robert L. Gerry
Warren Cruikshank R. Horace Gallatin
William H. Porter William L. DeBost
William B. Harding

Cammann, Voorhees & Floyd

MANAGEMENT OF ESTATES

84 WILLIAM STREET NEW YORK
BROKERS, APPRAISERS, AGENTS

FIRM OF

LEONARD J. CARPENTER

Agents Brokers Appraisers

25 LIBERTY STREET

Branch, corner Third Avenue and 68th Street

Entire Charge of Property
D. Y. Swainson A. H. Carpenter C. L. Carpenter

JACOB APPELL

REAL ESTATE BROKER
AND APPRAISER

271 WEST TWENTY-THIRD STREET
TELEPHONE CALL, 373 CHELSEA

Wm. CRUIKSHANK'S SONS

BROKERS AND APPRAISERS

The General Management
OF

Real Estate

31 LIBERTY STREET

J. CLARENCE DAVIES

BRONX BOROUGH
REAL ESTATE

149th STREET & THIRD AVENUE
Tel. Con. Branch Office, 156 BROADWAY

Member of Board of Brokers

ESTABLISHED 1867

RULAND & WHITING CO.

REAL ESTATE

5 Beekman St. 331 Madison Ave.
NEW YORK

Irving Ruland, Pres. Jas. S. Anderson, Vice-Pres
Richard L. Beckwith, Secy. A. Rene Moën, Treas

SPECIALISTS IN BUSINESS PROPERTY

EDGAR A. MANNING

REAL ESTATE

Tel. 6835 Murray Hill 489 FIFTH AVENUE

THE WEEK'S REAL ESTATE NEWS

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

Sales Were Few and Involved Unimportant Properties.

The real estate market continues to be quiet. About the only interesting transaction reported during the week concerned a large Hunts Point plot which was bought as a site for a bakery. Another important deal involved a Broadway block front. There was a moderate demand for flats in Manhattan and Brooklyn.

Millionaires figured prominently in the private house leasing this week, Messrs. John D. Rockefeller, Jr., August Belmont and Mrs. Frederic Gallatin, Jr., renting their former residences.

The total number of sales in Manhattan this week was 15.

The number of sales south of 59th street was 4, against 5 last week and 16 a year ago.

The sales north of 59th street aggregated 11, compared with 10 last week and 14 a year ago.

From the Bronx 8, sales at private contract were reported, against 11 last week and 12 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was \$420,398, compared with \$311,470 last week, making a total since January 1 of \$41,888,695. The figure for the corresponding week last year was \$1,029,923, making the total since January 1, 1912, of \$38,814,488.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

BARROW ST. 77, 5-sty tenement on lot 25x100, adjoining the southwest corner of Commerce st, resold by Lowenfeld & Prager to W. W. Conley, who owns the adjoining 6-sty loft building at 79 Barrow st. The broker was Burton Thompson. Lowenfeld & Prager purchased the property at auction early in the week for \$20,150.

32D ST. 37 West, 5-sty business building, on plot 25x98.9, reported sold by Jennie K. Stafford. Other property is said to have been given in part payment.

56TH ST. 233 East, 5-sty flat, on lot 25x100.5, bet 2d and 3d avs, sold by the Lawyers Mortgage Co. to a client of S. de Pasquale.

AV B, n w cor 18th st, plot 100x120, sold for the Olcott estate to a client of Ames & Co., by the F. R. Wood, W. H. Dolson Co. a few months ago, the estate sold the adjoining southwest corner to the Levy Bros. Dairy Co. as a site for a sterilizing plant.

Manhattan—North of 59th Street.

79TH ST. 236 East, 3-sty and basement private dwelling, on lot 17.9x102.2, sold for Mrs. Carrie Kranskopf to a client for occupancy, by Schindler & Lieber.

86TH ST. 14 West, 5-sty American basement residence, on lot 25x100, sold for W. W. and T. M. Hall to A. P. Gardiner by Sawson & Hobbs.

104TH ST. 81 West, 4-sty dwelling, on plot 16.6x100.11, sold for Thomas G. Nunn and Mary A. Flynn to an investing client, by Charles S. Kohler.

118TH ST. 452 East, 3-sty and basement dwelling, on lot 17x75.8, sold for the New York Life Insurance & Trust Co., as trustee, to a client for occupancy, by Horace S. Ely & Co.

133D ST. 69 West, 5-sty flat, on lot 25x100, sold for Nellie Brooks to Josephine Norcum, by J. A. Minott.

142D ST. 289 West, 5-sty flat, on plot 25x99.11, east of 8th av, reported sold by John P. Reilly to an investor.

AMSTERDAM AV, n e c 184th st, plot of 8 lots fronting 100 ft on Amsterdam av and 198 ft on 184th st, and extending easterly to Laurel Hill terrace, at the crest of Fort George Park, overlooking the speedway, sold by the Barney Estate Co. to the Knickerbocker Ice Co. The buyer will erect a plant to take care of the greatly increased business resultant from the building up of the Washington Heights and Fort George sections with apartment houses.

BROADWAY, w s, entire block, from 150th to 151st sts, containing 12 lots, fronting 199.10 ft., sold by Franklin Pettit to Mulliken & Moeller, who will erect two high-class elevator apartments. For further particulars see Building News. The plot was purchased by

Mr. Pettit last May from a syndicate in which A. L. Mordecai & Son, Heilner & Wolf, Daniel B. Freedman and Samuel Stone were interested. It is part of the block which was formerly the property of the Hebrew Sheltering Guardian Society.

MADISON AV. 1069, 4-sty residence, on lot 16.7x95, adjoining the southeast corner of 81st st, sold for Mrs. Ida B. Cook to the Capen Realty Co. by E. J. Crawford. The property has been held at \$35,000. Plans are being prepared for an alteration which involves the bringing out of the front to the building line and the remodeling of the house for business.

RIVERSIDE DRIVE, north corner 98th st, 10-sty elevator apartment house, on plot 106.1x97, sold by the Barkin Construction Co. to a company represented by Candler Cobb.

VAN CORTLANDT TRACT.—J. Arthur Fischer has sold for R. E. Parks to a client, the lot No. 61 situated on the west side of Putnam av West in the Van Cortlandt tract adjoining Van Cortlandt Park.

Bronx.

BARRY ST, w s, 394 ft south of Leggett av, plot 100x100, on which 2-sty brick bakery is being erected, sold by the Oldchester Realty Co. to the Weissberg-Grossfeld Co., bakers. The details of this transaction will be found elsewhere in the Record and Guide.

SCHOFIELD ST. s s, 398 ft. east of City Island av, plot 50x100, sold for the City Real Estate Co. to Ernst Stradman by the Douglas Robinson, Charles S. Bron Co. The buyer will erect a dwelling for his own occupancy.

GLOVER ST. 1420, 1422, 1424, three 2-family houses sold for the Steinmetz Construction Co. to Henry Fuellert, by John A. Steinmetz and Clement H. Smith.

164TH ST. 496 East, 5-sty flat on lot 40x100, sold for William E. Diller to a client by George B. Corsa. The building has been held at \$48,000.

BRYANT AV, n e cor 176th st, 3-sty frame structure, on plot with frontage of 117 ft. on the av and 25 ft. on the st, sold for William H. Hatte to Laura Leddy for investment, by Chas. W. Smith. The building, which is known as the old West Farms Hotel, is under lease for several years.

DECATUR AV. 2675, 5-sty triple flat, sold by the Miltner Bros., to Joseph Reller.

KINGSBRIDGE AV. 3101, 2-sty dwelling, on plot 37.6x200, north of 231st st, sold for Mrs. Annie Reeves to a Mr. McClellan, by Bryan L. Kennelly. The building was scheduled to be sold at auction on Wednesday.

LAFONTAINE AV. 2052, plot 65x100, sold for the Obark Realty Co. to F. Hoenig, by John A. Steinmetz. The buyer will improve.

Brooklyn.

4TH ST. 490, 3-sty and basement dwelling, on lot 20x50x100, sold for Edward Olson to a client for occupancy, by the John Pullman Real Estate Co.

ATLANTIC AV, n w c Franklin av, old 2-sty brick building, known as Sloans Chop House, sold by the Peoples Trust Co. to the Milwold Realty Co. It was announced that the old landmark will soon be razed to make way for a big improvement. The People's Trust Co. acquired the property in 1897 at a foreclosure sale for \$17,000.

BEDFORD AV, n w corner Sterling pl, two 4-sty brick apartment houses, on plot 100x100, sold by the G. & M. Improvement Co. to I. M. Mendham. The purchase price was said to have been \$100,000. The buyer gave vacant property in part payment.

HAMBURG AV. 639, 4-sty flat with stores sold by Edward Hopke to the Willoughby Realty Co., which gave in exchange the four 2-sty two-family brick dwellings at 283, 270, 272 and 274 McDougal st.

OCEAN PARKWAY, e s, 240 ft. north of Al-bemarle rd, 2-sty and basement dwelling, 20x120, sold for William Mineriva to a client, by E. D. Sniffen. The property was held at \$12,000.

4TH AV. 4715, 4717 and 4719, three 4-sty double brick apartments on plot 75x100, sold for Samuel Ringler to an investing client by Tutino & Cerny. The buildings were held at \$50,000.

Queens.

BAYSIDE.—Ten lots in Ashburton av, bet 3d and 4th sts, were sold by the Courtney Realty Co. to the Bayside Realty Co., through D. L. Dayton, broker, who also sold 3 dwellings at West Penwood.

LONG ISLAND CITY.—The Seidel Realty Co. sold for N. Kohn the 3-sty tenement and store property on Steinway av, just north of Jamaica av, to an investor.

Richmond.

WEST NEW BRIGHTON.—Cornelius G. Kolff has sold for the Neveille estate lot 25x117, on Prospect st to Andrew Peterson, of West New Brighton.

WEST NEW BRIGHTON.—Katherine O'Mahoney of New York City purchased through Cornelius G. Kolff a plot having a frontage of 50 ft on Bement av, south of Gary av, with a depth of 150 ft, and 3 lots 25x103 ft on Sheffield st. The purchaser contemplates the improvement of this property.

Rural and Suburban.

DUMONT, N. J.—Fred Oppenheimer sold for cash for Henry Olbermann, three lots on the west side of Lafayette av, each 20x80, to Charles Weis, of New York City.

GLEN COVE, L. I.—Burton Thompson sold for David G. Evans his home at Thompson Park to Dr. Frank A. Gough.

MONTCLAIR, N. J.—Mayor Ernest C. Hinck, of Montclair, has purchased a large tract of land extending from Grove st, Montclair, to Ridgewood av, Glen Ridge, consisting of 1,640 ft. of frontage on the north and south sides of Clairidge court and 320 ft. of frontage on Ridgewood av. The Essex Title Guaranty & Trust Co., of Montclair, have guaranteed the title in amount of \$100,000. Mr. Hinck contemplates the improvement of the property by the erection of a number of private houses. The property was purchased from the Sutherland Realty Co., of New York.

MT. VERNON, N. Y.—Neason Jones has sold for John F. Kaiser, a plot 50x158 ft. on the east side of North Fulton av, in the Chester Hill section. The purchaser will erect a dwelling on the property.

NEPONSIT, L. I.—Margaret M. Peteler has purchased a hollow tile stucco house located on Dakota st. On the same development Peter H. Flynn bought for improvement with an all year residence a plot 40x100, located on Ontario st.

PATCHOGUE, L. I.—R. L. Kilby sold to Mrs. W. Mayo an estate of 4 acres fronting on the Great South Bay, situated at Seawende. The property was held at \$20,000.

PLANDOME, L. I.—L'Ecluse, Washburn & Co. have sold to George Wither a plot 25x118 on the west side of Park drive. The purchaser will erect a residence.

QUOGUE, L. I.—The Windsor Realty Co., Harvey E. Newins, president, sold 38 acres near the Great South Bay, to the South Shore Development Co. for a high class sub-division.

ROSLYN, L. I.—An acreage deal in the choice North Shore section of Long Island has been made by Morris & Gerard, who have sold the tract of 13½ acres at Roslyn, owned by the Dean Alvord Securities Co., of Rochester. It begins at the southwest corner of Mineola av and old Westbury rd, having large frontages on both. The purchaser is Jacob Schawel, of New York City. He will erect a residence immediately for his country home. The property is near the estates of Edwin C. Willetts, E. Cass Canfield and William F. Sheehan.

SCARBOROUGH, N. Y.—William A. White & Sons sold for Eugene A. Callahan, of New Haven, Conn., a plot of about 3½ acres at Scarborough to Walter B. Mahoney and Giles Whiting. The property fronts on the Scarborough road. The same brokers sold last year to Walter H. Mahoney 2½ acres adjoining this property, upon which he has erected a residence.

SCARSDALE, N. Y.—Fish & Marvin have sold the property on the southwest corner of Cushman and Woodland roads, containing 2¼ acres, to The Quiller Morgan Co., of Manhattan, for investment purposes.

SCARSDALE, N. Y.—Angell & Co. sold 2 3-10 acres, situate in Richbell rd, for Thomas F. Burgess to Arthur R. Loveridge. The property adjoins the Heathcote and Morris Farm tracts.

WOODBURY, L. I.—Cooks & Willets sold to Mr. Ogden L. Mills a part of the Mazzoni farm situated and adjoining the property Mr. Mills purchased last year. The Mills estate now comprises about 300 acres.

WYCKOFF, N. J.—A portion of the old Ackerman homestead, which has been in possession of the family for several generations, has been purchased by Harry De Gray, of Paterson, and he is preparing to erect a fine residence. His purchase includes 55 acres of farm and woodland. It was sold for John Ackerman by S. S. Walstrum-Gordon & Forman, the brokers in the transaction.

LEASES.**Manhattan.**

LEON S. ALTMAYER leased for a term of years the store in 925 3d av. This store has been occupied for the last 20 years for restaurant purposes and the new tenant will continue to occupy it for the same purpose.

BARNETT & CO. leased for S. A. Nelson the 5-story building at 14 West 134th st to a client.

DANIEL BIRDSALL & CO., INC. rented the 1st floor, basement and sub-basement in 97 Chambers st to the National Automobile Supply Co., of 77 Chambers st, the 5th loft in 8 Washington pl to the Royal Panama Hat Co., of 42 East Houston st, and the 1st floor and basement in 25 White st to Freund & Freund.

THE FIRM OF LEONARD J. CARPENTER leased the plot at 68 Trinity pl, running through to 103 and 105 Greenwich st, for a term of years to the Yellow Taxicab Co., which will erect on the site a garage to be used as its downtown station. The property is owned by the United States Express Co., whose new 23-story building adjoins.

THE CROSS & BROWN CO. leased office space in the United States Rubber Building, at the southeast corner of Broadway and 58th st, to the Lippard-Stewart Motor Sales Co., of 1876 Broadway; John Moore, and Splittdorf & Kelley; also leased for Aaron Harris to Joseph Moore

the easterly store in 44 and 46 West 37th st for a term of years.

THE CROSS & BROWN CO. leased for Elizabeth M. Anderson the building at 8 East 38th st, to Annette Huntington, for a term of years.

DUFF & CONGER leased for Henry Siegel a duplex apartment in 26 East 82d st to E. S. Kuh; also apartments in 18 East 88th st, to Rev. Alfred Hodgetts, Mrs. J. H. Hoag and James Veidch and in 538 West 124th st to Mrs. Quinlivan.

THE DUROSS CO. leased the store in 206 West 14th st to the N. Y. P. C. O., Inc.; also the store in 145 West 34th st to Nathan Rabinowitz; also 254 and 256 West 17th st to Max Barnett; also 371 West 12th st to Thomas Tierney of 378 1st st; and also 326 West 24th st to Joseph Eugene.

THE DUROSS CO. leased in conjunction with Schindler & Liebler to Miss Proudfoot's Boys' Home, a 4-story and basement house at the northwest corner of 7th av and 13th st, belonging to the Houghton Estate, for a term of years. Miss Proudfoot's Home is a home for working boys, aged from 15 to 19. They pay as much as they can toward the cost of living, and the rest is supplied by contributions from citizens.

THE DUROSS CO. leased 441 West 19th st, a 3-story building, to James O'Brien; also 137 West 24th st to the Dykes Lumber Co., Inc., and 205 West 13th st to George Schultz.

THE DUROSS CO. leased the following dwellings: For William Lowenstein 163 West 13th st to James M. Hudson; for the estate of Timothy J. Kiey, 135 West 13th st to George B. Gaskill; for Mary A. Balfoure 472 West 24th st to John Bloom; for Tompkins McIlvaine 441 West 22d st to Joseph Maxwell; for John C. Duff 328 West 18th st to Elizabeth Moore and for Amelia Schultz 205 West 13th st to John Wagner.

THE DUROSS CO. leased 349 West 14th st, a 4-story house, to Lillian Zoe; 65 7th av, a 3-story house, to Mamie Dunn, and 27 Bank st, a 3-story house, to Harry Lawson.

THE DUROSS CO. leased the top loft in 400 West 14th st to Weingarten & Gerberer, of 400 West 14th st, the 2d loft in 461 to 471 West 14th st to C. E. Huntley Co., Inc., of 103 Park av, the 3d loft in 242 West 14th st to A. W. Herot, and the store and basement in 972 8th av to the Columbus Circle Co.

DOUGLAS L. ELLIMAN & CO., in conjunction with Pease & Elliman, leased a large apartment of 14 rooms and 4 baths in the new building at 635 Park av, to Richmond Levering; also an apartment in 178 East 70th st to George E. Carhart; and an apartment in 38 West 52d st to Dudley Guillaudeu.

DOUGLAS L. ELLIMAN & CO. leased for Malcolm D. Whitman, 115 East 60th st, a 5-story American basement house, on a lot 20x100, to Thomas Crimmins; also leased for Mrs. Frederick Gallatin, Jr., 123 East 39th st, a 4-story modern house, on a lot 20x100, to J. Searle Barclay.

DOUGLAS L. ELLIMAN & CO. leased for Malcolm D. Whitman, 115 East 60th st, a 5-story American basement on a lot 20x100, to Thomas Crimmins; also a large apartment of 14 rooms and 4 baths in the new building at 635 Park av to William A. Slayback, of Slayback & Co., bankers, and an apartment in 178 East 70th st to Dr. Francis W. Sovak.

J. ARTHUR FISCHER leased for V. Bernardi to the Civic Club of New York the 3-story dwelling at 244 East 34th st; also for the same landlord to M. Lindenberg the 3-story dwelling at 242 East 34th st.

THE FRANK L. FISHER CO. leased for James V. Simpson as trustee the 3-story house at 117 West 83d st, for ten years, to Albert F. Fowler for his general contracting business after alterations are completed.

E. FLANAGAN & SON rented 179 West 97th st, a 3-story private dwelling, to Mrs. Alice Dunn, and 143 West 97th st, a 4-story dwelling, to Mrs. Minnie Hungerford.

FOLEY & HUGHES leased for Alice G. Bradley to Alfred Friederich 53 West 16th st, a dwelling.

THE JULIUS FRIEND, EDWARD M. LEWI CO. rented for 11 West 25th Street Co. the 11th loft in the building 11 West 25th st, to John O. Powers Co.

THE JULIUS FRIEND, EDWARD M. LEWI CO. leased for the Oppenheim Collins Realty Co. the 7th floor, containing 12,000 sq. ft., in the Oppenheim Collins Building at 33 to 39 West 34th st and 48 to 54 West 35th st to Haas, Strauss & Co., manufacturers of cloaks and suits, of 46 East 14th st; also leased for the Municipal Mortgage Co. 7,600 sq. ft. of space in 74 and 76 5th av to Charles G. Bluh, of 65 5th av, for a term of years.

BRETTNER & GOODMAN, manufacturers of high class settings for jewelry, have rented 1-200 sq. ft. on the 9th floor of the Leavitt Building, at 126 to 132 West 46th st. Some time ago, a lease was closed for the entire top floor of the Leavitt Building with Davidson & Schwab, a concern in a similar line.

M. M. HAYWARD & CO. leased for a term of years for A. Austin, the store in 229 West 99th st to Solomon Schneider, for a laundry; also leased for a term of years for the estate of T. E. Crimmins, the store in 2320 Broadway to Schloss Bros., butchers; also leased for a term of years for Leo Solomon the 3-story corner dwelling at 759 West End av to Dr. John P. Adams.

SETON HENRY & DOUGLAS GIBBONS, in conjunction with Douglas L. Elliman & Co. leased a large apartment of 14 rooms and 4 baths in the new building at 635 Park av to Hon. William R. Willcox, formerly of the Public Service Commission.

M. & L. HESS, INC., leased the 10th loft in 151 and 153 West 19th st to Simon Adelson of 32 West 20th st, and the 10th loft in 121 and 123 East 24th st to the Lincrusta Works "Pallas," Inc.

M. & L. HESS leased for the McKeon Realty Co. the 6th floor in 424 to 438 West 33d st, to Raskin Bros., printers, binders and manufac-

Established in 1853

Horace S. Ely & Company

Real Estate

Entire management of Estates for owners and trustees is our specialty, as well as the purchase, sale and appraisal of properties in the Boroughs of Manhattan and Bronx.

21 LIBERTY STREET and 27 WEST 30th STREET

DIRECTORS

Alfred E. Marling, President
Charles H. Clark, Vice-Pres.
Clarence W. Eckardt, Vice-Pres. & Treas
Homer Foot, Jr., Secretary
Oliver H. Corsa, Assist. Treas.
F. A. M. Schieffelin

JOHN F. DOYLE & SONS

REAL ESTATE AGENTS
BROKERS and APPRAISERS

45 William Street New York City
Management of Estates a Specialty
Member of Board of Brokers

John F. Doyle John F. Doyle, Jr. Alfred L. Doyle

JOHN P. KIRWAN & SONS

REAL ESTATE

138 WEST 42nd STREET

John P. Kirwan John S. Kirwan
Raymond J. Kirwan Arthur J. Kirwan

E. DE FOREST SIMMONS

REAL ESTATE

Tel., 837-838 Plaza 2 EAST 58th STREET

Established 1887

CHAS. S. KOHLER

REAL ESTATE and INSURANCE

Broker and Manager of Estates
901 COLUMBUS AVE., cor. 104th St.
Highest References Tel., 5504 Riverside

FRED'K FOX & CO.

Business Building Brokers

14 W. 40th STREET and 793 BROADWAY

HAROLD W. BUCHANAN

Mortgage Loans & Real Estate

49 WALL STREET

J. ROMAINE BROWN CO.

Established 1856

REAL ESTATE

J. Romaine Brown, Pres.
Chas. Griffith Moses, V. Pres.
Elliott L. Brown, Treas.
Eugene S. L. Moses, Sec.

299 Madison Avenue New York City

JOHN C. R. ECKERSON

Successor to THOMAS & ECKERSON

Manager of Estates, Broker, Appraiser

35 WEST 30th STREET, NEW YORK
Wallack's Theatre Building

PORTER & CO.**REAL ESTATE**

George W. Short 159 W. 125th STREET
Charles F. Porter Telephone Connections

J. Edgar Leaycraft & Co.

Real Estate Agents, Brokers, Appraisers

FORTY-SECOND STREET BUILDING

30 EAST 42d ST., S. W. Cor. Madison Avenue

Renting and Collecting a Specialty

O. D. & H. V. DIKE

Midtown Business
Property

CANDLER BUILDING, 220 WEST 42D ST.

THOMAS J. O'REILLY

Real Estate Broker, Appraiser and Agent

BROADWAY AND 109th STREET

New York Representative of
Caughy, Hearn and Carter, Baltimore and
Washington
Sulflow & Mass Co., Minneapolis, Minn

Manhattan Leases—(Continued.)

turing stationers, of 142 Worth st. The lease is for a long term of years.

HUBERTH & HUBERTH leased the 4-sty brownstone, private house at 327 West 58th st to Thomas McElroy for a term of years; the 4-sty brownstone, private house at 333 West 58th st to Mrs. Lucy Compain for a term of years.

JOHN J. KAVANAGH leased apartments in the King Court at 1190 to 1196 Madison av to R. W. Hennessey and M. Herman; also apartments in the Walmore at 3 East 78th st to Mrs. J. Coe and Mrs. Mortimer Levering; an apartment in 64 East 81st st to Mrs. Pryer; also apartments in 133 and 135 East 73d st to Janet King Townsend and Miss Julia Schausnessey.

CHARLES S. KOHLER leased for Susan Devlin to Dr. Edw. N. Roeser the 3-sty dwelling at 220 West 105th st; also for Dr. S. Nelson Irwin to Reginald R. Foster the 3-sty dwelling at 732 West End av, and also for George W. and Alice T. Stokes to Barton M. Gray the 3-sty dwelling at 131 Manhattan av.

WEBSTER B. MABIE & CO., with Bernard Wurtenberg, leased the store and basement in 112 East 19th st to Esterson & Esterson, dealers in silks and woollens, now located at 450 Broome st.

J. S. MAXWELL leased 52 Hamilton pl, a 3-sty dwelling, for Mrs. Pacie McD. Harper to George Vestner.

MOORE, SCHUTTE & CO. leased the following dwellings for a term of years: for Mrs. Irene S. Chamberlin, 387 Convent av, a 3-sty private dwelling, to George A. Buchanan; for B. L. Andrews, 514 West 149th st, a 3-sty private dwelling, to G. G. Baker; for B. H. Borden, 504 West 142d st, a 4-sty duplex private dwelling, to Mrs. Amelia M. Garland; for Dr. Harmon Smith, 413 West 145th st, a 3-sty private dwelling, to Mrs. Catherine Brown, and for Mrs. Elizabeth Marks, 512 West 149th st, a 3-sty private dwelling, to Paul Vondranh.

MOOYER & MARSTON leased for J. Ives Plumb to Benson & Hedges, tobacco merchants, the entire premises at 435 5th av, size 1.8x125, on which there is a 6-sty and cellar brick, stone and steel construction, store and loft building, for a term of 21 years. Benson & Hedges have been tenants in these premises for a number of years, occupying the store and basement. This property is on the east side of 5th av between 38th and 39th sts, being directly opposite the new store being erected for the occupancy of Lord & Taylor. Benson & Hedges had many propositions to lease other space, but preferred to remain in their present location.

H. L. MOXLEY & CO. leased to Richard M. Krause of 23 West 3d st the 5th floor of the building at 22 and 24 West 3d st; also to Lockwood & Ward one of the store spaces in 1 Liberty st for office purposes.

THE CHARLES F. NOYES CO. leased for the Estate of Charles A. Baudouine the store, basement and subcellar in 392 Broadway to The Belmore Lunch Co., for a term of years at an aggregate rental of about \$40,000; the store and basement in 65 and 67 West Houston st to Joseph M. Huber of 150 Worth st for 10 years at an aggregate rental of about \$35,000, and a store and basement in the "Westerly" at 961 6th av for Elliot Lee and others to I. & D. Popkin for a period of 5 years; also leased the 4th floor in 42 East 23d st for Mangels & Muller to L. V. Wheeler of 1 Madison av; for the Brevoort Construction Co. space in 181 Pearl st to C. D. Meeker of 27 Pine st; and a portion of the 4th floor in the "Hanover Building" at 130 and 132 Pearl st to Frederick L. Beckerle of 113 Pearl st; also leased space in the "Masonic Building" at 71 West 23d st to the Special Film Co., Inc., of 5 West 14th st; for John J. Burton space in 61 Beekman st to Wenz & Glasson of 61 Beekman st, and a portion of the 5th floor in the same building to Paul Herz of 45 John st; also leased the building at 184 Water st for J. & B. Lichtenstein to Leimdorfer & Dale of 162 Water st for a long term of years; the building at 24 Water st for James O'Donnell to The Aspell Co. for a period of 3 years and the store and basement in 72 and 74 Beaver st for 10 years to Richard Schur and Jacob Schleifer.

PEASE & ELLIMAN leased for Henry A. Coster, for a long term of years, to Jacob Goldner, the 3-sty stable building at 10 East 2d st.

PEASE & ELLIMAN leased the following apartments. In 456 West 11th st to H. W. Teifair and J. Prendergast; in 46 East 41st st to Joseph Breck; in 465 Central Park West to Mary A. Frothingham; in 105 East 15th st to E. Dudley Burrows; also apartments in 120 Riverside Drive to W. P. Billings; in 115 West 71st st to Sidney P. Stratton; in 136 West 65th st to Julian L. Street; also leased for F. L. Boynton, the 20-ft 4-sty residence at 36 West 50th st to Mrs. Emma L. Walsh.

PEASE & ELLIMAN leased an apartment in 555 Park av, consisting of 14 rooms and 4 baths, for the Lowell Realty Co., to Wm. R. Craig; an apartment in 103 East 74th st, consisting of 7 rooms and 3 baths to Pomeroy T. Francis, of Troy, N. Y.; also sublet a furnished apartment in 829 Park av, consisting of 8 rooms and 3 baths for Cornelius H. Tangeman to F. S. Armstrong; an apartment in 157 East 81st st, consisting of 6 rooms and 2 baths, for J. S. Slattery to Mrs. S. E. Nicholson; also leased the 5-sty American basement at 63 East 82d st, on lot 20x half the block, for Mrs. H. B. Livingston to Gerrish Milliken of Deering Milliken Co.; leased the 4-sty house at 46 East 34th st, on lot 20x100, for August Belmont to Miss Louise Gempp for business purposes. Miss Gempp is at present at 420 4th av in the weaving business.

PEASE & ELLIMAN leased an apartment in 130 West 57th st to Jerre MacGonigle; an apartment in 130 West 54th st to Bernard W. Lewis and an apartment in 130 West 57th st to Mrs. L. B. O'Donohue.

PEASE & ELLIMAN leased the 20-ft, 4-sty residence at 163 East 64th st to Grafton H.

Pyne for Mrs. R. D. Graham; also leased apartments in 200 West 58th st to Samuel Blumen-thal; in 601 Madison av to Miss A. E. Schmidt and to Mrs. M. Satoris; in 164 West 73d st to Mmes. Cora Whitman and Mark Clark of Detroit, Mich.

PEASE & ELLIMAN leased lofts in 20 to 26 West 22d st to Daniel Jones and the Atlas Eutton Works; leased a loft in 431 5th av for Dempsey & Carroll to the Old Masters Art Society; the modern residence at 444 Park av for H. H. Pease to Mrs. Marietta Wilson; also leased apartments in 46 East 41st st to Joseph Breck; 205 West 72d st to Calvin D. Bertine; 53 West 72d st to Conrad Worms; 104 East 40th st to W. H. Burr; 146 East 49th st to E. B. Boise.

S. OSGOOD PELL & CO. leased a suite of offices in the Ritz Chambers, Madison av and 48th st, to Dr. E. Bonime.

GEO. R. READ & CO. leased for the Medford Realty Co. to Fannie R. Evans, Mary Elizabeth Evans, Martha R. Evans and Fannie R. Evans, Jr., comprising the firm of "Mary Elizabeth," the ground floor and basement at the northwest corner of 5th av and 36th st for a period of 21 years. Mary Elizabeth will shortly take possession after making extensive alterations, and use the premises for the transaction of her business for the sale of candy, etc. She is now located on 5th av, between 30th and 31st sts, at Newport and Boston, and has agencies all over the country. The aggregate rental for the term is close to \$1,000,000.

WILLIAM J. ROOME & CO., INC., leased for Mrs. Mary E. Drake the 4-sty high stoop dwelling at 151 West 71st st to Mrs. Othilia S. Hickey; also the house at 154 East 28th st for the estate of Julius Bergeman, deceased; also an apartment in 177 Madison av to C. Ver Valen House.

H. C. SENIOR & CO. leased for Col. George B. M. Harvey, the 4-sty dwelling at 122 West 71st st to a client for a long term of years.

SHAW & CO. leased for De Witt C. Judson the cafe at the northeast corner of St. Nicholas av and 120th st to Thomas Maloney for a term of years.

SHAW & CO. leased the 4-sty dwelling at 251 Lenox av to Sarah Wurzbarger.

SHAW & CO. leased the following dwellings: 65 East 124th st for James Regan to Herman Fink; 110 East 127th st for the F. F. Freehold Estates to Julia Mulhall; 2002 Madison av for Alfred C. Rihartz to Martin J. Feeley; 260 West 128th st for Wilcox & Shelton to Edward Tompkins.

SHELDON & BECKER rented for Mrs. A. S. Newcomb the 4-sty private residence at 206 West 71st st to H. S. Hamilton for a term of years.

SCHINDLER & LIEBLER leased a store in the Wilton apartment house to the Margaret Troy Lingerie & Ladies' Apparel Co.

L. LANENBAUM, STRAUSS & CO., INC., leased for Otto R. Hartman the 3d loft in 21 Bond st, for Louis Ettlinger; space in 583 to 587 Broadway, through to 154 to 158 Mercer st, to various tenants; in 270 to 274 West 17th st, to the Sonnenschein Manufacturing Co.; the 4th loft in 209 Greene st to Henry Wiener of 202 Greene st; the 9th loft at 148 and 150 West 24th st, to Gittler & Murray of 45 West 25th st; the store and basement in 145 Spring st to Samuel Albert, and to George F. Klein the store in 113 Mercer st.

L. TANENBAUM, STRAUSS & CO., INC., leased to Aaron Rabinowitz, of 713 Broadway, the 1st, 2d, 3d, 4th and 5th lofts in 832 and 834 Broadway for Bing & Bing; the 10th loft in 265 4th av to Wallach, Hoexter & Co., of 860 Broadway; the 3d, 4th, 5th and 6th lofts in 134 and 136 Spring st through to 84 to 88 Wooster st to Joseph Rosenberg & Co., of 141 West 36th st, the 5th loft in 315 4th av to Rubens & Meyer, of 22 East 14th st, and the store, basement and 1st loft in 12 to 16 East 22d st to Frisbie, Coon & Co., of 12 East 22d st.

HENRY TRENMANN leased the 1st loft in 187 Lafayette st to the Unique Art Manufacturing Co., of 187 Lafayette st, also the 5th loft to the Star Knee Pants Co., of 187 Lafayette st.

TUCKER, SPEYERS & CO. leased for Mrs. H. W. Everett, her house at 48 East 39th st, to Frank Kines for business purposes.

TUCKER, SPEYER & CO. leased for Eli B. Springs at 29 to 33 West 38th st, the 16th loft to Gerber, Barthold & Gerber of 24 West 30th st; also in conjunction with Carstein & Linnekin, offices in 320 5th av to the Women's Business Bureau of 1182 Broadway.

TUCKER, SPEYERS & CO. leased for Eli B. Springs in 29 to 33 West 38th st, the entire 9th floor and rear half of the 10th floor to Harry Collins of 39 West 38th st.

E. A. TURNER leased for Mary Perrault the dwelling at 134 East 26th st to A. Schegel.

STEPHEN H. TYNG, JR., & CO. leased for the estate of Ogden Goelet, for a long term of years, space in 894 to 900 Broadway to the following concerns: The entire 4th floor, comprising 10,400 sq ft, to Locke & Clarke, manufacturers of ladies' neckwear, of 534 to 538 Broadway; the entire 5th floor to Stanton Brothers, manufacturers and importers of ladies' neckwear, of 596 Broadway; the entire top floor to Lasky & Levy, manufacturers of caps, of 780 Broadway; also leased in 104 5th av, for a long term of years, for the Rothschild Realty Co., space to the following: the entire 5th floor, comprising 8,000 sq ft, to J. H. Venon, importer of crockery and glassware, of 43 West 4th st; a large portion of the 7th floor, comprising 6,000 sq ft, to William S. Pitcairn, importer of English crockery and earthenware, of 44 Murray st; the entire 6th floor to Graham & Zenger, importers of crockery and glassware; also leased for the George Backer Construction Co., for a long term of years, the store and basement in the building now under construction at 33 to 43 East 33d st, to the New York Sample Furniture Co., of 42 to 48 East 20th st; also leased for M. & L. Hess the entire 9th floor, approximating 6,200 sq ft of space in 115 and 117 East 23d st, to Conay Glove Co. of 123 Bleecker st; and in the Madison Avenue Building, at the corner of 25th

**HEIL & STERN****REAL ESTATE BROKERS**

Sale and Rental of Business
Property a Specialty

1165-1167 BROADWAY

N. W. cor. 27th Street

TELEPHONE, 9570 MADISON SQUARE

st and Madison av, the entire 12th floor, comprising 15,000 sq ft, to Henry W. T. Mali & Co., dealers in woolens, of 73 5th av.

VAN VLIET & PLACE leased the building at 343 Bleecker st to Louis Diamond for Morris Weinstein.

WILLIAM A. WHITE & SONS leased for John D. Rockefeller, Jr., 13 West 54th st to Mrs. Wm. W. Borden of Chicago. The lease is for a term of years. Mr. Rockefeller, Jr., formerly occupied the house until a short time ago, when his new residence at 10 West 54th st was completed.

THE J. P. WHITON-STUART CO. has leased for Dr. N. G. Bozeman the 4-sty dwelling at 67 West 49th st to Mrs. William A. Downes.

THE J. P. WHITON-STUART CO. leased for Robert Hoe, Jr., the 5-sty dwelling at 123 East 37th st, adjoining the northwest corner of Lexington av, to Seth Low Pierrepont.

Bronx.

LEON S. ALTMAYER, in conjunction with W. E. & W. I. Brown, Inc., leased the store, 1st floor and basement in 3419 3d av, to be used for a large retail shoe business.

MAX WEISBERGER leased from the Leggett Land Co., through Jacob Leitner, a plot 50x100 ft., together with 3-sty bakery and stable, to be built on the west side of Barry st, 393 ft. from Leggett av. Plans for the proposed structure are being drawn by Koppe & Daube.

F. J. WOOD leased for W. J. McGinley the 3-sty house at 358 East 183d st to a client; also for Frank M. Patterson the dwelling at 4270 Park av; for B. W. Hitchcock the 3-sty house at 704 East 175th st, and for Huberth & Huberth the large corner store at the southwest corner of 178th st and Third av for a term of years.

Brooklyn.

THE BULKLEY & HORTON CO. leased the store and dwelling at 576 St. Mark's av to Max Marcus for a term of years.

DE POIX & VON GLAHN leased 265 Jefferson av, a 4-sty detached residence with garage, for Ira L. Bamberger, to J. W. Howlett, for a term of years; the lower part of the building at 1110 Fulton st for N. Espenscheid to a client on a long lease; apartment No. 18 in the "Cambridge Hall" apartment house to Mrs. von Kinbusch; apartment No. 16 in 359 St. Johns pl, and the entire building at 1137 Broadway to Ida Sussman.

Queens.

THE LEWIS H. MAY CO. has leased for Mrs. J. Eisenberg the ocean front hotel on Beach 63d st (formerly Sea View av), Arverne, L. I., to Chas. Wolfson, who will occupy upon completion of alterations.

Suburban.

PEASE & ELLIMAN leased for William W. Richards his country place in Glenwood Drive, Belle Haven, Greenwich, Conn., overlooking the sound, to Mrs. John O'Hara Cosgrave. Mrs. Cosgrave is the proprietor of the Fitts School in this city.

FISH & MARVIN leased for Benedict J. Carpenter his house on the corner of Cushman and Fenimore roads, Scarsdale, to Ora Howard, for a term of years.

THE PAYSON, McL. MERRILL CO. and Alfred E. Schermerhorn leased for the Markoe estate to Joseph P. Grace the property known as Sunnymede, at the corner of Main st and Gin lane, Southampton, L. I.

REAL ESTATE NOTES.

WILDER C. GOODALE has removed his office to 34 Pine st.

BUTLER, HILL & WHITE have removed their offices from 4231 Broadway to 4244 Broadway.

J. B. ENGLISH negotiated the sale of the 4-sty dwelling, 228 West 52d st, for Henry R. Stern to Maurice S. Hyman.

THE PARTNERSHIP of Harry Sugarman and Edward A. Kahn has been dissolved. Mr. Sugarman will continue in business at 35 Nassau st.

LEON S. ALTMAYER has negotiated a first mortgage of \$21,000 for a term of years on the northwest corner of Broadway and 147th st.

HENRY ZIPKES has opened an office at 128 East 23d st, where he will engage in the real estate business. Mr. Zipkes has been appointed agent for that building.

HORACE S. CHASE has opened an office at 2279 Broadway, where he will transact a general real estate business. Mr. Chase was formerly with Gibbs & Kirby.

H. C. SENIOR & CO. have sold for Frederick Klingman 2 acres of land on Lake st, Stamford, Delaware county, N. Y. The buyer will erect a hotel on the property.

THE FIRM OF BERT G. FAULHABER, of 156th st and Broadway, has opened a branch office at 4215 Broadway, in charge of William Carr.

JOHN M. THOMPSON, for the last four years connected with the office of Bryan L. Kennelly, has opened offices at 115 Broadway, where he will engage in real estate, brokerage and auctioneering.

HERBERT A. SHERMAN will sell at auction at the Exchange Salesroom, on Wednesday, Oct. 22, to close the estate of Samuel L. Mitchell, deceased, the Lyle farm, of 103 acres, at Oil Creek, Allegheny Township, Venango County, Pa.

CHAS. S. KOHLER has been appointed agent of the following properties, viz.: 212 & 214 West 108th st, 58, 60 & 77 Manhattan av, 23 West 106th st, 58 West 105th st, 81 West 104th st and 891 Tinton av.

CULLEY & KELLY have established offices at 1421 St. Johns place, in the upper Eastern Parkway section of Brooklyn, where they are engaged in the real estate business in all its branches.

THE SALE of the E. Rollins Morse place at Newport, R. I., known as "Villarosa," to James B. Haggin, recently reported, was consummated by De Blois & Eldridge. The purchaser will occupy it next season.

HENRY MORGENTHAU.—The Bronx friends of Hon. Henry Morgenthau will tender him a farewell reception on Thursday evening, Oct. 23, at Public School 4, Fulton av and 173d st. Mr. Morgenthau leaves this country as United States Ambassador to Turkey on Oct. 30.

THE RULAND & WHITING CO., of 5 Beekman st, specialists in business property, have opened a branch office in the Charles Building, 331 Madison av, corner of 43d st. The present officers of the company are: Irving Ruland, president; James S. Anderson, vice-president; A. Rene Moen, treasurer; and Richard L. Beckwith, secretary.

MAYOR ARDOLPH L. KLINE will be the guest of honor at the meeting of the Chamber of Commerce of the Borough of Queens, to be held at the Waldorf-Astoria Hotel on Wednesday afternoon, October 22. A buffet luncheon will be served immediately after the meeting, at which time the mayor will meet informally the prominent business men of Queens Borough.

REAL ESTATE BOARD.—The annual meeting of the Real Estate Board of New York will be held on Tuesday, Oct. 21, at 15 Broadway, at 12 o'clock. The polls will be open from nine to one o'clock for the election of three governors, an auditing committee and a nominating committee. A luncheon by Mazzetti will be served to the active members promptly at 1 o'clock.

AT THE AUCTION SALE conducted by the Jere Johnson, Jr., Co. at Woodhaven, L. I., on Columbus Day, the entire property was disposed of. The sale began shortly after 2 o'clock and the last lot was sold in the dark. Ninety-seven full lots were sold for \$58,945, an average of \$607.68, and 19 small gores for \$1,500, making a total of \$60,445. Lots on Thrall and Bigelow avs brought from \$510 to \$810 each, on Fulton st, \$585 to \$770 each and on Woodhaven av from \$785 to \$900 each.

THE CHARLES F. NOYES CO. has been appointed exclusive managing agent for the new fireproof building at 60 Cliff st and the loft buildings at 167 Front st, 192 Front st, 194 Front st and 189 Water st. The Charles F. Noyes Co., in conjunction with M. & L. Hess, has had placed in its hands the rental agency of the new 16-sty Hallenbeck-Hungerford Building, occupying the block on Lafayette st, from Franklin to White sts. It is the largest loft building south of Canal st.

TAXPAYERS representing \$10,000,000 in property interests have made a protest before the Westchester County Board of Supervisors against the building of a tuberculosis hospital, to cost \$200,000, on the Hatfield property in North White Plains. Among those who objected were former Supreme Court Justice Charles F. McLead and Felix M. Warburg. It was asserted the hospital will bring 1,200 consumptives to the vicinity of the county seat and will be a detriment to the health of the residents.

IT WAS LEARNED this week that the Betz Building, at the southeast corner of Broad st and S. Penn sq., Philadelphia, has been bought by John Wanamaker from John F. Betz, 3d, for \$2,150,000. The building was the fourth skyscraper built in Philadelphia. Nothing authoritative regarding Mr. Wanamaker's purpose in purchasing the property could be learned, but it was reported that he wanted it as a home for The Philadelphia Record, whose present property at Nos. 917 and 919 Chestnut st is said to be needed by the Government for the enlargement of the Post-Office at 9th and Chestnut sts.

AT THE ANNUAL DINNER of the United Real Estate Owners' Association, to be held at the Astor Hotel this evening (October 18) Edward E. McCall will speak on his attitude toward the financial conditions in the city as affecting realty. William B. Ellison will speak on real estate in the city and State. Dr. Henry Berg will speak on the taxpayers, the first source of civic prosperity and the chief sufferers from civic extravagance. Colonel J. A. Goulden will also make known his general policy in reference to economy and retrenchment, and Dr. Abraham Korn will give an outline of the activities of

To Owners of Real Estate

WE SAVE YOU

TIME
MONEY

and

ANNOYANCE

WE safeguard your property during the construction of the New Subways.

We furnish complete certified reports of your buildings for use in case of damage.

WE protect your property when New Buildings are being erected adjacent thereto.

OUR Engineering force is thoroughly equipped to efficiently care for buildings and foundations of every character.

WE make a specialty of adjusting orders and requirements of the Building, Tenement House, Fire, Highway and other Municipal Departments.

WE make plans for and superintend the removal of building encroachments.

OUR references and experience guarantee satisfactory results.

OUR representative will call on you upon request.

WRITE OR TELEPHONE.

Real Estate Owners
Engineering Co., Inc.

Consulting Engineers

30 East 42nd St., N. Y.

TELEPHONE, 4734 Murray Hill

Eugene Van Schaick Freeman D. Bewley
President Secretary

Josheh Caccavajo, C. E., Chief Engineer

LOTS
PLOTS
ACREAGE

The Queensboro Corporation

BRIDGE PLAZA

LONG ISLAND CITY

HOUSES
FACTORY
SITES

Developers of

Queens Borough Real Estate

LOUIS GOLD, Pres.

CONCORDIA
CONTRACTING
COMPANY

J. S. GLASER, Sec'y

FIREPROOF STAIRS and INCLOSURES
TO COMPLY WITH STATE LAW OF OCTOBER 1, 1913

SEND FOR ESTIMATES

ALL KINDS OF CONSTRUCTION WORK, NEW AND ALTERATIONS

TELEPHONE, 6518 MAIN

44 Court Street, Brooklyn

Brokers, Attention!

The Realty Associates desire to co-operate with brokers in every way possible. We sell property on easy terms, paying full commissions to brokers.

We have lots, flats, dwellings, and business property in all parts of Brooklyn, making a specialty of our well known **Easy Housekeeping Homes** in Prospect Park East, Fifty-Fourth Street and other sections of Brooklyn.

It will pay you to get in touch with us.

Realty Associates

Capital and Surplus \$5,000,000

162 REMSEN ST. BROOKLYN
Telephone 6480 Main

Wants and Offers

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

CAN anyone use the services of an energetic, ambitious, and hard-working young man, who possesses executive ability and is now manager of a large and progressive real estate office. A. B. C., care Record and Guide.

THOROUGHLY competent young man, 26, renting and managing, 6 years' experience, now employed, excellent references, desires permanent connection preferably in midtown section; moderate salary. Box No. 182, Record and Guide.

WANTED by an established midtown Real Estate firm, a man of about 30 (Christian) who is thoroughly acquainted with outside work in Renting and Sales Department. State experience, salary expected, and references. Box 181, Record and Guide.

COLLECTOR—Seven years' experience managing properties and handling repairs desires position where trustworthiness and ability will be recognized. Highest credentials. Box 180, Record and Guide.

HELP WANTED—MALE. Young man with real estate experience. References required. No other need apply. 4054 3d Ave., New York.

FOR SALE—Suburban branch Real Estate and insurance office, Queens Borough Greater New York, fully equipped, live section, excellent opportunity. CORPORATION, Box 183, Record and Guide.

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

REAL Estate Broker, experienced in renting Fifth Avenue section above 23rd Street, now employed, wants position with active firm. Box 172, Record and Guide.

WANTED—A man who knows steam and electrical and consulting mechanical engineers well enough to get inside information. Address with full particulars of experience, etc. PERMANENT, Box 176, care Record and Guide.

REAL ESTATE Brokers can make arrangements to have their insurance business handled and developed on a good percentage basis by applying to T. R., Box 186, Record and Guide.

FOR SALE—RECORD & GUIDE COPIES 1888 TO 1912, INCLUSIVE. E. C. GAINSBORG, 981 WOODYCREST AVE., NEW YORK CITY.

We are entirely out of the New York Edition of the Record and Guide of September 28, 1912, June 14, July 12, and July 19, 1913. We will pay 20 cents for these numbers, if both sections are delivered to use in good condition. We also need Brooklyn Edition of March 22 and July 5, 1913, for which we will pay for both sections 15 cents if in good condition. This offer will expire on October 21, 1913. Record and Guide Company, 119 West 40th Street, New York.

Real Estate Notes—Continued.

the associations and what they have accomplished during the last year. Robert E. Dowling will act as toastmaster and give his views on real estate as an investor, and Michael J. Horan will treat real estate from a lawyer's point of view. Henry Glack and James E. Schwab will also speak. L. Victor Weil will preside as chairman.

Real Estate Appraisals.

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

ESTATE OF PETER LOUAZON—Premises at 347 West 36th st., valued at \$16,000; 311 West 20th st., \$15,000.

WALTER W. ADAMS—106 East 70th st., \$48,000.

EUPHEMIA B. FULLER—252 West 74th st., \$25,500.

KAROLINE REIS—422 East 85th st., \$11,500; 779 10th av., \$32,000.

Obituary.

HENRY B. STACEY, for many years connected with the real estate business and for the past ten years associated with Messrs. Innes & Center, of 30 East 20th st., died at his home 9 Gramercy Park, on Wednesday, Oct. 15, 1913.

JOSEPH HAMMERSHLAG, prominently identified with real estate matters, of this city, for many years, died on Wednesday, at his country home at Elberon, N. J.

THOMAS HAYDEN, a real estate dealer and appraiser of Harlem property, died on Saturday at his home, 348 West 145th st. He was several times a candidate for Congress and for the Assembly on the Democratic ticket.

MOSS ESTATE OFFERING.

Big Auction of Lots Coming in the Jerome Avenue Section.

Interest in the coming auction sale of the Moss estate property at Jerome avenue and 176th street has been stimulated by the announcement that work on the Jerome avenue branch of the Lexington avenue subway is to be carried forward with all possible speed.

At the offices of the Public Service Commission it was said yesterday that the advertising for bids on this section of the dual system will be begun by the end of this month, so that bidders at the Moss Estate sale, to be conducted in the Vesey Street Salesroom on Tuesday, Oct. 28, by Joseph P. Day and J. Clarence Davies, will have the assurance that there are no more preliminaries in connection with the Jerome avenue line and that the completion of this route is simply a matter of construction, which experience has shown to be the easiest part of any new rapid transit project.



REAL ESTATE MORTGAGES

TRADE MARK

27 YEARS EXPERIENCE

When you wish to Borrow or Loan
Call—Write—or Telephone

INQUIRIES INVITED

Remsen Darling
Tel. 3500 Cortlandt 170 Broadway
Member Real Estate Board of Brokers

Member Brooklyn Board
of Real Estate Brokers

**BROOKLYN
REAL ESTATE**

EXPERT APPRAISER

S. WELSCH

207 MONTAGUE STREET
Brooklyn

Tel. 2738-9 Main Branch, 177 Seventh Avenue

Having in view the possible delays that are likely to occur on a work of this kind, the members of the commission are unwilling to go on record as to the exact date of the completion of the Jerome avenue extension, but those familiar with the plans for the work, see no reason why this should not be one of the first parts of the dual system to be put into operation.

Work is far advanced on the Lexington avenue route through Manhattan. Several weeks ago the big tubes and caissons which will carry the tracks under the Harlem River were sunk into position and great progress has also been made on that section of the Jerome avenue route where it runs as a subway, immediately north of the Harlem River as far as 167th street. This means that, on all of the more difficult sections of the route that is to give rapid transit to the West Bronx, work is already under way, leaving only the building of the elevated along Jerome avenue itself. Those familiar with modern construction know at what speed a force of steel erectors can put together two or three miles of elevated road. The road is already built to 167th street and has only seven more blocks to go to reach this property.

Rapid Transit Means Increased Values.

That the completion of the Jerome avenue route will be followed by a large increase in property values is beyond doubt," said Messrs. Davies and Day yesterday, "and for two very important reasons. Rapid transit means increased values—that is a general truth illustrated so many times as to call for no further demonstration. But in the case of Jerome avenue, there are two other important circumstances which will make the coming of rapid transit more than ordinarily effective."

The first of these is the fact that the section is practically the only one in the Bronx that has been absolutely neglected in rapid transit construction heretofore. The central section of the borough has had the elevated and for nearly ten years now the eastern section had the benefit of the subway. This westerly section, while it is in no sense inaccessible and has been greatly helped by improved service by trolley across Washington Bridge to 181st street in Manhattan, yet it has lacked that sort of rapid transit—the five cent fare to the business centres of Manhattan—that makes for high real estate values. This it is now about to get."

Quick Development Probable.

"The only big fact, which ought not to be lost sight of, is that, through the lack of real rapid transit, this West Bronx district, in the heart of which the Moss property is situated, has been allowed to remain in a practically undeveloped state until today it is closer to the business centres of Manhattan than any other territory to be reached by the new lines of transit into the Bronx. This means early development, more rapid development and ultimately higher values."

That this part of the Bronx has been built up as it has in the last few years, although handicapped in the matter of transit in comparison with many other sections of the borough, is regarded as pretty good evidence of what may be called its intrinsic worth. The high ground and fine outlook, the broad main thoroughfares including Jerome avenue, University avenue and the Grand Boulevard and Concourse, combined with an irregular street layout making many picturesque sites—these features have made the district one of the most attractive naturally in the entire Bronx.

Under these conditions builders have come in and put up modern apartment structures on Jerome avenue itself, adjacent to the Moss property, as well as in the former Ogden property immediately to the south and in the blocks to the west, subdivided and sold by the Century Realty Company.

Many fine residences are also scattered through the section. On Grand avenue, adjoining the northerly boundary of the Moss property, are the handsome houses built by Leo M. Klein and Samuel Jackson, the well-known real estate operators, whose reputation as judges of real estate gives significance to their selection of this location for their homes.

Personality of Mr. Moss.

Some say that Theodore Moss, when he bought this property forty or fifty years ago, was attracted to it as a site for a fine residence and as a suburban estate rather than as a speculative venture. He certainly did not know that there was to be a subway route up Jerome avenue. It is more than likely that the property caught his fancy as he passed it on his way to and from the Jerome Park racetrack.

Mr. Moss is best remembered by New Yorkers as the Treasurer of Wallack's Theatre and that, too, in the days when "treasurer" of a stock theatre meant virtually "manager" and not merely the person who "gives you the eye" through the ticket window and counts up the receipts at night. But Mr. Moss was also treasurer of the Jerome Park track enterprise and the most conspicuous figure in it, next to the Jeromes themselves, so that it is not unlikely that this connection was indirectly the cause of his becoming the owner of the big parcel of Jerome avenue real estate now to be sold.

With Wallack's and Jerome Park both prominent points in the social life of that period, it was not surprising that Mr. Moss should have become identified with many affairs of a public nature.

"At the time the Wallack disappeared from the face of New York life there were great changes in social life," writes a recent biographer of Mr. Moss. "Another element came up in society blazing with riches and displaced the old Knickerbocker element. Theodore Moss seemed to go with the old conservative force. But he came into the limelight again, when the effort was made to put all electric wires underground, as a member of the commission having charge of the matter. He died an old man after an active life, with a clear record, kindly remembered by the survivors of those with whom he had labored."

FIRE ESCAPES

Erected and Repaired to meet all requirements of Fire Prevention Bureau

IRON WORK OF EVERY DESCRIPTION

GRAND CENTRAL IRON WORKS

L. B. GESCHIEDT, Proprietor
Phone, Plaza 3583

212 EAST 52nd STREET, N. Y.

REPAIRS

AUCTION SALES OF WEEK.

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

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

Manhattan and Bronx.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Oct. 17, 1913, at the New York Real Estate Salesroom, 14 and 16 Vesey st., and the Bronx Salesroom, 3208-10 3 av.

JOSEPH P. DAY.

*Barrow st, 77, ss, 175 e Hudson, 25x100, 5-sty bk tnt; partition; Pincus Lowenfeld, 20,150

Delancey st, 238 (), ns, 75.2 e Willett, 25x100, 6-sty bk tnt & str; due, \$33,531.30; T&c, \$1,257.45; Milton A. Rauh, 34,500

*Hall pl, 1045 (1049), ws, 449.11 s 167th, 25x106.11x26.2x107.8, 3-sty fr tnt & str & 3-sty fr rear tnt; due, \$1,911.91; T&c, \$374.31; Morris Florea, 6,400

Lewis st, 144 (), es, 123.8 n Houston, 25x100, 5-sty bk tnt & str; due, \$21,163.13; T&c, \$1,380; Dora D. Forbes et al., 20,000

24TH st, 316 E (), ss, 231.3 e 2 av, 18.9 x98.9, 4-sty bk tnt; due, \$6,543.18; T&c, \$353.35; City Real Estate Co., 5,000

*34TH st, 338-40 E, ss, 125 w 1 av, 46x98.9, 2-5-sty bk tnts & str; partition; Andw Diehl et al., 25,600

*43D st, 6 & S E, ss, 158 e 5 av, 41x100.5, 5-sty stn bldg & 4-sty & b stn dwg; withdrawn.

*45TH st, 150 W, ss, 516.8 w 6 av, 16.8x100.4, 4-sty & b stn dwg; due, \$7,935.36; T&c, \$642.02; sub to 1st mtg \$29,000; Ess Eff Realty Co., 38,148

46TH st, 303 E (), ns, 75 e 2 av, 25x100, 6-sty bk tnt & str; due, \$14,862.55; T&c, \$659.85; Metropolitan Savings Bank, 13,600

76TH st, 31 W (), ns, 307.5 e Col av, 20x100, 4-sty & b stn dwg; due, \$29,292.05; T&c, \$—; Harriet L. Heimerdinger, 29,500

*78TH st, 210 W, ss, 137.6 w Ams av, 18.9x102.2, 3-sty & b stn dwg (extrx); bid in at \$22,300.

*102D st, 302 W, ss, 75 w West End av, 25x50.11, 4-sty bk dwg; due, \$1,196.12; T&c, \$334.32; sub to 1st mtg of \$15,000; Ausburn M Birdsall, 16,700

136TH st, 344 E (), ss, 126.6 e Alex av, 17.6x100, 2-sty & b bk dwg; due, \$3,453.51; T&c, \$96.99; sub to 1st mtg of \$3,500; Emily Fowler et al trstes, 6,200

Clay av, 1260 (), es, 356.6 n 168th, 40.3x80, 5-sty bk tnt; due, \$4,358.35; T&c, \$235.30; sub to 1st mtg of \$7,000; Anna Horn, 11,700

*Morris av, es, 111.8 s Park View ter, 30x131.4x125.1x95.1, vacant; due, \$1,892.18; T&c, \$330.75; O'Hara Bros., 2,475

Ogden av, 1016 (), es, 150 n 164th, 25x70, 3-sty fr tnt; due, \$7,921.96; T&c, \$472.81; Theo J. Chabot, 5,000

*Southern blvd, es, 450 n Jennings, 50x100, vacant; due, \$5,531.51; T&c, \$1,193.22; Fredk H. Ehlen, 7,250

*9TH av, 550, es, 74.1 n 40th, 24.8x100, 5-sty bk tnt & str; partition; Max Fink elstein, 34,100

HENRY BRADY.

93D st, 316 E (), ss, 237.6 e 2 av, 37.6x100.8, 6-sty bk tnt & str; due, \$40,321.50; T&c, \$2,840; Manhattan Savings Instn, 37,500

114TH st, 56 W (), ss, 325 e Lenox av, 18.4x100.11, 3-sty & b bk school; due, \$11,696.48; T&c, \$120.10; Geo Erff, 10,500

118TH st, 26 W (), ss, 385 w 5 av, 25x100.11, 5-sty bk tnt; due, \$26,274.92; T&c, \$570; Adolf B. Ansbacher, 26,500

131ST st, 109 W (), ns, 131.3 w Lenox av, 18.9x99.11, 3-sty & b stn dwg; due, \$10,791.63; T&c, \$107.03; Chas J. Goldmark et al., 8,000

Hoe av (), es, 179.5 n Freeman, 50x100, vacant; due, \$3,116.90; T&c, \$800; Austin Johnson, 7,500

D. PHOENIX INGRAHAM.

*Intervale av, 1237-9, swc Chisholm, 50x157.10, 2-sty fr dwg & str; due, \$3,473.54; T&c, \$125.43; sub to a 1st mtg of \$7,000; Carrie Kroutil, 12,575

Matthews av (), ws, 91.6 n 205th, 150x100, Wakefield; due, \$1,446.01; T&c, \$2,590.52; Empire City Savgs Bank, 3,500

HERBERT A. SHERMAN.

Olmstead av (), es, 83 s Ellis av, 25x91.10, Unionport; due, \$3,827.21; T&c, \$706.23; Clarence A. Fowler, 2,500

J. H. MAYERS.

Madison av, 1833-5 (), es, 40 s 120th, 60.11x75, two 5-sty bk tnts; due, \$10,365.47; T&c, \$167.43; sub to two mtgs aggregating \$35,000; Arthur M. Bullowa et al., 35,500

Total \$420,398
Corresponding week 1912.... 1,029,923
Jan. 1, 1913 to date..... 41,888,695
Corresponding period 1912.... 38,814,488

Borrowers

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

Lawyers Title Insurance & Trust Co.

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

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

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

REAL ESTATE BOARD

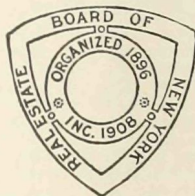
OF

NEW YORK

Organized 1896

Incorporated 1908

E. A. TREDWELL, President
CHARLES E. DUROSS, Vice-President
ELISHA SNIFFIN, Secretary
ALFRED V. AMY, Treasurer



BOARD OF GOVERNORS

E. A. TREDWELL
CHARLES E. DUROSS
ELISHA SNIFFIN
ALFRED V. AMY
GERALD R. BROWN
WARREN CRUIKSHANK
W. J. VAN PELT
ALBERT B. ASHFORTH
L. M. D. McGUIRE

FRANK D. AMES, Pres.
BURTON J. BERRY, Sec'y-Treas.
AMES & COMPANY
Real Estate Agents and Brokers
Telephone 3570 Madison Sq. 26 WEST 31st ST.

A. V. AMY & CO.

REAL ESTATE AGENTS
BROKERS and APPRAISERS

Tel., 947 Morn. 7th AVENUE, Cor. 115th St.

SIG. CEDERSTROM

Expert Appraiser

Complete Card Index Record of Deeds, Mortgages,
Auction Sales, Projected Buildings, Lis Pendens, etc
Phone, 5732 Main 201 Montague St., Brooklyn

A. M. CUDNER

REAL ESTATE CO.

Real Estate Brokers and Managers

254 WEST 23D STREET

REMSEN DARLING

Mortgage Loans

Phone 3500 Cortlandt 170 BROADWAY

DE SELDING BROTHERS

Real Estate, Loans, Appraisals

Telephone Connection 128 BROADWAY

Joseph P. Day
Auctioneer

31 NASSAU STREET

AUSTIN FINEGAN

Real Estate—Insurance—Appraisals

35 NASSAU STREET Tel., 1730 Cortlandt

GEORGE M. GILLIES

REAL ESTATE

Building and Permanent Loans

128 BROADWAY Tel. 3100 Cort.

D. A. Clarkson C. L. Clarkson

OGDEN & CLARKSON
Real Estate Estates Managed
17 WEST 30TH STREET

EDWARD D. PALMER

Real Estate—Mortgage Loans

Insurance 179 COLUMBUS AVE., cor. 68th St.

LOUIS SCHRAG

Agent, Broker
and Appraiser
Real Estate

Established 1890
Tel. 1700-1 Chelsea
142 W. 23d St.

FRANK E. SMITH & SON

Inc.

Real Estate Investments

Telephone 6443 Gramercy 3 MADISON AVE.

TUCKER, SPEYERS & CO.

Real Estate

435 FIFTH AVENUE, NEAR 39th STREET
Telephone, 2750 Murray Hill

JAMES N. WELLS' SONS

Real Estate and Insurance

Since 1835 at No, 191 NINTH AVENUE
William J. Wells Established 1819
James P. Eadie Phone, 5266 Chelsea

Frederick Zittel & Sons

Real Estate and Insurance

Main Office: BROADWAY, S. W. COR. 79th ST.
Uptown Office: 3453 BROADWAY, Nr. 140th St.
Downtown Office: 114 NASSAU STREET

Borough of Brooklyn

The following are the sales that have taken place during the week ending Oct. 15, 1913, at the Brooklyn Sales rooms, 189 Montague street:

WILLIAM H. SMITH.

BERKELEY PL, ss, 135 w 7 av, 18.4x100; withdrawn.

CHESTER ST (*), es, 175 n Sackett, 75x100; Jno Steuer et al. 4,500

CHESTER ST (*), ws, 525 s Sackett, 25x100; Jos L Bien. 2,100

CLEVELAND ST, ws, 120 n Glenmore av, 20 x90; Alfonso Vitale. 5,342

FLOYD ST, 121, ns, 324 w Tompkins av, 20x 100, 2-sty & b fr dwg (exr) Mary M Brown. 3,500

FULTON ST, 1473-5, ns, 215 e Tompkins av, 60x90.6 to Decatur, x61.6x76.9, 2-2-sty bk loft & str bldgs (voluntary); withdrawn.

KENILWORTH PL, 149, nec Germania pl, 75 x101x60x100, 2-sty fr dwg (voluntary); withdrawn.

LEONARD ST (*), es, 25 n Withers, 25x100; Jas P Clark. 2,775

MCKIBBIN ST (*), ss, 25 w Humboldt, 25x 100; Abram S Post. 12,500

PRESIDENT ST, ns, 120 e Columbia, 20x 100; withdrawn.

PROSPECT PL, ns, 255.4 e Troy av, 20.3x 155.7; Mabel L Reilly. 2,325

ROBINSON ST, ss, 76.3 w Nostrand av, 280x 122; adj Nov. 13.

STILLWELL ST, nwc Centre pl, 340x57.2x irreg; withdrawn.

WARREN ST, ns, 196.6 e Henry, 24.6x100; Jno Eagan. 4,925

E 14TH ST (*), es, 450 s Beverly rd, 50x 100; Chas Frazier. 9,631

W 23D ST, ws, 310 n Mermaid av, 20x118.10; A B Roberts. 2,500

W 23D ST, ws, 330 n Mermaid av, 20x118.10; A B Roberts. 2,500

W 23D ST, ws, 350 n Mermaid av, 20x118.10; A B Roberts. 2,500

42D ST (*), ss, 100 w 13 av, 20x100.2; Gertrude C Bullock. 2,000

47TH ST, ss, 160 w 3 av, 20x100.2; Geo Ihn-ken. 2,600

62D ST, sws, 160 se 4 av, 20x100; Dora Lehman. 4,725

62D ST (*), nwc 2 av, 80x200; Emma G Mooney. 17,063

AV W, 1206, ss, 29 e 12th, 28x100, 2-sty fr dwg (exr) withdrawn.

BEDFORD AV, sec N 11th, 25x100; Rudolph C Schaidler. 19,000

CLASSON AV (*), ws, 169 n Putnam av, 22 x100; Geo L Foote. 4,000

CONEY ISLAND AV (*), es, 40 s Av O, 20x 89; Fredk W Starr. 5,750

EAST NEW YORK AV (*), nws, 170 sw Sackman, 69.2x179.8x irreg; Christian F Leffler. 1,500

EAST NEW YORK AV (*), nws, 190 sw Sackman, 20x81.4x irreg; Christian F Leffler. 1,500

EAST NEW YORK AV (*), nws, 210 sw Sackman, 40x93.6x irreg; Amanda Sillman. 670

LAFAYETTE AV, 625, ns, 295 w Marcy av, 18.9x100, 3-sty fr dwg (exr); Lina S Cole. 4,950

WEBSTER AV, ns, 495.3 w 1st, 28x107x irreg; Fredk Rudloff. 4,800

WOODRUFF AV (*), sec St Pauls pl, 39.5x 101; Equitable Life Assur Soc of U S. 12,000

2D AV, es, 20 s 46th, 120x100; withdrawn.

10TH AV (*), ws, 25 s 68th, 20x80; Albt A Bunce. 2,500

15TH AV (*), ses, intersec sws 65th, 16.4x 100; Ellwood Harlow. 4,300

CHARLES SHONGOOD.

STERLING ST (*), ns, 100 w Bedford av, 20 x100; Frank Parker. 5,500

GREENWOOD AV (*), nec Sherman, 20.3x 100.2; Henry Lutz. 4,400

NEW LOTS AV, sec Malta, 100x98.11; also NEW LOTS AV, ss, 20 w Alabama av, 40x74.6; adj Oct 29.

18TH AV, es, 42.6 n 64th, 20x91.8; withdrawn.

JAMES L. BRUMLEY.

35TH ST (*), sws, 329.4 se Church av, 20x 100.2; Lawyers Mortgage Co. 3,650

84TH ST (*), ns, 536.8 w 6 av, 20x100; Brooklyn Savings Bank. 5,000

TILDEN AV (*), nwc Rogers av, 20x52.9; Fred H Pouch et al. 6,000

JOSEPH P. DAY.

30TH ST, ns, 320 e 4 av, 30x100.2, vacant (partition); Simon Herschel. 1,300

45TH ST, 1549, ns, 200 w 16 av, 20x89.3x—, 2-sty bk dwg; voluntary; D V Eskell. 4,400

4TH AV, nwc 29th, 100.2x90, vacant (partition); Kath F Murphy. 7,000

ATLANTIC AV, 253-9, nec Boerum pl, 80.5x 90, four 2-sty bk bldgs & str; partition; Geo C Doreuschuck. 23,300

4TH AV, nec 29th, 100.2x100, vacant (partition); Kath F Murphy. 7,600

5TH AV, nwc 31st, 100.2x90, vacant (partition); Jas L Brumley. 3,000

WM. P. RAE.

BEARD ST (*), nes, intersec ses Van Brunt, 70x25; Leonhard Michel Brewing Co. 5,850

INDIA ST (*), ss, 375 e Oakland, 25x100; Aron Altman. 500

CHAUNCEY REAL ESTATE CO.

HAWTHORNE ST, ss, 1,455 e Flatbush av, 75x106; A B Roberts. 7,000

Total\$226,956

Corresponding week, 1912.....280,202

VOLUNTARY AUCTION SALES.

Manhattan and Bronx.

HERBERT A. SHERMAN.

OCT. 22.

NEW CHAMBERS ST, 60; also OAK ST, 14, junction, 22x23x—, 3-sty bk bldg.

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. 18.

No Legal Sales advertised for this day.

OCT. 20.

FAILE ST, 640, es, 320.10 s Spofford av, 20.10 x100, 2-sty bk dwg; Jno M Bissert & ano exrs—Spofford Estates et al; Action 2; Henry C Botty (A), 140 Nassau; Albt R Lesinsky (R); due, \$7,962.51; T&C, \$72.40; George Price.

145TH ST, 601 W, see Bway, 3541.

153D ST W, ns, 100 w 8 av, 50x99.11, vacant; Hartley Haigh—American Exchange Realty Co et al; Wm C Arnold (A), 165 Bway; Jno J Hynes (R); due, \$9,870.61; T&C, \$271.52; Henry Brady.

BROADWAY, 3541, nwc 145th (No 601), 99.11 x150, vacant; Denis J Dwyer et al—Dow Constn Co et al; Wm C Arnold (A), 165 Bway; Jos Rowan (R); due, \$210,797; T&C, \$1,629; Henry Brady.

OCT. 21.

FOREST ST or HONE AV, es, 150 n Walker av, 37.6x104.5x37.6x106.9; Sarah A Wright—O'Connell & Meyer Co et al; Smith Williamson (A), 364 Alex av; Chas E Moore (R); due, \$1,741.07; T&C, \$455.27; James L Wells.

GREENWICH ST, 830, sse Horatio (No, 68), 22x72.11x22x72.4, 3-sty bk tnt & str & 2-sty bk rear stable; Laura Apfel—Wm D Kilpatrick et al; Lord, Day & Lord (A), 49 Wall; Jno G Saxe (R); due, \$12,381.19; T&C, \$167.75; mtg recorded Aug25'08; Henry Brady.

HORATIO ST, 68, see Greenwich, 830.

76TH ST, 174 W, ss, 80 e Ams av, 20x77.2, 4-sty & b stn dwg; Jno H McCarthy—Anna M Downes et al; Carroll & McCormack (A), 256 Bway; Phoenix Ingraham (R); due, \$2,865.83; T&C, \$589.46; sub to 1st mtg of \$17,000; D Phoenix Ingraham.

150TH ST E, sec Classon Point rd, see Classon Point rd, sec 150th.

174TH ST, 510-4 E, see 3 av, 4009-29.

214TH ST E, ss, 120 w Barnes av, 25x100; Mary A Ferris—Jno J Zuelch et al; Chas A Clark (A), 46 Cedar; Arthur D Truax (R); due, \$560.26; T&C, \$354.04; Henry Brady.

CLASSON POINT RD, sec 150th, 105.6x36x 106.9x41.2; Albt Taubert & ano—Caroline Huerstel et al; Shaw & Landon (A), 42 Bway; Howard C Taylor (R); due, \$2,255.88; T&C, \$61.07; Samuel Marx.

3D AV, 4009-29, ssw 174th (Nos 510-14), 200 x128.8x200x121.2, three 2-sty bk tnts & str, 3-sty fr tnt & str & two 1-sty bk str; Richd Bauer—Harry Simon et al; Fischer & Rosenbaum (A), 115 Bway; Arthur M Levy (R); due, \$7,074.12; T&C, \$1,400; sub four pr mtgs aggregating \$118,000; Jacob H Mayers.

OCT. 22.

COSTER ST, 640, es, 360 s Spofford av, 20x 100, 2-sty bk dwg; Alphonsine N Lecuyer—Feiser Realty & Constn Co et al; Maurice Deiches (A), 271 Bway; Wm T Quinn (R); due, \$6,897.98; T&C, \$190.12; Henry Brady.

14TH ST, 534 E, ss, 170 w Av B, 25x103.3, 5-sty bk tnt & str; Gene Bruder—Jacob L Isaacs et al; Maurice S Hyman (A), 55 Liberty; Hubert A McNally (R); due, \$3,825.75; T&C, \$82.20; sub to pr mtg \$20,000; Henry Brady.

16TH ST, 618 E, ss, 288 e Av B, 25x103.3, 5-sty bk tnt; Sophia Lerch, trste—Nelson M Hart et al; C W Bennett (A), 2 Rector; Matthew P Doyie (R); due, \$18,603.40; T&C, \$314.98; Joseph P Day.

92D ST, 2 W, see Central Park W, 320.

117TH ST, 516-8 E, ss, 173 e Pleasant av, runs s100.10xe25xs.01xe25x100.11xw50 to beg, 6-sty bk tnt & str; Stephen P Sturges—Jos J Speth et al; Stephen P Sturges (A); Chas H Gherill (R); due, \$9,159.57; T&C, \$—; sub to 1st mtg of \$40,000; Joseph P Day.

121ST ST, 334 E, ss, 275 w 1 av, 25x100.11, 6-sty bk tnt; Gene Bruder—Jacob L Isaacs et al; Action 2; Maurice S Hyman (A), 55 Liberty; Hubert A McNally (R); due, \$8,152; T&C, \$—; sub to pr mtg of \$22,000; Henry Brady.

121ST ST, 336 E, ss, 250 w 1 av, 25x100.11, 6-sty bk tnt; Gene Bruder—Jacob L Isaacs et al; Maurice S Hyman (A), 55 Liberty; Hubert A McNally (R); due, \$8,152; T&C, \$—; sub to pr mtg \$22,000; Henry Brady.

139TH ST, 52 W, ss, 250 e Lenox av, 50x 99.11, 6-sty bk tnt; David Miller Co—Hunterdon Realty & Constn Co et al; Alexander & Ash (A), 92 Wm; Maurice Deiches (R); due, \$10,645.16; T&C, \$—; sub to 1st mtg \$43,500; Joseph P Day.

CENTRAL PARK W, 320, ssw 92d (No 2), 100.8x125, 10-sty bk tnt; Bank for Savings in City N Y—Michl H Gillespie et al; Strong & Cadwalader (A), 40 Wall; Phoenix Ingraham (R); due, \$469,942.87; T&C, \$115.76; D Phoenix Ingraham.

DALY AV, 1985, ws, 50 s 178th, 31.4x80, 4-sty bk tnt; Geo C Kobbe—Hattie V Schumacher et al; Jno E Roosevelt (A), 44 Wall; Jas M Tully (R); due, \$18,061.48; T&C, \$373.76; Joseph P Day.

RYER AV, 2070, es, 84.10 s 180th, 24.4x100.8x 24.4x101, 2-sty fr dwg; Frank Davin et al exrs—Wm J Phelan et al; Walter B Hopping (A), 165 Bway; Leopold W Harburger (R); due, \$6,170.82; T&C, \$450; Jacob H Mayers.

WASHINGTON AV, 1475, ws, 127.6 s 171st, 37.6x140.2, 5-sty bk tnt; Hannah Greenebaum—Kenneth F Norton et al; Kurzman & Frankenhelmer (A), 25 Bway; Jos M Schenck (R); due, \$4,339.16; T&C, \$1,073.22; sub to pr mtg \$27,000; Henry Brady.

11TH AV, 617-21, ws, 25.1 s 46th, 75.3x100, 2-sty bk stable and factory; Louis F Laroche—Saml Mitchell et al; Chas M Russell (A), 50 Church; Louis J Schwartz (R); due, \$30,344.68; T&C, \$2,000; Joseph P Day.

OCT. 23.

183D ST, 548 E, see 3 av, 4529.

185TH ST, 446 E, sec Park av (No 4586), 100 x25, 5-sty bk tnt; Johanna Zuleger—Alida Amabile et al; Henry Meyer (A), 302 Bway; Thos Costigan (R); due, \$5,629.09; T&C, \$837.48; sub to mtg \$22,000; mtg recorded Dec13'11; Henry Brady.

213TH ST W, ns, 75 w 14 av, see 14 av, ws, from 214 to 215.

214TH ST W, ss, 75 w 14 av, see 14 av, ws, from 214 to 215.

214TH ST W, nwc 14 av, see 14 av, ws, from 214 to 215.

215TH ST W, ssw 14 av, see 14 av, ws, from 214 to 215.

BRIGGS AV, 2757, ws, 160 n 196th, 20x92.8x 20x92.4, 3-sty bk dwg; Hanson C Gibson—August Nelson et al; Chas E Mahony (A), 48 Wall; Maurice S Cohen (R); due, \$7,042.38; T&C, \$400.06; L J Phillips & Co.

PARK AV, 4586, see 185th, 446 E.

3D AV, 4529, ssw 183d (No 548), 94x58, 5-sty bk tnt & str; Wm Sudbrink—Alexander Development Co et al; Cahn, Leventritt & Goetz (A), 128 Bway; M Clelland Milnor (R); due, \$4,422.78; T&C, \$1,404.71; sub to pr mtg \$63,300; Herbert A Sherman.

14TH AV, ws, 214th to 215th, —x—, to Hudson River; also 214TH ST W, ss, 75 w 14 av, 382.3x259.11 to 213th x389.5x259.11, vacant; Mitchell A C Levy—Frank M Van Wagonen et al; Lachman & Goldsmith (A), 35 Nassau; Jno J Hynes (R); due, \$65,001.27; T&C, \$1,043.91; sub to two mtgs aggregating \$55,000; Henry Brady.

OCT. 24.

141ST ST, 552-4 W, ss, 170 e Bway, 55x99.11, 6-sty bk tnt; Jno Schreyer—Minnie Rubinstein et al; Louis Wendel, Jr (A), 277 Bway; Robt F Wagner (R); due, \$21,880.52; T&C, \$5,156.24; sub to pr mtg \$65,000; mtg recorded Mar21'12; Henry Brady.

LENOX AV, 151, ws, 81.3 s 118th, runs w75 xsl9.7xe17.1xs.06xe57.10xn20.1 to beg, 4-sty bk clubhouse; Philip Rhineland exr & trste—Fanny Scheideberg et al; Miller & Hartcorn (A), 20 Nassau; Robt F Wagner (R); due, \$21,360.32; T&C, \$375; Henry Brady.

OCT. 25 & 27.

No Legal Sales advertised for these days.

Brooklyn.

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

OCT. 18.

No Legal Sales advertised for this day.

OCT. 20.

FULTON ST, ss, 80.5 w Franklin av, 20x117; Chas Cooper—Alfred C Bachman et al; Harrison C Glore (A); Jas Gray (R); Wm P Rae.

NEWELL ST, ws, 195 n Calver, 11.4x105.5; Wm A Kissam—Isabella C N Smith et al; Wm S Miller (A), 837 Manhattan av; Arthur L Tomes (R); Jas L Brumley.

N 5TH ST, ns, 100 w Havemeyer, 25x100; also N 2D ST, ns, 29.9 w Havemeyer, 31.6x55.8x irreg; Margherita S Sabella—Wm A Thomson et al; Jos G Giambalvo (A), 26 Court; Felix Reifchneider (R); Chas Shongood.

KENT AV, ws, 26.11 n S 1st, 23.9x66.2; Fannie M Devan—Eliz Plumer et al; Jno M Rider (A), 44 Cedar; Jno J Curtin (R); Wm H Smith.

PARK AV, ns, 79 n Oxford, 16.8x60.4; R Louis Lapetina—Anna Ravani; H K Bender (A), New Rochelle, N Y; Louis Karasik (R); Chas Shongood.

SUTTER AV, ssw Douglass, 20x80; Michl J Shea—Harris Nevin et al; Jno M Rider (A); Wilber Larremore (R); Wm H Smith.

OCT. 21.

BEADEL ST, nec Morgan av, 80x20; Hudson Mtg Co—Adolph Levy et al; Henry M Belling Jr (A), 135 Broadway; Meier Steinbrink (R); Wm P Rae.

HANCOCK ST, sec Spencer, 80x22; Fannie Johnston—Jeannie A P Whitney et al; Henry J Davenport (A), 375 Pearl; Wm C Rodger (R); Wm H Smith.

SPENCER ST, 168, ws, 78 n Willoughby av, 22x80; Anna Solling—Maria S Pieper et al; Leo Schafraun (A), 51 Chambers, Manhattan; Jas T Williamson (R); Wm H Smith.

1ST ST, ns, 28.9 e Whitwell pl, 24.6x75; Artemas B Smith—Frank H Leggett et al; Henry H Bowman (A), 38 Park Row, Manhattan; Augustus J Koehler (R); Wm H Smith.

15TH AV, 6312, nws, 79.1 n 64th, 21.11x95.7; Geo D Sherman—Carrie M Bogard et al; Berne A Pyrke (A), Port Henry, N Y; Arnon L Squiers (R); Jas L Brumley.

42D ST, ss, 50 e 16 av, 25x75; Marie Brockman—Rose Lewis et al; John T Eno (A), 44 Court; Milton Wright (R); Wm H Smith.

E 48TH ST, es, 240 s Av O, 20x100; Wm Haacke—Celle Lack et al; Chas W Philipbar (A), 1254 Bway; Jas O Miller (R); Wm H Smith.

58TH ST, ns, 200 e 1 av, 60x100.2; Hannah C Lee—Harry A Hanbury et al; Edw J Fandrey (A), 207 Washington; Leon M Woodworth (R); Wm P Rae.

85TH ST, swc 2 av, 140x125; Mrs Frank Leslie—Edith E Saitta et al; Henry J Davenport (A), 375 Pearl; Clarence F Corner (R); Wm H Smith.

85TH ST, sws, 160 se 24 av, 30x100; Wm P Hill—Jacob Kaiser et al; action 1; Chas A Clayton (A), 44 Court; Edw M Perry (R); Thos Hovendon.

85TH ST, sws, 190 se 24 av, 30x90x irreg; same—same; action 2; same (A); Howard O Patterson (R); Jas L Brumley.

ATLANTIC AV, swc Warwick, 25x100; Henry Bockrath—Wittmann Constn Co et al; Fredk Cobb (A), 166 Montague; Ward W Pickard (R); Jas L Brumley.

11TH AV, ses, intersec sws 70th, 100x100; Harry Lippman—Jos M Garvey et al; Sampson H Schwarz (A), 25 Broad; Thos Downs (R); Chas Shongood.

OCT. 22.

CALYER ST, nwc Oakland, 25x75; Greenpoint Savgs Bank—Rose E Donnelly et al; C & T Perry (A), 845 Manhattan av; Henry E Wilke (R); Wm P Rae.

FLOYD ST, ns, 231.3 e Tompkins av, 18.9x 100; Saml Cohen—Jacob Stander et al; H S & C G Bachrach (A), 926 Bway; Edw I Garvar (R); Chas Shongood.

E 34TH ST, ws, 120.6 n Church av, 20x100; Horace G Teele—Sarah D Fogelson et al; Henry J Davenport (A), 375 Pearl; Clarence Kempner (R); Wm H Smith.

E 34TH ST, ws, 100 n Church av, 20.6x100; Home Title Ins Co of NY—Sarah D Fogelson et al; Henry J Davenport (A), 375 Pearl; Alfred J Christ (R); Wm P Rae.

WYTHE AV, ws, 25 n N 10th, 25x100; Matilda G Scheidt—Illinois Surety Co et al; action 1; S M & D E Meeker (A), 217 Havemeyer; Earl D Deremer (R); Wm H Smith.

WYTHE AV, ws, 50 n N 10th, 50x100; same—same; action 2; same (A); Jos A Michel (R); Wm H Smith.

3D AV, nws, 40 n 94th, 20x85; Chas L Gilbert—Louis Raskin et al; Wm S Miller (A), 837 Manhattan av; Wm Watson (R); Wm H Smith.

BLOCK 5735, sec 17, containing between 2 and 3 acres; also 64TH ST, nes, 80 nw 9 av, 202.11x300.6x irreg; Mary J Figgibon—Isabella A Dinzey et al; Jacob Brenner (A), 26 Court; Michael Furst (R); Wm P Rae.

OCT. 23.

BAY 44TH ST, nws, 200 sw Benson av, 205x 160.8x irreg; also BAY 43D ST, nws, intersec Benson av, 100x193.4x irreg; also 26TH AV, nws, intersec sws Benson av, 60.3x31.8; also BAY 43D ST, nec Benson av, 165x146.4; also BENSON AV, nwc Bay 43d, 193.4x130; also BENSON AV, nwc 26 av, 67x120; Chas H Merrill—Josephine Considine et al; Action 1; Robt P Orr (A), 68 William, Manhattan; Edw Kelly (R); Wm H Smith.

PARCEL of land on highway leading from Unionville to Gravesend Village adj land of Garret Stryker Estate, 350x166x irreg; also BAY 44TH ST, nws, 200 sw Benson av, 268.11x 195x irreg; also BAY 43D ST, nws, 100 sw Benson av, —x87.3x irreg; also BAY 43D ST, nws, 400 sw Benson av, 60x77x irreg; same—same; Action 2; same (A); same (R); Wm H Smith.

OCT. 24.

FROST ST, ns, 133.4 e Leonard, 50x100; Bushwick Savings Bank—Jacob Baar et al; Rufus L Scott (A), 99 Nassau; Jos J Speth (R); Wm P Rae.

PROSPECT PL, ns, 275.7 e Troy av, 20x55.7; Howard H King—Agnes I Maillie et al; Alvan R Johnson (A), 189 Montague; Horatio C King (R); James L Brumley.

SCHWEICKERTS WALK, cl, 133.7 s Surf av, runs s— to Bowery xell3 to Strattons New Walk xnw61.7xsl.3xnw51 to beg; sheriff's sale of all right, title, &c, which Solomon Pariser had on Jan 4, 1913, or since; Chas B Law, sheriff; Wm P Rae.

NEW YORK AV, ws, 118.11 n President, 16.11 x100; Mary A Gordon—Jennings—Bay Counties Investing Co et al; Albt W Venino (A), 59 Wall, Manhattan; Fredk S Martyn (R); Wm H Smith.

LOTS 166 to 175, block 6; also LOTS 367 to 376, block 12; 391 to 394, block 12; 428 to 431, block 13; 507 to 526; 530 to 533, block 15; 664 to 684; 689 to 695, block 21; Alex A Wemmell et al—Jno R Mackay et al; Kiendl, Smyth & Gross (A), 2590 Atlantic av; Benj T Hock (R); Charles Shongood.

OCT. 25.

No Legal Sales advertised for this day.

OCT. 27.

AINSLIE ST, ns, 150 w Leonard, 25x100; Agnes Neff et al—Ida Spinning et al; Jas E Finegan (A), 154 Nassau, Manhattan; Jno A Thompson (R); James L Brumley.

DAHLGREN PL, ws, bet 92d & Fort Hamilton av, lot 27; Tax Lien Co of N Y—Franklin Dougherty et al; Wm Lustgarten (A), 58 William, Manhattan; Wm R Dorman (R); Wm R Dorman.

WARWICK ST, es, bet Liberty & Glenmore avs, lot 28; Tax Lien Co of N Y—Sophia Heinicke et al; Wm Lustgarten (A), 58 William, Manhattan; Jno F Canavan (R); Wm H Smith.

HOPKINSON AV, ws, 83 n Hull, 17x65.8; Wm C Keck—Anthony J Keck et al; Bernard Bloch (A), 233 Bway, Manhattan; Maurice F Miller (R); Charles Shongood.

FORECLOSURE SUITS.

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

Manhattan and Bronx.

OCT. 11.

45TH ST, 422 W; Wm Crawford—Margt Nunan et al; Bowers & Sands (A).

EDEN AV, sec 173d, 46.7x95; Eliz J Childs—Marie Baron; H Swain (A).

OCT. 14.

GOERCK ST, 34; Louis B Hasbrouck—Annie Aronowitz et al; J G Quinn, Jr.

103D ST, 119 E; N Y Orthopaedic Dispensary & Hospital—Leah Cohn et al; H Swain (A).

AV D, swc 8th, 60x50; Jos Goldstein—Morris Shapiro et al; Lewkowitz & Schaap (A).

SOUTHERN BLVD, nws, 185 sw Tiffany, 100x 100; two actions; Wm H Caldwell, Jr—Levine & Atlas Co et al; A Knox (A).

SOUTHERN BLVD, nec 3 av, 41x26; Alfred G Scott—Simon Hecht et al; P M Goodrich (A).

LOT 18, map of prop of N Y Catholic Protectory, Bronx; Mary D Nesmith—Gidale Lion et al; G Squires (A).

OCT. 15.

CHESTNUT ST, es, 100 n Cornell av, 100x—; Walter W Taylor—Emilie Schmahl; De La Mare & Morrison (A).

MADISON ST, 350; Alex W Cahn—David Kotler et al; Rosenthal & Steckler (A).

48TH ST, ss, 100 w 1 av, 25x100.5; Eliz V Irwin—Louis Segelbohm et al; J V Irwin (A).

88TH ST, 173 W; Ella R Andrews—Sarah Friedman et al; B F Edsall (A).

154TH ST, ns, 300 w Cortlandt av, 50x100; Geo F Martens et al—Maria Allegro et al; T F Farrell (A).

AV B, 246; Morris Ketchum—Ignatz Bloch et al; A Smith (A).

ST NICHOLAS AV, nec 172d, 94.6x125; Sol Mayer—Chas Pfizer, Jr, Co et al; J C Weschler (A).

SOUTHERN BLVD, ns, 50 e Brook av, 25x100; Mary E Brown—Philip Kaye et al; Lord, Day & Lord (A).

WEST END AV, 376-78; Amy A C Montague—Minnie T Brown; G H Montague (A).

LOT 5 map of prop of Jacob V Hutchler, Bronx; Helen L R Pearsall—Salvatore Pristera et al; C P Hallock (A).

Do You Suppose These shrewd, clever

Real Estate Operators and long-headed investors such as

Klein & Jackson,
Sonn Bros.,
F. W. de Voe,

J. J. Astor Est.,
W. W. Astor Est.,
J. Romaine Brown,

Kountz Bros.,
Goulds,
W. W. Niles,

H. B. Claffin
W. H. Chesebrough,
Chandlers, &c.,

Have bought property in the Jerome Ave. Section for fun?

NO!— But to Make Money

They See the Tremendous Increase in Values That Will
Come When the Subway Runs Up JEROME AVENUE.

MOSS ESTATE
345 LOTS ON

JEROME AVENUE, 174th, 175th, 176th Streets and
adjoining avenues and streets,

which MUST BE SOLD at Auction Oct. 28, 1913

Only 30% cash required.

For maps apply to

JOSEPH P. DAY, 31 Nassau St., N. Y.

J. CLARENCE DAVIES, 149th St. & 3d Ave.

Agents and Auctioneers

BROOKLYN'S OLDEST

Real Estate Office

FIRM ESTABLISHED 1843

The Chauncey

Real Estate Co.

187 MONTAGUE ST.

BORO OF BROOKLYN, NEW YORK CITY

Telephones, 4300, 4301, 4302 Main

Appraisers

Auctioneers

AGENTS AND GENERAL

Real Estate Brokers

Members

Brooklyn Board of Real Estate Brokers

New York Board of Real Estate Brokers

Telephone {44
45}

Bedford

Established 1884

Member

Brooklyn Board of Real Estate Brokers

New York Board of Real Estate Brokers

Allied Real Estate Interests

FRANK H. TYLER

REAL ESTATE BROKER

Appraiser

Manager

Expert Testimony

Mortgage Loans

1183 FULTON ST.

BROOKLYN

Member Brooklyn Board of R. E. Brokers

DAVID PORTER

Real Estate Agent

Broker, Appraiser

APPRAISER FOR

The State of New York

The City of New York

The Equitable Life Assurance Society

The U. S. Title Guaranty Co.

The Home Trust Company, etc., etc.

189 MONTAGUE STREET

Telephone, 828 Main

BROOKLYN, N. Y.

John F. James

Clinton R. James

John F. James, Jr.

The Firm of

John F. James & Sons

Real Estate Brokers

193 MONTAGUE STREET

BROOKLYN

Established 1858

Tel., Main 7400-1

Firm Established 1874

CORWITH BROS.

Greenpoint

Real Estate

FACTORY SITES

A SPECIALTY

Mortgage Loans, Appraisals, Insurance

Entire Management of Property

851 Manhattan Avenue, Brooklyn

Member Brooklyn Board of Real Estate Brokers

JOHN E. HENRY

REAL ESTATE

BOUGHT AND SOLD

Mortgages Secured

Insurance

1251 BEDFORD AVENUE

Telephone, 5500 Bedford

BROOKLYN

Foreclosure Suits—Manhattan & Bronx—Con-

tinued.

OCT. 16.

MOTT ST, 41; Florence V Burden—Margery H Blyth et al; L D Ball (A).

STANTON ST, ns, 69 w Attorney, 20x99.6; Ritter Realty Co—Congregation Bnai Jacob Anschei Brzezan; S Bitterman (A).

62D ST, sec Amsterdam av, 100x100.5; Wolcott G Lane et al—49 Amsterdam Av Co et al; Miller, King, Lane & Trafford (A).

JEROME AV, 2345; Jasper Harris—Mabel Goodwin et al; S A Potter (A).

MADISON AV, 350; Alex W Cahn—David Kotler et al; Rosenthal & Steckler (A).

3D AV, 2422; Gustav A Brandt—Mary E Kelly et al; amended; H Swain (A).

7TH AV, es, 80 n 146th, 39.10x100; Edw J Moloughney—Fleishmann Realty Co Inc et al; A M Clute (A).

OCT. 17.

43D ST, 550 W; Wm T Gray et al agt Chas P Caldwell et al; attorney, M S Borland.

LEXINGTON AV, n e cor 120th st, 100.11x 49.11; Title Guarantee & Trust Co, agt Keelers Vans, Inc, et al; attorney, H Swain.

NAEGLE AV, n e cor Dyckman st, 600x310; Empire Trust Co agt Naegle Realty Co et al; attorney, W A Barber.

6TH AV, es, 97.8 n 4th st, 19x72.10; Mutual Life Ins Co of N Y, agt Sarah Koffman et al; attorney, F L Allen.

JUDGMENTS IN FORECLOSURE

SUITS.

The first name is that of the Plaintiff,

the second that of the Defendant.

Manhattan and Bronx.

OCT. 9.

TINTON AV, w s, 210.6 n Forrest av, 22x100; Sarah A Thurber, agt Margaret J Tyrrell et al; F P Trautman (A); G H Francoeur (R); due, \$1,063.65.

OCT. 10, 11 & 13.

No judgments in foreclosure suits filed these days.

OCT. 14.

WASHINGTON ST, 433; David H Knott, agt Frank C Schlitt; Edw S Clinch (A); M Altmayer (R); due, \$4,046.

120TH ST, n s, 98 e Pleasant av, 25x100.10; Margaret P Barker, agt Louis Lese; William Schneider (A); Walter A Hirsch (R); due, \$6,828.69.

99TH ST, 68 W; Franklin Savings Bank, agt Fannie Weisburger et al; Wilson M Powell (A); Alfred Steckler Jr (R); due, \$15,527.08.

OCT. 15.

No judgments in foreclosure suits filed this day.

LIS PENDENS.

The first name is that of the Plaintiff,

the second that of the Defendant.

Manhattan and Bronx.

OCT. 11.

BOWERY, 305; also 1ST ST, 2; also 39TH ST, 149 & 227 E; also 1ST ST, 3-5; Carrie T Winegard et al—Anah E S Tillson et al; partition; C B Plante (A).

OCT. 14.

PITT ST, 68-70; also 13TH ST, 637 & 641 E; also 98TH ST, 60 E; also 101ST ST, 304 E; Dora Greenbaum—Annie Pechter et al; action to set aside deeds; I Canner (A).

69TH ST, 133 E; Max Sorger—Carl Taylor et al; action to foreclose mechanics lien; S B Pollak (A).

OCT. 15.

No Lis Pendens filed this day.

OCT. 16.

FOX ST, ws, 29.7 s 169th, 50x136.8; Julius Oehrlein—Wm S P Shields et al; action to foreclose mechanics lien; H Lubetkin (A).

S1ST ST, ns, 100 w Amsterdam av, 112.6x 102.2; Keystone Constn Co—S B Constn Co et al; Weschler & Kohn (A).

CASTLE HILL AV, es, bet Westchester & Railroad avs, Lot 5; Land & Lien Co—Robt J Rooney et al; foreclosure of transfer of tax lien; M Frank (A).

EASTCHESTER RD, es, bet Beech & Maple sts, Lot 4; Land & Lien Co—Andrew Bechman et al; foreclosure of transfer of tax lien; M Frank (A).

ZEREGA AV, ws, bet Glebe & Lyon avs, lot H-32; Land & Lien Co—Hugh Moffett et al; foreclosure of transfer of tax lien; M Frank (A).

OCT. 17.

44TH ST, 19 & 151 W; Herman H Gockel—Frances M Barnes; specific performance; J A Allen (A).

148TH ST, 412 W; Richd E Thibaut Inc—Cunard Realty Co et al; action to foreclose mechanics lien; Beekman, Menken & Griscom (A).

DECATUR AV, ne cor 194th st, 20x100; Jno E Luderman—Alema Realty Exch Co; action to remove cloud; J N Fowler Jr (A).

3D AV, es, 25.5 s 55th st, 25x60; 2D AV, ws 25.4 s 56th st, 25x100; LEXINGTON AV, es, 60.5 s 53d st, 20x80; Patk J Kinneary—Anna T Kinneary et al (partition); M Sulzberger (A).

STH AV, 613 & 615; Louis Tager—Blight Overfield Co Inc et al; action to foreclos mechanics lien; Herzfeld & Sweedler (A).

9TH AV, sw cor 215th st, 99.11x50; David W Brown et al—Chas W Beam et al (partition); H L Franklin (A).

Brooklyn.

OCT. 9.

DEAN ST, sec Rogers av, runs e115xs114.5xw 20xs5.7xw95x120 to beg; Dime Savgs Bank—Union League Club et al; Dykman, Oeland & K (A).

FULTON ST, ss, 50 w Railroad av, 45.9x 73.10x45x82; Edw Steinhardt—American Mtg & Holding Co et al; T F Redmond (A).

PENN ST, ss, 222.6 — Marcy av, 17.1x100; Siegel Contracting Co—Esther Goldfarb & ano; foreclosure of mechanics lien; A Cohen (A).

SACKMAN ST, es, 225 s Dumont av, 37x100; Title G & T Co—A Koppel, Inc, et al; T F Redmond (A).

STERLING ST, ns, 280 w Bedford av, 20x 100; Benj Anshell & ano—Aronson Realty Co; Feldblum, Reizenstein & L (A).

NEWPORT AV, ss, 75 e Christopher av, 25x 105; Title G & T Co—Dufferin Realty Co et al; T F Redmond (A).

ST MARKS AV, ns, 100 e Hopkinson av, 40x 109.2x40.8x101.9; Moses Bernstein—Isaac Seid et al; J J Schwartz (A).

SNEDIKER AV, nwc Blake av, 20x75; Title G & T Co—Louis Goldberg et al; T F Redmond (A).

6TH AV, es, from 53d to 54th, 200.4x100; Annie Bookstaver—Dora De Waltoff; A H Spigelglass (A).

OCT. 10.

GRAND ST, ss, adj lot 86 on "map of Yorkton," 20x100; also LOT 86 on map of the "Farm of Thos Morrell," 25x100; Kings Co Savgs Institution—Chas Heymann et al; W W Taylor (A).

WARREN ST, ns, 175 w Bond, 25x100; Geo Q Laidlaw—Dennis C Mines et al; A F Tuozzo (A).

4TH PL, ns, 260 w Court, 20x100; Anna M Everitt—Johanna Madigan et al; G W Pearsall (A).

ATLANTIC AV, nec Nichols av, runs n55.9xe 100xn80xe25xs113.1xw127 to beg; Emma O Beirer—Chas J Steinman et al; H L Thompson (A).

BATH AV, nes, 45.10 nw Bay 14th; Morris Nason—Fredk Uferluge et al; J C Kinkel (A).

CHURCH AV, ns, 179 e Rogers av, runs n 124.3xe28xs124.5xw28 to beg; N Y Investors Corp—Wm A A Brown et al; H L Thompson (A).

DRIGGS AV, ns, 100 w Morgan av, 25x78.9; also DIAMOND ST, es, 165.6 s Driggs av, runs n50xe45xe45x50xw46.10xw46.10 to beg; also GUERNSEY ST, es, 150 s Caiyer, 25x100; also LORIMER ST, es, 118 s Norman av, 52x100; also HUMBOLDT ST, es, 120 n Norman av, 40 x100; also DIAMOND ST, ws, 220 s Norman av, 25x100; Cath McCuen—Margt Keenan et al; partition; J MacCrate (A).

SCHENECTADY AV, es, 120 n Av N, 20x100; Kate Coulson—Jane Tierney et al; R M Cahoon (A).

WYTHE AV, ws, 40 s Clymer, 20x60; Anna Frank—Jno M Frank et al; J B Johnston (A).

OCT. 11.

CHAUNCEY ST, ss, 305 e Hopkinson av, 20 x100; Title G & T Co—Philip Schmitt Bldg Co et al; H L Thompson (A).

CHAUNCEY ST, ss, 125 e Hopkinson av, 20x 100; same—same; same (A).

CHAUNCEY ST, ss, 145 e Hopkinson av, 20x 100; same—same; same (A).

CHAUNCEY ST, ss, 165 e Hopkinson av, 20x100; same—same; same (A).

CHAUNCEY ST, ss, 105 e Hopkinson av, runs s96xse7.5xe13.8xn100xw20 to beg; same—Henry E. Kordes et al; same (A).

CHAUNCEY ST, ss, 85 e Hopkinson av, 20x 96x27.8x83.5; same—Parshelsky Bros, Inc; same (A).

COLUMBIA ST, ws, 18 n Irving, 30.9x80; Leila P Cowhill—Giuseppina Rapisarda et al; A W Burlingame (A).

GRAND ST, ns, 256.3 e Keap, 18.9x95; Marie C C Olfiers & ano—Jno H Brouwer et al; B T Hock (A).

STERLING ST, ss, 263 e Bedford av, 20x100; Geo K Herr—Jno M Fox et al; S M & D E Meeker (A).

2D ST, ns, 122.10 n Prospect Park West, 25x 100; Jas A McCafferty—Thos O'Connor et al; W A Ferguson (A).

E 31ST ST, es, 100 s Av I, 100x100; Carrie G Hogle—Arthur H SELLINGER et al; H Hetkin (A).

JEFFERSON AV, 868; also EVERGREEN AV, 698; also VERNON AV, 352A; Louise Zelhoefer—Fredk W Schmalz et al; W H Good (A).

MILLER AV, swc Arlington av, 20x75; Dietrich Wiesehan—Cook Realty Co et al; Gross & Surplus (A).

OCT. 14.

CHAUNCEY ST, ss, 185 e Hopkinson av, 20x 100; Title G & T Co—Philip Schmitt Bldg Co et al; H L Thompson (A).

CHAUNCEY ST, ss, 285 e Hopkinson av, 20x 100; same—same; same (A).

CHAUNCEY ST, ss, 225 e Hopkinson av, 20 x100; same—same; same (A).

CHAUNCEY ST, ss, 205 e Hopkinson av, 20x 100; Delia J Cassidy—same; same (A).

CHAUNCEY ST, ss, 265 e Hopkinson av, 20x 100; Jurgen J Bermann—same; same (A).

CHAUNCEY ST, ss, 245 e Hopkinson av, 20x 100; Bklyn Eye & Ear Hospital—same; same (A).

DOUGLASS ST, nwc Sutter av, 50x92.11; Simon Gasner—Jas O'Connor et al; Kiendl, Smyth & G (A).

E 7TH ST, ws, 130 n Av U, 40x125; also Van Sicklen st, es, 22.5 n Av S, 43.10x100.5x42.2x 100.3; also Van Sicklen st, es, 406.6 s Av T, 36 x100; Jas Molleck—Mayhew Constn Co et al; to set aside deed; H Hetkin (A).

N 9TH ST, nes, 175.2 se Roebling, 49.8x100; Ernest Arnold—Edw S McVey et al; L J Moss (A).

E 14TH ST, es, 140 s Av X, 60x100; Jennie Perlman—Pearl Const. Co et al; M S Feiler (A).

N CAROLINA AV, nec Schenck av, 50x100; Jno D Forbell—Sarah E Wadsworth et al; partition; A Feinstein (A).

PITKIN AV, nec Barbey, 25x100; Minna Hoffman—Mary J Bornemann et al; Pickett & Miller (A).

11TH AV, nws, 20.2 s 46th, 20.2x90; Mary E Bowles—Jno McGowan et al; H N Selvage (A).

OCT. 15.

GEORGE ST, ns, 129 e Evergreen av, 25.6x 80.10x28.9x67.5; Emma C Webb—Chas Eiger et al; Coombs & Wilson (A).

HALESEY ST, ss, 66.2 w Bway, 16.8x100; also REID AV, es, 160 n Greene av, 20x100; Fredk A Lehmann—Wm H Friday et al; partition; Gross & Surpluss (A).

MADISON ST, ns, 173.8 e Reid av, 29.6x100; Wm H H Bostelmann—Franklyn M Wise et al; J Demarest (A).

WEST ST, es, 180 n Av C, 100x270; Chester Carleton—Bristol Bldg Co et al; Van Alen & Dyckman (A).

E 8TH ST, es, 165 s Beverly rd, 25x100; Mary E Towl—Cath J Daly et al; T F Redmond (A).

E 14TH ST, es, 130 s Av O, 40x100; Louise G Ledelley—Mattie Yorke et al; T F Redmond (A).

54TH ST, ss, 260 w 9 av, 20x100.2; Geo Burkert—Randolph Klucken et al; foreclosure of tax lien; J J Bakerman (A).

60TH ST, sws, 60 se 10 av, 20x100; Title G & T Co—Parkway Home Co & ano; T F Redmond (A).

E 105TH ST, sws, 160 nw Flatlands av, 40x 100; Cassandra M Clarke—Richd A Niehorster et al; M H Elliott (A).

ATLANTIC AV, sec Barbey, runs e50xs86x w50xn81 to beg; Peoples Trust Co—Hyman London et al; H L Thompson (A).

BUSHWICK AV, nes, 60 nw Covert, 20x100; Bertha Steinberg—Alex R Phyte et al; M Wyc-koff (A).

FRANKLIN AV, es, 40.6 s Union, 30.2x100; Rosa Wasserman—Justus Doenecke et al; Wil-son, Barker & W (A).

FRANKLIN AV, es, 70.8 s Union, 30.2x100; same—same; same (A).

FURMAN AV, ses, at int Evergreen Ceme-tery, 50x200; also 83D ST, ss, 354.6 e 20 av, 18.2x100; Rosina Dame—Chas F Miller, Jr; A G Schaffner (A).

KINGS HIGHWAY, ss, 106.7 w E 15th, 21.4x 113.4; Title G & T Co—Ida Wittenberg et al; T F Redmond (A).

NOSTRAND AV, es, 100 n Malbone, 100x223x 100x240; also MALBONE ST, nwc Canarsie av, 95x—x100x227; also NOSTRAND AV, ws, 100 n Malbone, runs w138.9xn100xe38.9xs40xe100xs60 to beg; Trustees of N Y Annual Conference—Helen Knickerbacker et al; H L Thompson (A).

RUTLAND RD, ss, 150 w Troy av, 100x103.3; Isaac P Hubbard—Meyer Kurlandzik et al; J F Ward (A).

ST MARKS AV, ns, 90 w Franklin av, runs n100w22.7xn38.10xw3.4xs126xw40 to beg; Frank M Walsh—Mary Lonergan; T Murray (A).

ST MARKS AV, sec Rogers av, 16.6x95; Charlotte E Findlay & ano—Emma J Holly et al; McGuire, Delaney & N (A).

ST MARKS AV, ss, 242.8 e Buffalo av, runs s100xw50.7xs65xne66.4xn41xw18.9xn100xw32.4 to beg; Thos Reynolds—Lawrence L Driggs et al; J & T H Troy (A).

LOT 183, map Sec 5 Village of Ft Hamilton; Annie E Degroff—Mary D Smith et al; J C Kinkel (A).

OCT. 15.

70TH ST, 122 E; Casmento Specification Roofing Co—Walker D Hines & Ruggles & Rob-inson Co (84) 150.00

75TH ST, 115-9 E; Welsh Machine Works—Ellen Sullivan, Peter B Reilly, John McAdam & Sullivan Garage Co, Inc (83) 130.25

LEXINGTON AV, es, 50.5 s 51st, 50xirreg to 51st x220xirreg; T E McAvoy, Inc—Hammer-stein Opera Co & Oscar Hammerstein (86) 2,632.00

SO BOULEVARD, 1052; Harry Blicker—Dia-mond & McKehlin & Jacob Tuchman (82) 150.00

VYSE AV, 2125; Salvatore Perrotto—Simplex Improvement Co & D'Amore & Lanzetta (85) 947.40

OCT. 16.

37TH ST, 60 W; E Rigel & Co—Victorine Carmody & Bondy Croner (87) 4,850.00

48TH ST, 155 E; Isidore Levitt—Mary Lyons (93) 67.00

50TH ST, 150 E; Isidore Levitt—Mary Lyons (92) 42.50

62D ST, 223 E; Isidore Levitt—Mary Lyons (94) 30.00

80TH ST, 171 W; Worns & Kemp—Washing-ton H Taylor & Jno Sullivan (90) 22.00

123D ST, 232-6 E; Isidore Levitt—Mary Ly-ons (91) 97.00

HONEYWELL AV, swc 182d, 100.1x64.7; Frank Nahodyl—Jacob Cohen Constn Co (103) 150.00

PROSPECT AV, ws, 125 n 152d, 25x100; Isi-dore Schwartz—Prospect Holding Co, Harry Ap-pelbaum & N Y Plumbing & Heating Co (re-nwal) (96) 74.98

SOUTHERN BLVD, 1052; Harry Odvak—Isaac Diamond & Clarence McKibben (95) 55.00

1ST AV, 2281; Francesco Di Maio—Alfonso Grosso (88) 54.00

RIGHT, title, interest, &c, of Ninth Av R R Co; Sicilian Asphalt Paving Co—Ninth Av R R Co & NY City Ry Co (renewal) (97) 572.33

RIGHT, title, &c, of 23d St Ry Co; same—23d St Ry Co & NY City Ry Co (renewal) (98) 1,733.79

RIGHT, title, &c, of Central Park N & East River R R Co; Same—Central Park N & East River R R Co & NY City Ry Co (renewal) (99) 1,533.72

RIGHT, Title, &c, of Third Av R R Co; same —Third Av R R Co & NY City Ry Co (renewal) (100) 304.70

RIGHT, title, &c of NY & Harlem R R Co; same—NY & Harlem R R Co & NY City Ry Co (renewal) (101) 278.42

RIGHT, title, &c, of Dry Dock, East Bway & Battery R R Co; same—Dry Dock, East Bway & Battery R R Co & NY City Ry Co (re-nwal) (102) 235.87

OCT. 17.

BOWERY, 84; Albt G Richter—Henry A Bede, Bade Bros (104) 820.91

FORT WASHINGTON AV, swc 169th, 75x100; Star Fire Proof Door & Sash Co—Riverside Viaduct Realty Co (105) 150.00

VAN NEST AV, ss, 53.2 w Van Buren, 26.7x 71.4; Title Guar & Trust Co—Angelo & Anna M Morrone, Timothy J Kelly (106) 25.00

VAN NEST AV, swc Van Buren, 26.4x94.8; same—Henry Bursing, Timothy J Kelly (107) 25.00

Brooklyn.

OCT. 9.

GREENE ST, nwc Provost, —x—; J M Chat-terton—Jno C Wiarda. 10,871.00

MALTA ST, 73; Treib & Brodsky—Israel Scharlot. 1,550.00

PULASKI ST, 115; Jos Chadowitz—Selig Sachs & Chas Puchansky. 37.92

7TH ST, sws, 177.11 w 6 av, 42x100; V Scala—Louis Germain. 900.00

LOUISIANA AV, es, 215 n Vienna av, 20x 100; Treib & Brodsky—Solomon & Lena Ger-mansky. 2,615.00

PARKSIDE AV, nwc Parkside ct, —x—; I Lomei—Parkside Ct Realty Co. 87.75

ST MARKS AV, ns, 325 e Rockaway av, —x —; C I Rosenblum Co—Minnie Levine, Jacob Zommich & Nathan Rolnick. 17.00

LOT in block bounded by Etna st, Haie and Forcetube av, —x—; Curtis Bros Lumber Co —Levyne Constn Co & Herman S Levyne. 480.75

OCT. 10.

ETNA ST, sec Forcetube av, —x—; Eastern Woodworking Co—Levyne Constn Co & Herman Levyne. 369.85

WYCKOFF ST, 100-102; L Brounstein—Max Zaubler & Hattie Sobler. 892.50

6TH ST, nec 8 av, —x—; H Rosenbaum Iron Works—St Saviours R C Church & Henry F Booth Co. 1,353.44

MANHATTAN AV, 747; L Tow—Abr Wilck & Jacob Perlman. 577.75

SHEPHERD AV, nec Stanley av, 140x95; J Rutstein—Sarah & Jos Egel. 103.76

OCT. 11.

S ELLIOTT PL, ws, 324.7 n Lafayette av, 40.4 x100; Empire City Gerard Co—Arm Realty Co. 171.00

UNION ST, swc N Y av; A P Hogle, Inc—Temple Bar Realty Co & Arthur H Selinger. 970.00

OCT. 14.

BARRETT ST, w s, 100 — Pitkin av, 50x 100; L Tannenbaum—Barrett Constn Co. 50.00

DE KOVEN CT, 30; Wm Liss—Clara & Chas Burbaker. 220.50

ESTABLISHED 1879

William P. Rae Co.

Main Office
180 MONTAGUE STREET

Uptown Branch
400 Nostrand Av., adj. Gates Av.

MANAGERS
APPRAISERS
AUCTIONEERS
BROOKLYN AND QUEENS

WE REPRESENT
JAMAICA HILLCREST
SEA GATE N. Y. HARBOR
OFFICE ON EACH PROPERTY

Telephone 661 Bedford Established 1890

Member Brooklyn Board
Real Estate Brokers

CLARENCE B. SMITH

Real Estate Agent

Appraiser for
State of New York City of New York
Long Island Railroad

1424 FULTON STREET
AT BROOKLYN AVENUE
BROOKLYN, N. Y.

John Pullman R.E.Co.

BROOKLYN
REAL ESTATE

APPRAISING

Leasing, Renting, Mortgages

741 Union Street

Tel. 131 Prospect BROOKLYN

Members
Brooklyn Board of Real Estate Brokers

BROOKLYN
ESTATE MANAGERS

CHAS. L. GILBERT, President

NOAH CLARK, Inc.

REAL ESTATE
INSURANCE

Water Fronts, Factory Sites, Appraisals

Main Office
837 Manhattan Avenue

Branches
545 Morgan Avenue 753 Nostrand Avenue
BROOKLYN, N. Y.

Money to Loan on First Mortgages
4½ and 5%

Joseph T. McMahon

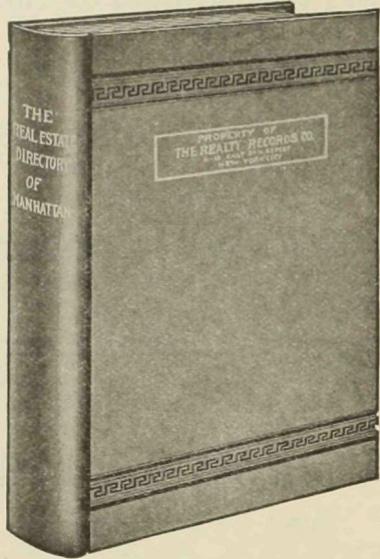
REAL ESTATE and
MORTGAGE LOANS

188 and 190 MONTAGUE STREET
BROOKLYN
Telephone 834 Main

SPECIAL ATTENTION GIVEN TO
COLLECTING, RENTING
AND MANAGEMENT OF ESTATES

Exclusive Feature

OF THE



Real Estate

Directory

All Stated Considerations as given in the deed, and in Auction Sales, Partition Sales and Foreclosures since 1906 are printed, following the owner's name in the Geographical Section of the REAL ESTATE DIRECTORY as follows:

ST. MARKS PL. SOUTH SIDE
116 B 435-22 Herman Waldman (F\$19,700)
Mar. 2 '10

THIS FEATURE IS INVALUABLE

There are several other **exclusive** features, any one of which is worth the full subscription price.

The **Real Estate Directory** is more complete than ever. You should examine a copy at once.

The Realty Records Co.
115-119 W. 40th St. New York

Mechanics Liens—Brooklyn (Continued).

HICKS ST, 127-53; Consolidated Roofing Co—Ada A Brigham & Smith & Dorsett Co. 164.00

S ELLIOTT ST, 54-6; High Ground Iron Wks—Arm Realty Co. 1,155.32

BATH AV, ec 20 av, 40x100; J Meurer—Ida Novick & Sirota Bros. 100.00

LAWRENCE AV, ss, 250 w 1st, 150x200; W R Adams & Co—Henry F Booth & Henry F Booth & Co. 1,737.38

ROCKAWAY PKWY, es, 50 s Av E, 20x120; N Giellis—Wm Bozekus & Henry Weissman. 100.00

SNEDIKER AV, ws, 216 2 n Livonia av, 23.8x 100; Sam Robb—New Lots Constn Co. 135.00

UTICA AV, nwc Union, 80x70; Harry Marcus Iron Works—Geo Potts, Jr. 302.00

OCT. 15.

VANDERBILT ST, nwc Prospect av, 160x100; Holter Stern—Acme Homes Co & Jas V Cunningham. 900.00

VERANDAH PL, 12; A Nicola—Boesel M Kerloway. 25.00

GRAHAM AV, 187; Max Blumberg—Harry Blum & Harry Gordon. 205.00

LAWRENCE AV, ss, 300 w 1st, —x—; R Mannion—St Rose of Lima Catholic School & H F Booth & Co. 4,233.00

LAWRENCE AV, ss, 300 w 1st, —x—; R Mannion—S; Rose of Lima Catholic School & Francis A Norris. 791.15

LAWRENCE AV, ss, 250 w 1st, 150x200; J P Duffy Co—Church of St Rose of Lima, Rev Jas McAleese, Rt Rev Chas E McDonnell & H F Booth Co. 63.75

SAME PROP; same—Rt Rev Chas E McDonnell, Church of St Rose of Lima, Rev Jas McAleese, H F Booth Co & Richd Mannion. 612.50

SUTTER AV, nwc Barrett, 100x99; Standard Lime Co—Barrett Constn Co. 18.75

TOMPKINS AV, 59; J Petrusa—Albt Haberman, Bernard Kracker & S Glicksman. 41.50

SATISFIED MECHANICS' LIENS.

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

Manhattan and Bronx.

OCT. 11.

No Satisfied Mechanics Liens filed this day.

OCT. 14.

149TH ST, ss, 216 w Brook av; Standard Plumbing Supply Co—Fredk Schnauffer et al; Oct7'13. 666.17

SAME PROP; Pilot Valve Co—same; Sept16 '13. 180.00

SAME PROP; Louis Greenberg—same; Sept 12'13. 1,240.64

SAME PROP; Jiffy Fire-Hose Rack Co—same; Sept13'13. 433.80

SAME PROP; Abel Hansen—same; Sept13 '13. 396.55

76TH ST, 187 E; Evans & Thomas—Eglidse St Jean Baptiste et al; June27'13. 979.63

AV A, ws, bet 63d & 64th; Wright Wire Co—Flower Hospital of NY; Oct'13. 552.13

ARTHUR AV, 2010; American Radiator Co—Abr Shapiro et al; July21'13. 603.88

MONTEREY AV, nwc 178th; Title Guarantee & Trust Co—Monterey Bldg Co, Inc, et al; Sept29'13. 66.50

PARK AV, es, bet 76th & 77th; Wright Wire Co—German Hospital of NY et al; Oct7'13. 805.49

OCT. 15.

149TH ST, ss, 216 w Brook av; Geo E Sealy, Inc&Fredk Schnauffer et al; Sept15'13. 240.00

ST NICHOLAS AV, swc 148th; J Cullo & Bro—St Nicholas Holding Co et al; Dec13'12. 555.00

PINEHURST AV, swc 181st; Colon & Hartnett—Comfort Realty Co et al; Oct9'13. 3,550.00

3D AV, 3758-60; Klosk Contracting Co—Wendover Bronx Co et al; Jan8'13. 264.50

OCT. 16.

41ST ST, 357 W; Kaplan, Kandra & Co—Jno Mooney et al; Oct8'13. 75.00

SAME PROP; Glasberg Contracting Co—same Sept13'13. 780.00

47TH ST, 68 W; Jno H Knubel—Fanny C Peyser et al; Junell'13. 50.00

BROADWAY, swc 41st; Harlem River Lumber & Wood Working Co—41st St Realty Co et al; July29'13. 985.00

BROADWAY, 1351-65; Wm L Rouse et al—Crosstown Realty Co et al; June27'13. 2,223.75

OCT. 17.

141ST ST, 610-18 W; Eureka Tile Co—Ess En Constn Co et al; Oct16'13. 1,200.00

PARK AV, 1022-24; Klenert & Rosenbluth, Inc—L J Milhau et al; Sept15'13. 301.29

RIVERSIDE DR, nec 98th; Henry Bosch Co—Barkin Constn Co et al; Apr18'13. 384.72

SAME PROP; Benj Klein—same; May22'13. 200.00

STEBBINS AV, ws, 169.8 s Westchester av; Louis Stein—Finrock Iron Wks; Aug15'13. 300.39

WEST SIDE of tracks of N Y C & H R R R Co, 331.9 s 254th; Arthur Hasselman—N Y C & H R R R Co et al; Apr6'12. 122.00

Brooklyn.

OCT. 9.

EASTERN PKWAY, swc Troy av, 216x120; Natl Radiator Co—Sol Kraus Realty & Constn Co & Kingsbridge Plumbing & Heating Co; Sept26'13. 115.58

OCT. 10.

IMLAY ST, ws, entire blk bounded by Imlay Verona & Bowne sts & Commercial Wharf; H C Clausen Iron Wks—N Y Dock Co & F D Gheen & Co; July2'13. 15.85

IMLAY ST, ws, bet Bowne & Commerce, —x—; N Lyons—N Y Dock Co & F D Gheen & Co; July8'13. 129.50

IMLAY ST, ws, bet Commerce & Bowne, —x—; Natl Fireproofing Co—N Y Dock Co & F D Gheen & Co; July2'13. 366.86

60TH ST, ns, 20.3 e 12 av, 19.6x77; J P Duffy Co—Vincenzo Tria & Giovanni Parrilla; Oct8'13. 286.22

DUMONT AV, swc Douglass, 100x250.3; J Lieb—Douglass Bldg Co; Sept19'13. 271.79

SAME PROP; same—same; Sept19'13. 190.55

COMMERCIAL WHARF, —x—; Hull Grippen Co—N Y Dock Co & F D Gheen & Co; July1 '13. 480.59

BLOCK bounded by Bowne, Verona, Imlay & Commercial Wharf; Candee, Smith & Howland Co—N Y Dock Co & F D Gheen & Co; July1'3. 460.99

BLOCK bounded by Commercial Wharf, Commerce, Imlay & Verona sts; Harrison Meyer—N Y Dock Co & F D Gheen & Co, Inc; July2'13. 43.84

SAME PROP; Eureka Woodworking Co—N Y Dock Co & F D Gheen & Co; July1'13. 658.00

SAME PROP; Eureka Woodworking Co—N Y Dock Co & F D Gheen & Co; July8'13. 960.00

SAME PROP; Eureka Woodworking Co—N Y Dock Co & F D Gheen & Co; July26'13. 658.00

BLOCK bounded by Commercial Wharf, Bowne, Imlay & Commerce; Harrison & Meyer—N Y Dock Co & F D Gheen & Co; July2'13. 410.05

SAME PROP; Wm Bayley Co—N Y Dock Co & F D Gheen & Co; July1'13. 40.00

SAME PROP; N Ryan Co—N Y Dock Co & F D Gheen & Co; July1'13. 88.75

SAME PROP; I L Haas, Inc—N Y Dock Co & F D Gheen & Co; June28'13. 650.00

SAME PROP; W R Adams & Co—N Y Dock Co & F D Gheen & Co; July3'13. 18.59

SAME PROP; Monroe M Golding—N Y Dock Co & F D Gheen & Co; June28'13. 6,010.00

SAME PROP; H C Clausen Iron Works—N Y Dock Co & F D Gheen & Co; July2'13. 135.00

OCT. 11.

No Satisfied Liens filed this day.

OCT. 14.

56TH ST, ns, 380 w 6 av, 20x100.2; Hydraulic Press Brick Co—Robt & Wm Smith & Smith Bros; Aug15'13. 136.35

EMMONS AV, 1636-8; T B Schmidt—Anne Kean; Sept5'13. 352.43

OCT. 15.

No Satisfied Mechanics Liens filed this day.

Discharged by deposit.

Discharged by bond.

Discharged by order of Court.

ATTACHMENTS.

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

Manhattan and Bronx.

OCT. 9.

No Attachments filed this day.

OCT. 10.

Johnson, Wm D; Natl Nassau Bank of N Y; \$1,000; Duer, Strong & Whitehead. 1,050

Roseville Trust Co of Newark, N J; Geo C Kalle; \$6,000; Worcester, Williams & Saxe. 1,050

OCT. 11.

No Attachments filed this day.

OCT. 14.

Artistis Co; U S Indestructible Gasket Co; \$13,568.75; Shaffer, Howell & Hinds.

OCT. 15.

Elder, Kathryn A H; Duncan I Roberts, pres; \$226.50; B P Kerfoot.

CHATEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan and Bronx.

OCT. 10, 11, 14, 15, 16.

Ginto, Michl. 1006-8 Stebbins av..Rothberg & Rosenblatt. Fixtures. 8340

Kitchen (Andw) Realty Co, Inc. 442 St Pauls pl..Jno J Kelly. Steam Boiler. 1,050

Monterey Bldg Co. Monterey av, nec 178th —x—.International Gas & Elec Fixture Co. Aemt to add name to chattel recorded Oct8 '13. 13.

Nelso Tool Co, Inc. 1883 Park av..Fairbanks Co. Machinery. 154.70

Simpson Fox Realty Co. 163d st sec Fox st ..A B See Elec Elevator Co. Elevator. 2,750

Same. 163d st, swc Fox....same. Elevator. 2,750

Borough of Brooklyn

OCT. 9, 10, 11, 14 and 15.

Arm Realty Co. 60 S Elliott pl..Michael Dumey, Inc. Plumbing Supplies. 8725

Aspromonte, Christina. 86th st nr Shell rd.. Hudson Plumbing Co. Plumbing Supplies. 1,344

Commonwealth Impt Co. Sterling pl nr Saratoga av..Louis Greenberg. Plumbing Sup- plies. 400

H M B Bldg Co. Douglass st nr Livonia av ..Columbia Gas Fix Co. Gas Fix. 187

Kronengold, Ignatz. Eastern pkway nr Utica av..Elsie E Kerby as extrx. (R) 562

Directory of Real Estate Brokers

Real Estate Operators

ELIAS A. COHEN

Real Estate Operator
198 BROADWAY
Telephone, 5005-5006 Cortlandt

FISHER LEWINE IRVING I. LEWINE

Real Estate Operators
Telephone 980 Cort. 135 BROADWAY

HARRIS & MAURICE MANDELBAUM

Real Estate Operators
Telephone 8155 Cort. 135 BROADWAY

RUDOLPH WALLACH CO.

(Incorporated)
Real Estate Operators
68 WILLIAM STREET Phone John 6120

LOWENFELD & PRAGER

Real Estate Operators
149 BROADWAY Tel. 7803 Cortlandt

Mount Vernon

Anderson Realty Company

William S. Anderson, President
Mount Vernon and Southern Westchester
REAL ESTATE
TWENTY-TWO EAST FIRST STREET
MOUNT VERNON, N. Y.
"The Busy Corner" Tel. 585 Mt. Vernon

The real cost to you, of an ownership service, lies in its errors.

Each error costs you anywhere from \$1.00 to \$1000, in lost time and opportunity. We can furnish you with an almost perfect system. A really good service is very expensive to prepare and we cater only to those who want the BEST.

Write for seven exclusive features in the Real Estate Directory, any one of which is worth the full subscription price—more complete than ever. You should examine a copy at once.

Realty Records Company

119 W. 40th St., New York

MANHATTAN

S. DEWALLTEARSS & HULL

Auctioneers, Appraisers, Brokers, Agents
REAL ESTATE—LOANS
135 BROADWAY, Telephone 355 Cortland
18-20 WEST 34th ST., Telephone 379 Greeley

FROST, PALMER & CO.

INVESTMENTS IN LOFT BUILDINGS
PENN DISTRICT
1133 BROADWAY, St. James Bldg. at 26th St.
Phone 6735 Madison Square

GEORGE V. McNALLY

Real Estate, Insurance, Mortgages
47 WEST 34TH STREET
Telephone, 426-427 Greeley

ALLEN J. C. SCHMUCK

Real Estate Investments
Mortgage Loans Rentals
47 WEST 34TH STREET
Telephone, 2711 Greeley

JOHN ARMSTRONG

Real Estate Agent and Broker
Tel., 211 Harlem. 1984 Third Ave., Cor. 109th St.

FRANKLIN S. BAILEY

Real Estate and Insurance
Management of Estates Est. 1832 162 E. 23d St.
Phone Audubon 6137

JOHN J. BOYLAN

Real Estate Agent, Broker and Appraiser
402 W. 51st St. Tel. 1970 Columbus. 165 Bway.

BRAUDE-PAPAE COMPANY

REAL ESTATE LOANS INSURANCE
Management of Estates
BWAY. & 142d ST. Phone Audubon 6137

THE BRONX

A. G. BECHMANN

Real Estate and Insurance
Tel. 3975 Melrose. 1053 SO. BOULEVARD
One block from Simpson Street Subway Station

W. E. & W. I. BROWN, Inc.

Real Estate Brokers and Appraisers
3428 THIRD AVE., bet. 166th and 167th Sts.
Est. 1867

WILLIAM A. COKELEY

APPRAISER EXPERT TESTIMONY
1325 Fort Schuyler Road
180th Street and Morris Park Avenue, Bronx

O'HARA BROTHERS

Real Estate and Appraisers
BRONX PROPERTY
Tel. 615 Tremont. WEBSTER AVE. & 200th St.

EDWARD POLAK

Real Estate, Broker, Appraiser
A-RE-CO BLDG., 149th ST., Cor. 3d AVE.
Phone, 7124 Melrose

CHAS. BUERMANN & CO.

Agents, Brokers, Appraisers, Loans
Established 1886 507 GRAND STREET
Phone 218 Orchard

GOODWIN & GOODWIN

Real Estate and Insurance
Management of Estates a Specialty
Lenox Ave., N. E. cor. 123d St., Tel. 6500 H't'm

BRYAN L. KENNELLY

Auctioneer, Real Estate and Loan Broker
156 BROADWAY Business Established 1847

BENJAMIN R. LUMMIS

Real Estate
25 WEST 33d STREET

THOS. F. McLAUGHLIN

Real Estate and Insurance
1238 THIRD AVE., NEAR 72d STREET

LOUIS V. O'DONOHUE

Real Estate and Insurance
Tel. 3555 Bryant 25 WEST 42d STREET

Philip A. Payton, Jr., Company

Real Estate Agents and Brokers
New York's Pioneer Negro Real Estate Agents
Main Office: 67 WEST 134th STREET

POLIZZI & CO.

Real Estate, Loans and Insurance
Ernest M. Vickers 192-194 Bowery

SCHINDLER & LIEBLER

Real Estate and Insurance
Tel. 3436 Lenox. 1361 THIRD AVE., nr. 78th St.
Branch, 3929 Bway.—Tel. Audubon 7232.

SPECIALISTS IN PENN. TERM. SECTION

H. M. WEILL CO.

Real Estate Agents, Brokers and Appraisers
Tel. 3571-3572 Greeley. 264 WEST 34th ST.

GEO. PRICE

Real Estate Auctioneer, Broker and Appraiser
138th St., Cor. Third Ave. Phone Melrose 572

JOHN A. STEINMETZ

Real Estate Wanted, Sold and Exchanged
1007 E. 180th St. BRONX PROPERTY
Phone 942 Tremont LOANS NEGOTIATED

ULLMAN

Real Estate in All Branches
3221 WHITE PLAINS AVE., above 207th St.
Telephone 36 Wmsbridge

WILBUR L. VARIAN

Real Estate
2783 Webster Ave., Opp. Bronx Park 1. Sta.

Advertise in the RECORD and GUIDE to reach Brokers, Operators, Contractors, Owners and Building Managers.

Chattel Mortgages—Brooklyn—Continued.

Leicht, A. F. 42 Bay 28th..West End Gas
Fix Co. Gas Fix. 190
Milford Constn Co. Dumont av nr Elton st..
Columbia Gas Fix Co. Gas Fix. 132
Melnick, Rachel. Wyona st cor Belmont av..
Globe Mantel & Mirror Co. Consols. 752
Rappaport, B. Y. 1740-6 Nostrand av..West
End Gas Fix Co. Globes. 620

BUILDING LOAN CONTRACTS.

The first name is that of the Lender,
the second that of the Borrower.

Manhattan and Bronx.

OCT. 11, 16 & 17.

No Building Loan Contracts filed these days.

OCT. 14.

3D AV, nwc Lorillard pl, 51x123.7; Jno J
Brady loans Belmont Sq Market, Inc, to erect
a — sty bldg; — payments. 5,000

OCT. 15.

87TH ST, ss, 287.9 e Amsterdam av, 82.3x
100.8; Albt, Meyer, Louis Jarmulowsky & Max
Markel, exrs &c, loan Princeton Constn Co to
erect a 9-sty apartment; — payments. 120,000

87TH ST, ss, 205.6 e Amsterdam av, 82.3x
100.8; same loan same to erect a 9-sty apart-
ment; — payments. 120,000

ORDERS.

Borough of Brooklyn

OCT. 9, 10, 11 & 14.

No Orders filed these days.

OCT. 15.

LAWRENCE AV, ss, 250 w 1st, 150x200; H
F Booth & Co on Rev Jas McAleese to pay J P
Duffy Co. 624.05

Final Map of Eastern Parkway.

President Connolly of Queens, in conjunction
with Commissioner Elliot, is bending every effort
to complete the final map laying down the lines
of the Eastern Parkway extension through Cy-
press Hills Cemetery to Forest Park. Under
the act of the Legislature, the Chief Engineer
of the Board of Estimate and Apportionment is
authorized to make this map, but on account of
insufficient forces he has requested the Borough
President and the Park Commissioner to assist
him in this matter, says the Long Island City
Star. Surveying parties of the Topographical
Bureau and the Park Department are now at
work on this parkway and it is expected that
the final map will be completed inside of two
weeks. The parkway begins at the eastern end
of Highland Parkway and extends northeasterly
on a curve along the west side of the Ridge-
wood reservoir through Park Department lands
until it joins Cypress avenue near the Ridge-
wood gate house.

Here it is planned to connect with Cypress
avenue, which is to be widened to a width of
120 feet. This will permit a service street of
about forty feet in width upon which the dou-
ble car track line will run, and a parkway
street to the south almost entirely on city
property. At the junction of Cypress avenue
and Fresh Pond road this parkway enters
the cemetery property and will extend through
Cypress Hills Cemetery and Mount Carmel
Cemetery and meet with the Drive in Forest
Park.

The width of this portion in Cypress Hills and
Mount Carmel Cemeteries will be 100 feet. "The
enabling act," which permitted the purchase
of this land for a parkway purpose, was passed
by the Legislature in 1908, and it is shown
in Chapter 404.

To Fix Amity Street Assessment.

The Board of Estimate at the meeting held
Thursday fixed October 23 as the date for a pub-
lic hearing on the matter of acquiring title to
Amity street, Flushing, from Main street to
Wateredge avenue (Flushing Creek) through
which the Flushing extension of the Corona "L"
will extend by subway to Main street. It affects
five blocks, or about 2,400 feet of Amity street.

East of Lawrence street the street has been
given a width of 70 feet, and west of this point
it is shown on a map adopted by the Board on
September 25, 1913, as having a width of 120
feet. In the former section the street is regu-
lated and graded at a lesser width, but in the
latter the street is not in use. It is believed
that a number of buildings encroach upon the
land to be acquired.

The street forms a portion of the Roosevelt
avenue rapid transit route, and between Water-
edge avenue and Lawrence street a portion of
its area in the centre will be wholly occupied
by the railroad.

It was recommended to the Board that an
opening proceeding be authorized and a district
of assessment be set after a public hearing.

All of the cost is to be assessed upon the
property benefited.

A Westchester County Exhibition.

Two large real estate corporations have leased
from the New York Central Railroad space in
the new Grand Central Terminal, where there is
being developed a country life permanent expo-
sition, reservations now being made for dis-
plays. The active work is under the control of
Robert H. Sexton, organizing manager of the
Travel Show.

Eighteen booths are laid out to represent
the various municipalities of Westchester Coun-
ty. Some special models are being made. A
general bureau of information also will be
installed.

DEPARTMENTAL
RULINGS.

Key to Classifications Used in Divisions of
Auxiliary Fire Appliances, Combusti-
bles and Places of Public Assembly

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

BUREAU OF FIRE PREVENTION.
157 East 67th Street.

ORDERS SERVED.

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

Orders marked "H" are omitted
from these records.

MANHATTAN ORDERS SERVED.

Named Streets.

Allen st, 192—Joseph Bohonert.....A-B
Allen st, 192—Isidore Rosen.....G
Broad & Wall sts—The Foundation Co.....K
Broome st, 127-31—Abraham Shapiro.....C
Broome st, 264—Frank O'Neill Estate..G-C-E-B
Chambers st, 121—Audinet Gilbert.....C
Chambers st, 121—Samuel Jacklowitz.....C
Chambers st, 121—Samuel Schwartz.....C
Chambers st, 124—Roy Orgain.....A
Chambers st, 124—E A Whitehouse Co, Inc..A
Cherry st, 297-303—Michael Miller.....G
Cherry st, 297-303—Wulf Zabludsky.....A-G-F
Chrystie st, 153—Meyer Roth.....C-G
Clinton & South sts—Holbrook, Cabot & Rol-
lins.....K
Delancey st, 150—H Cohn & H Wechsler..A-F-E
Delancey st, 150—Harry Lewish.....C-B-E
Delancey & Eldridge sts—Holbrook, Cabot &
Rollins.....K
Division st, 105—Fajbush Libman.....E-B
Duane st, 80—Consolidated Gas Co.....C
East Broadway, 65—R & P Dress Co..C-F-G-A
East Broadway, 65—Harry & Wolf Elias.....G
East Broadway, 65—Isaac Bronners & Bro.....F-G-A
Eldridge st, 66—Friedman Bros & Oldman.....A-L-C-E
Eldridge st, 222—Jacob Burstein.....C-E
Eldridge st, 222—Max Schur.....G
Franklin st, 80—Sidney Rosenberg.....G-C-F
Franklin st, 80—Benjamin Bros.....G-F-C
Front st, 46-8—A C Bedell & Co.....G-C-A
Goerck st, 34—Jacob Dinner.....G-F-A
Goerck st, 34—David Nobel.....G-F-A
Greene st, 137—Maurice & Chas Hinden..F-G-C
Lafayette st, 248—Louis Rosenblatt.....F-C-E
Laight st, 7-11—New York Blank Book Co..G-F-C

Laight st, 7-11—S Cupples Envelope Co.....G-E-F-C
Laight st, 7-11—William Browning.....E-B-C-A
Liberty st, 107-9—George N Robinson.....A
Lispenard st, 11—Isaac Louis.....D
Lispenard st, 11—Joseph Strenger.....D
Lispenard st, 11—Harry Poritz.....D
Lispenard st, 11—Max Diamond.....D
Lispenard st, 11—Nathan Abrams.....D
Ludlow st, 27—Abraham Goldberg.....E-C-A
Ludlow st, 27—Samuel Gruber.....G-E-A-C
Ludlow st, 27—Abraham Rudy.....A-C-G
Ludlow st, 27—Max Cohn.....C-B-F
Manzin st, 73-5—Turvin Bros.....G-A
Manzin st, 73-5—Cohen & Rainbow.....G-A
Manzin st, 73-5—Aaron Gross.....G-A
Manzin st, 73-5—Berkman & Solomon.....G-A
Monroe st, 292—Leon Tuchmann.....C
Pine st, 34-6—Hanover Fire Ins Co.....A
Ridge st, 87—Nathan Rubstein.....G-C-B
Union sq, 32—Reliance Building Co..A-B-C-E-F
Washington st, 60-62—John Stefanko.....F-A-G
Washington st, 60-62—Sliman Tanora.....F-A-G
Washington st, 60-62—F K Malouf & Co..F-A-G
Washington st, 60-62—Geo R Shama.....F-A-G
Washington st, 60-62—Simon Barson & Co.....F-A-G

Washington st, 60-62—A A Barson & Co..F-A-G
Washington st, 60-62—Majweb Badran..F-A-G
Washington st, 60-62—Naieeb Naja & Co..F-A-G
Washington st, 60-62—Daher El Koury..F-A-G
Washington st, 60-62—Alexander Habib..F-A-G
Washington st, 60-62—Man Ladies Underwear
Co.....F-A-G
Washington st, 60-62—Sadallah Cousins..F-A-G
Washington st, 60-62—Tomas Tobia.....F-A-G
Washington st, 60-62—John Nojaim.....F-A-G
Washington st, 60-62—Maroon Michael..F-A-G
Washington st, 60-62—A J Akel & Co.....F-A-G
Washington st, 60-62—S Aboumarad & Co..F-A-G
Washington st, 60-62—Naif Farah.....F-A-G
Willet st, 29—Oscar F Rothman.....A
Willet st, 29—Bernhard Rosenstein.....G-A-C
Willet st, 29—Elizabeth Mandel.....C
Willet st, 29—Meyer Friedman.....G-A
Wooster st, 69-71—The Lawrence Holding Co..E-C

Numbered Streets.

2d st, 295-7—Frank Luftig.....C-F
4th st, 18-20 W—Sarah M Belden Estate...E-B-C
4th st, 28-30 E—Sam'l Gellman & Jacob Eis-
enberg.....A-G
4th st, 28-30 E—M Shuldner Co, Inc.....C-A-G
4th st, 28-30 E—Cari Auston.....C
4th st, 28-30 E—Ray Cohen.....C-A-G
4th st, 28-30 E—Harry Finkelstein & Max
Friedman.....A
4th st, 28-30 E—David Levine & Louis Saffer
.....A-E
4th st, 28-30 E—Sea Island Thread Co..C-A-F-E
4th st, 28-30 E—Philip Shapiro.....C-G
4th st, 28-30 E—Cassel & Radin.....A-C-G
6th st, 431 E—Julius Katz.....I
6th st & 4th av—Holbrook, Cabot & Rollins..K
8th st, 27 W—George Pappatina & Bros....G-E
8th st, 56 W—Mary H Tompkins.....A
9th st, 24 W—Thomas Coman.....C-E-O
10th st, 241 E—Abraham Kammer.....G-C
12th st, 10-14 E—Newmark & Robinson..F-G-A
12th st, 10-14 E—Spirite Mfg. Co.....F-G-A-C
12th st, 10-14 E—Horwitz & Finkelstein..F-G-A-E
12th st, 10-14 E—Frankenstein Bros..F-G-A-E
12th st, 10-14 E—Joseph Colvin.....F-G-A
12th st, 10-14 E—Sarah H Witthaus Est..E-C-A
12th st, 10-14 E—Levinson, Hart & Goldman
.....F-G-A-C-E
14th st, 5 E—Mercantile Printing & Station-
ery Co.....F
14th st, 5 E—Salvatore S DeLuca.....F
14th st, 5 E—Taylor & Languna.....F
14th st, 34-42 W—Bernard J Ludwig.....D
14th st, 148 W—Julius J Gold.....G-A
14th st, 148 W—Van Duzen Bolster Co..G-C-A
14th st, 148 W—Mrs Mildred Goldhurst....C
17th st, 40-2 W—Morris W Levine.....A
20th st, 6-8 W—Estroff & Lipshez Co.....D
20th st, 6-8 W—Stern & Whittaker.....D
20th st, 32-4 W—Louis J Sloat & Bro.....F-G-C
20th st, 32-4 W—A Michelson & A Davis,
.....F-C-G
20th st, 36-8 E—Salinger & Asch.....F-G-A
21st st, 15-17 W—Building & Engineering Co.C
21st st, 19-27 W—David Spero.....D
21st st, 23-5 E—The Style Suit Co.....D
21st st, 30-2 W—Miller Bros.....G
21st st, 30-2 W—Harry P Herzig & Joseph
Rappaport.....G-E
22d st, 140-44 W—Wm Morris & Co.....C
22d st, 140-44 W—Dorfman & Oshinsky....D
22d st, 140-44 W—Wm Morris & Co.....D
22d st, 140-44 W—Thompson & Kent.....D
22d st, 140-44 W—Hirsch, Lachman & Co....D
22d st, 140-44 W—Julius Leiterman.....D
22d st, 140-44 W—Edwin, Leo & Robt Schiele..D
22d st, 140-44 W—Bry Brothers.....D
24th st, 15 W—Brunswick Realty Co.....D
24th st, 30-2 W—James J Powers.....D
24th st, 30-2 W—A Dessau & E Luchs.....D
24th st, 30-2 W—Abraham Schwartz Co....D
24th st, 133 W—Albert von den Diresch..B-E-C
24th st, 142-6 W—The District Realty Co..A-B
24th st, 142-6 W—Alexander & Greenberg..F-E
24th st, 148-50 W—Harry Goldberg.....C
24th st, 148-50 W—W Katzman & Son.....G-E
24th st, 148-50 W—Gittler & Murray.....G
24th st, 148-50 W—H Hauptman & Co.....G-C
24th st, 148-50 W—Lorenz Friedman & Schul-
hoff.....G
24th st, 148-50 W—A Reichbart & Son...G-A-E
25th st, 28-30 W—Henry P Gardner.....D
25th st, 48-54 W—Eckstein & Butler.....G
25th st, 146-50 W—Mrs Sender Rattnar & Sons..G
25th st, 146-50 W—Jack Goldstein.....G
25th st, 146-50 W—Levinson & Siegel.....G
25th st, 146-50 W—Herman Ginsburg & Abra-
ham I Pearlstein.....G
25th st, 146-50 W—Isaac Samuels.....G
25th st, 146-50 W—Max Brenner.....G
25th st, 146-50 W—Fox & Weinig.....G
25th st, 147-9 W—Samuel Rakusin.....D
25th st, 159-63 W—Venus Embroidery Co..G-A
25th st, 159-63 W—Kimmel & Neiman.....G-A
25th st, 159-63 W—Eisen & Feit.....G-A
25th st, 159-63 W—B Hofman & Co.....G-A
25th st, 159-63 W—Bedrick Waist Co.....G-A
25th st, 159-63 W—Mayers & Lester.....G-A
25th st, 159-63 W—Philip Mechlowitz.....G-A
26th st, 25-7 W—Vincent Astor.....B-A
26th st, 134-40 W—Meyer Gans & Co.....F-C-G
26th st, 134-40 W—Samuel Weiner Son & Co..F-C
27th st, 40-2 W—Gray Realty & Development.
.....C-E
30th st, 24-6 W—Pell Estate.....B
31st st, 110 W—Leanora A Jackson.....E
31st st, 110 W—Mary Minoria.....G-C-F-A
32d st, 12 E—Jacob Gumpertz.....D
32d st, 12 E—Vincenzo De Seta.....D
32d st, 12 E—Band & Jaffe.....D
32d st, 12 E—Tri-Arts Press, Inc.....D
36th st, 28-32 W—Edgar T Ash Co.....J
36th st, 28-32 W—Fry Realty Co.....C-A
36th st, 603-7 W—Mack & Cohn.....A
49th st, n w c 3d av—Consolidated Tel & E
Subway Co.....K
60th st, 25 W—F Guarino.....K
104th st, 402 E—Moses Schwartz.....C-R
104th st, 404-12 E—Wm Hauptman.....C-E-R
104th st, 402-12 E—Samuel Borchardt Co..E-C-F
124th st, 200 W—Estate of James Rozell....D
125th st, 31 W—Arthur S Stanford.....F
125th st, 31 W—Joseph Ayres.....F
129th st, 106-8 E—Edwin Lichtenstein.....F
132d st & East River—Astoria Light, Heat &
Power Co.....K
138th st, 58-60 W—African M E Zion Church..D
142d st, 1-13 W—Peter Duffy.....D
142d st, 1-13 W—Henry & G S Linderman.....F-A-D-G-C
151st st, 319 E—Elizabeth Wo'ski.....C
182d st, 580 E—Wm Steinberg.....E-A-C-F-G-D
Named Avenues.
Av B, 13—Solomon Teitelbaum.....C
Bowery, 108-108½—Emma G Townsend.....C
Bowery, 308—Samuel Rood.....A-G
Bowery, 308—Thomas Hammen.....A-G-E
Bowery, 308—Herman Heidenreich.....A
Broadway, 580-90—Weil & Mayer.....C-A-B-E
Broadway, 598—Maestic Hat Co.....E-G-F-A-D
Broadway, 598—Brush Mfg. Co.....F-A-D
Broadway, 599—Bernard Siegel.....G
Broadway, 599—David Gold.....G
Broadway, e s, bet 33d & 34th sts—Greeley Sq.
Hotel Co.....E
Lexington av, 1866—Oscar Daniels Co.....K

Madison av, 19—Evelyn Lyon Hegeman.....A
Morningside av, bet 112th & 113th sts—J Ca-
pozzi.....K
West Broadway, 391-3—Bregstein Bros.....C-G
West Broadway, 505—L W Mack's Sons.E-F-G-D

Numbered Avenues.

1st av, 144—Edward Prince, Pres., Arena
Theatre Co.....A
1st av, 719—The Cutting Estate.....C-B-F
1st av, 1185—Daniel J McCleary.....I-C-A
3d av, 993-95—Queens Amusement Co.....F-C
4th av, 59—Lithner Mfg. Co., Inc.....F-E
4th av, 59—The Binger Co., Inc.....F-E
4th av, 59—Hamilton Fish Corp.....C
4th av, 127-33—William Schlemmer.....C
4th av, 409—Maurice S Diamond & Jacob Win-
ograd.....C
4th av, 409—Josephine C Christman.....C
5th av, 149-51—Joseph Schloss Co.....E-F-G-A-D
5th av, 149-51—Samuel Shriem.....E-D-F-G-A-C
5th av, 149-51—Vari Lace Mfg Co.....A
5th av, 149-51—Estate of Bradish Johnson.
C-D-E-B
5th av, bet 11th & 12th sts—Consolidated Tel
& E Subway Co.....K

BRONX ORDERS SERVED.

Numbered Streets.

151st st, 245-7 E—Harold W Rosenthal..G-A-C
187th st, 667 E—Louis Finkelstein.....C

Named Avenues.

Wendover av, 438-40—Lesser & Greenberg.F-G

BROOKLYN ORDERS SERVED. --

Named Streets.

Bergen st, 747—Abraham & Heilbrunner.....F
Bergen st, 2158—Bernard Wolfson.....M-C
Fair st, 13—Max Adler.....G
Grand st, 858-60—Charles Webber.....K
Havemeyer st, 121-29—Julius Miller,
B-C-E-A-F-G
Kosciusko st, 13—McMahon & Smith.....F
Oakland st, 233—Samuel Mayhood.....A
A Sackman st, 337-339—Max Freed.....E-A-C-B
Sands & Bridge sts—Holbrook, Cabot & Rol-
lins.....K
Schermerhorn st, 81—Mrs. Anna Boyle, Miss
Elizabeth Adams.....C-K
Talmat st, 66—Co-operative Bldg & Loan Assn
Wm M Embler, Pres.....C-M
Watkins st, 388—Harry Neugass.....B-G
Willoughby st, 206—Barber Auto Service Co,
Wm Barber, T Owman.....L

Numbered Streets.

15th st, 396—Richard Mann.....G-L-K-A
19th st, 180 Bay—Abraham Michaelson.....F
19th st, 209 Bay—Michaelson & Levine.....F
22d st, 733 E—Harry W Eginton.....A-G-K
60th st, 1302—Antonio Marzano.....F

Named Avenues.

Av J, 1721—Asentury Realty Co.....A-G
Bath av & Bay 23d st—Cromwell & Wright.....F
Broadway, 204—William Green Sons.....C
Broadway, 1037—The Estate of Solomon May,
Theophile Weil trustee.....G-C-E
Bedford av, 867—Joseph Kronheim.....F
Bedford av, 1219—Wm T Atwood.....F
Church av, 2239—D P Brower.....F
Crossey av & Bay 21st st—Thomas Lewers..F
De Kalb av, 886—Sarah Goldberg.....F
East N Y av, 1814—Leonard C Vanderhond.M-C
Emmons av, 2221—Henry Heises & Son, Henry
& Wm J Heiss co-partners.....M-D-A
Gates av, 404—Borton & Marcoritz.....F
Gates av, 534—Mrs Daisy Bayliss.....F
Gates av, 680—Frank Cowles.....F
Glenmore av, 698-700—Israel & Hyman Sha-
piro.....A-G
Gravesend & Webster avs—Rosen Realty Co.F
Gravesend nr Washington av—Edwil Bldg..F
Greene av, 283-289—Bklyn Metal Ceiling Co.
F W Randall, Pres.....G-A
Lafayette av, 372—Henry C Christgan.....K
Lee av, 27-31—Corse Paytons Amuse Co.....F
Morgan av, bet Meserole & Scholes sts—Morris
Solomon.....G-E-A
New Utrecht av, 5523—Isack Lenvin.....C-B
Norman av, 254—Kindel Bed Co, Chas J Kin-
del, Pres.....K-G-A
Nostrand av, 276—Frank Dennier.....F
Ocean pkway, 4—A Castello.....F
Ocean pkway, 51—A Knippert.....F
Pitkin av, 1562—Ben Lenine.....F
Pitkin av, 1703—Israel Barron.....F
Pitkin av, 1724—A Kerman.....F
Pitkin av, 1770—Lewis Rosenthal.....F
Pitkin av, 2174—Mrs Helen Smedman.....F
Pitkin av, 2373—Jas N Stewart.....F
Pitkin av, 2377—Jas N Stewart.....F
Pitkin av, 2441—John O'Shea.....F
Pitkin av, 2540—W S Fullner.....F
Pitkin av & Bristol st—Dixon & Watkins.....F
Prospect Park W—R Sanders.....F
Rockway av, 545—Jacob Dublin.....F
Rockway av & Chauncey st—Herman Meyer.F
St Marks av, 738—Henry Butler Moore.C-A-G-K
Sumner av, 265—Geo M Costello.....F
Surf av, nwc W 20th st—Peter A Dooley,
Kaiser Garden Co.....G-K-C-A
Thompson Walk, s of Bowery—Stephen E Jack-
man.....K

Numbered Avenues.

18th av, 8602—The Gem Co.....F

QUEENS ORDERS SERVED.

Named Streets.

Theophile Weil trustee.....G-C-F
Hunter av, 104 (L I City)—Chas Scholl.....C
Paynter av & Sunswick st (L I City)—The
Adler Veneer Seat Co, Richard N Adler,
Pres.....C

Numbered Avenues.

1st av, 39 (L I City)—Plaza Mfg Co, John
Miller, Pres(John being fictitious).....G-A

SUBWAY CONSTRUCTION.

What Engineers Have Learned—Char-
acter and Size of New Under-
ground Railroads.

The new subways will show great improve-
ments over the existing subway in many details.
The existing subway was the first underground
road ever operated in New York City, and neces-
sarily, in some particulars, was more or less
experimental. Actual operation of it disclosed
several features which experience proved un-
desirable, and the engineers of the Public Ser-
vice Commission have eliminated such features
from the plans for the new work. For instance,
some of the stations in the existing subway are
built upon curves, which causes undesirable con-
ditions when trains are loading and unloading
at these curved platforms, and also makes it
necessary for all trains approaching such sta-
tions to slow down to avoid danger. While
these curved platforms are protected by an ex-
cellent signal system, the commission's engi-
neers believe that the safety of operation will
be promoted by eliminating curved platforms.
Therefore all stations upon the new subways
will be located on straight stretches of track,
and so far as possible sharp curves will be
avoided on all lines.

The plan followed in the existing subway of
placing all four tracks in one tunnel has been
found defective. This condition prevails, with
few exceptions, for the whole stretch of four-
track subway from Brooklyn Bridge north to
96th street. Actual operation showed that this
arrangement interfered with the full effect of
the train movement upon ventilation. While the
frequent passage of trains stirred up the air, it
did not entirely renew it, and in consequence the
city had to spend a great deal of money to put
in ventilating devices. The commission's engi-
neers believe they have greatly simplified the
problem of ventilation by constructing the new
subways with separate tunnels, so that the pas-
sage of trains will produce a piston action, driv-
ing the air out ahead of them and causing the
in-rush of fresh air by suction from the rear.
There will be a partition wall between each pair
of tracks so that the effect of having one tun-
nel for trains going one way and another tun-
nel for those going in the opposite direction will
be produced. In this partition wall archways
will be provided at stated distances as places
of safety to which track laborers may retire to
avoid being struck by trains. Where there are
only two tracks, they will be separated by a
partition wall.

Heat to Be Lessened.

Another feature of the existing subway which
causes some discomfort is the high temperature
prevailing during the periods of maximum oper-
ation. Engineers believe that much of the
heat is due to the friction of brake shoes on
wheels and wheels on tracks, as well as to the
operation of numerous electric motors under-
neath the cars. In building the first subway the
engineers took extra precautions to keep out
water and provided waterproofing under the
floor, up the sides and over the roof of the tun-
nel. While this waterproofing keeps the water
out, it also keeps the heat in. It is the theory
now that if less waterproofing were used, the
walls of the subway would allow more of the
heat to escape. Accordingly, in the new de-
signs waterproofing is provided only in cases
where it is absolutely needed to keep out water,
and that is mainly over the roof, under the floor
of the subway and along the sides in places
where the road runs below water level. This
waterproofing consists of layers of woven fabric
and asphalt and brick laid in asphalt, and there
will be much less of it used in the new work
than was placed in the first subway.

All the new subways will be larger than the
first one. In the case of the Fourth Avenue
Subway in Brooklyn, and the Centre Street Loop
in Manhattan, to be operated by the Brooklyn
company, the difference will be considerable.
The first subway has a height of 12 feet 10
inches above the base of the rail and has a
width of about 12 feet 6 inches for each track.
The Fourth Avenue and Centre Street Subways
will have a maximum height of 15 feet above
the base of the rail, and a width of 14 feet for
each track. The Broadway and other subways
to be operated by the Brooklyn company will
have a height above base of rail of 13 feet 2
inches and a track width of 13 feet 6 inches.

Plans for the subways to be used for the In-
terborough Rapid Transit Company were origi-
nally drawn according to these dimensions, but
when the arrangement was made to connect
certain of the new subways with the existing
subway, all to be operated by one company,
it became evident that it would be useless to
have part of the system of large bore and part
of smaller diameter. The plans, therefore, were
changed so as to make the dimensions of the
new subways the same as those of the existing
subways.

Use and Generation of Steam.

In a book of 335 pages, elegantly printed and
artistically illustrated, the Babcock & Wilcox
Company, of New York, give their friends a
treatise on steam which is well worthy the
most convenient position in the best library.
Introductory to the book there are full-page
views of the works of the Babcock & Wilcox
Company at Ravonne, N. J.; Barbeton, Ohio;
Renfrow, Scotland; Paris, France, and Ober-
hausen, Germany. Several pages are devoted
to the early history of the generation of steam
from the time of Hero, of Alexander, to the
progress made through the time of James Watt,
and leading up to the first commercially suc-
cessful use of water tubes in a steam generator
by George H. Babcock and Stephen Wilcox. The
story is so cleverly presented as to hold the
attention of a thoughtful reader throughout,
and the information given is fundamental and
essential to a correct study of the development
made in practical use of steam up to the present
time.

Estimating on Building Work.

There is quite a discussion going on in the
trade papers, in regard to estimating or pricing
builder's work. It is now any thing but an
"exact science" notwithstanding the amount of
"effort and money" that have been expended in
the preparation of rules, tables, books and
diagrams, that have only—seemingly—succeeded
in making estimating more of a tangle. Thou-
sands of dollars are yearly lost to both owners
and contractors because of the unsystematic
methods of "figuring" up. Mistakes in quanti-
ties and qualities of materials, misunderstand-
ings of descriptions of work and methods of
construction often lead to disastrous results.
These conditions should not prevail. There is
no reason why the owner should pay for a lot
of things he does not receive, or that a con-
tractor should help to pay for work he does
for another man.

A bill of quantities should be furnished to
every builder or contractor, defining the num-
ber of yards, feet and inches of all the materials
employed in the entire building—and the cost
of same—which, in a measure, will stamp the
quality and will give the contractor a fair op-
portunity to control his profits within certain
limits, and act as a guarantee that the owner
gets the quality he is paying for.—National
Builder.

Rapid Method of Coloring Drawings.

Every draftsman has occasion at one time
or another to color a drawing or a whiteprint.
The use of colored inks is unsatisfactory; cross-
hatching in colors obscures the details and is
slow, while water colors have the disadvantage
of slowness besides being difficult to apply
evenly. A quick and satisfactory method of
coloring involves the use of ordinary wax cray-
ons and gasoline, says the Engineering and
Mining Journal. Crayon of the color desired
is applied and then rubbed with a piece of
cloth, wet with gasoline, until the color is even,
and extended to the limits desired. If it over-
runs the lines, it can be erased with a pencil
eraser. Some colors, particularly the yellows,
purples, greens and light blues, produce much
better results than others. It is probable that
the gasoline dissolves the wax from the crayon,
leaving the pigment as an impalpable powder,
which, when rubbed over the paper, colors it
uniformly. The method is applicable with equal
success to egg-shell and smooth drawing papers
and to white prints on both paper and cloth.

Franklin Avenue Association.

The property owners and business on Frank-
lin avenue, Brooklyn, have organized as the
Franklin Board of Trade. M. C. Maguire is
president; A. Lud-Perkins, secretary; B. G.
Illinger, treasurer.

A committee of five, to be known as the plan
and scope committee, and to consist of the
three officers of the club and F. H. Tyler and
W. Marquart, was appointed. To increase the
membership of the board a committee of three,
consisting of A. D. Kelly, E. A. Whitelaw and
J. Klar, was appointed. Among the members
are A. D. Kelly, F. C. Meyer, W. H. Perry, A.
F. Lewis, E. F. James, E. A. Whitelaw, F. H.
Tyler, W. Marquart, T. P. Adams, M. J. Bar-
ber, F. G. Dvett, J. Klar, F. R. Bruce, B. G.
Illinger, G. Marquart, J. Ruberla, M. C. Ma-
guire, A. L. Perkins, F. Meyer, J. H. Bollmann,
J. H. Urquhart, R. M. Lambert, E. T. Swift, L.
Schwindt, J. Proses, C. Martini, Fred Aspinall,
J. Doyle, Dr. L. Buist.

Zone System at Minneapolis.

Minneapolis is the first American city to try
the system of "districting" which is not un-
common in Europe, particularly in Germany. A
law enacted by the legislature of Minnesota at
its last session permits cities with a popula-
tion in excess of 50,000 to establish exclusive
districts. When petitioned by fifty per cent.
of the property owners in a neighborhood, a city
council may, by a two-thirds vote, designate
such neighborhood either as a residential or as
an industrial district. The city council of Min-
neapolis on February 28 passed its first reso-
lution under this act and has now designated
several districts, which, however, comprise only
a small part of the city.

European Hotels Ape Americans.

"European hotels built within the last few
years are modeled closely after American ideas
in construction, equipment and appointment,"
remarked Mr. Keller, of the Ritz-Carlton, upon
his return from the other side. "This applies
particularly to the features which bear on com-
fort, and is to be noticed in many different
ways. For one thing, the bathrooms in Con-
tinental hosteleries have undergone a complete
transformation and, I think, are now superior
to those found in American hotels. There is
more attention to ornamentation—a greater per-
fection of detail."

A Hungarian Idea.

By a State law of 1913, favoring people who
improve real estate, Pittsburgh and Scranton
are the first cities in the United States to cut
the tax rate on buildings radically lower than
the rate on land, following the plan which has
attracted so much attention in the cities of
western Canada. I is said that the principle
had its origin in Buda Pesth, Hungary, where
the plan has been in vogue for many years.

—American architecture has been discovered
at last, though it was necessary to go to Europe
to do it. Returning tourists assure us when
they were at the "movies" they could always
recognize an American picture by the build-
ings. The corner of a porch, plank steps, or
a roof were all that was necessary to establish
the nationality of the scene.—Construction De-
tails.

CURRENT BUILDING OPERATIONS

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

Wilmington City Hall Competition.

The commissioners of Wilmington, Delaware, have announced a competition for selection of an architect for the Wilmington (Del.) City Hall and New-castle County Court House, to be erected in that city. The two structures are to be built conjointly at a cost of about \$1,000,000. The competition is in accordance with A. I. A. principles under the advice of Prof. Warren P. Laird, of the University of Pennsylvania. The competition will be restricted to three architects, especially invited; six admitted from the open field, and such local practitioners as may, in association with the commissioners. A fee of \$750 will be paid to each of the three especially invited, and to each of the three others who shall, in the report of the jury, rank highest in merit; any competitive fee, in the case of the successful competitor, to apply on account of his fee as architect of the building. The commissioners will be advised in their choice of a design by a jury elected by the competitors. Architects who may desire to enter from the open field may apply on blank forms to be had upon application to Thomas F. Gormley, secretary, Church Building, Wilmington, Del.

Landscape Architectural Competition.

A competition for a general landscape plan for the development of Telewana Park, Borough of Queens, is open to all landscape architects and landscape engineers, whether residents of the State of New York or not.

The prizes offered are as follows: First prize, \$500; second prize, \$200; third prize, \$100.

Landscape architects or engineers desiring to submit plans may notify the commissioner, Arsenal Building, Central Park, New York, in writing, in which case they will be furnished with a printed copy of the rules governing the contest, together with a topographical and location map of the property in question.

All plans, estimates and reports submitted for this contest must be in the hands of the committee on or before noon of November 1, 1913, addressed to the Hon. W. G. Eliot, Commissioner of Parks, Borough of Queens, Richmond Hill, N. Y. The committee will examine the plans and report its findings to the competitors on or before December 1, 1913.

Newark Theatre Contract.

Cramp & Company, 25 East 26th street, Manhattan, received the general contract this week to erect the new theatre at Halsey and Market streets, Newark, N. J. The building will be erected by a company, of which William Scherer, of the Union National Bank, 760 Broad street, is interested. Plans were prepared by George Keister, of 12 West 31st street, Manhattan, and provide for a structure two stories in height, 99x98 feet, of brick, terra cotta and marble, to seat 1,000 people. William E. Lehman, 738 Broad street, Newark, will be the supervising architect.

Two Large Apartments for Broadway.

It became known on Friday that plans are now being prepared by Mulliken & Moeller, architects, of Park avenue and 41st street, for the immediate improvement of the entire block fronting on the west side of Broadway, between 150th and 151st streets, with two ten-story high-class elevator apartment houses, to cost at least \$1,000,000. Mulliken & Moeller and associates will be the owners of both buildings, and have already obtained a building loan of \$450,000 on each structure. The construction will be of the best type with an exterior of granite, brick and terra cotta. The property comprises twelve lots, fronting 199.10 feet on Broadway and 225 feet in both streets, and was formerly occupied and owned by the Hebrew Sheltering Guardian Orphan Asylum and later by Franklin Pettit, of 2 Wall street.

Contract for Horace Mann School.

Charles T. Wills, Inc., 286 Fifth avenue, received the general contract this week to erect the new country school for boys at Broadway and 246th street, Manhattan, for the Horace Mann School, of 551 West 120th street. The group will consist of a building to accommodate 300 boys, several additional class buildings and a faculty building. Edgar A. Josselyn, 3 West 29th street, and Howells & Stokes, 100 William street, are the architects. The estimated cost is \$200,000.

\$150,000 Residence for 95th Street.

Grosvenor Atterbury, 20 West 43d street, has prepared preliminary plans for a five-story brick and marble residence, 40x84 feet, to be erected at 9-11 East 95th street for Edith S. Fabbri, of 129 Broad street and Bar Harbor, Me. Estimates will not be called for until spring. The cost is placed at about \$150,000.

Riverside Drive Apartments.

Samuel Katz, 1 Madison avenue, is preparing plans for a six-story apartment house to be erected on the north side of Riverside Drive, 475 feet west of Broadway, for the P. & W. Holding Company, owner and builder. The cost will be about \$200,000.

PERSONAL AND TRADE NOTES.

ANDREWS BLDG. CO., INC., have opened offices at 170 Broadway, where they will conduct a general contracting business.

EDMUND D. BRODERICK, general contractor, formerly of 340 Madison av, has moved his office to 15 East 40th st.

N. M. WOODS, architect of Memphis, Tenn., has taken offices for the practice of his profession at 156 5th av, N. Y. C.

LEONE & ROSSI, architects, 1044 East Tremont av, Bronx, would like to have catalogues of different business houses sent to their office.

CHAS. C. THAIN and WILLIAM C. HEWLETT, architects, will remove their offices on November 1 from 16 East 42d st to 1182 Broadway.

L. DANANCHER & CO., architects, formerly located at 7 Glenmore avenue, Brooklyn, have opened offices in Fulton street, near Washington avenue, Jamaica, N. Y., where they will continue their practice.

JOHN L. MURRAY, who conducted the famous Roman Gardens in West 42d st over a long and successful period, has resumed ownership of

that establishment, and will henceforth give it his personal attention. Mr. Murray is now busy superintending a complete redecoration and renewal of the establishment.

THE NATIONAL INCINERATOR CO., 303 5th av, New York City, has recently closed contract for the Municipal Incineration plant at Charlotte, S. C., to cost about \$25,000. The contract includes the necessary building and all equipment necessary for a complete incinerating plant.

HENRY CLAY CARREL, of the firm of Gillespie & Carrel, architects, 1123 Broadway, New York City, while in Philadelphia on business during the past week, was stricken with a very severe attack of blood poisoning. He was removed to the University Hospital of Philadelphia, where at the last report his condition was said to be quite serious.

BUILDING INSPECTOR W. SCOTT SNYDER of Tacoma, Wash., is undertaking to obtain a uniform building code of all the first class cities of the Pacific Coast. He has written to other building inspectors of Washington, Oregon and California suggesting the proposal and asking that steps be taken toward having the same general building requirements in all cities of the coast.

WARREN R. BRIGGS, F. A. I. A., Security Building, Bridgeport, Conn., announces that he has formed a partnership with Edward B. Caldwell, Jr., for the practice of architecture under the firm name of Briggs & Caldwell. Mr. Caldwell is a graduate of the School of Architecture of the University of Pennsylvania, supplemented by seven years of work in the leading New York and Philadelphia offices, and is consequently fully equipped in every department of his profession. This, combined with the well-known professional ability and experience of Mr. Briggs, will enable the new firm to execute satisfactorily any work that may be entrusted to them.

THE ART METAL CONSTRUCTION COMPANY has recently reduced the par value of its capital stock from \$100 to \$25, four new shares being given in exchange for every old share. It has also acquired a controlling interest in the United States Metal Products Company which will be of great advantage to both corporations in that it will bring about substantial operating economies and increased efficiency both in the manufacture and sale of its product. The Art Metal Construction Company is a consolidation of four companies which have been operated as one for the past ten years. It manufactures metal furniture, steel filing cabinets, grille work, partitions, bronze railings and other similar products, all of which are of a very high quality. Its output has been installed in many public buildings and business structures in all sections of the country.

JOHN M. LINCK CONSTRUCTION COMPANY.—Schedules of the John M. Linck Construction Company, builder, of No. 1047 Trinity avenue, show liabilities of \$963,848, of which \$800,000 is secured by mortgages on real estate; nominal assets, \$681,407, consisting of real estate, \$687,000; accounts, \$400; cash in bank, \$2, and gas deposit, \$5. The real estate consists of an apartment house, No. 720 West 181st street, value, \$225,000, and some lots on St. Nicholas avenue, between 137th and 140th streets, value, \$456,000. The secured creditors are the Lawyers Title Insurance and Trust Company, \$420,000; estate of Mary G. Pinckney, \$325,000; Chelsea Realty Company, \$35,000, and Augusta Dinkelspiel, \$20,000. Among the unsecured creditors are the Empire City Gerard Company, \$14,504; Church E. Gates & Co., \$8,757; Adam Happell, \$9,750; Charles Fassbender, \$9,750; and John M. Linck, \$63,430.

TAXATION CONFERENCE.—The Seventh Annual National Conference on State and Local Taxation will be held in the Hotel Iroquois, Buffalo, on October 23-25, under the auspices of the National Tax Association. It will be the first national tax conference held in this State. Thursday afternoon, October 23, is to be a New York session, with the following programme: "New York's Needs," E. E. Woodbury, former chairman State Board of Tax Commissioners; "Problems and Plans of the State Board," T. F. Byrnes, chairman State Board of Tax Commissioners; "Problems of Corporation Taxation in New York," Randall F. Le Boeuf, Albany, N. Y.

OBITUARY

RICHARD B. VAN VARICK, a retired builder and general contractor, died at his home, 2327 Walton st. The Bronx, of pneumonia at the age of seventy-six.

WILLIAM LYNN DOWLING, for twenty years a prominent resident of the Bay Ridge section, and the builder of many of its better residences, died Oct. 10 at his home, 8301 Ridge Boulevard, Bay Ridge. He had of late years been in the real estate business. Mr. Dowling was born in New York City Nov. 19, 1850, and had lived in Brooklyn for about forty years. He was long on the Park Slope before moving to Bay Ridge, and built many of the residences there. He was a member of the Crescent Ath-

Announcement

The undersigned beg to announce that they have organized and consolidated their interests under the name of the

Hecla-Winslow Company, Inc.

Our plants in New York and Chicago are taken over by the new Company and will be operated and known as the

Hecla Division

In Brooklyn, New York, to cover the Eastern Territory, and the

Winslow Bros. Division

In Chicago, to cover Western Territory, west of and including Pittsburgh.

The HECLA-WINSLOW COMPANY, Inc., will be operated and maintained by the present management and ownership, with the increased advantages of efficient and mutual cooperation and organization. The high standard of workmanship and quality of product which have characterized both Companies in the past will be rigidly maintained.

We feel that our friends among Architects, Owners and Contractors will recognize the value of this consolidation in securing for their service greater efficiency, more prompt deliveries, and added facilities, due to our long experience and characteristic methods in designing and manufacturing.

Architectural and Ornamental Iron and Bronze Work For Building

HECLA IRON WORKS, Brooklyn, New York

ESTABLISHED 1876

THE WINSLOW BROS. COMPANY, Chicago

ESTABLISHED 1885

Geo. A. Fuller Company

Fireproof Building Construction

OFFICES:

New York	Baltimore
Boston	Washington
Philadelphia	Chicago
Chattanooga	Detroit
Kansas City	Milwaukee
Montreal, Can.	Atlanta
Winnipeg, Can.	Toronto, Can.

Ritch Hughes Company

SPECIALISTS TO CONTRACTORS

Liability Insurance Surety Bonds

1123 Broadway
New York

Telephone 1721 Madison Square

THE WHITNEY COMPANY

(Incorporated 1902)

BUILDERS

Architectural and Engineering
Construction

1 LIBERTY STREET, NEW YORK

New York Seattle Denver Boston

GEO. HARRISON

JOHN F. MEYER

HARRISON & MEYER Artificial Stone Pavements

Centurian Building

Telephone
Madison Square 8718 1182 Broadway

Wm. H. Oliver Late Hobbs & Oliver
Established 1846
**PLAIN and
DECORATIVE Painting**
Paper Hangings and Interior Decorations
57 Fifth Avenue New York
Telephone, 833 Stuyvesant

Obituary—Continued.

letic Club, was interested in the Bond and Mortgage Guarantee Company and a director of the Greater New York Savings Bank. He leaves a widow, Jessie Ketcham, a cousin of Surrogate Ketcham; a son, Nelson L., and three daughters, Mrs. Daniel Van Brunt and the Misses Gladys and Grace Dowling. Funeral services were held at his home Monday morning, Oct. 13, the Rev. Lyman D. Calkins and the Rev. Bishop Faulkner officiating.

THE BOARD OF EXAMINERS at its meeting on September 30 unanimously passed the following resolutions and adjourned:

WHEREAS, God in His Infinite Wisdom has summoned by death our esteemed and honored fellow member,

ROBERT MAYNICKE,

we, his associates on the Board of Examiners, desire to record our sorrow on his departure from this sphere, and our keen regret in the loss of his wise counsel in our deliberations; and we desire to record the personal loss to each individual member, of a genial and valued friend; and

WHEREAS, we desire to bear testimony to the faithfulness and zeal with which he served the Board and the public at all times, generously giving his time and strength to the work for which he was pre-eminently fitted by intellectual gifts and long experience in his profession;

Now, therefore, be it

RESOLVED, that the death of Robert Maynicke is a great loss, not alone to this Board of Examiners, but to the building interests of this community; and to the municipality, in the loss of a loyal, public-spirited citizen whose keen sense of civic duty made him a public servant whose memory and influence will remain.

RESOLVED, that we tender to his family, and to his business associates, our heartfelt sympathy in their great bereavement; and

RESOLVED, that these resolutions be entered on the minutes, that a copy be transmitted to his family and to the American Institute of Architects, of which he was the honored representative on this Board.

TRADE SOCIETY EVENTS.

CEMENT USERS.—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.

TOOL BUILDERS.—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.

INSTITUTE OF OPERATING ENGINEERS.—Regular meeting second Thursday of each month, Engineering Societies Building, New York City. H. E. Collins, secretary, 29 West 39th st., New York City.

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

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.

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. Communications should be addressed to Frank A. Wallis, chairman, 346 Fourth av., N. Y. C.

AMERICAN HARDWARE MANUFACTURERS' ASSOCIATION, Atlantic City, N. J., Oct. 29, 30 and 31. Headquarters at Marlborough-Blenheim Hotel. Secretary, F. D. Mitchell, Woolworth Building, New York.

NATIONAL HARDWARE ASSOCIATION, Atlantic City, N. J., Oct. 29, 30 and 31. Secretary, T. James Fernley, Philadelphia, Pa.

THE FOURTH ANNUAL ENTERTAINMENT and reception for the benefit of the contingent Fund Association of the Bureau of Highways, of which Inspector Peter J. Flood is president, will be held in Prospect Hall, Brooklyn, Wednesday evening, October 22. An excellent vaudeville program has been prepared, to be followed by dancing.

BUILDING TRADES BASEBALL LEAGUE BALL.—The first annual ball of the Building Trades Baseball League will be held at Palm Garden, 58th street, between Lexington and Third avenues, on Thursday evening, October 30. The principal objects of this league are to bring together more closely the employees of the various concerns engaged in this line of business, and what is more important, to encourage and promote the habit of healthy outdoor exercise among them, most of whom are confined indoors the greater part of the time. Thus far the movement has met with loyal and enthusiastic support from all quarters, both employers and employees having displayed such marked interest in the results of the games during the past season, that it has been decided to establish a league which will include representative teams from every important building trade concern around Greater New York. The following are some of the firms now members of this league: C. T. Wills (Inc.), Post & McCord, U. S. Metal Products Co., Cauldwell-Wingate Co., Radley Steel Construction Co., Geo. A. Just Co., Turner Construction Co., Levering & Garriques and others. The future success of this league will depend largely upon the result of its first annual ball, and the

support of all those engaged in this line of business is solicited. A handsome silver trophy will be presented by some prominent professional ball player to the U. S. Metal Products Co. team, pennant winners for the season of 1913. Tickets may be procured at any of the above mentioned concerns, or at the box office. The officers are: B. M. Smith, president; Fred Deller, vice-president; Jos. A. Deegan, secretary and treasurer.

EFFICIENCY SOCIETY DINNER.—About two hundred members and friends of the Efficiency Society, Inc., attended the opening dinner meeting held in the large dining-room of the Aldine Club, 200 5th av., Manhattan, Tuesday evening, Oct. 14. The meeting was notable chiefly for the excellence of the three addresses given during the evening, abstract of which follows: Herbert N. Casson spoke on the Efficient Individual, he said:

"There are three main factors in the development of personal efficiency:

"First—How to Use Time. Time is the one treasure which is given to all individuals, some more, some less. No man, however brilliant, can make a lasting success who fails to appreciate the value of time. Every five minutes lost out of an eight-hour day cuts down our efficiency 1%. Every half hour lost makes a slump in our personal stock of six points. Day-planning and job building—these must be studied if we would efficiently use our time.

"Second—How to Develop Our Own Aptitudes. We must develop a system of personal rewards and punishments. We should offer ourselves some pleasure for a day well spent, and we should condemn ourselves to some self-denial for a day that has been lost. We should find out what our aptitudes are and what they are not. First know thyself, then develop thyself.

"Third—How to Use Outside Forces and Aptitudes. In the complex social structure of today no man stands alone. There are no longer private individuals. We are only fractions of the social organism. Consequently we must learn to derive personal benefit from social forces. We must learn to work together—to make the most advantageous associations whereby we can do our best for society, and whereby society can do its best for us."

Mr. Calder spoke on the intellectual life of the business man, he said that every man in business should devote a certain time to intellectual pursuits, because a large number of business and professional men were socially and personally uninteresting. He is the "tired business man" and is catered to at huge expense. The trained head is more important than the trained hand. The schools and colleges give the apparatus to work with, and the business man neglects his opportunities for culture in after life. Business men should be more efficient in their mental life.

The man, who after business gives time to intellectual diversion is more efficient than the so-called "tired business man" who wastes his time. A former Lord Mayor of London, who had no education wrote two very interesting books. This man had to work hard during the day. The man who wastes his time after work is inefficient.

Mr. Collier said that old forms of neighborliness have died out and that new forms must be created to take their place. Sons no longer follow their fathers and daughters are no longer trained at home. We need more institutions such as the social centers to bring families and neighbors together in personal contact. The efficient conduct of a democracy depends upon the preservation of neighborhood and family relationships, throughout the changes of time. The next dinner meeting of the society will be held on Tuesday evening, November 11th in the rooms of the Aldine Club.

RECENT INCORPORATIONS.

MAYES CONSTRUCTION CO. has been chartered with offices in The Bronx, to do a construction business. The incorporators are Edward Henry Mayes, 2576 Briggs av., Florence Mayes, 2576 Briggs av., and Benjamin Harvey Murphy, 225 Willis av. G. R. Allen, 27 William st., is the attorney.

GEORGE S. HALL CO., painters and decorators, has been incorporated with offices in Manhattan. George S. Hall and Norman Hall, 19 South 11th av., and David Baldwin, 210 South 2d av., all of Mt. Vernon, are the directors. The attorney is G. S. Hall, 725 1st av., N. Y. C.

EMPIRE ARCHITECTURAL IRON WORKS has filed papers to manufacture and deal in ornamental and structural iron and steel with offices in Manhattan. The incorporators are Samuel Greenfield, Samuel Roshovsky, Samuel Rubin and Joseph Cohen, all of 415 East 107th st. Meyer Levy, 220 Broadway, is the attorney.

H. L. THORNTON CO. is \$25,000 corporation chartered as timber merchants with offices in Manhattan. The papers were filed by Arthur J. Albert, Hoboken, N. J., John T. Owane, 333 Bleeker st., and Maude M. Simpson, 80 St. James pl., both of Brooklyn, as directors. The attorneys are Hill, Lockwood, Refield & Lydon, 35 Nassau st.

R. G. L. CONSTRUCTION CO. has been chartered to do a construction business with offices in Manhattan. The directors are Herbert A. St. George, Earl A. Darr, and William M. G. Watson, all of 41 Park Row. Phillips & Avery, 41 Park Row, are the attorneys.

NORTHCLIFF CONSTRUCTION CO. has been incorporated to do a construction business with offices in Manhattan. The directors are Harry Olsen and Aleck Olsen, both of 562 61st st., Brooklyn, and Harry Freise, 60 Park terrace, West Orange, N. J. The attorney is R. B. Ittelson, 170 Broadway, N. Y. C.

GREATER NEW YORK GRANITE WORKS CO. has filed incorporation papers with offices in The Bronx, to manufacture cut and dress stone. The incorporators are Giuseppe Secondino, Matia Guarino, and Vincenzo Montugro, all of 2662 Park av. The attorney is A. C. Astarita, 320 Broadway.

THE BEACHSIDE CORPORATION, realty and construction, has been chartered with offices in Manhattan. The directors are Esther D. Fleck,

Solon B. Lilienstern and Joseph M. Reinschreiber, all of 115 Broadway. The attorney for the company is S. B. Lilienstern, 115 Broadway.

DUFFY & COLLIN have filed incorporation papers as builders and contractors with offices in Manhattan. The directors of the company are Francis Collin, Ethel Collin and Mabel Collin, all of 142 West 137th st. The attorneys are Fischer & Rosenbaum, 115 Broadway.

GLASSBERG & GARTNER, builders and contractors, have been chartered to do business with offices in Manhattan. The papers were filed by Max Glassberg and Joseph Gartner, both of 445 West 43d street, and Herman Roth, 309 Broadway, as incorporators. The attorneys are Honnecker, Roth & Davis, 309 Broadway.

NO ARCHITECTS SELECTED.

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

NORTHPORT, L. I.—The Board of Education of Northport, William B. Codling, Main st, contemplates the erection of a high school here, Suffolk County, for which no architect has been selected.

ELMIRA, N. Y.—The First Presbyterian Church, Rev. W. L. Sawtelle, pastor, 362 West Church st, Elmira, contemplates the erection of a church of brick and stone construction here, for which no architect and site have been selected.

NEWARK, N. Y.—S. E. Comstock, Masonic Building, Newark, contemplates the erection of a business block at the corner of East Miller and Main sts, for which no architect has been selected.

PALMYRA, N. Y.—The Village Board of Trustees of Palmyra, J. N. Todd, president of village, is considering the proposition of running a pipe line to Lake Ontario, or of buying the present water plant. No engineer has been retained.

BUFFALO, N. Y.—S. C. Southinell, 106 Florence av, superintendent of the A. C. Gibson Co., 340 Washington st, Buffalo, contemplates the erection of a residence, probably of brick construction, 2 stories in height, on Crescent av, to cost about \$10,000. No architect has been selected.

CLYDE, N. Y.—The village of Clyde, William Forbes, Clerk of Board of Village Trustees, contemplates building a sewage disposal plant here, for which no engineer has been selected.

BROCKPORT, N. Y.—No architect has been selected for the cold storage building, of concrete block construction, to be erected here for the Dailey Coal Co., Park av and N. Y. C. & H. R. R. R., N. Y. C., owner. Cost, about \$50,000. Project will go ahead next spring.

NORTHPORT, L. I.—The Board of Education, William B. Codling, Main st, contemplates the erection of a high school here in Suffolk County for which no architect has been selected.

LOWVILLE, N. Y.—The Kinemacolor Co., W. H. Hicken in charge, 1600 Broadway, contemplates the erection of a concrete film manufacturing plant to cost about \$35,000. Bids on general contract will be received some time in November, and architect will soon be selected.

PLANDOME, L. I.—C. O. Hall, 43 West 27th st, N. Y. C., contemplates the erection of a residence here on plot 100x140 ft. An architect will soon be retained.

MOUNT VERNON, N. Y.—A meeting will be held on Oct. 23 by the Board of Education to vote for the purchase of property on South 5th av, near 6th st, for an addition to School No. 4. No architect has yet been retained. Frank Tichenor is president of the Board.

ROCHESTER, N. Y.—The Emanuel Presbyterian Church, of this city, contemplates the erection of a new edifice at Jefferson av, corner of Shelter st. Rev. E. B. McGhee, 363 Columbia av, is pastor. No architect has been selected.

CORTLAND, N. Y.—The Second National Bank of Cortland, E. Allen, president, contemplates making alteration to its present building. No architect has been selected.

CHELSEA, N. Y.—E. W. Pollock, 309 Broadway, N. Y. C. (attorney), contemplates rebuilding his residence here, which was recently destroyed by fire. No architect has yet been retained.

MECHANICSVILLE, N. Y.—Competitive sketches will be received about Nov. 10 for a new high school to be erected in Main st, near the Episcopal Church, by the Board of Education, to cost \$80,000. No architect has been selected. The program will call for a building 2 stories and basement, 200x250 ft, containing eighteen class rooms, library, reading room, gymnasium, auditorium, seating capacity, 1,000; rooms for manual training, seating 600.

ROCHESTER, N. Y.—The German Evangelical Church, 107 Ontario st, Rev. A. A. Holzwarth, 127 Ontario st, pastor, contemplates the erection of a brick and stucco edifice on Culver rd and Melville st, to cost \$12,000. No architect has been selected. Operations will probably go ahead in the spring.

ROCHESTER, N. Y.—The United German Societies, William Schlenker, 25 City Hall, president; Chas. W. Ludwig, vice-president, 566 Clinton st; George Duerr, 80 State st, secretary, and Nicklaus Kemmet, 202 Berlin st, treasurer, all of Rochester, contemplate the erection of a German hall in this city. No site nor architect has yet been selected. Funds are now being raised for the building and it is expected that plans will be called for in competition. Estimated cost, between \$50,000 and \$75,000. Chas. W. Ludwig, 506 Clinton st, is chairman of building committee.

PLANS FIGURING.

FACTORIES AND WAREHOUSES.

EGG HARBOR CITY, N. J.—Bids are being received by Sauer & Hahn, architects, 1112 Chestnut st, Philadelphia, Pa., until Nov. 30, for the erection of two buildings for the Bloch Go-Cart Co., to cost \$20,000.

BROOKLYN.—All bids are in for the paint factory, 4-stys, 137x100 ft, which Devoe & Reynolds, 565 Smith st, Brooklyn, are to erect in Huntington st, at a cost of \$100,000. Ernest Greene, 5 Beekman st, N. Y. C., is architect. Reinforced concrete construction.

JERSEY CITY.—The Fletcher Engineering Co., 30 Church st, N. Y. C., is taking bids to close Oct. 26, for rebuilding the chemical plant at 5 Florence st, for the E. F. Jones Chemical Works, of 51 Jay st, N. Y. C. Estimated cost is \$75,000; three stories and basement, 178x50 ft, concrete construction.

HOSPITALS AND ASYLUMS.

TRENTON, N. J.—Bids are being received until Oct. 28 by State Comptroller, Trenton, for construction of a house of detention for convict and criminal insane. Edw. J. Edwards, Secretary. For further information address Jos. P. Byers, Comr. of Charities and Corrections, State House, Trenton.

SKILLMAN, N. J.—Bids are being received until Oct. 25 by the Board Managers New Jersey State Village for Epileptics, Skillman (D. F. Weeks, Superintendent), for furnishing material and erecting an assembly building, custodian building and cottages for employees. Bids will be received for each building separately.

PUBLIC BUILDINGS.

ORANGE, N. J.—Bids will close October 29 at 11 a. m. for a 2-sty brick armory, 85x213 ft., to be erected at the northwest corner of William and North Centre sts, for the State of New Jersey, Wilbur Sadler, Adj. General and in charge of bids, State House, Trenton, N. J. George S. Drew, State House, Trenton, is architect. Cost, about \$100,000.

SCHOOLS AND COLLEGES.

BRONX.—M. J. Garvin, 3307 3d av, is completing plans and will take figures on the general contract at once for the parochial school, 100x100 ft, to be erected on the east side of Hoe av, 100 ft. east of 167th st, for the Church of St. John Chrysostom, Rev. Father B. F. Brady, pastor, Hoe av and 169th st.

SOUTH ORANGE, N. J.—The Libman Contracting Co., 107 West 46th st, N. Y. C., is figuring the general contract for a school house to be located in Academy st, from plans and specifications by D'Oench & Yost, architects, N. Y. C., and desire all bids from sub-contractors prior to October 29.

Don't Wait Till the Next Storm

Hotels using Edison Break-down Service find it indispensable in severe rain storms. With engine rooms flooded and plants out of business the buildings are switched promptly to the Edison mains

Be Prepared

Adopt our Service now and use it permanently. If good in an emergency it's good all the time. Write or phone us for estimates and full particulars

The New York Edison Company

55 Duane Street



At Your Service



Phone Worth 3000

Gnybco

(COPYRIGHT APPLIED FOR)

¶ We want you to know all about Gnybco Brands.

¶ Your client will appreciate the fact that he is getting the best the market affords when you give him the cream of the Hudson River clay beds.

¶ The cost is no more, but the quality is much better.

GREATER NEW YORK BRICK CO.

Sellers of Gnybco Brands
Phone, Murray Hill, 761 103 Park Ave.

IN USE SINCE 1889

Dragon

PORTLAND CEMENT

The Lawrence Cement Co.

Makers and Shippers 30 Million Bbls. Cement
1 BROADWAY NEW YORK

Waterproof Dragon—Dragon White

THE NEW JERSEY TERRA COTTA CO.

K. MATHIASSEN, President
ARCHITECTURAL TERRA-COTTA
Tel. 3903-4 Cort. Singer Bldg., 149 Broadway

DENNIS G. BRUSSEL ELECTRICAL ENGINEERING AND CONSTRUCTION

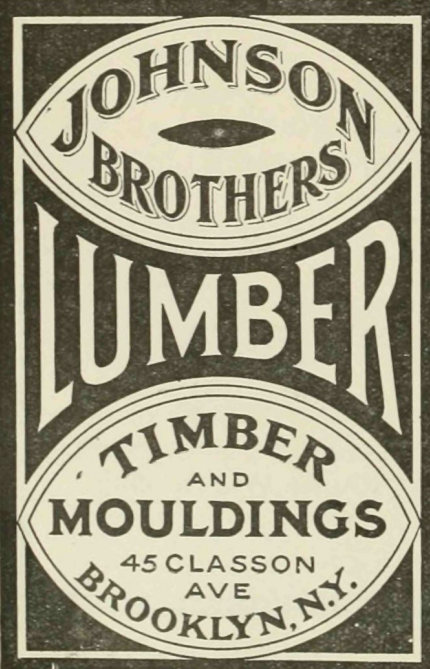
FOR LIGHT, HEAT, POWER
Office and Works Tel. 189-190 Greeley
39-41 West 38th Street REPAIRS

CARTER, BLACK & AYERS

FRONT BRICKS, ENAMELED BRICKS
Architectural Terra Cotta Fireproofing, Roofing Tiles
Telephone 7613-7614 Madison Sq. 1182 Broadway, N. Y.

HENERY MAURER & SON

Fireproof Building Materials OF EVERY DESCRIPTION
Hollow Brick made of Clay for Flat Arches, Partitions, Furring, Etc., Porous Terra Cotta, Fire Brick, Etc.
Office and Depot, 420 E. 23d STREET
Works, Maurer, N. J. NEW YORK



Plans Figuring (Continued).

STORES, OFFICES AND LOFTS.

MANHATTAN.—Plans are being figured for a 5-sty addition, 23x100 ft., of architectural terra cotta construction, to the World's Tower Building at 108 West 40th st., for Edward W. Brown, 110 West 40th st., owner. Buchman & Fox, 30 East 42d st., are the architects.

THEATRES.

BROOKLYN.—The Libman Contracting Co., 107 West 46th st., N. Y. C., is figuring the general contract for the Madison Theatre, to be located at Broadway and Madison st., from plans by W. H. McElpatrick, architect, and desires bids on all sub-contracts prior to October 20.

MISCELLANEOUS.

VINELAND, N. J.—Bids are being received until Oct. 28 by Board Managers, N. J. State Institute for Feeble Minded Women, at Vineland, for the construction of a sewage disposal plant with a tank for the septic treatment of sewage and connections to a pumping equipment and also the preparation of an irrigation disposal field and the force main thereto and distribution pipes. Dr. M. A. Hallowell, superintendent.

WHITE PLAINS, N. Y.—Bids close October 21 for a 1-sty brick, limestone and terra cotta passenger station, 40x120 ft., for the N. Y. Central R. R. Co., 70 East 45th st. Warren & Wetmore, 70 East 45th st., N. Y. C., architects. G. W. Kittredge, care of owners, is chief engineer. Balcom & Darrow, 70 East 45th st., N. Y. C., are steel engineers. The Cummings Structural Concrete Co., Commonwealth Building, Pittsburgh, Pa., is contractor for special concreting and concrete piling in approach and connection for same. Cost about \$100,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

BROADWAY.—Foundations are under way for two 13-sty apartment houses, 204x103 ft., on the east side of Broadway, 78th to 79th sts., for Paterno Bros., Inc., 601 West 115th st., owner. Schwartz & Gross, 347 5th av., are architects. F. A. Burdett & Co., 16 East 33d st., are steel engineers. Edward Roach, 60 West 90th st., has the mason work; Smellie & Loudon, at site, carpentry; Anthony Lauria, 650 Jackson av., roofing, and A. Sommerfeld, 4121 Park av., sheet metal work. Cost, \$600,000 each.

SHERMAN AV.—Moore & Landsiedel, 148th st and 3d av., have completed plans for a 5-sty tenement, 60x90 ft., to be erected at the southwest corner of Sherman av. and Academy st., for the Bendheim Construction Co., 128 Broadway, owner. Cost, about \$60,000.

ACADEMY ST.—Moore & Landsiedel, 148th st and 3d av., have completed plans for two 5-sty apartment houses, 50x87 ft., to be erected in the west side of Academy st., 110 ft south of Sherman av., for the Bendheim Construction Co., 128 Broadway, owner. Total cost, about \$100,000.

112TH ST.—Nathan Langer, 81 East 125th st., has completed plans for alterations to the 5-sty tenement at 21 East 112th st., for Samuel A. Krulowitch, 21 East 112th st., owner. Cost, about \$3,500.

DWELLINGS.

95TH ST.—Grosvenor Atterbury, 20 West 43d st., has completed preliminary plans for a 5-sty brick and marble residence, 40x84 ft., to be erected at 9-11 East 95th st., for Edith S. Fabry, 129 Broad st., owner. Cost about \$150,000.

MUNICIPAL WORK.

RANDALLS ISLAND.—Bids will be received by the Department of Public Charities until Friday, Oct. 24, for labor and materials required for the erection, completion and installation of additional mechanical equipment for the power house and laundry building at Randall's Island.

STEEL CASES.—Bids will be received by the President of the Borough of Manhattan, Room 1808, 21 Park Row, until Tuesday, Oct. 21, for furnishing labor and materials required for furnishing and delivering steel pigeonhole cases for the Department of Public Works, 21 Park Row.

PAVING BLOCKS.—Bids will be received by the Commissioner of Bridges until Thursday, Oct. 23, for furnishing and delivering wood paving blocks to the Department of Bridges.

GRATE BARS.—Bids will be received by the Board of Trustees in the Staff Room of Bellevue Hospital, 415 East 26th st., until Tuesday, Oct. 28, for furnishing grate bars for Wilkinson mechanical stokers, as per sample at boiler room, Bellevue Hospital.

MATERIALS AND REPAIRS.—Bids will be received by the Commissioner of Water Supply, Gas and Electricity until Tuesday, Oct. 28, for furnishing, delivering, unloading, stacking and storing cast iron special castings, valve box castings and valves; also for improving and remodeling the coal conveyor, its buildings and appurtenances at the 179th st pumping station; also for furnishing and constructing fencing at the 140th st pipe yard, on 5th av., between 139th and 140th sts.

SCHOOLS AND COLLEGES.

MANHATTAN.—The Board of Education opened bids Oct. 14 for fire protection work at P. S. 177. Ruben Bernson was low bidder at \$8,485.

MANHATTAN.—The Board of Education received bids Oct. 14 for installing fire alarm telegraph system in P. S. 5, P. S. 8, P. S. 90, P. S. 119 and P. S. 169. All bids were laid over.

MANHATTAN.—Bids were opened by the Board of Education Oct. 14 for additions and repairs to the electric equipment in P. S. 13. The J. & F. Electric Co. was low bidder at

\$2,521; P. S. 49, The Commercial Construction Co. at \$4,223 and P. S. 70, New York Construction Co. at \$5,189.

Bronx.

MUNICIPAL WORK.

GRADING AND PAVING.—Bids will be received by the President of the Borough of The Bronx, until Thursday, Oct. 23, for regulating, grading, setting curbstones, flagging sidewalks, laying crosswalks, building approaches and erecting fences where necessary in Park st., from East 149th st. to Westchester av.; also paving with asphalt blocks on a concrete foundation the roadway of East 165th st., from Grant av. to Morris av., and setting curb where necessary.

CAST IRON PIPE.—Bids will be received by the Commissioner of Water Supply, Gas and Electricity, until Oct. 24, for furnishing, delivering, unloading, stacking and storing cast-iron pipe, special castings, valve box castings and double-nozzle fire hydrants.

PLUMBING AND GASFITTING.—Bids will be received by the Fire Commissioner until Monday, Oct. 20, for labor and materials required for completing the following works: For installing and completing the plumbing and gasfitting required for the new central office for the Bureau of Fire Alarm Telegraph to be located at the north side of East 180th st., East of Devoe st., Bronx.

OIL.—Bids will be received by the Fire Commissioner until Monday, Oct. 20, for furnishing and delivering refined automobile naphtha and kerosene oil.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

ST. JOHNS PL.—Farber & Markwitz, 189 Montague st., are completing plans for three 3-sty flats, 50x90 ft. each, to be erected on the south side of St. Johns pl., 150 ft west of Ralph av., to cost \$60,000. The owner builds and will take bids on sub contracts. J. H. Small Realty Co., 1104 Broadway, Brooklyn, is owner.

SNYDER AV.—Farber & Markwitz, 189 Montague st., are preparing plans for a 3-sty flat, 49x100 ft., for Jacob Wass, 133 East 32d st., to be erected at the northeast corner of Snyder av. and East 32d st., to cost \$25,000. The owner builds and will take bids on all sub contracts.

DWELLINGS.

10TH ST.—A. W. Pierce, 19 Court st., is preparing plans for three 2-sty residences of hollow wall construction, 20x44 ft., to be erected in the east side of East 10th st., 120 ft north of Av. M., for Thos. Faulkner, president of the Hollow Wall Construction Co., 280 Broadway, N. Y. C. Total cost, \$24,000.

SUTTER AV.—S. Millman & Son, 189 Montague st., is preparing plans for five two-family dwellings, with stores, 20x55 ft., to be erected at the southeast corner of Sutter av. and Cleveland st., to cost about \$18,000. Max Strommer & Moses Glickman, 996 Sutter av., are the owners. The owner builds and will take all bids.

FACTORIES AND WAREHOUSES.

SUTTON ST.—Plans are being prepared privately for a brick factory, 90x240 ft., and 24 x40 ft., for the International Cork Co., Sutton st., Brooklyn, owner. Emilio Alberty is in charge. John G. Brown, Witherspoon Building, Phila., Pa., is general contractor.

MUNICIPAL WORK.

HEATING AND VENTILATING.—Bids will be received by the Superintendent of School Buildings until Monday, Oct. 27, for item 1, installing heating and ventilating apparatus in Public School 176, on Bay Ridge av., 68th st and 12th av.; also for furnishing and erecting complete a pipe organ (Items 1 and 2), at the Boys' High School, Marcy and Putnam avs and Madison st., Brooklyn.

PAVING.—Bids will be received by the President of the Borough of Brooklyn until Wednesday, Oct. 22, for regulating and repaving with permanent asphalt pavement on a 6-inch concrete foundation the roadway of Maple st., from Bedford av. to Rogers av., and paving with preliminary asphalt pavement on a 5-inch concrete foundation the roadway of 73d st., from 10th av. to 11th av.

DREDGING.—Bids will be received by the President of the Borough of Brooklyn until Wednesday, Oct. 22, for dredging Gowanus Canal, from its head to Station 33+50.

CABLE AND WIRE.—Bids will be received by the Fire Commissioner until Monday, Oct. 20, for furnishing and delivering cable and wire for the fire alarm telegraph.

SCHOOLS AND COLLEGES.

BROOKLYN.—Bids were received by the Board of Education Oct. 14 for installing chemical fire extinguishers in various schools. The Manhattan Supply Co. was low bidder at \$2,422.

BROOKLYN.—The Board of Education opened bids Oct. 14 for alterations and additions to the electrical equipment in P. S. 20. S. J. McCullough & Co. were low bidders at \$2,370.

MISCELLANEOUS.

LEWIS AV.—A. Ulrich, 367 Fulton st., is preparing plans for alterations to the milk depot at Lewis and DeKalb avs., Brooklyn, for Borden's Condensed Milk Co., on premises. Estimated cost, \$10,000. All bids will be taken by the architect.

Queens.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Plans are about ready for a 1-sty brick and concrete foundry, 55x100 ft., to be erected here by John Polachek Bronze & Iron Co., of 480 Hancock st. Figures will be taken by the owner about Nov. 1. Estimated cost, \$25,000.

LAUREL HILL, L. I.—George E. Small, care of owner at Laurel Hill, has completed plans for an asbestos corrugated covering and steel smelting furnace, 55 ft. high, 60x80 ft., for the Nichols Copper Co., 25 Broad st., N. Y. C. William H. Nichols, president. Cost about \$50,000. Bids will soon be called for superstructure.

SCHOOLS AND COLLEGES.

QUEENS.—Bids were opened by the Board of Education Oct. 14 for alterations and repairs to heating and ventilating apparatus in the New York Parental School. Charles DeVed is low bidder at \$1,160.

STABLES AND GARAGES.

LONG ISLAND CITY.—Plans have been completed for a 1-sty brick and concrete garage, 30x75 ft., to be erected at Crescent st and Wilbur av., for Edw. Outwater, general contractor and owner, 208 5th av., N. Y. C., who is taking bids on materials.

Richmond.

MUNICIPAL WORK.

ELECTRIC EQUIPMENT.—The Superintendent of Schools, 500 Park av., Manhattan, will open bids Monday, Oct. 20, for installing electric equipment in Public School 22, corner of Washington and Columbus avs., Graniteville, Richmond.

PAVING.—Bids will be received by the President of the Borough of Richmond until Tuesday, Oct. 28, for furnishing labor and materials required for regulating and repaving with bituminous concrete pavement on present macadam foundation the roadways of Hatfield av., from Richmond av to Nicholas av., and Hamilton av., from Phelps pl to Tompkins av.; also regulating and repaving with vitrified brick pavement on concrete foundation the intersections of Harrison av and Sharpe av., and Harrison av and Lafayette av.

Nassau.

SCHOOLS AND COLLEGES.

LONG BEACH, L. I.—William Albert Swasey, 47 West 34th st., N. Y. C., is preparing plans for a school to be erected here for the Board of Education of Long Beach, J. C. Hammond, member of committee. Plans will be ready for final bids on general contract about October 30. Cost about \$40,000.

THEATRES.

GREAT NECK, L. I.—A. E. Richardson, 100 Amity st., Flushing, is preparing plans and will be ready for bids about Oct. 20 for a 2-sty moving picture theatre, 40x110 ft., to be erected opposite the railroad station for L. B. Burke, care of architect, owner. Cost about \$20,000.

Westchester.

APARTMENTS, FLATS AND TENEMENTS.

YONKERS, N. Y.—A. J. Van Suetendael, 15 North Broadway, has completed plans for a 3-sty frame apartment, 33x85 ft., to be erected in the west side of Livingston st., south of Post st., for William H. Brodt, 46 Livingston st., owner. Cost about \$11,000.

DWELLINGS.

RYE, N. Y.—Excavating is under way for a 2½-sty frame residence, 30x40 ft., at the corner of Forest and Manuversing avs., for H. Van Wyck Wickes, 523 5th av., N. Y. C., owner. York & Sawyer, 50 East 41st st., N. Y. C., architects. White & MacDonald, Railroad av., are general contractors. Louis J. Hecker, Grace Church st., Rye, has the mason work, and Maxwell & Smith, 46 Broad st., Portchester, N. Y., the heating and plumbing. Cost about \$15,000.

YONKERS, N. Y.—Marsh & Gette, 46 Cedar st., N. Y. C., are preparing plans for two 2½-sty frame and stucco residences to be erected at Cedar Knolls, for Henry Lohman, Palmer av., owner. Cost, about \$10,000 each.

HARTSDALE, N. Y.—W. H. Orchard, 122 West 42d st., N. Y. C., is taking bids until Oct. 18 for a residence to be erected here for W. T. Brewster, of Columbia University, Morningside Heights. Frame, stucco, 2 stories, 24x69 ft.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

72D ST. (sub.)—M. Arnstein, 792 Amsterdam av., has received the contract for furnishing sash and glass for the apartment house at the southeast corner of 72d st and Park av., for the E. A. L. Construction Co. Rouse & Goldstone, architects.

BROADWAY (sub.)—M. Arnstein, 792 Amsterdam av., has received the contract for furnishing sash and glass necessary for the apartment house on the east side of Broadway, between 78th and 79th sts., for Paterno Bros., Inc., owners. Schwartz & Gross, architects.

86TH ST. (Sub.) The Lenox Iron Works, 232 Rider av., has received the ornamental iron work; the Metropolitan Artificial Stone Works, 1433 Boone av., artificial stone; and the Herow Granite Co., Willow av and 133d st., the granite necessary for the 12-sty apartment house, 100x100 ft., in the north side of 86th st, 56 ft. east of Park av., for the State Construction Co., K. B. Walker, president, 101 Park av. Schwartz & Gross, 347 5th av., are architects. Lawrence A. Ball, 19 East 24th st., steel engineer. John K. Turton, 101 Park av., general contractor. Cost about \$500,000.

CAULDWELL-WINGATE COMPANY

BUILDING CONSTRUCTION

S. MILBANK CAULDWELL, President
WALTER S. FADDIS, Vice-President
ROY W. WINGATE, Sec'y and Treas.
FRANK C. POUCHER, Chairman
Board of Directors

381 FOURTH AVENUE

Tel., 4380 Madison Square

NEW YORK

and Atlanta, Ga.

THOMAS J. STEEN CO.

BUILDERS

Hudson Terminal
Building

30 Church Street
New York

Otis Elevator Company

ELEVENTH AVENUE AND TWENTY-SIXTH STREET, NEW YORK

And Offices in All Principal Cities of the World

Manufacturers of All Types of Passenger and Freight Elevators—For All Kinds of Power
Including Hand Power Elevators Suitable for Stores, Warehouses, Stables, Garages and Small Factories

INQUIRIES INVITED on any question involving the conveyance of Passengers and Freight from level to level or horizontally to widely separated points.

SUPERIOR AUTOMATIC THEATRE VENTILATORS

Manufactured by

SUPERIOR CORNICE AND SKYLIGHT WORKS

214-216 East 127th Street, New York City

Descriptive Literature Sent Upon Request

The Kreischer Brick Manufacturing Co.

MANUFACTURERS OF THE FINEST QUALITY OF

Front Brick, Art Rug Brick, Fire Brick and Paving Brick

Tel., 5360-5361 Gramercy

131 EAST 23d ST., Cor. Lexington Ave., N. Y.

Established 1845

SAYRE & FISHER COMPANY

WORKS: Sayreville, on Raritan River
Near South Amboy, N. J.

MANUFACTURERS OF Fine Face Brick

(White) (Light and Dark) Buff, Ochre,
Red, Gray, Old Gold and

ENAMELED AND PORCELAIN BRICK, several colors

Pompeian (or Mottled), both Plain or Moulded,

HARD BUILDING BRICK

Office, 261 BROADWAY, Cor. Warren Street,

HOLLOW AND FIRE BRICK

Telephone, 6750 Barclay

NEW YORK

PFOTENHAUER-NESBIT COMPANY

IMPERVIOUS FRONT BRICK

Sole Agents for GENUINE KITTANNING BRICK,
GENUINE HARVARD BRICK,
GENUINE GREENDALE RUGS,
TEXTURE BRICK, PAVING BRICK, ETC.

St. James Building, 1133 Broadway, cor. 26th St.
Tel. 1152 and 1153 Madison Sq., NEW YORK

Hay Walker Brick Company

Successors to Harbison-Walker Refractories Co., Building Brick Dept.

Manufacturers **HIGH GRADE FRONT BRICK** ALL SHADES
PITTSBURGH, PA.

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

MANHATTAN FIREPROOF DOOR CO.

Tel., 911-912
Newtown

Maurice and Lexington Aves., Winfield, L. I.

Manufacturers of **KALAMEINED** and METAL COVERED WORK
Best Classes of

BERGER'S METAL CEILINGS

S. E. COR. 11th AVENUE AND 22d STREET

Telephone, 1409 Chelsea

402 East 152d Street

Telephone, 2853 Melrose

BERGER'S METAL LATH

ARTISTIC HIGH GRADE METAL CEILINGS and Wall Decorations

IMMENSE STOCK CARRIED

We Sell Material to the Trade or Contract to Erect the Work, as desired.

We Consider it a Privilege to Estimate

Also Carry Large Varieties of

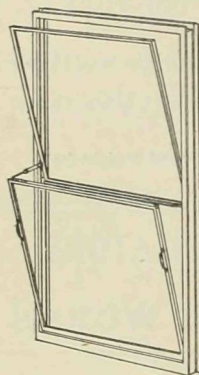
METAL LATH
IN STOCK

Immediate Deliveries Guaranteed

The Garry Iron and Steel Co. of N. Y.

521-523 West 23d Street, New York

Telephone 8020 Chelsea



The LEONARD Fireproof Ideal Ventilating Window

Counterbalanced
No Weights

Made in Wood, Kal-
amein, Hollow Metal
and Steel

Sample window at Architect's

Sample Bureau, 101 Park Ave

LEONARD SHEET

METAL WORKS, Inc.

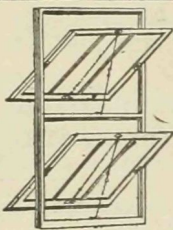
1123 BROADWAY

Works: HOBOKEN, N. J.

Phones, Madison Sq

1246—Hoboken 888

Shows both sashes open, thus obtaining ventila-
tion at meeting rails and at top of upper sash



FIREPROOF WINDOWS

M. F. Westergren
Incorporated

213-231 East 144th St.

NEW YORK

Telephone { 3291 } Melrose
 { 3292 }
 { 3293 }

A. BATAILLE & CO.

MANUFACTURERS OF
Elevator Enclosures

Patent Folding Gates, Wire
and Grill Work, in Brass,
Bronze and Iron.

Bank and Office Railings

587 Hudson St., New York

Rose Bldg., Cor. Bank St.

WINE BOTTLE RACKS

Tel, 891 Chelsea

IRON FOUNDRY

PATTERN SHOP

Brooklyn Vault Light Co.

Manufacturers of

VAULT LIGHTS, ROOF LIGHTS

and Patent Light Work of Every Description

270 MONITOR STREET

Telephone Connection

BROOKLYN

ESTABLISHED 1868

SKYLIGHTS, LATHING & S

HAYES
METAL
NEW YORK.

71 8TH AVE

FIREPROOF WIRE-GLASS WINDOWS

Contracts Awarded (Continued.)

DWELLINGS.

STAPLETON, S. I.—Joseph P. Thompson, 28 Cedar st., has received the general contract to erect a 2-sty brick store and residence, 24x68 ft., at 181 Broad st., for Chas. D. Weiss, Broad st. owner. Otto Loeffler, Water st., is architect. Cost about \$7,500.

NEW ROCHELLE, N. Y.—Peterson Bros., 42 Woodbury st., New Rochelle, have received the general contract to erect a 2½-sty brick residence, 31x48 ft., for E. I. Hanson, 179 Elm st., owner. Ludwig Lindenmeyr, 37 East 28th st., N. Y. C., is architect. Cost, about \$18,000.

FACTORIES AND WAREHOUSES.

47TH ST.—Frank Seery, 30 East 42d st., has received the general contract for alterations to the warehouse at 403-407 East 47th st., for the New York Butchers' Calf Skin Association, 407 East 47th st. Wengeroth & Matsui, 29 Broadway, are architects.

FISHKILL, N. Y.—Holt Bros., of Fishkill, have received the general contract to erect the 2-sty brick factory here for the Gotham Straw Works, of 105 Wooster st., N. Y. C. Work will soon be started. Estimated cost, \$25,000.

MUNICIPAL WORK.

BRONX.—The Elton Contracting Co., Inc., 2804 3d av., has received the general contract to erect a shelter pavilion at the Zoological Park for the city.

PUBLIC BUILDINGS.

8TH AV (sub).—The Wahle-Phillips Co., 551 West 52d st., has received the contract for lighting fixtures, at \$10,622, necessary for the post office building at 8th av and 31st to 33d sts, for the U. S. Government.

ATLANTA, GA. (sub.)—Contract for furnishing enamel brick for the laundry building at the U. S. penitentiary, Atlanta, Ga., has been awarded to the American Enameled Brick & Tile Co., New York City.

SCHOOLS AND COLLEGES.

TRENTON, N. J.—Contract to erect a gymnasium at the New Jersey Normal School at Trenton has been awarded to S. W. Mather & Sons, 30 S. Clinton av. Geo. S. Drew, State Architect, Trenton.

HOBOKEN, N. J. (sub).—H. J. Hoevner & Sons, Lister av., Newark, N. J., have received the cut stone work for the brick and limestone school No. 1, foundations for which are under way at Gardon and 3d sts. W. H. & F. W. Cane, Woolworth Building, N. Y. C., general contractors. Schneider & Diefenbach, 220 Broadway, N. Y. C., are the architects. John T. Rowland, Jr., 98 Sip av., is consulting engineer. Cost about \$300,000.

MONTICELLO, N. Y.—Chas. Preston, 72 Martine av., White Plains, N. Y., has received the general contract to erect a 2-sty brick high school, 100x73 ft., here in Sullivan County, for the Board of Education of Monticello. William T. Towner, 320 5th av., N. Y. C., is architect. Cost about \$48,000.

STABLES AND GARAGES.

55TH ST (sub).—Lasette & Murphy, 238 West 108th st., have received the heating contract necessary for the garage addition which the Times Square Auto Co. is erecting at 239-241 West 55th st., through to 56th st., at a cost of \$75,000. Schwartz & Gross, 347 5th av., architects. J. & F. Wennemer, Inc., 103 Park av., mason work; Wm. Somerville, 317 East 122d st., carpentry.

12TH ST.—John Wyeth, 317a 13th st., Brooklyn, has received the general contract to erect a 2-sty brick and bluestone garage, 25x100 ft., at 372 12th st., Brooklyn, for John J. Bohaman, 2 Elm pl., owner. McCloskey & Boyle, 367 Fulton st., are architects. Cost about \$9,000.

STORES, OFFICES AND LOFTS.

BROOKLYN.—George Bauer, 2746 Bedford av., has received the general contract for \$12,000 worth of alterations to the restaurant 2210 Church av., Brooklyn, for William Oetjen, on premises. Henry B. Herts, 35 West 31st st., is architect. Rear extension 1-sty.

10TH AV (sub.)—Long & Hagen, 391 East 149th st., have received the mason and carpenter contract to erect a 3-sty brick loft building, 39 x93 ft., at 100-102 10th av., for Michael McGuire, 1328 Broadway, owner. Jas. S. Maher, 1328 Broadway, is architect. Cost, about \$20,000.

MISCELLANEOUS.

BOUND BROOK, N. J.—W. A. L'Hommiedieu & Co., 1 Madison av., N. Y. C., have received the general contract to erect a 1-sty brick and concrete freight house and platform here for the Central R. R. of New Jersey, 143 Liberty st., N. Y. C., owner. Geo. F. Baer, president; G. O. Waterman, secretary and treasurer. J. S. Osgood, care of owner, is chief engineer. Cost, about \$20,000.

NEWARK, N. J.—The D. M. Dillon Steam Boiler Works, 30 Church st., N. Y. C., has received the contract to furnish the Passaic Valley Sewerage Commission with nine 250-h. p. boilers.

PHILADELPHIA, PA.—The Superior Cornice & Skylight Works, Inc., 214-16 East 127th st., N. Y. C., have received orders to furnish their Superior Automatic Theatre Ventilators for the Germantown Theatre at Philadelphia, Pa. Marcus Loew, owner; Thomas W. Lamb, architect.

TORONTO, CANADA.—The Superior Cornice & Skylight Works, Inc., 214-16 East 127th st., N. Y. C., have received orders to furnish their Superior Automatic Theatre Ventilators for the Shea's Hippodrome at Toronto, Ont., Canada. Shea's Amusement Co., owners; Leon H. Lempert & Son, architects.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

STABLES AND GARAGES.

BLACKWELL'S ISLAND, w s, opp. East 79th st. 2-sty brick stable, 59x42; cost, \$22,000; owner, City of New York, Dep't Public Charities, City Hall; architect, Chas. B. Meyers, 1 Union Square. Plan No. 440.

37TH ST. 508 West, 2-sty brick garage and storage, 25x98; cost, \$10,000; owner, Richard E. Thibaut, 166 West 86th st.; architect, H. J. Hardenburgh, 47 West 34th st. Plan No. 442.

18TH ST. 434-436 East, 3-sty brick stable, 50x91; cost, \$13,500; owner, Frank Vettel, Jr., 436 East 18th st.; architect, Geo. F. Spelman, 101 Park av. Plan No. 444.

STORES AND TENEMENTS.

VERMILYEA AV & ACADEMY ST. s w cor, 1-sty brick stores, 25x100; cost, \$10,000; owner, Warren F. Johnston, 9 Church st.; architect, Joseph C. Cocker, 2017 5th av. Plan No. 439.

WEST END AV. 740, 12-sty brick apartment, 114x100; cost, \$600,000; owner, Harry Schiff, 355 West End av.; architects, Schwartz & Gross, 347 5th av. Plan No. 441.

10TH AV. 98, 1-sty brick store, 23x80; cost, \$5,000; owner, Cornelius J. Sullivan, 242 West 14th st.; architect, James S. Maher, 1328 Broadway. Plan No. 443.

Bronx.

DWELLINGS.

HILL AV, e s, 475 s Randall av. 2-sty frame dwelling, tin roof, 20x39; cost, \$3,000; owners, Frank and Mary O'Harek, 439 East 71st st.; architect, Paul J. Huelser, 334 5th av. Plan No. 555.

LACOMB AV, s s, 50 e Beach av. 2-sty frame dwelling, tin roof, 21x47; cost, \$1,500; owner and architect, Henry A. Stadler, Jr., 1350 Leland av. Plan No. 563.

LIVINGSTON AV, w s, 508.2 s 246th st. 2½-sty brick dwelling, shingle roof, 32.6x76.10; cost, \$20,000; owner, Geo. G. Begram, Waldo av and 246th st.; architect, Wm. B. Claffin, West Redding, Conn. Plan No. 565.

TAYLOR AV, e s, 275 s Lacombe av. 2-sty frame dwelling, tin roof, 21x47; cost, \$4,500; owner and architect, Henry A. Stadler, 1350 Leland av. Plan No. 564.

SCHOOLS AND COLLEGES.

207TH ST, n s, from Hull to Decatur avs. 3-sty brick school, slag roof, 118x60; cost, \$100,000; owners, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 537.

STABLES AND GARAGES.

202D ST, n s, 185 e Webster av. 2-sty brick stable, slag roof, 23.8x16.8; cost, \$1,000; owner, Frederick Soehlike, 2997 Webster av.; architects, Seifert & Webb, 104 West 42d st. Plan No. 561.

ARLINGTON AV, w s, 370 n 227th st. 1-sty frame garage, shingle roof, 14x18; cost, \$200; owners, The W. Parcels Co., 43 Cedar st.; architects, Ahneman & Younkheere, 3320 Bailey av. Plan No. 562.

STORES AND DWELLING.

202D ST, n s, 185 e Webster av. 2-sty brick dwelling and bakery, 20x50; cost, \$4,850; owner, Frederick Soehlike, 2997 Webster av.; architects, Seifert & Webb, 104 West 42d st. Plan No. 560.

STORES AND TENEMENTS.

3D AV, s w cor Bathgate av. 5-sty brick stores and tenement, plastic slate roof, 108.8x80.73; cost, \$32,000; owner, Mary E. Dooley, 224 West End av.; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 558.

MISCELLANEOUS.

McGRAW AV, 1869, 1-sty frame shed, 20x15; cost, \$200; owner, Lenardo Martino, on premises; architect, Anton Pirner, 2069 Westchester av. Plan No. 556.

202D ST, n s, 185 e Webster av. 1-sty frame shed, 32x15; cost, \$150; owner, Frederick Soehlike, 2997 Webster av.; architects, Seifert & Webb, 104 West 42d st. Plan No. 559.

WASHINGTON AV, 1270, 1-sty brick boiler room, 9.7x16.4; cost, \$400; owners, Heintz & Seigel, 3582 3 av.; architect, A. G. Koenig, 114 E 28th st. Plan No. 566.

WHITE PLAINS AV, w s, 75 n 220th st. 1-sty brick nicolette, slag roof, 40.4x80; cost, \$15,000; owner, Sophia Bolte, 665 East 225th st.; architect, Robt. E. La Velle, 2801 Valentine av. Plan No. 567.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

PROSPECT PL, s s, 315.5 w Bedford av. 4-sty brick tenement, 25x90, gravel roof, 8 families; cost, \$18,000; owners, Oxfeld & Aaron, Inc., 1205 Eastern Parkway; architects, Cohn Bros., 361 Stone av. Plan No. 5519.

CHURCHES.

ESSEX ST, e s, 171.2 s Atlantic av. 1-sty brick church, 45.4x108, redy roofing; cost, \$11,000; owner, Rt. Rev. Chas. McDonnell, 367 Claremont av.; architects, Reiley & Steinback, 481 5th av., New York. Plan No. 5501.

DWELLINGS.

WEST 20TH ST, e s, 190 n Mermaid av. two 2-sty and basement brick dwellings, 18x58; gravel roof, 2 families each; total cost, \$10,000; owner, Jas. Cavanagh, 2871 West 20th st., Coney Island; architect, Geo. H. Suess, 2966 West 29th st., Coney Island. Plan No. 5512.

WEST 28TH ST, w s, 48 s Railroad av, two 1-sty brick dwellings, 12x24.6, gravel roof, 1 family each; total cost, \$2,000; owner, Geo. Perretti, 364 Amsterdam av; architect, Jas. A. McDonald, Surf av and West 24th st. Plan No. 5504.

ATLANTIC AV, n s, 200 w Beach 38th st, 2½-sty frame dwelling, 21.10x36.9, shingle roof, 1 family; cost, \$6,000; owner, E. W. Inglee, 180 Montague st; architect, R. I. Dodge, 233 Broadway, New York. Plan No. 5492.

ATLANTIC AV, n s, 240 w Beach 38th st, 2-sty frame dwelling, 22x46, shingle roof, 1 family; cost, \$6,000; owner, E. W. Inglee, 180 Montague st; architect, R. I. Dodge, 233 Broadway, New York. Plan No. 5491.

SUNNYSIDE AV, n s, 200 w Miller av, 2½-sty brick dwelling, 32x32, shingle roof, 1 family; cost, \$7,000; owner, J. D. Wellenbrock, 190 Sunnyside av; architect, H. Holden, Jr., 242 Franklin av. Plan No. 5503.

18TH AV, n w cor 84th st, 1-sty brick store and dwelling, 23x50.8, gravel roof, 1 family; cost, \$2,500; owner, Louis G. Mitchell, Bay 35th st and Cropsey av; architect, T. Bennett, 5th av and 5th st. Plan No. 5497.

18TH AV, w s, 23 n 84th st, two 1-sty store and dwellings, 23.6x50, gravel roof, 1 family each; total cost, \$2,500; owner, Louis G. Mitchell, Bay 35th st and Cropsey av; architect, T. Bennett, 5th av and 5th st. Plan No. 5498.

AMHERST ST, w s, 100 n Esplanade, 2-sty frame dwelling, 26.10x39.6, tile roof, 1 family; cost, \$6,000; owner, Chas. Gusnur, 574 Carlton av; architect, E. B. Chestnuch, 181 Woodruff av. Plan No. 5546.

HINSDALE ST, w s, 100 s Newport av, four 2-sty brick dwellings, 20x44, gravel roof, 2 families each; total cost, \$10,000; owner, Abe Kobakon, 251 Christopher av; architect, Morris Rothstein, 627 Sutter av. Plan No. 5527.

WEST 24TH ST, e s, 100 s Mermaid av, 3-sty brick boarding house, 20x30, — roof; cost, \$6,000; owner, Mohrman Ghiz, 305 Hicks st; architect, S. O. Dennis, 154 Nassau st, New York. Plan No. 5543.

AV N, s s, 45.9 e 19th, two 2½-sty brick dwellings, 25x38.6, shingle roof, 1 family each; total cost, \$14,000; owner, Francis M. Bryson, 29 West 39th st, New York; architect, Theo Hindsmann, 165 East 89th st, New York. Plan No. 5528.

OCEAN AV, s w cor Dorchester rd, 2-sty frame dwelling, 41x30, 1 family, shingle roof; cost, \$10,000; owner and architect, Arthur H. Strong, 600 East 18th st. Plan No. 5515.

83D ST, n s, 180 w Narrows av, 2½-sty frame dwelling, 37.8x44, shingle roof, 1 family; cost, \$10,000; owner, Max Wester, 82d st & 2d av; architect, Adolph Goldberg, 151 Montague st. Plan No. 5555.

AV H, ss, 52 w E 7th st, four 2-sty frame dwellings, 16x36, shingle roof, 1 family each; total cost, \$4,000; owners, Realty Sales Co., 110 Av J; architect, Chas G Wessel, 1563 East 46th st. Plan No. 5561.

JEROME ST, w s, 100 n Livonia av, 2½-sty frame dwelling, 20x34, shingle roof, 1 family; cost, \$3,000; owner, Joel Elisberg, 130 Ashford st; architect, L. F. Schillinger, 167 Van Siclen av. Plan No. 5583.

EAST 13TH ST, e s, 200 s Av J, 2½-sty frame dwelling, 23x55, shingle roof, 1 family; cost, \$5,500; owner, E. N. Nielson, 369 East 11th st; architect, Benj. T. Hudson, 319 9th st. Plan No. 5574.

EAST 17TH ST, e s, 260 s Av R, 2½-sty frame dwelling, 20x40.3, shingle roof, 1 family; cost, \$4,000; owner, Henry W. Franklin, 110 Ft. Greene pl; architects, Slee & Bryson, 154 Montague st. Plan No. 5569.

SURF AV, s s, 40 w Scoville's walk, 1-sty frame dwelling, 16x63, tar and gravel roof, 1 family; cost, \$1,600; owner, Geo. Scoville, Scoville's walk, C. I.; architect, James F. Brewster, 2936 West 8th st. Plan No. 5568.

FACTORIES AND WAREHOUSES.

EAST 8TH ST, e s, 150 n Ditmas av, 2-sty brick factory, 20x90, gravel roof; cost, \$3,000; owner, Max Schenke, 719 Eagle av, New York; architect, Geo. M. Lawton, 30 East 42d st, New York. Plan No. 5490.

CHESTNUT AV, ns, 255 e Coney Island av, 1-sty frame shop, 40x45, — roof; cost, \$600; owner and architect, Chris Rasmussen, 121 Foster av. Plan No. 5554.

STABLES AND GARAGES.

CLERMONT AV, w s, 73.4 s Fulton st, 1-sty brick garage, 21x38, tin roof; cost, \$700; owner, Alex Campbell Milk Co., 802 Fulton st; architect, John P. Benson, 331 Madison av, New York. Plan No. 5506.

BERGEN ST, s s, 55 e Eastern Parkway, 2-sty brick garage, 50x75, gravel roof; cost, \$10,000; owner, Salvatore Bonagura, 1815 Eastern Parkway; architect, Chas. Mele, 206 Crescent st. Plan No. 5529.

BREMEN ST, n e cor Noll st, 1-sty brick stable, 20.6x26.4, gravel roof; cost, \$1,000; owners, S. Liebmann's Sons, Bremen and Forrest sts; architect, T. Engelhardt, 905 Broadway. Plan No. 5540.

GREENE AV, s s, 144.8 w St Nicholas av, 1-sty brick garage, 12x18, tin roof; cost, \$1,000; owner, S. Burkard, 1506 Greene av; architects, Louis Berger & Co., Myrtle and Greene avs. Plan No. 5516.

HAWTHORNE ST, 146, 1-sty frame garage, 14x19, shingle roof; cost, \$210; owner, Grace F. Everson, on premises; architect, Emil von Lehn, 670 East 39th st. Plan No. 5552.

STORES AND TENEMENTS.

UNION ST, n s, 100 w New York av, two 4-sty brick tenements, 40x63.9, gravel roof, 8 families each; total cost, \$28,000; owner, Perfect Building Construction Co., 1546 Union st; architect, Harry Dorf, 614 Kosciuszko st. Plan No. 5496.



The man who asks
for Atlas knows
Portland Cement.

"The standard by which all
other makes are measured"

CEMENT

Permanent WATERPROOF Concrete. Low in Magnesia and Sulphur. Water or rail direct shipment. Quicker delivery. Better packages. Oldest manufacturers of high grade Portland in the world. ALSEN bag credits good as legal tender. Facts are better than assertions.

45 BROADWAY, NEW YORK

See pages 178-179 Sweet's
Catalogue for particulars



ECONOMY and SAFETY Brooklyn Bridge Brand Rosendale Cement

is acceptable to the Building Departments
Guaranteed to meet Standard Specifications
When Rosendale will do good work, why pay
double for Portland Cement?

Put up in Barrels or Duck Bags.



Vulcanite Portland Cement

"THE BRAND WITH A REPUTATION"

Delivered at job any point in Manhattan or Bronx, by our prompt
and reliable trucking service.

Vulcanite Portland Cement Co. 5th Avenue Bldg., N.Y.
Phone, Gramercy 1000

DYCKERHOFF PORTLAND CEMENT

is made in Germany. The superior quality amply com-
pensates the consumer for its higher price. It is perfect

E. THIELE, Sole Agent, 99 John St., New York



Farnham Cheshire Lime Co.

The Only Perfect
Finishing Lime
for High Class
Work

Lime Manufacturers
39 Cortlandt Street
NEW YORK

All Dealers
Handle It
All Plasterers
Need It

Always Call for
BLUE LABEL

The "Original" Farnham's "Cheshire" Lime

TELEPHONE, 2301-2302 PLATBUSH

RETAIL LUMBER

CHARLES H. FINCH & CO.

"THE ACCOMMODATING HOUSE"

Everything for Wooden Construction

Coney Island Ave. and Ave. H, Brooklyn, N. Y.

CHRISTIAN VORNDRAN'S SONS,

412 East 147th St.

Tel. 456 Melrose

HOUSE MOVERS and SHORERS

House Moving, Shoring and Jobbing Promptly Attended To

Plans Filed, New Buildings, Bklyn. (Cont.).

BEDFORD AV. ws, 50 s Wilson st, 5-sty brick tenement, 50x94.11, slate roof, 21 families; cost, \$50,000; owner, C. S. Mandel, Inc., 193 Broadway; architect, Sam'l Sass, 32 Union sq, New York. Plan No. 5549.

WEST 5TH ST, e s, 20 n Neptune av, 1-sty frame restaurant, 37x22, gravel roof; cost, \$1,000; owner, Anne Pero, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 5577.

THEATRES.

ALBANY AV. s e cor St. Johns pl, 2-sty brick moving pictures (open air) booth, 7.10x10.2, roof; cost, \$1,000; owner, St. Thomas Amusement Co., 292 Flatbush av; architects, Eisenla & Carlson, 16 Court st. Plan No. 5572.

PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

INVITATIONS TO CONTRACTORS.

PANAMA-PACIFIC COMMISSION OF THE STATE OF NEW YORK.

Sealed bids or proposals for the construction of the New York State Building on the grounds of the Panama-Pacific Exposition, San Francisco, Cal., will be received at the offices of the Commission, 140 West 42d Street, New York City, until 12 o'clock Noon, on the 15th day of November, 1913. Bids and proposals are invited for furnishing all labor and materials required for the completion of the following works:

1. Erecting a building for the New York Commission for the Panama-Pacific International Exposition at San Francisco.

The time allowed for erecting and completing the building is two hundred and fifty (250) Calendar days.

2. Installing the Plumbing, Water Supply and Gas Fitting in the building above mentioned.

The time allowed for completing the work is two hundred and twenty-five (225) Calendar days.

3. Installing the Steam Heating in the building above mentioned.

The time allowed for the completion of the work is two hundred and twenty-five (225) Calendar days.

4. Installing the Electric Work in the building above mentioned.

The time allowed for the completion of the work is one hundred (100) Calendar days.

The surety required for each bid or proposal is twenty-five (25), per cent. of the bid or proposal.

Contracts will be awarded at a lump sum for each contract.

Contractors must comply with the laws of the State of New York relating to Public Buildings and Structures.

Forms of proposal, together with copies of the Contracts and Specifications, may be had at the office of the Commission, 140 West 42d Street, New York City, and drawings may be obtained from the Architect, Charles B. Meyers, 1 Union Square West, New York City.

Contractors desiring blue prints will be required to deposit six (6) dollars, the cost price of printing.

NORMAN E. MACK,
Chairman.

TELEPHONE STAGG 3500

GLASS AND GLAZING
HEADQUARTERS
J. H. WERBELOVSKY

Glass for New Buildings and Alterations. Wired Glass. Colored and Fancy Glass. GLASS FOR EVERY PURPOSE. Beautify your Home, Library, Desk, Table, etc., by GLASS TOPS FOR FURNITURE. MIRRORS MADE TO ORDER OR RESILVERED. If you are Building or Altering your Store Front, ask about my new METAL BAR FOR STORE FRONTS, which is STRONG, ORNAMENTAL AND LOW PRICED.

J. H. WERBELOVSKY, 86 Meserole St., Brooklyn

A. KLABER & SON
MARBLE WORKS

211 VERNON AVENUE, Foot of 11th Street
LONG ISLAND CITY, N. Y.
Telephone, 1895 Hunters Point

RONALD TAYLOR

Granolithic and Asphalt Pavements
"TAYLORITE" FLOORING

Office and Factory, 520 EAST 20th STREET
Telephone, 4 Gramercy NEW YORK

Burwak Elevator Company

Elevators and Dumbwaiters
of every description
Elevators
Phone, 8463 Cort. 216 FULTON STREET

MISCELLANEOUS.

EAST 15TH ST, e s, 445 n Av O, 1-sty frame ash receiving station, 120x40, gravel roof; cost, \$5,500; owner, L. I. R. R. Co., Penn Terminal Building, New York; architect, R. J. Lyons, 186 Remsen st. Plan No. 5505.

JACKSON ST, n s, 100 e Manhattan av, 1-sty brick tank house, 25x50, gravel roof; cost, \$3,000; owners, Valentine & Co., 364 Manhattan av; architects, P. Tillion & Son, 381 Fulton st. Plan No. 5537.

STARR ST, s s, 100 s Central av, 2-sty brick shop, 25x50, gravel roof; cost, \$3,000; owner, Frank Lamberto, 144 Suydam st; architects, Laspia & Salvati, 325 Grand st. Plan No. 5525.

CLIFTON PL, ns, 200 w Bedford av, 1-sty frame shed, 25x15, gravel roof; cost, \$200; owner and architect, Thos. Rochford, 1066 Bedford av. Plan No. 5560.

Queens.

DWELLINGS.

FLUSHING.—State st, n s, 60 w 29th st, 1½-sty frame dwelling, 28x40, shingle roof, 1 family; cost, \$2,500; owner, J. G. Watson, Sanford av, Flushing; architect, W. S. Worrall, 9 Twombly place, Jamaica. Plan No. 2965.

FOREST HILLS.—Seminole av, w s, between Dekoven and Chittenden sts, 2½-sty brick dwelling, 50x27, tile roof, 1 family; cost, \$11,000; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, 9 Twombly place, Jamaica. Plan No. 2964.

FOREST HILLS.—Euclid st, n s, 200 e Colonial av, 2-sty brick dwelling, 31x32, tile roof, 1 family; cost, \$5,000; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, 9 Twombly pl, Jamaica. Plan No. 2963.

HOWARD ESTATES.—Hawtree av, e s, 86 s Horstman av, 2-sty frame dwelling, 17x35, shingle roof, 1 family; cost, \$1,500; owner and architect, Louis Lilly, 334 Etna st, Brooklyn. Plan No. 2969.

JAMAICA.—Grand av, w s, 40 s Hillcrest av, 2½-sty frame dwelling, 22x35, shingle roof, 1 family; cost, \$5,000; owner and architect, R. F. Mellen, 44 King st, Jamaica. Plan No. 2960.

LONG ISLAND CITY.—Broadway, n e cor 13th av, five 3-sty brick dwellings, 20x50, slag roof, 2 families; cost, \$27,500; owner, Stock Construction Co., 1258 47th st, Brooklyn; architects, Smith & Sholl, Bridge Plaza, L. I. City. Plan No. 2961.

ROCKAWAY BEACH.—Undine av, w s, 90 s Boulevard, two 1-sty frame dwellings, 34x13, canvas roof, 2 families; cost, \$1,000; owner, Adeline Heer, Rockaway Beach; architect, J. H. Cornell, Far Rockaway. Plan No. 2968.

ROCKAWAY BEACH.—Undine av, w s, 90 s Boulevard, two 1-sty frame dwellings, 34x13, canvas roof, 1 family; cost, \$1,000; owner, Adeline Heer, Rockaway Beach; architect, J. H. Cornell, Far Rockaway. Plan No. 2966.

CORONA.—Hunt pl, e s, 125 s Way st, 2½-sty brick dwelling, 20x38, shingle roof, 2 families; cost, \$3,000; owner, J. Orner, 18 Locust st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 2911.

DUNTON.—Dakota av, w s, 467 s Wyoming av, two 2½-sty frame dwellings, 18x36, shingle roof, 1 family; cost, \$5,000; owner, Henry Nelson, Dakota av, Dunton; architect, owner. Plan Nos. 2975-76.

EDGEWERECREST.—Herriman av, e s, 180 n Edgemere av, two 2-sty frame dwellings, 28x46, shingle roof, 1 family; cost, \$5,000; owner, S. Werner Realty Co., Far Rockaway; architects, Howard Callman Co., Far Rockaway. Plan Nos. 2971-72.

EDGEWERECREST.—Edan av, e s, 103 n Brinkerhoff av, 2-sty frame dwelling, 26x46, shingle roof, 1 family; cost, \$3,500; owner, Wm. Croelles, Far Rockaway; architects, Howard Callman Co., Far Rockaway. Plan No. 2973.

FAR ROCKAWAY.—Mott av, s s, 150 w Hollywood av, 2½-sty frame dwelling, 47x48, shingle roof, 1 family; cost, \$8,000; owner, Fred Fitter, Hollywood av, Far Rockaway; architect, A. J. Bogart, 57 Sheridan boulevard, Far Rockaway. Plan No. 2984.

JAMAICA.—South st, s s, 378 w Hoffman av, 1-sty frame dwelling, 18x42, tin roof, 1 family; cost, \$1,000; owner, Chas. Rosalin, premises. Plan No. 2982.

LONG ISLAND CITY.—Sherman st, e s, 191 n Pierce av, 1-sty frame dwelling, 20x10, paroid roof, 1 family; cost, \$300; owner, Giuseppe Dalario, 224 East 111th st, N. Y. C. Plan No. 2974.

MASPEETH.—Bittman av, s s, 150 e Grand st, 2-sty frame dwelling, 18x50, tin roof, 2 families; cost, \$3,000; owner, Fred Reiner, Broadway, Elmhurst; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 2989.

MIDDLE VILLAGE.—Lafayette st, w s, 100 n Main av, 2-sty frame dwelling, 20x48, tin roof, 2 families; cost, \$2,000; owner, A. Malinsky, 12 Lafayette st, Middle Village; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 2988.

RIDGEWOOD.—George st, s s, 130 w Seneca av, three 2-sty brick dwellings, 20x62, shingle roof, 2 families; cost, \$12,000; owner, Jacob Jaeger, 704 Grove st, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 2980.

ROCKAWAY BEACH.—North Chase av, w s, 339 n Boulevard, 2-sty frame dwelling, 22x40, shingle roof, 1 family; cost, \$3,500; owner, Mrs. M. Cauldwell, 29 Bayside pl, Rockaway Beach; architect, J. B. Smith, Rockaway Beach. Plan No. 2970.

ST. ALBANS.—Lanarch rd, n s, 240 e Wyndham rd, 2½-sty frame dwelling, 24x33, shingle roof, 1 family; cost, \$6,300; owner and architect, J. B. Lane, St. Albans, L. I. Plan No. 2987.

ST. ALBANS.—Farmers av, n w cor Maple st, 2½-sty frame dwelling, 20x26, shingle roof, 1 family; cost, \$3,000; owner, Mary Stotthoff, St. Albans, L. I.; architect, William N. Decker, Springfield Gardens. Plan No. 2990.

WOODSIDE.—5th st, e s, 100 n Jackson av, 2-sty brick dwelling, 20x45, tin roof, 2 families; cost, \$4,000; owner, Christian Huhner, 8 5th st, Woodside; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 2991.

JAMAICA.—West st, n s, 750 s Swale rd, two 2-sty frame dwellings, 16x36, shingle roof, 1 family; cost, \$5,000; owner, Max Gross, Jamaica; architects, H. T. Jeffrey & Son, Lefferts av, Richmond Hill. Plan Nos. 3023-3024.

JAMAICA.—Wells st, e s, 750 s Swale rd, 2-sty frame dwelling, 16x36, shingle roof, 1 family; cost, \$2,500; owner, Max Gross, West st, Jamaica; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 3025.

KEW.—Audly st, s e cor Abingdon rd, 2½-sty frame dwelling, 26x33, shingle roof, 1 family; cost, \$6,000; owner, John F. Kendall, 1023 Beverly rd, Brooklyn; architects, Slee & Bryson, 154 Montague st, Brooklyn. Plan No. 3021.

MORRIS PARK.—Beach st, w s, 160 s Beaufort st, 2½-sty frame dwelling, 18x36, shingle roof, 1 family; cost, \$3,000; owner, Wm. Gordon, 1120 Beach st, Morris Park; architect, H. T. Jeffrey & Son, Lefferts av, Richmond Hill. Plan No. 3026.

MORRIS PARK.—Washington av, w s cor Stewart av, 2-sty frame dwelling, 16x48, tar and gravel roof, 2 families; cost, \$2,500; owner, John Reiche, 282 Welling st, Richmond Hill. architect, G. E. Crane, 2706 Jamaica av, Richmond Hill. Plan No. 2996.

RICHMOND HILL.—Grant av, e s, 320 n Pitkin av, two 2-sty frame dwellings, 16x37, shingle roof, 1 family; cost, \$3,500; owners, Dickel Constn. Co., 302 Boyd av, Woodhaven; architect, owner. Plan Nos. 3004-3005.

RICHMOND HILL.—Gould st, e s, 491 n Hillside av and GREEN ST, w s, 556 n Hillside av, four 2½-sty frame dwellings, 18x36, shingle roof, 1 family; cost, \$10,000; owner, Albert Lip, 355 Fulton st, Jamaica; architect, Wm. McIntyre, 27 Grand av, Corona. Plan Nos. 3016 to 3019.

ROCKAWAY BEACH.—Undine av, e s, 380 s Boulevard, ten 1-sty frame bungalows, 13x27, felt roof, 1 family; cost, \$3,500; owner, Thomas J. McWalters, 225 5th av, N. Y. C.; architect, John A. Lasher, 27 Beach 116th st, Rockaway Beach. Plan Nos. 3006 to 3015.

WOODHAVEN.—Ferry st, e s, 94 n Hillside av, seven 2½-sty frame dwellings, 18x42, shingle roof, 1 family; cost, \$28,000; owners, Gutting Bros., 10 Forest Parkway, Woodhaven; architect, G. E. Crane, Jamaica av, Richmond Hill. Plan Nos. 2997 to 3003.

BROOKLYN HILLS.—Sherry st, n s, 250 e Oxford av, two 2-sty frame dwellings, 19x52, tin roof, 2 families; cost, \$6,400; owner, Harry Fleit, 1219 Herald av, Richmond Hill; architect, J. D. Geddes, 4 Lexington st, Richmond Hill. Plan No. 3044.

CORONA.—Shopoler av, n s, 60 w Dewey st, 2-sty frame dwelling, 20x45, tin roof, 2 families; cost, \$3,000; owner, W. Pariez, Walker st, Corona; architect, C. L. Varrone, 171 Corona av, Corona. Plan No. 3046.

CORONA.—Park av, n s, 60 w DeWit st, 2-sty frame dwelling, 17x36, shingle roof, 1 family; cost, \$2,500; owner, Jos. Farrell, 25 West Jackson av, Corona; architect, C. L. Varrone, 171 Corona av, Corona. Plan No. 3047.

CORONA.—50th st, e s, 100 s Park av, 2½-sty frame dwelling, 18x46, shingle roof, 1 family; cost, \$3,200; owner, D. Lause, Corona; architect, C. L. Varrone, 171 Corona av, Corona. Plan No. 3048.

JAMAICA.—South st, s s, 50 w Prospect st, 1-sty brick store, 24x30, slag roof; cost, \$1,800; owner, B. Pagliuco, South st, Jamaica; architect, Robt. Kurz, 324 Fulton st, Jamaica. Plan No. 3029.

JAMAICA.—Elm st, w s, 55 n South st, 2-sty brick store and dwelling, 19x55, tar and slag roof, 2 families; cost, \$4,000; owner, Adam Fialkoski, Humboldt Blvd. & Jay st, Jamaica; architect, Robt. Kurz, 324 Fulton st, Jamaica. Plan No. 3030.

JAMAICA.—Dewey av, n e cor Samuel st, 2½-sty frame dwelling, 16x36, shingle roof, 2 families; cost, \$4,000; owner, Yettie Cohn, 226 Clinton st, N. Y.; architect, Robt. Kurz, 324 Fulton st, Jamaica. Plan Nos. 3032, 3033 (two buildings).

RICHMOND HILL CIRCLE.—Gracy av, e s, 28 n Stover pl, 1-sty frame boat house, 20x30, tin roof; cost, \$300; owner and architect, E. W. Augustine, 404 South 3d st, Brooklyn. Plan No. 3045.

RIDGEWOOD.—Hughes st, n w cor Freemont st, five 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, \$20,000; owner, Chas. Grosch, 1735 Hancock st, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 3027.

ROCKAWAY BEACH.—Undine av, e s, 102 s Boulevard, four 2-sty frame dwellings, 19x30, shingle roof, 2 families; cost, \$3,200; owner, Martin A. Davanny, 238 North 7th st, Brooklyn; architect, J. B. Smith, Rockaway Beach. Plan Nos. 3039, 3040, 3041, 3042.

FACTORIES AND WAREHOUSES.

JAMAICA.—Union Hall st, n e cor Cumberland st, 1-sty frame shop, 23x20, slag roof; cost, \$500; owner, Sarah Cooperstein, 243 Union Hall st, Jamaica; architect, Robt. Kurz, 324 Fulton st, Jamaica. Plan No. 3031.

SCHOOLS AND COLLEGES.

OZONE PARK.—Rockaway rd, n w cor Lincoln av, 3-sty brick school, 124x59, slag roof; cost, \$100,000; owner and architect, Board of Education, Park av and 59th st, N. Y. C. Plan No. 2977.

STABLES AND GARAGES.

LONG ISLAND CITY.—Crescent st, w s, 100 n Wilbur av, 1-sty brick stable, 79x24, slag roof; cost, \$800; owner, Edwin Outwater, 208 5th av, N. Y. C.; architect, J. D. Hammond, 848 Herkimer st, Brooklyn. Plan No. 2979.

LONG ISLAND CITY.—Skillman av, n s, 151 e Jackson av, 1-sty brick garage, 28x24, slag roof; cost, \$1,200; owner, W. E. Payntar, 171 Hunter av, L. I. City; architect, John Boese, Queens Plaza Bldg., L. I. City. Plan No. 3022.

ARVERNE.—Vernam av, w s, 100 n Amstel blvd., 1-sty frame garage, 12x20, galvanized iron roof; cost, \$100; owner, D. Murray, premises; architect, J. B. Smith, Rockaway Beach. Plan No. 3037.

STORES AND DWELLINGS.

RIDGEWOOD.—Myrtle av, n s, 103 w Buchman av, five 3-sty brick stores and dwellings, 20x55, tar and gravel roof, 2 families; cost, \$27,500; owners, Sillman Investors Co., Inc., 817 Gerardi av, Brooklyn; architects, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan No. 2983.

SOUTH JAMAICA.—Rockaway rd, s s, 25 s Harrison av, 2-sty frame store and dwelling, 22x43, tar and gravel roof, 2 families; cost, \$2,800; owner, Jussippe Linguiti, Lincoln av, South Jamaica; architect, Cowden Henry, Vaughan av, South Jamaica. Plan No. 2992.

WOODHAVEN.—Shoe and Leather st, n s, 475 w 3d st, 2½-sty frame store and dwelling, tin roof, 2 families; cost, \$1,900; owner, Mandelbaum, 3940 Broadway, Woodhaven; architect, A. Cehio, 3948 Broadway, Woodhaven. Plan No. 3035.

WOODHAVEN.—Broadway, s s, 50 e Bigelow pl, 1-sty brick store and dwelling, 20x60; gravel roof; cost, \$1,800; owner, F. Fuscello, 3950 Broadway, Woodhaven; architect, A. Cehio, 3958 Broadway, Woodhaven. Plan No. 3028.

STORES, OFFICES AND LOFTS.

ROCKAWAY BEACH.—North Chase av, e s, 200 n Boulevard, 1-sty frame office, 20x25, slag roof; cost, \$200; owner, A. Ross, premises; architect, J. B. Smith, Rockaway Beach. Plan No. 3038.

STORES AND TENEMENTS.

CORONA.—Rapelje av, n e cor Shopoler av, 1-sty frame store, 12x18, gravel roof; cost, \$200; owner, Peter Tarsia, 1794 Dean st, Brooklyn. Plan No. 2912.

JAMAICA.—Dewey av, n e cor George st, 1-sty frame store, 20x30, rubberoid roof; cost, \$900; owner, Isaac Mayer, premises; architect, I. M. Kirby, Jamaica. Plan No. 3034.

LONG ISLAND CITY.—Pomeroy st, e s, 225 n Woolsey av, 4-sty brick tenement, 25x76, tar and gravel roof, 9 families; cost, \$11,000; owner, Jno. Cerny, 431 East 71st st, N. Y.; architect, Frank Braun, 595 9th av, L. I. City. Plan No. 3043.

ROCKAWAY BEACH.—Boulevard, n s, 50 e Maple pl, 1-sty frame store, 12x35, felt roof; cost, \$400; owner, G. A. Hiller, premises; architect, J. B. Smith, Rockaway Beach. Plan No. 3036.

THEATRES.

SOUTH OZONE PARK.—Rockaway rd, s s, 65 w Brinkmeyer av, 2-sty brick moving picture, 37x98, Amatite roof; cost, \$3,500; owner, R. H. Ashby, Rockaway rd and Boose av, South Ozone Park; architect, owner. Plan No. 2978.

MISCELLANEOUS.

JAMAICA.—New York av, e s, 111 s L. I. R. R. tracks, 1-sty frame shed, 90x74, paroid roof; cost, \$250; owners, J. R. Carpenter Co., Jamaica. Plan No. 2985.

RICHMOND HILL.—Greenwood av, 1106, erect brick cesspool; cost, \$35; owner, Sophie Dodt, premises. Plan No. 2993.

RIDGEWOOD.—Grandview av, e s, 50 s Grove st, 1-sty frame shed, 24x20, tin roof; cost, \$100; owners, Herman Bosch & Co., premises. Plan No. 2981.

QUEENS.—Springfield rd, e s, 1,000 s Queens turnpike, 1-sty frame barn, 10x16, paroid roof; cost, \$100; owner, Lucy Ulrich, premises. Plan No. 2986.

LONG ISLAND CITY.—Van Mater st, e s, 104 w Review av, 1-sty brick pump house, 42x20, felt and gravel roof; cost, \$1,200; owners and architects, Standard Oil Co., 26 Broadway, New York City. Plan No. 2962.

MASPETH.—Columbia av, 52, 1-sty frame coop, 13x9, paper roof; cost, \$20; owner, John Rathke, premises. Plan No. 2967.

WOODHAVEN.—Harold av, w s, 225 n Jerome av, 1-sty frame shed, 10x12, gravel roof; cost, \$25; owner, M. Cheeseman, premises. Plan No. 3020.

Richmond.
DWELLINGS.

ALLEN PL, e s, 83 s Cor Bay av and Park pl, New Brighton, 2½-sty frame dwelling, 20x33; cost, \$2,450; owner, Mary A. Phillip; architect and builder, John J. McHenry. Plan No. 734.

CENTRE ST, s s, 100 e Laurel av, Richmond, 2-sty brick dwelling, 24x28; cost, \$2,000; owner, Robt. C. Turnbull; architect and builder, John Schroll. Plan No. 728.

KINGSLEY PL, n s, 260 e Brighton av, New Brighton, 1-sty brick dwelling, 24x34; cost, \$1,600; owner, Pasquale Ricciardello; architect, Daniel Santoro; builder, Anthony Carilli. Plan No. 741.

SEAFOAM ST, n e, 280 n Cedar Grove av, New Dorp, 1½-sty frame camp, 14x20; cost, \$250; owner and builder, Jacob Sanjour. Plan No. 737.

BEACH AV, s s, 150 w 10th st, Grant City, 2-sty frame dwelling, 23x26; cost, \$2,500; owner and builder, C. M. Coleman; architect, W. S. Moore. Plan No. 723.

CARY AV, s s, 175 e Elizabeth st, West New Brighton, two 2½-sty frame dwellings, 20x45; total cost, \$7,700; owner, Carl Herzog; architect and builder, W. F. Behler. Plan No. 725.



KING'S PLASTER BOARD

MAKES A HIGHLY

FIRE RESISTIVE

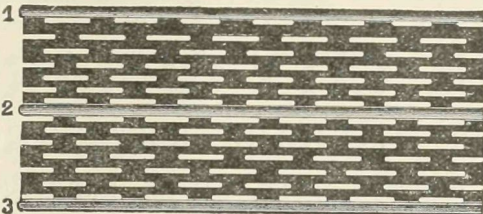
PARTITION

METAL LATH

SOLE MANUFACTURER OF THE FAMOUS

SCHRATWIESER PATENTED METAL LATH

Fire Proof
Vermin Proof
Crack Proof
Easily Applied
No Sharp Edges
A Dovetail Key



Best
Rigid
Strongest
Reversible
A Beaded Joint
Not Expanded

SPECIFIED BY ARCHITECTS

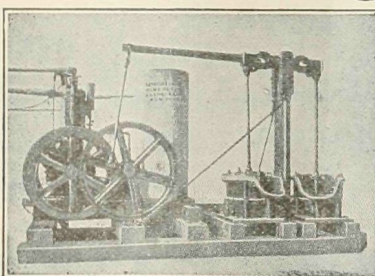
AMERICAN SHEET METAL LATH CO.

33 West 42nd Street
NEW YORK

Incorporated
WRITE FOR
SAMPLE

426 Third Avenue
BROOKLYN

Gasolene Engine Pump Outfits



for **CONTRACTORS** use
TO RENT
HOODED OR FREE PUMPS
as desired

E. GEORGE & CO.

Tel. 3889 John — 194 FRONT ST., N. Y.

WELLS ARCHITECTURAL IRON CO.

MANUFACTURERS OF ORNAMENTAL IRON AND BRONZE WORK

Phone 8290-8291 Melrose

River Ave. and East 151st St., NEW YORK

GRANT & RUHLING CO., Inc.

Structural and Ornamental Iron and Steel

373 Fourth Ave.,
Near 26th Street
Phone, Madison Sq. 9138

Works: West Haven, Conn.

CHAS. STREBEL & SONS

Structural and Ornamental Iron Work

New Buildings a Specialty

Office and Works, 1732 MYRTLE AVENUE

Telephone 4246-4247 Bushwick

BROOKLYN

Plans Filed, Richmond (Continued.)

FRANKLIN AV, w s, 250 n Prospect av, New Brighton, 2½-sty frame dwelling, 29x26; cost, \$3,000; owner, Mrs. L. J. Libby; architect, John Davies; builders, Karlsson Bros. Plan No. 732.

HARRISON AV, 800 East, Annadale, 1-sty frame dwelling, 24x20; cost, \$1,000; owner, S. Stricher; architect and builder, W. S. Holbert. Plan No. 726.

HUGENOT AV, s e cor and Detroit av, Huguenot, 2½-sty frame dwelling, 30x24; cost, \$4,000; owner, Chas. L. Wright; architect and builder, E. H. Lockhart. Plan No. 718.

LINCOLN AV, n s, 100 e Thompson st, Grant City, 2-sty frame dwelling; 28x54; cost, \$6,000; owner, A. Hulsebosch; architect and builder, Leon Hulsebosch. Plan No. 733.

MAPLE AV, s e cor, and 3d st, Midland Beach, 1-sty frame bungalow, 14x29; cost, \$325; owner, Sarah Godfrey; architect and builder, A. W. Mortenson. Plan No. 729.

MAPLE AV, s s, 63 e 3d st, Midland Beach, 1-sty frame bungalow, 14x29; cost, \$325; owner, Miss Laura Baffington; architect and builder, A. W. Mortenson. Plan No. 730.

OAKLAND AV, w s, 200 s Henderson av, West New Brighton, 2-sty frame dwelling, 28x28; cost, \$3,900; owner, Frank McNally; archi-

tect, Jas. Whitford; builder, J. P. From. Plan No. 720.

PELTON AV, w s, 550 s Henderson av, West New Brighton, 2½-sty frame dwelling, 20x50; cost, \$4,390; owner, E. J. Powers; architect, John Davies; builder, Wm. H. Lynch. Plan No. 739.

PROSPECT AV, n s, 125 e Fairview av, New Brighton, two 2-sty frame dwellings, 20x28; total cost, \$6,000; owner, architect and builder, P. Larsen. Plan No. 719.

SHELDON AV, e s, 440 s Jefferson Blvd., Annadale, 1-sty frame bungalow, 10x26; cost, \$350; owner, Minnie Schaefer; builder, Chaspro Whitmanne. Plan No. 722.

STABLES AND GARAGES.

FAIRVIEW AV, e s, 20 n Prospect av, 137, New Brighton, 1-sty frame garage, 14x16; cost, \$150; owner, architect and builder, Mathew Smith. Plan No. 731.

ROCKLAND AV, e s, 200 w Richmond rd, New Springville, 1-sty frame stable, 16x16; cost, \$50; owner, Louis Schultz; builder, Wm. Bellach. Plan No. 727.

SOUTHERN BLVD, s s, 460 s Old Town rd, Rosebank, 1-sty brick garage, 22x22; cost, \$1,600; owner, Felice Tocci; architect, Daniel Santaro; builder, Jos. Muller. Plan No. 740.

STORES AND DWELLINGS.

RICHMOND AV, e s, 100 s Anne st, Pt. Richmond, 2-sty brick store and dwelling, 34x50; cost, \$8,500; owner, George Sasek; architect and builder, E. K. Whitford. Plan No. 724.

STORES, OFFICES AND LOFTS.

BROADWAY, n s, 40 w Fisher av, Tottenville, 1-sty frame office, 14x24; cost, \$300; owners, Fisher & Walter; architect and builder, W. E. Johnel. Plan No. 738.

MIDLAND AV, s s, 40 n 1st st, Grant City, 1-sty stone store, 18x36; cost, \$400; owner and builder, W. Schaffer. Plan No. 721.

SEAVIEW AV, w s, 125 n w Washington av, Dongan Hills, 1-sty frame office, 15x20; cost, \$400; owner, Adolph Duncker; builder, Chas. A. Duncker. Plan No. 733.

MISCELLANEOUS.

BROOK, cor JERSEY ST, Tompkinsville 1-sty frame wood shed, 8x12; cost, \$60; owners, Lembeck & Betz; builder, Chas. Lange. Plan No. 736.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BETHUNE ST, 29-35, marquise to 6-sty brick factory; cost, \$200; owners, Silk Finishing Co. of America, Inc., 137 Madison av; architect, Wm. S. Boyd, 203 West 14th st. Plan No. 3512.

BLEECKER ST, 207, skylight to 2-sty brick store and dwelling; cost, \$250; owner, Max Oettinger, 31 Nassau st; architect, Max Muller, 115 Nassau st. Plan No. 3518.

BROAD ST, 64-68, alterations to 10-sty brick offices; cost, \$5,000; owners, Valentine Bldg. Co., 64 Broad st; architect, W. G. Howard, 13-21 Park Row. Plan No. 3525.

DUTCH ST, 2-6, pent-house to 4-sty brick offices; cost, \$3,000; owners, Protestant Dutch Church of New York, 111 Fulton st; architect, Clarence W. Meyers, 165 Broadway. Plan No. 3506.

HENRY ST, 275-285, fireproofing to 5-sty brick school; cost, \$9,200; owner, City of New York, Board of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 3495.

LIBERTY ST, 107-9, new store fronts and marquise to 9-sty brick store, lofts and offices; cost, \$300; owner, Gustave Pringe, 10 Church st; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 3508.

MANHATTAN ST, 30-38, reset store fronts to 2-sty brick stores and offices; cost, \$250; owner, Mary McGuire, 133 Bruce av, Yonkers, N. Y.; architect, Fred. E. Glasser, 70 Manhattan st. Plan No. 3503.

L. S. Bing, President

A. M. Bing, Treasurer

Speedwell Construction Co.

BUILDING CONSTRUCTION

505 Fifth Avenue

New York City

Telephone 5600 Murray Hill

JOHN C. ORR COMPANY

Telephone
948 Greenpoint

Sash, Doors, Blinds and House Trim

LUMBER OF ALL KINDS FOR BUILDERS

India, Java and Huron Sts., and East River, City of New York, Borough of Brooklyn

EMPIRE CITY-GERARD CO.

FINE INTERIOR HOUSE TRIM

WINDOW FRAMES, SASH, DOORS, MOULDINGS, ETC.

Office: 40-42 East 22d Street, N. Y.

Factory: Brooklyn, N. Y.

ESTEY WIRE WORKS CO.

59 FULTON STREET, NEW YORK CITY

Wire Cloth for all Purposes

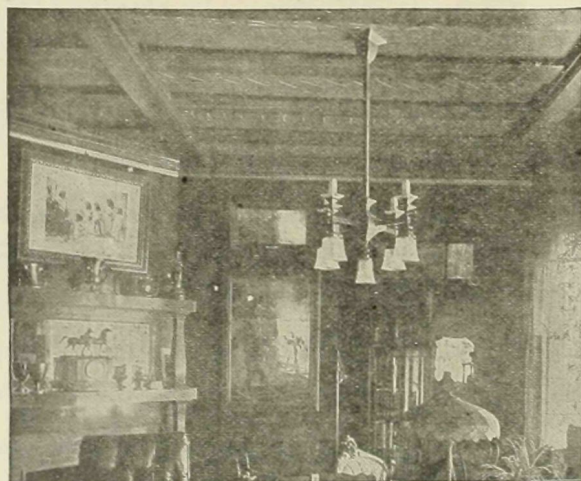
Wire and Ornamental Iron Work

Grilles Folding Gates Partitions

Skylight Guards Elevator Enclosures

Bank Railings, etc., etc.

IF IT'S MADE OF WIRE WE MAKE IT



Beam Ceiling, Craftsman Style, in a Suburban Residence.
Can be put up without furring strips to Fireproof Construction,
Wood Beams or to Ceilings Already Plastered.

A HARDWOOD BEAM CEILING IN SHEET STEEL

is attracting the attention of Architects and Owners, at our Show Rooms, 40 Cherry Street.

Its Design is Unusual.

It has Character and Dignity.

Properly Grained, Cannot be Detected from Wood.

Fireproof, Dust and Verminproof.

Absolutely Sanitary

All Joints Tongued and Grooved.

Does Not Swell, Shrink or "Craze."

Adaptable to Home, Office or Club.

Perfect construction is assured by the established reputation of its well known makers—the pioneers of metal ceilings.

NORTHROP, COBURN & DODGE CO.

40 CHERRY ST.,

Tel., 1481 Beekman

NEW YORK

MANHATTAN ST, 44, reset store fronts to 2-sty brick stores and offices; cost, \$75; owner, Margaret McSarley, 44 Manhattan st; architect, Fred. E. Glasser, 70 Manhattan st. Plan No. 3502.

MANHATTAN ST, 3, new store fronts to 5-sty brick store and tenement; cost, \$100; owner, Mrs. Sara Gousenheim, 128 West 87th st; architect, S. M. Dessauer, 128 West 87th st. Plan No. 3533.

MANHATTAN ST, 122-128, reset store fronts to 5-sty brick stores and tenement; cost, \$375; owner, Chas. D. Donohue, 291 Lenox av; architects, Bissell & Barber, 569 5th av. Plan No. 3517.

PARK ST, 33, new stairs to 4-sty brick store and dwelling; cost, \$200; owner, Barthome G. Gauzza, Prospect av, Bronx; architect, Matthew W. Del Gaudio, 401 East Tremont av. Plan No. 3507.

PEARL ST, 541-7, sprinkler tank to 6-sty brick store and tenement; cost, \$1,500; owner, Eberhard Faber, 541-7 Pearl st; architects, The Rusling Co., 39 Cortlandt st. Plan No. 3520.

PIKE ST, 48, new partitions, plumbing, to 5-sty brick store and tenement; cost, \$2,500; owner, Lawrence Schorr, 501 West 110th st; architects, Horenberger & Bardes, 122 Bowery. Plan No. 3500.

PITT ST, 123, masonry to 5-sty brick store and tenement; cost, \$250; owner, Elizabeth A. Appleby, 2053 7th av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 3477.

PROSPECT PL, 4-6, masonry, plumbing and fireproofing to 3-sty brick club; cost, \$2,500; owner, Joseph P. Grace, 5-7 Hanover sq; architect, James W. Cole, 403 West 51st st. Plan No. 3509.

RUTGERS ST, 39, new seating, heating and lighting to 3-sty brick moving picture theatre and dwelling; cost, \$1,000; owner, Herman Gordon, 39 Rutgers st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 3497.

SOUTH ST, 91, new store front to 5-sty brick store and hotel; cost, \$400; owners, Estate of Wm. F. Milcom, Pentley Warren, trustee, 60 State st, Boston, Mass.; architect, Samuel Levingson, 39 West 38th st. Plan No. 3492.

SUFFOLK ST, 101-115, fireproofing to 5-sty brick school; cost, \$10,250; owner, City of New York, Board of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 3496.

VESTRY ST, 67, alterations to 9-sty brick lofts; cost, \$200; owner, Patrick J. Carlin, 270 Washington av; architect, John C. Snakenberg, 283 Kosciusko st, Brooklyn. Plan No. 3510.

WARREN ST, 25, masonry to 5-sty brick stores and offices; cost, \$300; owners, Estate of Chas. A. Baudoine, 1181 Broadway; architect, John H. Adamson, 59 Ann st. Plan No. 3515.

WASHINGTON ST, 297-299, alter shed to 5-sty brick stores & lofts; cost, \$300; owners, Seaman Lichenstein Estate, Seaman Lichenstein, exr., 107 Barclay st; architect, Ralph Kennelly, 64 Vesey st. Plan No. 3534.

3D ST, 15-17 East, new store fronts to 4-sty brick hall and moving picture theatre; cost, \$350; owner, Max Verschleiser, 205-223 East 67th st; architect, Otto Reissmann, 30 1st st. Plan No. 3530.

13TH ST, 513 East, remove partition to 6-sty brick stores and tenement; cost, \$200; owner, Thomas Rao, 513 East 13th st; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 3523.

17TH ST, 222-24 West, new partitions and plumbing to 4-sty brick tenement; cost, \$1,000; owner, John T. Stanley, 642 West 30th st; architect, John H. Knubel, 305 West 43d st. Plan No. 3499.

22D ST, 414 East, masonry and new partition to 1-sty brick paint shop; cost, \$200; owners, The Consolidated Gas Co., 124 East 15th st; architect, W. Cullen Morris, 124 East 15th st. Plan No. 3485.

23D ST, 204-208 East, reset sidewalk vaults to 6-sty brick factory; cost, \$900; owner, Frederick W. Seybel, 319 West 82d st; architect, Robert E. Rogers, 5 East 42d st. Plan No. 3467.

28TH ST, 316 East, new partitions and plumbing to 5-sty brick tenement; cost, \$500; owner, Geo. V. Mullan, 55 Liberty st; architect, Eli Benedict, 352 Convent av. Plan No. 3529.

29TH ST, 107 East, new partitions to 2-sty brick lofts; cost, \$100; owner, Samuel Gordon, 1133 Broadway; architect, Chas. B. Meyers, 1 Union Square West. Plan No. 3473.

32D ST, 12 East, fireproofing to 8-sty brick store and lofts; cost, \$500; owners, Realty Improvement Co., Leon J. Newmann, 329 East 47th st; architect, Joseph J. Eberle, 489 5th av. Plan No. 3505.

32D ST, 29-35 West, new partition to 12-sty brick office and loft; cost, \$150; owner, Emily B. Hopkins, 1 East 56th st; architect, W. H. Dusenbury, 234 5th av. Plan No. 3527.

35TH ST, 13 West, new partition to 4-sty brick dwelling; cost, \$100; owners, Wm. Wilmerding et al, 11 West 35th st; architect, Benj. W. Levitan, 20 West 31st st. Plan No. 3494.

39TH ST, 107-113 West, alterations to 3-sty brick theatre; cost, \$5,000; owners, Elliott Theatre Co., 1416 Broadway; architect, Henry B. Herts, 35 West 31st st. Plan No. 3488.

47TH ST, 403-7 East, general repairs to 3-sty brick slaughter house; cost, \$14,774; owners, New York Butchers Calfskin Ass'n, 407 East 47th st; architects, Wengenroth & Matsui, 29 Broadway. Plan No. 3504.

48TH ST, 171 West, new store fronts and marquise to 4-sty brick store and dwelling; cost, \$2,500; owner, Daniel F. Clancey, on premises; architect, M. Joseph Harrison, 230 Grand st. Plan No. 3498.

50TH ST, 341 East, 1-sty extension to 4-sty brick dwelling; cost, \$300; owner, Helen B. Lowenstein, 341 East 50th st; architect, John J. Burns, 323 West 54th st. Plan No. 3491.

55TH ST, 240 West, electric sign to 3-sty brick salesroom; cost, \$250; owner, Sadie Bonwit, 240 West 55th st; architects and builders, Strauss & Co., 209 West 48th st. Plan No. 3483.

56TH ST, 104 East, plumbing to 5-sty brick store and tenement; cost, \$150; owner, Patrick H. Smith, exr. P. Smith Estate, New Rochelle, N. Y.; architect, John V. Keller, 89 Greenwich av. Plan No. 3522.

59TH ST, 321-25 West, alterations to 5-sty brick tenement; cost, \$200; owners, Slawson & Hobbs, 162 West 72d st; architect, James H. Lynch, 2314 Broadway. Plan No. 3481.

76TH ST, 101 East, brick chimney to 5-sty brick hospital; cost, \$1,500; owner, German Hospital & Dispensary, 841 Park av; architect, I. E. Dittmas, 111 5th av. Plan No. 3537.

102D ST, 178-186 East, general alterations to 5-sty brick stores and tenements; cost, \$3,000; owner, Joseph Stern, 96 Broadway; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 3472.

104TH ST, 421 East, alterations to 1-sty brick shop; cost, \$25; owner and architect, Frank De Rosa, 400 East 104th st. Plan No. 3535.

119TH ST, 106 East, new store and arcade to 4-sty brick store and tenements; cost, \$500; owner, Christian Dages, 174 East 123d st; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 3531.

125TH ST, 239-241 West, alterations to 2-sty brick store; cost, \$500; owner, Mayor A. White, 12 West 66th st; architect, John J. Lawlor, 300 West 23d st. Plan No. 3480.

125TH ST, 409-413 West, alterations to 5-sty brick stores and tenements; cost, \$225; owner, Edward D. Angell, 457 West 144th st; architect, Jobst Hoffmann, 318 West 121st st. Plan No. 3524.

144TH ST, 565 West, new store front to 6-sty brick stores and tenement; cost, \$150; owner, Morris Schinai, 32 West 100th st; architect, Jacob Shapiro, 303 West 117th st. Plan No. 3526.

AMSTERDAM AV, 600, increase seating to 1-sty brick moving picture theatre; cost, \$200; owner, Astor Estate, 23 West 26th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 3536.

AMSTERDAM AV, 2460, alterations to 5-sty brick store and tenements; cost, \$250; owner, Amelia A. Hayns, 390 Fort Washington av; architect, Carl F. Weidig, 1669 Lexington av. Plan No. 3482.

AMSTERDAM AV, 312-314, steel sign to 1-sty brick stores; cost, \$800; owner, Frank Bradley, 303 West 75th st; architect, John E. Kleist, 515 7th av. Plan No. 3519.

More Than 1000 to 1

Out of over one thousand apartment houses on Washington Heights, there is only one left which obtains its electric current from a private plant. The others are supplied from the United mains. This record testifies to the economy and reliability of United Service.

We provide electric service on all the principal streets of Manhattan, and operate exclusively above 135th Street.

The United Electric Light & Power Company

Electric Service
Light—Heat—Power

Main Office

1170 BROADWAY

Phone: 4070 Madison Square

Branch Office and Showroom

138 HAMILTON PLACE

Phone: 4000 Audubon

Plans Filed, Alterations, Manhattan (Continued)

BROADWAY, 2541-7, plaster partition to 7-sty brick stores and apartments; cost, \$100; owners, Chas. Hirschbaum et al, Plaza Hotel; architect, Richard H. Lockwood, 476 West 141st st. Plan No. 3513.

BROADWAY, 2580-86, new partition and plumbing to 7-sty brick tenement; cost, \$500; owner, Samuel Bookman, 46 East 82d st; architect, Samuel A. Davis, 2564 Broadway. Plan No. 3511.

BROADWAY, 1230-38, masonry and plumbing to 7-sty brick hotel and stores; cost, \$750; owners, Josephine Brooks Estate, Frank L. Polk, trustee, 32 Nassau st; architect, Ernest A. Lynde, 663 East 165th st. Plan No. 3493.

COLUMBUS AV, 772, new store fronts to 5-sty brick stores and tenement; cost, \$100; owner, Anna H. Condiot, Essex Falls, N. J.; architect, Benjamin W. Levitan, 30 West 31st st. Plan No. 3470.

COLUMBUS AV, 794, new partition and store front to 5-sty brick tenement; cost, \$500; owner, John Brannigan, 794 Columbus av; architect, John H. Knubel, 305 West 43d st. Plan No. 3490.

COLUMBUS AV, 549-555, new window to 5-sty brick stores and tenement; cost, \$60; owners, Estate of Andrews Soher, United States Trust Co., trustee, 45 Wall st; architect, Geo. M. Pollard, 127 Madison av. Plan No. 3532.

MADISON AV, 88, extensions to 3-sty brick hotel; cost, \$20,000; owner, Louis C. Raegner, 90 Madison av; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 3475.

MADISON AV, 90, masonry to 12-sty brick hotel; cost, \$500; owner, Louis C. Raegner, Hotel Seville, 90 Madison av; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 3474.

PARK AV, 1063, alterations to 5-sty brick store and tenement; cost, \$150; owner, John T. Meyer, 1063 Park av; architect, J. W. Clark, 86 Roosevelt st. Plan No. 3479.

ST. NICHOLAS AV, 1367, alterations to 3-sty brick store; cost, \$250; owners, Mortimer & Coyle, 1367 St Nicholas av; architect, Arthur Le Caren, 530 West 179th st. Plan No. 3489.

1ST AV, 311, plumbing to 4-sty brick store and tenement; cost, \$200; owner, Julius Maier, 1186 Lexington av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 3471.

2D AV, 205, reset store front to 4-sty brick stores and tenement; cost, \$200; owner, Bernard Rosens, 45 West 29th st; architect, Phillip Goldrich, 835 Beck st. Plan No. 3469.

2D AV, 844, new store front to 4-sty brick store and tenement; cost, \$287; owner, John T. Durham, 33 Howard st; architect, Max Muller, 115 Nassau st. Plan No. 3487.

3D AV, 2088, plumbing to 5-sty brick stores and tenements; cost, \$35; owner, Wm. Koontz, 213 West 131st st; architect, Anthony Derrenbacher, 72 East 124th st. Plan No. 3466.

3D AV, 1439, new balcony, stairs and metal work to 2-sty brick moving picture theatre; cost, \$7,000; owner, Max Greenberg, 302 East 82d st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 3476.

3D AV, 555, reset store front to 4-sty brick stores and dwelling; cost, \$300; owner, Emile Engelhardt, 555 3d av; architects, Bissell & Barber, 563 5th av. Plan No. 3514.

3D AV, 183, 1-sty extension to 3-sty brick store and dwelling; cost, \$1,000; owner, Frank L. Partridge, 49 Wall st; architect, Harry Zlot, 230 Grand st. Plan No. 3516.

5TH AV, 85, sprinkler tanks to 13-sty brick store and lofts; cost, \$2,900; owners, The Realty Assets Co., 527 5th av; architects, The Rusling Co., 39 Cortlandt st. Plan No. 3521.

5TH AV, 392, masonry, new partitions and store fronts to 11-sty brick stores and lofts; cost, \$9,000; owners, The Medford Realty Co., Wm. H. Berghold, president, 103 Park av; architect, Theodore C. Visscher, 425 5th av. Plan No. 3484.

6TH AV, 872, new stairs to 4-sty brick store and dwelling; cost, \$125; owners, Estate of David N. Bishop, 985 6th av; architect, John H. Friend, 148 Alexander av. Plan No. 3486.

6TH AV, 630, masonry to 4-sty brick store and dwelling; cost, \$50; owners, Codington Restaurant Co., 1347 Broadway; architect, John Ph. Voelker, 979 3d av. Plan No. 3501.

6TH AV, 96-98, dumb waiter shaft to 4-sty brick store and hotel; cost, \$100; owner, Claus Bobling, 96 6th av; architect, Anthony Vendrasco, 496 West Broadway. Plan No. 3468.

6TH AV, 612, new store front to 4-sty brick store and tenement; cost, \$400; owner, Clinton T. Roe, exr, Weiner Estate, 44 Pine st; architect, A. H. Hillers, 11 East 59th st. Plan No. 3528.

7TH AV, 111, new store fronts to 4-sty brick store and tenement; cost, \$200; owners, Schaefer Co., 142 East 59th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 3478.

Bronx.

HOFFMAN ST, 2356, new piers, new plumbing to 2-sty frame dwelling and stable; cost, \$800; owner, Dominick Cannazana, 2361 Hoffman st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 529.

LORILLARD PL, 2419, 1-sty frame extension, 7x6.8, new plumbing to 3-sty brick dwelling; cost, \$500; owner, Francisco Forcino, 737 East 187th st; architect, E. Wilbur, 120 Liberty st. Plan No. 534.

169TH ST, 593, move 1-sty frame shed; cost, \$100; owner, Philip H. Fischer, 585 East 169th st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 528.

180TH ST, s s, 131 e Daly av, 1-sty frame extension, 10x65, to 1-sty frame stores; cost, \$400; owners, O'Bark Realty Co., 883 East 181st st; architect, H. Steinmetz, 1007 East 180th st. Plan No. 533.

OGDEN AV, e s, 312.6 n 68th st, 1-sty brick extension, 24.6x12, to 1-sty brick church; cost, \$600; owners, Union Reformed Church of Highbridge, Rev. Simon Blocker, 1176 Woodycrest av, rector; architect, Lloyd I. Phyfe, 970 Anderson av. Plan No. 522.

PARK AV, e s, 98.6 n Wendover av, new windows, etc., to 5-sty brick factory; cost, \$500; owners, The Dressel Ry. Lamp Works, on premises; architect, Wm. Dressel, on premises. Plan No. 536.

RIDER AV, 327 to 341, new trusses, new beams, new roof, etc., to 2-sty brick power station; cost, \$20,000; owners, New York Edison Co., 55 Duane st; architect, Wm. Weissenberger, Jr., 55 Duane st. Plan No. 523.

RIDER AV, 373, 2-sty brick extension, 25x 85, to 2-sty brick lofts; cost, \$5,000; owner, Geo. Haiss, 205 Alexander av; architects, Geo. Haiss Mfg. Co., 141st st and Rider av. Plan No. 530.

SEDGWICK AV, w s, 325 s 171st st, new wireless tower to 2-sty brick shop; cost, \$1,000; owner, Edw. R. Poerschke, 107 Bible House; architect, Lloyd I. Phyfe, 1451 University av. Plan No. 527.

SOUTHERN BOULEVARD, e s, 354 s Aldus st, 1-sty brick extension, 94x18 and increase 9 ft in height, 1-sty brick nicotelle; cost, \$15,000; owner, Joseph Corn, 127 West 22d st; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 524.

STEPHENS AV, w s, 125 n Bronx River av, move 1-sty frame office; cost, \$100; owner, Clinton Stephens, on premises; architect, Anton Pirner, 2069 Westchester av. Plan No. 526.

TRATMAN AV, n e cor Rowland st, 1-sty built upon 1-sty frame extension of 2½-sty frame dwelling; cost, \$1,000; owner, J. F. Barneott, on premises; architect, E. Ebeling, 135 Westchester sq. Plan No. 525.

WESTCHESTER AV, 442, 1-sty frame extension, 37x17, to 1-sty frame cafe; cost, \$500; owner, Annuccio Santini, 441 East 149th st; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 531.

WESTCHESTER AV, 672, remove projections beyond building line of 5-sty brick stores and tenement; cost, \$500; owner, Samuel L. Ruzon, on premises; architects, De Rose & Cavalieri, 357 East 116th st. Plan No. 535.

3D AV, s e cor 153d st, new store front new partitions, to 3-sty frame store and dwelling; cost, \$500; owners, A. Hupfel's Sons, 3d av and 161st st; architect, Harry T. Howell, 3d av and 149th st. Plan No. 532.

Brooklyn.

CLARKSON ST, n s, 309 w Nostrand av, interior alterations to 1-sty engine room; cost, \$2,000; owner, Flatbush Gas Co., 180 Remsen st; architect, Bergen Const. Co., 135 West 51st st. Plan No. 5584.

COLUMBIA ST, 429, plumbing to tenement; cost, \$150; owner, Mary Fitzsimmons, on premises; architect, David A. Lucas, 98 3d st. Plan No. 5553.

COURT ST, s w cor. Joralemon st, install elevators in 12-sty office building; cost, \$25,000; owner, Weinboro Realty Co., on premises; architect, Otis Elevator Co., 250 11th av, New York. Plan No. 5510.

DEVORE ST, 324, extension to 2-sty store and dwelling; cost, \$100; owners, Welz & Zerweck, 1562 Myrtle av; architect, L. Allmendinger, 926 Broadway. Plan No. 5521.

FLOYD ST, 302, interior alterations to 3-sty tenement; cost, \$350; owner, Cath. Olenrich, 62 Hart st; architect, L. Allmendinger, 926 Broadway. Plan No. 5532.

FLOYD ST, 111, interior alterations to 2-sty dwelling; cost, \$500; owner, Harry Kiebs, 276 Floyd st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 5586.

FULTON ST, s s, 896 e Nostrand av, exterior alterations to 1-sty store; cost, \$250; owner, Mary A. Ryan, 146 Monroe st; architect, Wm. H. Ludwig, 801 Eastern Parkway. Plan No. 5514.

FULTON ST, ss, 86.9 s Nostrand av, interior alterations to moving pictures; cost, \$2,000; owner, Mary Ryan, 146 Monroe st; architect, Jas. Boyle, 373 Fulton st. Plan No. 5563.

GRAND ST, n s, 160 e Graham av, interior alterations to moving pictures; cost, \$8,000; owner, Max Goodman, 193 Broadway; architect, Samuel Sass, 32 Union sq, N. Y. Plan No. 5542.

HENRY ST, s w cor Pineapple st, install elevators in 8-sty hotel; cost, \$9,000; owner, Hotel St. George, on premises; architect, Otis Elevator Co., 250 11th av, New York. Plan No. 5512.

HINSDALE ST, 194, extension to 2-sty dwelling; cost, \$500; owner, Jacob Schlanger, on premises; architects, Cohn Bros., 361 Stone av. Plan No. 5580.

JAY ST, s e cor Water st, interior and exterior alterations to 4-sty factory; cost, \$100; owners, McNeil Corr Last Works; architect, R. I. Dodge, 233 Broadway, New York. Plan No. 5493.

JEROME ST, 510, interior alterations to 2-sty dwelling; cost, \$200; owner, Morris Levine, on premises; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 5579.

LOGAN ST, w s, 75 s Etna st, interior and exterior alterations to 2-sty dwelling; cost, \$600; owner, Harry Judge, 66 Logan st; architect, A. Rose, 1772 Highland boulevard. Plan No. 5524.

OAKLAND ST, w s, 225 n Nassau av, interior and exterior alterations to 3-sty tenement; cost, \$500; owner, Rose L. McHugh, 676 Leonard st; architect, G. Eida, 828 Manhattan av. Plan No. 5571.

STATE ST, s e cor Hicks st, alterations to 4-sty tenement; cost, \$500; owner, Kath Ludwig, 207 8th av; architects, Sheperd & Kelleth, 129 Atlantic av. Plan No. 5559.

STERLING PL, s e cor Washington av, extension to 2-sty store and dwelling; cost, \$1,000; owner, Henry Voegel, on premises; architect, Max Muller, 115 Nassau st. Plan No. 5507.

TIEFANY PL, n e cor Degraw st, extension to 6-sty factory; cost, \$500; owners, Herman Behr & Co., on premises; architect, Henry B. Smith, 536 5th av. Plan No. 5575.

NORTH 5TH ST, s s, 170.5 e Roebling st, interior alterations to 4-sty tenement; cost, \$350; owner, E. Kelly, 47 Throop av; architect, W. J. Conway, 400 Union st. Plan No. 5545.

NORTH 5TH ST, s s, 212.5 e Roebling st, interior alterations to 4-sty tenement; cost, \$700; owner, Chris. Kelly, 47 Throop av; architect, W. J. Conway, 400 Union st. Plan No. 5544.

7TH ST, 224, extension to 1-sty wagon shed; cost, \$200; owner, Henry Burge, 224 7th st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 5578.

EAST 17TH ST, w s, 220 s Av T, interior alterations to 1-sty stable; cost, \$675; owner, Susan McCann, Av T and East 16th st; architect, Geo. M. Lawton, 30 East 42d st, N. Y. Plan No. 5587.

21ST ST, s s, 185 w 4th av, new skylight, etc., to 3-sty store and tenement; cost, \$200; owner, Luigi Parrella, 144 21st st; architect, Pasquale Gagliardi, 239 Navy st. Plan No. 5509.

WEST 24TH ST, e s, 100 s Mermaid av, extension to 2-sty furnished rooms; cost, \$—; owner, Mohman Ghiz, 305 Hicks st; architect, S. A. Dennis, 154 Nassau st, N. Y. Plan No. 5547.

75TH ST, n w cor 3d av, marquise to 2-sty moving pictures; cost, \$1,000; owner, Henry Heissenbuttle, Sayville, L. I.; architect, M. Farch, 334 73d st. Plan No. 5550.

CENTRAL AV, s w cor Menehan st, plumbing to 3-sty tenement; cost, \$250; owner, Keiler & Ganter, 342 Central av; architect, Louis Wailand, 212 Ten Eyck st. Plan No. 5571.

EAST NEW YORK AV, s s, 145 e New York av, plumbing to 3-sty tenement; cost, \$150; owner, C. Hinamore, 514 East New York av; architect, Anthony Jordon, 514 Lincoln rd. Plan No. 5576.

EASTERN PARKWAY, 1462-4, extension to 2-sty garage; cost, \$200; owner, Abraham Kaplan, on premises; architects, Cohn Bros., 361 Stone av. Plan No. 5581.

FLATBUSH AV, w s, 418.7 n Church av, interior alterations to 3-sty moving pictures; cost, \$500; owners, G. W. Patten & Co., 852-54 Flatbush av; architect, W. A. Gorman, 974 Jefferson av. Plan No. 5534.

FLUSHING AV, s w cor Waverley av, interior alterations to 2-sty store and dwelling; cost, \$1,500; owner, Emma H. Pratt, care of M. McGoldrich, 189 Montague st; architect, T. Englehardt, 905 Broadway. Plan No. 5541.

FLUSHING AV, n s, 208.8 w Broadway, new elevator; cost, \$2,000; owner, M. B. Evans, 839 Broadway; architects, Reedy Elevator Co., Willow av and 13th st, Hoboken, N. J. Plan No. 5539.

GRANT AV, e s, 200 n McKinley av, interior and exterior alterations to 2-sty dwelling; cost, \$500; owner, E. C. Pfeffer, 176 Sheridan av; architect, L. F. Schillinger, 167 Van Siclen av. Plan No. 5582.

JACKSON AV, 105, interior alterations to 2-sty store and dwelling; cost, \$200; owner, R. Giugiano, 110 Jackson av; architect, D. A. Lucas, 98 3d st. Plan No. 5518.

KINGS HIGHWAY, n e cor East 23d st, interior alterations to 2½-sty restaurant; cost, \$200; owner, Walter B. Davis, 116 Nassau st, New York; architect, Harry Rocker, 9004 5th av. Plan No. 5499.

LENOX RD, 354, interior and exterior alterations to 2-sty dwelling; cost, \$2,800; owner, W. M. Byrnes, 888 New York av; architect, Jos A. Brock, 865A Gates av. Plan No. 5573.

MARCY AV, 804, extension to 3-sty dwelling; cost, \$3,000; owner, St George's Church, 800 Marcy av; architect, Gustave Erda, 826 Manhattan av. Plan No. 5551.

METROPOLITAN AV, s s, 50 w Havemeyer st, extension to 3-sty tenement; cost, \$300; owner, Paul Longone, 352 Metropolitan av; architect, John Carfagna, 215 North 6th st. Plan No. 5494.

MYRTLE AV, s s, 25 e Tompkins av, alterations to 2-sty dwelling; cost, \$100; owner, Jos. Redding, 130 Prince st, New York; architect, Tobias Goldstone, 49 Graham av. Plan No. 5557.

RUTLAND RD, 398, interior alterations to 2-sty tenement; cost, \$2,000; owner, Michael De Vito, on premises; architects, Laspia & Salvati, 525 Grand st. Plan No. 5585.

SCHENCK AV, e s, 125 s Belmont av, interior alterations to 2-sty dwelling; cost, \$300; owner, Jos. Lefkowitz, 385 Schenck av; architect, E. Dennis, 241 Schenck av. Plan No. 5533.

SNEDIKER AV, n e cor Belmont av, extension to 2-sty dwelling; cost, \$150; owner, Samuel Boshack, 219 Snediker av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 5530.

SURF AV, n s, 59 w West 28th st, exterior and interior alterations to two 2-sty dwellings; cost, \$5,000; owner, Mrs. Francis Mercy, 2807 Surf av; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 5508.

WASHINGTON AV, e s, 168 n Greene av, alterations to 3-sty tenement; cost, \$3,000; owner, S. Morris, 1652 Pitkin av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5565.

4TH AV, w s, from Flatbush to Atlantic av, plumbing to 4-sty store and offices; cost, \$400; owner, John Greenough, 59 Wall st, New York; architect, Jas. Boyle, 367 Fulton st. Plan No. 5548.

5TH AV, w s, 47.6 s 9th st, interior alterations to 3-sty store and dwelling; cost, \$1,200; owner, Henry Brunning, 452 5th av; architects, Koch & Wagner, 26 Court st. Plan No. 5517.

STH AV, e s, 50 n Berkly st, extension to 3-sty dwelling; cost, \$500; owner, Otto E. Kierner, 159 Remsen st; architects, Snee & Bryson, 157 Montague st. Plan No. 5532.

11TH AV, 340 s 66th st, alterations to 2-sty dwelling; cost, \$—; owner, P. Layo, 67th st and 13th av; architect, Chas. A. Olsen, 1221 66th st. Plan No. 5558.

Queens.

CEDAR MANOR.—Mathias st, n s, 200 e New York av, install plumbing; cost, \$175; owner, C. Burkhart, premises. Plan No. 1932.

CORONA.—Junction av, e s, 272 s Washington av, install new plumbing in dwelling; cost, \$195; owner, T. A. Cullen, 883 Cauldwell av, Bronx. Plan No. 1909.

EAST WILLIAMSBURGH.—N e cor Helen st, brick retaining wall; cost, \$600; owner, Escher Est., Van Sieten and Pitkin avs, Brooklyn. Plan No. 1934.

ELMHURST.—Grandview av, e s, 250 n Caldwell av, 1-sty frame extension, 11x12, on side of 1-sty dwelling, tin roof; cost, \$75; owner, A. Quiba, premises. Plan No. 1930.

EVERGREEN.—Cypress av, n e cor Smith av, repair and erect new store fronts; cost, \$200; owner, Hemmlicher & Stamm Co., 1289 Myrtle av, Brooklyn. Plan No. 1927.

FAR ROCKAWAY.—Kensington Gardens, s w cor Summit Drive, 2-sty frame extension, 12x27, on side 2½-sty frame dwelling; interior alterations; cost, \$1,700; owner, F. Entrington, premises; architect, J. H. Cornel, Far Rockaway. Plan No. 1917.

FLUSHING.—Smith st, s w cor Percy st, interior alterations to storage; cost, \$75; owner, D. Master, premises. Plan No. 1952.

FLUSHING.—Smart av, 125, install gas in dwelling; cost, \$10; owner, P. Delevo, premises. Plan No. 1953.

FLUSHING.—Main st, w s, 80 s Broadway, 1-sty frame extension, 25x29, on rear of 2½-sty frame dwelling, interior alterations, shingle roof; cost, \$4,000; owner, D. Zion, Main st, Flushing; architect, A. E. Richardson, Amity st, Flushing. Plan No. 1939.

FLUSHING.—Fowler av, n e cor Lawrence st, install gas piping in dwelling; cost, \$10; owner, Jno. F. Rogers, Main st, Flushing. Plan No. 1925.

FLUSHING.—Sanford av and Union st, install plumbing in church; cost, \$50; owners, First Baptist Church, premises. Plan No. 1935.

GLENDAL PARK.—Walnut st, n s, 100 e Northern blvd., 1-sty frame extension, 8x56, on side of cow barn, tar and gravel roof; cost, \$300; owner, S. Campl, premises; architects, Laspia & Schatz, 555 Grand st, Brooklyn. Plan No. 1938.

GLENDAL.—Fulton av, e s, 175 s Market st, 1-sty frame extension, 15x50, on side of dormitory, tin roof; cost, \$200; owner, P. Cohn, 16 Fulton av, Middle Village. Plan No. 1943.

GLENDAL.—Tompkins av, e s, 440 n Myrtle av, install new plumbing in dwelling; cost, \$150; owner, James Cahill, premises. Plan No. 1918.

JAMAICA.—Liberty av, n e cor Van Wyck, 1-sty frame extension, 21x32, on side, 2-sty dwelling, tar and gravel roof; cost, \$450; owner, Henry Paulsen, premises; architect, J. F. Janowitz, 5033 Liberty av, Richmond Hill. Plan No. 1928.

JAMAICA.—Catherine st, s s, 150 e Church st, erect new brick foundation in dwelling; cost, \$150; owner, J. J. Bliss, Jamaica. Plan Nos. 1936-37 (two buildings).

LONG ISLAND CITY.—Jackson av, 141, install new gas piping in dwelling; cost, \$10; owner, J. Chapman, 138 11th st, L. I. City. Plan No. 1910.

LONG ISLAND CITY.—Newtown av, 11, install gas piping in store; cost, \$10; owner, Jacob Morris, premises. Plan No. 1911.

LONG ISLAND CITY.—17th av, e s, 325 n Grand av, interior alterations to dwelling; cost, \$50; owner, Cornel Stumzer, 308 17th av, L. I. City. Plan No. 1920.

LONG ISLAND CITY.—13th av, w s, 325 n Grand av, erect new porch on dwelling; cost, \$50; owner, Fred Berger, 359 13th av, L. I. City. Plan No. 1929.

LONG ISLAND CITY.—Front st and Cook st, install freight elevator in factory; cost, \$1,800; owners, Natl. Sugar Refining Co. of New Jersey. Plan No. 1933.

LONG ISLAND CITY.—Harold av, s s, 150 s Greenpoint av, interior alterations to storage; cost, \$2,800; owner, Jno. Opitz, 183 3d st, N. Y. C.; architect, Frank Braun, 585 9th st, L. I. City. Plan No. 1951.

LONG ISLAND CITY.—Franklin st, 51, install gas in dwelling; cost, \$10; owner, S. D. Halsey, premises. Plan No. 1942.

MASPETH.—Maspeth av, e s, 25 s High st, 1-sty frame extension on rear of shed; cost, \$100; owner, M. Myar, premises. Plan No. 1931.

METROPOLITAN.—Washington av, 39, 2-sty frame extension, 22x18, on rear of 2-sty dwelling, interior alterations, tin roof; cost, \$1,500; owner, W. C. & J. M. Krause, premises; architect, Henry Broucker, 160 Prospect av, East Williamsburgh. Plan No. 1941.

METROPOLITAN.—Zeldler av, w s, 100 s Flushing av, install plumbing; cost, \$100; owner, A. Elz, premises. Plan No. 1924.

RIDGEWOOD.—Foxhall st, s e cor Forest av, interior alterations to 3-sty store and dwelling; cost, \$200; owner, Herman Enterman, premises; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1923.

RIDGEWOOD.—Hancock st, s s, 440 e Wyck-off av, 2-sty frame extension, 22x18, on rear 2½-sty dwelling, tin roof, interior alterations; cost, \$1,500; owner, H. Mueller, 372 Harman st, Brooklyn; architect, L. Allmendinger, 926 Broadway, Brooklyn. Plan No. 1921.

ROCKAWAY BEACH.—South Bayview av, w s, 175 n Boulevard, erect new foundation under dwelling, interior alterations; cost, \$250; owner, Wm. Holland, premises; architect, J. B. Smith, 67 North Fairview av, Rockaway Beach. Plan No. 1919.

ROCKAWAY BEACH.—Lefferts pl, e s, 150 n Boardwalk, alter roof of dwelling from peak to flat; cost, \$75; owner, John Grusel, premises. Plan No. 1912.

ROCKAWAY BEACH.—Brandreth av, e s, 100 s Boulevard, erect new porch on dwelling and raise dwelling 4 ft., interior alterations; cost, \$1,000; owner, B. Edelstein, premises. Plan No. 1913.

ROCKAWAY BEACH.—Thompson av, w s, 475 s Boulevard, raise dwelling 4 ft. and erect new foundation, interior alterations; cost, \$500; owner, Frank Farrell, premises. Plan No. 1914.

ROCKAWAY BEACH.—Boardwalk, n w cor Ward av, interior alterations to dwelling; cost, \$500; owner, S. Jenkelson, premises. Plan No. 1915.

ROCKAWAY BEACH.—Boulevard, e s, 75 s Fairview av, interior alterations to moving picture show, new plumbing; cost, \$240; owner, Nathan Goldberg, 624 Boulevard, Rockaway Beach; architects, J. P. Powers Co., Rockaway Beach. Plan No. 1916.

ROCKAWAY BEACH.—Boulevard, 587, 2-sty frame extension, 22x26, rear of 2-sty dwelling, tin roof, interior alterations; cost, \$1,500; owner, J. Berger, premises; architect, P. Caplan, Rockaway Beach. Plan No. 1940.

ROCKAWAY BEACH.—Kane av, w s, 624 n Boulevard, new brick foundation in dwelling; cost, \$200; owner, Jno. R. Murray, premises. Plan No. 1954.

ROCKAWAY BEACH.—Boulevard, n w cor Hammels av, interior alterations to dwelling; cost, \$100; owner, Mary Packinger, premises. Plan No. 1955.

ROCKAWAY BEACH.—Boulevard, n w cor Division av, 2-sty frame extension, 4x25, on side of 2-sty dwelling, felt roof; cost, \$150; owner, D. Isenberg, premises; architect, J. B. Smith, Rockaway Beach. Plan No. 1956.

WOODHAVEN.—Ocean av, e s, 100 s e Grafton av, 2-sty frame extension, 43x63, on side 2-sty dwelling and factory, slag roof; cost, \$3,000; owner, Henry Werbin, 20 West Houston st, N. Y. C.; architect, Jacob Fisher, 25 Av A, N. Y. C. Plan No. 1922.

Richmond.

BROAD ST, 116, Stapleton, alterations to frame store and dwelling; cost, \$50; owner, Louis D'Alecy; builder, Daniel Santoro. Plan No. 403.

CANAL ST, n s, 125 w Wright st, Stapleton, alterations to brick theatre; cost, \$200; lessee, Martin Leo; architect, Jas. Whitford; builder, Henry Spuhc & Son. Plan No. 408.

RICHMOND TER, n s, 75 e Jersey st, New Brighton, alterations to brick store and dwelling; cost, \$300; owner and builder, J. W. Wantz. Plan No. 396.

RICHMOND TER, s s, 100 w Elm st, Pt. Richmond, alterations to frame dwelling; cost, \$2,850; owner, Hanway Realty Co.; builder, U. W. Osborne & Son. Plan No. 402.

RICHMOND TER, n s, opp. Westervelt av, New Brighton, alterations to brick store and dwelling; cost, \$600; owner, Giuseppe Laroy; builder, Nicola Vitacco. Plan No. 399.

BARD AV, 101, West New Brighton, alterations to frame dwelling; cost, \$1,155; owner, Thos. Garrett; builder, H. Hermansen. Plan No. 401.

CENTRAL AV, 118, Tompkinsville, alterations to frame dwelling; cost, \$600; owner, W. Schmidt; builders, Hesse & Offerjust. Plan No. 404.

CHERRY LA and Jewitt av, n e cor West New Brighton, alterations to frame store and dwelling; cost, \$50; owner and builder, Riverhead Savings Bank. Plan No. 395.

MADISON AV, e s, 280 n Old Town rd, Rosebank, alterations to frame dwelling; cost, \$275; owner, Jos. Titoni; builders, J. W. Nastasi & Bro. Plan No. 406.

MARINE WAY, s s, 40 e Atlantic av, New Dorp, alterations to frame saloon and dwelling; cost, \$250; owner, R. H. Hermansen; builder, W. F. Dalton. Plan No. 397.

ODER AV, n s, 125 e Pierce st, Stapleton, alterations to frame dwelling; cost, \$125; owner, Andrew Revello; builder, M. Buttermark. Plan No. 398.

OSGOOD AV, n s, 100 e Van Duzer st, Stapleton, alterations to frame dwelling; cost, \$100; owner, Mrs. S. O'Brien; builder, W. Mahr. Plan No. 407.

ST. PAUL AV, n s, 200 e Stone st, Tompkinsville, alterations to frame garage; cost, \$80; owner, Bruno S. Horowitz; builder, Chas. Lange. Plan No. 405.

WESTERVELT AV, n s, 114 e Crescent st, New Brighton, alterations to frame garage; cost, \$75; owner, Minnie Goldberg; builder, Gustave Erickson. Plan No. 400.

YORK AV, e s, 175 s Hill st, 199, New Brighton, alterations to frame tenement; cost, \$25; owner and builder, Meyer Rosenholz; architect, John Davies. Plan No. 394.

JOHNSON AV, e s, 200 n Amboy rd, Tottenville, alterations to frame dwelling; cost, \$600; owner, Cath. Robins, Tottenville; builder, J. L. Voliner, Tottenville. Plan No. 392.

ST. MARY'S AV, s s, 200 w Tompkins av, No. 178, Rosebank; alterations to frame store and dwelling; cost, \$300; owner, Francesco Coronato, Rosebank; builder, Raphael Langere, Rosebank. Plan No. 391.

VAN PELT AV, e s, 300 s Linden av, No. 137, Mariners Harbor, alterations to frame dwelling; cost, \$150; owner and builder, Andrea Piscopo, Mariners Harbor. Plan No. 388.

NEW JERSEY NEWS.

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

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision at the main office, Newark, N. J., to be erected in these counties for the week ending Oct. 11. The location is given, but not the owner's address:

JERSEY CITY.—Caroline Scalzo, n w corner Boulevard and Pamrapo av, 3-sty brick, \$10,000; Margaret Joost, 75 Bostwick av, 3-sty frame, \$8,000; Realty Exchange Co., 120 Booraem av, 3-sty brick, \$8,000; Domenico Barbalinardo, 25 Orchard st, 3-sty brick, alteration, \$2,000; Joseph Gatov, 88 and 90 Bostwick av, two 3-sty brick, \$18,000.

KEARNY.—Kate Mortimer, 350-354 Highland av, two 3-sty frame, \$14,000.

NEWARK.—John Paturha, s e corner East Kinney and Tyler sts, 3-sty frame, \$6,000; Peter Roth, 13-15 Brinsmaid pl, 3-sty brick, \$11,000; Vincent Realty Co., 158 New York av, 3-sty frame, alteration, \$1,000; Nathan Benisch, 166-8 Elm st, 3-sty frame alteration; \$800; Samuel Kozloff, 576-578 15th av, two 3-sty frame, \$11,000; E. Paul Ludwig, 631 18th av, 3-sty frame, \$9,000; E. Paul Ludwig, 633 18th av, 3-sty frame, \$5,000; Adele Aschenbach, 85 Columbia av, 3-sty frame, alteration, \$1,200; Sokobin & Sofman, 443 Hawthorne av, 3-sty frame, \$6,000; John Marjove, 655-657 South 19th st, two 3-sty frame, \$11,000.

GUTTENBERG.—Genuardi & Coco, 25 Bergenline av, 4-sty brick, \$18,000.

BAYONNE.—Marcel Wzovek, 28 East 21st st, 2-sty frame, alteration, \$200.

IRVINGTON.—Michael Ritter, 837 Springfield av, 3-sty frame, \$7,000.

PASSAIC.—Martin Deo, 61 Passaic st, 3-sty frame, alteration, \$800.

MONTCLAIR.—Estate of Louis Harris, 535-539 Bloomfield av, 3-sty brick, \$20,000.

APARTMENTS, FLATS AND TENEMENTS.

JERSEY CITY, N. J.—Wortmann & Braun, 114 East 28th st, N. Y. C., are preparing plans for a 3-sty brick and terra cotta store and tenement, 24x100 ft., to be erected at 518 Germania av, for Nicholas Lange. Cost, \$10,000. Architects will take bids on general contract about Oct. 28.

NEWARK, N. J.—E. V. Warren, 31 Clinton st, is preparing preliminary plans for a 4-sty brick and limestone apartment house, 77x85 ft., to be erected at Washington av, near Delavan av, for Harry Kouwant, 294 Littleton av, owner and mason. Cost, about \$60,000.

DWELLINGS.

WOODCLIFFE, N. J.—Plans are being prepared for a 2½-sty brick and stucco residence, 34x40 ft., to be erected in 35th st, near the Hudson Boulevard, for Frank De Riso, general contractor and owner, 3d st, Town of Union. Project will probably go ahead next spring. Cost, about \$10,000.

HALLS AND CLUBS.

BAYONNE, N. J.—Preliminary plans for a 4 or 5-sty building are being considered by the Y. M. C. A. L. E. Jallade, N. Y. C., has prepared plans.

UNION HILL, N. J.—Nicholas Soldwedel, 421 Bergenline av, is completing plans for a 3-sty brick and limestone clubhouse, 80x114 ft., to be erected at Hudson av and Fulton st, for L. O. O. Moose, 765 of Union Hill, Chas. Brown, secretary, 421 Bergenline av, owner. Bids will be called about Oct. 20. Cost about \$100,000.

ASBURY PARK, N. J.—E. C. Benner, Appleby Building, is revising plans for a 4-sty tapestry brick, stone and stucco Elks' club house, 34x100 ft., to be erected at Cookman and Monroe avs and Hook st, for the B. P. O. Elks of Asbury Park. Dr. F. F. Coleman, chairman of building committee, Marlborough Hotel, owner. Cost, about \$45,000. Bids will be taken after Nov. 10.

PERTH AMBOY, N. J.—Dayton & Smith, 102 Market st, Perth Amboy, are preparing plans for a club-house, three stories, 39x100 ft. brick, limestone and terra cotta, to be erected on Madison av near Smith st, for the B. P. O. Elks, 784. It is undecided when bids will be called for. Estimated cost, about \$35,000.

MUNICIPAL WORK.

MILLTOWN, N. J.—The Sewer Committee of Milltown and New Brunswick are considering the construction of a sewer system to connect the borough with the system in New Brunswick, at a total cost of \$52,500, of which the city of New Brunswick will pay about \$12,500, the balance to be paid by Milltown.

ENGLEWOOD, N. J.—George W. Fuller, engineer, 170 Broadway, N. Y. C., has been retained to submit a report to the Town of Englewood, Robert Jamison, town clerk, City Hall, for the construction of a sewage disposal plant here.

PUBLIC BUILDINGS.

BRIDGETON, N. J.—All bids received Oct. 2 by the Adjutant General at the State House, Trenton, for erecting an armory at Bridgeton have been rejected as being too high. Plans are being revised by Geo. S. Drew, State Architect, Trenton. Appropriation, \$25,000.

SCHOOLS AND COLLEGES.

PASSAIC, N. J.—John F. Kelly & Co., Post Office Building, is preparing plans for a public school, 3-stys, to be erected on the Watson site near Madison st, this city. Brick and stone

New Jersey News (Continued).

construction, 41 classrooms, gymnasium, swimming pool, shower baths, manual training rooms, and auditorium to seat 1,400. No contracts have been awarded yet.

MILBURN, N. J.—The erection of a new high school at a cost of \$86,000 is under consideration. An election will be held on the question of issuing bonds.

LAUREL SPRINGS, N. J.—Bids will soon be received by Guy King & Co., architects, 1513 Walnut st., Philadelphia, Pa., for erecting a 2-story brick and stone parochial school costing about \$40,000.

THEATRES.

HOBOKEN, N. J.—Foundations are under way for the 1-story brick moving picture theatre, 75x75 ft., to be erected at Jackson and 1st sts., for the Jackson Amusement Co., Chas. Hoffman, Hoboken, is in charge. Schneider & Diefenbach, 220 Broadway, N. Y. C., are architects. Gottlieb Decker, 3960 Boulevard, West Hoboken, general contractor. Schopmann & Co., 3609 Boulevard, Jersey City, have the carpenter work, and the Fagan Iron Works, 14th st., Jersey City, steel. Cost about \$25,000.

Other Cities.

DWELLINGS.

NORTH CASTLE, N. Y.—Foster & Gade, 15 West 38th st., N. Y. C., have been commissioned to prepare plans for a residence for Samuel McRoberts, 55 Wall st., N. Y. C. (vice-president National City Bank) and 32 East 64th st., N. Y. C., to be erected here.

FACTORIES AND WAREHOUSES.

KINGSTON, N. Y.—Plans have been prepared for a number of 1-story mill and factory buildings, brick and mill constructed, to be erected for the Art Silk Yarn Co., of which B. W. Wilkins is president.

GLENS FALLS, N. Y.—Plans have been prepared by H. H. Rheinlander, 5 Eerry st., for a 3-story manufacturing plant to be erected by the Imperial Wall Paper Co., to replace buildings recently destroyed by fire. Cost, \$30,000.

HALLS AND CLUBS.

LITTLE FALLS, N. Y.—The A. F. & A. M., of Little Falls, will erect a temple costing \$35,000. N. E. Ransom, Chmn. Bldg. Com.

SCHOOLS AND COLLEGES.

POUGHKEEPSIE, N. Y.—Allen & Collens, 40 Central st., Boston, Mass., are preparing plans for a 2-story stone art building, 150x30 ft., to be erected at the Vassar College Grounds, for Vassar College, James M. Taylor, president, and W. H. Boughton, secretary. The construction will be fireproof, with a wing 80x60 ft.

Government Work.

KANSAS.—Sealed proposals will be opened Nov. 12 for the construction complete (including mechanical equipment, interior lighting fixtures, and approaches) of the United States post office at Concordia, Kansas. The building is two stories and basement, with a ground area of approximately 4,750 sq. ft., stone facing, tin roof, first floor only of fireproof construction. Drawings and specification may be obtained from the custodian of the site at Concordia, Kansas, or at the office of the Supervising Architect, O. Wenderoth, Washington, D. C.

MIAMI, FLA.—Sealed proposals will be received until Nov. 1 for an electric passenger elevator, in the United States post office, courthouse, and customhouse at Miami, Fla., in accordance with the drawing and specification, copies of which may be obtained at the office of the Supervising Architect, O. Wenderoth, Washington, D. C.

ST. LOUIS, MO.—Sealed proposals will be received until Oct. 30 for an electric passenger elevator, including hoistway, etc., in the United States post office at St. Louis, Mo. O. Wenderoth, Supervising Architect.

BLUE ISLAND, ILL.—Sealed proposals will be opened Nov. 10 for the construction complete, including mechanical equipment, interior lighting fixtures, and approaches, of the United States post office at Blue Island, Ill. O. Wenderoth, Supervising Architect, Washington, D. C.

DELAVER, WIS.—Sealed proposals will be opened Nov. 14 for the construction complete, including mechanical equipment, interior lighting fixtures, and approaches of the United States post office at Delavan, Wis. O. Wenderoth, Supervising Architect, Washington, D. C.

ANSONIA, CONN.—Sealed proposals will be received until October 21 for the construction complete (including mechanical equipment, interior lighting fixtures and approaches), of the United States post office at Ansonia, Conn. The building is 1-story and basement and has a ground area of approximately 4,950 sq. ft. First floor only of fireproof construction, stone and brick facing, tin roof. Drawings and specifications may be obtained from the custodian of site at Ansonia, Conn., or at the office of the supervising architect, O. Wenderoth, Washington, D. C.

MIAMI, FLA.—Sealed proposals will be received until November 1 for an electric passenger elevator in the United States post office, courthouse and custom house at Miami, Fla. O. Wenderoth, supervising architect, Washington, D. C.

CHARLOTTE, N. C.—Bids will be received until Nov. 1 by Oscar Wenderoth, supervising architect, Washington, D. C., for alterations, new roof, floors, partitions (including mechanical equipment, interior lighting fixtures and approaches), to the present assay office building at Charlotte.

THREE-STORY APARTMENTS.

A Conspicuous Feature of Life in Chicago at the Present Time.

Two and three-story apartment houses with living accommodations for not more than three families are becoming a conspicuous feature of life in Chicago. A good illustration of this is the new residential apartment of Mayor Carter H. Harrison now nearing completion at 3150 and 3152 Sheridan road. It is an English basement structure and above the basement there are three stories, each comprising an apartment, the third apartment to be the mayor's, the second to be occupied by his brother-in-law, Heaton Owsley, who is part owner of the new building, while the first floor apartment has thus far not been provided with a tenant. The building is of fireproof construction and represents an expenditure of \$60,000.

A garage has been erected at the rear of the premises, which is divided into three sections, one being reserved for each apartment. Leading to it on the south side of the apartments, is the driveway. The garage is built of pressed brick and measures 24x48 feet, one story in height.

Construction on the new apartments was started in April.

What the Subways Will Mean to Flatbush.

The signing of the subway contracts meant more perhaps to Flatbush than to any other portion of the Borough of Brooklyn. To uphold its dignified slogan, "the ideal residential section of Greater New York," quick means of transportation to the heart of the city and business district is a necessity.

The Brighton Beach road, with its depressed tracks unmarring the landscape, has ever been the chief transportation medium for this section. Under the subway plans, this line will be greatly improved as a quick mode of transit to Manhattan. The long journey from the Prospect Park station at Woodruff avenue, to the junction at Fulton street and Franklin avenue, and thence along Fulton street over the Brooklyn Bridge, will be entirely eliminated, and twelve minutes of running time completely cut off the schedule. The proposed spur at the Willink entrance of the park at Malbone street and Flatbush avenue and thence by subway to be constructed to connect with the present subway terminal at Atlantic and Flatbush avenues, is the engineering feat, that, when completed, will mean so much to the thousands that travel to and from their work on this road.

The Nostrand avenue extension to the Eastern Parkway trunk line, to be run by the Interborough Company, is, perhaps, more sorely needed than the improvement on the Brighton line. This subway route, to extend underground from Eastern Parkway along Nostrand avenue to the junction at Flatbush and Nostrand avenue, and thence elevated, owing to the moist condition of the ground, solves the transit condition for the residents along that thoroughfare and also for the residents of Vanderveer Park and the Flatlands section. All along this proposed improvement building has been most brisk.

The third extension, immediately affecting the eastern part of the Flatbush section, is the proposed Utica avenue extension. The line extends along Utica avenue and connects with the Eastern Parkway trunk line. It will be elevated, but of such construction as to do away with all the objectionable features characterizing elevated structures of the present day. The residents of the Rugby section will be able to reach New York in good time. Their present transit facilities now are poor.—Brooklyn Times.

New Lumber Terminal on the Hudson.

One of the largest propositions launched recently of interest to the Eastern lumber buying markets is comprehended in a deal just closed at Poughkeepsie where the A. C. Dutton Lumber Company acquired the property formerly owned by the Poughkeepsie Iron Works located at that city. The purchase price is about \$100,000. The A. C. Dutton Lumber Company are prominent wholesalers of Red Cedar shingles and Pacific Coast lumber products with headquarters at Springfield, Mass.

Realizing that in future much of the lumber consumed in the large buying markets of the East would come from the forests of the Pacific Coast, the Dutton Company decided that a large distributing yard capable of carrying a stock of large variety was the best means of supplying the trade. The question of selecting a location for a proposition of this character was obviously one of great importance, and there were many things to be considered before making a choice. Because of its location, with unsurpassed facilities, both water and rail, for receiving and shipping, it would be difficult to find a better place than Poughkeepsie, and the company was quick to seize the opportunity to acquire premises there.

It is the purpose of the company to bring cargo shipments of Pacific Coast lumber products, which will come via the Panama Canal, direct to the dock at Poughkeepsie, where they will be stored and distributed throughout New York State, the Metropolitan District and Long Island, New Jersey, Eastern Pennsylvania, and the New England buying sections, using the State canals as well as river, ocean and rail routes. The property just acquired has a total area of about twenty acres with 2,000 feet on the Hudson River and running back 400 feet, providing space for carrying over 25,000,000 feet of lumber in pile. The improvements to the premises will represent an expenditure of about \$75,000, which, with the purchase price, will represent a total investment of nearly \$200,000.

Years ago, before the Civil War, there was a large interstate lumber trade centered at Newburgh-on-the-Hudson, where James Eizler & Co. were the leading firm, with a timber basin, saw mill and extensive yards, besides ships on the sea and lumber camps in the South.

Linking Nassau County to the Queensboro Bridge.

The building of the trolley road from Long Island City to the city line, at Rosedale, which is now approaching completion, means not only the joining of the central part of Queens to Manhattan by way of the Queensboro Bridge for a five cent fare, but it also will result in drawing the southern half of Nassau County much closer to Manhattan in point of trolley time.

Trolley roads now carry passengers between the terminals of the Brooklyn elevated railroads and Hempstead, Floral Park, Rosedale, Valley Stream, Oceanside, Rockville Centre and Lynbrook; and the heavy traffic to and from these communities, on the trolley roads, has caused the Public Service Commission to urge more frequent headway of cars. With southern Nassau County linked to the Queensboro Bridge by way of the new trolley road ending at Rosedale, there will undoubtedly be a division of some of the traffic to uptown Manhattan. This new trolley road has caused real estate developers, brokers and owners in the level parts of Nassau County to take notice of the new residential possibilities of that territory.

"Two-thirds of the southern coast line of Nassau County is now traffic served by trolley cars," said D. Maurer McLaughlin, president of the Windsor Land and Improvement Company. "Not only have trolley and railroad attracted new population to this great level stretch, but the bay and ocean beyond it have aided and abetted the growth."

"Nautical attractions combined with easy access to and from the city propel rapid growth in any suburban territory. Nine men of ten are sea-dogs at heart and they love to live, if they can, where rudder, sail and propeller can be put in operation by their own hands. To that extent sea breezes and placid bays, as well as turbulent ocean, are makers of real estate values nearby them."

Eastern Parkway Subway Route.

A public hearing on the form of contract for the construction of Route No. 31, known as the Livonia avenue route of the Eastern Parkway rapid transit railroad, will be held by the Public Service Commission on Friday, October 24, at 12.15 p. m. The form of contract for the Eastern Parkway subway is approaching completion and a public hearing thereon will soon be announced.

The Eastern Parkway route and the Livonia avenue extension of it form the main extension of the Interborough system in Brooklyn. It calls for the extension of the existing subway from its present terminus at Flatbush and Atlantic avenues, Brooklyn, through Flatbush avenue to Eastern Parkway as far as Buffalo avenue as a subway, and from that point through East 98th street and Livonia avenue to New Lots road as an elevated railroad. There will also be a branch from Eastern Parkway down Nostrand avenue, as a two-track subway, to Flatbush avenue. The Eastern Parkway line will be a four-track road and the Livonia avenue extension a two-track road.

The Livonia avenue route begins at a point in the proposed Lincoln Terrace Park between Eastern Parkway and President street, and extends thence in a northeasterly direction over in an easterly direction into Livonia avenue and 98th street and intervening streets to a point southeast in Clarkson avenue; curving thence in an easterly direction into Livonia avenue and extending thence easterly over Livonia avenue to a terminus near New Lots road.

New Electric Train Service.

From advance information obtained from officials of the Long Island Railroad in regard to the new electric train service to be inaugurated on October 21 to points on the North Shore, it was learned that a most substantial reduction in running time will be made.

Under the new schedule through electric express trains will make the trip to Great Neck in twenty-six minutes, thus giving a thoroughly modern rapid transit train service.

Trains on the Port Washington Division will be run express west of Bayside, thus giving practically every station east of Bayside express service. Some trains during the rush hours will be express from Great Neck to the Pennsylvania Terminal, 33d street, Manhattan.

At Flushing the work of depressing the tracks is steadily progressing. The concrete retaining walls have been constructed, and but a few hundred feet of grading remains to be done. It is confidently expected that all will be finished within a few months at the outside. This grading, however, will not interfere with the opening of the electric service, slated for October 21st.

At Great Neck a special local celebration is being planned.

Manning, Maxwell & Moore Purchases Putnam Machine Co.

The entire stock of the Putnam Machine Co., Fitchburg, Mass., has just been purchased by Manning, Maxwell & Moore, Inc., of New York.

The Putnam Machine Co. is the pioneer tool manufacturer of the country and was the originator and builder of the Putnam engine. S. W. Putnam, son of the founder and himself a designer of wide reputation, and his son, S. W. Putnam, will retain their connection with the company, which will keep the name of the Putnam Machine Co., and be operated on its own identity.

The stock of the Manning, Maxwell & Moore Co., which has heretofore been carried at 85 Liberty street, will be carried at the Jersey City distributing station, 446 Communipaw avenue, Jersey City, N. J., from which point shipments will be made. The concern has recently taken new offices of about 24,000 sq. ft. (double their present office quarters) on the twentieth and twenty-first floors of 119 West 40th street, New York, which will be occupied shortly after Oct. 1.

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. 2379

New York, October 18, 1913

(16)

PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

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

Academy st (s s), 2224-21.	26th st, 335-7 W.	105th st, 403 E.	Bradhurst av, 178-82.
Bedford st, 37.	34th st, 144, 313 & 324-8 E.	107th st, 230 & 330-4 E.	Convent av, 328.
Canal st, 394.	37th st, 314 & 321 E.	109th st, 324 E.	Greenwich av, 5.
Carmine st, 51.	39th st, 206 E.	112th st, 160 E.	Park av, 1691.
Carmine st, 57.	46th st, 303 E.	112th st, 230 W.	Park av (w s), 1750-34.
Christopher st, 2-6.	46th st, 511-13 W.	113th st, 549-51 W.	Pleasant av, 420-4, 426-8 & 438.
Goerck st, 82-8 & 135.	47th st, 101-3 W.	117th st, 409 & 416 E.	Prescott av (e s), 2248-53 & 57.
Greenwich st, 624-6.	50th st, 225 W.	118th st, 221 E.	Riverside dr, 70.
Hamilton pl, 3-5.	51st st, 224 W.	119th st, 528-34 E.	St Nicholas av, 755.
Hester st, 144 & 204-6.	52d st, 228 W.	121st st, 142 & 501 W.	Seaman av (w s), 2248-117 & 2250-pt lt 86.
Houston st, 398-400 E.	55th st W (1065-12).	121st st, 142 & 501 W.	Vermilyea av (e s), 2224-21.
Houston st, 112 & 187 W.	57th st, 467 E.	123d st, 418-20 E.	1st av, 143, 765, 1036, 1575, 1685-7 & 2029-31.
McDougal st, 39.	58th st, 340 W.	125th st, 81 E.	2d av, 634.
Perry st, 29.	60th st, 123 E.	126th st, 36 & 225 E.	6th av, 62 & 833-5.
Prince st, 118.	61st st, 214 W.	126th st, 143 W.	8th av, 2427 & 2547.
Rivington st, 322-4.	63d st, 403 E.	129th st, 147 W.	10th av (w s), 703-34-36.
Spruce st, 37.	63d st, 403 E.	130th st, 57 & 105 W.	
Washington pl, 87.	71st st, 501-9 E.	133d st, 69 W.	
William st, 192.	71st st, 322 W.	140th st, 603-11 W.	
2d st, 105 & 289-91 E.	72d st, 500 E.	148th st, 400 W.	
3d st, 226 E.	77th st, 509-23 E.	150th st, 305-7 W.	
10th st, 236-8 W.	78th st, 63 E.	185th st, 633 W.	
18th st, 308 E.	79th st W, (1244-1).	215th st W (n s), 2250-pt lt 86.	
21st st, 330 W.	82d st, 228 W.	Av A, 1053 & 1334-44.	
22d st, 423 W.	84th st, 201 W.	Amsterdam av, 500,	
23d st, 155-9 E.	86th st, 524 E.	1240-52 & 2006-8.	
	97th st, 37 & 123 W.		

WILLS.

88th st, 118 W.

EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which the 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 conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in () preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.

A.L.—all liens.

AT—all title.

ano—another.

av—avenue.

admr—administrator.

admtrx—administratrix.

agmt—agreement.

A—assessed value.

abt—about.

adj—adjoining.

apt—apartment.

assign—assignment.

asn—assign.

atty—attorney.

bk—brick.

B & S—Bargain and Sale.

bldg—building.

b—basement.

blk—block.

Co—County.

C a G—covenant against grantor.

Co—Company.

constn—construction.

con omitted—consideration omitted.

corp—corporation.

cor—corner.

c l—centre line.

ct—court.

certf—certificate.

dwg—dwelling.

decd—deceased.

e—East.

exr—executor.

extrx—executrix.

et al—used instead of several names.

foreclos—foreclosure.

fr—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 mortgage.

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.

OCT. 10, 11, 14, 15 & 16.

Academy st (8:2224-21), swc Vermilyea av, 25x100, vacant; Eliz F Johnston to Jos A Stern, 1494 University av; ¼ pt; mtg \$4,000; Mar16'09; Oct10'13; A\$6,000-6,000. O C & 100

Academy st (8:2224), swc Vermilyea av; Jos A Stern to Warren F Johnston, 25 W 91; ¼ pt; mtg \$4,000; Oct8; Oct10'13. O C & 100

Academy st (8:2224), swc Vermilyea av; Eliz F Johnston to Warren F Johnston, 25 W 91; ¼ pt; mtg \$4,000; Nov17'11; Oct10'13. nom

Bedford st, 37, see Carmine, 51.

Canal st, 394 (1:212-29), ss, 84.3 nw West Bway, runs sw6xsw19.10xn6.2xw3.8xn3x10.7xn9.9xne78.9 to st xse21.1 to beg, 6-sty bk loft & str bldg; Geo H Walker to Julia C Huntley, 234 E 61; mtg \$24,000 & AL; Oct8; Oct15'13; A\$16,000-29,000. O C & 100

Carmine st, 51 (2:582-35), nwc Bedford (No 37), 16.8x60, 3-sty bk tnt & str; A \$9,500-11,500; also CARMINE ST, 57 (2:582-38), ns, 50 w Bedford, 25x90, 3-sty bk tnt & str; A\$14,000-16,000; also 51ST ST, 224 W (4:1022-16 & 49), ss, 355 e 8 av, 23x200.10 to ns 50th (No 225), 1 & 2-sty bk & fr shop; A\$66,000-67,000; Jno G Wendel to Ella V von E Wendel, Rebecca A D Wendel Swope & Mary E A, Georgiana G R & Josephine J S Wendel, all at Irvington, NY 1-6 pt; AT; B&S; Sept30; Oct15'13. nom

Carmine st, 57, see Carmine, 51.

Cherokee pl, nwc 77th & swe 78th, see 77th, 509-23 E.

Christopher st, 2-6, see Greenwich av, 5.

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, 683-5 (2:535-57), nwc 3d, 50x95; mtg \$250,000; 1-14 pt. of above, now owned by party 1st pt; AT; 12-sty bk office & str bldg; A\$215,000-385,000 & 1-7 part or AT in the following: BROADWAY 1364-70 (3:812-44 & 46-52), sec 37th (Nos 102-8), runs s105.9x97.2xn50.6xe100 to ws 6 av (No 629), xn24.2xw62xn24 to ss 37th xw173 to beg; mtg \$240,000, 2 & 6 4-sty bk bldgs & str; 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\$175,000-325,000; 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; corrects error in issue of Oct4, when Bway, 1364-70 was omitted. O C & 100

Goerck st, 82-8, see Rivington, 322-4 on map 322.

Goerck st, 135 (2:330-64), ws, 173.11 n Stanton, 25.10x100, with all title to strip on n bet 0.2x0.3½x100, 6-sty bk tnt & str; Morris Lesser to Pauline Goodman, 1312 Mad av; AT; QC; AL; Sept29; Oct 10'13; A\$12,500-29,000. O C & 100

Greenwich st, 624-6 (2:602-44 & 46), ws, abt 75 s Morton, —, 2 5-sty bk tnts & str; A\$21,000-48,000; also 21ST ST, 330 W (3:744-57), ss, abt 420 w 8 av, —, 5-sty stn tnt; Kath L Fallon to Frances L Livingston, 510 W 151; QC; Sept29; Oct 10'13; A\$13,500-36,000. nom

Hamilton pl, 3-5 (7:1988-148), es, 434.9 s 138th, runs n54.3 to pt 384.9 s 138th, measured along es of Bway x60 to ws old Bloomingdale rd x— to c l said rd xs— xw95.8 to beg, 2-sty bk str & hall; Dakota Realty Co, a corp, to Birchwood Realty Co, a corp, 156 Bway; mtg \$62,000 & AL; Oct16'13; A\$28,000-45,000. O C & 100

Hester st, 144 (1:203-16), ss, 74.6 e Elizabeth, 25.6x75, 5-sty bk tnt & str; A \$16,000-25,000; also 47TH ST, 101-3 W (4:1000-29 & 29½), nwc 6 av (Nos 833-5), 40x80, 2 3 & 4-sty stn loft & str bldgs; A \$100,000-113,000; Jno G Wendel to Ella V von E Wendel, Rebecca A D Wendel Swope & Mary E A, Georgiana G R & Josephine J S Wendel, all at Irvington, NY; 1-6 pt; AT; B&S; Sept30; Oct15'13. nom

Hester st, 204-6 (1:207-10-11), ss, 52.5 w Baxter, runs w40xs58.9xe20xs4.9xe20xn 63.6 to beg, 2 5-sty bk tnts; Concetta Delli Paoli, EXTRX & TRSTE Alessandro Delli Paoli, to Anthony Santulli, 205 Grand; mtg \$25,300; Oct10; Oct11'13; A\$18,500-28,500. 28,000

Houston st, 398-400 E (2:371-17), ns, abt 60 w Sheriff, 40x60.7 to ss 2d (Nos 289-91) x40.4x65.8 ws, 6-sty bk tnt & str; Louise Kaufold to Rialto Realty Co, a corp, 98 Graham av, Bklyn; mtg \$48,750 & AL; Sept30; Oct14'13; A\$27,000-57,000. Exch

Houston st, 112 W, see Wash pl, 87.

Houston st, 187 W (2:520-31), ss, 84 w Congress, 21x75, 4-sty bk tnt & str; Margt A Flynn et al to Adolf Guttman, 10 Macdougall; Oct15; Oct16'13; A\$10,000-11,000. O C & 100

McDougal st, 39 (2:519-40), ws, 70 sw King, runs sw20xnw24xne24xse20xsw11xs 11 to beg, 3-sty fr bk ft tnt; also McDUGAL ST (2:519), nws, bet Charlton & King, begins at line bet land Jas Lewis & landly ing e thereof, being parcel above & 63.10 sw King, runs sw6.4xse2.10xnw7 to beg; A \$5,000-7,000; Natale Invernizzi to Luigi Laneri & Rosa, his wife, 23 McDougal, tenants by entirety; mtg \$6,650; Oct15; Oct16'13. nom

Perry st, 29, see Washington pl, 87.

Prince st, 118 (2:500-17), ss, 80.2 w Greene, 20x71.2x20.1x71.3, 5-sty bk loft & str bldg; Fred Schultz et al, heirs of Jos & Ida Schultz, to 118 Prince St, Inc, a corp [care Jos Schultz & Co] 593 Bway; AL; Oct9; Oct14'13; A\$16,000-21,000. nom

Rivington st, 322-4 on map 322 (2:324-39), nec Goerck (82-8), 40x81.3, 6-sty bk tnt & str; Saml Cantor to Kinereth Realty Co, Inc, a corp, 1317 45th, Bklyn; mtg \$43,500 & AL; Sept30; Oct14'13; A\$26,000-58,000. O C & 100

Spruce st, 37 (1:103-29), nes, abt 80 nw Gold, 27x105.6x25x108, ss, except pt for st, 5-sty bk loft & str bldg; A\$36,000-45,000; also WILLIAM ST, 188 (1:103-4), ss, — 120 e Spruce, 16x107.4x16x105.6, ws, 2 & 3-sty bk tnt & str; A\$30,000-32,000; 26TH ST, 335-7 W (3:750-18 & 19), ns, 349.6 e 9 av, 50x98.9, 2 4-sty bk tnts & str; A \$21,000-26,000; John G Wendel to Ella V von E Wendel, Rebecca A D Wendel Swope, Mary E A, Georgiana G R & Josephine J S Wendel, all at Irvington, NY; 1-6 pt; AT; B&S; Sept30; Oct15'13. nom

Washington pl, 87 (2:552-72), ns, 80 e 6 av, runs n92.4xw6.7xs42.10xw15xs21xw5 xs26 to pl x20 to beg, 4-sty bk dwg; A \$8,500-11,000; also 6TH AV, 62 (2:552-62), es, 43 n Washington pl, 21.6x80, 4-sty bk tnt & str; A\$16,000-20,000; also PERRY ST, 29 (2:613-34), ns, 125 w Waverly pl, 25x95, 5-sty bk tnt & str; mtg \$15,000; A\$11,000-25,000; also HOUSTON ST, 112 W (2:525-27), ns, 50 w Thompson, 25x100, 5-sty stn tnt & str; A\$20,000-35,000; Bernardine M Kracht to Bernardine M A, wife of & Jas F de la Motte, 452 Broad, Newark, NJ; each ½ pt; B&S & C A G; Oct10; Oct 14'13. nom

William st, 188, see Spruce, 37.

2D st, 105 E (2:429-15), ss, 142.11 e 1 av, 20x105.11, 5-sty bk tnt & str; Albt H Rogge et al to Dora Bierman, 314 5th; AL; Oct8; Oct10'13; A\$14,000-20,000. O C & 250

2D st, 289-91 E, see Houston, 398-400 E.

3D st, 226 E (2:385-18), ss, 239 e Av B, 24.9x105.11, 5-sty bk tnt & str & 2-sty bk rear loft bldg; Julius Solomon to Saml Solomon, 1235 51st, Bklyn; AL; Sept11; Oct10'13; A\$18,000-25,000. O C & 100

10TH st, 236-8 W (2:619-16), ss, 155.6 e Hudson, 50x93.8x49.3x93.10, 6-sty bk tnt & str; Selara Holding Co to Selvin Realty Co, Inc, a corp, 5 Beekman; mtg \$57,500; Oct14; Oct16'13; A\$26,500-70,000. O C & 100

18TH st, 308 E (3:923-59), ss, 154.8 e 2 av, 20.8x78, 4-sty & b stn dwg; Wm Arrowsmith, ref. to Katharina Koch, 396 3 av; FORECLOS Aug21; Oct16'13; A\$9,000-18,000. 21,000

18TH st, 308 E; Katharina Koch to Katie Mesloh, 396 3 av; Oct16'13. O C & 100

21ST st, 330 W, see Greenwich, 624-6.

22D st, 423 W (3:720-36), nes, abt 180 w 9 av, 16.8x98.8, 5-sty & b bk dwg; Alice B Slade to Jno Slade, both at Hempstead, LI [care Simmons & Slade, 5 Nassau]; Feb 2'09; Oct10'13; A\$8,500-12,000. nom

23D st, 155-9 E (3:879-33), ns, 84 w 3 av, 78x98.9, 2 6-sty bk loft & str bldgs; Jas Gordon & ano to Danl Moriarty, 241 2d, Jersey City, NJ; mtg \$170,000; Sept8; Oct 15'13; A\$145,000-214,000. nom

26TH st, 335-7 W, see Spruce, 37.

32D st, 37 W (3:834-21), ns, 520 w 5 av, 25x98.9, 5-sty bk loft & str bldg; Jenny K Stafford to Guardian Holding Co, Inc, a corp, 1256 Bway; B&S; Oct14; Oct15'13; A\$105,000-128,000. O C & 100

34TH st, 144 E (3:889-59), ss, 135 e Lex av, 20x98.9, 4-sty & b stn dwg; A\$32,000-35,000; also PLEASANT AV, 420-4 (6:1819-1-3), nec 122d (No 501), 55.11x74, 3 3-sty & b bk tnts, str on cor; A\$13,000-20,000; Jno B Dahlgren & Jno D Coughlan, TRSTES Martha M Read et al to Jno B Dahlgren, 55 Fendall Bldg, Washington, DC; Oct6; Oct15'13. nom

34TH st, 313 E (3:940-10), ns, 142.10 e 2 av, 21.5x98.9, 4-sty bk tnt; Julius Sternfeld to Dorothea Sternfeld, his wife, 305 Lex av; mtg \$10,000; Oct2; Oct16'13; A\$11,800-14,500. nom

34TH st, 324-8 E (3:939-44-45-47), ss, 325 e 2 av, 85x98.9, 3 6-sty bk tnts & str; Julius Sternfeld to Dorothea Sternfeld, his wife, 305 Lex av; mtg \$68,000 & AL; Oct2; Oct16'13; A\$52,500-115,500. nom

37TH st, 314 E, see 37th, 321 E.

37TH st, 321 E (3:943-14), ns, 292 e 2 av, 25x98.9, with all title to any strip on e, 5-sty bk tnt; A\$10,500-15,000; also 37TH ST, 314 E (3:942-46), ss, 300.6 e 2 av, 20x98.9, 4-sty stn tnt; Lewis F McMahon to Margt McMahon, his wife, 314 E 37; AL; Oct8; Oct11'13; A\$8,500-13,000. gift

39TH st, 206 E (3:919-56), ss, 112.10 e 3 av, 12.2x98.9, 3-sty & b stn dwg; Jno J Egan to Annie Egan, his wife, 323 E 41; Oct15; Oct16'13; A\$5,500-8,500. nom

46TH st, 303 E (5:1339-4½), ns, 75 e 2 av, 25x100, 6-sty bk tnt & str; Theo M Riehle, ref. to Metropolitan Savgs Bank, a corp, 59 & 61 Cooper Sq E; FORECLOS Oct14; Oct15; Oct16'13; A\$9,000-19,000. 13,600

46TH st, 511-3 W (4:1075-23), ns, 200 w 10 av, 50x100.5, 1 & 3-sty bk shop; Saml L French to Mathilde Bouthin, 19 High st, Passaic, NJ; AT; QC & C A G; Oct9; Oct 14'13; A\$18,000-22,000. nom

47TH st, 101-3 W, see Hester, 144.

50TH st, 225 W, see Carmine, 51.

51ST st, 224 W, see Carmine, 51.

52D st, 228 W (4:1023-48), ss, 103.11 w Bway, 25x100.5, 4-sty stn tnt & str; Henry R Stern to Alland Realty Corp, 65 Bleecker; mtg \$45,000 & AL; Oct15'13; A \$45,000-49,000. nom

55TH st W (4:1065-12), ns, 275 e 10 av, 25x100.5, vacant; Alida B Emmet to Isaac A Hopper, Inc, a corp, 110 W 40; AL; July17; Oct10'13; A\$9,000-9,000. O C & 100

57TH st, 467 E, see Av A, 1053.

58TH st, 340 W (4:1048-51½), ss, 315 e 9 av, 20x100.5, 4-sty & b stn dwg; Thos C O'Sullivan to Lester Lazarus, 200 W 111; mtg \$24,500; Sept12'12; Oct15'13; A\$20,000-27,500. 40,000

58TH st, 340 W; Lester Lazarus to Bernard Reich, 248 W 113; mtg \$24,500; Jan 2; Oct15'13. O C & 100

60TH st, 123 E, see Pleasant av, 438.

61ST st, 214 W (4:1152-41), ss, 200 w Ams av, 25x100.5, 5-sty stn tnt & str; David Lion to Dallon Realty Co, Inc, a corp, 170 Bway [r 715]; mtg \$13,500 & AL; Oct9; Oct10'13; A\$6,000-15,000. O C & 100

63D st, 403 E (5:1458-4½), ns, 81 e 1 av, 25x100.5, 5-sty bk tnt & str; Danl Spitzer et al to Michl Larsen, 1026 Main st, Hartford, Conn; mtg \$21,650; Oct9; Oct 10'13; A\$6,500-17,000. 29,000

71ST st, 501-9 E, see Av A, 1334-44.

71ST st, 322 W (4:1182-42), ss, 224.6 w West End av, 17x100.5, 3-sty & b stn dwg; Margt McKeon to Thos J Canty, 147 Elm, New Rochelle, NY; mtg \$18,500 & AL; July 7; Oct16'13; A\$9,500-20,000. O C & 100

72D st, 500 E, see Av A, 1334-44.

77TH st, 509-23 E (5:1489-8 & 37), ns, 173 e Av A, 225 to Cherokee pl x204.4 to ss 78th (Nos 508-22), 4 6-sty bk tnts; deed of trust; Wm K Vanderbilt & Anna H, his wife, to said Anna H Vanderbilt, at Oakdale, LI [care Wm K Vanderbilt, 660 5 av]; Wm K Vanderbilt Jr, at Great Neck, LI; Henry L Shively, MD, 303 Ams av; Walter B James, MD, at Cold Spring Harbor, LI, as TRSTES in trust for persons suffering from tuberculosis in any form; ½ pt, the Presbyterian Hospital in N Y ¼ pt, & the College of Physicians & Surgeons, in N Y, ¼ pt; Mar14'11; Oct16'13; A\$160,000-940,000. nom

78TH st, 63 E (5:1393-31), ns, 122 w Park av, 17x100.2, 4-sty & b bk dwg, 2-sty ext; Isabella L Ryttenberg to Katie V Fletcher, 230 N 1st, Newark, NJ; AL; Sept 30; Oct10'13; A\$24,000-34,000. O C & 100

78TH st, 508-22 E, see 77th, 509-23 E.

79TH st W, nec Riverside dr, see Riverside dr, 70.

82D st, 354 E, see 1 av, 1575.

82D st, 228 W (4:1229-44), ss, 283.4 w Ams av, 16.8x102.2, 3-sty & b bk dwg; Leicestershire Realty Co to Realty Co of America, a corp, 2 Wall; AL; Feb1'11; Oct11'13; A\$13,000-16,000. O C & 100

84TH st, 201 W, see Ams av, 500.

86TH st, 524 E (5:1582-41), ss, 279 e Av A, 28x102.2, 4-sty bk tnt; Saml Schwartz to Sol Rottenberg, 38 W 119; Sept30; Oct 16'13; A\$10,000-19,500. O C & 100

86TH st, 524 E; Sol Rottenberg to Saml Schwartz & Fannie, his wife, 27 W 111, tenants by entirety; Oct14; Oct16'13. O C & 100

97TH st, 37 W (7:1833-17), ns, 385 w Central Park W, 17x100.11, 3-sty & b bk dwg; Arnold A Lewis to Ensign Realty Co [care Frank J Sinnott] 55 Liberty; mtg \$11,000; Oct15'13; A\$10,200-12,500. O C & 100

97TH st, 123 W (7:1852-24), ns, 572 e Ams av, 16x100.11, 4-sty & b bk dwg; Sol B Solomon, EXR & Harris Aronson, to Edw H Proudman, 151 W 61; Oct8; Oct10'13; A\$9,500-14,000. 10,250

105TH st, 403 E (6:1699-1½), ns, 91 e 1 av, 22x75.7, 3-sty fr tnt, 1-sty bk ext; Jos Auld et al to Teresa Ferro, 346 E 104; mtg \$3,500; Oct9; Oct10'13; A\$4,500-6,000. nom

105TH st, 69 W (7:1841-6), ns, 118 e Col av, 32x100.11, 5-sty stn tnt; Franklin M Warner to Nassau Hills Land Co, a corp, 286 5 av [47 W 34, r 1017]; mtg \$30,000; Oct6; Oct7'13; A\$20,400-35,000; corrects error in last issue as to address of grantee. nom

107TH st, 230 E (6:1656-33), ss, 200 w 2 av, 25x100.11, 4-sty bk tnt & str; Felice Graniero to Gabriele Composto, 345 E 119; AL; June25; Oct16'13; A\$8,000-13,500. O C & 100

107TH st, 330-34 E (6:1678-31-33-34), ss, 100 w 1 av, 112.6x100.11, 3 6-sty bk tnts & str; Saml Cohen to Selina B Cohen, both at 560 W 165; mtg \$128,300; Oct9; Oct10'13; A\$31,500-109,500. O C & 100

109TH st, 324 E (6:1680-41), ss, 307 e 2 av, 25x100, 5-sty bk tnt & str; David Lion to Dallon Realty Co, Inc, a corp, 170 Bway [r 715]; mtg \$20,500 & AL; Oct9; Oct10'13; A\$7,000-19,500. O C & 100

112TH st, 160 E (6:1639-47), ss, 245 w 3 av, 25x100.11, 4-sty bk hall; Chas W Dayton, ref. to Aimee Rossignot, 2304 Newkirk av, Bklyn, as GDN Aimee L Rossignot; FORECLOS Sept30; Oct14'13; A\$10,000-17,000. 16,000

112TH st, 230 W (7:1827-39), ss, 308 w 7 av, 17x100.11, 3-sty & b stn dwg; Bruno S Horowicz to Henry Hornstein, 784 Kelly; mtg \$11,000; Oct9; Oct10'13; A\$9,300-11,000. O C & 100

113TH st, 549-51 W (7:1885-7), ns, 125 e Bway, 100x100.11, 6-sty bk tnt; Jno B Perry to Raygold Realty Co, 140 Nassau; mtg \$177,000; Apr20; Oct16'13; A\$80,000-180,000. O C & 100

117TH st, 409 E (6:1711-6), ns, 127.4 e 1 av, 16.8x100.11, 4-sty bk tnt; Antimo De Cicco to Salvatore Purificato, 438 E 116; mtg \$7,000; Oct11; Oct14'13; A\$4,500-7,500. O C & 100

117TH st, 416 E (6:1710-42), ss, 194 e 1 av, 25x100.10, 5-sty bk tnt & str; Saml Cohen to Nathan Abrahams, 1261 Mad av, & Jessie David, 1245 Mad av; mtg \$27,000; Oct1; Oct16'13; A\$7,000-22,500. O C & 100

118TH st, 221 E (6:1783-11), ns, 343.4 w 2 av, 16.8x100.11, 3-sty & b stn dwg; Phoenix Ingraham, ref, to Lawyers Mtg Co, a corp, 59 Liberty; FORECLOS Oct10; Oct14; Oct16'13; A\$6,000-7,500. 6,500

119TH st, 528-34 E (6:1815-35), ss, 373 e Pleasant av, 71.5x100.11, 2-sty bk bakery; Globe Rye Bread Co to New Star Contracting Co, Inc, a corp, 150 Nassau; AL; Oct9; Oct10'13; A\$15,000-45,000. O C & 100

119TH st, 528-34 E; New Star Contracting Co, Inc, to Meyer Herbst, 14 E 108 [528 E 119]; AL; Oct9; Oct10'13. O C & 100

121ST st, 142 W (7:1905-52), ss, 460 w Lenox av, 20x100.11, 3-sty & b bk dwg; Sarah Sulzbacher to Henry Glass, 142 W 121; mtg \$14,000; Sept30; Oct14'13; A\$11,200-18,000. nom

121ST st, 501 W, see Ams av, 1240-52.

122D st, 158 E (6:1770-50), ss, 313 w 3 av, runs w22x100.11x25x134.3xw36x64.5 to beg, 3-sty & b fr bk ft dwg; Florence A Velders to Emma J Velders, 418 Park pl, Bklyn; Oct15; Oct16'13; A\$9,500-10,000. nom

122D st, 501 E, see 34th, 144 E.

123D st, 418-20 E (6:1810-37-38), ss, 262 e 1 av, 50x100.11, 2 4-sty bk tnts; David Lion to Dalion Realty Co, Inc, a corp, 170 Bway [r 715]; mtg \$24,000 & AL; Oct 9; Oct10'13; A\$12,000-24,000. O C & 100

125TH st, 81 E, see Park av, nwc 125th.

126TH st, 36 E (6:1750-58), ss, 38 w Mad av, 18x83, 3-sty & b stn dwg; Wm D Sporborg, ref, to Jno C Dersch & Eliz, his wife, 36 E 126; mtg \$9,000; PARTITION July10; Oct10; Oct11'13; A\$9,500-12,500. 10,400

126TH st, 225 E (6:1791-11½), ns, 254.6 e 3 av, 17x99.11, 5-sty bk tnt; Jos W Husted to Lillian B Koepke, 1522 Pacific, Bklyn; AL; Oct9; Oct16'13; A\$5,500-11,000. O C & 100

126TH st, 143 W (7:1911-15), ns, 315 e 7 av, 15x99.11, 3-sty & b stn dwg; Emma F K Hull, heir & Wm P Kelly, to Emma F Kelly, both at 610 Palisade av, Yonkers, NY; for life of party 2d pt & thereafter to party 1st pt; AT; QC; June18; Oct10'13; A\$7,800-12,500. nom

129TH st, 147 W (7:1914-13½), ns, 291.8 e 7 av, 16.8x99.11, 3-sty & b stn dwg; Warren Leslie, ref, to Jno N Kimpel, 337 W 45; FORECLOS Sept10; Oct10'13; A\$7,300-9,000. 9,100

130TH st, 57 W (6:1728-11), ns, 235 e Lenox av, 20x99.11, 4-sty & b stn dwg; Chas H Gardner, heir Eliza P Gardner, to Geo A Gardner, 54 W 40; QC; Oct6; Oct 11'13; A\$8,000-10,000. O C & 100

130TH st, 57 W; Euretta G Williams, heir Eliza P Gardner, to same; QC; June 23; Oct11'13. O C & 100

130TH st, 105 W (7:1915-27), ns, 110 w Lenox av, 20x99.11, 3-sty & b stn dwg; Eva A Bell to Helen W De Ronde, 105 W 130; Oct15; Oct16'13; A\$8,800-12,500. O C & 100

130TH st, 301 W, see 8 av, 2427.

133D st, 69 W (6:1731-6), ns, 110 e Lenox av, 25x99.11, 5-sty bk tnt; Moses Rosenthal to Nellie Brooks, 38 W 131; mtg \$16,250; Oct9; Oct15'13; A\$9,000-19,000. O C & 100

140TH st, 603-11 W (7:2088-23-27), ns, 90 w Bway, 135x99.11, 6-sty bk tnt; Day-ton Realty Co to Marshall P Wilder, at Atlantic City, NJ; mtg \$200,000 & AL; Oct 8; Oct16'13; A\$76,000-\$. O C & 100

148TH st, 400 W, see St Nicholas av, 755.

150TH st, 305-7 W, see Bradhurst av, 178-82.

185TH st, 633 W (8:2166-59½), ns, 19.6 e Wadsworth av, 15.3x59.5x15.3x59.6, 3-sty bk dwg; Wm J Beard to Esther Beard, 633 W 185; June11; Oct16'13; A\$3,000-6,500. O C & 100

215TH st W, nes, at nws Seaman av, see Seaman av, nws, at nes 215th.

215TH st W (8:2250-pt lot 86), nes, 100 nw Seaman av, 50 to alley x100, with use & rights of alley, vacant; Max Altmayer, ref, to Henry Degenhardt, 843 W 179; FORECLOS July15; Oct10; Oct11'13; \$. 2,880

Av A, 1053 (5:1369-24), nwc 57th (No 467), 100.4x17.5, 3-sty & b stn dwg; Peter Doelger et al, EXRS Peter Doelger (decd), to Peter Doelger Brewing Co, Inc, a corp, 407 E 55; AL; June6; Oct10'13; A\$11,000-15,000. nom

Av A, 1334-44 (5:1483-1), nec 71st (Nos 501-9), runs n204.4 to ss 72d (No 500) xe 98x510.2x100x510.2 to ns 71st xw198 to beg, 6, 7, 9-sty bk bldgs of brewery; Heinrich Eggerking to American Malting Co, a corp, at 63d & E R; QC; Sept30; Oct10'13; A\$85,000-155,000. nom

Amsterdam av, 500 (4:1232-29), nwc 84th (No 201), 40x100, 6-sty bk tnt & str; Margt E Hughes to Hughes Holding Corp, 141 Bway [r 1695]; B&S; mtg \$92,000; Oct 14'13; A\$59,000-107,000. nom

Amsterdam av, 1240-52 (7:1976-29), nwc 121st (No 501), 100.11x100, 6-sty bk tnt & str; Saml Hirsh to 177th St & Pinehurst Av Realty Corp, 40 Exch pl; B&S & C a G; mtg \$190,000; Oct14; Oct15'13; A\$100,000-220,000. O C & 100

Amsterdam av, 1240-52; 177th St & Pinehurst Av Realty Corp to Shenk Realty & Constn Co, a corp, 62 W 107; mtg \$190,000 & AL; Oct14; Oct15'13. O C & 100

Amsterdam av, 2006-8 (8:2118-39), ws, 49.11 n 159th, 49.11x79.10, 6-sty bk tnt & str; Augustus E Bieser et al to Wendel Bieser's Sons Realty Co, Inc, a corp, 314 W 58; mtg \$25,000; Oct15; Oct16'13; A\$30,000-62,000. O C & 100

Bradhurst av, 178-82 (7:2046-1), nec 150th (Nos 305-7), 99.11x112.6, 7-sty bk tnt; Eugenie Schildknecht to Herman F Bindseil, 2158 University av; mtg \$171,250; Apr24; Oct15'13; A\$43,000-178,000. O C & 100

Convent av, 328 (7:2059-14), ws, 79.11 n 143d, 20x100, 4-sty & b bk dwg; Edw C Parish, ref, to National Savgs Bank of City of Albany, a corp [72 State], Albany, NY; FORECLOS Oct8; Oct15'13; A\$11,000-20,000. 400

Greenwich av, 5 (2:593-13), swc Christopher (Nos 2-6), 28.4x103x54x103.6, 2 & 5-sty bk hotel; Peter Doelger et al, EXRS Peter Doelger (decd), to Peter Doelger Brewing Co, Inc, a corp, 407 E 55; June 6; Oct10'13; A\$55,000-70,000. nom

Park av, 1691 (6:1767-71), es, 51.3 s 119th, 24.10x80, 3-sty fr tnt & str; Benj Marco et al, EXRS Johanna Marco, to Christian Dages, 174 E 123; Oct8; Oct10'13; A\$9,500-15,000. 7,000

Park av (6:1750-34), nwc 125th (No 81), 49.11x90, 5-sty bk office & str bldg; Mt Morris Bank, a corp, to Corn Exchange Bank, a corp, 11 William; B&S; Oct11'13; A\$110,000-190,000. nom

Pleasant av, 420-4, see 34th, 144 E.

Pleasant av, 426-8, see Pleasant av, 438.

Pleasant av, 438 (6:1819.11), es, 19.11 s 123d, 18x74, 4-sty bk tnt; A\$3,500-7,000; also PLEASANT AV, 426-8 (6:1819-34-4), es, 55.11 n 122d, 36x74, 2 3-sty bk tnts; A\$7,000-11,000; also 60TH ST, 123 E (5:1395-10), ns, 220 e Park av, 20x100.5, 4-sty & b stn dwg; A\$30,000-37,000; Jno B Dahlgren & ano, TRSTES Martha M Read et al, to Etha Dahlgren Rhett, at Jamestown, RI; Oct6; Oct16'13. nom

Prescott av (8:2248-53 & 57 & 117), ss, 614.2 e Bolton rd, runs e207.10x141.4xw 151.9x160.7 to ns Seaman av xw50x158.11 xn158.5 to beg, vacant; Marguerite A Nash to Geo Nash, 64 Melrose pl, Montclair, NJ; B&S; mtg \$12,000; Oct2; Oct11'13; A\$15,200-15,200. nom

Riverside dr, 70 (71) (4:1244), nec 79th, 17.4x66.10x17.2x69.8, 5-sty bk dwg; Warren Leslie, ref, to Robt F Hubbard, at Cazenovia, NY; FORECLOS July23; Aug 11; re-recorded from Aug12; Oct16'13; A\$25,000-44,000. 35,000

St Nicholas av, 755 (7:2062-36), swc 148th (No 400), 24.11x100, 5-sty bk tnt & str; Benj Tuska, ref, to Theresa Lemon, 319 W 94; FORECLOS Apr28; Oct14; Oct15'13; A\$22,000-P30,000. 20,000

Seaman av, nbs, abt 614 e Bolton rd, see Prescott av, ss, 614.2 e Bolton rd.

Seaman av (8:2250-pt lot 86), nws, at nes 215th, 50x100, vacant; Max Altmayer, ref, to Henry Degenhardt, 843 W 179; FORECLOS July15; Oct10; Oct11'13; \$. 4,750

Seaman av (8:2250); same prop; Henry Degenhardt to Mary B Lennon, 1036 Halsey, Bklyn; AL; Oct10; Oct11'13. O C & 100

Seaman av (8:2250); same prop; Mary B Lennon to Hannah Connell, 211 Congress, Bklyn; mtg \$4,500 & AL; Oct10; Oct11'13. O C & 100

Vermilyea av, swc Academy, see Academy, swc Vermilyea av.

1ST av, 143 (2:450-30), ws, 23.6 s 9th, 23.5x100, 5-sty bk tnt & str; Jno Munz to Chas Braun, 581 Leonard, Bklyn; mtg \$15,000; Oct6; Oct11'13; A\$22,000-28,000. nom

1ST av, 143; Chas Braun to Jno Munz & Lillie, his wife, 479A Quincy, Bklyn [58 Ann, r 12, Manhattan], tenants by entirety; mtg \$15,000; Oct6; Oct11'13. nom

1ST av, 765 (5:1336-24), ws, 25.5 n 43d, 25x73.9, 5-sty bk tnt & str; Peter Doelger et al, EXRS Peter Doelger (decd), to Peter Doelger Brewing Co, Inc, a corp, 407 E 55; June6; Oct10'13; A\$10,000-19,000. nom

1ST av, 1036 (5:1368-49), es, 74.5 s 57th, 18.3x71.6x23.3x71.6, 4-sty bk tnt & str; M Loretta Fallon to Julia G Lewis, 2328 3 av; mtg \$10,500; Oct15'13; A\$6,500-11,000. O C & 100

1ST av, 1575 (5:1544-30), swc 82d (No 354), 26.1x67, 5-sty bk tnt & str; Peter Doelger et al, EXRS Peter Doelger (decd), to Peter Doelger Brewing Co, Inc, a corp, 407 E 55; June6; Oct10'13; A\$10,000-26,000. nom

1ST av, 1685-7 (5:1550-25), ws, 110.8 s 88th, 40.4x100, 6-sty bk tnt & str; Leon-tine Platky, individ et al, EXRS & Adolph Platky, to Hermann Heidelberg, 108 E 90; mtg \$44,800 & AL; Oct14; Oct15'13; A\$21,000-53,000. 60,000

1ST av, 2029-31 (6:1676-28), ws, 38 s 105th, 37.11x85, 6-sty bk tnt & str; Martha W Weill to Francesco Annigoni, 940 Fox; B&S & C a G; mtg \$35,500 & AL; Oct 15'13; A\$18,000-43,000. O C & 100

2D av, 634 (3:940-61), es, 41.11 s 35th, 18.11x72, 4-sty bk tnt & str, 2-sty ext; T Louis A Britt, ref, to Farmers Loan & Trust Co, 22 William, as TRSTE of Fredk Lacey; FORECLOS Oct7; Oct15; Oct16'13; A\$10,000-14,000. 11,000

6TH av, 62, see Washington pl, 87.

6TH av, S33-5, see Hester, 144.

8TH av, 2427 (7:1958-6), nwc 130th (No 301), 25x100, 5-sty bk tnt & str; Peter Doelger et al, EXRS Peter Doelger (decd), to Peter Doelger Brewing Co, Inc, a corp, 407 E 55; June6; Oct10'13; A\$32,000-50,000. nom

8TH av, 2547 (7:1960-46), ws, 124.10 s 137th, 25x85, 5-sty bk tnt & str; Lewine & Kempner, Inc, to Moses Klahr, 2547 8 av; mtg \$14,000 & AL; Oct14; Oct15'13; A\$15,500-24,000. O C & 100

10TH av (3:703-34-36), ws, 24.8 s 32d, 74x100, vacant; Frank G Burke to N Y State Realty & Terminal Co, a corp, 452 Lex av; Oct14; Oct16'13; A\$30,000-36,000. w Baxter, runs w40xs58.9xe20xs4.9xe20xn O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Allen st, 167 (2:416-22), ws, 125 s Stanton, runs s25.6xw46xn0.6xw41.6xn25xe87.6 to beg, with all title to strip 0.8x25 along rear, 5-sty bk tnt & str & 5-sty bk rear tnt; CONTRACT to exchange for ROEB-LING ST, 193, Bklyn; sub to mtg \$45,000; Dora Davis, 185 E Houston, with Mornat Realty Co; Oct8; Oct14'13; A\$18,000-25,000. Exch

Cliff st, 60, see Cliff, 62.

Cliff st, 62 (1:98), owned by party 1st pt; also CLIFF ST, 60, owned by party 2d pt; foundation & party wall agmt; Peter G Gerry, of Newport, RI, with 60 Cliff St Co, Inc, a corp, 128 Bway; June14; Oct16'13. nom

Greenwich st, 572 (2:599), nwc King, 25 x—; consent to additional tracks & re-claims; Woodbury G Langdon, at Morris-town, NJ, to Manhattan Railway Co; Sept 12; Oct14'13. 550

Hester st, 204-6 (1:207-10-11), ss, 52.2 w Baxter, runs w40xs58.9xe20xs4.9xe20xn 63.6 to beg, 2 5-sty bk tnts & str; re dower; Concetta Delli Paoli, widow, to Anthony Santulli, 205 Grand; Oct10; Oct 15'13; A\$18,500-28,500. nom

King st, nwc Greenwich, see Greenwich, 572.

42D st E (5:1276, 1280, 1296, 1297, 1315, 1316, 1334, 1335, 1353, 1354, 1373), an underground tunnel R R, begins 13.7 e Park av, NY, & extends e under 42d 47 ft wide & under East River to Van Alst av & various other sts over various routes in L I City, B of Q, with franchises, tunnels, roadway, permanent & perpetual easements, rights of way, with stations, &c; August Belmont et al as TRSTES of the creditors, stockholders & members of the N Y & L I R R Co, to Interborough Rapid Transit Co, a corp, 165 Bway; mtg \$10,603,692.06; July24; Oct16'13; to cancel & discharge \$9,734,692.06 of said mtg & nom.

68TH st E, nec 2 av, see 2 av, 1296-8.

68TH st E, swc 2 av, see 2 av, 1295-7.

87TH st W (4:1217), ss, 287.9 e Ams av, the land lying e of said land —x100.8; re mtg; Gertrude A Vanderbeck to Princeton Constn Co, a corp [Isaac Polstein, pres], a corp, 30 E 42; June17; Oct 15'13. 10,000

152D st W (7:2098), ss, the e line of which is 325 w Bway —x—, owned by party 1st pt; also 152D ST W, ss, the w line of which adjoins above, —x—, owned by Jno W Comey; agmt as to party wall & encroachment, with consents by mortgagees; Filrose Constn Co, a corp, 412 W 148, with Jno W Comey, 52 W 54, et al; Sept26; Oct15'13. nom

215TH st W, nes, at nws Seaman av, see Seaman av, nws, at nes 215th.

215TH st W, nes, 100 nw Seaman av, see Seaman av, nws, at nes 215th.

Seaman av (8:2250-pt lot 86), nws, at nes 215th, 50x100, vacant; also 215TH ST W (8:2250-pt lot 86) nes, 100 nw Seaman av, 50 to alley x100, with use & rights of alley; vacant; re mtg; Jno Whalen et al as TRSTES under agmt dated May31'11, to Henry Degenhardt, 843 W 179; QC; Aug 25; Oct11'13; A\$—\$. 25

Av A, 205 (2:440-33), ws, 51.9 s 13th, 25.9 x100; asn rents to extent of \$500; Abram Salkin to Royal Co of N Y, 93 Nassau; Oct 15; Oct16'13; A\$20,000-27,000. 500

2D av, 1295-7 (5:1422), swc 68th, 50.3x 100; consent to additional tracks & re-claims; Eilen S Auchmuty of Lenox, Mass, to Manhattan Railway Co et al; Oct1; Oct14'13. 603

2D av, 1296-8 (5:1443), nec 68th, 50.3x 100; consent to additional tracks & re-claims; Fredk A Schermernhorn, individ & TRSTE John J Schermernhorn, to Manhattan Railway Co et al; Oct1; Oct14'13. 603

2D av, 1300-4 (5:1443), es, 50.3 n 68th, 73.3x100; consent to additional tracks & re-claims; Fredk A Schermernhorn to Manhattan Railway Co; Oct1; Oct14'13. 879

General conveyance (misc) and merger agmt; all real estate owned by party 1st pt, bonds, mtgs, notes, checks, accounts, claims, chattels & all prop wheresoever situated; Mt Morris Bank, Park av & 125th, to Corn Exchange Bank, 13 William; Oct11'13. nom

General re (misc); Ruth Anekstein to Emma Dembitzer, as gen GDN of party 1st pt; Oct9; Oct11'13.

General re (misc) of legacy of \$25,000 & real estate under will of Martha M Read; Martha D, wife of & Andw D Mac-Corkindale, to Jno B Dahlgren & Jno D Coughlan, both at Washington, DC, TRSTES of Martha M Read (decd); QC; June11; Oct16'13.

Power of atty (P A); Emma Hatch to Simon Hatch & Adam A Schopp; Dec26'12; Oct16'13.

Power of atty (P A); Eliz Dietrich to Philip Dietrich, Clason Point, NY; Oct14; Oct15'13.

WILLS.

Borough of Manhattan.

SSTH st, 118 W (4:1218-39), ss, 162 w Col av, 3-sty dwg; Julia M Kirwin Est, Jno P Kirwin, EXR, 118 W 88; attys, Deyo & Bauerdorf, 111 Bway; A\$10,000-16,000. Will filed Oct13'13.

CONVEYANCES.

Borough of the Bronx.

Aldus st, 950 (10:2742), ss, 105 e So blvd, 42x105, 5-sty bk tnt; Marshall P Wilder to Dayton Realty Co, 132 Nassau; mtg \$24,000; Oct8; Oct16'13. O C & 100

Bailey pl (late Bailey av), 3488 (12:3258), es, 154.4 s 238th, 20.1x85 to ws Cannon pl x13.8x85, 3-sty bk dwg; Edgar A Whitney to Washington E Hall, 78 Wall; mtg \$6,000; Aug19; Oct16'13. O C & 100

Butler pl, nec Zerega av, see Zerega av, nes whole front from Butler pl to Halsey pl.

Commerce st, ns, abt 255 w Van Wyck, see Wood st, ws, 250 n 150.

Cannon pl, ws, abt 154.4 s 238th, see Bailey pl (late Bailey av), 3488.

Cyrus pl, ns, 100.5 e Park av, see 188th E, late 189th, ss, 100.5 e Park av.

Fox st, nec Prospect av, see Prospect av, 578-90.

Halsey pl, nwc Zerega av, see Zerega av, nes whole front from Butler pl to Halsey pl.

Kelly st, S31 (10:2702), ws, 186 n Longwood av, 40x100, 5-sty bk tnt; Jas C Connell, ref, to Max Bernstein, 35 Mt Morris Park W; FORECLOS Oct7; Oct14; Oct16'13.

7,000

Matilda st (*), ses, 300 sw Westchester av, 50x100; Pauline Smith to Wm H Farrington, 4702 White Plains rd; QC; Oct10; Oct14'13. nom

Minford pl, 1542 (11:2977), es, 225 n 172d, 30x100, 4-sty bk tnt; Emanuel Woolf to Morris Stone, 10 W 113; ½ pt; AL; Sept 17; Oct10'13. O C & 100

Oak st, ws, 100 s Syracuse av, see Walnut st, ws, 250 s Syracuse av.

Van Buren st, sec Van Nest av, see Van Nest av, sec Van Buren.

Van Buren st, es, 100 s Van Nest av, see Van Nest av, sec Van Buren.

Walnut st (*), ws, 250 s Syracuse av, 50x100; also OAK ST (*), ws, 100 s Syracuse av, 100x100; Thos F Roys to Jos McGowan, 189 Audubon av; mtg \$500; Oct9; Oct10'13. nom

Walnut st, also OAK ST (*); same prop; Jos McGowan to Minnie Wolff, 2111 Ams av; mtg \$500; Oct9; Oct10'13. nom

Whittier st (10:2759 & 2762), ws, 160 n Garrison av, 50x128.4x50.8x117.5, vacant; Winona C Schofer to Emma R Tompkins, 4 Boulder pl, Yonkers, NY; mtg \$1,800 & AL; Oct7; Oct10'13. O C & 100

Wood st, es, 225 n 150th, see Wood, ws, 250 n 150.

Wood st (*), ws, 250 n 150th, 50x111.6; also WOOD ST (*), es, 225 n 150th, 75x111.6; also COMMERCE ST (*), ns, abt 225 w Van Wyck, abt 90x150 to Barretts Creek; also WHITE PLAINS RD (*), es, abt 150 n 151st, 50x215 to bulkhead line Barretts Creek x50x245.

Wood st (*), also WOOD ST; also COMMERCE ST; also WHITE PLAINS RD, same prop; David B Porter to Josephine F B Porter at Husson Estate, Clason's Pt; mtg \$—; Oct15; Oct16'13. O C & 100

Wood st (*), also WOOD ST; also COMMERCE ST; also WHITE PLAINS RD, same prop; Josephine F B Porter to Helen L Starr, 1208 Clay av; mtg \$—; Oct16 '13. O C & 100

135TH st E, nec Cypress av, see Cypress av, sec 136th.

135TH st, 228-30 E (9:2319), sws, abt 135 w 3 av, runs sw100xse35 to rear of lots fronting on Boston Post rd xne65xse 10xne35 to st xnw46.3 to beg, 4-sty fr tnt & str & 3-sty bk tnt & str; Frank J Cassidy to Eliz V Brennan, 4-7 pts, & Mary F Dean, 3-7 pts, both at 137 W138; AL; Jan 11'11; Oct15'13. nom

135TH st, 285 E (9:2311), ns, 125 e Lincoln av, 25x100, 5-sty bk tnt; Carl Fischer to Chas T Streeter Constn Co, a corp, 895 Elton av; AL; Aug25; Oct11'13. O C & 100

136TH st E, sec Cypress av, see Cypress av, sec 136th.

138TH st, 702 E (10:2566), ss, 338 e Cypress av, 40x100, 5-sty bk tnt & str; Augustus E Bieser et al to Wendel Bieser's Sons Realty Co, Inc, a corp, 314 W 58; mtg \$31,500 & AL; Oct15; Oct16'13. O C & 100

140TH st E (10:2598), ns, 100 e Walnut av, 100x100, vacant; Jeanette Neil to F Harold Fercken, at New Rochelle, NY; mtg \$4,750 & AL; Oct9; Oct10'13. O C & 100

157TH st, 407 E (9:2379), ns, 325 w Elton av, 25x100, 3-sty fr dwg & 1-sty fr rear dwg; Wm Klein, ref, to Jno Lyons, 415 E 153; FORECLOS Sept3; Oct15; Oct 16'13. 5,150

161ST st, 700 on map 700-2 E (10:2637), ss, 250 w Forest av & 25 w Jackson av, 50x99.10, 6-sty bk tnt & str; Allendorf Realty Co to Smada Realty Co, a corp, 391 E 149; mtg \$52,500; Oct10; Oct14'13. O C & 100

163D st, 761 E (10:2659), ns, 105 e Forest av, old line, 40x120.2, except pt for st, 3-sty fr dwg & 1-sty fr rear stable; Henry F Nimphius to Josephine D Baeucker, 401 West Side av, Jersey City, NJ; Oct14'13. O C & 100

167TH st, 388-96 E, see Webster av, 1145-57.

174TH st E (11:3020), ss, 39.2 e West Farms rd, also described as plot at West Farms, begins at se end of a lat fence at line bet lands of Kelly & Pearce & adj the low marsh or salt meadow of Danl Edwards, runs ne along lands of Pearce & Denison to a pt on dock or landing of said Denison 183x again ne68 to front of dock which pt is 30 s of ss of dock formerly of Town of Westchester ss along Bronx River by 1 w mark —xnw197 to beg, contains 66-100 acres; also 174TH ST E (11:3020), ns, 35.10 e West Farms rd, also described as road from West Farms to Hunts pt old, es & West Farms Creek ws, being a water lot, begins at cl of said Creek, runs w50 to said rd xs 108xe— to marsh xne, e & n— to beg & being 30 ft on said creek, with rights to river, etc, except parts taken part for E 174th st & West Farms rd; 1 & 2-sty fr bldgs of lumber yard; Arthur Spingarn, ref, to Hirsch Lumber Co, a corp, 26 Beaver; FORECLOS Sept26; Oct10'13.

39,275

174TH st E, ns, 35.10 e West Farms rd, see 174th st E, ss, 39.2 e West Farms rd.

176TH st, 788 E (Woodruff) (11:2953), ss, 240 e Prospect av, 25x100, except pt for 176th, 2-sty fr dwg; Marie Lertora to Jno Blockhaus, of Bronx; QC; Apr8'10; Oct10 '13. nom

176TH st, 788 E; Jno Blockhaus to Elmore G Lecuyer, 823 Elsmere pl; QC; Aug 16'11; Oct10'13. nom

183D st E (11:3101), sec Clinton av, old line, 25x95, vacant; Jacob Streifler Co, a corp, to North Sand Co, a corp, 526 So blvd; mtg \$2,205 & AL; Sept4; Oct14'13. nom

187TH st E, sws, at nws Arthur av, see Arthur av, nws, at sws 187th.

188TH st E, late 189th st (11:3041), ss, 100.5 e Park av, runs s98.3 to ns 188th or Cyrus pl xe39.3xn40xw2.10xn55.10 to 189th xw36.6 to beg, vacant; mtg \$4,000; also MORRIS PARK AV (*), ss, 150 e Madison, 28.1x102.2x50x100; mtg \$4,000; Smada Realty Co, a corp, to Allendorf Realty Co, a corp, 261 Bway; Oct11; Oct14'13. O C & 100

193D st, 55 E (11:3177), ns, 45 e Morris av, 20x80, 3-sty bk dwg; Mary F Martin to Max Hirsch, 210 W 140; mtg \$8,000; Oct4; Oct11'13. O C & 100

205TH st, 170 E (late Ernesteliffe pl) (12:3311), ss, 292.2 w Lisbon pl, 25x136x25x 135.5, 4-sty bk tnt; Jas A Foley, ref, to Katharina, wife Frank Gass, 2248 Powell av; FORECLOS Sept12; Oct11; Oct14'13.

12,350

216TH st E, nec Tilden av, see Tilden av or Ash av, nec 216th.

218TH st E (*), nec Bronxwood av, 105 x114; also strip adj on being 14 ft on Bronxwood av x105; Frank Piasecki to Stanislaw H Wazeter, 3758 Bronxwood av; Mar27; Oct15'13. O C & 100

219TH st E (*), ns, 100 e Carpenter av (2d st), 50x114; Meta A wife & Wm Weterer to Annie Henry, 631 E 219; QC; mtg \$500 & AL; Sept27; Oct14'13. nom

220TH st E (6th av) (*), ns, 200 w Bronxwood av (5th st), 25x114; Stanislaw Konecnyalski to Eliz K Wawrzyniak, 859 E 220; AL; Oct11; Oct14'13. nom

225TH st E (*), ns, 200 e White Plains av, 100x114; Patk J Hanrahan to Cath Burns, 728 E 225; QC; AL; Aug31'11; Oct 10'13. nom

228TH st E (14 av) (*), ss, 155 w Paulding av (6 av), 50x114, Wakefield; Vincenzo Lo Zito to Carmelina Riolo, 2152 Washington av, Bronx; Sept24; Oct14'13. O C & 100

228TH st E (*), ns, 210 w Paulding av, 33.4x114; Edw F Maloney to Patk McSweeney, 246 E 27; Oct10; Oct11'13. O C & 100

230TH st E (16th st) (*), ns, 200 e Barnes av, 25.3x114; Robt C Morgenstern Jr to Constantin H Kraus, 2163 E Cumberland st, Phila, Pa; mtg \$400; May22; Oct 14'13. O C & 100

236TH st E (12:3376), ss, 100 e Kepler av, 25x100, vacant; Howard Hayes & ano EXRS Augustus L Hayes to Jas B Powers, 4282 Napier av; mtg \$500; Oct15; Oct 16'13. 850

236TH st, 247 E (12:3377), ns, 475 e Kepler av, 50x100, 4-sty bk tnt; Clemens Constn Co to Mary & Jno F R Wiemann, 1958 3 av; mtg \$28,000; Oct14; Oct15'13. O C & 100

Arthur av, 2374 (11:3073), es, 25 n 186th or William, 16.8x85.2x16.8x85.3, 2-sty fr dwg; Carmine Mutarelli et al to Beniamino Latorraca, 206 Spring; mtg \$4,000; Sept15; Oct15'13. O C & 100

Arthur av (11:3065), nws, at sws 187th (Jacob), 25x62, except pt for Arthur av, vacant; Margt Osterberg et al to Giovanni Russo, 2400 Cambreleng av, & Frank Iodice, 3560 Bronx blvd; AL; Sept 30; Oct10'13. nom

Arthur av (11:3065), ws, extends from ss Jacob st as on map S Cambreleng to ss 187th as now laid out —x62; Walter Dittenheimer to Frank Lodice or Sodice, 3650 Bronx blvd, & Giovanni Russo, 2400 Cambreleng av; Sept15; Oct16'13. nom

Bainbridge av, 2857 (12:3296), nws, 244.7 n 198th, 52.5x149x50x133.7, 2-sty fr dwg; Sigmund Wechsler, ref, to Kate Kavanagh, 18 Cambridge av, Garfield, NJ; FORECLOS Sept25; Oct15; Oct16'13. 5,000

Balcom av (*), es, 200 n Latting, 25x 90; Emma A Cornwall to Lillian C Cornwall, 1418 Balcom av; B&S; AL; Oct11; Oct14'13. O C & 100

Barnes av (*), ws, 75 n 219th, 39x105, Wakefield; Jno Klunder to Jos C Klunder, 3809 Barnes av; AL; Oct2; Oct11'13. nom

Barnes av (*), ws, 100 s Van Nest av, 25x100; Emma Eaton to Sarah E Fitzgerald, 427 E 148; QC; Sept17; Oct16'13. nom

Barnes av (*); same prop; Sarah E Fitzgerald to Geo Lodes, 345 E 140; Oct2; Oct16'13. 600

Bathgate av, 2047 (11:3046), ws, 235.5 n 179th, 25x75 to es old Quarry rd x—x93, with all title to land in front bet old & new lines of av; also QUARRY RD (11:3046), ses, at ns land party 2d pt, runs w along sl land Edw S Prince 21x25 to pt 93.3 w Bathgate av x2 to rd xn28.6 to beg, together, 2-sty fr dwg; Marion K Smith to Jno B Smith, 2047 Bathgate av; AL; Oct11; Oct14'13. nom

Beech av, nwc 216th, see Tilden or Ash av, nec 216th.

Bogart av (*), es, 125 n Morris Pk av, 25x100; Wm Landgrebe to Wm F Land, 1920 Wallace av; mtg \$630; Oct9; Oct15 '13. nom

Bolton av (*), es, 125 s 152d, 25x107.1x 31.3x88.5, Clasons Point; Eliz Dietrich to Franz Kitz, 790 Dawson; mtg \$1,000; Oct 14; Oct15'13. O C & 100

Bronxwood av (*), nes, 477.7 nw Kingsbridge rd, 25x102.6; Arthur Danitz to Louis L G Benedict, 42 E 28; mtg \$500; Oct9; Oct10'13. O C & 500

Bronxwood av (*), nes, 452.7 nw Kingsbridge rd, 25x102.6; Louis Schiffer to Louis L G Benedict, 42 E 28; Oct2; Oct 10'13. O C & 100

Bronxwood av, nec 218th, see 218th E, nec Bronxwood av.

Bronxwood av (5th av) (*), ws, 77 s 221st (7th), 37x105, Wakefield; Maude E Edgley to Brooklyn Mutual Building & Loan Asscn, a corp, 526 Nostrand av, Bklyn; mtg \$3,800 & AL; Oct7; Oct15'13. nom

Bronxdale av, es, 25.2 n Morris Park av, see Sackett av, nec Paulding av.

Bronxdale av, es, 25.2 n Van Nest av, see Sackett av, nec Paulding av.

Cauldwell av, 729 (10:2624), ws, 60 s 156th, 20x52.6, 2-sty & b fr dwg; Rosalia Calcagno to Vito Calcagno, both at 729 Cauldwell av; mtg \$3,800; Oct8; Oct14'13. nom

Clinton av, 1812-8 (11:2949), es, 19.5 n 175th, 77.7x90.2x77.2x90.2, 4 3-sty bk dwgs; Inter-City Land & Securities Co to Chas H Zumbuehl, 1041 Clay av; mtg \$32,800 & AL; Oct9; Oct10'13. O C & 100

Clinton av, see 183d, see 183d E, see Clinton av.

Colden av (*), es, 175 s Morris Pk av, 50x100; Morris Park Estates to R Antonio Carlucci, 84 Ferry st, Jersey City, NJ; Sept30; Oct15'13. nom

Corlear av, 3138 (13:3403), es, 86.6 s 232d, 25x127, except pt for av, 2-sty fr dwg; Frank Bortlik to Terence J Byrne, 135 Sherman av, Bronx; mtg \$1,500; Oct 11; Oct14'13. O C & 100

Cypress av, 116 (10:2562), es, 40.7 n 133d, 21x80, 3-sty fr tnt; Wm Klein, ref, to Johanna C Blake, 348 E 137; FORECLOS Aug5; Oct7; Oct15'13. 4,850

Cypress av, nec 135th, see Cypress av, sec 136th.

Cypress av, es, 50 & 100 s 136th, see Cypress av, sec 136th.

Cypress av (10:2564), sec 136th, 50x95, vacant; also CYPRESS AV (10:2564), es, 50 s 136th, 50x95, vacant; also CYPRESS AV (10:2564), es, 100 s 136th, 50x95, vacant; also CYPRESS AV (10:2564), nec 135th, 50x95, vacant; Jas McLoughlin to Wm A Wagner, 540 W 136; B&S; Oct9; Oct11'13. nom

Decatur av, 2675 (12:3282), ws, 95 s 195th, 40.2x101.10x40x105.6, 5-sty bk tnt; Miltner Bros Inc, a corp, to Jos Reller, 711 2 av; mtg \$30,000; Oct14; Oct15'13. O C & 100

Decatur av, 3223 (12:3350), nws, 391.7 ne 205th, 25x100, 2-sty fr dwg; Henry R Wood to Helen Brown, at Center Harbor, NH; B&S & C A G; Aug10'12; Oct10'13. nom

Ellis av (*), ns, 305 e Pugsley av, 25x 108; Saul J Dickheiser, ref, to Fritz & Helen Doll, 1827 Amethyst; FORECLOS Oct7; Oct9; Oct10'13. 500

Elton av, S97 (9:2383), ws, 75.1 s 162d, 50.11x74.2x40.2x106, 6-sty bk tnt; Chas T Streeter Constn Co to Carl Fischer, 2211 Bway; mtg \$35,000; Oct10'13. O C & 100

Esplanade, nec Hone av, see Sackett av, nec Paulding av.

Fieldston rd (13:3423), ws, 82.10 s 260th, 129.3x106.1x68.3x100, vacant; Henry Forster to Egbert R Hartly & Jno C Leslie, both at 316 W 79; Oct2; Oct10'13. O C & 100

Findlay av, 1274 (9:2436), es, 123.4 s 169th, 16.8x100, 2-sty fr dwg; Wm L Pheasant to Jno E Griffiths, 394 E 140; mtg \$3,000; Oct1; Oct16'13. nom

Fowler av, swc Van Nest av, see Sackett av, nec Paulding av.

Fulton av, 1352 (11:2931), es, 567.4 n 169th, 28.5x207.2x28.5x207.3, 2-sty & a fr dwg; Julia, wife Jas S Brinckerhoff, to Geo H Leopold, 1350 Fulton av; mtg \$3,500; Oct14'13. nom

Glebe av (*), swc Starling av, 37x88.9x 36.9x86.9; Isabel C Reid to Henrietta Jasper, 3136 Hull av; mtg \$8,700; Oct11; Oct 14'13. O C & 100

Glebe av (*), swc Grace av, 28.11x81.10 x90 to es Glebe av x102.5; Henry Skrivaneck et al to Alice V Conklin, 1451 Minford pl; AL; Oct9; Oct10'13. O C & 100

Glebe av (*), same prop; Alice V Conklin to Henry Skriwanek & Marie his wife & Josephine Skriwanek, all at 1533 Glover, joint tenants; AL; Oct9; Oct10'13.

O C & 100

Grace av, swc Glebe av, see Glebe av, swc Grace av.

Grant av, 1062 (9:2448), es, 132 s 166th, 25x101.3x25x101.1, 3-sty bk dwg; Tomasso Truppi to Chas E Hally, 2275 Lyon av; AL; Oct10; Oct14'13.

O C & 100

Haight av, es, 100 n Rhineland av, see Sackett av, nec Paulding av.

Heath av, 2689 (11:3239), ws, 590.10 on curve s Kingsbridge rd 25x100, 2-sty fr dwg; Fordham Realty Co to Ferd Gundlach, 2689 Heath av; QC; correction & confirmation deed; Sept19; Oct16'13.

nom

Heath av, 2689; Ferd Gundlach to Sarah C Brooks, 1080 Dean, Bklyn; mtg \$5,000 & AL; Oct15; Oct16'13.

O C & 100

Hone av, nec Esplanade, see Sackett av, nec Paulding av.

Honeywell av, 2026 (11:3122), es, 32.7 s 179th, 22x111.6, 2-sty fr dwg; Philip Kraus to Yetta Reich, 822 Beck; AL; Dec3'12; Oct16'13.

nom

Honeywell av, 2026; Yetta Reich to Bloome Bloch, 840 Dawson; QC & AL; July 7; Oct16'13.

Intervale av, 1133 (10:2692), nws, 380.7 ne 167th, 25x123.9x26.4x122.5, 2-sty fr rear dwg; Phoenix Ingraham, ref. to Cath L Walgrove at Freeport, LI, EXTRX Geo M Walgrove; FORECLOS Sept17; Oct15'13.

3,500

Kingsbridge rd, 58 E (11:3177), ss, 105.1 e Morris av, 20x122.10x20x123.10, 3-sty bk dwg; Mary F Martin to Max Hirsch, 210 W 140; mtg \$8,000; Oct4; Oct11'13.

O C & 100

Lurting av (*), es, 175 n Rhineland av, 25x100; Morris Park Estates to Isidore Greenberg, 75 Sheriff; July28; Oct10'13.

nom

Lurting av, es, 125 s Morris Pk av, see Sackett av, nec Paulding av.

Lurting av, see Morris Pk av, see Sackett av, nec Paulding av.

Lurting av, es, 200 n Rhineland av, see Sackett av, nec Paulding av.

Lydig av (*), ns, 50.10 w Haight av, 50.10x106.4x50x115.7; Morris Park Estates to Louis Rosenbluh, 1950 Washington av; July25; Oct11'13.

nom

Lydig av (*), ss, 50 e Haight av, 25x100; Morris Park Estates to Francelia C Schultz, 125 Palisade av, Jersey City, NJ; July28; Oct15'13.

nom

Lydig av, see Munroe av, see Sackett av, nec Paulding av.

Lydig av, swc Munroe av, see Sackett av, nec Paulding av.

Martha av, 4378, see Martha av, 4380.

Martha av, 4380 (12:3394), es, 50 s 241st, 25x100, 2-sty fr dwg; also MARTHA AV, 4378 (12:3394), es, 75 s 241st, 25x100, 2-sty fr dwg; Lawrence E Folger to Mellwin Realty & Constn Co, a corp, 2006 Honeywell av; QC; Sept30; Oct10'13.

nom

Martha av, 4380 & 4378; Frank B Taylor to same; QC; Sept30; Oct10'13.

nom

Martha av, 4380 & 4378; Prospect Boulevard Realty Co to same; QC; Sept30; Oct10'13.

nom

Matthews av (*), ws, 375 s Lydig av, 25x100; Morris Park Estates to Thos Hunt, 968 Boston rd; Oct7; Oct10'13.

nom

Matthews av (*), ws, 286.3 n Neil av, 25x100; Morris Park Estates to Halter Zalowitz, 421 Court st, Elizabeth, NJ, & Morris Schoenkopf, 78 Norfolk; Oct14; Oct15'13.

nom

Matthews av, ws, abt 155.10 n Brady av, see Sackett av, nec Paulding av.

Morris av, 2304 (11:3172), es, 97 n 183d, 18.9x117.6, 3-sty bk dwg; Jno J Cahn to Eliz Kroeger, 16 4th, Weehawken, NJ; mtg \$7,250; Oct10; Oct11'13.

O C & 100

Morris Park av (*), ss, 475 e Lurting av, 25x69.10x25x70.2; Morris Park Estates to Ross B Bair at Etters Post Office, Pa; Sept30; Oct15'13.

nom

Morris Pk av, see Lurting av, see Sackett av, nec Paulding av.

Morris Pk av, swc Williamsbridge rd, see Sackett av, nec Paulding av.

Munroe av, es, abt 233.6 n Lydig av, see Sackett av, nec Paulding av.

Munroe av, see Lydig av, see Sackett av, nec Paulding av.

Munroe av, nwc Lydig av, see Sackett av, nec Paulding av.

Munroe av, ws, 100 n Rhineland av, see Sackett av, nec Paulding av.

Paulding av, es, 250 n Morris Pk av, see Sackett av, nec Paulding av.

Paulding av, ws, 100 s Rhineland av, see Sackett av, nec Paulding av.

Paulding av, nec Sackett av, see Sackett av, nec Paulding av.

Pelham rd (*), es, 48.11 n Middletown rd, 25x90, except pt for Westchester av; Jno H Nichols to Rebecca Hart, 4615 Paul st, Frankford, Phila, Pa; AL; Sept11; Oct16'13.

nom

Plympton av, 1311 (9:2522), ws, 253.7 s 170th, 23x75.6x23.5x79.11, 2-sty & b bk dwg; Ray V Allen to B Frank Blanchard, 21 Claremont av; mtg \$7,000; Oct6; Oct10'13.

O C & 100

Pratt av (*), ws, 309.2 n Nelson av, 28.1x93.11x25.10x87.6; Thos P Hickie to Otto Johnson, 1385 Randall av; AL; Oct4; Oct11'13.

O C & 100

Prospect av, 578-90 (10:2684), nec Fox, runs ne155.6xe100xs84.5xsw122.11 to beg, 5-sty bk tnt; Phoebe Nalitt to David I Nalitt, at Bayonne, NJ; AL; Oct14'13.

O C & 100

Prospect av (*), ss, 100 e Throggs Neck rd, 75x90.8x75x88; also LOTS 4 to 6, map Westchester Terrace, 75x92.7x75x88.9; Eliz T Cotter to Jas O'Hern, 1293 1 av; mtg \$2,500; July22; Oct16'13.

nom

Quarry rd, ses, at ns land, &c, see Bathgate av, 2047.

Rhineland av (*), ns, 25 w Haight av, 75x100; Morris Park Estates to Hannah Willson, 422 West End av; July14; Oct10'13.

nom

Rider av, 373 (9:2340), nws, 343 s 144th, 25x125 to ses Mott Haven Canal, 2-sty bk tnt & 2-sty rear fr stable; EH F Lynch to Robt Hall, 245 E 141; QC & re legacy, &c; Oct10; Oct11'13.

465

Rider av, 373; Robt Hall to Geo Haiss, 205 Alex av; Oct10; Oct11'13.

O C & 100

Rosedale av (*), ws, 92 s Harlem River Branch N Y & N H & R R, 50x105x50.4x111; Land Realty Co, a corp, to Jno A Steinmetz, 912 Bronx Park S; AL; Oct14'13.

nom

Ryer av, 2049 (11:3149), ws, 295.1 n Burnside av, 25x159.5x25.4x163.11, 3-sty fr tnt; J Wm Haviland to Genevieve S Haviland, 9 Marlborough rd, Bklyn; mtg \$7,500 & AL; Sept25; Oct16'13.

O C & 100

St Lawrence av, 1234 (*), es, 325 n Gleason av, 25x100; Hugh O'Toole et al to to Patk O'Toole, 1234 St Lawrence av; B & S; Oct11; Oct16'13.

nom

Sackett av (*), nec Paulding av, 50.11x 93.2x50x83.3; also VAN NEST AV, swc Fowler av, 25x100; also MORRIS PK AV, sec Lurting av, 25x100; also LURTING AV, es, 125 s Morris Pk av, 25x165.9x25.5x 169.11; also MORRIS PK AV, swc Williamsbridge rd, 45x67.4x45x67.10; also VAN NEST AV, ns, 25 e Fowler av, 25x100; also BRONXDALE AV, es, 25.2 n Van Nest av, 25.2x91.10x25x94.11; also BRONXDALE AV, es, 25.2 n Morris Pk av, 50.4x92.4x50x98.7; also PAULDING AV, ws, 100 s Rhineland av, 25x100; also PAULDING AV, es, 250 n Morris Pk av, 25x100; also HAIGHT AV, es, 100 n Rhineland av, 25x200 to Munroe av x25x200 to beg; also LURTING AV, es, 200 n Rhineland av, 25x100; also MATTHEWS AV, ws, abt 155.10 n Brady av, 25x100, 2-sty fr dwg; also LYDIG AV, swc Munroe av, 25x100; also LYDIG AV, sec Munroe av, 25x100; also MUNROE AV, es, abt 233.6 n Lydig av, 25x100; also ESPLANADE, nec Hone av, 55.11x104.9x50x 129.10, with all title to strips bet portions of above & Woodmansten Inn prop; Morris Park Estates to Van Nest Realty Co, Inc, a corp, 100 William; Oct9; Oct11'13.

nom

Southern bld, 1501-3 (11:2977), ws, 375 n Jennings, 37.6x100, 5-sty bk tnt & str; Chas H Zumbuel to Inter-City Land & Securities Co, a corp, 115 Bway; mtg \$34,500; Oct9; Oct10'13.

O C & 100

Starling av, swc Glebe av, see Glebe av, swc Starling av.

Stebbins av, 1214 (10:2694), ws, 120 s 169th, 20x100, 2-sty fr dwg; Wm L Phelan to Jno E Griffiths, 304 E 140; mtg \$4,000; Oct1; Oct16'13.

nom

Teller av, 1320 (11:2782), es, 157.2 n 169th, 16.10x80, 2-sty fr dwg; Abram Isaak Jr to Lizzie Janoff, 1019 Tinton av; mtg \$3,000 & AL; Oct11; Oct15'13.

O C & 100

Tilden or Ash av (*), nec 216th (2d), 121x199 to ws Beech av x2 to ns 216th x 181, Laconia Park; Jno I Brooks to Henry Gundlach, 2689 Heath av; AL; Sept25; Oct16'13.

O C & 100

Tinton av, 719 (10:2654), ws, 192.7 s 156th, 25x96.5x26.1x82.6, 4-sty bk tnt; Hannah Rittman to Johanna C Blake, 348 E 137; mtg \$13,800 & AL; Oct10'13.

nom

Tinton av, 726 (10:2665), es, 123.5 s 156th, 25.5x105.6x25x110.6, 1 & 2-sty fr dwg & str; Emilie F Pladeck & ano to Mary Breiter, 1412 Charlotte; mtg \$5,000; Sept 29; Oct16'13.

nom

University av (9:2537), nws, a strip at sws lot 20, parcel 25 map Wm B Ogden, at Highbridge, runs sw along av 74.10xne74 to sws lot 20 xse 2.6 to beg, together with all lands & strips within area bounded se by University av ne by sws lots 19 & 20 of parcel 25, sw by unnamed st 20 ft wide, nw by Undercliff av & by one of the se sides of lot 19, which may not have been included in deed by Ogden to Wheeler; Emily O Butler to Laura & Emily O Wheeler, at Sharon, Conn; QC; Sept17; Oct16'13.

nom

University av (9:2537); same prop; Frances S Whitehouse to same; QC; Oct3; Oct16'13.

nom

University av (9:2537); same prop; Ogden T McClurg to same; QC; Sept25; Oct16'13.

nom

University av (9:2537); same prop; Emily S Herrick to same; QC; Sept20; Oct16'13.

nom

University av (9:2537), same prop; Ermon S O Gibb to same; QC; Sept27; Oct16'13.

nom

University av (9:2537); same prop; Gustav Schwab to same; QC; Sept22; Oct16'13.

nom

Van Nest av (*), sec Van Buren, 50x100; also VAN BUREN ST (*), es, 100 s Van Nest av, 25x100, except pts for sts; Louis Mazza to Maria C Mazza, 524 Van Nest av; mtg \$15,500; Aug8; Oct10'13.

nom

Van Nest av, ns, 25 e Fowler av, see Sackett av, nec Paulding av.

Van Nest av, swc Fowler av, see Sackett av, nec Paulding av.

Villa av, 3097 (12:3321), ws, 145.5 s 204th, runs n along av 19xw76.4 to Jerome Park R R Co & sw on curve —xe 108.6 to beg, 2-sty fr tnt & str; Royella Realty Co to Guiseppe Castaldo, 3097 Villa av; mtg \$3,500; Oct6; Oct11'13.

O C & 100

Vyse av, 1221, see Wickham av, es, 300 s Nereid av.

Waterbury av (*), ss, 75 e Wilcox av, 25x100; Harold T & Anna Petersen to Margt E Keil, 408 E Tremont av; mtg \$650 & AL; Sept29; Oct15'13.

O C & 100

Webster av, 1145-57 (9:2426), swc 167th (Nos388-96), 100x100, 1-sty bk str; Eliz A Diller to Mary McGee, 679 E 5, Bklyn; AL; Oct15'13.

nom

Webster av, 1145-57; Mary McGee to David M Steindler, 100 W 70; mtg \$55,000 & AL; Oct15'13.

O C & 100

Webster av, 2036-8 (11:3029), es, 200 n 179th, 50x125.5x49.11x127.10, 5-sty bk tnt; Marshall P Wilder to Dayton Realty Co, 132 Nassau; mtg \$34,000; Oct8; Oct16'13.

O C & 100

White Plians rd, es, abt 150 n 151st, see Wood st, ws, 250 n 150.

Wickham av (*), es, 300 s Nereid av, 25x 97.6; also VYSE AV, 1221 (11:2986), ws, 228.10 n Home, 18.9x100, 3-sty bk dwg; Helena S Moss to Ruth Dodge, 100 Cathedral Pkway; mtg \$14,300; Oct12; Oct15'13.

O C & 100

Williamsbridge rd (*), ws, 101.5 s Pierce av, 25.4x92.10x25x88.8; Morris Park Estates to Bridget M Torpey, 270 W 144; Sept29; Oct10'13.

nom

Williamsbridge rd, swc Morris Pk av, see Sackett av, nec Paulding av.

Zerega av, nwc Halsey pl, see Zerega av, nes, whole front from Butler pl to Halsey pl.

Zerega av (*), nes, whole front from Butler pl to Halsey pl, 200x25, except pt taken for Zerega av; Edgar H Napolis to Louis Padula, 291 E 149; AL; Oct4; Oct10'13.

O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

157TH st, 423 E (9:2379), ns, 150 w Elton av, 50x100, with strip abt above in front, 2-sty & b fr dwg; re mtg; Rockland Realty Co to Benenson Realty Co, 407 E 153; Oct15; Oct16'13.

nom

197TH st, 234 E (12:3301), ss, 117.2 w Briggs av, except pt for 197th st, 2-sty bk dwg; re mtg; Prospect Investing Co to Jacob Blaesser, 234 E 197; Oct14'13.

nom

237TH st W (13:3412 & 3417), ss, 50 w Independence av, 50x150, owned by party 2d pt; agmt & license to use of sewer running to Hudson River; Stadacona Co, a corp, 99 John st, with Geo Alexander, 47 University pl; Sept26; Oct15'13.

nom

237TH st W (13:3412 & 3417), ss, 150 w Independence av, 50x150, owned by party 2d pt; agmt & license to use of sewer running to Hudson River; Stadacona Co, a corp, 99 John st, with Lena Rheume, on premises; Sept27; Oct15'13.

nom

Clinton av (11:2949), ses, 19.5 ne 175th, 77.7x90.2x77.2x90.2; re mtg; Rental Mtg Securities Corp to Inter-City Land & Securities Co, a corp, 115 Bway; Oct9; Oct10'13.

1,500

Clinton av (11:2929); same prop; re asn rents; recorded Aug29'13; same to same; Oct9; Oct10'13.

nom

Elton av (9:2383), ws, bet 161st & 162d, being lot 50, map 242 in Westchester Co & lying in said blk; agmt that boundary line shall be 75.1 s 162d st, with consent of mortgagees, etc; Chas T Streeter Constn Co, a corp, of 895 Elton av, owner of s ½ of said lot, with Jas C Corbett, of 899 Elton av, owner of n ½ of said lot; Sept29; Oct15'13.

nom

Plympton av, 1311 (9:2522); re asn rents; Mary A Bressel, 239 W 103, to Ray V Allen, 1311 Plympton av; Oct8; Oct10'13.

100

Southern bld, 1501-3 (11:2977), ws, 375 n Jennings, 37.6x100; asn rents to secure \$2,000; Inter-City Land & Securities Co to Rental Mtg Securities Corp, 15 Broad; Oct9; Oct10'13.

nom

Villa av, 3097 (12:3321), ws, 578.11 n Bedford Park blvd, 19x76.4 to Jerome Park R R Co x37.4x108.6, 2-sty fr tnt & str; re mtg; Dollar Savgs Bank of N Y to Royella Realty Co, a corp, 3071 Villa av; Oct 2; Oct11'13.

3,000

3D av, 3489-97 (9:2372); consent to additional tracks; Wm & Richd Stahl to Manhattan Railway Co; Oct6; Oct15'13.

—

3D av (11:2919-30); consent to additional tracks; Jno Monks to Manhattan Railway Co; Oct3; Oct10'13.

—

LEASES.

33D st, 138 E (2:430); asn Ls; Peter Doelger et al, EXRS Peter Doelger (decd), to Peter Doelger Brewing Co, Inc, a corpn, 407 E 55; June6; Oct14'13. nom

4TH st, 167 E (2:432), all; Thos Windmuller to Geo Koenig, 92 Av A, 10yf May 1; Oct14'13. 2,400 to 2,800

17TH st E, sec 3 av, see 3 av, sec 17th.

17TH st E (3:897), ss, 55 e 3 av, —x—; sur Ls; Sarah C Sandford to Lucius H Beers, at Westhampton Beach, LI, & ano, TRSTES Robt R Stuyvesant; AT; Sept30; Oct16'13. nom

21ST st E, swc 1 av, see 1 av, swc 21.

23D st, 132 E (3:878), swc Lexington av; asn Ls with consent to same by Henry W de Forest; David A Schulte to Lexington Leasing Co, a corpn, 39 Park row; Dec9'11; Oct1'13. nom

40TH st, 110-2 W (3:815), space in main hall for cigar stand; Jacob H Gredinger to David Strauss, firm D Strauss Cigar Co, 667 Bway; 9 3-12y & 15 days from Oct15; Oct16'13. 800 & 1,100

43D st W, nec 8 av, see 8 av, 680.

45TH st, 544 W (4:1073), str & pt b of No 546 W 45; Robt C Fulton to Andw Valich, 524 W 45; 5yf May1; Oct14'13. 600 to 720

45TH st, 546 W, see 45th st, 544 W.

48TH st, 500 W (4:1076); asn Ls; Peter Doelger et al, EXRS Peter Doelger (decd), to Peter Doelger Brewing Co, Inc, a corpn, 407 E 55; mtg \$13,250; June6; Oct14'13. nom

100TH st, 343-5 E (6:1672), cor str & pt b; Gianbatista Gauzza to Bernard Matzkewitz, 336 E 100; 5yf May14; Oct10'13. 900

101ST st E, nwc Madison av, see Madison av, 1470.

119TH st, 166 E (6:1767), all; Anthony Wenner to Christian Dages, 174 E 123; 15 yf Oct1; Oct15'13. taxes, &c, & 600 & 660

119TH st, 528-34 E (6:1815); all; Meyer Herbst to Globe Rye Bread Co, a corpn, 528-34 E 119; from Oct15'13 to Oct1'28; Oct10'13. 4,800

Av A, 101 (2:434); asn Ls; Peter Doelger et al, EXRS &c Peter Doelger (decd), to Peter Doelger Brewing Co, Inc, a corpn, 407 E 55; June6; Oct14'13. nom

Hillside av, swc Nagle av, see Nagle av, swc Hillside av.

Lexington av, swc 23d, see 23d, 132 E.

Madison av, 1470 (6:1607), nwc 101st, str & pt b; Chas Paland to Jas Picker, 25 E 99; 5yf May14; Oct16'13. 1,200

Nagle av (8:2173), swc Hillside av, str; Psaty Constn Co to Patk J Kennedy, 340 Ams av; 10yf Sept1; Oct10'13. 2,600 to 4,000

1ST av (3:926), swc 21st, str & b; Harry Fischel to Simeon Berkowitz, 310 E 19; 5yf May14; Oct15'13. 1,080

2D av, 393 (3:903); all; Fredk K Cameron et al to Alfred Skirl, 393 2 av; 11 8-12 yrs from Sept1; Oct14'13. 1,800

3D av (3:897), ses, 35 sw 17th, —x—; sur Ls; Chas F Schirmer to Lucius H Beers, Westhampton Beach, LI, & Eli G Partridge, Madison, NJ, TRSTES Robt R Stuyvesant; Sept30; Oct16'13. nom

3D av (3:897), ses, 70 sw 17th, —x—; sur Ls; Sarah C Sandford to Lucius H Beers, Westhampton Beach, LI, & Eli G Partridge, Madison, NJ, TRSTES Robt R Stuyvesant; Sept30; Oct16'13. nom

3D av (3:897), see 17th 18x85; sur Ls; Sarah C Sandford to Lucius H Beers, at Westhampton Beach, LI, & ano, TRSTES Robt R Stuyvesant; AT; Sept30; Oct16'13. nom

3D av (3:897), ses, 18 sw 17th, —x—; sur Ls; Sarah C Sandford to Lucius H Beers, at Westhampton Beach, LI, & ano, TRSTES Robt R Stuyvesant; AT; Sept30; Oct16'13. nom

8TH av, 680 (4:1015), nec 43d; asn Ls; Edw Weisberger to Abr Moskowitz, 208 E 7; mtg \$3,000; Oct16'13. nom

BRONX LEASES—Oct 16—

9TH av, 521 (3:736); saloon chattels, &c; agmt as to Ls; Beadleston & Woerz to Thos F Heelan, 521 9 av; from Aug19'13 to —, monthly lease at \$150 per month; Oct 14'13. 1,800

10TH av, 776 (4:1062), str & b; asn Ls; Henry & Nathan Pallant to Harold Mehrenlender, 776 10 av; Sept12; Oct14'13. nom

LEASES.

Borough of the Bronx.

Freeman st, ns, 75 e Hoe av, see Hoe av, es, 545 n Freeman.

Tiffany st, 995 (10:2713), all; Winnie Co, a corpn, to Max Reiter, 1524 Washington av; 5yf Oct1; Oct16'13. 480 to 600

135TH st E, swc St Anns av, see St Anns av, swc 135th.

150TH st, 376 E (9:2328), str & hall & pt c, also 6 rooms above str on w; Christian Vorndran to Valtin Berninger, 376 E 150; May1; Oct16'13. 1,200

181ST st, 779 E (11:3110), ns, 94 w Mapes av, 51.2x46.1; all; Regina Constn Co to Abr Zauderer, 2120 Hughes av; 3yf Oct1; Oct10'13. 2,300

181ST st, 785 E (11:3110), nwc Mapes av, 94x46.1; all; Regina Constn Co to Abr Zauderer, 2120 Hughes av; 3yf Oct1; Oct10'13. 4,600

Clinton av, 2076 (11:3094); sur Ls; Isidor Sacks to Rose Brown, 478 Central Park W; May1; Oct15'13. nom

Hoe av (11:2987), es, 545 n Freeman, 50x100; all; also FREEMAN ST (11:2987), ns, 75 e Hoe av, 25x—, all, with picture

theatre, &c; Henry Hollerith to Chas Kling, 369 Mosholu Pkway N; 10yf Oct1; Oct1'13. 3,500 & 3,150

Hoe av; also FREEMAN ST (11:2987); same prop; Chas Kling to Chas Kling Jr, 369 Mosholu Pkway N; 10yf Oct1; Oct1'13. 6,750 & 7,000

Mapes av, nwc 181st, see 181st, 785 E.

Morris av, 523 (9:2337), all; Max Hirsch-kinds to Leandro Casario & Co, 359 E 150; 6yf Dec1; Oct16'13. 540

Morris av, 523 (9:2337), all; Max Hirsch-& Co to Luigi Boscia & Pasquale Norcia, 224 E 126; Oct10; Oct16'13. nom

St Anns av (9:2262), swc 135th, str & b; Harris Siegel to Philip Munves, 613 E 135; 6yf Oct1; Oct16'13. 1,200 & 1,320

St Anns av (9:2262), swc 135th; same prop; asn Ls to secure notes for \$2,800; Philip Munves to Saml S Dworkin, 805 Tremont av; Oct4; Oct16'13. nom

Stebbins av, 1270-80 (11:2973), sur Ls; Bernard & Harris Crausman to Stebbins Holding Co, a corpn, 74 Bway; Oct10; Oct15'13. nom

Van Nest av, 531-3 (*), all; Emil Talamini to Mamie Costa, 531 Van Nest av; 5yf July1'12; Oct14'13. 840

MORTGAGES.

Borough of Manhattan.

OCT. 10, 11, 14, 15 & 16.

Broome st, 295 (2:418), ss, 43.11 w Eldridge, 32.10x87.9x32.10x87.11; pr mtg \$41,500; Oct8; Oct16'13; 5y6%; Solgus Realty Co, Inc, 7 E 45, to Saml Kadin, 1800 7 av. 10,000

Broome st, 295; certf as to above mtg; Oct8; Oct16'13; same to same.

Broome st, 295; sobrn agmt; Oct9; Oct 16'13; Margt Jaeger & Solgus Realty Co, Inc, with same. nom

Cathedral Pkway, 217 (7:1826), ns, 250 w 7 av, 100x70.11; ext of \$5,000 mtg to Nov1'14 at 6%; Aug25; Oct10'13; Hyman Fish with Jos Oussani, 217 W 110. nom

Cathedral Pkway, 220 (7:1881), ss, 275 e Bway, 100x70.11; estoppel certf; Sept16; Oct14'13; Helen N Spraker to whom it may concern.

Canal st, 394 (1:212), ss, 84.3 nw West B'way, runs sw86xw19.10xn6.2xw3.8xn3xe 10.7xn9.9xne78.9 to st sxe21.1; pr mtg \$24,000; Oct14; Oct15'13; due &c as per bond; Julia C Huntley to Frederica Dessar, 234 E 61. 3,000

Centre st, 112, also FRANKLIN ST, 16-18 (1:167); ext of \$27,000 mtg to Aug30'18 at 5%; Aug30; Oct11'13; Hauschild Corp with Bowery Savgs Bank, 128 Bowery. nom

Cherry st, 158½ (1:253), ns, abt 60 w Market, 20.1x75x20x75; Oct10; Oct14'13; 5y5%; Sarah A Smith, 2016 Albemarle rd, Bklyn, to Emigrant Indust Savgs Bank. 4,000

Christopher st, 179 (2:636); ext of \$8,000 mtg to Oct10'16 at 5½%; Oct10; Oct15'13; Title Guar & Trust Co with Carl Oelhaf, 179 Christopher. nom

Elizabeth st, 171-3, see Spring, 14.

Forsyth st, 24 (1:292), es, 75.1 s Canal, 31x100; pr mtg \$—; Oct15; Oct16'13; 3y 6%; Morris Wangrow, 69 Chrystie, to Harvey J Cohen, 102 W 119. 4,000

Franklin st, 16-18, see Centre, 112.

Houston st, 187 W (2:520), ss, 85 w Congress, 21x75; PM; Oct15; Oct16'13; due &c as per bond; Adolf Guttman to Gef Hotchkiss, 13 W 87. 7,500

Houston st, 187 W; PM; pr mtg \$7,500; Oct15; Oct16'13; 3y5%; same to Mary E Sullivan, on Decker av, ss, near Cross st, E of R, NY. 2,000

Mulberry st, 79 (1:199), ws, abt 150 n Bayard, 25x100; Oct10; Oct11'13; 5y5%; Jos Riley to Jno L Lawrence, at Lawrence, LI. 3,000

Mulberry st, 83 (1:199); asn Ls by way of mtg as collateral security for payment of chattel mtg for \$2,743.40; Sept29; Oct 10'13; Vincenzo Piciochca to S Liebmann's Sons Brewing Co, 36 Forest, Bklyn. nom

Norfolk st, 57 (2:351), ws, 150.3 n Grand, 25x100; ext of 3 mtgs aggregating \$24,000 to Apr20'19 at 5%; Oct14'13; Eberhard Schmidt with Fannie & Philip Smith, 57 Norfolk. nom

Prince st, 118 (2:500), ss, 80.2 w Greene, 20x71.2x20.1x71.3; Oct14'13; due &c as per bond; 118 Prince Street Inc to Title Guar & Trust Co, 176 Bway. 10,000

Prince st, 118; certf as to above mtg; Oct9; Oct14'13; same to same.

Spring st, 14 (2:479), swc Elizabeth (Nos 171-3), 23.9x112.6x23.3x107; Oct10; Oct14'13; 3y5%; Bernadine M Kracht to Bertha Q Middendorf, 59 Montgomery pl, Bklyn, et al, exrs Elvina Quast. 25,000

11TH st, 356 W (2:637), ss, 124 w Washington, 22x100.3; Oct10'13; 1y6%; St Johns Park Realty Co to Jacob Marx, 170 W 74. 7,500

11TH st, 356 W; certf as to above mtg; Oct10'13; same to same.

15TH st, 34 W (3:816), ss, 475 w 5 av, 25x103.3; pr mtg \$45,000; Oct10; Oct15'13; 1y5%; Francis Speir to Moses T Pyne, Princeton, NJ. 10,000

18TH st, 231 E (3:899); ext of \$14,000 mtg to Jan1'16 at 5%; Sept10; Oct15'13; Bankers' Trust Co & ano, trstes Moses G Baldwin, with Bridget Duffy, 231 E 18. nom

19TH st, 417 E (3:951), ns, 216 e 1 av, 20x92; Oct10'13; 3y5%; Fredk & Frank Ohlrogge to Mary Stern, Canton, O. 6,000

22D st, 116 W (3:797), ss, 200 w 6 av, 25x98.9; ext of \$4,000 mtg to July1'16 at 5%; Sept29; Oct15'13; Pauline Ruger with David F Butcher, trstes Amy M Frost, 124 New York av, Bklyn. nom

30TH st, 364 W (3:753), ss, 96 e 9 av, 20x 98.9; July29; Oct16'13; due Jan1'16, 5%; Geo Herrmann, Center Moriches, LI, to Lizette Herrmann, 364 W 30, et al. 9,000

31ST st, 134 W (3:806), ss, 400 w 9 av, 25x148x25x152.10, ws; ext of \$45,000 mtg to Nov1'13 at 5%; Feb3; Feb4'09; Mary J McDonald with Union Dime Savings Bank; corrects error in issue of Feb6'09, when property was given as 35th st, 148 W. nom

31ST st, 142-4 W (3:806), ss, 250 e 7 av, 50x98.9; Sept30; Oct15'13; 5y5%; Jno A Weser to Bowery Savgs Bank, 128 Bowery. 65,000

34TH st, 144 E (3:889), ss, 135 e Lex av, 20x98.9; Oct7; Oct15'13; due &c as per bond; Jno B Dahlgren, Washington, DC, to Title Guar & Trust Co. 21,000

39TH st, 45 W (3:841), ns, 670 w 5 av, 21.5x98.9; Oct16'13; due &c as per bond; Cornelia L Martin to Title Guar & Trust Co, a corpn, 175 Bway. 20,000

44TH st, 59-65 W (5:1260), ns, 125.3 e 6 av, 91.7x ½ blk; ext of 2 mtgs aggregating \$445,000 to Sept1'16 at 5%; Oct6; Oct 11'13; Jane T Smith, widow, & Juliet C Smith, with Metropolitan Life Ins Co, 1 Mad av. nom

48TH st, 34 W (5:1263); ext of \$50,500 mtg to Nov1'16 at 4½%; Oct10; Oct16'13; TRSTES of Columbia University in City NY with Edw H Van Ingen, 9 E 71. nom

48TH st, 443 W (4:1058), ns, 200 e 10 av, 25x100.5; pr mtg \$12,000; Oct8; Oct10'13; due &c as per bond; Dorothea Buscher, 151 Wisner av, Middletown, NY, to Katharina E Niemeyer, 442 W 44. 3,500

49TH st, 152 E (5:1303); ext of \$20,000 mtg to Oct6'16 at 5%; Oct7; Oct11'13; Lawyers Mtg Co with Maze Realty Co. nom

52D st, 228 W (4:1023), ss, 103.11 w Bway, 25x100.5; ext of \$20,000 mtg to May 22'16 at 5%; May31; Oct15'13; Farmers Loan Trust Co with Henry R Stern, 102 W 38. nom

58TH st, 420 W (4:1067), ss, 187.6 w 9 av, 12.6x100.5; Oct10'13; 2y6%; Clara A Ruck, 420 W 58, to Anna E Maginn, 206 W 80. 1,000

62D st, 213-5 W (4:1154), ns, 225 w Ams av, 50x100.5; ext of \$30,000 mtg to Feb15 '16 at 4½%; Oct3; Oct11'13; City & Suburban Homes Co with Bank for Savings, 280 4 av. nom

63D st, 403 E (5:1458), ns, 81 e 1 av, 25x100.5; PM; Oct10'13; due &c as per bond; Michl Larsen, Hartford, Conn, to Danl Spitzer et al, 24-6 Beekman pl. 5,650

64TH st, 403-9 E (5:1459), ns, 104 e 1 av, 109x200.10 to ss 65th (Nos 404-8); ext of \$150,000 mtg to Sept15'18 at 4½%; Oct 3; Oct11'13; City & Suburban Homes Co with Bowery Savgs Bank, 128 Bowery. nom

64TH st, 415-23 E (5:1459), ns, 213 e 1 av, 300x100.5; ext of \$200,000 mtg to Feb 15'16 at 4½%; Oct3; Oct11'13; City & Suburban Homes Co with Bank for Savings, 280 4 av. nom

65TH st, 404-8 E, see 64th st, 403-9 E.

68TH st, 217-33 W (4:1160), ns, 175 w Ams av, runs n 100.5xw75x100.5 to 69th w225xsl100.5xe50x100.5 to beg; ext of \$300,000 mtg to Feb15'16 at 4½%; Oct3; Oct11'13; City & Suburban Homes Co with Bank for Savgs, in City NY, 280 4 av. nom

69TH st E, ss, 250 w Ams av, see 68th, 217-33 W.

71ST st, 18 E (5:1385), ss, 325 e 5 av, 25x100.5; ext of \$80,000 mtg to Sept30'16 at 4½%; Oct6; Oct11'13; Henrietta B Kayser with N Y Public Library, Astor, Lenox & Tilden Foundations, 476 5 av. nom

78TH st, 63 E (5:1393), ns, 122 w Park av, 17x100.2; pr mtg \$20,000; Jan1'98; Oct 10'13; due Jan1'03, 6%; Isabella L Ryttenberg to Rosalie G Wilson, Phila, Pa. 5,000

78TH st, 153 E (5:1413), ns, 550 e Park av, 12.6x102.2; Oct15'13; 5y5%; Chas L E de Gauge to Lawyers Title Ins & Trust Co. 7,500

78TH st, 501 E, see Av A, 1470-94.

78TH st, 503-9 E (5:1490), ns, 111 e Av A, 112x204.4 to 79th (Nos 504-8); ext of \$150,000 mtg to Sept15'18 at 4½%; Oct3; Oct11'13; City & Suburban Homes Co with Bowery Savgs Bank, 128 Bowery. nom

79TH st, 500-2 E, see Av A, 1470-94.

79TH st, 504-8 E, see 78th, 503-9 E.

82D st, 147 E (5:1511), ns, 27.9 e Lex av, 30x102.2; ext of \$25,000 mtg to Nov15'18 at 5%; Oct13; Oct16'13; Margt McNerney with Seamens Bank for Savings in City N Y. nom

84TH st, 412 E (5:1563), ss, 119.11 e 1 av, 19.11x102.2; ext of \$6,000 mtg to July 1'18 at 5%; Sept16; Oct10'13; Jas M Power with Chas Guthy, 1312 Putnam av, Bklyn. nom

84TH st, 201 W, see Ams av, 500.

85TH st, 301-7 W, see West End av, 521-9.

87TH st, 166 E (5:1515); ext of \$7,500 mtg to Sept15'14 at 5%; Oct3; Oct14'13; Tillie S Openhym with Glendive Amusement Corp, 260 W 42. nom

87TH st, 144-50 W (4:1217), ss, 287.6 e Ams av, 82.3x100.8; bldg loan; pr mtg \$88,250; June30; Oct15'13; 1y6%; Princeton Constn Co to Albt Jarmulowsky, 1295 Madison av, et al, exrs &c Sender Jarmulowsky. 120,000

87TH st, 144-50 W; certf as to above mtg; June30; Oct15'13; same to same.

87TH st, 144-60 W (4:1217), ss, 205.6 e Ams av, 164.6x100.8; sobrn agmt; June19; Oct15 '13; Princeton Constn Co & Harris Mandelbaum with Albt Jarmulowsky, 1295 Mad av, et al, exrs Sender Jarmulowsky. nom

87TH st, 152-60 W (4:1217), ss, 205.6 e Ams av, 82.3x100.8; bldg loan; pr mtg \$94,250; June30; Oct15'13; due June30'14, 6%; Princeton Constn Co to Albt Jarmulowsky, 1295 Mad av, et al, exrs &c Sender Jarmulowsky, 120,000

87TH st, 152-60 W; certf as to above mtg; June30; Oct15'13; same to same.

97TH st, 123 W (7:1852), ns 572 e Ams av, 16x100.11; PM; Oct10'13; 3y5%; Edw H Proudman to American Mtg Co, 46 Cedar, 6,000

99TH st, 37 W (7:1835), ns, 375 e Col av, 25x100.11; ext of \$20,000 mtg to Dec1'16 at 5% & consent to same; Oct1; Oct10'13; Mary C Brown with Adam & Sol Wiener, 333 Central Park W, nom

119TH st, 106 E (6:1767), ss, 64.8 e Park av, runs e25xs76.3xw10.3xw25.2xw22.6xw34 to beg, given as collateral security for 2 mtgs covering 1691 Park av; Oct8; Oct 15'13; demand, 6%; Christian Dages to Benj Marco, Larchmont, NY, et al, exrs Johanna Marco, 10,000

121ST st, 501 W, see Ams av, 1240-52.

123D st, 59 E (6:1748); ext of \$7,000 mtg to Oct10'18 at 5%; Oct10; Oct11'13; Jos Riley with Jno L Lawrence, nom

126TH st, 36 E (6:1750), ss, 38 W Mad av, 18x83; Oct10; Oct11'13; 3y5%; Jno C Dersch to N Y Title Ins Co, 135 Bway, 6,500

126TH st, 36 E; Oct10; Oct11'13; 3y5%; same to N Y Mtg & Security Co, 2,000

130TH st, 105 W (7:1915), ns, 110 W Lenox av, 20x99.11; Oct16'13; due &c as per bond; Helen W De Ronde, 105 W 130, to Annie C Schriefer, 114 W 79, 8,200

131ST st, 8 E, see 131st, 10 E.

131ST st, 10 E (6:1755), ss, 146.5 e 5 av, 18.2x99.11; also 131ST ST, 8 E (6:1755), ss, 128.3 e 5 av, 18.2x99.11; also 131ST ST, 12 E (6:1755), ss, 164.7 e 5 av, 18.2x99.11; also 134TH ST, 45 E (6:1759), ns, 340 W Park av, 25x90.11; July14; Oct 10'13; installs, 6%; Stephen McCormick to Louise Withey, 175 Sterling, Bklyn, 500

131ST st, 12 E, see 131st, 10 E.

133D st, 69 W (6:1731), ns, 110 e Lenox av, 25x99.11; PM; pr mtg \$—; Oct9; Oct 15'13; due July1'15, 6%; Nellie Brooks, 38 W 131, to Moses Rosenthal, 408 E 121, 1,250

134TH st, 45 E, see 131st, 10 E.

134TH st, 25 W (6:1732), ns, 321.5 W 5 av, 35.8x99.11; pr mtg \$11,000; Oct15; Oct 16'13; due, &c as per bond; Albt Du Bois, 3905 Bway, to Seymour Griffin, 2350 Bway, 2,000

140TH st, 603-11 W (7:2088), ns, 90 W Bway, 135x99.11; PM; pr mtg \$—; Oct8; Oct16'13; installs, 6%; Marshall P Wilder, Atlantic City, NJ, to Dayton Realty Co, 132 Nassau, 20,000

144TH st, 515 W (7:2076); ext of \$8,000 mtg to Nov1'16 at 5%; Sept22; Oct14'13; Danl J O'Conor, trste Owen Byrne, 902 West End av, with Carolyn H Dawbarn, 105 W 74, nom

147TH st, 421 W (7:2062), ns, 175.1 W St Nicholas av, 17.10x99.4; Oct10'13; 5y 5½%; Mary A Pitt & Cath A Todd, 421 W 147, to Metropolitan Savgs Bank, 59 Cooper sq E, 11,000

148TH st, 400 W, see St Nicholas av, 755.

150TH st, 538 W (7:2081), ss, 355 W Ams av, 15x99.11; Oct7; Oct14'13; 5y without interest; Chas Newman to Florence Kaldenberg, 308 W 82, 2,000

162D st, 440 W (8:2109), ss, 205.11 e St Nicholas av, 16.8x96.8; Oct15'13; 5y5%; Mary E F Hill to Henry H Lange, 2528 Grand av, 11,000

176TH st, 600 W, see St Nicholas av, swc 176th.

215TH st W (8:2250), nes, 100 nw Seaman av, 50 to alley x100, with use of alley; PM; Oct10'13; 3y6%; Henry Degenhardt to Saml R Welsler, 330 W 57, et al, exrs Lawrence Drake, 1,824

215TH st W, nes, at nws Seaman av, see Seaman av, sws, at nes 215th.

215TH st W (8:2250), nes, 100 nw Seaman av, 50 to alley x100, with use & rights of alley; pr mtg \$1,824; Oct10; Oct11'13; 3y6%; Henrv Degenhardt to Chelsea Realty Co, 135 Bway, 1,466

Av A, 1470-94 (6:1490), es, extends from 78th (No 501) to 79th (Nos 500-2), 204.3x 111; ext of \$160,000 mtg to Sept15'18 at 4½%; Oct3; Oct11'13; City & Suburban Homes Co with Bowery Savgs Bank, 128 Bowery, nom

Amsterdam av, 500 (4:1232), nwe 84th (No 201), 40x100; pr mtg \$82,000; Oct14'13; 1y6%; Hughes Holding Corp, 141 Bway, to M I Stewart & Co, Inc, 404 5 av, 10,000

Amsterdam av, 500; certf as to above mtg; Oct14'13; same to same.

Amsterdam av, 1240-52 (7:1976), nwe 121st (No 501), 100.11x100; PM; pr mtg \$190,000; Oct14; Oct15'13; 5y6%; Shenk Realty & Constn Co, a corp, to 177th St & Pinehurst Av Realty Corp, 40 Exch pl, 25,000

Hillside av, swc Nagle av, see Nagle av, swc Hillside av.

Lenox av, 86 (6:1598), es, 100.11 s 115th, 25x75; ext of \$25,000 mtg to Oct13'18 at 5%; Oct14; Oct15'13; Henry Wollman to Israel Hoffman, 86 Lenox av, nom

Lenox av, 163 (7:1903); ext of \$35,000 mtg to Jan1'19 at 5%; Sept16; Oct10'13; Corp of H & A Cohen, a corp, with Kath A Kingsland, Lenox, Mass, nom

Lexington av, 366, see Lexington av, 368.

Lexington av, 368 (5:1295), ws, 39.6 s 41st, 19.9x68; also LEXINGTON AV, 366 (5:1295), ws, 59.3 s 41st, 19.9x68; Oct9; Oct10'13; 5y5%; Clara P, wife Henry B Stowell, to U S Trust Co, 45 Wall, 38,000

Lexington av, 811 (5:1397), es, 70.6 n 62d, 18x70; Jan27; Oct11'13; due Jan27'14, 6%; Cordelia M Schnitzer, 55 Central Park W, to Jas J McFarland, 173 Concord, Bklyn, 4,398

Lexington av, 1111 (5:1412); ext of \$7,500 mtg to Apr20'18 at 5%; Oct4; Oct11'13; Eliz F Doherty with Bowery Savgs Bank, 128 Bowery, nom

Nagle av (8:2173), swc Hillside av; sal Ls; Oct9; Oct10'13; demand, 6%; Patk J Kennedy to Clausen-Flanagan Brewery, 441 W 25, 6,500

Park av, 1691 (6:1767), es, 51.3 s 119th, 24.10x80; PM; Oct8; Oct10'13; 3y5½%; Christian Dages, 174 E 123, to Benj Marco, Larchmont, NY, et al, exrs Johanna Marco, 6,500

Park av, 1691; bldg loan; Oct8; Oct10'13; 3y5½%; same to same.

Riverside dr, 34 (4:1185), es, 78.8 n 75th, 25.6x104.5x25x99.4; all title to right of way over strip 4 ft wide leading to 75th; Oct 10; Oct14'13; 3y5½%; Kath J White to Home Trust Co of NY, 44 Court, Bklyn, 30,000

St Nicholas av, 755 (7:2062), swc 148th (No 400), 24.11x100; Oct14; Oct15'13; 5y5%; Theresa Lemmon to Jos E Marx, 790 Riverside dr, 45,000

St Nicholas av (8:2144), swc 176th (No 600), 56.9x100; Oct15'13; 5y5%; T & J Smith Holding Co, Inc, to Wm H Macy Jr, Har-rison, NY, 73,000

St Nicholas av (8:2144); same prop; certf as to above mtg; Oct14; Oct15'13; same to same.

Seaman av (8:2250), nws, at nes 215th; 50x100; Oct10; Oct11'13; 3y5½%; Mary B Lennon, Bklyn, to Jas S Coward, Bayonne, NJ, 4,500

Vermilyea av (8:2233), ns, 125 e Dyck-man, 225x150; ext of \$25,000 mtg to Oct 15'16 at 5%; Oct15'13; Century Mtg Co with Patk H McNulty, Great Neck, LI, nom

West End av, 205-11 (4:1181), ws, 50.5 s 70th, —; ext of \$65,000 mtg to Sept1'16 at 5%; Oct3; Oct11'13; White Co with Bowery Savgs Bank, 128 Bowery, nom

West End av, 431 (4:1244), ws, 85.2 s 81st, 17x100; ext of \$19,000 mtg to Aug1'16, at 5%; Aug1; Oct16'13; Ida B Ham-ilton, 431 West End av, with Maurice S Bondy, 14 E 60, nom

West End av, 521-9 (4:1247), nwe 85th (Nos 301-7), 102.2x150; ext of \$50,000 mtg to Oct14'18 at 6%; Oct14; Oct16'13; Harris Mandelbaum with West End-Eighty-Fifth Co, 525 West End av, nom

1ST av, 311 (3:923); sal Ls; Oct10; Oct 11'13; demand, 6%; Michl M Ahern to Beadleston & Woerz, 291 W 10, 2,575

1ST av, 1036 (5:1368), es, 74.5 s 57th, 18.3x71.6x23.3x71.6; PM; pr mtg \$—; Oct 15'13; 2y6%; Julia G Lewis to M Loretta Fallon Mamaroneck, NY, 800

1ST av, 1685-7 (5:1550); ext of mtg for \$6,800 to Oct15'16 at 6%; Oct14; Oct15'13; Hermann Heidelberger, 108 E 90, with Isaac Marx, 585 Quincy, Bklyn, nom

1ST av, 2029-31 (6:1676), ws, 38 s 105th, 37.11x85; PM; pr mtg \$33,000; Oct15'13; due &c as per bond; Francesco Annigoni to Martha W Weil, 8 Van Nest pl, 2,500

2D av, 393 (3:903); sal Ls; Oct10; Oct14'13; demand, 6%; Alfred Skire to Geo Ehret, 1197 Park av, 2,600

3D av, 565 (3:918), es, 49.5 n 37th, 24.8x 105; pr mtg \$—; Oct15; Oct16'13; 3y6%; Louis C Clausnitzer, 272 3 av, to Kate Hachemeister, 1133 Jefferson av, Bklyn, 2,500

3D av, 715-7 (5:1318), es, 25.1 s 45th, 37.7x80; pr mtg \$29,000; Oct9; Oct10'13; due &c as per bond; Terence J Lynch to Edwin L Bartlett, 6325 Jefferson, Phila, Pa, 5,000

3D av, 890 (5:1308), ws, 20.5 s 54th, 20x 70; pr mtg \$—; Oct14'13; 5y5%; Morris Lewis to Mayer Katzenberg, 206 E 60, 13,000

3D av, 890; sobrn agmt; Oct13; Oct14'13; same & Isabella Unger with same, nom

8TH av, 2547 (7:1960), ws, 124.10 s 137th, 25x85; pr mtg \$14,000; Oct14; Oct15'13; due Apr1'15, 6%; Moses Klahr to Lewine & Kempner, Inc, a corp, 135 Bway, 1,250

10TH av, 132 (3:716), es, 25 n 18th, 22.4x 75; Oct11; Oct14'13; 5y5%; Otto Hentschel to American Mtg Co, 46 Cedar, 8,000

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Asn legacy (miscel) of \$5,000 under will of Matilda B Brown to secure loan of \$800, Sept30, due June8'16, 6%; Oct14'13; Edwin A Burke, 25 Hereford rd, Acton, Middlesex Co, England, to Annie L Patterson, 9 Cambridge Gardens, Kilburn, Middlesex Co, England, £800

Land in Kings Co (miscel); certf as to 3 mtgs for \$3,000 each; Oct9; Oct10'13; Brampton Realty Co to Virginia K White, trste Pendennis White, —

Land in Brooklyn, NY (miscel); certf as to mtg for \$6,500; Oct10; Oct14'13; Stanley Impt Co to U S Title Guaranty Co, 32 Court, Bklyn, 3,000

MORTGAGES.

Borough of the Bronx.

Aldus st (10:2742), ss, 105 e So blvd, 42x 105; Oct15; Oct16'13; 4y5%; Dayton Realty Co, 132 Nassau, to Sam Bernard, 225 W 86, 34,000

Aldus st (10:2742); same prop; certf as to above mtg; Oct15; Oct16'13; same to same.

Commerce st (*), ss, abt 35 e Newman abt 60x—x50x135, being 163A & 164A map Jos Husson, Clason Point; Oct11'13; due &c as per bond; Susan H Rudd, to Louise Hally, 2120 Newbold av, 700

Dean st (*), ws, 150 s Town Dock rd, 50x100; Sept1; Oct11'13; installs, 6%; Lillian C Cornwall, Arlington, NJ, to Men-del Marcus, 358 E 5th, Bklyn, 300

Ellison pl (*), es, 325 s Latting, 50x 142.7x52.8x125.11; pr mtg \$4,700; Oct3; Oct 14'13; due &c as per bond; Theresa Hoff-mann to Anna Ehlers, 978 Freeman, 1,000

Kelly st, 835 (10:2702); ext of \$25,000 mtg to Oct16'18 at 5½%; Oct14; Oct15'13; Lawyers Mort Co with S K B Realty Co, nom

Kelly st, 835; ext of \$25,000 mtg to Oct 16'16, at 5½%; Oct14; Oct15'13; same with same, nom

Lorillard pl, ws, at nes 3 av, see 3 av, nes, at ws Lorillard pl.

Main st, ws, 61 n Prospect, see Main, ws, 80.6 n Carroll.

Main st (*), ws, 80.6 n Carroll, 29.6x 100; also MAIN ST (*), ws, 61 n Prospect, 19.6x100; Oct7; Oct16'13; 1y6%; Mary L Roeder to Chas Funck, 2947 Bainbridge av, 650

Matilda st (*), ses, 300 sw Westchester av, 50x100; Oct11; Oct14'13; 2y6%; Wm H Farrington to Wm Reilly, 588 E 241, 800

Oakland pl (11:3094), ss, 125 W Prospect av, 22.2x147.2x22.1x100; Oct14'13; 3y5½%; Arthur A Henning, 1829 Crotona av, to Gepke Schulte, 359 E 145, 5,000

Oakland pl (11:3094); same prop; sobrn agmt; Oct8; Oct14'13; same & Christian J Bischoff with same, nom

Rogers pl (10:2699), es, 612.4 n West-chester av, 60x78.11x45.11x82.6; pr mtg \$31,000; Oct11; Oct14'13; due &c as per bond; Valhalla Corp, a corp, to Berent Jacobsen, 2742 Gifford av, 5,000

Rogers pl (10:2699); same prop; certf as to above mtg; Oct1; Oct16'13; same to same.

Vineyard pl, es, abt 69 n 175th, see Mo-hegan av, ws, 69 n 175th.

134TH st, 544 or 304 E (9:2309); ext of \$13,000 mtg to July15'18 at 5%; June9; Oct10'13; Julius Lichtenstein with Henry & Anna Meyer, 413 W 35, nom

135TH st E, nec Cypress av, see Cypress av, nec 135th.

136TH st E, sec Cypress av, see Cypress av, nec 135th.

140TH st E (10:2598), ns, 100 e Walnut av, 100x100; PM; pr mtg \$4,000; Oct9; Oct10'13; due &c as per bond; F Harold Fercken, 26 Mount Joy pl, New Rochelle, NY, to Jeannette Neil, 91 Somerset st, Somerville Co, NJ, 750

143D st, 298-300 E (9:2323); ext of \$35,000 mtg to Aug24'16 at 5½%; Sept20; Oct 11'13; Flora Wallach et al, exrs Emanuel Wallach, with Sarah Morris & Max Suss-mann, nom

144TH st E (9:2288), ss, 90.6 e Willis av, 17.4x100; Oct9; Oct10'13; installs, 6%; Luigi Cascioli to Mendel Marcus, 358 E 5, Bklyn, 375

152D st, 743 E (10:2644); ext of \$14,000 mtg to Oct15'18 at 5%; Oct15'13; Bernard Levy & Helena Winter with Israel Wies-enthal, 946 Leggett av, nom

157TH st E (9:2379), ns, 150 W Elton av, 50x100, with strip adj above in front; Oct15'13; 3y5%; Benenson Realty Co, 407 E 153, to American Missionary Assoc, 287 4 av, 33,000

157TH st E (9:2379), same prop; certf as to above mtg; Oct15'13; same to same.

157TH st, 407 E (9:2379), ns, 325 W El-ton av, 25x100; all title to strip adj in front of above; Oct15; Oct16'13; 3y5½%; Jno Lyons, 419 E 153, to Gepke Schulte, 359 E 145, 5,000

160TH st E, ns, 125 W Prospect av, see Prospect av, ws, 77.2 n 160.

167TH st, 388-96 E, see Webster av, 1145-57.

173D st E, swc Webster av, see Web-ster av, swc 173d.

174TH st E, ns, 35.10 e West Farms rd, see 174th st E, ss, 39.1 e West Farms rd.

174TH st E (11:3020), ss, 39.1 e West Farms rd, 164.5 to ws Bronx River x36.5x 184.9x51.9; also 174TH ST E (11:3020), ns, 35.10 e West Farms rd, runs e106 to Bronx River xnw153.3xw62.10 to es West Farms rd xs106.11x35.11x8.11 to beg; also all RT&I to any reparian rights in Bronx River adj above; Oct10'13; 3y5%; Hirsch Lumber Co, 26 Beaver, to Cora A Bernheimer, 9 W 69, 33,000

181ST st E, nec Arthur av, see Arthur av, nec 181st.

181ST st E, nec Arthur av, see Arthur av, nec 181st.

181ST st, 81-3 W (11:3207); ownership certf of subordinate interest; Sept30; Oct 15'13; Title Guar & Trust Co to Maria T McCormick, 1090 St Nicholas av, —

181ST st, 779 E (11:3110), ns, 94 W Mapes av, 51.2x46.1; secures rent under Ls; Sept25; Oct10'13; due Oct1'16, 4%; Regina Constn Co to Abr Zauderer, 2120 Hughes av, 383.34

181ST st, 785 E (11:3110), nwc Mapes av, 94x46.1; secures rent under Ls; Sept 25; Oct10'13; due Oct1'16, 4%; Regina Con-stn Co to Abr Zauderer, 2120 Hughes av, 750

186TH st, 453 E (11:3040); ext of mtg for \$6,000 to Sept19'14, 6%; Oct1; Oct15'13; Henry Roes, 317 E 123, & Chas Disler, 3551 3 av, with Edw A Hillebrand, 740 Jackson av, nom

205TH st, 170 E (late Ernescliffe pl) (12:3311), ss, 292.2 W Lisbon pl, 25x136x25x 135.5; PM; Oct11; Oct14'13; 2y5%; Kath-arina wife Frank Gass, 2248 Powell av, to Marv R Dolan, 587 Riverside dr, & ano, 9,000

216TH st E, nec Tilden av, see Tilden or Ash av, nec 216th.

218TH st E, nwc Barnes av, see Barnes av, nwc 218th.

219TH st E (*), ns, 100 e 2d, now Car-penter av, 50x114; Nov28'98; filed & dis-charged Oct14'13; demand, 6 mos, 6%; Philip Bohnet to Wm Wetterer, 500

221ST st E (*), ss, 155 W Barnes av, 25x 114; Oct15; Oct16'13; 5y6%; Annie Costello to Eliz A Wilkinson, 77 E 85, 3,600

221ST st E (*); same prop; sobrn agmt; Oct11; Oct16'13; Chas Sieber with same. nom
224TH st E (*), ns, abt 210 e Carpenter av, 25x114; May10; Oct14'13; installs, 6%; Wm A Auld, 643 E 224, to Serial Bldg Loan & Savgs Instn, 195 Bway. 500
224TH st E (*); same prop; sobrn agmt; July12; Oct14'13; Andw G Anderson with Wm A Auld. nom
228TH st E (*), ss, 155 w Paulding av, 50x114; Oct14'13; 3y6%; Carmelina, wife of, & Jos Riolo, 2152 Wash av, to Harriet A Baldwin, 25 Academy, Newark, NJ. 1,300
228TH st E (*), ns, 210 w Paulding av, 33.4x114; PM; Oct10; Oct11'13; 3y5½%; Patk McSweeney to Edw F Maloney, 3121 Kingsbridge av. 2,400
231ST st E (*), ss, bet Barnes & Bronxwood avs, being lot 407-1, map Wakefield, transfer of tax lien for yrs 1904 to 1911; assessed to —; July7; Oct15'13; 3y12%; City N Y to Geo C Molloy, 335 Olinville av. 1,198.06
233D st E (*), ns, 100 e White Plains rd, 80.1x114; pr mtg \$1,500; Oct14; Oct15'13; due &c as per bond; Mary O R wife Wm L Hibbard of Bklyn to Angel J Simpson, 612 W 207 et al trstes Henry C Raynor, decd. 500
236TH st E (12:3376), ss, 100 e Kepler av, 25x100; Oct15; Oct16'13; 3y5%; Jas B Powers to Jno H Rogan, 625 St Marks av, Bklyn, & ano, exrs Augustus L Hayes. 300
237TH st E (12:3391), ss, 137.8 e Martha av, 37.8x99.11; pr mtg \$5,500; Mar18; Oct 15'13; due June1'13, 6%; Wesley Consn Co to Otto G Hupfel, 842 St Ann's av. 800
239TH st E (12:3379), ss, 340 e Kepler av, 100x100; Oct15; Oct16'13; due, &c, as per bond; Charlotte E Van Dusen, 234 E 239, to Martha E Randall at East Pleasantville, NY. 6,000
256TH st W, nec Fieldston rd, see Fieldston rd, nec 256th. nom
Arthur av (11:3070), nec 181st, 46.8x 90x70x93; Oct8; Oct10'13; 1y6%; Angel Consn Co, 1228 Hoe av, to Comity Mtg Co, 40 Wall. 35,000
Arthur av (11:3070); same prop; certf as to above mtg; Oct8; Oct10'13; same to same. nom
Arthur av (11:3070), nec 181st, 46.8x90x 70x93; sobrn agmt; Oct10; Oct11'13; Angel Consn Co, Inc, 1228 Hoe av, & Lena Manassa, 279 Burnside av, with Comity Mtg Co, 40 Wall. nom
Barnes av (*), ws, 75 n 219th, 39x105, Wakefield; Oct2; Oct11'13; 3y6%; Jos C & Jno Klunder, 3809 Barnes av, to Ernst F Kaase, 4005 Barnes av. 1,000
Barnes av (*), nwc 218th, 114x105; Oct14 '13; 1y6%; Thos Greenlees to Selena A Campbell, Stamford, Conn, & ano. 1,000
Barnes av (*), es, bet 230th & 231st, being lot 407-5, map Wakefield; transfer of tax lien for yrs 1904 to 1911 assessed to —; July7; Oct15'13; 3y12%; City N Y to Geo C Molloy, 335 Olinville av. 308.65
Barnes av (*), ws, 100 s Van Nest av, 25x100; Oct15; Oct16'13; due &c as per bond; Geo Lodes to Frank Neff, 311 Willis av. 650
Bathgate av, 1978 (11:3044), es, 276.11 s 179th, 18x82.7x18x81.11; Oct9; Oct10'13; 5y5%; Willis B Pugh to N Y Title Ins Co. 3,000
Beech av, nwc 216th, see Tilden or Ash av, nec 216th. nom
Belmont av (11:3074), ws, 100 s 187th, 25x87.6; pr mtg \$11,000; Oct9; Oct10'13; due Apr10'16, 6%; Carmela Barba to Angelo L Frumento, 2505 Hoffman. 2,250
Bolton av (*), es, 125 s 152d or Lacombe av, 25x107.1x31.3x88.5; PM; pr mtg \$1,000; Oct14; Oct15'13; installs, 5%; Frank Kitz, 790 Dawson to Eliz Dietrich, 38 Poplar st, Hackensack, NJ. 600
Bronxdale av, es, 25.2 n Van Nest av, see Sackett av, nec Paulding av. nom
Bronxdale av, es, 25.2 n Morris Pk av, see Sackett av, nec Paulding av. nom
Clinton av (11:3093), es, 100 n Tremont av, 25x100x25.4x100; Oct10'13; due Jan1'17, 4½%; Charlotte Kirchner, 1964 Clinton av, to Henry Thoede, 1128 Fox. 1,500
Colden av (*), es, 175 s Morris Pk av, 50x100; PM; Sept20; Oct15'13; due July9 '16, 5%; R Antonio Carlucci, Jersey City, NJ, to Morris Park Estates. 1,575
Corlear av, 3138 (13:3403), es, 86.6 s 232d, 25x127, except pt for av; PM; pr mtg \$1,500; Oct11; Oct14'13; due &c as per bond; Terence J Byrne to Frank Bortlik, 3138 Corlear av. 3,000
Corlear av, 3138; ext of \$1,500 mtg to Mar1'16 at 5%; Feb25; Oct14'13; Frank Bortlik with Zilpha Berrian, Morristown, NJ. nom
Crotonea av (11:3080), ws, 41.9 s 180th, 21.8x100.1; Oct10; Oct11'13; 3y5½%; Josephine Egan to Jeremiah Carroll, Amenia, Dutchess Co, NY. 4,500
Cypress av, 116 (10:2562), es, 40.7 n 133d, 21x80; PM; Oct7; Oct15'13; 1y5%; Johanna C Blake to German Savgs Bank, 157 4 av. 4,000
Cypress av, see 136th, see Cypress av, nec 135th. nom
Cypress av (10:2564), nec 135th, 200 to 136th x95; Oct10; Oct11'13; due &c as per bond; Wm A Wagner, 540 W 136, to Edgar S Appleby, Glen Cove, LI, & ano. 17,000
Decatur av, 3287 (12:3351), ws, 100 s 209th, 25x100; ext of \$1,000 mtg to Oct3 '16 at % as per bond; Oct8; Oct14'13; Moritz Davidsohn & Martha Ehrlich with Eliz Amsler, 3265 Hull av. nom
Esplanade, nec Hone av, see Sackett av, nec Paulding av. nom
Fieldston rd (13:3421), nec 256th, 21x 95.1x31.4x103.11; Oct10; Oct11'13; 3y5¼%; Josie Cunningham to Henry Berk, 256th & Sylvan pl. 3,000
Fieldston rd (13:3423), ws, 82.10 s 260th, 129.3x106.1x68.3x100; Oct2; Oct10'13; 3y

4½%; Egbert R Harty & Jno C Leslie, 316 W 79, to Henry Forster, 138 E 40. 1,425
Findlay av, 1274 (9:2436), es, 123.4 s 169th, 16.8x100; pr mtg \$3,000; Oct1; Oct 16'13; 2y6%; Edw Griffiths to Wm L Phelan, 2047 Ryer av. 1,200
Fowler av, swc Van Nest av, see Sackett av, nec Paulding av. nom
Gun Hill rd, see Webster av, see Webster av, sec Gun Hill rd. nom
Haight av, es, 100 n Rhineland av, see Sackett av, nec Paulding av. nom
Highway from Westchester to Kingsbridge (*), es, 75 s Chester av, 30.2x97.6x 40x97.4; pr mtg \$3,500; Oct14'13; due, &c, as per bond; Jacob Lotter, 2339 Baychester av, to Louisa Strung, 408 E 142. 600
Hoe av, 946 (10:2746); ext of \$38,000 mtg to Oct10'16 at 4½%; Oct10; Oct11'13; Lawyers Mtg Co with Aldus Consn Co. nom
Hoe av, 946; agmt as to share ownership in mtg; Oct10; Oct11'13; Hattie King with same. nom
Hoe av (10:2746), es, 207 s Aldus, 100x—; sobrn agmt; Oct10; Oct14'13; American Real Estate Co with City Mtg Co, 15 Wall. nom
Hoe av (10:2746), es, 207 s Aldus, 50x 100; ext of \$38,000 mtg to Oct10'16 at 5½%; Oct10; Oct11'13; Lawyers Mtg Co with Aldus Consn Co. nom
Hoe av (10:2746); same prop; agmt as to share ownership in mtg; Oct10; Oct 11'13; Adolph Baron with Lawyers Mtg Co. nom
Hone av, nec Esplanade, see Sackett av, nec Paulding av. nom
Longfellow av, 1161 (10:2754), ws, 195.5 s West Farms rd, 38.6x65.8x40.7x78.8, ss; sobrn agmt; Oct9; Oct14'13; West Farms Consn Co & Henry Morgenthau Co with Utility Realty Co, 30 E 42. nom
Longfellow av, 1161; agmt as to share ownership in mtg; Oct14'13; Utility Realty Co with Lawyers Mtg Co, 59 Liberty. nom
Longfellow av 1161; ext of \$20,000 mtg to Oct14'16 at 5½%; Oct14'13; same with West Farms Consn Co, 30 E 42. nom
Lurting av (*), es, 175 n Rhineland av, 25x100; PM; July28; Oct10'13; due July 9'16, 5%; Isidore Greenberg to Morris Park Estates. 770
Lurting av, es, 125 s Morris Pk av, see Sackett av, nec Paulding av. nom
Lurting av, see Morris Park av, see Sackett av, nec Paulding av. nom
Lurting av, es, 200 n Rhineland av, see Sackett av, nec Paulding av. nom
Lydig av (*), ss, 50 e Haight av, 25x100; PM; July28; Oct15'13; due July9'16, 5%; Francella C Schultz, Jersey City, NJ, to Morris Park Estates. 875
Lydig av, swc Munroe av, see Sackett av, nec Paulding av. nom
Lydig av, see Munroe av, see Sackett av, nec Paulding av. nom
Lydig av (*), ns, 50.10 w Haight av, 50.10x106.4x50x115.7; PM; July25; Oct11'13; due July9'16, 5%; Louis Rosenbluh to Morris Park Estates. 2,240
Mapes av, nwc 181st, see 181st, 785 E. nom
Matthews av, ws, abt 155.10 n Brady av, see Sackett av, nec Paulding av. nom
Matthews av (*), ws, 375 s Lydig av, 25x100; PM; Oct7; Oct10'13; due July9'16, 5%; Thos Hunt to Morris Park Estates. 575
Matthews av (*), ws, 286.3 n Neil av, 25x100; PM; Oct14; Oct15'13; due July9 '16, 5%; Halter Zalowitz of Elizabeth, N J, & Morris Schoenkopf, NY, to Morris Park Estates. 525
Mayflower av (*), es, 175.2 n Liberty, 25x100; Oct1; Oct15'13; installs, 6%; Mike Fuskins or Juskins to Jno Marx, on Tieman av, near Boston Post rd. 300
Moegan av (11:2958), ws, 69 n 175th, 50x98.11 to es Vineyard pl; ext of \$34,000 mtg to Oct15'18 at 5%; Oct15'13; Stephen Pringle with The McEvoy & Koester Consn Co, 906 E 176. nom
Morris av (12:3318), ws, 351.1 n 196th, 50.2x118.9x51.4x126.3, except part for av; July1; Oct15'13; due, &c, as per bond; Arthur O'Neill to Margt Madden, 104 Wynyah av, New Rochelle, NY. 300
Morris Pk av, swc Williamsbridge rd, see Sackett av, nec Paulding av. nom
Morris Pk av, see Lurting av, see Sackett av, nec Paulding av. nom
Morris Pk av (*), ss, 475 e Lurting av, 25x69.10x25x70.2; PM; Sept30; Oct15'13; due July9'16, 5%; Ross B Bair, Etters Post Office, Pa, to Morris Park Estates. 800
Munroe av, nwc Lydig av, see Sackett av, nec Paulding av. nom
Munroe av, ws, 100 n Rhineland av, see Sackett av, nec Paulding av. nom
Munroe av, see Lydig av, see Sackett av, nec Paulding av. nom
Munroe av, es, abt 233.6 n Lydig av, see Sackett av, nec Paulding av. nom
Paulding av, ws, 100 s Rhineland av, see Sackett av, nec Paulding av. nom
Paulding av, nec Sackett av, see Sackett av, nec Paulding av. nom
Paulding av, es, 250 n Morris Pk av, see Sackett av, nec Paulding av. nom
Prospect av (10:2677), ws, 77.2 n 160th, runs w120.1 & 210x510.1xw5x20xe215 to beg; also 160TH ST E (10:2677), ns, 125 w Prospect av, 22.5x77.2, given as collateral to secure performance of agmt & guarantee of even date; pr mtg \$—; May23'10; Oct15'13; due, &c, as per said agmt; Jas F Meehan to Wm J Ehrich, ½ pt. nom
Rhineland av (*), ns, 25 w Haight av, 75x100; PM; July14; Oct10'13; due July9 '16, 5%; Hannah Willson to Morris Park Estates, 25 Broad. 1,645
Ryer av, 2045-7 (11:3156-3149), ws, 245.1 n Burnside av, runs w 267.8x57.7xse84.7x n25.4xe163.11 to Ryer av x850 to beg; equal lien with mtg for \$3,000; Oct10; Oct 14'13; due &c as per bond; Wm L Phelan to Tillie Wolfe, 417 Wendover av. 12,000

Ryer av, 2045-7; equal lien with mtg for \$12,000; Oct10; Oct14'13; due &c as per bond; same to Harry W Davis, 1204 Tinton av. 3,000
Ryer av, 2045-7; sobrn agmt; Oct14'13; same & Wentworth Mtg Co with same & Tillie Wolfe, 417 Wendover av. nom
St Ann's av (10:2616), es, 124.7 s Westchester 25.5x81.3x25.1x77.5; ext of mtg for \$6, 5 Sept24'18, 5%; Sept27; Oct14 '13; M H Hupfel v H A Hupfel's Sons, a Jn, 842 St Ann's av. nom
Sackett av (*), nec Paulding av, 50.11x 93.2x50x83.3; also VAN NEST AV, swc Fowler av, 25x100; also MORRIS PK AV, sec Lurting av, 25x100; also LURTING AV, es, 12. Morris Pk 25x165.9x25.5x 169.11; also MORRIS PK AV, swc Williamsbridge rd, 45x67.4x45x67.10; also VAN NEST AV, ns, 25 e Fowler av, 25x100; also BRONXDALE AV, es, 25.2 n Van Nest av, 25.2x91.10x25x94.11; also BRONXDALE AV, es, 25.2 n Morris Pk av, 50.4x92.4x50x98.7; also PAULDING AV, ws, 100 s Rhineland av, 25x100; also PAULDING AV, es, 250 n Morris Pk av, 25x100; also HAIGHT AV, es, 100 n Rhineland av, 25x200 to Munroe av x25x200 to beg; also LURTING AV, es, 200 n Rhineland av, 25x100; also MATTHEWS AV, ws, abt 155.10 n Brady av, 25x100, 2-sty fr dwg; also LYDIG AV, swc Munroe av, 25x100; also LYDIG AV, sec Munroe av, 25x100; also MUNROE AV, es, abt 233.6 n Lydig av, 25x100; also ESPLANADE, nec Hone av, 55.11x104.9x50x 129.10, with all title to strips bet portions of above & Woodmansten Inn prop; PM; Oct9; Oct11'13; due July9'16, 5%; Van Nest Realty Co Inc, 100 William, to Morris Park Estates. 32,500
Southern blvd, 1501-3 (11:2977), ws, 375 n Jennings, 37.6x100; pr mtg \$34,500; Oct 9; Oct10'13; due Apr9'14, 6%; Inter-City Land & Securities Co, 115 Broadway to Rental Mtg Securities Corp, 15 Broad. 2,000
Southern blvd, 1501-3; certf as to above mtg; Oct9; Oct10'13; same to same. nom
Southern blvd, 2232 (10:2745), es, 275 n 177th or Tremont av, 37.6x100; pr mtg \$11,000; Oct14; Oct15'13; due, &c, as per bond; Bertha Kramer, 946 Hoe av, to Harry Kramer, 430 E 141. 1,025
Stebbins av, 1241 (10:2694), ws, 120 s 169th, 20x100; pr mtg \$4,000; Oct1; Oct16 '13; 1y6%; Edw Griffiths to Wm L Phelan, 2047 Ryer av. 1,500
Tiebout av, 2239 (11:3145); ext of \$3,000 mtg to Sept29'18, at 5½%; Sept24; Oct15 '13; Lawyers Mort Co with Almeda M Costello. nom
Tilden or Ash av (*), nec 216th (2d), 121x199 to Beech x abt 2 to 2d x181 to beg; PM; Oct15; Oct16'13; due &c as per bond; Henry Gundlach, 2689 Heath av, to Chas & Christian Kerner, at Ghent, Columbia Co, NY. 3,500
Tinton av, 1144 (10:2671), certf as to payment of \$200 on a/c of mtg; Oct7; Oct 15'13; Yetta Adelstein to Leon B Miller. nom
Van Nest av, ns, 25 e Fowler av, see Sackett av, nec Paulding av. nom
Van Nest av, swc Fowler av, see Sackett av, nec Paulding av. nom
Villa av, 3097 (12:3321), ws, 126.5 s 204th, 19x108.6x—76.4; pr mtg \$—; Oct 6; Oct 11'13; due Jan6'16, 5%; Guiseppe Castaldo, 3097 Villa av, to Virgino Milite, 2462 Webster av. 1,000
Villa av, 3097; PM; Oct6; Oct11'13; due &c as per bond; same to Marion Wilson, 157 E 61. 2,500
Villa av (12:3311), es, 171.6 s Van Cortlandt av, 50x123.3x50x122.5; pr mtg \$25,411; Sept20; Oct16'13; due &c as per bond; Monaco Consn Co, a corpn, 3184 Villa av, to Fiore Amanna, 162 E 206. 5,000
Vyse av, 1217 (11:2986); ext of \$5,000 mtg to Aug11'18 at 5½%; Sept29; Oct11 '13; Lawyers Mtg Co with Max Powell. nom
Washington av, 1744-6 (11:2916); ext of \$27,000 mtg to Sept10'18 at 5½%; Sept17; Oct15'13; Sylvia Deegan with Adeline A Sass, 605 W 138. nom
Webster av, 1145-57 (9:2426), swc 167th (Nos 388-96), 100x100; PM; Oct15'13; due, &c, as per bond; Mary McGee, Bklyn, to Eliz A Diller, 912 Grand blvd & con-course. 50,000
Webster av, 1145-57; PM; pr mtg \$30,000; Oct15'13; due, &c, as per bond; same to same. 5,000
Webster av (11:2888), swc 173d, runs s 215.11xw101.4xn40.5xw3.7xn99.9x34.4xn66.4 to stxe86.7 to beg; pr mtg \$14,000; Oct11; Oct14'13; due Apr11'14, 6%; Nan Realty Corp, 193 W 168, to Jessie B Mattocks, Closter, NJ. 10,000
Webster av (11:2888); same prop; certf as to above mtg; Oct11; Oct14'13; same to same. nom
Webster av (11:2888); same prop; sobrn agmt; Oct10; Oct14'13; Paragon Mtg Co with same. nom
Webster av (12:3358), sec Gun Hill rd, 100x75 to N Y & Harlem R R x100x70; pr mtg \$23,000; Apr26; Oct14'13; 2y6%; Maria, wife of John B Armanino, to Eliz K Dooling, 179 E 80. 3,000
White Plains rd (*), es, 50 n Bartholdi av, —x101.11x50x96; Oct1; Oct10'13; 5y 5½%; Louigi Vollono & Michl & Catello Maresca to Fano Abiuso, 304 W 142. 4,000
Williamsbridge rd, swc Morris Pk av, see Sackett av, nec Paulding av. nom
1ST av (*), es, 175 s 1st st or av (now 213th), 75x100, Olinville; ¼ pt; Oct10; Oct 14'13; 5y5%; Frank Yodice to Leucio Iannace, 3553 Olinville av. 3,000
3D av (9:2372), ws, 72.7 n 167th, 25.1x 81.7x24.7x86.5; Oct14'13; 3y5%; Henry J Salzmann, to Lena Fischer, 550 E 169. 5,000
3D av (11:3055), nes, at ws Lorillard pl, 50.3x91.9x40x123.8; Oct14'13; due June24 '14, 6%; Belmont Square Market, Inc, a corpn, to Jno J Brady, 2395 Valentine av. 5,000
3D av (11:3055); same prop; certf as to above mtg; Oct14'13; same to same. nom



WHEN you build of Atlantic Terra Cotta you are sure of building economically, practically and permanently.

Atlantic Terra Cotta Company

1170 Broadway, New York

Democratic Candidate

FOR

MAYOR



Edward E. McCall

What the Democratic Ticket Stands For

In the "keynote speech" with which he opened his campaign, Edward E. McCall made himself clear on two matters which constitute the real ground of cleavage between the municipal policy of the Democratic party and the municipal policy of its opponents.

1. "I regard as the paramount issue on this campaign . . . the question of valuation of our real estate and the rate of taxation that is predicated thereon. We have reached a condition in this city under which, in my judgment, if a halt is not called and some plan of alleviation and relief found, the owners of real estate may well contemplate the coming of the hour when confiscation is at hand." After citing statistics bearing on the tremendous increase both in the City's bonded debt and in its yearly budget during the present administration, and showing an advance of 26.87 per cent. in taxes, he adds: "What does all this portend? . . . It not only tells us that all indulgence in extravagant ideas must absolutely cease, but it admonishes us clearly that expenditure of the City's moneys must be confined to actual, if not imperative, necessities."

2. "The folly and absurdity of the administrative head of this great city undertaking by governmental direction to tell people how they ought to eat and drink and dance or dress, trying to regulate taste and manners, are too strikingly absurd to even be worthy of a moment's discussion, and the tendency of our times to make everything under the sun an affair of government to be regulated by law has carried itself to a great extreme. . . . Personal liberty is guaranteed to all who have the grace and blessing to live under our form of government, and there must be no brutal or unwarranted trespassing upon this great privilege. . . . Petty, unjust—and ludicrous, one might add if it were not for the tragic consequences that flow to the oppressed—attitudes shall not be assumed in troubling merchants or those conducting legitimate business in this city."

The connection between excessive government regulation and high taxes is direct and intimate—the connection of cause and effect.

Who pays for the multitude of overlapping inspections by innumerable bureaus and departments and for the endless investigations by special commissions?

The tendency to excessive government regulation and operation is particularly vicious because it is concealed class discrimination. The cost falls mainly upon those citizens who have invested their savings in homes or in other forms of real estate.

If taxes could be distributed according to the means of citizens to pay them, the evil results of trivial, wasteful and oppressive government activities might not be so disastrous as they now are.

The class discrimination here referred to has been the outstanding characteristic of the present Fusion Board of Estimate. There is only one way of checking it, and that is to make the new Board responsive to the Democratic principles of economy and equity enumerated by Mr. McCall. A divided Board cannot co-operate for good government when its members are at variance on fundamental policies.

Real estate men have had plenty of occasion to realize the necessity of bringing the city administration back to a common sense policy and they should use their influence in behalf of, and cast their votes for, the full Democratic ticket.

ALL TRIM AND CABINET WORK ON THE MONTANA APARTMENT HOUSE

(Park Avenue, 52d and 53d Streets)



Rouse & Goldstone, Architects

WAS EXECUTED BY

KERTSCHER & COMPANY

13 Lawrence Street, N.Y.

TELEPHONE
MORNINGSIDE 372

Factory, Elmira, N.Y.

All Carpenter Work

IN THE

MONTANA APARTMENT HOUSE

PARK AVENUE, 52d to 53d Sts.

WAS DONE BY

Gross & Herman, Inc.

Carpenters
Builders

AND

General Contractors

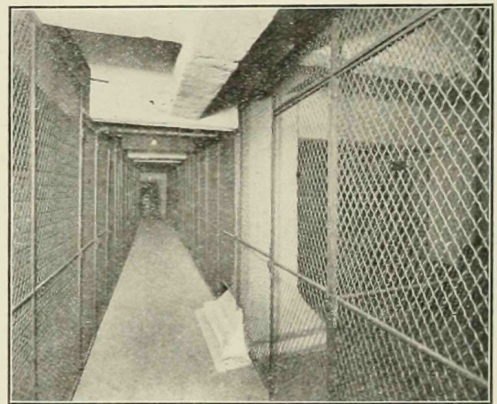


OFFICE

215 West 125th Street, New York

Hamilton Bank Building

TELEPHONE MORNINGSIDE 5155



STORAGE ROOMS IN

MONTANA APARTMENTS

INSTALLED BY

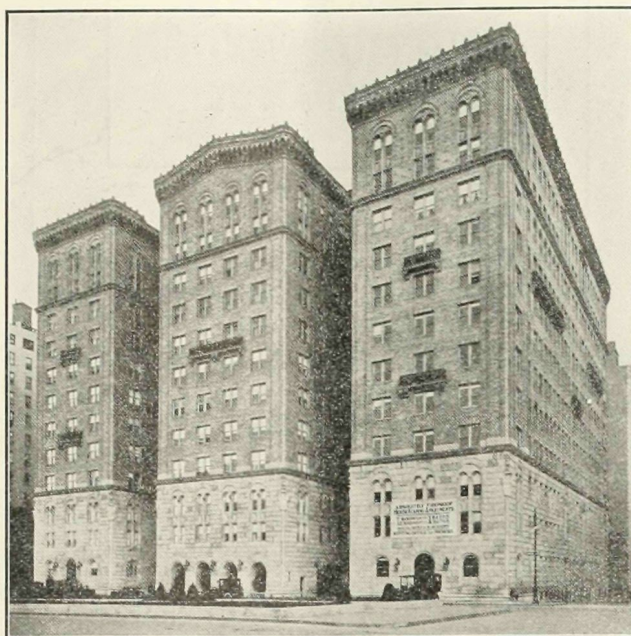
WILLIAM O. CHAPMAN CO., Inc. WIRE WORK

30 CHURCH STREET, NEW YORK CITY

Telephone Cortlandt 5018

WORK FOR ALL PURPOSES IN
Bronze, Brass, Iron and Wire
Folding Gates, Grilles,
Bank Screens, Elevator
Enclosures, Storage Room
Partitions, Window Guards,
etc., etc.

ALL MASON WORK ON THE



MONTANA APARTMENT HOUSE

PARK AVENUE, 52d to 53d Street

WAS EXECUTED BY

JOHN McKEEFREY, 1416 Broadway, New York

who also acted as General Superintendent of all work for the owner

All Interior Marble Work

in

The Montana Apartments

(Park Ave., 52d to 53d Sts., New York)

was supplied
and erected by

Cork & Zicha Marble Co.

323 to 327 East 94th Street

NEW YORK

The Alliance Realty Company

115 BROADWAY

Capital, Surplus and
Undivided Profits, \$3,000,000

W. H. CHESEBROUGH, President

EXECUTIVE COMMITTEE

H. S. Black	Daniel B. Freedman
Edwin M. Bulkley	Benj. Mordecai
W. H. Chesebrough	E. Clifford Potter
Walter T. Rosen	

Buys and Sells Manhattan Island Real Estate. Brokers are respectfully requested to make offerings of desirable parcels in active sections directly to the Company's office.

City Investing Company

165 Broadway, New York

Capital, \$5,000,000

ROBERT E. DOWLING, President

Wm. H. Whiting & Co.

Real Estate

RENTAL, MANAGEMENT AND SALE OF
BUSINESS PROPERTY A Specialty

Telephone 5900 Cortlandt

41 PARK ROW

W. H. Whiting } Formerly Pres. and Sec'y
I. S. Whiting } Ruland & Whiting Co.
R. D. Whiting }

CHAS. F. NOYES CO.

DOWNTOWN BUSINESS
PROPERTY

Tel. 2000 John 92 WILLIAM ST.
Branch, 71 West 23d Street

JOHN N. GOLDING

Real Estate

Insurance and Mortgage Loans

9 PINE STREET 5th AVE., Cor. 45th ST.

SPEED AND WORKMANSHIP

LIBMAN CONTRACTING COMPANY

SPECIALISTS IN
MASONRY CARPENTRY
FIREPROOFING

BUILDING CONSTRUCTION

Offices

107 West 46th Street

Phone 4612 Bryant

WM. A. WHITE & SONS

REAL ESTATE AND MORTGAGES

62 CEDAR ST.

*We are making building and
permanent Loans in Kings
and Queens Counties at pre-
vailing rates of interest.*

*Our charges are moderate
and all applications receive
prompt and careful attention.*

UNITED STATES TITLE GUARANTY CO.

32 Court Street, Brooklyn
51 Chambers St., N.Y. 346 Fulton St., Jamaica
Riverhead, Long Island

PEASE & ELLIMAN

REAL ESTATE and
INSURANCE

340 MADISON AVENUE
55 LIBERTY ST. 165 WEST 72d STREET

To Landlords & Agents

We guarantee big reductions in
ELECTRIC BILLS. We charge
you nothing at any time. No
change of meter or installation.
1000 owners now benefited. Rep-
resentative will explain. Highest
references.

ELECTRICAL SERVICE CO., Inc.

37 LIBERTY STREET
Phone, John 381

Tentative Land Value Maps

for 1914

PREPARED BY
THE DEPARTMENT
OF TAXES AND AS-
SESSMENTS.

PRICE \$2.00 PER COPY

FOR SALE BY

The Record and Guide
119 W. 40th St., New York

STEPHEN H. TYNG, Jr. H. OAKLEY HALL
STEPHEN H. TYNG, JR., & CO.

Real Estate

MANAGEMENT OF BUSINESS PROPERTY
Hartford Bldg. 41 Union Square West
Telephone 4000 Stuyvesant

TO YOUR ADVANTAGE

THE man who fishes with
a net usually gets more
fish than the man who fishes
with a hook.

As trustee of a large num-
ber of estates, this Company
has advantages over the in-
dividual trustee in the way
of economy, experience and
efficiency.

Our fees are fixed by law
and are the same as those
fixed for an individual acting
in the same capacity.

Our trust officers will be
glad to talk to you at any
time about acting as your
trustee.

TITLE GUARANTEE AND TRUST CO.

Capital . . . \$ 5,000,000
Surplus (all earned) 11,000,000

176 Broadway, New York
175 Remsen St., 196 Montague St., B'klyn.
350 Fulton St., Jamaica.

6% A Non- Fluctuating Bond Investment

Not affected by "money
market" manipulations; be-
cause behind them is the
most stable security in the
world—select, improved, in-
come-producing New York
City real estate.

Call, telephone or write for
new illustrated Booklet 79.

NEW YORK REAL ESTATE SECURITY CO.

Assets over \$17,000,000

42 BROADWAY NEW YORK

BERNARD SMYTH & SONS

Auctioneers and Real Estate Brokers

Entire Charge of Estates
Tel. 3524 Cortlandt 149 BROADWAY, N. Y.

J. ARTHUR FISCHER

Real Estate and Mortgages

1423-4 Bryant 690 SIXTH AVE., near 40th St.

JAMES A. DOWD

Real Estate and Insurance

874 SIXTH AVENUE, above 49th Street

The Only Mortgage Company Which

3d. Limits its investments to
loans on income-producing busi-
ness or residence property in
New York City.

Lawyers Mortgage Co.

RICHARD M. HURD, President

Capital and Surplus, \$8,500,000

59 LIBERTY ST., MANHATTAN
184 MONTAGUE ST., BROOKLYN