THREE-SEVENTY-FIVE PARK AVENUE

A Fine Example of the Best Modern Practice in Plan and Construc-tion-Best Materials Preferred Because of Economy of Maintenance.

T
HREE years ago Park avenue, from 45th street north to 56 th street, was a district of tenements and factories and endless railroad tracks. The announced decision of the New York Central to cover over the tracks, which lie below the street level, and the final acceptance by the city of the railroad company's plan to make a parkway in the center of the avenue, made property owners and builders see the possibilities for real estate development and the probability of the avenue in this section becoming the finest residential avenue for apartment houses in New York.

Park avenue is 200 feet wide, is only equalled in width by upper Broadway, and is without the tremendous disadvantage of Broadway's surface cars and immense traffic.

## Acquiring the Site.

The Montana Con struction Company purchased the Steinway Piano factory on Park avenue, between 52 d and 53 d streets, a plot on the block north of this, and also two plots in 53 d street, besides two plots on 52 d street, the total purchase aggregating approximately twenty-two city lots.
The company proceeded at once to improve the small plot on Park avenue north of 53 d street, known as No. 383 Park avenue, with a fine twelve-story building, and in May, 1912, began the construction of No. 375 Park avenue, now the completed "Montana."

In planning this great structure, covering nearly sixteen city lots, with a 200 -foot frontage on Park avenue, the owners decided that comparatively small apartments varying from eight to twelve rooms, each with three and four baths, would be the proper size suites to attract the greatest number of desirable tenants. Each apartment was planned with two maids' rooms, a maids' dining-room and a kitchen, whether the total number of rooms of the suite was eight or twelve.

Messrs. Rouse \& Goldstone, architects, developed the plan and the architectural features embodying it, and the completed building is undoubtedly without its equal in many respects. Its front is massive and imposing, with a limestone base three stories high, and Ro-


Rouse \& Goldstone, Architects.
THREE-SEVENTY-FIVE PARK AVENUE.
There is a dignity in the general mass and a reserve in the use of Italian Renaissance
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The carriage entrance is beneath the central block.
ways are five passenger elevators, each in different wings of the building, four serving two apartments each and one serving one apartment only. There are four service elevators in addition, two of which are in party shafts and supply five apartments.

There are nine apartments on each floor, all of them provided with four rooms in the service portion, one spacious living-room, a dining-room, and either two, three, four or five bedrooms. The apartments with eleven and twelve
rooms have a large rooms have a large
drawing or reception room in addition to the living-room, and the twelve-room apartments have a library.
There are two master baths in all apartments, and three in apartments with four or more bedrooms. One of the maids' bedrooms in all but the smallest apartments is unusually large and will accommodate two maids.

Plenty of Closets.
Every bedroom has two closets in it. Every kitchen has two closets, and some of them have three. Every pantry has a closet, some have two, and some have three closets. There are large dressers in the kitchens and pantries, differently arranged from the usual type of dresser. There is a china closet or cabinet in every pantry, with removable shelves. At least one of the hall closets is shelved for linen. There is a special cabinet to hold broom and carto wait for their passengers, and the chauffeurs are provided with waitingrooms on either side of the court.
On entering the hall, one is struck with its immensity and simplicity. The main entrance corridor is 25 feet wide, and 150 feet long. The walls continue to the ceiling in a series of arches in unbroken lines of caen stone, absolutely without ornamentation, and the effect is most unusual and attractive.

## An Imposing Decorative Effect.

The large central foyer, or the hall opening from this main corridor, is done in plaster relief, in the style of the Louis XVI. period, and adds an imposing decorative effect to the simply designed corridors.
Accesssible from the entrance hall-
pet sweepers in the kitchen of every apartment.

## Attractive Kitchens.

The kitchen sinks are 36 inches long, and the ranges have eight hole tops, two ovens, a broiler, plate warmer and large hood connected directly to a ventilating flue. The pantries have steam heated plate warmers.
The walls and floors around kitchen and pantry plumbing fixtures are covered with either tile or marble.

The refrigerators are porcelain finished inside and out, and are supplied with artificial refrigeration.
Master bathrooms have recessed porcelain tubs, let into the tile walls and floors, making the spaces around them absolutely sanitary.

the carriage entrance-a treatment expressive of architectural dignity.

There are no center lighting fixtures in master chambers, living-rooms or dining-rooms, there being from two to six side brackets in each of these rooms. All of the master chambers have dresser lights with silk shades; all hall lights and ceiling lights are operated by twoway switches. Most of the closets have electric lights in them.

The Modern Way of Lighting.
The floors in all living-rooms, diningrooms, drawing-rooms and foyers are of clear quartered white oak, laid in herringbone pattern.

The windows are abundant and unusually large; the living-rooms in the larger suites have four windows, and only a few have less than three. All of the windows are protected by metal weather strips, making the windows draftless and noiseless.

## In a Class by Itself

The thing, however, which puts this building in a class by itself is the public features attached to it

On the top, or thirteenth floor, there are fifty maids' rooms and fifteen bathrooms, so that the tenants may have ample additional accommodation and comfort for their maids, butlers, etc. There are fifty-two individual laundries, each fuliy equipped so that the one hundred and five tenants may have the use of the laundry for half of each week.
Entered only through the main entrance hall is a large restaurant or grill-
room, with a completely equipped model kitchen, run for the benefit of the tenants and their guests, so that the comfort of hotel living may be obtained by those desiring it, and the vexing problem of service and servants solved, when occasion demands. The grillroom, $45 \times 60 \mathrm{ft}$., done in French grey and with Adam decorative treatment and with a beautiful parquet floor and ladies' and gentlemen's rooms adjoining, is especially well adapted for large dances and dinners and may be leased by the tenants for this purpose.

On 52 nd and 53 rd streets, there are private entrances to the main entrance hall for the use of tenants only. Adjoining is the barber shop, manicure parlor and a number of guest chambers, fully furnished, which may be leased by the tenants by the day, week or month, for for the use of their guests, or when emergency demands

## A Valet When You Want Him.

A valet in a large, well equipped room is at the constant disposal of the tenants.

Adjoining the main dining-room is a small room in which meals are served to the employees of tenants, including their chauffeurs, etc. Adjoining the main entrance hall is a ladies' writingroom, and a telephone room pay station and switchboard, connecting all parts of the house with an interior intercommunicating system, so that each tenant
may talk directly with the management or any other portion of the building desired, including direct communication with maids' rooms and laundries on the top floor or to the restaurant.
The New York Telephone Company's service is direct to the tenants and the management has nothing to do with this service.

## Everything at Hand.

On one side of the main entrance is a shop where cut flowers may be obtained, taxicabs ordered and the daily papers and magazines purchased. On the other side is a concierge's and patrolman's room.
The building is completely equipped with a watchman's time detector's system and connected throughout by automatic fire alarm signals with the fire department, and is patrolled day and night by a uniformed fireman under the direction of the Croker Fire Prevention Bureau.

There is a large apartment in the mezzanine floor occupied by the superintendent and another apartment for the chief engineer. There are four separate locker rooms for the use of the house employees, which total about sixty, with lavatories, showers, etc., attached.
Each tenant is provided with a large individual store room in the basement divided up in sections of twenty each with fire walls and fire doors separating each section. The individual store


## rooms in each section are subdivided by

 wire partitions and doors.
## This Is How It Was Built.

These items recounted above are of interest as showing the very latest equipment and installations provided in the modern apartment house; but the thing which must appeal to property owners and real estate men most of all about this building is the manner in which it has been built and the details of its equipment from the standpoint of the owner. All of the things already spoken of have to do with the comfort of the tenants and tend to increase the rentability and desirability of the apartments.
The problem which the owners of this building have tried to solve, however, has been to provide all of this equipment and comfort in such a man ner as to make the expense of maintenance and repair a minimum for themselves.

Even a cursory examination by the inexperienced indicates that the building is unusually well constructed, but it is more than that. It has been economically constructed from the owners' standpoint.

## Built to Endure.

The entire exterior of the building is finished in light face brick, which will never have to be painted. The entire roof is tiled and will withstand all the wear that can be put upon it. All of the exterior metal work, including flashings, roof sheathing, skylights, windows, sash and frames, are of copper and require no paint and are never affected by the elements. The few exposed ornamental iron balconies and railings were specially primed and painted to prevent disintegration by rust.

Throughout the public portions of the building the greatest care has been taken to use only those materials which will last and which will require the least amount of upkeep.

## No Wear and Tear Here.

## The floors in all stair

 halls and throughout the laundries and servants' halls in the pent house are of red quarry tile, the best wearing floor material known. The walls in all servants' portions throughout are wainscoted with cement 7 feet high and painted and enamelled dark gray. These walls cannot be broken with ordinary usage, nor defaced with writing.The service elevator and apartment doors are iron covered, painted dark brown with black escutcheons to prevent the soil of usage showing too quickly. The passenger elevators and entrance doors are of steel, finished in dark mahogany or walnut.

## No Wood in the Basement.

It is in the basement, however, wnere the most unusual efforts have been made to prevent wear and tear. The floors are of granolithic cement, the walls of light face brick, and the doors, window frames and sash all metal covered. There is not a single piece of wood in the basement nor a plastered wall. The only things requiring painting in this inmense basement area, covering the entire 37,000 square feet, and which is the portion of the building that must
withstand the hardest kind of wear, are the doors and the iron stair railings, and an occasional whitewashing of the ceiling of the boiler-room or coal-room.
The coal supply room is 110 feet long, 20 feet wide and 20 leet deep, and will hold nearly one thousand tons of coal. This makes it possible to buy coal by the barge load and get the lowest price and most economical handling.

## The Power Plant.

There are four boilers, any two of which will heat the building and supply all the necessary steam power. This makes it possible to have the plant always in good condition and never overtaxed. The same method is employed with pumps and filters and the surplus energy greatly minimizes the wear and tear.

There are three huge incinerators; all


A stairway from the main hall.
Yearly more detail is being introduced in apartment house halls and foyers. future repair.
ner as will cali for the least possible
Heating valves, a common source of trouble in poorly constructed houses, are of the best manufacture, the plumbing fittings and fixtures likewise. There is not a single water-pipe buried in concrete. All of them run in furred down ceilings, free from contact with cinder concrete, because pipes so buried disintegrate in time, with resultant leaks and expense to the landlord, to say nothing of discomfort for the tenants.
Only such exposed nickeled brass pipe is seen in the bathrooms as is absolutely necessary; these pipes are concealed in small pipe closets, adjoining bathrooms, easily accessible for repair, but of rough brass and requiring no renickeling.
The parquet floors are of real kilndried lumber and not the usual so-called kiln-dried lumber, which after a year or two shrinks and twists and makes it impossible thereafter to have a sightly floor without taking it up and relaying it.

All of the doors are of genume mahogany.

The hardware throughout is solid bronze, including most of the hinges, and finished in dull statuary bronze color, which will never tarnish.

The kitchen sills in this building will need no refinishing. They are of marble, not of wood. The plaster behind the sinks will not need a yearly repainting. There is tile in the kitchens and marble in the pantries
The bathroom accessories, such as towel rods, paper holders, glass shelves, etc., will not pull out, every now and then, as they are screwed into lead plugs, let into the tile instead of wooden plugs, so often used.

The shades will not have to be renewed every year, as the rollers are $1 \frac{1}{4}$ inches thick, in place of the usual $7 / 8$-inch roller, and the $7 / 8$-inch stick which is so easily broken is not used, but instead one of almost twice the weight, to which is attached twisted linen cord in place of
the garbage and refuse is burned by them, thus effecting a great saving of handling and the disagreeable feature of being placed on the street for carting

## A Rear Driveway.

There is a driveway at the rear of the building running between 52 d and 53 d streets paved with wood block. Delivery wagons drive into the building and out again without noise and without loss of time. A special runway from this delivery drive makes it possible for an ash cart to drive directly into the boiler-room to be loaded up with ashes and drive out again so that two men are enabled thereby to do the work that would ordinarily require six men to do it the ashes were placed in cans and trundled or hoisted to the street by the usual methods, besides accomplishing the desired result in a quicker and more sightly manner.

## Economy in Good Materials.

In the details of the finished apart ments, in the selection of materials and their construction, the greatest care has been taken to use only such materials and have the work done in such a man-
the usual cotton one.

## Enameled Woodwork.

All woodwork throughout except in kitchens is painted four coats of paint and two coats of enamel, and the enamel is rubbed to dull finish in the master portions and is left highly glazed in the bathrooms and service portions, so that it may be kept clean without marring its looks.
In the kitchens the trim is of white oak, finished in its, natural color, but all the dresser tops and drainboards are of white ash dipped in boiled oil and will need no yearly refinishing and revarnishing. Wash tub covers are likewise of white ash made up of small pieces, bolted together with long brass bolts.

## The Product of Experts.

There are innumerable other features which are not apparent to the eye, except to those acquainted with the technical features of construction, which are carried out to make the building unusually good in its construction and equipment, but the items given are sufficient to show the average property owner and real estate agent that the cost of the upkeep will be at a minimum.

The shortsighted policy of builders
in erecting structures that are so poorly built and equipped, and particularly so poorly finished in their smal Idetails, has been often condemned. Real estate brokers who manage apartment houses know only too well how difficult it is to keep repair bills down, and how dissatisfied investors become at the poor net returns, which are due, not to the lack of gross income, but to the tremendous cost of upkeep.

The long experience of the builders of this building in apartment house construction and maintenance has made them experts in the requirements of such a building, and their knowledge has given them a fine advantage in this respect and enabled them to produce what is undoubtedly one of the model buildings of New York, in point of its laborsaving and maintenancesaving devices and construction.

Despite the unfinished condition of Park avenue, in this locality, which until last month has been torn up and unfinished, this giant structure is already more than two-thirds rented, which amply attests the measure of its success.

The building was erected under the direct supervision of Messrs. A. L. Mor-


A Notable mantelpiece.
The architectural style of the Italian Renaissance expressed in the exterior is echoed in many interior details.
decai \& Son, Inc. The officers and directors of the Montana Company are: E. Clifford Potter, president; Wm. H. Chesebrough, vice-president; Frank G. Potter, vice-president; Benj. Mordecai, treasurer; G. Richard Davis, secretary.

Plans a Bigger Future.
The board of directors of the Real Estate Exchange of Long Island recently appointed a committee to select a new secretary in charge. At the meeting of this committee William B. Landis was selected. The exchange has been laying plans for new lines of activity. The work of the exchange is, of course, of a quasi-public nature. Its purpose is not only to serve the realty interests of the Island but also to further the general business and public interests as well. In the past it has been very largely instrumental, through the individual and combined efforts of its members, in securing the present admirable transit facilities, the extenson of sewers, and the betterment of highways.

The officers of the exchange are Jas. Frank, successor to John W. Paris, president; Lewis $H$. Pounds, H. Stuart McKnight, Alfred H. Wagg and Samuel Eichen, vicepresidents; D. Maujer McKnight, Alfred H. Wagg and Samuel Eichen, vice-presidents; D. Maujer McLaughlin, treasurer, and Burton Thompson, secretary. The offices of the exchange are at 141 West 36th street. Address inquiries to Mr. Landis.

# An Authentic List of the Contractors and Sub-Contractors Who Did the Work and the Manufacturers Whose Material Was Specified or Used on 375 Park Avenue 

Bathroom Accessorles:
Landers, Frary \& Clark, 302 Broadway. Landers, Frary \& Clark, 302 Broadway.
Brick, Common:
Empire Brick \& Supply Co., 103 Park av.
Brick, Face:
Fiske \& Co, 40 West 32 d st.
Sayre \& Fisher Co., 261 Broadway.
Sayre \& Fishe.
Brick, Sidewalk:
Harrison \& Meyer, 1182 Broadway.
Caen Stone, Imitation:
McNulty Bros., 549 W . 52 d st.
Carpenter Work, Finished:
Carpenter Work, Finished:
Gross \& Herman, 217 West 125 th st.
Carpenter Work, Rough:
Ball, Stephen, 271 W. 125 th st.
Caulking Window Frames:
Hydro-Bar Waterproofing Co., 515 W . 19th
Cement Floors:
Harrison \& Meyer, 1182 Broadway
Chains and Weights, Sash:
Chains and Weights, Sash:
Johnson, J. W., 253 Broadway
Chutes, Mail:
Cutler Mail Chute Co., 27 Thames st.
Clay, Fire:
Empire
Brick \& Supply Co., 103 Park av.
Clothes Bars:
Sternau, S. \& Co., 305 Broadway.
Clothes Dryers:
Clothes Dryers:
American Clothes Dryer Co., 141 W . 19th American Clot
st.
Common Brick:
Empire Brick \& Supply Co., 103 Park av.
Cut Stone:
Wm. Bradley \& Son, Vernon av., L. I. City. Decorations and Furnishings:
Altman, B. \& Co., 34 th Fift. and Fifth av Altman, B. \& Co., 34 th st. and F
Huber, H. F. \& C., 13 E. 40 th st.
Door Hangers, Elevators:
Reliance Ball Bearing Door Hanger Co.,
Reliance Ball
1 Madison av.
Doors and Trim:
Doors and Trim:
Dahlstrom Metallic Door Co., 299 Broadway, Clothes:
Dryers,
American Clot
American Clothes Dryer Co., 141 W. 19th St.
Dumbiters:
Williams. W
Williams, Wm. \& Co., 312 E . 95 th st.
Electric Wiring:
Electric Wiring:
E. J. Electric
St
Installation Co., 221 W .33 d
Elevators, Door Hangers:
Reliance Ball Bearing Door Hanger Co., 1 Madison av.
Elevators, Freight:
Otis Elevator Co., 11th av. and 26 th st.
Elevators, Passenger:
Otis Elevator Co., 11th av. and 26 th st.

Equipment, Kitchen:
Bramhall, Deane Co., 261 W. 36th st,
Erectors, Steel:
Post \& McCord, 101 Park av.
Excavating:
Godwin Construction Co., 251 Fourth av.
Fabricators, Steel: Co., 30 Church st.
Face, Brick:
Fiske \& Co., 40 W .32 d st.
Fiske \& Co, 40 W .32 d st.
Fayre \& Fisher Co., 261 Broadway.
Filters, Water:
Filters, Water:
Loomis Manning Filter Distribution Co., 1
Madison av.
Ming
Mished Carpenter Work:
Finished Carpenter Work:
Gross \& Herman, 217 W.
125th st.
Fire Clay:
Empire Brick \& Supply Co., 103 Park av. Fireproofing:
Roobling Construction Co., I Madison av.
Fixtures, Lighting:
McCoy, J. B. \& Son, 114 W .30 th st.
Flue Lining:
Bell, Harry
Bell, Harry W., 139th st. and Park av.
Floor Laying:
Fleischmann Parquet Floor Co.
Flooring Paper:
Bird, F. W. \&
Flooring, Rough: \& Co., East River and $72 d$.
Storm, Geo. H.
Storm, Geo. H.
st. Cement:
Floors, Cement:

Floors, Mosaic:
DePaoli \& Kelly, 219 W . 29 th st.
Floors, Parquet: Freight Elevators:
Freight Elevators:
Otis Elevator Co., 11th av, and 26th st. Furnishings and Decorations:
Alavoine, L. \& Co., 712 Fifth av.
Alavoine, L. \& Co., 712 Fifth av. Alman, B. \& Co., 34th st. and F Garbage Receptacles:'
Acme Sanitary Safe Co., 203 Broadway.
Gas Ranges:
Grane, Wm. M. Co.. ${ }^{16} \mathrm{~W} .32 \mathrm{dt}$ st.
Glas
Friedlander, Jos. B. Co., 233 Washington
st. Brooklyn. st., Brooklyn.
Granite:
Annett \& McConnell, 6 W. 141st st.
Annett \& McConnell, 6 W. 141st st.
Heating and Ventilating:
Heating and ventilating: Co., 103 Park av.
Imitation Caen Stone:
MCNNulty Bros., 549 W . 52 d st.
Interior Marble:
Cork \& Zicha Marble Co., 325 E. 94th st.
Iron, Ornamental:
Iron, Ornamental:
Reisler, Nathan Reisler, Nathan
and 137 th st.

Kalamein Work:
Globe Fireproof Door \& Sash Co., Blvd. Gobe Fireproof
KItchen Equipment:
Bramhall, Deane Co., 261 W . 36th st.
Lath, Metal and Wire:
Roebling Construction Co., 1 Madison av.
Leaded Glass:
Friedlander, Jos. B. Co., 233 Washington st., Brooklyn.
Lighting Fixtures:
McCoy, J. B. \& Son, 114 W .30 th st.
Limestone:
Wradley \& Son, Vernon av., L. I. City.
Linoid:
Empire Brick \& Supply Co., 103 Park av.
Lockers, Metal:
Hart \& Hutchinson Co., 100 Lafayette st.
Bell Bros. Lumber Co., Ft. E. 99th st.
Lumber, Rough Flooring:
Storm, Geo. H. \& Co., East River and 72d Mai ${ }^{\text {st. }}$ Chutes:
Cutler Mail Chute Co., 27 Thames st.
Mantels:
Jacobson \& Co., 241 E. 44th st.
Marble, Interior:
Cork' \& Zicha Marble Co., 325 E. 94th st. Marble sills:
Masons' Marble Co., 12 th av. and 133d st.
Masons' Materials: Eupply Co., 103 Park av.
Mason Work:
McKeefrey
MeKeerrey, John, 1416 Broadway.
Metal Bead:
National Metal Bead Co., 7 th av. and 22d Metal Lath:
Roebling: Construction Co., 1 Madison av.
Metal Metal Lockers:
Hart \& Hutchinson Co., 100 Lafayette st.
Milwork and Trim:
Kertscher \& C
DePaoli \& Kelly, 219 W. 29th st.
Ornamental Rron, Iron Works, Willow av and 137th st.
Painting, Finished:
Barker Painting Co., 355 W .26 th st.
Painting, Plain:
Schwarz \& Weinst
Paper, Flooring: Won, 120 Liberty st.
Paper Hanging:
Barker Painting Co., 355 W . 26 th st
Paper, Wall:
Graves, Robert Co.. 483 Fifth av,
Graves, Robert Co., 483 Fifth av.
Griffin, Robert A., 425 Fifth av.
Paper Waterproofing:
Bird, F. W. \& Son, 120 Liberty st.

Parquet Floors:
N. Y. Flexible Wood Flooring Co., 112 W.

Partition Blocks:
Partitions, Wyire Co., 1170 Broadway
Partitions, Wire Mesh:
Chapman, Wm. O., 30 Church st.
Passenger Elevators:
Otis Elevator Co., 11th av. and 26 th st
Pipe Covering (Smoke Flue):
Plastering, Ornamental:
McNulty Bros., 549 W .52 d st.
Plastering, Plain:
McNulty Bros., 549 W .52 d st.
Plate Glass:
Friedlander, Jos. B. Co., 233 Washington st., Brooklyn.
plumbing:
Lasette \& Murphy, 238 W . 108 th st.
Plush Hand Rail, Stairs:
Greenhut, Siegel Cooper Co., 18 th st. and Greenhut,
Pumps:
Radas Mfg. Co., 16 Murray st.
Radiators:
Richmond Radiator Co., 1480 Broadway.
Ranges, Gas:
Ranges, Gas: M. Co., 16 W .32 d st.
Crane, W m.
Receptacles, Garbage:
Acme Sanitary Safe Co., 203 Broadway
Refrigeration:
Co., 90 West st.
Roofing Frames: M., 442 Pleasant av.
Rough Carpenter Work:
Ball, Stephen, 271 W. 125th st
Rough Flooring and Lumber: River and 72
Storm, Geo. H. \& Co., East Rice St. White:
Empire Brick \& Supply Co., 103 Park av.
Sand and Broken Stone:
Sash Weights \& Chains:
Johnson, J. W., 253 Broadway.
Shades:
Shades:
Freed, Philip, 1378 Third av
Sheet Glass:
Friedlander, Jos. B. \& Co., 233 Washington st., Brooklyn.
Sheet 'Metal Work:
Architectural Sheet Metal Work, 213 E. 144th st.
Sidewalk Brick:
Harrison \& Meyer, 1182 Broadway
Sills. Marble
Vermont Marble Co., 12th av. and 133d st. Sills, Slate:
Phoenix Slate Co., Windgap, Pa
Slate:
Hecla Slate Co., 205 Lewis st
Slate Sills:
Phoenix Slate Co., Windgap, Pa.
Sleepers, Wood:
ross, Austin \& Ireland Lumber Co., 369
Smoke Flue,
Smoke Flue, Pipe Covering:
Keasbey \& Mattison Co., 100 John st.
Smoke Stacks, Steel:
Dover Boiler Works, 50 Church st
Stairs, Plush Hand Rails:
Greenhut, Siegel Cooper Co., 18th st. and
Steel Doors and Trim
Dahistrom Metallic Door Co., 299 Broad-
Steel Erectors:
Post \& McCord, 101 Park av.
Steel Fabricators:
American Bridge
Steel Smoke Stacks:
Stone: Boilr 50 Church st.
Wm. Bradley \& Sons, Vernon av., L. I.
Terra Cotta:
South Amboy Terra Cotta Co., 150 Nassau Tiling:

Vanderbilt Tile Co., 145th st. and BroadTrim Ere
Gross \& Herman, 217 W. 125th st.
Trim Millwork:
Kertscher \& Co., 13 Lawrence st.
Trim and Doors, Steel
Dahlstrom Metallic Door Co., 299 Broad-
way.
Ventilating and Heating:
Mulhern Steam Heatin:
Mulhern Steam Heating Co., 103 Park av Walks, Waterproofing Interior and Exterior: Hydro-Bar Waterproofing Co., 515 W. 19th Wall Paper:
Graves, Robert Co., 483 Fifth av.
Griffin, Robe
Water Filters:
Loomis Manning Filter Distribution Co., 1 Madison av.
Waterproofing interior and Exterior Walks: Hydro-Bar Waterproofing Co., 515 W. 19th
Waterproofing Paper:
Bird, F. W. \& Son, 120 Liberty st
Weather Strip: $\quad$ Nraughtless Door \& Window Cushion Co., 511 W .21 st st.
Weights and Chains, Sash:
Johnson, J. W., 253 Broadway
Empire Brick \& Supply Co., 103 Park av Window Frames, Caulking:
Hydro-Bar Waterproofing Co., 515 W. 19th
Window Frames and Sash, Wood:
Window Frames and Sash, Wood:
Empire City Gerard Co., 40 E. 22 d
Window Shades:
Freed, Philip, 1378 Third av.
Wire Glass:
Friedlander, Jos. B. Co., 233 Washington Wire Lath:
Roebling Construction Co., 1 Madison av, Wire Mesh Partitions:
Wiring El, Wric: 30 Church st
Wiring, Electric:
E. J. Electric Installation Co., 221 W. 33 d Wood, Sleepers:

Gross, Austin \& Ireland Lumber Co., 369
Gerard av. Gerard av.
Empire City Gerard Co., 40 E. 22 d

# FAVOR BUILDING RESTRICTIONS 

## Only Trade Unions Opposed-Various Views as to Method and Degree of Limiting Height.

The Heights of Buildings Commission, appointed in pursuance of a resolution introduced in the Board of Estimate and Apportionment by George McAneny, President of the Borough of Manhattan, held conferences during the months of June, July and September with experts and representatives of a wide variety of organizations and individuals, in an attempt to obtain the best information possible of the state of the public mind towards the proposed limitation of the heights of buildings.
Out of 44 persons who gave their opinions in this period only three were opposed to height limitation.
Following is a partial list of the men who conferred with the commission and their opinions, reduced to a few words:
Ernest Flagg, of the New York Chapter, American Institute of ArchitectsRecommends a general level of height for all buildings equal to about once the width of the street on which the building faces, without other restrictions as to area than that the least horizontal dimensions of any court or area left vacant for light equal a certain proportion, say one-tenth of the height of the wall or walls to which it belongs.
Electus D. Litchfield, of the New York Chapter, American Institute of Archi-tects-Recommended not a limit of height, but of volume.
William P. Bannister, of the Brooklyn Chapter, American Institute of Architects, indorsed Ernest Flagg's recommendations and advised the adoption of a law similar to that of the English law of ancient lights.

Henry Atterbury Smith, of the New York Chapter of the American Institute of Architects, would lower the height of fireproof tenements and make it easier to construct fireproof buildings.
Richard Deeves, builder, would limit the height of most buildings to 150 feet.
Prof. Ira H. Woolson, National Board of Fire Underwriters-All non-fireproof buildings should be no higher than can be reached by a fire stream from the street. Favored a limitation of from 125 to 150 feet.

William E. Harmon, real estate operator, recommended not a flat limitation, but a pyramidal limitation with modifications to meet the difference in the strategic importance of different locations.
Joel S. de Selding, of Real Estate Board of Brokers of New York, favored a tower limitation, but a tower set back from the street line.
Simon Brentano, of the Fifth Avenue Association, favored limitation and said that in factories it is not practicable in a tall building to have enough exits to let out all occupants at once in case of fire.
A. W. Brunner, chairman of the Fifth Avenue Commission, favored a limit of 125 feet.

Robert Grier Cooke, president, and Bruce M. Falconer, counsel for the Fifth Avenue Association, speaking for Fifth avenue, favored a cornice line not over 100 feet above the curb, with perhaps two more stories in the roof, bringing the total height to 125 feet.

Benjamin C. Marsh, of the New York Congestion Committee, favored limitation, but thought the height should be
regulated with reference to the land value and the state of development and according to the kind of building.

Raymond V. Ingersoll, chairman of the New York Congestion Committee, favored limitation.

Miss Emily N. Dinwiddie, of the Neighborhood Workers' Association: All tenements should be limited to four stories.
R. P. Bolton, building efficiency expert, favored limitation. He would prohibit a building from having more floor space than eight or ten times its lot area.

Roswell D. Tompkins, secretary of the United Board of Business Agents of the Building Trades of New York, opposed to any limitation.

Charles Burns, secretary of the Board of Delegates of the Building Trades of Brooklyn and vicinity, opposed to any limitation.

John D. Crimmins favored limitation. He would determine the restriction by the width of the street in front.

Robert W. de Forest thought the greatest limitation of height practically possible should be secured.

Alfred T. White, of the Brooklyn Bureau of Charities, favored limitation for tenements.
Thomas Hastings añ William O. Ludlow, architects, favored limitation.
The Committees on the Regulation of the Heights of Buildings and Insurance and Fire Regulations of the New York Board of Trade and Transportation favored limitation.
Chief John Kenlon of the New York Fire Department favored limitation. Believed 80 feet the ideal height from a fire-fighting standpoint.
F. B. DeBerard, of the Industrial Committee of the Merchants' Association, favored limifation.
Rudolph P. Miller, superintendent of the Department of Buildings of the Borough of Manhattan, believed the proper height of buildings should be the street width plus the amount of setback.
Edward Boynton, president of the American Real Estate Co., favored limitation.

Charles Brown, of Douglas Robinson \& Co., and Charles S. Brown Co., favored limitation.

Robert Simon, vice-president of Henry Morgenthau Co., favored limitation.

Robert E. Dowling, agent for the City Investing Co., favored limitation.
W. M. Grove, of the Realty Associates, favored limitation.
Frederick L. Ackerman, of Trowbridge \& Ackerman, favored limitation.

Paul Starrett, contractor, favored limitation based on street width.
-"Why be afraid of the effects of new tariffs, new taxes and such like innovations? There is nothing lost in this world. Energy cannot be destroyed; everything finds its level."-Roger W. Babson.
-The Change of Grade Damage Commission for the 23 d and 24th Wards. meets every Monday, Tuesday and Thursday afternoon at 280 Broadway. The commissioners are Judge William D. Dickey and Messrs. Cambridge Livingston and David Robinson.

# PUZZLED BY THE NEW INCOME TAX LAW 

Many Disputed Points Remain To Be Answered by the Government Regulations Problems Confronting Real Estate and Banking Corporations-Synopsis of the Law.

WHILE the regulations for collecting the new income tax are being awaited, real estate interests are left in doubt as to various questions concerning the meaning and effect of the law. In the brief period of time since true copies of the law have been available the keenest legal minds have been studying it for the benefit of real estate and banking corporations, both here and elsewhere, with the result that there is much diversity of opinion.

The Commissioner of Internal Revenue at Washington has announced that the regulations will be available for distribution on or about November 10, and the blank forms to be filled out on or about the middle of December, at which times they may be had of Collector Charles W. Anderson, Custom House New York. The text of the law is long and intricate. An official analysis of it which has been made by Luther $F$. Speer, head of the Corporation Tax Division, Internal Revenue Department of the U. S. Treasury, at Washington, fills a book of over one hundred pages. Even with this elucidation in their hands both lawyers and bankers disagree as to how the provisions of the law will be worked out in practise in certain cases.

## What Shall Be Reported.

What shall be reported as income and what are proper deductions in the case of real estate corporations? Where and how shall the tax be paid? Suppose a real estate corporation owns 100 per cent. of the capital stock of a second corporation, and the second owns 100 per cent. of the stock of a third, will the parent company be taxed three times over in passing from one account to another?

An opinion expressed by the Allied Real Estate Interests as to the amount of interest to be deducted when a real estate corporation makes a return to the internal revenue collector has been challenged by former Tax Commissioner Strasbourger, and this week he also has had his opinion impeached by various authorities, with the result that judgment has been suspended until the decision of the Government is handed down in the forthcoming regulations.

In an interview this week, Mr. Strasbourger said:
"You inform me that a number of your readers contend that the letter sent out by the Allied Real Estate Interests is correct because of the proviso contained in 'third,' (b), (G) of Section 2 of the Income Tax Law, which after stating that the amount of interest which may be deducted is the amount paid upon an indebtedness not exceeding one-half of the sum of interestbearing indebtedness and paid-up capital, further provides as follows: 'That in case of indebtedness wholly secured by collateral the subject of sale in ordinary business of such corporation. joint stock company or association, the total interest secured and paid by such company, corporation or association within the year on any such indebtedness may be deducted as a part of its expense of doing business.'
"This provision does not, however, refer to the ordinary realty company. It refers to a class of corporations
which have grown up in the Western part of the country which issue their own securities or certificates of indebtedness against real estate owned by them and then sell these certificates.
"An illustration of this, we believe, in the East is found in the case of the American Real Estate Company.
"In the West the amount of these certificates which are sold are so large in comparison to the amount of the capital stock of the company that it would be unfair to restrict them in the manner in which the other corporations are restricted.

## An Official Interpretation.

"Mr. Luther F. Speer, the head of the corporation tax division, Internal Revenue Department of the United States Treasury, in his analysis of the Income Tax Law, has this to say about this provision:
"Thereare other corporations engaged in loaning money in newly developed sections of the
country which act practically as factors but country which act practically as factors but
which appear as principals. These corporawhich appear as principals. These corpora-
tions secure money on their own securities and tions secure money on their own securities and
take the securities of their own customers or tate the securities of their own customers or
borrowers. Their capital stock is insignificant when compared with the volume of their transactions, but under the special excise tax on corporations they were allowed deductions as interest payments only the amount of interest actually paid on an amount of their indebtedtal stock outstanding at the close of the year. They contended that their actual income was the difference between the amount of interest received and the amount they paid, their business being to receive and pay interest. The pro-
vision of the excise tax law with respect to inVision of the excise tax law with respect to interest payments was plain and mandatory and
the Treasury Department had no discretion in the matter but necessarily held that such corporations were in exactly the same position as any other corporation under the necessity of
borrowing capital to carry on its business. borrowing capital to carry on its business,
In the income tax, however. Congress has provided, That in case of indebtedness wholly secured by collateral the subject of sal3 in ordinary business of such corporation, joint stock company or association, the total interest incurred by such companv, corporation, or assobe deducted as a part of its expense of doing business."
"It will thus be seen that this proviso has no application whatsoever to the ordinary real estate company, which, although it may have a small capital stock, has a large mortgage indebtedness.
"Let me also call the attention of your readers to the fact that under the present law corporations are no longer entitled to an exemption on the first $\$ 5,000$ of income as was the case under the former law. All income is now assessed, no matter how small the amount."

## Synopsis of the Law.

The law provides in Paragraph A that there shall be assessed upon the entire net income of every citizen, a tax of one per cent., and a like tax assessed upon the net income of all property owned and of every business, trade or profession carried on. Every person of lawful age having a net income of three thousand dollars if unmarried, and four thousand dollars if married, must make a true and accurate return, setting forth specifically the gross amount of income from all separate sources. From the total he may deduct certain items of expenses and allowances and send the return, filled out, to the collector of internal revenue for the district. An ad̃itional tax of one per cent. will be collected upon the amount by which his income exceeds $\$ 20,000$, and two per
cent. upon the amount by which his total net income exceeds $\$ 75,000$, and three per cent. upon the amount by which it exceeds $\$ 75,000$ and does not exceed $\$ 100,000$.

## Deductions.

Paragraph B provides that in computing net income for the purpose of the normal tax there shall be allowed as deductions: First, the necessary expenses actually paid in carrying on any business, not including personal, living, or family expenses; second, all interest paid within the year by a taxable person on indebtedness; third, all national, State, county, school and municipal taxes paid within the year, not including those assessed against local benefits; fourth, losses actually sustained during the year, incurred in trade or arising from fires, storms, or shipwreck, and not compensated for by insurance or otherwise; fifth, debts due to the taxpayer actually ascertained to be worthless and charged off within the year; sixth, a reasonable allowance for the exhaustion, wear and tear of property arising out of its use or employment in the business. Provided, that no deduction shall be allowed for any amount paid out for new buildings, permanent improvements, or betterments, made to increase the value of any property or estate; seventh, the amount received as dividends upon the stock or from the net earnings of any corporation, joint stock company, association, or insurance company which is taxable upon its net income; eighth, the amount of income, the tax upon which has been paid or withheld for payment at the source of the income.
Paragraph C provides that if the person making the return be married, and is living with his wife, there will be an exemption of one thousand dollars in addition to the normal exemption of three thousand.

## Partnerships Exempt.

Paragraph D provides, in effect, that business partnerships are not required to make return, and the persons carrying on business in a partnership shall be liable for income tax only in their individual capacity, as hereinbefore stated.

## Collections at Source.

Paragraph E provides that all persons, firms, copartnerships, companies, corporations, joint-stock companies or associations, and insurance companies, in whatever capacity acting, including lessees or mortgagors of real or personal property, trustees acting in any trust capacity, executors, administrators, agents, receivers, conservators, employers, and all officers and employees of the United States having the control, receipt, custody, disposal or payment of interest, rent, salaries, wages, premiums, annuities, compensation, remuneration, emoluments, or other fixed or terminable annual gains, profits and income of another person, exceeding three thousand dollars for any taxable year, other than dividends on capital stock, or from the net earnings of corporations and jointstock companies or associations subject to like tax who are required to make and render a return in behalf of another, to the collector of his, her, or
its district, are authorized and required
to deduct and withhold from such anto deduct and withhold from such anas will be sufficient to pay the normal tax imposed thereon by this section, and shall pay to the officer of the United States Government authorized to receive the same; and they are each hereby made personally liable for such tax.
Paragraph F sets the penalities for violations.

## Exceptions for Corporations.

There are certain exceptions as to organizations which are taxable, and these exceptions are agricultural or horticul tural organizations, mutual savings banks not having a capital stock repre sented by shares, fraternal beneficiary societies, orders or associations operating under the lodge system and provid ing for the payment of life, sick, acci dent and other benefits to the members of such societies, orders or associations, and dependents of such members; do mestic building and loan associations and cemetery companies, organized and operated exclusively for the mutual bene fit of their members; and any corpora tion, or association, organized and operated exclusively for religious, char itable, scientific, or educational purposes

## Must Show Income Sources.

Mr. Speer says the returns of corporations must show the gross income derived from the business properties and every other source and the allowable deductions therefrom will determine the amount of net income. Gross income must show the income arising or accruing from all sources during the preceding calendar or fiscal year. Such income is easily ascertained from the books of the corporations, because with responsible corporations the books are supposed to represent the facts and in the absence of other and better evidence are usually accepted as conclusive as to the showing of the results of the operations of such corporations
"Income from increased property values is a question which has hereto fore given rise to considerable discussion as to whether or not an increase in property values actually constitutes income. There is much of merit on both sides of the discussion.
"Dividends received from other corporations subject to the tax must be included in the report of income received and such dividends are not deductible in the ascertainment of net income. The fact that a one per cent. tax upon the amounts so received has been paid by the corporation from which they were received makes no difference in the treatment of such dividends by the cor poration receiving the same

## Deductions from Gross Income.

"First, all the ordinary and necessary expenses incurred in the maintenance and operation of the business and prop erties of the corporation during the year for which the return is made, including rentals or other payments required to be made as a condition to the continued use or possession of property

Second, all losses actually sustained or ascertained within the year and not compensated by insurance or otherwise including a reasonable allowance for ex haustion and depreciation of property.

Third, interest accrued and paid within the year on bonded and other indebt edness, to an amount of such indebted ness, not exceeding one-half of the interest-bearing indebtedness and its paid-up capital stock outstanding at the close of the year is deductible from gross income. If there be no capital stock, the allowable interest deduction is limited to the interest paid on an amount of indebtedness not exceeding the capital employed in the business at the close of the year.

There are many corporations having indebtedness greatly in excess of their capital stock, such excessive indebtedness not always arising from lack of capital or inability to command capital as ordinarily understood, but oftentimes the nature of the business is such that it is preferable to carry a part of the capital investment as an indebtedness. This is particularly true in the handling of real estate and where the operators transfer a portion of such indebtedness to each portion or parcel of land as it is sold.

It appeared desirable that the amount of interest which might be deductible should be limited, otherwise there would be no check on a close corporation to prevent it from bonding its property to the extent that all its net income would be exhausted in the payment of interest charges. In the special excise tax on corporations, there fore, Congress limited the interest deductions to the amount of interest actually paid on an amount of indebtedness not in excess of the amount of capital employed in the business at the close

## f the year

The income tax extends the limitation by adding to the amount of the capital stock outstanding at the close of the year, the indebtedness outstanding at the close of the year and taking onehalf of the sum of these two amounts as the measure of the amount of indebtedness the interest payments on which are deductible from gross income in ascertaining net income. The result is that if a corporation has a capital stock of $\$ 100,000$, and an indebtedness of $\$ 200,000$, the interest payment on $\$ 150$, 000 of its indebtedness is deductible: that is, one-half of $\$ 300,000$, the sum of $\$ 100,000$ capital stock and $\$ 200,000$ indebtedness.'

The amount deducted by corporations having control of the profits and income of another person subject to tax, and withheld, shall be the normal tax only, the additional tax, if any be due, being paid by the person for whom the tax is withheld by the corporation and upon his individual return.
The law specifically states that the provision requiring the normal tax of individuals to be withheld at the source of income shall not be construed to require any of such tax to be withheld prior to November 1, 1913, and no return of income not exceeding $\$ 3,000$ shall be required.

## ASTOR HOUSE FOUNDATIONS

## Unusual Work to Be Done There-A

Wall Ninety Feet Deep
The plans which have been adopted by the City of New York for the new Broadway-Lexington Avenue subway call for one section to be constructed along lower Broadway, turning, at approximately right angles, into Vesey street. On account of the narrowness of Vesey street, this necessitated cutting across the southeast corner of what is known as the old Astor House. Arrangements were made between the owners of this property and the city by means of which permission has been granted to construct the subway on this property, but in such a manner as to make possible the erection of a new building over the entire site, and with as little loss of room as possible

A wall will be constructed just outside of the building line for approximately one hundred feet on Broadway, and one hundred and sixty feet on Vesey street This wall, being outside the building line, will compensate to a certain extent for the loss in cellar space which the tubes will occupy within the building site. This wall will be constructed by the pneumatic process, and carried to rock approximately ninety feet below the street level
It is the present intention to construct a trench by means of three drives of wooden sheathing to a distance of forty feet below the street, which work will be done in the open. The bottom of this trench will be just even with the present water level, which has been lowered by eight feet, by reason of the ex tensive pumping in the subway work ad joining. After this trench is completed rectangular caissons, varying in size from $8 \times 27$ feet to $8 \times 31$ feet will be set up inside of the trench, end to end, and sunk to rock. These caissons will be of reinforced concrete, similar in design to those now being constructed at the Morgan Building, adjoining caissons being joined together, forming a continuous wall.
One of the novel features used in the design of these caissons has been the use of vertical slots at right angles to the long axis and extending from the roof of the working chamber to the top to allow room for the braces support ing the open trench. As the caissons are sunk, these slots will be gradually filled with concrete
(Continued on page 764.)


Grand Avenue.
RESIDENCE OF LEO M. KLEIN

# STRUCTURAL ACHIEVEMENTS OF THE Y. M. C. A. 

More Buildings Soon to be Erected in New York - The Modern Ideal-The Y. M. C. A. as a Real Estate Owner-The Cornelius Vanderbilt Memorial.

By FREDERICK COURTENAY BARBER

HOW much credit must be given to an organization which has endowed this country with eight hundred useful buildings valued in all at $\$ 80,000,000$ and contributing with supplementary structures to the health, happiness and housing of 600,000 men?

This is what the Young Men's Christian Associations of North America have done. Statistics in the headquarters of the International Committee at 124 East 28th street, Manhattan, show that the as sociations own that number of structures in the United States. In placing the value of these holdings at $\$ 80,000,000$, nothing which is burdened with the smallest debt is included. The eighty million dollars represents the net interest of the associations in the properties.
The buildings range from the ten-thou-sand-dollar branch home in the lumber region of Louisiana to the million-dollar edifices in the centers of such cities as New York, Chic a g o, Philadelphia and Boston. How thoroughly the members of the associations appreciate the magnificent equipment provided for them is demonstrated by the fact that the total membership of 600,000 supplies a daily attendance of 250,000 .
Wonderfulhas been the building growth of the associations. In 1880, their total realty holdings stood at $\$ 2$,000,000 . The increase through the next decade was at the rate of $\$ 800,000$ a year so that 1890 found the associations owning buildings valued at $\$ 10,000,000$. In the last ten years of the century, the total doubled, making a gain of $\$ 1,000,000$ a year for that period and giving the organization $\$ 20,000,000$ net interest in structures at the century's end. Five years afterward, the associations had an equity of $\$ 30,000,000$ in Y. M. C. A.

W. C. A. BUILDING ON LEXINGTON avenue,
buildings and had gained $\$ 2,000,000$ a year in the interval. The present total, $\$ 80,000,000$, represents a gain of $\$ 6,000$,000 a year for eight years, the last twelve month's increase being $\$ 8,000,000$. In addition, $\$ 7,000,000$ is pledged to the associations and only awaits collection.

## Debt Reduction.

Gratifying, too, is the showing made by the almost continuous reduction in the percentage of debt on the buildings. In 1890, it was 22 per cent. Ten years later it was 15 per cent. The extensive constructive activity of the following decade raised the debt average to 18 per cent. in 1900 , but by 1905 it had fallen to $121 / 2$ per cent., and this year it is only 11 per cent.
The city associations alone have 16 ,-

owns property made over for the purpose in which the work of several other branches is conducted, in addition to special buildings for the Railroad and Army branches. Buildings are needed for several of the branches where the equipment is not up to date, and it is expected that some of them will be forthcoming soon.

## The Cornelius Vanderbilt Memorial

What may be regarded as an ideal Y. M. C. A. structure is to be put up for the New York Central Railroad Branch. It will cost $\$ 500,000$, most of which has been contributed by the Vanderbilt family for the perpetuation of the Cornelius Vanderbilt Memorial. Warren \& Wetmore are drawing the plans. The plot is at Park avenue and 49 th street, with a frontage of 67 feet on the cross thorooughfare and 200 feet on the avenue $A$ seven-story building will be constructed on that site. It will be of white brick, trimmed with Indiana limestone. The steelwork already is well under way and the members of the branch are looking forward impatiently to early possession of their new home.

On the first floor of the New York Central Branch building will be a broad CORNELIUS VANDERBILT MEMORIAL.
500 rooms, which are let to young men, and which last year had 112,000 different occupants. Those figures, however, only begin to show all that the organization does in the way of providing sleeping quarters. The Railroad Y. M. C. A. buildings have rest rooms, and these rooms were used for sleeping purposes $3,000,000$ times last year. That was possible because the rest rooms are used for shorter periods than the regular dormitories. Members of the railroad branches are great fellows for snatching a few hours' sleep when they get the chance. They dash into the association buildings, plunge into slumber for a litthe while, spring out of bed, thrust themselves under shower baths and are off again in engines or cars before the ordinary city dweller would have time to do much more than part his hair.

## New York City Buildings.

New York City has a fair showing of Y. M. C. A. buildings. The largest, most modern and best equipped are the Twen-ty-third Street Branch, at 215 West 23rd street, and the West Side Branch, at 318 West 57 th street. Other buildings which were built especially for the association but which no longer are up to date are the Harlem Branch, 5 West 125th street; the French Branch, at 109 West Fifty-fourth street; the Young Men's Institute, at 222 Bowery, and the East Side Branch, at 153 East Eightysixth street
The New York City Association also
lobby, public and private offices, a sixtable billiard-room and a reading-room A restaurant seating 200 persons will occupy the second story. Four balconies and reading-rooms and a big gymnasium are to fill the third floor, all of which can be transformed in a few minutes into an auditorium seating 600 . On the mezzanine floor will be sleeping quarters for fifty men, as well as baths and lockers. In the three upper stories will be 184 bedrooms, each 7 by 16 feet and all (Continued on page 764.)


THE WEST SLDE Y. M. C. A.

## DOES NOT SOLVE THE PROBLEM

## How a Reduction of the Tax on Buildings Works in Budapest and Vienna, Where It Has Been Tried-Observations of an American Traveler.

## By W. R. MESSENGER.

THE experiment of reducing the tax rate on buildings radically below the rate on land is referred to on page 725 of the October issue of the Record and Guide, and Pittsburgh and Scranton are credited with being the first cities in the United States to adopt this plan following the new State law of Pennsylvania. The adoption of the plan among the cities of Western Canada is mentioned, and it is also stated that the plan originated in Budapest, Hungary, where it has been in vogue for many years.
I have just recently visited Budapest, and in company with one of the local officials made a somewhat careful inspection of building conditions and requirements, and the efforts of the Government to improve housing conditions and reduce rents.
The reduction of the tax on buildings below that on land, as applied in Budapest and also in Vienna, to encourage the construction of new buildings, should not be confused with the general and permanent reduction of taxes on buildings below that on land. In these foreign cities the tax on buildings is rather high, being about 50 per cent. of the net annual revenue.

## New Buildings Tax Free.

To encourage the removal of old buildings and the construction of new, and also new construction on vacant property, the tax on new buildings is entirely removed for the first ten or twelve years, and a proportionate period of freedom from taxes is allowed for important improvements on old buildings. In Vienna, for instance, this policy is credited with providing the tenement house sections of the poorest districts with the modern buildings which it now enjoys and which are a marked improvement over the buildings of similar districts in other cities I have visited, both in the United States and abroad.

However, my investigation failed to convince me that the plan in Budapest has provided the people with the character of apartments or private dwellings or suburban cottages they desire, and at the rentals they demand. This is shown from the fact that both the city of Budapest and the Hungarian government have undertaken to improve the housing conditions by the construction of homes at reasonable rentals.
I visited the development undertaken by the Hungarian government, which is of the garden city type, situated in the suburbs of Budapest on the south side of the city. This development includes several hundred detached houses of one and two stories, accommodating from two to six families with two to three rooms each.
I also visited the municipal apartment house buildings provided by the city of Budapest, which are designed for mid-dle-class families, and where the prevailing rentals are claimed to be from 30 per cent. to 40 per cent. lower than the rentals for similar apartments under private management. Within the city on the north side, the municipal government has also provided a cheaper type of houses for working people. They are one-story continuous con-
struction, with two or three rooms for each family.

## Rents Too High.

The artists of Budapest, in spite of the special tax concessions on new buildings, found the rents so high that they went to the city authorities and asked the city to provide a special municipal development of a superior type of detached houses, especially for artists, which the city did, and which are very attractive.
In addition to these, there is a municipal lodging house where beds can be secured for from 10 cents to 20 cents per night, and meals at proportionate rates, and this institution is admirably designed and conducted.
The necessity for governmental and municipal construction and management of apartments and dwellings and lodging houses, both in the city and in the suburbs for different classes of people, would tend to show that a readjustment of the tax rate has not solved the housing problem. It might also be noted that under the governmental and municipal developments, tenants are not permitted to purchase their homes, but must continue to be tenants and rentpayers.
It should also be remembered that Budapest is favorably situated on both banks of the Danube, which is only about 1,000 feet wide at that point, and is spanned by six bridges, so that the city may and to some extent has extended in all directions, having a population at present of about $1,000,000$.

## The Transit Question.

Budapest is very progressive and now contemplates the construction of a north and south subway paralleling the river on the left bank, in order to make suburban life more convenient and attractive. This question of transit in the last analysis appears to be one of the most important questions in the solution of the housing problem. I know of no city, either in America or Europe, where a million or more people, either by choice or necessity, desire or are obliged to live and work and play in a restricted area, have found satisfactory living conditions.
The Hungarian government, through the Minister of Commerce, represented by Dr. Bartholomew Nemenyi, of Budapest, is at present studying tenement house and housing conditions in the United States. Dr. Nemenyi has just completed several weeks' study of conditions in New York, which he states are superior to those of any European city. W. R. MESSENGER.

Euclid Hall, Oct. 21.
-Bloomingdale Reformed Church on Bloomingdale Square is going the way of a number of other houses of worship and will be altered into a movingpicture gallery by Harry Schiff, the new owner. No one seemed to want it for a church any more, and a picture theatre was the next best choice as an income producer. The plans have been filed. Across the square another theatre is building, and at 97 th street two others will soon be completed, when old Bloomingdale will have about as many theatres as churches.

## REAL ESTATE BOARD.

Annual Meeting-Laurence M. D. McGuire, the New President.
At the annual meeting of the Real Estate Board of New York, held in the board room on Tuesday, October 21, the following officers were unanimously elected: Laurence M. D. McGuire, president; W. J. Van Pelt, vice-president; Elisha Sniffin, secretary; Frederick D. Kalley, treasurer. Elected to the Board of Governors to serve three years: Lawrence B. Elliman, Frederick D. Kalley, John P. Kirwan.


Laurence M. D. McGuire. President Real Estate Board.
The officers take the place of A. V Amy, Charles E. Duross and Gerald R. Brown. The auditing committee for the ensuing year will be A. H. Ivins, Leroy Coventry and Louis Schrag. The nominating committee is composed of A. V. Amy, David A. Clarkson, Irving Ruland, Walter Stablier and F. R. Wood.

Mr. McGuire has been prominent in the real estate world for the past fifteen years and has given his time unsparingly to the advancement of the board. As chairman of the special committee on revising the constitution and broadening the scope of the board he did exceptionally good work, and since the revision of the constitution 150 new members have been added. As chairman of the diary committee, which issues each year the Real Estate Board's Diary and Manual, which is recognized as the standard real estate year book, he has increased the circulation from 5,500 to 12,000 copies, and has more than doubled the revenue of the board from this source.
Mr. McGuire prepared at DeLaSalle Institute and entered Manhattan College and later Columbia. He is president of the Callahan Estate, a New York corporation owning much valuable property in the Borough of Manhattan, and is also president of the Laurenmac Company and trustee of the Italian Savings Bank.
Mr. McGuire is well known for his accomplishments in the amateur athletic field, having been captain for three successive years of his college baseball team and is well known as an amateur boxer, being at the present time chairman of the boxing committee of the New York Athletic Club.

## Predicts Tax Increase.

An increase of at least six points in the 1914 tax rate is predicted by the Bureau of Municipal Research unless the Board of Aldermen keeps down the budget increase for the coming year below the average yearly increase from 1909 to 1913.
-The Amended Building Code is still in the hands of the committee, held up for another week, if not until after election.

# BUILDING MANAGEMENT 

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

## MANAGING APARTMENTS.

Ways of Keeping Houses Filled and Getting Prompt Payments.

WHAT are the best inducements to make to tenants in order to keep apartment houses filled? Every owner or agent is seeking an answer to the question, and none that is infallible can be given. But there are inducements that can be offered to make the apartments rent more readily, and at least one owner in a large Eastern city seems to have hit upon an idea that has proved profitable.
Its simplicity, perhaps, is its most salient feature. Knowing that in most instances the apartments are inspected and rented and to a greater degree lived in by the women, and knowing also that there has in the past few years been a craze for trading stamps, this owner offered a given number of these stamps to every new tenant who leased an apartment and likewise a number with each month's rent paid when due. Warfield Webb tells about it in the National Realty Journal of Chicago.

Now as this was an inducement that carried actual money value, both at the time of renting the apartment and each month thereafter when the rent was paid promptly, it appealed to the people of that city and there was an immediate noticeable increase in the number of tenants and a like increase in the prompt payment of monthly rentals. The amount of loss sustained by the owner was so small, compared to the increased occupancy of his apartments and to the ease with which collections were made, that it proved to be a source of revenue instead of loss.
The average human being will readily grasp at an offer that is made whereby he can receive something for nothing. The giving of one or more month's rent, as has been customary with many for years, does not have the same effect as a reduction made in each month's rent in the shape of rebates. The amount may not be as great, and still there is a decided difference in the mind of the average renter. He feels that he has gained more than several months' rent will actually amount to if he is given a rebate each month.

## To Facilitate Collections.

The trading stamp idea is only one of many similar schemes that could be worked in order to make the apartment more attractive and to induce prompt payment of rent. It is a phase of human nature that a prize will frequently be more highly valued than a money offer. It might also be well to offer a discount to the tenant to pay within a day or so of the date on which the rent is due. This would make it an inducement to keep the tenants prompt payers. If the lighting and heating companies and the merchants can offer a discount in a given time for payment of accounts, why could it not be done with the landlord?

There are many persons who consider it an injustice to ask the payment of rent in advance. They feel that in this way there is a risk being run that might involve them should anything happen to
the building during their occupancy Still, if an inducement in the way of a discount was offered for a payment of the rent within a few days after it was due, it would go far toward acting as a stimulant and would many times be the means of making rent money very prompt in coming to the owner.

## Fire Insurance Free.

In connection with offers for the tenant there is also the idea of offering fire insurance on the household effects up to a given amount and for a given time, free to the tenant who leased an apartment. This would be in the nature of a practical gift and a protection that no one would refuse. It would be an inducement to the tenant who was particular and would also make him feel more readily disposed to pay his rent in advance.

## OPERATING EXPENSES.

What It Costs Per Square Foot for the Upkeep of Skyscrapers.
The cost per square foot of rentable area for the upkeep of skyscraper office buildings no doubt varies greatly in New York. A table recently' prepared by C. T. Coley, the operating manager of the New Equitable, has inspired Vice-President Mortimer of the U. S. Realty and Improvement Company to prepare a table for the Real Estate Magazine showing average results in some of the first-class buildings of New York, as he has found them, covering a period of five years:
Engine room, labor, supplies, etc., per sq. ft. rentable area $\begin{aligned} & \text { foal and ash removal, per sq. ft., rentable }\end{aligned}$ area labor supplies and repairs, per sq. ft. rentable area ................ Janitor's labor and supplies, per sq. ft. E entrician's labor and supplies, per sq.
 Supervision. per sq. ft. rentable area.
Repairs to building and plant, per sq. rentable area
Tenant changes and alterations, per sq. Building supplies, gas and sundries, per

 .067 . .050 .094 .010 .032 .032 .008 .011
.009

$\$ 0.389$<br>water, per sq. it. rentable area

The Record and Guide would like to hear from the managers of similar buildings the results which they have obtained, using the same basis of calculations.

## A Sinking Fund for Every Building.

"The investor rarely looks upon real state scientifically." said an agent. "He buys usually through a broker, and doesn't know what he is doing. There are agents who sell property who look chiefly for a big commission. The investor ought to be told that a house should provide a sinking fund which should be set aside-for repairs and improvements in the case of every building vielding over 8 per cent. Old structures nnce in so often need new floors roofs, heating apparatus, and so on. Brokers try sometimes to get results in commissions too quickly, and this practice has led to much disappointment."

## A NEW YORK ASSOCIATION.

Building Managers Take Steps to Organ-ize-A Committee on Plan and Scope. Steps were taken this week to organize an association of building managers in this city. In response to invitations a number of downtown building managers met at the office of $B$. E. Martin, in the St. Paul Building, on Tuesday. It was resolved to organize the New York Building Managers' Association, and a committee was appointed by the chairman, Mr. Martin, to report next Tuesday on plan and scope.

The committee consists of Mr. Martin, C. H. Burdette of the New York Title Insurance Company, W. H. Class of Geo. R. Read \& Co., C. H. Leasenfeld of the United States Realty and Improvement Company and A. J. Bleeker of the Singer Building, all of whom were present at the meeting.

The objects and purposes of the association will be stated by the committee in its report, but from the drift of the discussion it is inferred that the protection of owners from loss through delinquent rentpayers, from concerns that have in other respects failed to live up to their obligations, and from employees who have proved untrustworthy will be provided for.

It is not the aim of the association to be the benefactor of any particular section, but of the whole city.

A central headquarters is to be maintained and there will be in the office, records and information available to the -members. Points in office management also will be exchanged with the idea of keeping the buildings under the direction of members of the association up to the highest standard of efficiency. The local association will affiliate with the National Association of Building Managers and Owners. Similar local associations are flourishing in other large cities.

## What Compliance Means in Many Cases.

J. Edgar Leaycraft, of 30 East 42d street, says that compliance with the new regulation of the State Industrial Board, for the construction of stairway partitions means a hardship in many cases and involves a large expenditure of money where the income from the property will hardly justify the outlay.
"It is a well known fact," said Mr. Leaycraft, "that in the lower part of the city there are buildings that in former years were occupied as private dwellings, and the incoming of business has driven away the former residents, and the premises could not be rented for dwellinghouse purposes and, therefore, had to be rented for such lines of business as would create a revenue, although in many cases, not adequate to the value of the land.
"In all such instances, the owners have complied with the requirements in the erection of fire-escapes and other precautions, and any considerable requirement or expense at this time would be a very serious hardship. In most of the cases referred to above the estates are not able to improve the property by the erection of modern and up to date buildings."

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

## A Novelty in Kitchen Lighting.

H
ERE is something that Canadian apartment and home builders are
 finding popular. It is a kitchen pendant with a sliding canopy that is more rigid than the common pendant and has an independent connection for attaching the gas iron tubing. Usually when the householder uses the gas iron she attaches the pipe to the gas stove cock, thus preventing the use of a large part of the passage room in the kitchen. In the pendant designed by the Consumers' Gas Company of Toronto, Can., the tube is permitted to fall directly over the ironing-board, and the full floor-room is retained without danger of children or others running into the gas supply pipe.

## Quicklime to Thaw Ground.

SOMETIME this winter when the ground is frozen and it becomes necessary to dig down to a broken pipe in the street, it may mean several extra dollars in your pocket if you happen to know that C. P. Chase, an Iowa engineer, described before the last annual meeting of the Iowa Engineering Society how he solved the ground-thawing problem by the use of lime. He had a job out in West Liberty, Ia., to lay sewer pipe and he found that digging into the frozen ground was eating heavily into profits. So he tried an experiment and made money by it. He spread the lime over the frozen ground, covering the width of the trench to be opened, and then turned the water on it. As the ground thawed it permitted the hot water and lime to soak down in, and in a remarkably short time he had his ground in shape to work.

## A Positive Boiler Lighter.

THOSE who have trouble in starting fires in boilers will be interested in knowing that the American-LaFrance Engine Company, 149 Broadway, is putting on the market a torch that cannot be blown out and cannot be extinguished by rain. In fact, it actually will burn under water. They are ignited like a match and project the flame to the objective point like water from a hose.

## Saving Life via Buckets.

HERE is a distinct novelty in fireescapes. It is a folding bucket that may be used for a footstool when not required for life-saving purposes. In appearance it resembles a covered ash can, except that it is made of sterner stuff and is more agreeable to the asthetic sense of its owner.
It consists of steel circles and chains covered with sail canvas. A steel ribbed helmet protects the occupant from flames and falling debris. It is light, collapsible and is easily handled. The rope and canvas are chemically treated
to protect them from fire during use.
In operation the child, invalid, or aged person steps into the collapsed bucket. It is then pulled up over his head and closed. Two knobs are affixed to the window-sill and when the bucket is ready to be lowered a twist is taken about the knobs by someone still in the room or by the occupant of the bucket himself, and the lowering process begins.

The device is manufactured by D. W. Diggs, of 601 West 26th street, who also manufactures a chain folding ladder which has the advantage of being fireproof when thrown from a high window over those below that are belching forth smoke and fire.

## No Tacks Required.

TACKS in a draughting board are a nuisance. "Why use them at all?" asked Albert A. Dowd, of Bridgeport, Connecticut, one day. Straightway he proceeded to devise a board that would eliminate their use and here it is.

It is an entirely new idea in the way of a drawing or sketching board. It was designed for the use of estimators, engineers, chief draughtsmen and contractors. It offers no obstruction of any kind to the free use of the T-square or angles. In fact, no T-square is needed on this board, as the mahogany straightedge along the left hand side is trued up on its inner side, so that a large triangle can be placed against it and used in place

of the T-square. Space is provided to accommodate a fifty-yard roll of paper which is pulled up through the springactuated wing at the top of the board and drawn down across it and through the slot at the bottom, where there is another wing similar to that at the top.

## Pulverized Fuel for Boiler Firing.

There are a great many places where low-grade fuel or coal dust is available, and these are often found to have considerable heat value. It is unfortunate, therefore, if it has to be wasted and used as railway ballast or consigned to a dump. Many attempts have been made to use powdered fuel by blowing it into ordinary boiler furnaces, but serious difficulties have been encountered, especially with boilers having tubes which are horizontal, or nearly so, namely, the maintenance of a steady flame, for which a high furnace temperature is required; a proper furnace lining to withstand the intense heat necessary to maintain constant ignition; inability to feed steadily an even mixture of combustible material, when the grade of coal varies, or when it is mixed with clinker or other refuse; maintenance of the mixture in a satisfactory condition, and handling of the slag resulting from the burning of refuse.

A number of these difficulties have been overcome by the use of a vertical gas jet, according to C. H. Wright, who explains the new method in the Electrical World. A mushroom-shaped flame is produced within a closed ring of vertical boiler tubes which constitute the steam-generating plant. Ignition takes place shortly after the stream of coal dust and air enters the furnace. The mixture rises as a central column until it strikes the top and turns downward
when combustion has practically ceased, the products of combustion (at about 3,000 degrees Fahrenheit) forming a sort of sheath, or gas lining, which prevents blowpipe action, but does not prevent radiant heat from passing through to the boiler proper.

The ash is converted into a liquid, which is deposited on the brick lining of the furnace, subsequently dropping into the ash pit. The result is that the furnace automatically keeps clear of slag. The spray protects the furnace lining, thus rendering unnecessary the use of fireclay. The firebricks are stacked in position, and after a short time there is obtained a proper lining having a glazed appearance.

## Makes Elevator Man an Automaton.

WEBSTER defines an automaton as that which possesses the power of spontaneous movement without consciousness; a self-acting machine.
The Reliance Ball-Bearing DoorHanging Company, of 1 Madison avenue, has introduced a device whose object is to take the human element, so far as care of his passengers is concerned, entirely out of the hands of the youth who plies the lever in the vertical vehicle we ride in and places it in a lock, illustrated herewith, that prevents the elevator man from starting his car before the door leading thereto has been locked securely. Furthermore, it is claimed that the cost of removing the responsibility for the safety of elevator passengers in buildings from the human operator to the mechanical "deadlock" is merely nominal, one device paying its cost a hundredfold by preventing one single accident.

Two illustrations of this lock are given. The first shows the position of the lock when the door is open. No electric current can pass. By closing the door, which strikes the plunger head, the plunger is driven to a contact between the two buffers, as shown in the lower illustration, which permits the current to pass to the operator's controller in the car, which actuates the propelling mechanism.

It is claimed for this device that it is impossible for the car to leave its position while the door is open, but this does not necessarily mean that the speed

of the elevator is diminished. The operator can throw in the starting lever while the door is closing and the car will leave instantly, either up or down, as soon as the door locks. This is merely reversing the usual operation of starting the car first, then closing the door afterward. The device insures no belated attempts by careless passengers to leave or board the car unexpectedly
In case of fire the operator in the car or the engineer at his desk or elsewhere can throw the device out of service at a moment's notice and the elevator can be operated from the magnet board just as though the device were not installed.

# RECORD MÜIDE. 

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The Senate and Assembly convened last Wednesday night and adjourned until 8:30 P. M., Monday, November 10. The Senate unanimously confirmed Governor Glynn's nomination of James M. Lynch, of Syracuse, as State Labor Commissioner. Mr. Lynch is president of the International Typographical Union. As Labor Commissioner he will be ex-officio chairman of the Industrial Board, which has jurisdiction under the Labor Law of factory buildings in this and other cities.

Edward E. McCall will address the Real Estate Forum in the Vesey street auditorium on Monday at 12 o'clock. John Purroy Mitchel, who had his inning there last Wednesday, said that he intended, as Mayor, "to do for the general departments of the city government, which spend 93 per cent. of the budget, just what President McAneny and the other Borough Presidents have done for their own departments." He will not, he promised, talk economy and boost the budget.

As an aid both to the Board of Estimate in making up the city budget and to department heads in administering their offices, expense ledgers have been installed during the year in a number of the larger departments. Summaries of the new ledger for the first six months of this year are printed in the Budget News Bulletin, issued by the Board of Estimate. The ledgers make it possible to reduce the services in different departments to a cost unit basis for purposes of comparison, and mark a decided advance in the city's bookkeeping. They were formulated and introduced under the direction of Comptroller Prendergast,

## Coming to the Seaboard.

As stated in the Record and Guide of last week rumors are current that the United States Steel Corporation is considering the construction of a tidewater plant for the manufacture of steel on Newark Bay. The precise amount of truth in these rumors has not as yet been definitely ascertained, but many considerations make it possible, if not probable, that the manufacture of steel in the vicinity of New York will soon become a paying business enterprise. In the first place, the export trade in steel products is increasing rapidly, much the largest part of it being handled by the United States Steel Corporation. Large economies would result in case these products could be shipped directly from tidewater, instead of being hauled by rail from the interior and then transshipped, but under the conditions which prevailed under the old tariff laws the increased cost of assembling the raw materials in the vicinity of a North Atlantic port was enough and more than enough to offset these economies.
Under the new tariff, however, most of these raw materials can be imported. Large supplies of iron ore and fuel in Cuba, South America and Nova Scotia have been made available for use by the tidewater plants, and in view of the elaborate preparations that are being made for the importation of this ore, it can evidently compete with the product of American mines. Hence the manufacture of steel chiefly for the export trade in the vicinity of New York may well be much more possible than it used to be, and if plants should be erected primarily to take care of foreign business, they would in all probability compete for a certain amount of domestic business which offered itself in the vicinity of the manufacturing plant.
For it must be remembered that the new tariff will offer English and German steel manufacturers a much better chance that they have had until recently of capturing a share of the trade of the seaboard cities, and American manufacturers, in case they are going to hold their markets, will have to fight hard for them. If it proves to be true that certain classes of steel product for which there is a large demand in cities like New York can be manufactured a little more cheaply on tidewater for that particular market, seaboard plants will have to be built in order to take care of this business.

The foregoing is simply an illustration of a change which is likely to take place in many different lines of manufacture under the new tariff. The almost prohibitory scale of duties which prevailed for half a century has undoubteldy been favorable to the interests rather of interior cities like Pittsburgh, Cleveland and Chicago than it has to seaports such as New York, Philadelphia and Boston. Not merely have these cities suffered because of the inability of foreign cities to sell their manufactured goods to us and of the consequent discouragement of American import and export trade, but their development as manufacturing centers has been hampered. The manufacturing interests of seaport cities must always depend largely upon foreign countries for their markets and for their supplies of raw material.
The high protective system of the past has not merely injured them as shipping and commercial cities, but it has prevented them from reaching their full industrial growth. Many other branches of manufacture besides steel will be benefited by their ability to get their raw materials outside of the United States, and the plants which will obtain the largest share of this benefit will be those which are situated on the seaboard. It
may, consequently, be confidently predicted that under a more liberal fiscal policy, the manufacturing industries of the larger cities of the Atlantic seaboard will undergo a very considerable expansion, of which New York and its vicinity will obtain a full share. The direct benefit will be felt rather by the other boroughs than by Manhattan. The new plants will be situated in the Bronx, Queens, Brooklyn, New Jersey and up the Hudson, but of course Manhattan will obtain some of the direct and most of the indirect benefit. Its vast clothing manufactures will be compensated for any increased competition from abroad by less severe competition from interior cities. Its shops, offices and places of amusement will be inevitably very much better patronized as a consequence of the building up of the outlying districts. All that is required in order to take full advantage of these improved conditions is the early adoption of a modern system of handling freight in and about the port of New York.

## The Usual Story.

The figures showing the increase of travel on the Interborough lines for the past year tell the usual story. The traffic on the elevated roads increased very slightly, but this gross increase was accompanied by an actual decrease in the number of tickets sold at most of the elevated stations. It is evident that if the company had not received permission to improve the operation of these lines by additional third tracks the time would soon be coming when the traffic on the elevated roads would exhibit the same lack of resiliency that the traffic on the surface lines has been showing for many years.
It remains to be seen how far under the improved conditions of operation the traffic will be increased. The elevated roads will always have the great advantages over subways of offering much pleasanter means of travel. Nevertheless, the subway carried about $20,000,000$ more passengers last year than it did the year before. The increased number of passengers which can be crowded into its already overcrowded cars is extraordinary.

Apart from those stations situated in districts the population of which is increasing, the stations which register the greatest increase in the number of tickets sold are those at 42 d street and Broadway, and 34th street, which shows the wisdom of locating the express stations in the new subways at these points. Of the two districts, the one in the vicinity of 34 th street contains more chance of future development than the one in the vicinity of 42 d street. The western part of this district, in which the business is most active, has never yet had the advantage of a conveniently situated subway. As soon as the Broadway and Seventh avenue lines are in operation with express stations on or near 34th street, the whole neighborhood will be enormously benefited.

## No Hudson River Bridge Here.

The New York and New Jersey Bridge and Terminal Commissioners have come to a wise decision. They have abandoned any idea of attempting to secure the legislation and the appropriations necessary to a bridge across the Hudson River. They are going to recommend the construction of two traffic tunnels, one for west bound and one for east bound vehicles. Each of these tunnels would be seventeen feet wide, and together they would accommodate about $5,000,000$ vehicles a year. Inasmuch as most of the existing traffic seeks destinations south of 23 d street, it is recommended that the Manhattan end of these
tunnels be situated south of that street.
Our only doubt about the desirability of this recommendation would turn upon the question whether the tunnels should not be built with the future a much in mind as the present. Certainly they should not terminate in Manhattan very far south of 23 d street. If the estimate of the construction that these tunnels could be constructed for $\$ 11,000,000$ proves trustworthy, the Record and Guide believes that they should be built. They would certainly be worth more than that sum to the people of New York and New Jersey.

The idea of spending $\$ 50,000,000$ on a bridge has always been fantastic. No bridge would be worth such an expenditure unless it could be used for railroad as well as vehicular traffic. But one-fifth of $\$ 50,000,000$ is a very different matter. Considering the increasing importance of motor traffic and the large part which motor trucks are coming to play in transportation, the construction of a highway across the obstruction of the Hudson River has certainly come to possess a considerable business value, which most assuredly justifies the expenditure of no more than $\$ 11,000,000$.

## Building Projections.

Editor of the Record and Guide;
Nothing could better illustrate the obsession which has taken possession of the present city administration on the subject of building projections than the proposal to restrict them under the new building code to 2 inches for water tables, sills, etc., and 6 inches for bases, columns, capitals, etc.
This is reductio ad absurdum. The projection of the base of a column or pilaster is regulated by its diameter or width.

President Walter Cook of the American Institute of Architects writes me: "I agree that the proposed restriction on building projections is not to the best interests of good architecture."

ALBERT E. DAVIS.
Bronx, Oct. 20, 1913.
Opposite Opinions on the Income Tax Law.
Editor of the RECORD AND GUIDE:
I differ from Mr. Strasbourger in his interpretation of the provisions of the Income Tax law as to deductions of interest paid by realty corporations during the year, and I think the circular of the Allied Real Estate Interests is right.

Article B of sub-division G of the Income Tax act, says:
"Such net income shall be ascertained by deducting from the gross amount of the income of such corporation all the ordinary and necessary expenses paid within the year in the maintenance and operation of its business and properties, including rentals or other payments required to be made as a condition to the continued use or possession of property."

Interest upon mortgages upon its real estate (which is its business and property) are "payments required to be made as a condition to the continued use or possession" of a real estate corporation.

Moreover, reading further on in subdivision B quoted by Mr. Strasbourger, it is:
"Provided, That in case of indebtedness wholly secured by collateral, the subject of sale in ordinary business of such corporation, joint stock company or association, the total interest secured and paid by such company, corporation or association within the year on any such indebtedness may be deducted as a part of its expenses of doing business."

The "subject of sale in ordinary business" of a realty company would cer"ainly be its realty, and the "collateral"
which secures its (mortgage) "indebted
I, therefore, agree with the Allied Real Estate Interests that real estate corporations may deduct the total interest paid on their mortgage indebtedness during the year, and that the provision allowing a deduction of only one-half of such interest and capital stock is not applicable to such corporations.
J. C. LEVI.

37 Liberty street, Oct. 20, 1913.

## Mortgage Investments.

Editor of the Record and Guide:
I have read with much interest the valuable suggestions of Mr. M. Morgenthau, Jr., in last week's Record and Guide. They are, in my opinion, all worthy of consideration. In fact, every movement in the direction of making mortgage investments more secure and more practical will help the real estate market.

Mr. Morgenthau's suggestions I believe to be all sensible and practical, and if you will push the matter along you will add to your own well-deserved high reputation and, at the same time, benefit the real estate interests of this city.

FERDINAND KURZMAN.

## EFFICIENCY IN BUILDING DEPT.

## Architects and Builders United in Reso lutions to Party Candidates.

New York Chapter of the American Institute of Architects, the Building Trades Employers' Association and the New York Society of Architects have united in passing resolutions stating the desire of the building interests of this city that the administraton of the Department of Buildings needs experts and should be kept free from politics, and commending the efficiency of the present administration of that department. A copy of the resolutions has been sent to each candidate for the office of Borough President in the five boroughs.

No such action has ever been taken before by these associations. It has been the custom for professional societies to abstain from participation in political matters. President Robert D. Kohn said in explanation that this is to be in no way changed:
"They have merely decided that the administration of a department which requires so high an order of technical ability as the administration of the Building Department is not a question of politics.
"In our debates we have decided that those who are interested in any special department of the city government, and who are specially qualified by their technical knowledge to judge of the efficiency of that department, are in duty bound to tell the rest of the community what they know. It is only by such means that in my opinion progress in municipal government is to be attained. In that light the action of the architects and of the builders of this city is a great step in advance.
"The resolution addressed to candidates for the Borough Presidency has been received with such general approval by the associations of architects, builders and engineers that I am certain it represents the almost unanimous opinion of the building interests of this cityat least of all those who desire a gov, ernment which is fair and just both to the professions and to the public."
-The Supreme Court Justices will receive from the Court House Board, probably within a fortnight, a formal communication suggesting modifications in the court house plans to meet the objections raised by the justices when the plans were first submitted for approval.

## MENDING OLD DOCUMENTS.

## How Ancient Records Are Preserved

 at the County Clerk's Office.Do the citizens of New York, particularly those interested in real estate and the ancient records on which the titles theret. depend, realize what vast imp:ovements in the methods of conserving those records have been recently instituted and are now in progress of execution, under the supervision of County Clerk William F. Schneider?

All older conveyancers will remember the cellar in the Court House, lit by gas jets, in the immediate vicinity of glue pots, where the ancient records of this metropolis were stored and only preserved from destruction by conflagration by the direct interposition of divine mercy; for all purposes of consultation these old records might just as well have been in the moon.

A visit to the eighth floor of the Register's building will repay any citizen interested in municipal affairs in general, or in matters connected with real estate records in particular. There he will find the torn, illegible documents dating from the earliest period of the county of New York, being carefully mended with transparent silk veiling, which saves the paper from decay and yet leaves it perfectly legible. There he will find the ancient parchments, dating from the days of the Province of New York, no longer trampled under foot and becoming every day more illegible through the cellar damp, but now carefully stored in pigeonholes, in fireproof safes, "where he who runs may read."

Ancient foreclosure and partition suits, which rapidly were dropping to pieces through the handling of successive generations of real estate lawyers, are now carefully bound in volumes and copied, where the decay was too far advanced, and the torn or mutilated parts carefully restored or mended under the guidance of that old and experienced conveyancer, William Moore.
No less surprising will the visitor find the clean, comfortable desks, at which these records may be examined, and the despatch with which these records are produced for examination, particularly if he remembers the two crowded tables in the old County Clerk's office, where attorneys almost fought for places and where the necessarily rough handling of the papers seemed to presage their early total destruction.
In short, all interested in the preservation of the ancient history of this burgh and all interested in the preservation of the muniments of title on which the vast real estate investments of this metropolis depend, are indebted to County Clerk William F. Schneider for the painstaking, intelligent manner in which this great work is being carried on.

Annual Tax Department Report.
The annual report of the Department of Taxes and Assessments for the year 1913 was issued in book form this week. The appendix contains the following

1. A report by Commissioners Edward Kaufman and Daniel S. McElroy, a sub-committee of the Board of Taxes and Assessments of the City of New York, entitled Taxation of Personal Property in New York State from 1880 to 1913.
2. "Real Estate and Its Taxation in Philadelphia," by Robert D. Dripps and Arthur E. Post, who make acknowledgments for the assistance of President Lawson Purdy of New York City.
3. A Report on the Assessment of the

City of Auburn, by Deputy William R. Plaatje.

The volume is a valuable addition to the library of any student of taxation. The present commissioners of the New York City Department of Taxes and Assessments are Lawson Purdy, Charles J. McCormack, Charles T. White, Daniel S. McElroy, Edward Kaufman, Judson G. Wall and John J. Halleran. C. Rockland Tyng is secretary of the department, Frank J. Bell, chief deputy of the real estate bureau, Edward T. Taggart, chief deputy of the personal bureau, and Henry W. Vogel, surveyor.

## ASTOR HOUSE FOUNDATIONS.

For additional support of the subway tubes, four caissons about six feet by eight feet will be sunk to rock, with the top cut off at about forty feet below the street level. A grillage of four twenty-inch I-beams will be placed on the top of each of these piers, supporting cradles made up of plate girders thirty-six inches deep and concrete spanning from pier to pier. The tubes will be of cast iron segments, similar to some of the subways now completed.
The wrecking of the southerly half of the old Astor House has already been commenced, and will be completed about November 1 of this year. It is expected that the open trenches to receive the pneumatic caissons for the wall will be finished some time during January next, at which time the pneumatic work will be started.

## Y. M. C. A. BUILDINGS

(Continued from page 758.)
with outside windows. The roof garden will be available for entertainment and athletic purposes.

It will be noticed that the modern Y. M. C. A. building, in addition to its equipment for religious and other educational purposes, is a compromise between a clubhouse and a hotel. There are rooms and restaurants for the members, as well as special features that doubtless were not dreamed of when the organization began to put up structures of its own a few decades ago.

The 600,000 members of the country's associations include more than 100,000 boys, almost 100,000 railroad employees and about 100,000 employees of various industrial establishments. The other half of the membership covers workers in practically every occupation-for the outreach of the organization is limited only by the speed with which it can raise funds for its continuous development.

## More Buildings to Be Erected.

The Young Women's Christian Association is beginning a period of marvellous progress in the establishment of association buildings similar to that which the Young Men's Christian Association has enojyed for the last decade or more. New structures are needed for several branches of the New York City Association, and it is thought that the money for the erection of such buildings will be obtained by the Y. W. C. A. in the next few months. The National Headquarters of the women's association has a fine new building at Lexington avenue and 52 d street that houses the National Training School for Y. W. C. A. secretaries as well as the many offices necessary to the conduct of the association's affairs for the entire United States. It is the hope of every city branch some day to have an equally handsome and useful home.

## 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.)

| MAN Conv | HATTAN veyances. 1913 <br> Oct. 17 to 23 | $\begin{aligned} & 1912 \\ & \text { Oct. } 18 \text { to } 24 \end{aligned}$ |
| :---: | :---: | :---: |
| Total No. | 133 | 145 |
| Assessed value.... | \$5,704,300 | \$10,765,200 |
| No. with consideratlon... |  |  |
| Consideration. | \$418,625 | \$134,700 |
| Assessed value | \$361,500 | \$168,000 |
| Jan. 1 to | Oct. 23 Ja | an. 1 to Oct. 24 |
| Total No. | 6,394 | 7,227 |
| Assessed value | \$388,799,461 | \$556,237,895 |
| No. with consideration. |  | 754 |
| Consideration | \$35,594,283 | \$47,872.900 |
| Assessed value | \$38,937,662 | \$45,535,200 |
| Mortgages. |  |  |
|  | Oct. 17 to 23 | Oct. 18 to 24 |
| Total No. |  |  |
| Amount . | 81,197,606 | \$2,164,775 |
| To Banks \& Ins. Cos. | \$402,500 | \$237,500 |
| No at 6 \% | ค 36 | \$237,500 |
| Amount | 8247,073 | \$1,277,325 |
| No. at 51/2\% |  |  |
| Amount. | 85,000 | 22,750 |
| No. at 5\% |  | 17 |
| Amount | \$776,400 | \$265,000 |
| No. at 43/2 |  |  |
| Amount. | \$15,000 | \$274,400 |
| No. at 4d |  |  |
| Amount. |  |  |
| Ampunint...... |  |  |
| Interest not gi | 81,733 | 17 |
| Amount. | \$152,400 | \$325,300 |



# BUILDING MATERIALS AND SUPPLIES 

# RECORD AND GUIDE INTRODUCES VALUABLE NEW FEATURE TO BRICK MARKET REPORTS. 

Consumption Record-Lumber Firm-Politics and Pending<br>Legislation Have a Disturbing Influence-Money Uneasy.

WHEN prices are cut to encourage business, an increased volume of inquiries is sure to result, but certain quarters of the building material market took heart this week because a larger proportion of the inquiries than usual developed into orders. Spruce and hemlock had a fair demand and so firm are spruce and hemlock prices in the wholesale market now that the least improvement in demand will be sure to result in a sharp advance. Those who expect to be in the market for these two grades of lumber in the near future should make their reservations before it is too late.

The slate department continues fairly active. Hollow tile for fireproofing purposes is held to current quotations, and several large operations now underway and pending are keeping estimating departments busy. Architectural terra cotta is doing comparatively well. Both Hudson and Raritan common brick seek stimulation. Portland cement is fairly active and there are reports that prices have been shaded in some quarters, but nothing under $\$ 1.58$ is quoted by the largest factors. German Portland Cement is 30 cents cheaper.

Building stone is also slow on orders, but there are some prospects for fairsized orders. Sand, gravel and crushed stone are all in abnormal demand even for this season, but there has been no change in prices in several weeks.

Politics and pending legislation are joint disturbing elements in the building material market at present. Builders are waiting to note the complexion of the Board of Aldermen who will pass upon the new building code and the executive who will sign the ordinance. Prospective operators, including real estate men with money to invest in improvements, are waiting to see what the new tax rate will be.
This will not be known before March, or until after the officials elected in November take their seats. Building money lenders are prompted to act conservatively largely for the same reason, although pending legislation at Washington is also a factor in keeping the purse strings tight. Wall street is not inclined to ease up on money until it has obtained favorable conditions in the currency bill now before the Senate, and the Mexican situation, directly affecting the money market, is again looming up in a menacing manner. All things considered, therefore, the building material interests of New York have cause for congratulating themselves that business is no worse.

The sharp reactions in demand that have occurred within the last few months have given rise to a general inquiry as to what the general effect upon prices has been. In another column of this department is published a report of some of the principal building commodities, subject to price fluctuation upon easing up of demand and it will be noted that only in a very few instances have changes in prices been made. Conspicuous among the materials that have changed on list are common brick, crushed stone, sand, gravel, linseed oil, roofing slate and spruce. The hollow tile market is extremely stiff and the

National Fireproofing Company complains that the demand is such as to prevent it from making stacks at kilns, although they are working up to capacity,

## ADDITION TO BRICK REPORT.

## Record and Guide Will Publish Weekl

 Report of Brick Going to Jobs.R EADERS of the Record and Guide whose weekly reading of the pulse of the local brick market will find in this department hereafter a report of the movement of Hudson common brick to job as well as the weekly arrival and sale of brick at the wholesale market. The new
statistics represent approximately 60 per cent. of all the brick moving into consumers or deal ers hands from barges at distributing docks in
the five boroughs, the remainder being Raritan the five boroughs, the remainder being Raritan and transient brick of which no record can be
made.
Official transactions for
Hudson common brick covering the week ending Thursday evening, Oct. 23 , in the wholesale market with com-
parisons for the corresponding period last year parisons for the corresponding period last year and a comparative statement of Hudson brick
unloaded from barges sold for consumption in unloaded from barges sold for consumption in
this market this week and last, follow.

## Left over, Friday A. M., Oct, 17, 68. Arrived. Friday, Oct. 17.

| Friday, | Arrived. ${ }_{6}{ }^{\text {a }}$ Sold |
| :---: | :---: |
| Saturday, Oct. is | .. 0 2 |
| Monday, Oct. 20. | 13 13 |
| Tuesday, Oct. 21. |  |
| Wednesday, Oct | 40 |
| Thursday, Oct. 23 | .. 54 |
|  | 30 32 |

 Reported enroute, Friday A. M., Oct. ${ }^{24}{ }^{24}{ }^{6}$.
Condition of market, dull. $\$ 6.00$ to $\$ 6.50$. Specials at top. Raritans, $\$ 6.00$ to $\$ 6.50$. (Wholesale, dock, N. Y. For dealers
prices add profit and cartage.) prices add profit and cartage.) Newark, $\$ 7.25$ to $\$ 7.50$ (Yard). Dull. Left over, Friday HUDSON BRICK UNLOADED
 Left over, Friday A. M., Oct, 1812, 28. Friday, Oct. $18 \ldots$.
Saturday, Oct. 19.
Manday,
Tuestay, oct. $21 \ldots$
Thednesday, oct. 22.
Wednesday, Oct. 23
Arrived.
$\cdots \cdot{ }_{9}^{7}$
$\cdots \cdot{ }_{20}$ Sold.
13
13

Total.
Condition of market, duil...........
68 Condition of market, dull. Prices: Hudsons,
$\$ 6.50$ to $\$ 7$. Raritans, $\$ 6.75 . \quad$ L. O. Friday OFFICIAL SUMARY.

left over barge loads, Jan.' 1 to Oct.
17, 1913.
Total No barge loads sold Jan. i to Oct
Total No. barge loads left over, Friday

Total No. barge ioads arrived, inciuding
left overs, Jan. 1, to Friday A. M., Oct.
1stal No. barge ioads sold, Jan. i to Fri- 1,79
day A. M., Oct. 18, 1912.............. 1, 761 Total No. barge loads left over, Friday
A. M., Oct. 18, 1912 .....................

MORE INQUIRIES FOR STEEL. Lower Prices Have Stimulated Inquiry But Orders Are Still Backward.
$\mathrm{T} \begin{gathered}\mathrm{HE} \text { situation in the steel market this week } \\ \text { offers some encouragement. } \\ \text { some }\end{gathered}$ The lower price which became officially effec-
ive last week resulted in a better demand for tive last week resulted in a better demand for fabricated and plain structural steel. Up to last
Wednesday approximately 5,000 tons for the ten Wednesday approximately 5,000 tons for the ten days previous were under negotiation and about
20,000 tons were actually placed on order. of the business still pending at the end of the week about 20,000 tons was considered likely to come into order. The further reduction of some smaller independent steel capacities for repairs and other causes has cut down the output or poration reports that it has produced more steel ingots during the first three weeks of this month than during the corresponding time in Septemthey cannot obtaili sufficient tonnage of billets to meet requirements of rolling schedules. The American Bridge Company's shops are said to be running close to full
promising shipments under 60 to 90 days.

## CURRENT WHOLESALE PRICES

CRRENT wholesale prices prevailing on the in the New York market are as follows: In each case the quotations given below were those prevailing up to noon, Thursday
BRICK
 CEMENT (Wholesale, 500 bbls. lots and over, $\underset{\text { Domestic Portland }}{\text { alo }}$
Cons. Rosendale
Alsen's German
Dyckerhoff German
2.10@

CRUSHED STONE ©............35@ 2.50 rap rock, $11 / 2$ inck N. Y., wholesale) :
 1.95

GRAVEL (500 cu. yd. lots F. O. B. along side $11 / 2$ in...................................... $\$ 0.85$ HOLLOW TILE (fireproofing. Prices F. O. B. ${ }_{4 \times 10}$ Exterior-


LIME (Standard 300 lb . bbls. wholesale, seFarnham Cheshire
. $\$ 1.55 @ \$ 1,621 / 2$
LUBRICANTS (Mineral)
Black, refined

Black, reduced, 30 gravity, 15 cold $131 / 2$ @14
Cylinder, light, filtered.
Dark, steam, refined
$231 / 2 @ 24$ gravity
Wax, crude
Refined, 120 m . p ............per 1 b .
Refined, $120 \mathrm{~m} . \mathrm{p} . . . .$. . . per lb.
Refined, $125 \mathrm{~m} . \mathrm{p} . . . . .$. per lb.
Refined, 130 m.
LUMBER (Wholesale prices, No
Yellow pine (merchantable 1905, f. o. b. N. Y) 14 to 16 in.
$\$ 23.00 @ \$ 28.00$

Heart face siding $4-4$ \& $5-4.3$| $30.00 @$ | 31.00 |
| :--- | :--- | Flooring

Hemlock, Pa
price per M....................-@ 24.50 Hemlock, W. Va., base price per M. @ Memlock, Eastern mixed cargoes (To mixed cargo price add freight, \$1.50.)


 $8 \times 8$ and under, 16 ft and under............ 26.00 | 9 | in, 16 ft and under........................... | 31.00 |
| :--- | :--- | :--- |
| $4 \times 10$ | 30.00 |  |
| $2 \times 10$ |  |  | $12 \mathrm{in}, 18$ and 20 ft and under........... 31.00

Add $\$ 1.00$ per M. for each inch over 12 ins.
Add $\$ 1.00$ per M. for every 2 ft over 20 ft
1x2 shingling lath, rough or dressed one
side .............................. $\$ 28.00$
$4 \times 8$ in merchantable quality............
4.4x10 in merchantable … $1 . . . . . . . . . .$.
-4×12 in merchantable quality
PLASTER (blocks)
2 in. (solid) per sq. ft.
4 in. (hollow)
Boards $5 / 8$ in. thick, per sq. yd....................... 16
Screened and washed Cow Bay, 500 cu.
yd. lots, wholesale.................. $\$ 0.50$
SLATE (Per Square, N. Y.).
Penn. Bangor
ribbon............. $\$ 4.10 @ \$ 4.75$
Pent. Bangor ribbon................\$4.10@ $\$ 4.75$ Munson, Maine No. 2 $4.50 @ 6.75$
$10.00 @ 12.00$ No. 1 red....
Genuine Bangor
Pen Argyle .......
$4.75 @ 6.75$
ermont, sea green............................00 4.00
STRUCTURAL STEEL (tidewater)
Beams and channels up to $14 \mathrm{in} .1.461 / 2 @ 1.561 / 2$
Beams and channels over 14 in . 461 @ $1.561 / 2$ Angles $3 \times 2$ up to $6 \times 8 . \ldots \ldots \ldots \ldots .{ }^{2} 1.4612 @ 1.561 / 2$ Zees and tees $\ldots \ldots \ldots . . . . . . . . . . .461 / 2 @ 1.561 / 2$
Steel bars, half extras......... $1461 / @ 1561 / 2$
 Universal \& sheared 34 in \& und. $1.461 / 2 @ 1.561 / 2$
WHITE LEAD:
Per 1 b . American, dry, car lots...........
In oil, in 100,250 and 500 -ib kegs.
In oil, in 25 and $50-1 \mathrm{~b}$ kegs.
In oil, in $121 / 2-1 \mathrm{~b}$. kegs.....
In oil, $25-1 \mathrm{~b}$. tin pails ( 100 ib in case)
In oil, in $121 / 2-1 \mathrm{~b}$ tin pails ( 100 lb in
In case) in 13 and


In oil, in $1,2,3$ and $5-1 \mathrm{~b}$. tin cans,
93 @
$93 / 4$
On lots of 500 pounds or more a discount of $1 / 2 \mathrm{c}$ per pound is allowed.
Red Lead and Litherage-

In 100-1b kegs. .......
In 25 and $50-1 \mathrm{~b}$ kegs.
In $121 \%-\mathrm{lb}$ kegs
In $121 / 2-\mathrm{lb}$ kegs.
On lots of 500 pounds or more a discount of

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## THE WEEK'S REAL ESTATE NEWS

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

General Trading Was Light

While the condition of the real estate market did not materially change this week, a few important transactions were consummated. Builders secured a plot on West 55 th street for an apartment hotel and fourteen lots on West 111th street were also obtained for building purposes. "The Swamp" contributed to the business with a Cliff street building. Buyers were found for a number of small apartment houses and city dwellings. The commercial leasing branch of the market continues to be active, a number of downtown firms announcing removals to new quarters. The Bronx was fairly active.

The total number of sales in Manhat$\tan$ this week was 14 .

The number of sales south of 59 th street was 3 , against 4 last week and 15 a year ago.
The sales north of 59th street aggregated 11, compared with 11 last week and 14 a year ago.
From the Bronx 8 sales at private contract were reported, against 8 last week and 14 a year ago.
The amount involved in the Manhat$\tan$ and Bronx auction sales this week was $\$ 1,188,911$ compared with $\$ 420,398$ last week, making a total since January 1 of $\$ 43,077,606$. The figure for the corresponding week last year was $\$ 495,330$, making the total since January 1, 1912, of $\$ 39,309,818$.

## PRIVATE REALTY SALES.

## Manhattan-South of 59th Street.

CLIFF ST, 60, a new fireproof, 6 -sty building, recently completed, on lot $20 \times 100$, sold for
Henry A. Mark, president, to Seig Goldstein, by Henry A. Mark, president, to seig Goldstein, Ty
the Charles F. Noyes Co. for $\$ 75,000$. The building is one of the best of its type in the
neighborhood with a carrying capacity of 250 neighborhood with a carrying capacity of 250
lbs. to the sq ft, automatic sprinklers, etc. The 1bs. to the sq fit, automatic sprinklers, etc. The
same broker leased the building a short time ago to the J. E. Linde Paper Co. at $\$ 0.400$ per was represented by Harry Seig. Goldstein of Aswher, Ogufft \& Goldstein. In part payment the
cher
buyer buyer gave 297 Pearl st, a 5 -sty building on lot 17.7x104x irreg, valued at $\$ 30,000$. Extensive improvements will be made to the building and it will be offered for rental. The
resented a $\$ 100,000$ transaction.
23D ST, 437 West, 3 -sty dwelling sold for the
estate of A. W. Engler to E. A. McCann by estate of A. W; Engler to E. A. McCann by leasehold located in the wel1-known London Terrace row, a Chelsea landmark.
55 TH ST, $13-17$ West, old stables, on plot 75 x
100 , sold for H. B. Hollins to the George Backer 100 , sold for H . B. Hollins to the George Backer
Construction Co. by Pease \& Elliman. On the Construction Co. by Pease ${ }^{\&}$ Elliman. On the
plot, which was held at $\$ 400,000$, the buyers will erect a 12 -sty apartment hotel. Abutting in the rear is the Hollins residence, under lease to
Mrs. John Astor, whose occupancy will be terMrs. John Astor, whose occupancy will be te
minated May 1.
Manhattan-North of 59th Street.
MANHATTAN ST, the Trustees of the New
York Free Library, who recently sold the old Bruce library building, in 42 d st, adjoining the Candler building, on the south side of the block west of Broadway, have purchased for a new
library structure a plot on Manhattan st, just west of Amsterdam av. The plot adjoins the
Eleventh Muncipal Court, occupying the triangle at the junction of Manhattan and 126th sts. This new library site has been purchased from the Mary G. Pinkney estate through D.
Phoenix Ingraham \& Co., as brokers. It ruñs through to $126 t h$ st, having a frontage on Manhattan st of 50.10 and 57.3 on 126 th st, 90.6 deep on the east, adjoining the court building, dind
114 deep on the westerly side. The new library 114 deep on the westerly side. The new library
to be erected there in the near future will be to be erected there in the near future will be
a 2 -sty structure. 76 TH ST, 34 West, 4 -sty and basement swell-
ing, on lot $22.2 \times 102$, bet Central Park West and Columbus av, sold by Viera P. Fischer to a Dr. McMichael, for occupancy. $\underset{\text { dwelling, }}{85 \mathrm{TH}}$ ST, on $\begin{array}{r}141 \\ \text { lot } \\ 17 \times 97.6,\end{array}$ Amsterdam avs, sold by Clyde McC. Mark to into an American basement for occupane house

111 TH ST, ss, 100 ft east of Lenox av, apart-
ment houses. ithe plot of $1+$ lots with a age of 350 it and a depth of 71.10 it , soid Ly Heilner \& Wolf and samuel H. Stone to tae Tilmil Realty Company, consisting of sammel
Williams and Samuel Grodginsky. iney will Williams and Samuel Grodginsky. They will erect four houses on the plot. The sellers bought the land at the Mary G. Pinkney estate
sale in 1911 and have asked $\$ 160,000$ for it. With this operation the purchasers will have com pleted the improvement of the block iront on which the lots just bought are located.
111 TH ST, $203-205$ West, 6 -sty apartment house, on plot $\overline{\text { Juxilue.11, adjoining the nortn- }}$ west corner of 7 th av, sold by Mary Hays to the nited Boros Real Estate Co.
${ }_{37}^{116 \mathrm{xx} 1 \mathrm{H}, 11}$ ST, east of 104 East, 6 -sty tenement, on plot 1da Horowitz east of Park av, reported sold by 136 TH ST ,
each on lot $15 \times 100$, 136 , two private dwellings, Cohen and L. E. Kiebau to Louis H. Rose
207 TH ST, e s, 100 ft . north of Sherman
plot $100 \times 100$, sold for the Fort Amsterdam Realty Co. to Gustavus L. Lawrence, by Joseph A. Stern
ST. NICHOLAS AV, 966 and 968 , two 5 -sty
apartment houses, "Yale" and Princeto apartment houses, "Yale" and Princeton," on corner of 159 th st, sold for the the southeast \& Construction Co. (Goldberg \& Kramer) to a client, by Tucker, Speyers \& Co. The property was held at $\$ 95,000$.
6TH AV, s e cor 57th st, 7 -sty structure,
known as the "Sherwood Studio Building" on known as the "Sherwood Studio Building" on plot 100.11x95x irreg, sold by Harry J. Luce to Mrs. Jennie K. Stafford. The ground floor and basement of the building are occupied by
the Acker, Merrall \& Condit Co., of which Mr. Luce is the president. In exchange Mrs. Stafford gave her residence at 16 East 53 d st, a 5 sty American basement dwelling, on lot 25 x 100.5 and the 5 -sty loft building on lot $25 \times 98.9$ sented by H. D. Winans \& May.
7 TH AV, 1807-1815,
apartment house, "Greene Court," 111 th st, 6 -sty x 100 , sold for the Bendheim Construction Co. to John W. Wellrock, by Saul Saltzman and W. S. Baker. The buyer gave in part payment a 45 acre farm at Smithtown, L. I., adjoining the es-
tate of the late Mayor Gaynor. tate of the late Mayor Gaynor.

## Bronx.

ANDREWS AV, 2214, dwelling, on plot $50 \times 100$ on University Heights, sold for Beverly Robinson o a Mr. Eurke for occupancy, by B. H. Weisker. FRANKLIN AV, 1317-1325, one 6-sty and two 5 -sty flats, on plot 152x208, north of 169th st,
sold by the Louis E. Kleban Co JEROME AV at intersection
JEROME AV, at intersection of Cromwell av, gore plot, $50 x 56 \mathrm{x}$ irreg, sold for Edmund Coffin MORRIS AV, s w cor 167 th
sold for the estate w cor 167th st, plot 100x100, a client, by W. E. and W. I. Brown Peyster to ated. The buyer is a builder who will improve. SOUTHERN BOULEVARD and Crotona Park way, w s, 55 ft. north of Fairmount pl, plot 55 x105x irreg, sold for the Borough Estates to the C. J. Carey Building Co., by Richard H. WALES AV, n e c 142d st, plot of 6 lots, 100 x150, resold for the Commonwealth Realty Co. The buyers also own the balance of the block.
WASHINGTON AV, 2094, 4-sty triple flat, 25 x145, sold for Henry Feullert to a client, by John A. Steinmetz and Clement H. Smith. WEBSTER AV, n w e 165th st, plot $100 \times 100$, sold for the Rockledge Construction Co. to a
client by W. E. and W. I. Brown, Inc buyer is an investor who will immediately ifmprove

## Brooklyn.

GARFIELD PL, 313, $41 / 2$-sty dwelling, on plot $25 \times 100$, bet 8 th av and Prospect Park West sold for Jessie T. Duryea to James A. Farrell,
president of the U. S. Steel Corporation, by R. president of the U. S. Steel Corporation, by R. HALSEY S
HALSEY ST, S s, 125 ft west of Broadway, Regan. A 1-sty moving picture theatre is on the property
PRESI
PRESIDENT ST, 638, 3 -sty building, with store, sold for the Co-operative Mortgage Co to an investor, by Joseph P. Banadonna.
PRESIDENT
ST, $190, ~$
3-sty and basement three-family dwelling, on lot $20 \times 100$, sold for Louis Cavagnaro to V. Scotto, by Visco Brothers. 5 TH ST, 360,2 -sty and basement brick dwelling, sold for Mrs. Camilla Williams to David 6TH
lowing sales : Locust st, cor East 15th st, a 2 family frame dwelling, lot $25 \times 100$ sold to a client for investment; ;also a brick 2 -family dwelling, lot $16.8 \times 100$, situated at 301 th st, to a
client for occupancy; $269{ }^{20 t h}$ st, 3 -family apartment on lot $16.8 \times 100$, sold to a client for investment; also sold for Julius Riber to Robert and Harriet Streuber a 1-family frame house at 256 20th st for occupancy; 719 sth av, lot
$25 \times 100$, a triple flat with stores, sold for Kath-


## Queens.

ARVERNE.-The Lewis H. May Co. sold for Chas. J. Steinau the Hy. C. Friedman property Max Franzblau for occupancy.
FAR ROCKAWAY.-W. W. Wonaldson sold
residence and property at 50 Neilson av for residence and property at 50 Neilson av for
Mrs. Gladys Hewlett Stutts, to Isaac Metzger Mrs. Gladys Hewlett Stutts, to Isaac Metzger
of Manhattan. The consideration was $\$ 14,000$ of Manhattan. The consideration was $\$ 14,000$.
Mr. Metzger will remodel the house for all yr. Metzger will rein
JAMAICA.-Joseph P. Day sold to Grover L.
Tyser a plot $40 \times 100$ on the north side of Grimm Tyser a plot $40 \times 100$ on the north side of Grimm
av, 40 ft east of Hatch av, at Howard Estates ROCKAWAY. PARK.-The Rockaway Park
Realty Co. has sold for John Maloney two cottages on Sth av, to a client; for Charles E Harvey, a plot, $60 \times 100$, on Monmouth av, RockRealty Co., a plot, 80x100, on the east side of 5th av, adjoining the Park Inn property, and
for Richard T. Eurke two cottages on Montauk av, Belle Harbor, to a client.

## Richmond.

GRASMERE.-D. T. Cornell sold for the North Shore Building Loan \& Savings Association, the Fingerboard rd and Wane st, to the Lembeck \& Betz Eagle Brewing Co.
NEW BRIGHTON.-Cornelius G. Kolff sold to Enoch Crabtree, of Nutley, N. J., the Birtwhistle property, Nos. 145 and 147 York av, near plot $371 / 2 \times 112$.
STAPLETON.-Cornelius G. Kolff sold to Mr. William E. Platt, the owner of "Hampton with a frontage of approximately $1,400 \mathrm{ft}$. on with a frontage of appr.
WESTERLEIGH.-J. Sterling Drake sold for Walter R. Watson the northwesterly corner Jewett and Waters av, a plot $83 \times 125$, on which
Mr. Watson will immediately erect a handsome modern general store with a large flat above.

## Rural and Suburban.

CHATHAM, N. J.-H. C. Reynolds sold for
Webster C. Estes 15 acres to the Hudson Realty Co., of Hoboken, to be used for the right of
way of the new Lackawanna cut-off now buildway of the new Lackawanna cut-off now buildpractically closes the lands needed for the extensive railroad improvement between these towns, and
DOBBS FERRY, N. Y.-Kenneth Ives $\&$ Co. have sold to a client for occupancy for Archi-
bald A. McGlashan his home, Oliphant av. The bald A. McGlashan his home, Oliphant av. The
property contains $31 / 2$ acres, dwelling house and property contains $31 / 2$ acres, dwelling
outbuildings, and was held at $\$ 35,000$.

GREAT NECK, L. I.-McKnight Realty Co. sold Ridge drive East and Prospect pl North, having an area of 34,786 sq. ft., to F. E. Hinand Ridge drive East, a plot $101 \times 133$, and another $110 \times 140$, on the north side of Ridge drive East, 423 ft. from the cor of B
A. Seibold and W. F. Egalston.
HARTSDALE, N. Y.-W. J. Ackerman has sold for Thomas Simpson 12 acres and 20 acres to George A. C. Christiancy, who is completing SOUTHAMPTON, L. I.-Scharsmith \& Nolan have sold for Mrs. H. Minuth a tract of land company for improvement.
STAMFORD, CONN.-Kenneth Ives \& Co. have sold to L. C. Giles of New York a large
tract on Rogers rd, Shippan Point. Mr. Giles will immediately erect a residence.
VERONA, N. J.- Carl Mau sold for the Essex on Mountain rd, 200x210. The buyer, Mrs. Agnes Maclay Fischer, will erect a residence early next spring.

## LEASES.

## Manhattan.

LEON S. ALTMAYER reports that the block front on the west side of Broadway between leased for the Morrison Estate for about $\$ 2,000,000$, to the 147 th and 148 th Street Corporation for a term of 63 years, who erected a
theatre and a whole block front of stores upon theatre and a whole block front of stores upon
this property; he has also leased the rear half of this block on 147 th st with an entrance on Broadway for 21 years to the Eunny Amusement Co.; also leased for terms of 5 years the following stores: in 3583 Broadway to the Lazarus Sisters for a manicuring and for a dressmaking establishment:
Brodiway to a Mr. Krake to be used for a florist business; in 3589 Broadway to S . Beck, of 125 West 127th st, for a tailoring business;
in 3591 Broadway to Pauline Usockin for a in 3591 Broadway to Pauline Usockin for a to a Mr. Blum for a delicatessen business; in "Ready-to-Wear" store; in 3599 Broadway to M. Simmons for an art store, and in 602 West 148th st to Eluykin Goldberg for a tailoring
LEON L. ALTMAYER leased the store now Yeing installed in 151 East 86th
ALBERT B. ASHFORTH, INC., leased for the Loton H. Slawson Co., 4,256 sq ft on the 4th floor in the Burrell Building at the northeast corner of Madison av and 33 d st, for a term of years to Herman Scheuer, formerly of 821 Broadway also leased offices in the Acker Merrall \& Condit 35 th st to Aaron A. Graff and to William R Hughes
MRS. F. M. BARNES leased to John Gillan \& Co. the Hotel Dresden, a 7 -sty structure at 149
and 151 West 44th st, for a term of years at and 151 West 44 th st, for a term
DANIEL BIRDSALL DANIEL BIRDSALL \& CO., INC., leased the Dube \& Co. ; in 72 to 76 Greene st the 2 d loft to the Reliable Underskirt Co., of 29 Greene st the 3 d loft to Marvin \& Abramson, of 72 Greene st, and the 4th loft to Barg \& Cooperstein, of 154 Spring st ; in 70 Duane st the 1 st loft to Paul Baron; in 125 Prince st, the 1 st loft to the the 3 d loft in 60 and 62 Lispenard st to Philip Maryanov, of 39 Walker st; in 491 and 458 Broadway, the 3 d loft to Munter Brothers, of
392 Eroadway, and the 1st floor, basement and 392 Eroadway, and the 1st floor, basement and
sub-basement in 484 Broadway to Herman Hirsch.
DANIEL BIRDSALL \& CO. leased space in DANIEL BIRDSALL \& CO. leased space in
512 Broadway to Dornheimer Bros., of 56 Walker st, and space in 119 and 121 West 23 d
st to the Magnet Manufacturing Co., of $\overline{5} 12$ Eroadway.
MEYER BONDY leased the 4th loft in 150 Bleecker
co. to
cotal Specialists Corporation
West Sth st also the 3d loft Co. 21 West 8th st; also the 3d loft of 24 University pl; also the 2 d
in 616 loft cobson, of 181 Wooster st; also the 4th loft in 12 to 16 East 22 d st to Cohen, Wiener \& Co.,
of 12 East 22d st ; also the top loft in 111 and of 12 East 22 d st; also the top loft in 111 and
113 Bleecker st to $\mathrm{S} . \& \mathrm{H}$. Levy, of 111 Bleecker st; also the top loft in 529 and 531 West Broadway ; also the 1st loft in 453 and 455 Broome st to Milady Underwear Co., of 139
Grand st ; also the 4th loft in 130 and 132 West Grand st; also the 4th loft in 130 and 132 West
29th st to Louis Goldstein; also the 4th loft in 29th st to Louis Goldstein ; also the 4th loft in
17 East 17 th st to M. Goldstein ; also the 4th loft in 17 and 19 West 3d st to Western Flower \& Feather Co., of 63 Bleecker st.
THE FIRM OF LEONARD J. CARPENTER Ieased the 5th loft in 696 to 702 Broadway to THE FIRM OF L. J. CARPENTER leased to Jacob Tenenbaum \& Sons, of 382 Grand st, the
2d loft in 696 to 702 Broadway ; also to Benjamin Shrage, of 43 Walker st, the 3 d loft at 183 and 185 Broadway
THE CROSS \& BROWN CO. leased for Williams \& Morford Co. the 5th floor in 205 and 207 Broadway ; and the 6th floor in the same building to Edwards Bros. for a term of years.
THE CROSS \& BROWN CO., in conjunction with M. \& L. Hess, leased space in the Hiess
Euilding at the southwest corner of 4 th av and 26 th st to James R. Beaton.
THE CROSS \& BROWN CO. leased for the
White Co., of Cleveland, O., to Williams \& White Co., of Cleveland, O ., to Williams \&
Morford, of 59 West 66 th st, the entire building at 205 to 211 West End av, on a plot 100x100, and containing approximately 35,000 sq. ft., at an aggregate rental of $\$ 175,000$. After extensive alterations, in which the building will be
made absolutely fireproof, the lessees will conduct one of the most up-to-date garages in the
THE CROSS \& BROWN CO. leased the 3d
loft in 794 to 798 10th av to Never-Skid Manloft in 794 to 798 10th av to Never-Skid Man-
ufacturing Co., of 210 West 50th st. DUFF \& CONGER leased the followin fice in Duff \& Conger Building, at Madison av st to Mrs. Emma Vincent; apartment in 1206 5 th av to Miss E. J. S. Knight; apartment in 12 East 88th st to Mrs. Felix Murphy ; and apart-
ment in 14 East 88 th st to Mr. Nicholas Rosen.
THE DUROSS CO. leased the 3 -sty dwelling at 318 West 19 th st to Arthur S. Wootton; also
a loft in 587 Hudson st to H. Asuinow. THE DUROSS CO. leased a store in the Herring Building at 13 th st and 9 th av to
Charles Moewes, and the store and basement Charles Moewes, and the store and basement
in 69 Gansevoort st to Jacob Fried. THE J. C. EINSTEIN CO., INC., leased for
Frankenthal Bros. Co. the 9th loft in 16 and 18
 West 21 st st, to L. I. Baron Co., of 13 East 22 d st; also for the Twenty-Fifth Construction Co.
the top loft in 137 to 141 West 29 th st to Leo
Finkenberg.

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## Leases-Manhatlan (Continuea.)

THE J. C. EINSTEIN CO., INC., leased for Cohen Endel \& Co. the store, basement and sub\& Co. of 312 Church st, a knit goods concern. douglas L. ELLIMAN \& CO, leased the last remaining apartment in the new building at 635 Park av to G. Louis Boissevain. This is one of
the buildings recently sold by the Fullerton Weaver Co. to Mrs. Robert B. Minturn.
DOUGLAS L. ELLIMAN \& CO. leased a large av to Philip Voss; also a furnished apartment for the winter in 118 East 54th st, for Alfred E. Cortis, to Robert L. Burton, of Millbrook, N. Y.; and an apartment in 178 East 70th st to ames L. Kenwa
douglas l. ELLiman \& CO. leased a large apartment of 14 rooms and 4 baths in the new
building at 635 Park av to Mrs. Henry E. Owen: building at 635 Park av to Mrs. Henry E. Owen; Annie B. Dexter to Clarence Whitman; and an apartment in 178 East 70th st to Paul Phipps,
of Winnipeg, Canada; also leased for a term of Winnipeg, Canada; also leased for a term
of years for Mrs. Gerald N. Stanton 52 East ${ }_{53 \mathrm{~d}}^{\mathrm{of}}$ years for Mrs. Geratd N . Stanton 5 -sty high stoop dwelling on a lot 53 d st, a 4 -sty high stoop dwelling
$16.8 \times 100$, to Mrs. F. Vincent Hart.
DOUGLAS L. ELLIMAN \& CO leased a large apartment of 14 rooms and 4 baths in 635 Park av to Mrs. Ethel Dana Shepherd; also an
apartment in $1 \overline{1} 8$ East 7 Oth st, to William Delvan Baldwin ; and for Pease and Elliman, an apartment in 116 East 58th st, to Howard P. Rensha
EWING, BACON \& HENRY, in conjunction , the Architects Building at 101 Park av to the
Nathan Manufacturing Co., of 85 Liberty st. FREDERICK FOX \& CO. leased for the Flemish Realty Co. about 12,000 sq. ft. of space
in the new 20 -sty building at 11 and 13 East 26 th st through to 6 and 8 East 27 th st, for a goods dealers, now at 594 Broadway.
THE ROBERT FREDERICKS ESTATE rented the dwelling at 107 East 37 th st to W. G. Park.
THE JULIUS FRIEND, EDWARD M. LEWI
Co. rented for Wright Barclay a loft in 461 and 463 th for av, for a term of years, loft in 461 THE JULIUS FRIEND, EDWARD M. LEWI CO. rented for Ahred M. Rau the entire top floor in building 419 and 421 Lafayette st, to
the Photochrome Engraving Co., for a long term N. BRIGHAM HALL \& WM. D. BLOODGOOD eased for the 45 th St. Realty Co. space on the 15th floor in the building now nearing completion at 7 to 11 West 45 th st to Nathan Green-
N. BRIGHAM HALL \& WM. D. BLOODGOOD rented apartments in 203 West 107 th st to the following: Casa Israel, Mrs. Matilda
Frederick D. Griffiths, Mrs. Josephine G. LovFrederick D. Griffiths, Mrs. Josephine G. Lov-
ell, Paul Rahm, John O'Connor and Roland H. Mallory. The same brokers have also rented in to the following: Mrs. Isabelle Finch, Martin
HEIL \& STE struction Co., Bing \& Bing, in 906 to 912 Broad-
way, the entire $1 \overline{7}$ th and part of the 18t̄̆ floor, comprising about 25.000 sq ft of space, to Leon Mann Co. of 715 Eroadway. The lease is

HEIL \& STERN leased in the new building which the Times Square Improvement Co. is containing 20.000 sq ft of space, to the Bijou Waist Co. of 536 Broadway.
HEIL \& STERN leased for the 33 East 33d st loft in the building now in course of erecion at 33 to 43 East 33 d st, to Solomon \& Metzler, of 114 West 17 th st; this building ontains 12 stories and basement covering plot ed through the same brokers. have been rententirely rented from the plans at rentals now gregating $\$ 90,000$ per annum.
${ }_{53}$ M. ${ }^{\&}$ East L. HESS leased the 12 th floor in 49 to way ; the front part of the 11th floor to Max Kamber of 508 Broome st; and Room 903 to L Simon \& Co. of 640 Broadway.
M. \& L. HESS leased the 7th loft in 105 and 107 East 29th st to the Madison Square Press, BRYAN L. KENNELLY and PEASE \& ELLIMAN leased the 5 -sty American basement dwelling at 132 West 72 d st to the Andiron Club,
Colonel C. M. Van Horn, president, 200 West 71 st st. The club will move into the new quar-
ters about November 15 .

MRS.
dwelling
at 4 dwelling
McCann.
THOMAS W. LAMONT, of J. P. Morgan \& furnished. a 5 -sty American basement dwelling, at 49 East 65 th st
GUSTAVUS L LAWRENCE leased through Frank Volz the stores in $548,554,560,562,564$,
$566,568,572$ and 574 West 207 th st ${ }^{5}$ also through M. Just the store in No. 556 ; also through and through w store 558 and 570 West 207 th st The stores 2 . L. Gompert 546 West payer block in West 207th st, now being erected by Mr Lawrence. While the building is not
completed, there are only 2 stores out of 15 not completed, there are only 2 stores out of 15 not
J. EDGAR LEAYCRAFT $\&$ Co. leased for a
client to the Rev. Charles L . Mead the 4-sty client to the Rev. Charles L. Mead the 4-sty
dwelling at 133 East 60 th st for a term of years. WEBSTER B. MABIE \& CO., as agents for 34 East 12 th st, leased the store and basement
to Morris Simiansky \& Co., dealers in tailors' trimmings, now in Lafayette and Great Jones st, for a term of years. The tenant was rep-

SAMUEL H. MARTIN leased offices at the southeast corner of 67th st an
the Efficiency Laboratories, Inc.
SAMUEL H. MARTIN leased for Jeremiah J. Campion the store in 1861 Eroadway to Ernest H. Shafer, year
JOHN J. MEEHAN leased for Samuel Boehm $\&$ Co. the 3 -sty
Hattie Everett.
Milton Natkins and Thomas Ford leased the 4 -sty building at 144 East 34 th st, and for Joseph Weber the store and basement
Broadway, adjoining the Weber Theatre.
PEASE \& ELLIMAN leased the following apartments: In 130 West 5 th st, to L. W. Flannlacher; in 112 East 17th st, to Kathryn A.
King; in 105 East 15th st, to A. W. Matthews ; King; in 105 East 15 th st, to A. W. Matthews;
in 555 Park av, to Clarence C. Chapman; in in 55 Park av, to Clarence C. Chapman; in
667 Madison av, to Edson Bradley; in 59 West in 115 West 71 st st to Mark M. schlesinger ; in 115 West 71 st st, to Solomon M. Fraechie; in 128 West 72 d st, to W. A. Rogers ; in the "Ormonde," at Broadway and 70th st, to Robert C.
Good ; in 901 Lexington av, to Mrs. M. R. Tate ; in 56 West 11th st, to J. Menist; in 635 Park av, to Richard Levering; in 106 Trinity pl,
to Misses DeMuth and White; in 81 East 56th st, to O. DeLancey Coster; in 411 West 112th st, to N. H. Lord; in 116 East 58 th st, to D. B. West 30th st, to R. B. Marchant. in 23 ${ }^{7} 1 \mathrm{st}$ st, to Neil W. Warde ; in 298 West End av, to Mrs. Arthur J. Taylor; in 105 East 78th st,
to Percy Moran; in 27 East 62d st, to Mrs. Rose to Percy Moran; in 27 East 62d st, to Mrs. Rose Smith; also the following offices: in Aeolian Hall, to W. Ralph Cox, Agnes T. Mills, Geo, L. Derr, Chas. Tamme, B. F. Johnson, J. Rubo, Advance Agriculture Publishing Co., D
White, Sarah B. Huff and P. E. Lane.
PEASE \& ELLIMAN leased for the Lawyers Title Insurance \& Trust Co. the new 5 -sty to Mrs. Richard Hudnut for a term of years This house is the last of three that were erected on a plot which Pease \& Elliman sold to Charles Buek, the wel-known builder, about two years ago. Of the remaining two houses, the one on the other on Madison av was rented to Richard Trimble, treasurer of the United States Steel Corporation
PEASE \& ELLIMAN leased the following Stettinius; 320 West End av, to Dr. A. R. Soresi ; 330 West End av, to Miss Mary L. Read ; 147 East 61 st st, to Louis Haight; also the
store in 32 West 45 th st, to Crucet Mfg. Co. of 256 West 28 th st; also the building at 10 East 2 d st, to Jacob Goldner; and the lofts in 38 Cooper sq, to Max Katz.
S. OSGOOD PELL \& CO. leased space in 2 East 46th st to Mme. Marie, ladies' tailor.
THE PERRY-FREEMAN CO. leased the stores in the building at the southwest corner of Madison av and 5 th st to the Joseph C. Leikens Co.,
florists, and Paul L. Bryant, dyer and cleaner. MARK RAFALSKY \& CO leased the store 987 Amsterdam av to J. Freifeld, of 381 West End av; the store in 660 West 181st st through Knap \& Wasson Co. as agents to Frank Kane and the dwelling at 340 West 87 th st for Kathè Lindeman to Meyer Auerbach.
THE DOUGLAS ROBINSON, CHARLES S. to John H. A Leased the store in 9 East 44th st WILLIAM J. ROOME \& CO., INC., leased the building at 241 East 51st st, $25 \times 100.5$ to Constant Loufs of 509 Park av, for a long term of years on a net rental. plans to alter the building have been filed and the contract to alter same into a fireproof garage has been
awarded to Frank Seery of 30 East 42 d st. H C SENIOR \& CO leased for Robert let Est. space in 1920 . lo 1932 for Robert GoeHoward Printing Co., of 1935 Broadway, for a long term of years
H. C. SENIOR \& CO. rented offices in the Lincoln Square Court Building to A. R. Darling, Mrs. Emma Sargeant, Mrs. Hannah Bodell and the Spearmint Gum Co. ; for Susie Scott Hall, the two 4 -sty dwellings at 108 and 110 West
64 th st, to Selmira Restrepo Scheuerman, the 3-sty dwelling at 35 West 60 th st, to Mrs. L. Wolfert ; for William L. Levy,
the 3 -sty dwelling at 27 West 60 th st to the 3 -sty dwelling at 27 West 60th st, to Mrs. A. Mackey; three floors in 1985 Broadway to a Mrs. ing at 133 West 64 th st, to A. G. Carling ; for the Cordette Realty Co., the A. 4 -sty Carling; for 106 West 64th st, to Mrs. Emma and Emily Whitehead; for Bolton Hall, the 3-sty dwelling Folsom Estate, the dwelling at 741 West End av, for two years, to Mrs. Anna Leigh; for West 60th st, to Mrs. A. Kelly; for Ida I Hurl but, the 4 -sty dwelling at 112 West 64 th ${ }^{\text {st }}$,
for 3 years, to Mrs. M. Dupouy; for the Dr. Richards Dyspepsia Tablet Association, the 4 -sty dwelling at 504 West 57 th st, for two years, to the 4 -sty dwelling at 54 Edgecombe av, to Louis Livingston ; for Dr. Marcus Franklin, the 4 -sty dwelling at 57 West 76th st, for three years, to Mrs. Johanna Worth; for I. W. Cokefair, the 4-sty dwelling at 114 West 80 th st, for two years
to Mrs. E. Savage; for Thomas Berkley the解 141 West 63 d st, to Mrs. Betts, and for the Oscar Purdy Estate, the 4 -sty dwelling at 143 to Louis Voiron.
SHAW \& CO. leased 241 Lenox av for the men's Co-Operative Home, of 1040 Lenox av, for a term of years. CapMES A. SHEEHAN leased for C. Alfrec at 116 East 82 dickey the 3 -sty private dwelling TUCKER, SPEYERS \& CO leased in 29 to 33 West 38 th st, the entire 4 th floor to J, A.
Lichtenstein \& Co., Inc., of 702 Broadway, for a
long term of years.

TUCKER, SPEYERS
\&
Co. leased in the Springs Euilding at 29 to 33 West 38 th st, to
Oscar Glanckopf, Inc., of 690 Broadway, the Oscar Glanckopf, Inc., of 690 Broadway, the
万th and 6th floors for a long term of years. HENRY TRENKMANN leased the 3d loft in 212 Centre st to the Standard Japanning Co.;
also the 5 th loft in 241 to 245 Centre st to the United Spring
E. A. TURNER leased the store in 119 Lex-
ington av to Morris Rosenbaum, of 145 West ${ }^{45 \text { th st. }}$ STEPHEN H. TYNG JR \& CO STEPHEN H. TYNG, JR., \& CO. leased space
on the 9th floor of the Madison Avenue Building at the corner of Madison av and 2 25th st, for a term of years, to the Warren Worsted
fills of 43 East 17th st; also in conjunction
Min with Payson McL. Merrill, to Thomas Potter oil cloth and linoleum, space on the 9th floor ; comprising about $6,000 \mathrm{sq} \mathrm{ft}$ of space, in 31 East
17 th st for the estate of Wm . H. Jackson to the Kyoto Mfg. \& Trading Co. of 532 Broadway ; also 4 th av for Lewis B. Preston to John M. Harris $\&$ Co. of 955 th av, dealers in woolens; also
about $2,000 \mathrm{sq} \mathrm{ft}$ on the 11 th floor of 215 th av to E. F. Church \& Sons of 80 5th av; also the Co. to S. Epstein \& Co. of 23 East 20th St, manufacturers of ladies' neckwear; also space on the
11th floor in the Fifth National Bank Building ciety of 154 Kaye to the National American Sofloor of 25 East 26 th st for the Douglas RobinRebele of 122 East 25th st, artists and designers, and space on the 10 th floor to M. N. CosF. R. WOOD, W. H. DOLSON CO, sub-leased ing at 143 West 87th st for the winter to Helen B. Wood; also to Mary McGrath the 3 -sty Haviland.
oman to \& WATSON, INC., leased for Morgan the 4-sty private dwelling, on plot $20.10 \times 70$ at 624 Lexington av ; also apartment in 137 and S. Turmell.

UNGER \& WATSON, INC., leased for a term of years to Bertha Kramer the private dwellUNGER \& WATSON, INC., leased for Herbert A. Sherman as agent, the 3 -sty private dwelling at 157 East 51 st st to Harry E. and Mary E. Crawford for a term of years; also the two dwellings adjoining on the west for a term of
years to Max and Hilda Brickman. THE UNITED STATES REAL THE UNITED STATES REALTY \& IMBuilding, 111 Broadway, to Hovey, Kenny \& Co., members of the New York and Boston stock exchanges. VAN VLIET \& PLACE leased the 1st loft in
405 to 409 West 13th st to William Small 400 to 409 West 13th st to William Small. WILLIAM C. WALKERS' SONS leased for the
estate of Ogden Goelet the property at 895 to 899 Broadway, together with 10 East 20th st and 9 and 11 East 19th st, which comprise the main section of the present Lord \& Taylor
store, which is soon to move up on 5th av. The store, which is soon to move up on 5th av. The lessees of the property are Calhoun, Robbins \&
Co., dealers in notions and small wares, located Co., dealers in notions and small wares, located near Canal st. Under the term of the lease, which is for a term of 15 years from February 1, 1915 , the Goelet estate is to erect on the 19th st property, comprising a plot $45 x 92$, a 10 -sty
fireproof building, plans for which are being prepared by John H. Duncan. Besides this improvement, the lease also provides for the remodeling of the old buildings, which plan includes the installing of a new front, so that it
will be in keeping with the new structure will be in keeping with the new structure. WM. A. WHITE \& SONS leased for a long
term of years the entire S-sty building, 100 x 100 , at the northwest corner of Morton and Greenwich sts. This building is one completed a few years ago by the St. John's Park Realty Co., who improved the entire square block, and was leased by them to the Simpson, Crawford Co. Wm. A. White \& Sons have arranged to
have the Anger Baking Co. of 77 Bowery take over the unexpired term of the Simpson, Crawford lease, and have negotiated an extension for a long term with the Charles $F$. Hoffman Estate, the present owners of the building. The Anger Eaking Co. have been located on the lower West Side is a notable addition to this district. The same brokers leased some little time ago a similar building immediately adjoining to the north, for a term of 21 years, to A. were located on lower Pearl st for over 40
WM. H. WHITING \& CO. leased a store in 947 Broadway to the Jacobs Hat Co.; store and basement in 118 William st to Willy \& Schanno for a term of 10 years; store in 83 Gold st to Paul
Stafenik; $3,000 \mathrm{sq}$ ft in 373 th av, in conStafenik; $3,000 \mathrm{sq} \mathrm{ft}$ in 373 4th av, in con-
junction with Southack \& Ball, to Clifford \& Lawton of 1 East 28 th st; 1st loft in 118 Nassau st to the Nassau Stamp Co., Ltd., of 179 Broadway, and the 2 d loft to George H. Wright.
THE J. P. WHITON-STUART CO. leased for Frank N. Dowling the 3-sty dwelling leased East 39th st to Miss Constance Perkins
F. R. WOOD-W. H. DOLSON CO. leased the 3-sty dwelling at 261 West 71 st st for Maxi-
milian Tock to Gertrude Gordon.

## Bronx.

THE ARC REALTY CO., Isidor W. Shamberg, president, leased to the Harris Frelich
Amusement Co. the new photo play theatre Amusement Co the new photo play theatre
nearing completion in 180th st, between Daly nearing completion in 180 th st, between Daly
and Vyse avs, for 10 years from Nov. 1. The theatre seats 600 people, and there is an open air section with a similar capacity.
CLEMENT H. SMITH leased to Hanssler \& Burrell of 469 East Tremont av, for a term of
3 years, the store at the northwest corner of Tremont and Washington avs, at a rental ag-
gregating $\$ 13,500$.


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JOHN A. STEINMETZ leased for a term of for John G. Roos to Frank Schaub, who will conduct a livery and boarding stable business on the premises, when alterations are completed.

## Brooklyn.

GREEN \& SON leased for Nathan Jacobsen the entire building at the north east corner of
5 th ay and 21st st to Ronaldson Eros. This lease is for a period of 5 years from Sept. 1 .
the first 2 years at a yearly rental of $\$ 1,200$ and the balance of 3 years at an annual rental of $\$ 1,500$.

## Suburban.

DOUGLAS L. ELLIMAN \& CO. leased 1 5th st, Garden City, L. I., a 3-sty modern residence,
for the Garden City Co., to Aryll R. Parsons, for the Garden City Co., to Argyll R. Parsons,
vice-president of Douglas L. Elliman \& Co.

## REAL ESTATE NOTES.

JOHN A. STEINMETZ was the broker in the recently recorded sale of 254 West 1.1 st st. VASA K. BRACHER has been appointed agent of the 5 -sty building at 450 West 54 th st,
owned by Mr. C. Pabst, of Stuttgart, Germany. FREDERICK SOUTHACK \& ALWYN BALL, JR., have been appointed agents for the 12 -sty

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TELEPHONE, 4734 Murray Hill
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Secretary
Josheh Caccavajo, C. E., Chief Engineer

THE WASHINGTON HEIGHTS Taxpayers' Association held its October business meeting N, form
with Hall \& Bloodgood, is now associated with the J. C. Einstein Co., Inc. H. C. SENIOR \& CO. Were the brokers in the
recent sale of 231 West 52 d st, for the John T. Brook Co. to Frederick Klingman.
SNOWBER \& SMITH were the brokers in the
recent sale of 1735 Av A for the Woornull recent sale of 1733 Av A for the Woordull Es-
tate to John Arfman, who contemplates the erection of an 8 -sty factory building. HENRX E. LONEY, formerly real estate appraiser of the U. S. Title Guaranty Co., has operea
broke business in real estate mortgage loans.
DOUGLAS L. ELLIMAN \& CO, have been appoirthwest corner of Madison av and 76 th the which is to be altered into stores and apartments.
COMPTROLLER W. A. PRENDERGAST sold yesterday the block front of old dwellings on the east side of Varick st, between Spring and
Dominick sts, for $\$ 200$. The successful bidder was S. Kaufman. The houses are to be torn down in the proposed widening of 7 th av.
H. V. MEAD \& CO. have been appointed agents way, bet 51 st and 52 d sts; ; also of 446,448 and 450 West 33 d st, 324 West 34 th st, 121 and 123 East 126th st, 210 East 103d st, and 210 West
CHARLES F. NOYES CO. placed a mortgage of $\$ 45,000$ at $5 \%$ for 5 years on the new 6 -sty
building at 60 Cliff st, purchased yesterday by Seig Goldstein. The same brokers also borrowed Seig Goldstein.
$\$ 13,000$ at $5 \%$ on the 4 -sty building at 205 Front st. THE JERE JOHNSON, JR., COMPANY announces the sale on Saturday, November 8 , at
absolute auction of 146 lots located at the junction of Thomas av, the new $200-\mathrm{ft}$. Queens bouleright at the Bliss st dual subway station now building. The lots to be sold are located on Greenpoint av, Bliss, Carolin and Cosman sts,
Nelson and Anable avs. The sale will take place on the
THE BANK OF SAVINGS has become the
owner of the Ardsley Hall apartment house the southwest corner of Central Park West and 92 d st. The property consists of a 10 -sty struc-
 $\begin{aligned} & \text { under foreclosure } \\ & \text { judgment of abeedings } \\ & \text { po }\end{aligned} \$ 46,000$, satisfy a brought against Michael H. Gillespie, its constructor, and others. The city assesses the the late Herman Wronkow from the Ardsley Hall Company. The auction sale was conduct-
ed by D. Phoenix Ingraham. ed by D. Phoenix Ingraham.
PAPERS HAVE BEEN filed at Albany incor-
porating the Theodore B. Potter properties, with porating the Thedore B . Potter properties, with
a capital of $\$ 1,0000000$ and for Directors Frederick Potter, Orlando B. Potter and John J.
Murphy. The properties include among others the Empire Building on Eroadway at Rector st,
the Potter Building on Park Row and about the Potter Building on Park Row and about
seven other parcels formerly held under the
Potter Trust. Potter Trust. A representative of the new cor-
poration said that the incorporation had no special significance. The new company will merely
erties.
J. B. ENGLISH has resold for M. Hyman the 4-sty brown stone dwelling 228 West 52 d st to the Alland Realty Co., who own the adjoining
properties on the west, 230 and 232 . The new purchase gives the present owners a plottage is the exceptional depth being the only plot with a depth of this kind in the automobile district. It is located just 103 ft from Broad-
way and adjoins the Albany, which has recently way and adjoins the Albany, which has recently
been thoroughly renovated
into kitchenette been thoroughly renovated into kithenette
apartments and stores. Mr. English has been appointed agent for premises $228-200-202$ West
52 d st, $257-259$ West 52 d st, and $101-103$ Broad st.
JOSEPH P. DAY conducted a successful auction sale last Saturday for the Sarah M. Odell
estate at Bronxville, N. Y. He sold the ten plots, averaging about an acre each, two of which are improved with dwellings and one
with a barn. The total obtained for the offering with a barn. The total obtained for the offering
was $\$ 35,950$. Local brokers and operators were represented. The average price obtained for an acre was about $\$ 3,000$. The largest pur-
chaser was Congressman W. R. Oglesby, who bought five plots. Other buyers included Chas Amann, W. R. Derby and J. Selwin
LEON S. ALTMAYER, who sold premises 151
 house about 63 ft east of corner of Lexington
av. reports that this building is being extensively altered at the present time and the interior is being entirely rebuilt and modernized and will be occupied upon completion by the New
York Edison Company for one of their branch York Edison Company for one of their branch
offices. The upper part of the building will be changed into modern apartments with every
up-to-date improvement and will probably be up-to-date improvement and will probably be Altmayer, besides being the broker in the sale of this property, was also appointed the new
rental agent of the same. THE BLOCK FRONT, 149.5x154x irreg, on the west side of Marginal st, facing the East
River, between 94 th and 95 th sts, was sold at auction this week by Joseph P. Day at the county
$\$ \overline{0}, 250$. Courthouse to
The sale wasene w. Mente for
the outcome of an action brought by the Pennsylvame of Steel Co.
agairst the New York City Railways Co., under the direction of William L. Turner, special master. The property was sold at auction un-
der the same action last May and was der the same action last May and was knocked
down to Mr. Mente, the present buyer for $\$ 21,000$. This sale, however, was not confirmed by the court as the price was considered tō
low. The city assesses the property for taxalow. The city assesses the property for taxa-
tion purposes at $\$ 70,000$.
(Continued on page 792.)

AUCTION SALES OF WEEK.
Except where otherwise stated, the properties offered were in foreclosure. Adjourn-
ments of legal sales to next week are noted ments of legal sales to next week are noted

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


## Manhattan and Bronz.

The following is the complete list of property sold, withdrawn or ad24, 1913, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the JOSEPH P. DAY.
${ }^{\text {a Marginal st, nwe } 94 \text { th, runs }} \mathbf{n} 227$ to 95 th xw149.5xs100.8xe99xs100.8xe154 to beg, vacant (special master sale); Eugene W ${ }^{n} 16 T H$ st, 618 E (*), Ss, 288 e Av B, 25 x \$314.98; Sophia Lerch trste. $803.40 ;$ T\&c, a117TH st, 516-8 E (*), Ss, 173 e Pleasxw50 to beg, 6 -sty bk tht \& strs; due
 ${ }^{\text {a }} 139 \mathrm{TH}$ st, 52 W ( ${ }^{*}$ ), ss, 250 e Lenox av $50 \times 99.11,6$-sty bk tnt; due, $\$ 10,645.16$; T $\& \mathrm{cc}, \$ \frac{1}{c} ;$ sub to $1 \mathrm{st} \mathrm{mtg} \$ 43,500$; David aDaly av, 1985 (*), ws, $50 \mathrm{~s} 178 \mathrm{th}, 31.4 \mathrm{x}$ $\$ 373.76$; Geo C Kobbe. $\$ 18,061.48,18,000$ ${ }^{411 T H}$ av, $\mathbf{6 1 7}-21$, ws, $25.1 \mathrm{~s} 46 \mathrm{th}, 75.3 \mathrm{x}$ 100, 2-sty bk stable and factory; due, $\$ 30,-$ HENRY BRADY
${ }^{\text {a Greenwich st, }}$ S30, swe Horatio (No 68), sty bk rear stable: due, $\$ 12,381.19$. T\&c, $\$ 167.75$; Wm D Kilpatrick et al, def. 12,000 ${ }^{\text {a }}$ Horatio st, 68, see Greenwich, $\delta 30$.
 T\&c, $\$ 82.20$; sub to pr mtg $\$ 20,000$; Gene ${ }^{2} 121$ 100.11, st, $334 \mathbf{E}$ ( ${ }^{(*)}$ ), Ss, 275 w 1 av, 25 x 152; T\&e, $\$$ bk tut; Action 2; due, $\$ 0$, Gene Bruder. 25,600
 $\$$ - ; sub to pr mtg; $\$ 22,000$; Gene Bruder
${ }^{\mathrm{a}} 145 \mathrm{TH}$ st, 601 W , see Bway, 3541. a153D st W (*), ns, 100 w 8 av, $50 \times 99.11$, ley Haigh. ${ }^{\text {a }} \mathbf{1 8 5 T H}$ st, 446 E (*), sec Park av (No T\&e, $\$ 837.48$; sub to mtg $\$ 22,000$. Johanna Zuleger. 23,300
a 213 TH st $\mathrm{W}, \mathrm{ns}, 75 \mathrm{w} 14$ av, see 14 av, w
from 214 to 215. a214TH st W, nwe 14 av, see 14 av, ws,
from 214 to 215 . ${ }^{\text {a } 214 T H ~ s t ~ W, ~ s s, ~} 75 \mathrm{wv} 14 \mathrm{av}$, see 14 av, w ${ }^{3} 214 \mathrm{TH}$ st $\mathbf{E}$ (*), SS, 120 w Barnes av, 25 x100; due, $\$ 560.26$; T\&c, $\$ 354.04$; Mary A a215TH st W, swe 14 av , see 14 av , ws, aBroadway, 3541 ( ${ }^{2}$ ), nwe 145 th (No 601) $99.11 \times 150$, vacant; due, $\$ 210,797$; T\&c, $\$ 1,-$ ${ }^{6}$ Park av, 4586 , see 185 th, 446 E .
${ }^{\text {a Washington av, }} \mathbf{1 4 7 5}$, wS, 127.6 s 171 st , $37.6 \times 140.2$, 5 -sty bk tnt; due, $\$ 4,339.16$; T \&c, $\$ 1,073.22$; sub to pr mtg $\$ 27,000 ;$ Carrie Freund \& Florence Doob. ${ }_{\text {a }} 14$ ath av $(*)$ ws, 214 th to 215 th, $\mathbf{3 3 , 0 0 0}$ w 14 av, $382.3 \times 259.11$ to 213 th x 389.5 x
259.1 , vacant; due, $\$ 65,001.27$; T\&c, $\$ 1,-$ 043.91 ; sub to two mtgs aggregating $\$ 55,-1$
000 ; Mitchell A C Levy.

## D. PHOENIX INGRAHAM.

${ }^{2} 76 \mathrm{TH}$ st, 174 W , ss, 80 e Ams av, 20 x
 Jos G Weed. 19,480
 ${ }^{2}$ ), $\quad 100.8 \times 125, \quad 10-$ sty ${ }^{2} \mathrm{bk}$ tht: ${ }^{(*)}$ due, $\$ 469$. 42.87; T\&e, $\$ 115.76$; Bank for Savings in

HERBERT A. SHERMAN.
${ }^{\text {a }}$ New Chambers st, 60; also OAK ST, 14, junction, $22 \times 23 x-$ M-sty bk bldg; Par-
sons, Closson \& Mcllvaine. JACOB H. MAYERS.
${ }^{\text {a }} \mathbf{1 7 4 \mathrm { TH }} \mathbf{~ s t , ~ 5 1 0 - 4} \mathbf{E}$, see 3 av, 4009-29.
183 D st, $\mathbf{5 4 S} \mathbf{E}$, see 3 av, 4529 . aRyer av, 2070 (*), es, 84.10 s $180 \mathrm{th}, 24.4$ 170.82; T\&c, $\$ 450$; Frank Davin et al exrs ${ }^{\text {a }} 3 \mathrm{D}$ av, 4009-29 (*), swe 174th (Nos 5, $510-$ 14), $200 \times 128.8 \times 200 \times 121.2$, three 2 -sty bk tnts \& str, $3-$ sty fr tnt \& str \& two 1 -sty
bk strs; due, $\$ 7,074.12$; T\&e, $\$ 1,400$ sub to 4 pr migs aggregating $\$ 118,000$; Richd ( $\$ 118,000$; R1cho
JAMES L. WELLS
${ }^{\text {a Forest st or Hone av (*), es, } 150 \text { n }}$ 741.07; T\&c, $\$ 455.27$; Sarah A Wright. ${ }_{1,500}$

150TH st SAMUEL MARX.
${ }^{15007 H}$ st E, sec Classon Point rd, see ${ }^{\text {a Classon Point rd }}$ ( $*$ ), sec 150 th, 105.6 x $36 \times 106.9 \times 41.2$; due, $\$ 2,255.88 ;$ T\&c, $\$ 61.07$;
Albs Taubert \& and. L. J. PHillips \& Co.
aBriggs av, 2757 (*), we, 160 n 196th, 20x
 GEORGE PRICE.
${ }^{\text {a File st, }} \mathbf{6 4 0}$ (*), es, 320.10 s Spofford av, $20.10 \times 100,2$-sty bk dug; action 2 ; due, no exes.

> BRYAN L. KENNELLY.
${ }^{439 T H}$ st, 119 E, ns, 138 w Lex av, $20 x$ 98.9, 5 -sty bk dwg (voluntary); Leo A a79 TH st, $163 \mathbf{w}, \mathrm{~ns}, 188$ e dAms av, 17 x 102.2 , 5-sty bk dig (voluntary); bid in ${ }^{496 T H}$ st E, nee Lexington av, see Lex ${ }^{2}$ Kingsbridge av, 3101, we, 30 n 231st drawn. 2-sty fr dog (voluntary, with"Lexington av, 1491, nee 96 th, 100.11x $26.5,5-$ sty bk
in at $\$ 54,250$.

## Total

$\$ 1,188,911$
Corresponding week init
495,330
43,077606 Jan. 1, 1913 to date $19 \ldots \ldots .{ }^{43,077,606}$
Corresponding period $1912 \ldots 39,309,818$

## Borough of Brooklyn

The following are the sales that have taken place daring the week ending
Oct. 22, 1913, at the Brooklyn Sales rooms, 189 Montague street william $H^{\prime}$ Smith.
HANCOCK ST, sec Spencer, 80x22 ; Harry W. RICHARDS
ST, SPENCER ST, 168 ( $\left.{ }^{( }\right)$, ws, 78 n Willoughby
 Artemas B Smith. die. 34 TH ST, ws, 120.6 n Church av, 20x $\overline{000}$; ${ }^{\text {withdrawn. }}{ }_{42 \mathrm{D}}$ ST ${ }^{*}$ ), ss, 50 e 16 av, $25 \times 75$; Marie Erockman, ${ }_{1,000}$ E 48TH ST (*), es, 240 s Av O, 20x100; Wm Wacke.
E $48 \mathrm{H} H$ ST (*), es, 260 s Av O, 20x100. Ged
J Wacke.
300 8JTH ST, sw 2 av, $140 \times 125$; withdrawn. ALBANY AV, we, 80 n Degraw, 20x100; ono GLENMORE AV (*), sec Berriman, 30xi00 Helen W Corer. we, 26.11 n S 1 st, 2201,500 Fannie M Devan. SHEPHERD AV, nee Blake av, $55 \times 100$, vacant; Voluntary. withdrawn.
SHEPHERD AV, nwt Blake av, 30x80, va cant; voluntary. Withdrawn. WYTHE AV (*), we, 25 n N 10th, $25 \times 100$; Matilda G Scheidt.
WYTHE AV ${ }^{(*)}$ ms, 50 n N 10th, $50 \times 1000$ ${ }^{\text {action } 2 \text {; }} 3 \mathrm{same}$ s. ${ }^{(*)}$, nws, 40 n 94 th, 20 x 85 ; Cha L Gilbert. withdrawn.
 WM. P. RAE
BEADEL ST, nee Morgan av, 80x20; ${ }_{5,000}^{\mathrm{Wm}}$ CALYER ST (*), nw Oakland, $25 \times 75$; Greenpoint Saves Bank. ${ }^{\text {FULTON ST }}(\neq)$ ss, 80.5 w Franklin 11,000 FULTON ST (*), ss, 80.5 w Franklin av, 20x 10,000
117; Chis Cooper. PACIFIC ST, ss, 135 e Buffalo av, 20x107.2; A B Roberts. ${ }^{\text {ST JAMES PL ( }}$ ( ), wa, 73 s Fulton, $25 \times 100$ Benedict Kotz. 15,00
 ${ }^{2}$ with ${ }^{2}$ ST,
CENTRAL AV (*), mes, 25 se Hancock, $25 \times$ 100; Williamsburgh Saves Bank. Hancock, 8,000 CHIS. SHONGOOD.
FLOYD
100 ST (
(*), x100;Saml Cohen.
MONTGOMERY
ST (
 J Lynch. 20x82; withdrawn.

 Joseph L Daugherty. $\begin{gathered}\text { JAMES L. BROMLEY. }\end{gathered}$
85TH ST (*), sws, 190 se 24 av, 30x90xirreg; ATLANTIC AV (

Henry Bockrath. | 15TH AV, 6312 | (*), aws, |
| :--- | :--- |
| 95.7 ; Frank A \& Minnie M Rowe. 64th, | 21.11x |
| 2,000 |  | chauncey real estate co.

 JERE JOHNSON, JR., \& CO.
CLEVELAND ST, es, 100 n Ridgewood av, 25 x100; also CLEVELAND ST, es, 95 n RidgeBRYAN L
84TH ST ss 2
84 TH ST, ss, 253.8 e 4 av, $20 \times 183.1 \mathrm{x}$-, va-
cant; voluntary; bid in at $\$ 1,400$.
Corresponding week, 1912
$\$ 151,575$
151,687

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## VOLUNTARY AUCTION SALES

## Manhattan and Bronx.

## OCT. 2

JOSEPH P. DAY
345 LOTS of Theo Moss on Jerome av, 174th,
175 th,
176th 175th, 176th \& Feath
 $00.5,2-5-$ sty stn tnt
54TH ST, 535 W , ns, 400 w 10 av, $25 \times 200.10$ to
55th (No 528 ), 4 triple tnt \& str \& 2 -sty bk 135TH ST, $356-8 \mathrm{E}$, ss, 397 w Willis av, 40 x 135 TH
$16.8 \times 100,3-2$ Sty
3 -sty 147TH ST, $547-53 \mathrm{~W}$, ns, 125 e Bway, 100 x
99.11, 6 -sty bk tnt. $99.11,6$-sty bk tnt.
AUDUBON AV, nee $176 \mathrm{th}, 99.11 \times 100,6$-sty bk tnt. INTERVALE AV, 1015-17, swc 165th, $45.6 \times 102$
$\mathrm{x}-$ 5-sty bk tnt \& strs. MADISON AV, 2024 , ws, 37.11 n 128 th, 18 x 70. © S-sty \& b stn dwg
ST NICHOLAS AV, nwe 177 th, $94.11 \times 100,6-$
sty bk tnt \& strs.

## Borough of Brooklyn

WILLIAM H. SMITH
FT GREENE PL, 134, ws, 60.6 n Harrison w Vanderbilt av, 20.10x131, 3-sty \& b bk dwg.

## ADVERTISED LEGAL SALES. <br> The first name is that of the Plaintiff, the second that of eferee; last name, Auctioneer

## Manhattan and Bronx.

The following is a list of legal sales
for Manhattan and The Bronx to be held at the Real Estate Salesroom, 14 and 16 vesey Street, and The Bronx Sales oomerwise stated

$$
\text { OCT. } 25 \& 27 .
$$

No Legal Sales advertised for these days.

## OCT. 28.

11 TH ST, 363 W , ns, 176 w Washington, 20x 93.2 , 4-sty bk tnt; Anna M Cassidy-Mary Sher idan et al; Hugo $S$ Mack (A), 7 Beekman;
Lewis $S$ Burchard (R) ; dower ; Bryan L KenLewis S Burchard ( K ), dower, Bryan L Ken
84 TH ST, $439 \mathrm{E}, \mathrm{ns}, 194 \mathrm{w}$ Av A, $25.1 \times 102.2,5$ sty stn tnt; Eliz $R$ Maas-Lous Fulton, Bklyn Manning \& Buechner (A), $\$ 8,702.18$; T\&c, $\$ 225$ sub to mtg of $\$ 15,000$; mtg recorded July9'06 Joseph P Day.
167 TH ST, 850 E, ss, 119.2 e Stebbins av, 37.6 x111, 5-sty bk tnt; Geo F Schwarz-Isaac
Brown et al; action 1; Rounds, Hatch, DillingBrown et al; action 1; Rounds, Hatch, Dilling-
ham \& Debevoise (A), 62 Cedar; Harry N ham \& Debevoise (A), 62 Cedar; Harry N
French (R); due, $\$ 37,029.07$; T\& $\$ 769.90$;

167 TH ST, 854 E , ss, 113.4 w Hall pl, 37.6x 111, 5-sty bk tnt; same-same ; action 2 ; same Joseph P Day.
216 TH ST W, sec 9 av, see 9 av, sec 216 th.
CLASSON'S POINT RD, es, 70.6 s n line lot $39,25.11 \times 85.7$ to White Plains rd x25x85.7; Anna Zeller-Caroline Huerstel; Shaw \& Landon (A),
42 Bway ; Harry Bijur (R); due, $\$ 1,390.94$; 42 Bway; Harry Bijur (R);
T\&c, $\$ 12.67$; Jacob H Mayers.
LEXINGTON AV, 2135, es, 79.11 s 129th, 20 x 60, 4 -sty bk tnt \& strs; United States Trust Co of N Y trstes-Helen T Garcia et al; Stewart (R) ; due, $\$ 7,700.28$; T\&c, $\$ 442.11$; mtg recorded Dec 1495 ; Joseph P Day.
MACLAY AV, 2419 , ns, 364.5 w Seddon, 25 x
103 ; Mary A Mead-Antonio Ponessa et al : Pat103 ; Mary A Mead-Antonio Ponessa et al; Patterson $\&$ Erinckerhoff (A), 43 Cedar; John G
Saxe (R) ; due, $\$ 2,211.45$; T\&c, $\$ 179.30$; Henry Brady. VILLA AV, 3162, ss, 375 e Potter pl or
$6 \times 100$ 3-sty fr tht \& str ; Eleanor A
StormEva Siegel et al ; Carrington \& Pierce (A), 200 Bway; Jos P Bourke (R) ; due, $\$ 644.03$; T\&c,
$\$ 275$; Joseph P Day. 2D AV, 2206-8, es, 60.11 n 113 th, $40 \times 80$, two 4-sty stn tnts \& strs ; Biagio Pernetti- Tommasina Sanguinetti et al ; Anthony F Tuozzn due, $\$ 9,404.82$; T\&c, $\$ 750$; sub two mtgs aggregating $\$ 18,500$; Joseph P Day.
9 TH AV , sec 216th, 49.11x100, vacant; Dora M Upton-Adolf H Landeker et al; Lewis $S$ Marx (A), 128 Bway ; Chas $S$ Simpkins (R)
due, $\$ 9,506.29$; T\&, $\$ 1,128.81$; Joseph P Day.

## OCT. 29.

ADAMS ST, ss, 106 e Van Nest av, see Van BROOME ST, 116, $w$, Willett (Nos 19-23), 25 BROOME ST, 116, nwc Willett (Nos 19-23), 25
x 87.6 , $5-$ sty bk tnt \& strs ; Fredk W Senff, trste (A). 88 Nerg et al ; DeWitt, Lockman \& DeWitt $\$ 42,388.75$; T\&c, $\$ 403.60$; Joseph P Day.
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)
$897.98 ;$ T\&c, $\$ 190.12 ;$ Henry Brady. WATER ST, 501, ss, 315.11 e Pike sl, 24 x 77 x
-x 75.8 , 4-sty bk market; Star Morttage Co Leo Krakaur et al; Abr A Silberberg (A), 258
Bway ; Chas J Lane (R); due, $\$ 1,700.83$; T\&e, $\$ 200$; sub to pr mtg of $\$ 10,000$; Joseph P Day.
WILLETT ST, 19-23, see Broome, 116 . WILLETT ST, 19-23, see Broome, 116.
180TH ST E, nee Van Nest av, see Van Nest
182D ST, 550 W , see Audubon av, 334.
182D ST, 550 W , see Audubon av, 334.
AUDUBON AV, 334, swe 182d (No 550 ), 70 x 25,3 -sty fr dwg; Jos Bird trste, \&c-Josephine Raabe et al; Henry W Kennedy
Wm A Ferguson (R) ; due, $\$ 11,837.40$; T\&c, $\$ 640.80$; Herbert A Sherman.
BEACH AV, 1363 , ws, 75 s Beacon, $25 \times 102.11$ BEACH A A 1363, WS, 75 S Beacon, $25 \times 102.11$
$\times 25 \times 102.9$; Martha A Arnow-Amalie Schroeder et al ; Timothy Power (A); David C Lewis (R)
due, $\$ 3.466 .52$; T\&, $\$ 309.92$; Joseph P Day. FRANKLIN AV, 1239, ws, 66.3 n 168 th, 50 x $115.4 \times 46.2 \times 100$, 5-sty bk tnt; Aurelia BobandNathaniel ${ }^{\text {G }}$ Kelsey et al; Adolph \& Henry
Bloch (A), 99 Nassau; Jas W Monk (R) ; due, $\$ 7,309.34 ;$ T\&c, $\$ 458 ;$ sub to mtg of $\$ 2 \overline{7}, 000$;
mtg recorded June 22,11 . Herbert A Sherman. VAN NEST AV, nec 180th, runs e218.3xnw 49.3 to Adams xwl22.3xs abt 26 xw-xse- to
beg; Henry Barre-Van Nest Wood Working Co et al; Albt H Vitale (A), 1044 East Tremont av ; Joseph C Levi (R) ; due
$\$ 3,511.66 ;$ L J Phillips \& Co

## OCT. 30.

FT SCHUYLER RD, 1472 , sec La Salle av, 50x122.6x49.11x124.1; Eliz K Dooling-Alex $\underset{\text { W }}{\text { F }}$ Walsh et al ; Knox \& Cohn (R) ; due, $\$ 3,248.99$; T\&c, $\$ 809.62$; Samuel Marx.

LA SALLE AV, sec Ft Schuyler rd, see Ft MACOMBS RD, ws, 194.6 s Featherbed la, $126.10 \times 124.3 x-x 144.10$, vacant; Herman H Op-penheimer-Upland Realty co et al, J Nathan Helfat (A), 170 Eway; Jno J O'Grady (R) ;
due, $\$ 10,725,27 ;$ T\&e, $\$ 2,832 ;$ mtg recorded Oct due, \$10,725.27; T\&e,
3 D AV, 4529 , swe 183 d (No 548), $94 \mathrm{x} 58,5$-sty bk tnt $\&$ strs; Wm Sudbrink-Alexander De-
velopment Co et al; Cahn, Leventritt \& Goetz
 $\$ 4,422.78$; T\&c, $\$ 1,404.71$; sub to pr mtg $\$ 63$,300 ; Herbert A Sherman.

## OCT. 31.

18.9 ST ST, 351 W, ns, 455.3 w West End av, Realty Co-Wm J Harding et al ; Eisman, Levy, Corn \& Lewine (A), 135 Bway;'Mark Goldberg
(R) ; due, $\$ 4,184.33$; T\&c, $\$ 2,290.11$; Joseph P

134 TH ST E, swc Willis av, see Willis av,
ws, whole ft bet So Blvd \& 134.
180TH ST, 315 E , see Tiebout av, 2081.
141ST ST, $552-4 \mathrm{~W}$, ss, 170 e Bway, $55 x 99.11$, 6-sty bk tnt; Jno Schreyer-Minnie Rubin-
 Robt F Wagner (R) ; due, $\$ 21,880.52$; T\&c, $\$ 3,-$ $156.24 ;$ sub to pr mtg
Mar21 12 ; Henry Brady.
LENOX AV, 151, ws, 81.3 s 118 th, runs w75 xs19.7xe17.1x.06xe5t.10xn20.1 to beg, 4-sty bk ny Scheideberg et al ; Miller \& Hartcorn (A),
20 Nassau; Robt $F$ Wagner (R); due, $\$ 21$, 360.32 ; T\&c, $\$ 375$; Henry Brady.

ST NICHOLAS AV, 844, es, 47.5 n 152 d , runs
n 21.5 xe 66.4 xs .06 xe 3.4 xs 17 xe 24 xs 36 w 67 , 5 -sty bk dwg; N J Title Guar \& Trust Co trstes Helen L Fisher et al; Cary \& Carroll (A)
Wall; Wm L Dauenhauer (R) ; due, $\$ 15,005.62$ T\&c, $\$ 312.05$; Joseph P Day. SHERIDAN AV, es, 153.7 s 168 th, see Sher-
man av, ws, 150 s 168.
SHERMAN AV, ws, 150 s 168th, $125 \times 121.6$ to et al-E J Koellsted et al ; Rounds, Hatch, Dillingham \& Debevoise (A); 62 Cedar; Rudolph A Seligmann (R); due, $\$ 4,373.36$; T\&e, $\$ 60.58$; Joseph P Day
So BLVD, nwe Willis av, see Willis av, ws,
whole ft bet So Blyd \& 134 TIEBOUT AV, 2081, nwe 180th (No 315) 100 x25, 5 -sty bk tnt; Thornton Bros Co-Fannie Witenberg et al; Neier \& Van Derveer (A), 141 Bway ${ }_{i} \mathrm{Wm}$ Forster (R) ; due, $\$ 6,842.40 ;$ 'T\&c,
$\$ 1,183.20 ;$ sub to 1 st $\mathrm{mtg} ; \$ 22,000 ; \mathrm{mtg}$ recorded $\$ 1,183.20$; sub to 1 st mtg
Jan18'11; Joseph P Day.
WILLIS AV, ws, whole front bet So Blvd \& 134th, runs n200xwlin. ${ }^{\text {Blys }}$, xe196.6 to beg vacant: Edgar S to So et al-Wm Erooks Co et al: Cannon \& Appleby (A) $) 135$ Bway ; Edw D Dowling (R) , due,
$\$ 49,596.27$; T\&c, $\$ 705.90$; Bryan L Kennelly.

NOV. 1.
No Legal Sales advertised for this day.
Nov. 3.
91ST ST E, ns, 225.8 e Madison av, 1 in $x$ 100.8; Philip Voss et al-Wm Forster et al; J Garfield Moses (A), 52 William; Golfrey Gold-
mark (R) ; no amt due or taxes; Joseph mark (R) ; no amt due or taxes; Joseph ${ }_{\text {D }}$
169 TH ST E, nwc Grand blvd \& Concourse,
GRAND BLVD \& CONCOURSE, nwe 169 th, 85.5
$\times 141.2 \times 84.2 \times 126.9$, vacant. Jas ${ }_{\mathrm{F}}$ Goff et al ; Hirsh \& Newman (A), 391 Fulton, Brooklyn ; Jno H Judge (R) ; due $\$ 8,823.75$;
T\&c, $\$ 2,707.76 ;$ Bryan L Kennelly.

## Brooklyn.

The following advertised legal sales 189 Montague Street, unless otherwise OCT. 25.

## Legal Sales advertised for this day

OCT. 27 .
AINSLIE ST, $\mathrm{ns}, 150 \mathrm{w}$ Leonard, $25 \times 100$; Agnes Neff et al-Ida Spinning et al ; Jas E Finegan (A), 154 Nassau, Manhat
DAHLGREN PL, ws, bet 92d \& Fort Hamilton av, lot 27 ; Tax Lien Co of N Y-Franklin iam, Manhattan ; Wm R Dorman (R); 58 Wm RillDorman.
WARWICK ST, es, bet Liberty \& Glenmore avs, lot 28; Tax Lien Co of N Y-Sophia Heinecke et al ; Wm Lustgarten (A), 58 William,
Manhattan ; Jno F Canavan (R); Wm H Smith. OCT. 28.
MARION ST, n s, 268 e Saratoga av, $19 \times 100$; Margt D Bishop-Jos Fromson et al; Jas C
Meyers (A), 527 av, Manhattan ; Edmund $C$ Hennessy (R); Wm H Smith
MACKAY PL, Sws, 105.9 se Narrows av, 40 x et al : Palmer Anna C Wille-Freda Conron et al ; Palmer \& Serles (A), 49 Cedar, Manhatgood.
W 2 D 2 DT, ws, 100 s West av, $25 \times 100$; also W 2D ST, nwe West av, $50 \times 200 \mathrm{x}$ irreg; Kenneth Dows-West Avenue Realty Co et al;
Harry L Thompson (A), 175 Remsen; Jos A Harry L Thompson (A), 17.
Solovei (R) ; Wm H Smith.
N 5 TH ST, ns, 100 w Havemeyer, $25 \times 100$; also N 2D ST, ns, 29.9 w Havemeyer, $31.6 x 55.8 \mathrm{x}$ et al; Jos G Giambalvo (A), 26 Court; Felix Reifchneider (R); Chas Shongood.
94TH ST, nes, 350 nw 3 av, $25 \times 100$; Bay Walter L Durack (A), 215 Montague; Jno C Judge (R) ; Wm H Smith.


OCEAN PKWAY, ws, 45 n West av, 60x200 to Brighton pl ; Annie M Bythrow-Fredk Oppikoffer et al; Slensby \& Wolff (A), 3302 Jamaica av; Elmer G Sammis (R); Wm P Rae. 5TH AV, Swe 22d, $25 \times 100$; Mary M Witte-
Homesborough Realty Co et al ; action 1 ; Wm A Fischer (A), 350 Fulton; Henry A Sayer (R); Chas Shongood. 5TH AV, ws, 25 s 22 d, $25 \times 100$; same-same ;
action 2 ; same (A) ; Harry L Thompson (R) ; Chas Shongood

## OCT. 30.

AMES ST, ws, 90 n Pitkin av, $25 \times 100$; NewAMES ST, ws, 90 n Pitkin av, $25 \times 100$; NewL Thompson, A), 175 Remsen ; Sidney A Clarkt son (R) ; Wm H Smith.
NEWELL ST, ws, 195 n Calyer, $11 \perp .4 \times 105.5$; Wm A Kissam-Isabella C N Smith et al ; Wm S Miller (A), 837 Manhattan av; Arthur $L$ Tomes (R) ; Jas L Brumley.
ATLANTIC AV, SS, 312.10 e Crescent, 21.1 x
139.4x20.10x135.9; City of NY-Chas H Smith 139.4x20.10x135.9; City of NY-Chas H Smith Records, Manhattan; Benj Ammerman (R): Records, Manhattan ; Benj Ammerman (R) : EROADWAY
EROADWAY, nes, intersec nws Granite st, $200 \times 100$; also BROADWAY, ns, 145.4 e Driggs,
$20.4 \times 100$; also BOERUM ST, ns, 299.4 w White, $50 \times 47.2 \times 50.1 \times 43.8$; also JOHNSON AV, sec
White, 104.6x86.6x- to Boerum; also BOERUM White, 104.6x86.6x- to Boerum; also BOERUM
ST, nwe White, $78 \times 26$; also EARL ST, SS, 280 e
Utica av, $209.4 \times 200.2 \times 218.5 \times 200$ to Furnald; also

EARL ST, nwe Troy av, $45 x 200$ to Bway; also ST ST, nwe Troy av, 86.4x200x irreg; also CRES Henry May-Nathan May et al ; Bernhard Bloch (A), 233 Bway ; Walter G Rooney (R) ; partiCONEY ISLAND AV, ses, 408 sw Av C, 20x 67.1; Adelheid Noonan-Rose Vanier et al C, Peter A Meagher (A), 257 Bway, Manhattan; Alfred A Schlickerman ( R ) ; Thos Hovendon. DUMONT AV, nwe Ashford, 20x90; Annie S
Wyckoff-Morris Feinstein et al; Conrad Milliken (A), Woolworth Bldg, Manhattan ; Benj T Hock (R) ; Wm H Smith
LOTS 567 to 590,594 to 635, 829 to 844, map of property of Bensonhurst Land Co, 30th Ward; Co-operative Building Bank-Milton S Kistler et al; Lexow, Mackellar \& Wells (A)
43 Cedar ; Arnon L Squiers (R) : Wm P Rae.
OCT. 31 \& NOV. 1.
No Legal Sales advertised for these days Nov. 3.
17 TH AV , ses, at intersec sws 61st, $38 \times 80 \mathrm{x}$ irreg; Jno R Pratt et al-Andw T Mack et al Fredk E Barnard (A), 80 Bway ; Chas F Mur17 TH AV, ses, 62 sw 61 st, $19 \times 80 ;$ same
same; action $2 ; \operatorname{same}(\mathrm{A}) ; \operatorname{same}(\mathrm{R}) ; \mathrm{Wm} \mathrm{P}$ Rae.
17 TH AV, ses, 81 sw sw 61 st, $19 \times 80$; same
same; action 3 ; same (A) ; same (R) same ; action 3 ; same (A) ; same (R) ; Wm P

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The way to make money is to buy something cheap and sell it at a profit.
ON THE WEST, Washington Heights, lots that were bought for $\mathbf{1 , 0 0 0}$ to 5,000 dollars each, now sell for $\mathbf{1 0 , 0 0 0}$ to 50,000 dollars each. It is now built up because it has rapid transit.
ON THE EAST, along Westchester Avenue and Southern Boulevard, lots that were bought for 600 to $\mathbf{1 , 5 0 0}$ dollars each, now sell for $\mathbf{6 , 0 0 0}$ to 15,000 dollars each, this section is now built up because it has rapid transit.
IN THE CENTRE, the Jerome Avenue Section has been lying dormant. Lots sell on inside streets for 2,000 to 4,000 dollars each and on Jerome Avenue for 6,000 to 8,000 dollars each.

## NEXT TUESDAY

there is a sale of 345 Lots in this Section, they will be sold for whatever you choose to pay for them, you may be able to buy lots on inside streets at this sale for 500 to 1,000 dollars each or less, and on Jerome Avenue for 2,000 to 4,000 dollars each or less.

## THE SUBWAY

IS NOW BEING BUILT IN THIS SECTION.
IT HAS ALREADY REACHED 157TH STREET.
THERE WILL BE 2 STATIONS AT THIS PROPERTY.
WHEN THE SUBWAY IS RUNNING the lots you buy for 500 to $\mathbf{1 , 0 0 0}$ dollars each or less (only 30 per cent. cash) you should be able to sell for 3,000 to 6,000 dollars each.
THE LOTS YOU BUY on Jerome Avenue for 2,000 to 4,000 dollars each or less (only 30 per cent. cash) you should be able to sell for 8,000 to 12,000 dollars each.
THAT IS YOUR PROFIT And that is good business And you don't run any risk Therefore if you really want to make money Go to the MOSS ESTATE Sale

## 345 LOTS ON

Jerome Avenue, $\begin{gathered}174 t h, 17 \text { tht and } 17 \text { tht } 5 \text { sts and } \\ \text { Adjoining Avenues and } \\ \text { Streets, }\end{gathered}$ which MUST BE SOLD at Auction At the Exchange Salesroom, 14 Vesey Street
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FORECLOSURE SUITS. The first name is that of the Plaintiff, the second that of the Defendant.

## Manhattan and Bronx.

## OCT. 18.

2D ST, 218-20 E; State Bank-Saml Gross et 8+TH ST, ss, 177.11 w 2 av, $25.5 \times 102.2$; Kath$8 . \mathrm{TH} \mathrm{ST}, \mathrm{SS}, 17.11 \mathrm{w} 2$ av, $25.5 \times 102.2$; Kath-
arine Faist-Simeon M Barber et al ; H F Lippold (A).
MADISON AV, 2034 ; Lee W Groves et al-Ida R Stewart et al ; H T Randall (A).
TURNPIKE RD, ses, intersec nes rd leading to ODells Landing, 196x514.7x irreg; Max Erlanger-Jos S Acker et al; Beekman, Men-
WEST END AV, 378 ; also 70 TH ST, 267 W ; also 60TH ST, 219 E ; four actions; Amy A (A). OCT. 20.

Max Schloss-Selara Hold
KELLY ST, 839; Max Strasbourger, Eschwege \& Schal lek (A). MINETTA ST, $16-22$; also MINETTA LA, 21 ; Central Trust Co orthe Larkin \& Rathbone (A).
25 TH ST, ns, 365 w 7 av, 80x98.9; Hugo E Distelhurst-Sol Brooks et al; Eisman, Levy
117 TH ST, 174 E ; Dime Savgs Bank of Bklyn
117 TH ST, $174 \mathrm{E} ;$ Dime Savgs Bank of Bklyn
Edw B Bruch et al ; Dykman, Oeland \& Kuhn (A). 120 TH ST, ss, 225 e 7 av, $16.8 \times 81.6$; Mary F (A).
 J Knobloch (A). . 51.11 n 148th, $16 \times 85$; Mary E Garrison-Annie C Doyle et al ; amended arter, Ledyard \& Milburn (A).
HUGHES AV, es, $86.3 \mathrm{n} 181 \mathrm{st}, 16.6 \times 85.6$; Dunn (A).
OCT. 21.
HAMILTON PL. ses, $22.10 \mathrm{~s} 152 \mathrm{~d}, 15.9 \mathrm{x} 48.10$ irreg; Mary F Hoe-Jos Sistere et al ; amendHOFFMAN ST Ws 170.6
HOFFMAN ST, ws, 170.6 s 187 th, $25 \times 94.11$
has B Sias-Esposito Realty Co, Inc, et al Chas B Sias-Esposito Realty Co, Inc, et al
H Cickaby (A). HOUSTON ST, sS, 60 w Mangin, 20x75; Sarah bel (A).
SPRING ST, Swe Renwick, $25 \times 75$; Geo W
Wickersham et al-Avis S Birdsall et al ; Strong \& Cadwalader (A). TEASDALE PL, s s, 425 w Grove av, $100 \times 100$; G Emily Reynolds-Louis P Men
63D ST, 236-8 E ; two actions; Jonas Weil e 63D ST, 236-8 E; two actions; Jonas Weil
al-Louis Levin et al; M Sundheimer (A).
69 TH ST, 59 W ; Amy A C Montague-Gregor Macgregor trste \&c et al; G H Monzone (A) 101 ST ST. ns, 100 e Bway, $54.9 \times 100.11$; Aug Rufr \& Asher (A). 124 TH ST, ns. 270 e 2 av. $20 x 100.11$; Albt Jarmulowsky et al
139TH ST, ns, 387.1 e 8 av, 18.2x99.11; Hy-
man Starr-Robt Thedford, $2 d$; J C Jackson 156TH ST, ss, 90 e Eagle av, $37.6 \times 100$; Sarah Sibbald-Patk H Clune et al ; amended; W B
Safford (A). 175 TH ST, SS, 95.6 e Washington av, 19.6 x 104.6; Guaranteed et al ; Carrington \& Pierce (A). EDGECOMBE AV, 165-7; Abr Rice-Nellie 3D AV. 2590; Franklin Savgs Bank in the
A). 58 59 \& 60 map Sec L. Morris Park LOTS 58, 59 \& 60. map Sec L. Morris Park
Washington Savgs Bank-Eliz B Davis et al F M Patterson (A). 22.
BRnOME ST, 260-4 ; Excelsior Savings Bank
Of City N Y-Mary
O'Neill et al ; amended;
95 TH ST, 63 W ; Jno A Stewart et al-Ida L Ross et al ; Beekman, Menken \& Griseom (A) 101 ST ST, ss, 120 e Lex av, $25 \times 100.11$; Anniee
Cochran-Louis W Jacobs et al; S T Carter 108 TH ST, 11 E ; Cornelia F Slade-Chas W Coleman et al ; amended; S B Robinson (A). E Jones et al $; \mathrm{R}$ V V : Wechsler (A). 131ST ST. 132 W ; Columbia Knickerbocker Trust Co-Max Elanck et al ; amended; Cary \& 132 D ST. SS, 185 e 5 av, $25 \times 99.11$; Harry Isaacson-Hannah Ostrow et al ; amended; W 156TH ST, ss, 75 e Kelly, $25 \times 100$; Mary A
Kaufman-Adelia
E Smith et al ; S Wechsler 233D ST, ns, 62.8 se Bronxwood av, 31.4 x 114.5: Dora Frank-Meredino Soda Water Co,
Inc; I Levinson (A). 8TH AV ws, 70.9 n 29th, $42 \times 70$; Augusta M Al : W G Bates (A). OCT. 23.
HOFFMAN ST, wS. 170.6 s 187 th, $25 \times 94.11$ Chas B Sias Espositn Realty Co, Inc, et al
KELLY ST, ws, 266 n Longwood av. $40 \times 100$; bourger, Eschwege \& Schallek (A).

114 TH ST, 21 W ; Isabella D Fowler-Re-
becca Wolbarst et al; H M Bellinger, Jr (A). Real Estate CoHoward $T$ Cole et al; Allen \& Sabine (A). BRONX \& PELHAM PKWAY, sec Muliner av, 75.2x160.9; also BRONX \& PELHAM PKWAY, swe Eogart av, $25.1 \times 147.5$; also BOGART AV,
ws, 147.5 s Bronx \& Pelham Pkway, $75 \times 100$; a1so BOGART AV, ws, 447.5 s Muliner av, $275 x$ ern Bank of N Y et al; amended; F M PatterMAPLE AV, ns, 50 e 1 av, $25 \times 100$; North Bronx Realty Co-Wm Moore et al ; Kramer \& Bourke (A).
8TH AV, sec 151st, 75x48; Francis C Reeda $R$ AV 9TH AV, swe 16th, $25 \times 100$; Israel W Rauth

$$
\operatorname{devol} A
$$ OCT. 24.

HOUSTON ST, 436 E ; German Savings Bank n the City of NY-Isidor Berger et al ; amended; M Auerbach (A)
MERCER ST, 89; Sol A Fatman-Mary F Stanley et al ; amended; Rose \& Paskus (A). 120 TH ST, Ss, 225 e 7 av, $81.6 \mathrm{x}-$ : Mary A
Kaufman-Jas M Scofield et al; amended; S Wechsier (A). 141ST st,
Brown et al $; ~ W ~$
D
Cameron (A). Helburn-Ester ST ANNS AV, es, 450 s 156 th, $26 \times 90$; German ST ANNS AV, es, 450 s 156 th, $26 x 90$; German
Savgs Bank in City NY-Maria Bock et al; M Auerbach (A). Eckman-Louisa M Esche et al ; W Rabinowich

JUDGMENTS IN FORECLOSURE SUITS.
The first name is that of the Plaintiff,
the second that of the Defendant.
OCT. 16.
172D ST, ss, 25 e Longfellow, $25 \times 100$; same same; same (A) ; Leopold Spitz (R) ; due, \$5,
LONGFELLOW AV, see 172d, $100 \times 25$; Jas H Brewster-Benj Viau; Edw H Miller (A) ; Aldot OCT. 17.
11TH ST, 58 E ; Metropolitan Life Ins CoWm E Hebberd; Woodford, Bovee \& Butcher
(A) ; Saml Strasbourger (R) ; due, $\$ 75,857.60$. $6 T H$ AV, es, 100 n Briggs, $25 \times 105$, Bronx Walter Whewell et al Abr Shatzkin et al locke. Koch \& Reidy (A) ; Max S Levine (R) ; OCT. 18.
No Judgments in Foreclosure Suits filed this OCT. 20.
117 TH ST, 329 E ; American Mortgage CoElias A Cohen; Middleton S Borland (A) ; NorOCT. 21.
MADISON AV, 1828-30; Helene Fuld-Golde \& Cohen; Kurzman \& Frankenheimer (A) ; Phoe-
(R) ; due, $\$ 9,121.74$. MADISON AV, 1824-6; same-same; same (1) \$6,001.58. OCT. 22.
101 ST ST, ns, 200 e 2 av, $25 \times 100.11$; Rector, church wardens, \&c of Church of the IncarnaByrd (A) ; Alfred J Talley (R) ; due, \$14,-

118 TH ST, 435 E ; City Hall Estate Co-Henry C Bush; Harold Swain (A) ; Theo K McCarthy

## LIS PENDENS.

The first name is that of the Plaintiff,

Manhattan and Bronx.
OCT. 18.
44 TH ST, 407 W ; Julia T Farley extrx44 TH ST, 407 W ; Julia T Farley extrx-
Thos J Ryan et al ; action to compel construction of will ; E F Clare (A). 5TH AV, 615; Tozzini \& Co-Walter T Mur-
phy et al; action to foreclose mechanics lien ;
A J Romagna (A).

$$
\text { OCT. } 20 .
$$

LINCOLN ST, ws. bet Barnett pl \& Lott Gr Hunt Estate, Lot 256 ; Saml Levy-Lars Larsson et al; foreclosure of transfer of tax lien 21ST ST, $218-20 \mathrm{~W}$; Harry Rosenbaum Iron Works-Brookmire Realty Co et al; action to foreclose mechanics lien; S B Pollak (A). 73 . 234 TH ST, ns, 160 w Kingsbridge rd, Lot 73 ; Nathan Himowich-Maria Granata et al; fore-
closure of transfer of tax lien; M M Himowich (A). OGDEN AV, 1207 ; Geo Colon \& Co-Carr Bldg Co ; action to foreclose mechanics lien; Gett-
ner, Simon \& Asher (A). OCT. 21.
60 TH ST, 128 E ; Carl Sotscheck-One Hundred and Twenty-eight E Sixtieth St Co ; action to foreclose mechanics lien; R Kelly (A).
AV D, es, 23.3 s 10 th, $2.1 \times 80$; Mary Murray -Saml Weil et al ; foreclosure of transfer of tax lien; P H Rogan (A).
OCT. 22.
CLINTON ST, ws, 83.5 n Grand, $20 \times 500$;
Bertha K Singer-Chas L Singer et al action
to set aside deed, \&c; Elliott, Jones \& Fanning
(A).


#### Abstract

SIMPSON ST, 2210; Mathilda Reinert-Johanna Schmidt; action to declare lien; ApWEST END AV, swe 65th, $25.8 \times 100$; Chas E Appleby-Margt McGrath et al; action to recover possession ; Cannon \& Cannon (A). LOT 345, Hunt Estate, Eronx; Saml LevyThos Jones et al; foreclosure of transfer of tax lien; H M Himowich (A) lien; H M Himowich (A)

\section*{OCT. 23.}

GOLD ST, 78; Weston W Walker-Caroline Seitz (A)

46 TH ST, 20 W ; Coleman \& Krause - Blanche S Weed et al; action to foreclose mechanic BROADWAY sec 56 BROADWAY, sec 56th, $131.9 \times 122.7 \mathrm{x}$ irreg Edmund L Mooney-David W Harkness partition ; Blany, Mooney \& Shipman (A). ST ANNS AV, es, 352.2 s Westchester av, 24.9 x114.1; Chas Edwards-Wm B Kirchof et al ; LOT 321, Scheifflin Estate; Louis PinesTripoli Realty Co et al, foreclosure of transfer oft. 24. LINCOLN ST, ws, bet Barnett pl \& Morris Park av, Lot 232 ; Land \& Lien Co-Pauline Rosenzweig et al ; foreclosure of transfer of Rosenzweig et al; fore tax lien; M Frank (A). 4 TH ST, ss, bet Seddon \& Rolland, Lot 70 ; Land \& Lien of tax lien. M PARK AV es 40 n 169th 50 y 100 - PARK AV, es, 40 n 169th, $50 \times 100$; Cath W Hering et al-Henry Hering et al; partition; E


## Borough of Brooklyn

OCT. 16.
HOYT ST, es, $31 \mathrm{n} 3 \mathrm{~d}, 20 \times 86.2 \times 20 \times 84.4$; Mary \& Lang (A).
LINCOLN PL, swe Rochester av, runs s24.7x sw18.2xnw31.5xe23.6 to beg; Morris Goldberg vine (A).
STERLING PL, ss, 62 e Nostrand av, 19x100 Eugene B Woolworth-Emma F Frank et al; -
E TTH ST, es, 120 s Beverly rd, 20x120.6; Wm
Hawkins-Wm P Rochford et al H port (A).
$\mathrm{E}_{\mathrm{T}} 12 \mathrm{TH}$ ST, es, 320 S Av O, $30 \times 100$; Title G (A)

10TH ST, $55,202.10$ e 10 av, 20x 85 ; Mary inps-Clara Alexander et al; H Swain (A).
 mond (A).
DE KALB AV, ss, 396 e Nostrand av, 20.9x
$100 ;$ Mary C Dimond-Benj Du Moulin et al; A Fullman (A)
HOWARD AV, ws, 40 n Park pl, $19.6 \times 90$ : Troy (A).
Thos Reong seerman et al; Jas \& T H Jerom
JEROME AV, ss, at int of land of Stephen
Voorhies, runs el114.2xse-xsw1368xnw10139 to beg; also se cor land of Brighton Beach xnw-xw- to beg; also LAND of Stephen Van Derveer, at int land of Stephen I Vooruies, runs
sel 75 xw , xe- to beg also HoG POINT CREEK, ns, at int land of Danl D Stilwell, - $x$-; also LOTS $19-24$ map of Gravesend Neck belonging to Jno J Voorties, $x-$; also LAND of F Smith, sec of right of way, - $\mathrm{x}-$ als also
PLOT in Plum Island, $-\mathrm{x}-$; Arthur J Baldwin PLoT in Plum Island, Carroll- Arthur J Baldwin
et al, as exrs Jos D Coly do et et al as exrs Jos D Carroll-Bay Realty (A) .
al (to set aside transfer) ; L D Baldwin (A).
NEW LOTS AV, SS, 100 e Vermont $-\mathrm{x}-\overline{0}$; also LoTS $5 \& 6$, 82 to 86 on map of prop of
also
Estate of Williamson Rapalje; also PLOT Estate of Williamson Rapalje; also PLOT bounded by New Lots, New Jersey, Hegeman \& Pennsylvania avs; also PLOT bounded ly Hegeman, New Jersey, Vienna \& Pennsylvania
avs; New Lots Development Co-Empire Keystone Impt Co et al ; Jonas, Lazansky \& N (A) ST MARKS AV, SS, 229.11 U Utica av, 17.7 x
127.9: Peekskill Savgs Bank-Maria A Lauer et 127.9: Peekskill Savgs Ba
al: H L Thompson (A).

LOTS 5 \& 6,82 to 86 on map of prop belonging to Estate of Williamson Rapalje; New Lots Development Co-Empire Keystone Impt
LOTS $1-14$ \& $20-42$ blk $1 ; 48$ - 51 \& $57-63$ blk 2 ;
GS-95 bik $3 ; 96-112$ \& $116-121$ blk $4 ; 122-130$ blk 5 ; 131-139 \& 141-145, 154-159, 168-173 blk 6 on map of land of Mirabeau L Towns; Allerwan Co of N J-Michl L McLaughlin et al; H M

## OCT. 17.

PRESIDENT ST, SS, 92.6 w 7 av, 18.9x100; Dime Savgs Bank-Manhasset Development Co
et al: Dykman, Oeland \& $K(A)$ E 4 TH ST, es, 220 s Estate rd, runs e 97.10 x sw102.2xn29.2 to beg; Harrison Clark Jr-Geo
W Heatley et al ; H Clark Jr (A). E 32D ST, es, 140 n Tilden av. $20 \times 102.6$; Louis Selner-Mass Realty Co ; J M Peyser (A) E 35 TH ST, es 97.6 s Av D, $100 \times 100 ;$ Wm
Geyer \& ano-Philip Schmitt et al; H F Kenna (A). 50 TH ST nes 100 nw 13 ar $80 \times 1002$. Louise D Block \& ano-Bernhard Rabbino et al; E Celler (A)
E 100 TH ST, nes. 100 nw Av J, $80 \times 100$; Anna Abbot-Cora J Rose et al ; W H Gord (A). CHURCH AV, SS, 80 w E 40th, $20 \mathrm{x} 86.8 \times 20 \mathrm{x}$ ${ }^{86.5}$ : Jas C Cropsey \& ano-Barnet Oppenhein
OCEAN PKWAY, sec Lancaster av, runs s40
xe110xe24xn49.4xw90.6 to beg. Wm Geyer xelloxe24xn49.4xw90.6 to beg; Wm Geyer \& ano

- Philip Schmitt et al ; H F Kenna (A). OCT. 18.
CARROLL ST, ns, 16.8 w Hoyt, $16 x 65 ; A^{n-}$
thony F Tuozzo-Mary Mulqueen et al: A F thony $F$ Tuozzo-Mary Mulqueen et al; A $F$ F
Tuozzo (A).

LAKE ST, es, 406.11 n 86th, 40x106.6; Morris Rabinovitz-Chas Vogt et al; foreclosure of tax SCHOLES ST, ns, 100 e Manhattan av, 28x 100; Harry W Perlman-Celia Bernikow \& $\stackrel{\text { ano }}{ } \mathrm{H}$ Kunt VAN SICKLEN ST, es, 406.6 s Av T, $18 \times 100$; also VAN SICKLEN ST, es, 424.6 s Av T, 18 x Hovell McChesney \& C (A). Constn Co et al VAN SICKLEN ST, es, 442.6 s Av T, 18x 100 W 36 TH ST, ws, 190 n Mermaid av, $40 \times 118.9$ Jno J Ryan-Anna C Stomberg et al; SomerEASTERN PKWAY, es, 80 n Herkimer, 20x
60 Cath M Conklin Harry
Kiend1, Smyth \& G (A). GRAVESEND AV, ws, $175 \mathrm{n} 2 \mathrm{pl}, 25 \times 111.6$
 ST MARKS AV, ns, 165.6 e Troy av, 44.6x Forsman et al ; H H Wechmitz (A).

OCT. 20.
Cook ST, ns, 275 e Morrell, 25x100; Susan A Nickerson-Hyman Greenberg et al, Dean, FLOYD ST, ss, 200 e Tompkins av, $50 \times 100$; FLOYD ST, SS, 200 e Tompkins av, $50 x 100$;
Vewburgh Savgs Bank-Berger Realty \& Const Co et al; T F Redmond (A).
UNION ST, swe New York av, 77.3x100; A P closure of lien ; H Hetkin (A).
WARREN ST, ss, 125 e Bond, 40.3x100; Jas
Danzilo-Giovanni Minerva et al J J M Pey-
W 32D ST, ws, 160 s Neptune av, runs s60x v237.6xn40xe118.9xn20xe118.9 to beg ; Robt F Mullins-John G Franz et al; J C Stemmer72 D ST, sws, 320 se 8 av, $20 \times 100$; Franziska Drissler-Geo Trebing et al ; Reynolds \& Geis
 in A Jones Bldg Co et al; J C 75 TH ST, nes, 180 se $15 \mathrm{av}, 18 \times 100$; same
same; same (A) CONEY ISLAND AV, ws, 280 n Av C, $20 \times 56.1$ x20x57.7; Marie D Ahlers-Mary Mulqueen et HOWARD AV, ws, 20.6 s Prospect pl, $19.6 \times 90$; $\mathrm{C}_{\mathrm{H}}^{\mathrm{K}} \mathrm{L}$ Lary (A) (Asrael Gorden et al ; partition
JAMAICA PLANK RD, sec Miller av, $26.9 \times 62.6$ x25x53; Ellen M Holland-Wm T McDonald et NOSTR Nostrand AV, ws, 282.3 s Park av, $25 \times 100$; NOSTRAND AV, ws, 100 n Av H, 20 x 90 ; Mary E Peck-Henry W Ellison et al ; T F Redmond 15 TH AV, ses, 20 ne 75 th, $40 \times 90$; Phebe I
 15 TH AV, ses, 60 ne 75 th, $20 \times 90$; same-same ; 15 TH AV, ses, S0 ne 75 th, $20 \times 90$; same-same ; same (A). ост. 21 .
ST JOHNS PL, sws, 137.9 nw 8 av, $18.10 \times 100$ Rector, Church Wardens \& Vestrymen of St F MeGovern et al ; H L L Thompson (A). SHERMAN ST, es, 186.4 n Greenwood av, 12.6 x90; Jno V Crane-Mary Crane et al ; partition;

3D ST, e cor 6 av, $45.6 \times 107.9$; Victor Koech1
-David Schwartz et al; H L Thompson (A). KINGS HWAY, ses, 21.4 sw
113.4 Jeanette M Alsgood-Mary
H
Peck
Pet al T F Redmond (A). Alsgood-Mary H Peck et al ; KINGS HWAY, Ses, 42.8 sw E 15th, 21.4 x
11.4; Grace R Griflith-Jennie E Roth et al ; KINGS HWAY, swe E 15th, $21.4 \times 113.4$; Title
Guar \& Trust Co-Mary H Peck et al: T F Redmond (A). LIBERTY AV nec Van Sicklen av, $25 x 100$
Benj T Hock-Carpenters Realty Co \& ano ; T Hock (A).
SNEDIKER AV, es, 150 s Pitkin av, $40 \times 100$ Josephine B Hammond-Bessie Hirsch et al
Sackett \& Lang (A). OCT. 22.
BUSH ST, ns, 184.6 w Henry, 20x100; Mary
R Baldwin-Morris Garfinkel et al; C J McDermott (A). 164.6 w Henry 20x100. Mary R BUSH ST, ns, 164.6 w Henry, 20x100; Mary CATHERINE ST, es, 75 s Devoe, $25 \times 100 ;$ Gustave Selner-Nicholas M Jasi et al ; J M Peyser DICKINSON ST, cl, 56.8 e Vandervoort av, H Klablleisch et al : Wyckoff, Clarke \& F F (A). HENRY ST, ws, 68.10 n Bush, $20.8 \times 104$; Mary $R$ Baldwin-Morris Garfinkel et al ; C J McDermott (A).
HOWARD PL, es, 16.9 n Prospect av 16 mo Alex McKinny-Margt C Sylvester ; to set aside
deed; A $H$ Kesselman (A).
$100.5 \times n 42.3 \times \mathrm{xw} 100.3 \times \mathrm{sT} 43.10$ es, 22.5 n Av S, runs Mayhew Constn Co et al ; Jonas Lazansky \&

man (A).
95 : Mary R Baldwin-Innocenza Livoti et al ;
MANHATTAN AV, ws, 256.5 n Driggs av, 25 x 100; Fredk Trautwein, Jr-Elsie Helmken et

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OCEAN PKWY, es, 150 n Av U, 50x125 OCEAN PKWY, es, $150 \quad \mathrm{n}$ Av U, 50 x 125 ;
Walterrena A Mills-Alice T Kelly; Hirsh \& Newman (A).
SUNNYSIDE AV, ns, 100 e Miller av, 110x 220, \& prop in Queens Co ; Ruby Devins-Chas
Furlong et al ; Smith, Doughty \& W (A). Furlong et al; Smith, Doughty \& $W$ (A).
TOMPKINS AV, nec Greene av, $25 \times 100$; Dykman, Oeland \& K (A).
WILLIAMS AV, es, 280.10 s New Lots av, men Mendelowitz et al ; B Bloch (A).
LAND of Chas A Canavello, nws, 200 se Vienna av, runs ne1210xs-xsw1253.6xnw- to L B Faber (A)

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## Manhattan and Bronx.

oCT. 18.
23D ST, 403-7 E; Empire City Iron Works,
Inc-T J Mooney
60.00 173D ST, 409-11 E ; Matthew W Del Gaudio-
Casolaro Fasany Co, Inc. (109). Casolaro Fasany Co, Inc. (109). 175.00 EDGECOMBE AV, 145-55; Philip J Gould-
Benj Adler (110). Benj Adler (110). 4 TH AV, nec 31 st . 90 x 35 ; Jandous Electric Equipment Co-Wm F Connor \& Security Con-
struction Co (111). OCT. 20.
MADISON ST, 212 ; Abr Sacks-Adolph FriedPenner, Jno Friedman \& Jane Friedman (115) 46TH ST, 61 W: Staley Electric Elevator \& Boyd \& Fraad Contracting Co (116). \& 575.00 $\begin{array}{rl}46 \mathrm{TH} & \mathrm{ST}, 41 \mathrm{~W} \text { : Staley Electric Elevator \& } \\ \text { Machine Co Josephine Sharkey, Pa Adolphe \& }\end{array}$ Fraad Contracting Co (117). $\quad 600.00$ ST NICHOLAS AV, nwe 164th. 133.4x171.5;
David Kraus-Chas Buck Constn Co, One Sixty Four Bldg Co \& Albion Constn Co (119) $2,400.00$ SOUTHERN BLVD, es. 186.5 n Freeman, 100 x 100; Chas Schlesinger-Daniel Realty Co (112)

STEBBINS AV, es, 188.9 s 165th. 50 x 80 ; Colwell Lead Co-Michael Ginto \& Alfred Da-
vid (113). STERBINS AV, 1006-8; Guerino Baldi-Michl WENDOVER AV. 540-44; Max E Jaffe-Cu-
hard Realty Co (114). OCT. 21.
HOME ST, SS. 100 w Southern blvd, 50x 106.4 x irreg ; Micheli Accordinn-Keilbert Con-
struction Co, Inc \& G Zibelli \& Son (127). 228.30 46 TH ST. 41 W ; Gurnev Heater Mfg CoJosephine Sharkey, Pa Adolphe, Fraad Cont-
racting Co \& Leslie White (130).
150.00 46 TH ST. 41 W ; Jno H Boynton-Josephine Sharkey, Pa Adolphe \& Fraad Contracting Co 49 TH ST, $118-20 \mathrm{~W}$ : Edw Egenberger-Cenry Holding Co \& Henry Mollat (136). 70.00 56TH ST, $321-3$ w ; Commonwealth Roofing Wingate Co \& Coleman \& Krause, Inc (renewal) 142 D ST. Ss, 200 w Lenox av. $350 \times 99.11$;

142 D ST, 146 W ; Kertscher \& C $0-146 \mathrm{~W}$
142 d St Corpn. Kramer Contracting Co \& Mon-
\& 2.376 .00
259TH ST, 352 W ; Silvio Federici-Danl Sul-
ivan \& Jno J Kennedy (renewal) (125). $\quad 45.00$ BROOK AV, swe 141st. $100 \times 104.3$; Micheli Ac-cordino-Consolinated Tmprovement Co \& G LFXINGTON AV, nee 25th. $59.4 \times 80$; Nathan Picket-Hotel Belmore, Bernard Reich. Rufus $\mathrm{C}_{\mathrm{C}}$ (134). Alice A Wallian \& Windsor $\begin{aligned} & \text { Cnnstn } \\ & 1,029.00\end{aligned}$ LEXINGTON AV. nec 25th, $59.4 \times 80$; Harry Rosent Reich. Rufus G Anoell. Alice A Wallian \& nard Reich. Rufus G Ancell. Alice A Wallian \&
Windsor Const Co, Ine (128). STERENNS AV. 1006-8; Tremont Iron Works STER1 Ginto (124).
Michl
650.00 STERRINS AV, 1006-8; Louis Ginto-Mirh STERBINS AV. 1006-8; Reuben Bloom et al STEBBINS AV, คs, 188.9 s 165th, $50 \times 80$ : Ruilders Prick \& Supnlv Co-Michl Ginto \& WHITE PI AINS AV. es, 93.8 s Bartholdi. 26.6 8100; Peter Schweickert-Gen Martensen \& Jas
O'Connell McMahon (renewal) (129). 8TH AV. 613-15: Candee, Smith \& Howlant Co-Drury Lane Theatre Co \& Blight \& Overfield
Co (120).
112.65

## OCT. 22.

CHRISTOPHER ST. 114-16: I,ouis Newman(148). 187.75 | a Thnmpson \& Emil Frad (138). |
| :--- |
| 5150.00 | 46TH ST, 61 W : same Wm H Brown. Jno J

Rrown Eliza R Bat, Emil Fraad (139). 129TH ST, 107 W ; Saml Miller-Henry ${ }^{\mathrm{T}}$ \& \&
Lena S Kels \& Jessie Wells (144).

141ST ST, 589 E ; Luigi Casali-Beekman Constn Co \& Conforti Excavating \& Founda-
200.00 $\begin{aligned} & 162 \mathrm{D} \text { ST, } 868-70 \\ & \text { Fred F ; Bernard Bernstein et al- } \\ & \text { French Co }(146) \text {. }\end{aligned}$ DELAVELLE AV, es, 132.5 s Boston rd, 2.5 100; Adolf Fell-Anthony Sicillano, Francesco Gangliordi \& Jno Miglio (150). 15.00 LEXINGTON AV, 61 ; Liberty Sheet Metal Works-Hotel Belmore, Bernard Reich, Rufus G Augell, Alice A Wallian \& Windsor Constn
SO BOULEVARD, 1052 ; Jno F Cronin-David Rosing. Diamond \& McKibbin \& Jacob $\begin{array}{ll}\text { Tuchman (143). } & 118.72\end{array}$ STEEBINS AV, 1006-8; Isidoro CristaldiSTEBBINS AV, 1006-8; North American Wal Paper Co-Michl Ginto (140). 354.00 STEBBINS AV, 1006-8; Michl Benincasa-
Michl Ginto \& Chas Maitin (142). 220.00 STEBBINS AV, 1006-10; Jos Bennett-Michl Ginto (147). 275.00 10TH AV, swc 57th, $-\mathrm{x}-$; Jos Miller- N Y
Opthalmic \& Aural Institute \& Wills \& Marvin Opthalmic \& Aural Institute \& Wills \& Marvin
Co (151). OCT. 23.
CANNON PL, es, 25.7 n 238th, $76 \times 93$; Hudson Wood Working Co-Patk A Gallagher \&
Lewen Engineering Co (167). 36 TH ST, 38 E ; Fordham Stone Renovating Co-Mrs Anna Moore \& Geo Mulligan Co (171).
48 TH ST, 43 W ; Hull, Grippen \& Co-Trustees of Columbia College \& Corinne B De Gar57 TH ST, 500 W ; J I Hass, Inc-N Y Opthalmic \& Aural Institute \& Wills \& Marvin Co 71ST ST, 115 W. Empire Architect Eronze
 116 TH ST, $60-2 \mathrm{~W}$; Meyer S Blumberg et al Sixty W 116th St Corpn, Royal Pastime Co \& 386.57 Edw Weber (152).
SAME PROP ; Ralph Catino-same (153). 116 TH ST, 62 W ; Chas Hohl-N Y Opthalmic \& Aural Institute \& Wills \& Marvin Co (156).
865.00
 BROOK AV, sec St Pauls pl, $147 \times 100$; Harbi-son-Walker Refractories Co-Kitchen Improve-
ment Co (renewal) (154).
FT WASHINGTON AV, HAVEN AV, 171ST \& 175 TH STS, blk \&c ; E I Du Pont De Nemours Powder Co-Ft Washington Realty Co, Mary R Vright \& Garafano \& Sons (169). 364.32 LEXINGTON AV, 61; Voska, Foelsch \& Sidlo, Augell, Alice A Wallian \& Windsor Constn Co (161). Alice A Wallian \& Windsor Constn Co MT HOPE AV, 1772; Antonio Posilipo-Maria STEDBINS Be 133.80 STEBBINS AV, 1006-8; Claremont Wood-
working Co-Michl Ginto (166). $\begin{aligned} & \text { STEBBINS AV, } \\ & \text { Michl Ginto \& Chas Martin } \text { Albt } \\ & \text { (160). } \text { Anderson- } \\ & 57.00\end{aligned}$ STEEBINS AV, es, 188 s 165th, 50 x 80 ; Oriental Fireproof Sash \& Door Co-Michl Ginto 172). 105.00 STEBBINS AV, 1006-8; Jos D'Alessio-Michl
Ginto (162). 6TH AV, 431-35; Abe Steckler-Louis M 6TH AV, 431-35; Abe Steckler-Louis M
Bailey \& Fraad Contracting Co (170).
245.00 10 TH AV, swe 57 th, $40 \times 78.5$; American Flooring Co-N Y Opthalmic
Wills \& Marvin Co (165).
10 TH AV, swe 57th, $75.5 \times 40$; American Compound Door Co-N Y Opthalmic \& Aural Insti10 TH AV, swe 57th, $50 \times 50$; C H Rugg CoN Y Opthalmic \& Aural Institute \& Wills \&
Marvin Co (155). 10 TH AV, swe 57 th, $76 \times 100$; American Hardware Corp of N Y- N Y Opthalmic \& Aural Co (157). N Y Eye Hospital \& Wills \& Marvin
SAME PROP; M F Westergren, Inc-same
(158).
SAME PROP ; Lieber \& Nobbe-same (159).
OCT. 24.
MONTGOMERY ST, 35 ; Atlantic Terra Cotta Co-Hebrew Kindergarten \& Day Nursery,
tor Contracting Co, Inc \& Philip Rapatzky
$(102)$
425.00
46 TH ST, 61 W ; J P Duffy Co-Wm H Brown, Jno J Brown, Elias B Boyd, Jno G Agar exrs \&c
\& Fraad Contracting Co (190).
210.15 97 TH ST, 9 E . Sam Lipsky-Sarah Haris ${ }_{178}^{97 \mathrm{~T}}$ ) ST, 9 E ; Sam Lipsky-Sarah Harris ${ }_{199.40}$ 116TH ST, 60-62 W ; Falkenbach Mfg Co-
Sixty-Two West 116th St Corpn \& Edw Weber 197). 226.00 116 TH ST, ${ }^{62-4}$ W: Abr Reisner-Pastime
musement Co \& I F Unger (188).
244.80 116 TH ST, $60-62 \mathrm{~W}$; Reauben Isaacson et al Sixty-Two West 116th St \& Royal Pastime
Co \& Edw Weber (181). 116TH ST, 62 W ; Goodman Constn Co, Inc-Sixty-Two West 116th St \& Royal Pastime Co.
Inc (182). 116 TH ST, 62 W ; Annette L Hough-SixtyTwo West 116th
Edw Weber (177). 141ST ST, 610-18 W ; Jacob Goldstein-Ess En 170 TH ST, 551 E ; B Franklin Hart JrLiberty Brewing Co \& I Shapiro (195). 2,092.30
 3 D AV, 2952 ; Emery Roth-Henry Maul, Chas
Wilhelm \& Starrett Constn Co (187). 225.00

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| :---: |
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Main Ofice: 67 WEST 134 th STREET
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One block from Simpson Street Subay Station

W.E. \& W.I. BROWN, Inc. | Est |
| :---: |
| 1867 |

Real Estate Brokers and Appraisers
3428 THIRD AVE., bet. 166th and 167 th Sts.

## WILLIAM A. COKELEY <br> APPRAISER EXPERT TESTIMONY 180th Street and Morris Park Avenue, Bronx

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Real Estate and Appraisers
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Tel. 615 Tremont. WEBSTER AVE. \& 200th St.

## EDWARD POLAK PRone,

Real Estate, Broker, Appraiser
A-RE-CO BLDG., 149th ST., Cor. 3d AVE.
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3221 WHITE PLAINS AVE., above 207th St.

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## MOUNT VERNON

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William S. Anderson, President
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TWENTY-TWO EAST FIRST STREET
MOUNT VERNON, N, Y.
"The Busy Corner"
el. 585 Mt . Vernon

## OPERATORS

ELIAS A. COHEN
$\begin{gathered}\text { Real Estate Operator } \\ 198 \\ \text { Telephone, } \\ \text { BROADWAY } \\ \text { To05-5006 Cortlandt }\end{gathered}$
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

[^0]
## WINDSOR LAND ${ }_{\text {and }}$ <br> IMPROVEMENT CO. <br> D. Maujer McLaughlin, President

Modern Home Developments on Long Island at FLORAL PARK Long Island at FLORAL PARK, OCEANSIDE, HEMPSTEAD,
VALLEY STREAM, ROCK : VILLE CENTRE, LYNBROOK, EAST ROCKAWAY, ROSEDALE and ST. ALBANS.

## MAIN OFFICE, Times Building,

42d Street and Broadway, New York City BROOKLYN OFFICE, Temple Bar Building 44 Court Stre PENNSYLVANIA TERMINAL OFFICE,

224-226 W. 34th Street, N. Y. City

## Money Well Spent

Every day in Brooklyn some already-built apartment house is made modern and convenient by the installation of electric light.

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Telephone, 8000 Main

## Mechanics Liens-Manhattan and Bronx

 3 D AV, 2701 ; Leroy Dennis-Jno M Gibson \& Albt Avessler 436 ; Leroy Dennis-E W Chapman \& Gussie Berman (179). $75 \times 40$ : Jos Mile 240.00 10TH AV, swe 5ith, $75 x 40$; Jos Miller-NYOpthalmis \& Aural Institute \& Wills \& Marvin 10 TH AV, swc 57 th, $76 \times 100$; Adam Happel Hospital \& Wills \& Marvin Co (183), 3.432 .60 \& Aural Institute \& Wills \& Marvin Co (181). ${ }_{2}, 065.16$ 10 TH AV, swc 57th, $75.5 \times 40$; McNulty Bros ${ }_{\&}$ ne-NY Opthalmic \& Aural Institute \& Wills 10TH AV, swc 57th, $76 \times 100 ;$ Keepsdry Constn Co-NY Opthalmic \& Aural Institute \&
Wills \& Marvin Co (191). 10 TH AV. swe 57 th, $76 \times 100$; Jno J Geoghegan Marvin Co (193). \& Aural Institute \& Wills 684.00 10 TH AV , swe 57th, $75 \times 100$; Giant Portland Cement Co-NY Opthalmic \& Aural Institute, 194). $1,022.50$ 10TH AV, swc 57th, $75.5 \times 40$; Jos Elias-NY Opthalmic \& Aural Institute \& Wills \& Marvin 10TH AV, swe 57th st, $\mathrm{x}-\mathrm{F}$ : N \& W J Peck
Co-NY Opthalmic \& Aural Institute \& Wills \& Co-NY Opthalmic \& Aural Institute \& Wills \&
Marvin Co (198).

## Brooklyn.

OCT. 16.
BALTIC ST, 428: O B Taylor, Inc-Henry \& Julius Mueller \& Vernon Mason \& Bldg Co. 106.07 SOUTH ELLIOTT PL, 54-56; Cascio Marble
Works-Arm Realty Co \& Andw Ruegamen. Works-Arm Realty Co \& Andw Ruegamen. $\underset{\text { E } 38 T H \text { ST, ws, } 257.5 \text { n Av I, } 80 \times 100 ; \text { F }}{\text { E }}$ Trimboli-Wm \& Anna Wingerath. LAWRENCE AV, ss, 300 w 1st; Audley Clarke
Co-St Rose of Lima R C Church, H F Booth OCT. 17.
DOUGLASS ST, nwc Livonia av, 100x250; J
Sklar-H M B Bldg Co \& Jno Bernstein. PACIFIC ST, ns, 102 w Hopkinson av, 100 x 100; Harris Perelman-Carlo Rossa. 540.00 $\begin{array}{ll}\text { SANDS ST, 88-90; Max Saborvitz-The Black- } \\ \text { burn Estate \& Ignatius C Reina. } & 100.00\end{array}$ 54 TH ST, nwe 6 av, $100 \times 100.2$; E J Adler71 ST ST, nwc 2 av, $100 \times 100 ; \mathrm{E}$ J AdlerEmma C \& Wm A Ferry \& Island View Corpn. ATLANTIC AV, 1620; Sage Bros-H D Bris-
o Jacob M Simon.
SAME PROP ; D M Heyman-same \& Atlan$\begin{array}{ll} & 518.00 \\ \end{array}$ ATLANTIC AV, ss, 300 w Troy av, $100 \times 100$;
Fredenburg, Lounsbury \& Houghtaling Co-At-
lantic Garage Co. LAWRENCE AV, ss, 300 w 1st, $-\mathrm{x}-$; Fiske $\begin{array}{lll}\& ~ C o-C h a s ~ E ~ M c D o n n e l l, ~ R ~ C ~ C h u r c h ~ o f ~ \\ \text { Rose of Lima \& Henry F Booth Co. } & 218.20 \\ \text { R }\end{array}$ OCT. 18.
DEAN ST, $1056 ; ~ J$ Kops-T J Madden \&
Meyer Notle $\& ~ C o$. ATLANTIC AV, 1620-30; J A Johnston-
Henry D Bristol, J M Simon \& Atlantic GarHenry D Bristol, J M Simon \& Atlantic GarFLATBUSH AV, 471-3; A Solomon-Louisa
Bantie \& Highland Painting Co.
37.75 LAWRENCE AV, ss, 300 w 1st, $100 \times 200$; W E Lyon Iron Works-St Rose of Lima R C Church OCT. 20.
OVERBAUGH PL, 51; J H Wyle-Michael J
Bradley. S ELLIOTT PL, ws, 324.7 n Lafayette av, 40 Arm Realty Co. 313.29 S ELLIOTT PL, $54,56 \& 60$; H Kappaport- -100.00
arm Realty Co. E 21ST ST, 412; J Dames-Kath J McCarty. DE KALB AV, nec Lewis av, $20 \times 100$; A Elias
Cath Eielenberg \& Franklin B Lincoln.
150.00 LAWRENCE AV, ss, $250 \mathrm{w} 1 \mathrm{st},-\mathrm{x}-$; I Hoff-man-Chas E McDonnell, Jas M McAleese \& H PROSPECT AV, nwc Vanderbilt, - $\mathrm{x}-$; Smyth Donegan Co-Acme Homes Co \& V Cunningham WASHINGTON AV, ns, 50 w 1st, $-\mathrm{x}-$ - Fiske
Co-St Rose of Lima R C Church \& Henry F Booth Co.

COFFEY ST, 102; G Marchiano-Vincenzo \& GRAND ST, ns, 50 w Humboldt, $50 \times 100$; Curtis Bros Lumber Co-Thrall Constn Co \& Max
Kessler. E 29TH ST, 1130; Jacob Dames-M F Fan-
show. E 38TH ST. Ws,
Sulsky-Anna $S$ \&
\&
Wm Wingerath. 71 ST ST, nwc Ridge blvd; J Giacalone-Island lew Corpn. AV 1620-30. Cross, Austin Ireland Lumber Co-Jacob M Simon, Henry Bristol \& Atlantic Garage Co. $1,112.25$ LAWRENCE AV, ss, 300 w 1 st, $-\mathrm{x}-; \underset{\mathrm{J}}{\mathrm{J}}$
Grongrosso-St Rose of Lima R
F Church \& Booth Co. PENNSYLVANIA AV, ws, 75 s Liberty
55 x 100 -Parshelsky Bros-Sophie Krimsty 25x100-Parshelsky Bros-Sophie Krimsky \&
Abram Pierce.

ST MARKS AV, ns, 125 e Kingston av, 100 x
155.7 ; Empire City Lumber Co-M \& J Constn


SATISFIED MECHANICS' LIENS.
that of the Owner or Lessees, and the third

Manhattan and Bronx.
OCT. 18.
BROADWAY, 1351-65; Kawneer Mfg $\mathrm{Co}-$
Marlborough Blenheim Co, Inc, et al; Oct ${ }^{\prime} 13$ ${ }^{1} \mathrm{WEST}, \mathrm{CD}-85.00$ ${ }^{1}$ WEST END AV, 782-6; Cork \& Zicha Mar-
ble Co, Inc-L \& M Holding Co et al; Sept24 OCT. 20.
${ }^{2} 66 \mathrm{TH}$ ST, 42 E; Lewinson \& Co-Jackson Realty Co et al Mar26'13. $5,115.00$ ${ }^{2}$ VILLA AV, es, 171.6 s Van Cortlanct av ; 21'13. Bufano-Monaco Constn Co et al; July 3D AV, 2952 ; also BERGEN AV, 643 ; DiPace Aug28'13. Inc-Starrett Constn Co, Inc, et al ;

2SEAEURY PL, $1462-80$; Louis Padula-Angel AV D, 2; also E HOUSTON ST, 426-8; Abr Nomen Realty Co et al ; Sept 23.13. WEBSTER AV, es, 100.8 n 182d; Eureka Tile Co-Greystone Holiing Co et al; Aug6'13.
24TH AV, nec 31st; Frank De Caro- 461
Fourth Av Co et al; Sept9'13.
2SAME PROP; Colonial Sand \&
25.00
Stone Co
2SAME PROP; Colonial Sand \& Stone 00
Same; Sept9'13;
-SAME PROP; Harrison \& Meyer-same.
Sept613. PROP; Harrison \& Meyer- $\frac{5}{2} 35 \mathrm{me}$;
${ }_{2}$.
2SAME PROP; D B Pershall \& Son-same
SAME PROP; Sedgwick Machine Works Inc
Same; Septs'13. ${ }^{\text {SSAME }}$ PROP; M F Westergren, Inc-same ;
Sept3'13.
2SAME PROP ; I Cristaldi-same;
264.00
Sept 413.
2SAME PROP; Jos Elias-same; Sept4'13.
2SAME PROP; Automatic Sprinkler ${ }^{618.38} \mathrm{Co}$ of

Sept4'13. PROP; Industrial Iron Works $\frac{1,}{\text { same }} 2,093.00$
ESAME PROP; Morris
${ }^{2}$ 2SAME PROP; Reliance Fireproof Door Co- 590.00
10'SAME PROP ; Jno Herow et al-same; 700.00
${ }^{2}$ SAME PROP; Geo H Storm \& Co-same ;
${ }^{2}$ SAME PROP; Empire City-Gerard 203.92
${ }^{2}$ SAME PROP . Harrison \& Mayer $1,881.00$
2SAME PROP; N Y Vault Light Co- $2,355.00$
Septs'13.
-SAME PROP; Empire City-Gerard 214.00 9 TH AV nee 41 st̀; Simon Strunin $1,881.00$ OCT. 22.
40TH ST, 339-51 W ; Pelham Operating Co
Y Y Polyclinic Medical School \& Hospital et 54TH ST, $539-47 \mathrm{~W}$; Thos McKeown, Inc-
Roman Catholic Church of St Ambrose et al: July1'13. Vossnack, Jr-Wellwyn Realty Co et al; Aug22 72 D ST, 158 W ; Frank Friedman-A H Tav75 TH ST, $115-19 \mathrm{E}$; Welch Machine Works-
Ellen Sullivan et al ; Oct15'13. "BROADWAY, 100 ; Irving Iron WorksFT WASHINGTON AV, sec 180th; Cambridge 1210-18: 1,617.03 WHEELER AV, 1210-18; Grant W Gray-
Kelwood Realty Co et al; Dec16'12.
275.00 ${ }^{19 T H}$ AV, 562; Otto L Spannhake, Inc-Man-
85.00
le Realty Co et al ; Oct9'13. OCT. 23.
CHARLOTTE ST, es, 110 n Seabury pl; Sept22'13.
WALES AV, nwe 151 st: Harry $10,000.00$ $\begin{aligned} & \text { WALES AV, nwe 151st; Harry Heller-Pol- } \\ & \text { atschek Spencer Realty Co et al; Oct21'13. }\end{aligned}$.

LONGFELLOW AV, es, 225 s Jennings; Do-
menico La Sala-Chas Friedman et al: Sept2 menico La Sala-Chas Friedman et al; Sept2 1 ST AV, es, whole front bet 110 th \& 111th E F Keating Co-Consolidated Gas Co et al.
Mar18'13.

## Brooklyn.

oct. 16.
NEW LOTS AV, swc Williams av, $-\mathrm{x}-$;
Nicolo Luezzi-Vermont Bldg Co; Sept 13.100 .00 OCT. 17.
E 37TH ST, ws, - $\mathrm{x}-$; Danziger Painting Co -Geo J Gunderson, Sylvester Baker \& Chester AV R, ns, 90 w E 17th, $-\mathrm{x}-\mathrm{F}$; Realty Supply
Corpn-Rosario Greco; Oct8'
 oct. 18.

LIBERTY AV, ss, 60 e Hinsdale, 20x60: Sam | Sohn-Wolf Natbony \& Louis Chaimowitz |
| :--- |
| 16 . |
| 26.15 |

OCT. 20.
MIDwood ST, SS,
100;
J
Petrucci-Pietro Sept19'13.

OCT. 21.
No Satisfled Liens filed this day.
OCT. 22.
WYCKOFF $\mathrm{ST}, \mathrm{ss}, 260 \mathrm{w}$ Smith, 15x100; M
Tedisch-H Palvatare Ramagli ; Nov30'12. 72.00 AV P, nwe E 13th, 100x100; Simon Gasner $\&$ Sons, Inc-Provident Associates \& Edw H
Kaufman; Oct18'13.
${ }^{1}$ Discharged by deposit.
Discharged by order of Court

## ATTACHMENTS.

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

## Manhattan and Bronx.

OCT. 16.
American Addressing \& Mailing Co; Printo-
OCT. 17 \& 18.
No Attachments filed these days.

## OCT. 20.

Andrae Silk Co, Inc ; Collins, Doorley \& Bent Heisner, Henry ; Cabot Real Estate Co ; $\$ 539.52$ Gallert \& Heilborn.
Long, Jos A ; Harvey Martin ; $\$ 3,527.85$; D McCurdy.

OCT. 21.
Healey Contracting Co; Louis H Lax; $\$ 636.50$;
United States Metal Products Co; Bergerson OCT. 22.
Pepe, Diadato; Jos Seeman et al; $\$ 157.70$; Gar
vin, McMillan Radio Telephone Co; Chas S Bloch; $\$ 5,151.83$ Engel Bros
Sparhawk. Jnn. Jr: First Natl Bank of Wrightsville: $\$ 14,175$; F P Ufford

CHATTEL MORTGAGES.
affecting real estate.

## Manhattan and Bronx.

ост. 17, 18, 20, 21, 22 \& 23.
Ginto, M. Stebbins av, es 188 s 165 th, $-x-\overline{ }$

## Brooklyn.

ост. 16, 17, 18, 20, 21 \& 22.
Brennen, L. A. 1625 E 15th st. Nichols Gas Hartman Bldg Co. Dean st nr 3d av..Abr
 Reisner \& Brody. New Lots rd \& Pennsyl-
vania av..General Iron Works. Iron Works. Rolnick, Nathan. Williams av nr Hegeman av..Colonial Mantel \& Refrigerator Co. (R) 95 Same. same
(R) 95 Rosiello Guiseppa. E
same. Buffets.

## BUILDING LOAN CONTRACTS.

The first name is that of the Lender,
the second that of the Borrower.

## Manhattan and Bronx.

 OCT. 18.WADSWORTH AV, es, whole front bet 191st loans 191st St Constn Co to erect a - sty bldg; - payments.

OCT. 20, 21, 22, 23 \& 24
No Building Loan Contracts filed these days.

## ORDERS.

Borough of Brooklyn
OCT. 16.
NEW LOTS RD, swe Williams av, $100 \times 100$ Vermont Bldg Co on N Y Title Ins Co to pay
Simon Gassner Sons \& Co. SAME PROP; same on same to pay same. OCT. 18.
MALTA ST, es, 275 s Hegeman av, 20x100 M Flom on Whitney W Searle to Fay Snatt
Plumbing Supply Co. STERLING PL, ns. 100 w Saratoga av, - $\mathrm{x}-$;
Commonwealth Impt Corpn on N Y Bond \& Mtg Co to pay Sadie Meyersohn. N $1,000.00$ E 13TH ST, SWC Av P, $100 \times 100$; Provident
Associates on Edwin H Kaufman to pay Simon Gasner \& Sons. OCT. 21.
MALTA ST, es, 275 s Hegeman av, $20 \times 100$
Morris Flam on L Whitney Searle to pay StandMorris Flam on L Whitney Searle to pay Stand-
ard Line Co.
122.47 MONTAGUE ST, 62 \& 68 ; Louis Elack \& Bro n 191 Bway Co to pay Modern Brass Works,

OCT. 17, 20 \& 22.
o Orders filed these days.

## DEPARTMENTAL RULINGS.

| Key to Cla <br> Auxiliary bles an | ssifications Used in Divisions of Fire Appliances, Combustialaces of Public Assembly |
| :---: | :---: |
| A--Signifies, | Auxiliary Fire Appliance. (Sprinklers,etc.) |
| B-- | Fire Escape. |
| C-- ${ }^{\text {- }}$ | Fireproofing and Structural Alteration. |
| D-- | Fire A larm 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 Oll Lamps. |

## BUREAU OF FIRE PREVENTION,

 157 East 67th Street.
## ORDERS SERVED.

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

MANHATTAN ORDERS SERVED.
Bank st, 84-6-Estate of John Bradley
Beaver
Beaver st, $26-8$-Stock Quotation Co.
Beaver st, 56 -Delmonico Estate......
Broome st. 261 Frank O'Neill Estate
Canal st, 264 -Stuom \& Silverstein..
Canal st, 264 -Samuel Minkel \& Louis Ober
Cannon st, 31-Isaac Goidberg.
Cannon st,
Cannon st, 31 -Louis Teich....
Cannon st, 133 -Harry Rauch
Chambers st, 124 Allen P Stillman.
Chrystie st, 153 -Nathan Grossman.
Chrystie st, 153 -Lamauro \& Vaccarella.C-E-G Ciaflin Terrace \& Kingsbridge rd-Mason \& Clinton st, 126 Gottlieb \& Levine.
Crosby st, $91-$ Herman Fenerstein.
Crosby st, 91 -Hurwitz \& Lokolow...
Crosby st, 91 The Photo-tone Print
Crosby st, 91 -Stehlin \& Frankenbach
Division st, 94 -Harry Sammet. Co..A-I
Duane st, $80-$ Francis Higgins....................G-G
East Broadway, 185-7-Joseph Eron
Eldridge st, $66-$ Friedman Bros \& Oldman..... ${ }_{\text {L }}$
Eldridge st, 66 -Jacob Richman.
Eldridge ${ }^{\text {st, }}$, $66-$ Jacob Richman. ...................
Elizabeth
Essex st, 66-Julius E Saitman..
Franklin st, $80-\mathrm{J}$ S Dodge Estate.........C-E-E-B
Grand st, $154-6-$ Albert Bros.
Grand st, $319-$ Sam Juvelier
Grand st, 3301/-George A Adrian
Greene st, 41-3-Harriett A Brady.
Greene st.
Greene st, 102 -Amelia Naselli....
Greene st, 102 -Maurice Garfinke
Greene st, 102 -Harry Shefkowitz
Greene st, 102 -Samuel \& Israel Lipshitz...
Greene st, $102-\mathrm{H}$. Chayes \& A Goldbe
Greene st,
Greene st, $203-5-$ Acorn Hat Works...
Greenwich st, 102 John Salemme
$\begin{array}{ll}\text { Lafayette } & \text { st, } \\ \text { Lafayette } & \text { st. } \\ 480-2 \text { - Julius Neufield }\end{array}$
Lafayette st. ${ }^{\text {Leonard }}$ st, $156-60$ - - Lity of New Yress
Le
Maiden la, Pine \& Nassau sts-O'Rourke Engr

Mulberry st. 253 -Michel Defulo
Pearl st, $378-$ Gray \& Co
Pearl st, $463-5$-Nicholas Mazzio

Pearl st, 499-505-The Hill Publishing Co.. A.
Pearl st, 504 -City of Pearl st, 50 City of New York :
Rose st, 35 George Widermann : South st, 12 Morris Weinstein
South st, $177-$ Vito $G$ Cantasano
Spring st,
Spring st, $135-7$-Folsom Estate
Suffolk st, $171-$ Louis Kreelber
Suifolk st, 171 -Louis Kreelberg ................... C
University pl, 64 Isadore Hammer
Wain

Warren st, 50 -National Perfume $\mathrm{Co} . . .$. . F-A
Warren st, 50-Manhattan Drug Co E-F-C-A
Washington pl, 18-21-Vanderhoef \& Co.A


## 

2 d st,
3 d st,
4th st
4th st
4th st
8th st
12 th st,
12th st
13th
Co
13th 13th st, $427-9 \mathrm{E}$ E-The New System Laundry $\ldots$ F
13th
st,
14th
14the Wet Wash Co....
14th
st,
E 14th st,
14th
1t,
E W-William Webber

20th
20 th
20 th


32 d
32 d
35 t
3

## 36 th 39 th 39 th 42 d


45th st, 457-63 W-W A Lessell, Nichel \& Gross
45 th st, $457-63 \mathrm{~W}$-Consolidated Gas Co ....
46th st, 222 W -Jerome \& Schwartz
48 th
51 st
121
W-Chas
J Osborn Est
52 d st, 9 E -Robert Goelet
52 d st, $446-56 \mathrm{~W}$-Rev Jos $\underset{\mathrm{F}}{ } \mathrm{M}_{\mathrm{M}}$ Mooney
54th st, 128 W -Estate of Mary C Waryen.
54th st, 128 W - Thomas G Corvan
54th st, $233-9 \mathrm{~W}-$ Harrolds Motor Car Co.
60th st, 248 W W-Globe Taxi Cab Co

70th st, 332 W- - J C Hernandez
72 d st, sec Park av-Godwin Construction Co
73 d st, 186 E -The Mossman Realty Co.... C
74th st, $154 \mathrm{~W}-$ Demetrius Theocarides
75 th st, $100-2 \mathrm{~W}$-Soloman M Banner
75 th
76 th
st,
100-2
W-Soloman M Banner
77th st \& East River-John Di Biase
81 th st,, $51 \mathrm{E}-\mathrm{W} \mathrm{m} \mathrm{H}$ Wequillan Co
86th st, $210 \mathrm{E}-$ Michael Naughton
89th st, $69-75 \mathrm{E}-$ Edward J Curry
90th st, ${ }_{2}$ W-The Kingston Garage..............


108th st, bet Bway \& Ams av-Consolidated



124th st, 209-19 W - Simon Friedman ..................
125th st, 31 W -Ludwig Lang ...............
125th st, 31 W -South American Window

125 th st, $115-25$ E-Samuel J Goldsmith. I-E-
127th st, $72 \mathrm{E}-$ Louis H Pearlman $\ldots \ldots .$.
145d st, st, 518 W-Jacob White Seligman \& Seligman.
150th st \& 7th av-Keystone Natl Powde
151 st st \& 7 th av-John McCarthy
17 l st st \& Sheridan av-John McCarthy
173d st \& Bway-John MeCarthy ...............
215th \& 217 th sts \& Park ter-Joseph Gallick...
Named Avenues.
Av A, $28-30-$ M Cohen $\begin{aligned} & \text { Av A, } \\ & \text { Ath to } \\ & 55 \text { th } \\ & \text { sts- John McCarthy }\end{aligned}$
Av A,
Amsterdam av, 152 - Chas A Bruhns...............
Amsterdam av, 110 th to 113 th sts-H W
Johns-Manville Co...........................
Bowery, 125-Chas Deringe
Broadway, 2-8-Young Bros
Broadway, 454 -Florence D Hasbrouck
Broadway, $690-$ F Schulberg \& Lazars.
Broadway, $690-\mathrm{F}$ Schulberg \& Lazars...F-A-G
Broadway, $690-$ Chas Eaudouine....
Broadway, 690 -Donald MacLeon \& Co.....A-
Broadway, 690 -Ludwig Gunzdorfer Bros... F-

Broadway,
Broadway,
Broadway,
752-4 Henry Siegel \& Bros....... F-G
H52-4
Broadway, $752-4$ Landan \& Steinberg...F-G-A
Broadway, $752-4$ Warner \& Rabiner
Broadway, $752-4$ Leopold B Schwab.......A-G
Broadway, $752-4$-Maxim \& Maxim Co




# CURRENT BUILDING OPERATIONS 

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

Goelet Estate to Enlarge Building. John H. Duncan, 208 Fifth avenue, has been selected architect for a tenstory store and loft building addition, $45 \times 92$ feet, at 9 to 11 East 19 th street, and extensive interior alterations to the business building, 895 to 899 Broadway and 10 East 20th street, for the estate of Robert Goelet, of 9 West 17 th street. Calhoun Robbins \& Company, dry goods, of 440 Broadway, are the lessees. No contracts have yet been awarded.

## Apartment House in 55th Street.

The George Backer Construction Company, 27 West 42d street, having acquired the property from 13 to 17 West 55 th street, contemplates the erection of a twelve-story apartment house, $75 \times 100$ feet. No architect has yet been engaged to prepare the plans.

## Piano Factory Contemplated.

Wessell, Nickel \& Gross, F. A. Wes sell, president, 457 West 45 th street, Manhattan, contemplate the erection of piano factory, (probably of concrete construction) at the corner of Bulls Ferry Road and 11th street, West New York, New Jersey. The selection of an architect has not yet been made and details of construction are undetermined

## New Factory for the Bronx

E. Pollman, care of Emil Bartolicius 4077 Park Avenue, contemplates the erection of a three-story brick fire proof factory at Park avenue and Ittner place, the Bronx. No plans have yet been prepared and it is undecided when operations will be started.

## John T. Brook Co. To Erect Hotel.

The John T. Brook Company, builder 116 West 42d street, Manhattan, has formulated plans for the construction of a hotel building in Lake street, Stamford, N. Y., Delaware county. The construction will be of frame and stone. It s expected that an architect will be selected about Nov. 15, and that building operations will be underway by spring.

## PERSONAL AND TRADE NOTES.

SENATOR JOHN B, ROSE, president of the Greater New York Brick C
home from Europe Sunday.

JAMES M. LYNCH of Syracuse, President of he International Typographical Union, has been appointed by Governor Glynn as State Commis sioner of Labor
MR. WILLIAM H. EDSALL, treasurer of the Empire Brick and Supply Company, sails on the "Momus" on Saturday, October
months' stay at Pasadena, Cal.
W. R. GRACE \& CO. are steadily perfecting their plans to extend a specializing lumber cargo service from Pacific Coast points to the tlantic seabo
J. J. O'NEIL, architect, 14 Oakland av, Jer-
sey City, N. J., who has been ill for some weeks sey City, N. J., who has been ill for some weeks
with pleural pneumonia, is convalescent and will with pleural pneumonia, is convalescent and wil
be able to be at his office in about one week.
IROQUOIS ENGINEERING CO. of Chicago nnounces the estabishment of an Eastern of New York City. Eugene P. Eradley is manager. New York City. Eugene
Phone, Murray Hill 953.
WHINSTON \& POLAK, architects and engineers, 358 Stone cor. Pitkin av, Brooklyn, an ness to Edward M. Adelsohn, architect and engineer, with offices at 1776 Pitkin av, Brooklyn.
H. SPINKEN, architect, who was formerly associated with Edward Jackson, architect, has opened offices for the practice of architecture at
the corner of Jamaica av and Barrett st, Jathe corner of Jamatca av and Barrett st, Ja-
maica. Mr. Spinken is a graduate of the Memaica. Mr. Spink
HENRY BACON, architect, has been selected by a committee of the Yale Alumni to design the proposed monument to be erected to the memory of the Yale men of the North and South who died in the Ci
WILLIAM BRADLEY \& SON have in course of completion at their shop in Long Island City a group of statuary in Indiana limestone that
is to decorate the facade of the Grand Central Station in New York. The group consists of
three figures, and represents "Progress." The three figures, and represents "Progress."
extreme height of the group is forty feet.

THE CORNERSTONE, which was specially brought from Ireland for the new building for Roman Catholic Church of the Sacred Heart 12. F. J. Eerlenbach of Brooklyn is the arch tect and Geo. T. Kelly, 22 John st, Yonkers, is the general contractor.
GEORGE W. TILLSON, consulting engineer and acting commissioner of public works for the Borough of Brooklyn, will represent the office of the Borough President at the tenth annual
convention of the American Road Builders' sociation, to be held in the First Regiment Armory, Philadelphia, Pa., during the second week
in December. Mr. Tillson is vice-president of in December. Mr. Tillson is vice-president associatio
HENRY W. DURHAM, chief engineer of highways, Borough of Manhattan, New York City, nd completed a our of investigaty of paving cities. He was appointed by the late Mayor Gaynor a delegate to represent the city at the International Road Congress in London in June, and was directed to spend the remainder of the summer on a detailed study of European paving hods.
DUNCAN D. MCBEAN, the contractor and tunnel engineer who built the first Lasalle S. Clannel in Chicago, drew the plans for the River tunnel of the Lenox av subway, has filed in the United States District Court complaint in suit against New York City for infringement lem River tunnel of the Lexington av subway. He asks for $\$ 2,000,000$, half for profits on con-
struction and half for damages from the alleged struction and half for damages from the alleged nfringemen
APPROVES BRIDGE STATUARY.-The Municipal Art Commission approved the models for side of the entrance the placed on either Bridge. They are the work new Manhattan One group represents Industry and the other. Commerce. The statuary will be placed on great pedestals, under which will be subway stations. The architects are Carrere \& Hastings. The commission also approved the plans submitted City College in Amsterdam av the stadium and 138 th sts, which is to be the gift of Mr. Lewisohn.
FREDERICK MacMONNIES has been serected as the designer for the Princeton Battle Monument, to be erected at Stockton and Mercer sts, Princeton, N. J. The plans call for a
granite base, sixteen by twelve feet, on which is a granite pylon. The total height of the onument will be between thirty and forty feet There will be a high relief figure in bronze, of
Washington on horseback surrounded by sevral horsemen, and slightly in advance will b the symbol of victory picking up the standard
and pointing forward. 0 on the side of the base and pointing forward. On the side of the base of the monument is estimated to be about $\$ 80$,
AN EDUCATIONAL TRIP.-In connection with an excursion of the Municipal Ennection of New York, the engineering force of the
Bureau of Buildings of Manhattan made one of its "educational trips" to the Bethlehem Stee Mills at Bethlehem, Pa., on Friday, October 17 The engineers were particularly interested in mill, inasmuch as this stru tural shape has recently come into such general use in the city or building construction. Of course the armor plate mill and foundry were not without intër party were guests of the steel company at uncheon.
SPEEDWELL CONSTRUCTION COMPANY L. S. \& A. M. Bing), 505 th av, formally ancontracting. This firm has conducted large building operations for a great number of years, having just completed the highest apart ner of 79 th st and Park av, besides a number of contracts among which are a 12-sty hotel at 125 th st and 7 th av for Gustav Seidenberg. and another, a 10 -sty factory building, at 26 th st and 9th av, for the Haywood, Strasser \& Voight any is prenared to peedwell Construction Comstruction. including reinforced concrete

WILLS \& MARVIN COMPANY.-A petition in bankruptcy has been filed against the Wills \& Marvin Company, constructors of large buildEdward J. Alquist, $\$ 249$ Broaway, ${ }^{\text {by }}$ A. W. Mose ereditors: and Salogana \& Co., \$515. The company has built several post offices and a number of
churches hospitals and factories. recent contracts were a boiler house for the Metropolitan Museum of Arr, extension buildings for the Brooklyn. Institute of Arts and
Sciences, and buildings for the Opthalmic and Aural Institute, Flushing Hospital, and Oswego sets, $\$ 15,000$, cash in bank, and many thousands due on contracts and retained percentages.

## OBITUARY

DAVID A. HULIT, general contractor, died Thursday, Oct. 16, at his home, 1682 84th st, Brooklyn, as a result of a fracture of the spinal thirty-four years ago, and lived in Brooklyn for about twelve years
JAMES McKANE, a general contractor well known in the Sheepshead Bay and Coney Island sections of Kings County, and brother of the at his home, 2340 Voorhees av, Brooklyn, aged sixty years
EDWIN A. QUICK, of the firm of E. A. Quick $\&$ Son, architects, 12 South Broadway, Yonkers, died at his home, 24 Lamartine av, in that city, S. Y., seventy-two years ago and had lived in Yonkers for nearly forty years. Mr. Quick was superintendent of construction for the original Equitable Building, the old Staats Zeitung Building, and the old Edwin Booth TheaHe planned and built many of the finest public and private buildings in Yonkers. He had been a member of the Board of Aldermen of Yonkers, was a director of three banks, and a life mem-
ber of the American Canoe Association. He ber of the American Canoe Association. He Quick, who had been associated with him Lansing number of years, will continue the business FFREDERICK A. PARKHURST, architect, 156 5 th av, died at his home, 212 11th st, Hoboken, forty-ninth year. He was a graduate in his rorty-nint year. He was a graduate of Cor-
nell University, was a member of the Psi Upsilon
cllib and University Glee Club
JAMES J. CAMPBELL, 72 years old, formerly
Superintendent of Warren Superintendent of Warren, Fuller \& Lange's 42d st, died Thursday from heart disease at his home, 72 East 123d st. He was a member of the Volunteer Fireman's Association.

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\begin{aligned}
& \text { RICHARD LOWDEN, for more than fifty } \\
& \text { years Highway Commissioner of Hemnstead }
\end{aligned}
$$ RICHARD LOWDEN, for more than fifty

years Highway Commissioner of Hemptead,
L. I., died at his home at East Meadow Thars L. I., died at his home at East Meadow Thurs-

## TRADE SOCIETY EVENTS.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS, Secretary, Calvin W. Rice, 29 West
39th st. New York. Next meeting, Nov, 19, at 39th st, New York. Next meeting, Nov. 19 , at
New Haven. Subject: "Industrial Co-operation Research" and other miscellanieous papers,
AMERICAN SOCIETY OF CIVIL ENGIWest 57th st New, Yrk Meets first unt, third Wednesday, except in July and August. Next meeting. Nov. 5. Papers, "Concrete Bridges: Some Important Features in Their Design, ${ }^{\text {, }}$ by
W. M. Smith, Sr., and W. M. Smith. Jr. and W. M. Smith, Sr., and W. M. Smith, Jr., and Concrete," by J. L. Van Ornum.
AMERICAN SOCIETY OF ENGINEERING 11 Broadway Ne York ine Remlinger, day, in New York, except in July and August
CEMENT USERS.-The tenth annual convention of the National Association of Cement 1914. AMERICAN ROAD BUILDERS' ASSOCIAst, New York. Annual convention, Dec. $9-12$, at Philadelphia
INSTITUTE OF OPERATING ENGINEERS. - Regular meeting second Thursday of each month, Engineering Societies Building, New 39th st. New York City. will meet ican institute of Architects will meet in annual convention at the
Grunewald Hotel, New Orleans, La., De. 24 , 1913.

THE STATE RETAIL HARDWARE ASSOCIATION will hold its annual convention at
Rochester, N. Y., Feb. 17-20, 1914 . Rochester, N. Y., Feb. 17-20, 1914.
AMERTCAN SOCIETY OF ENGINEER day of each month Walter ming third Thursday of each month. Walter L. Smyth, secre-

AND SANITATION EXPOSITION OF SAFETY and sanitatiation.-An exposition of safety tral 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 AMERICAN HARDWARE MANUFACTUR 2930 and 31 Headquarters at Marlborough Blenheim Hotel. Secretary F. D. Mitchell, Woolworth Building, New York. lantic City HARDWARE ASS and 31. Secre tary, T. James Fernley, Philadelphia, Pa. THE MUNICIPAL ENGINEERS OF THE Oin October 22 YORK held its regular meetof Street Cleaning" was discussed by Mr Fred L. Stearns, superintendent of final dispo City. An inspection of the Eethlehem Steel Plant was made by the society October 17.

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RECENT INCORPORATIONS.
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RECENT INCORPORATIONS.
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and David S. Wolfson, 1522 Webster av. The
attorneys are Gettner, Simon \& Asher, 277 attorneys
OXFORD GAS \& ELECTRIC SUPPLY CO. OXFORD GAS \& ELECTRIC SUPPLY CO.
has been incorporated with offices in Manhattan has been incorporated with offices in Manhattan tures. Samuel Hoffman, 415 Wendover av, David Eisenstat, 752 Trinity av, and Louis Schafer, 1703 Washington av, are the directors. Henry Silverman, 319 Broadway, is the attor-
CHARLES CORDTS \& CO. is a $\$ 25,000$ corporation chartered to deal in furniture, hardware, etc., with offices in Manhattan. The directors are Chas. Cordts and Jos. Henkel, both
of 102 East 17 th st, and William B. Hale, 40 of 102 East 17 th st, and William
SAN AUGUSTIN LAND CO. is a $\$ 100,000$ corand lumber business with offices in Manhattan The directors are Geo. A. Conroy, Nida M. Root and Walter R. Deuel, all of 12 Broadway. The at-
torney for the company is Ralph Jas. M. Bul-
lowa, 10 Broadway. BELMART
BELMART REALTY CORP, realty, general contracting and building, has been incorporated
with offices in Manhattan. The directors are with offices in Manhattan. The directors are all of 322 West 106th st, and Frederick S. the company are Fleischman \& Fox, 32 Liberty CHESTERFIELD REALTY CORP. has been chartered to do a realty, construction and con papers were filed by Millman B. Hunnewell White Plains, N. Y. Cleveland Cobb, 449 Park v, and Candler Cobb, 59 Wall st, are directors. he attorney
MARY SIMCOX, INC., is a corporation chartstevedore business with offices in Manhattan The directors are Michael J. Morrissey, 203 West 140 th st, Jas. A. Donegan, 329 West 145 th st, and Geo. W. Haffey, 145 West 145 th st. The
attorney is Jas. A. Donegan, 5 Beekman st. attorney is Jas. A. Donegan, 5 Beekman st. SPADACCINI BROS. CONTRACTING CO. has
filed incorporation papers to do a realty and filed incorporation papers to do a realty and
construction business with offices in Manhattan. The directors are Frank Spadaccini, 467 East 189th st. Chas. Weishaupt, 508 Jackson av, and Jacob Solomon, 60 Montgomery st. The com-

THE HASTINGS \& GREYSTONE CO. has, been incorporated to do a realty and construction
business with offices in Manhattan. The incor porators are J. Lewis Parks, 131 East 19th st, Thos. J. Whalen, 57 West 82 d st, and Chas. Rush, 510 West 134 th st. Eph \& Karelsen,
Nassau st, are the attorneys for the company. COHEN \& BROWN have filed incorporation papers to do a general contracting and construction business with offices in The Bronx.
The directors are David J. Cohen, 631 Prospect av, Benj. C. Brown, 1645 Nelson av, and Louis
$\underset{\text { AK-RAY }}{\text { Chartered }}$ CORP is a $\$ 100,000$ corporation chartered to manufacture and deal in lamps,
lenses and fixtures for electricity
 gius R. Grace, Jos. T. Roffy, and Sarah K. Singer, all of 17 Battery pl. The attorney is Harlan Moore, 17 Battery pl.
ROFFY-GRACE CORP., lamps, lenses and fixtures for lighting, heating power or motor, with Sergius P. Grace, Jos. T. Roffy and Sarah K.
Singer, all of 17 Battery pl, as directors. The offices of the company are in Manhattan. The attorney is Harlan Moore, 17 Battery pl.
WILLIAM
porated with offices in Manhattan to do porated with offices in Manhattan to do a con-
struction, decorating, painting and furnisher struction, decorating, painting and furnishing
building, etc., business. building, etc., business. The directors are Will-
iam F . Allan and Emile E. Allan, both of 20 1am F. Allan and Emile E. Allan, both of 20
East 42 d st, and Geo. Serkelmans, 143 East 53 d st. Henry R. Frost, 52 Broadway, is the at-
torney for the company. TREBLIG REALTY \& CONSTRUCTION CO, has been incorporated to do a general engineering and contracting business with offices in Man-
hattan. The directors are Arthur J. Albert hattan. The directors are Arthur J. Albert, Brooklyn, Maude M. Simpson, 80 St. James pl, Brooklyn, and Laura Leopold, 72 Fort Hamilton av. Field \& Lydon, 35 Nassau st, are the at-
torneys.
HUGHES HOLDING CORP, has been chart-
ered with $\$ 10,000$ capital stock to do ered with $\$ 10,000$ capital stock to do a realty
and construction business with offices in Manhattan. The directors are Margaret E. Hughes, 135 Bainbridge st, Brooklyn, David C. Lewis, 189 Edgecombe av, and Joseph B. Quinlan, 952 East $19 t \mathrm{th}$ st, N. Y. C. The attorneys are
Strauss, Reich \& Boyer, 141 Broadway, N.
SUPERIOR IRON WORKS has been incorporated with offices in Manhattan, to do architectural and ornamental steel and iron work
and general contracting, with Isidore Witkind, and general contracting, with Isidore Witkind,
927 Fox st, Jacob M. Schoenfeld, 64 East 81 st st, Lillian Feine, 685 Beck st, and Sophie WINNESHEIK REALTY CO. has filed incorporation papers to do a realty, contracting and construction business with offices in Manhattan. The directors are Lucius E. Van Doren, New Brunswick, N. J., U. G. Vanderbilt, 45 27 William st, N. Y. C. The attorney is E. M, KOVALSKY BROS have filed incorporation papers with offices in Manhattan, as general alsky, and William Narins, both of 309 Henry st, and Julius Goldstein, 237 East Broadway,
Henry Greenberg, 99 Nassau st, is the attorney or the company. GUARING CONTRACTING CO. is a Mt. Vernon corporation chartered to do a general con-
tracting and realty business with Sabins tracting and realty business with Sabins
Guarino, North 2d av, Jas. Piro, 440 North
Hight st, and Jas. Covino, 37 North 4 th of Mt. Vernon, as directors. The attorney is

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 \& West End Avenue Co., 103 Park av, is to
erect on the northwest corner of Broadway and FACTORIES AND WAREHOUSES.
PARK AV.- Jardine, Hill \& Murdock, 3 West
29th st, are preparing plans for alterations to
the 6 -sty brick warehouse at the corner of Park
av and 125th st, for the Pittsburgh Life \& Trust
Co., 141 Broadway, owner, William C. Baldwin,
president. Architect will take bids about No-
vember 16. Cost, about $\$ 10,000$.
HALLS AND CLUBS.
39TH ST. - Beverly S. King, 103 Park av, will
soon call for bids on the general contract for
the 6-sty addition, 25x100 ft, to the Engineers
Club of 32 West 40th st. The new annex will
be erected covering 23 West 39th st in the rear
of the present building. The construction will
be of red and white brick, with basement and
sub-basement. There will be forty bedrooms,
twenty baths and a restaurant. The cost is
placed at $\$ \mathbf{1 0 0 , 0 0 0}$. MANHATTAN.-M. W. Del Gaudio, 1910 Web-
ster av, is preparing plans for a 4-sty fireproof
garage, 100x100 ft. The location is for the
present withheld. Architect desires literature
on garage appliances.
STORES, OFFICES AND LOFTS.
19TH ST, John H. Duncan, 2085 th av, has
been commissioned to prepare plans for a 10-
sty store and loft building at 9 and 11 East
19th st, and for alterations to the store and loft
building at 895-899 Broadway and 10 East 20th
st, for the Estate of Robert Goelet, 9 West
17th st, owner. Calhoun Robbins \& Co., 440
Broadway, are the lessees. THEATRES.
81ST ST.-Gronenberg \& Leuchtag, 303 5th av
have completed plans for changing the 2-sty
stable at 403 East 81st st into a moving pictur
theatre for Henry D. Potter, 11 East 42d st
owner, care Edward Ashforth, 11 East 42d st
agent. Owner will take bids. Cost, about \$5,

## Bronx.

APARTMENTS, FLATS AND TENEMENTS, BARRETTE ST.-M. W. Del Gaudio, 401 Eas Tremont av,
west side of
premises, owner. Cost about $\$ 12,000$. Eastern Parkway, Erooklyn, is preparing plans erected at Intervale av and Hall pl, south o 187TH ST.-M. W. Del Gaudio, 1910 Webster house, 51 x 39 ft , to be erected at the southwes Iodice Construction Co., 2400 Cambreling av
owner. Cost, about $\$ 23,000$.

## Brooklyn.

APARTMENTS. FLATS AND TENEMENTS. HAWTHORNE ST.-C. Infanger \& Son, 2634 Atlantic av, ape prone apart house, $60 \times 86 \mathrm{ft}$., to be erected in the north side of Hawthorne st,
ft. south of Flatbush av, for William J. Reine49 TH ST--Co completed plans for a 4-sty brick and stone tenement, 40 x 89 ft ., to be erected in the south
side of 49 th st, 320 ft . west of 5th av, for the Renslaw Reare of architect, owner. Cost about $\$ 22,000$ CATON AV.-E. L. Hine, 189 Montague st, has completed plans for a 4-sty brick and stone
tenement, $76 \times 90 \times 104 \times 107$ ft., to be erected at
Caton av, St. Paul pl and East 18th st, for Al Caton av, St. Paul pl and East 18th st, for A.-

HINSDALE AV.-C. Infanger \& Son, 2634 At
lantic av, are preparing plans for four 4 -sty
brick and stone tenements, $50 x 90$ ft., to be erected at the corner of Hinsdale and Dumon avs, for the Halperin Realty Co., Simon Hal tal cost, $\$ 104,000$
ROCHESTER AV.-Foundations are under way for five 3 -sty brick tenements, to be erected
at the southeast corner of Rochester av and Sterling pl, for the Acme Homes Co., care of
architect, owner. Leslie \& White, 180 Montague
st, architects. Cost, about $\$ 40,000$. st, architects. Cost, about $\$ 40,000$.
UNION ST.-Harry Dorf, 614 Kosciusko st has completed plans for two 4-sty brick and
stone tenements, $40 \times 88 \mathrm{ft}$ to be erected in the stone tenements, $40 \times 88$ ft, to be erected in the
north side of Union st, 100 ft west of New York av, for the Perfect Realy Co., Gustaf Kellner,
president, 1546 Union st, owner, who will take 49 TH ST.-Cohn Bros., 363 Stone av, have completed plans for a 4-sty brick and stone side of 49 th st, 320 ft west of 5 th av, for the Renslaw Realty Co., Mr. Schwartz, president CHURCHES.
Narkway, is revising plans for an extension 801 Eastern the church at the southeast corner of Newkirk av and East 28th st, for St. Stephens Lutheran Church, 448 East 28 th st, owner; Luther D. Gable, rector. Mr. Berlinger, superintendent,
149 Kenilworth pl, in charge for owner. Archiabout $\$ 20,000$.

## Cauldwell-Wingate Company bUILDING CONSTRUCTION

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## hospitals and asylums.

BROOKLYN--The Committee for the Prevention of Tuberculosis of the Erooklyn Bureau of charities has adopted a resolution request-
ing the appropriation of $\$ 200,000$ for the estabing the appropriation or oris ospital for Brooklyn and Queens. The movement will have the supthe Board of Health, and a determined effort will be made to have the requested appropria-
tion included in the Health Budget for 1914 .
tion included in the Health Budget for 1914.
SCHENECTADY AV.-Cohn Bros., 361 Stone
av, have completed plans for a 1-sty brick and stone moving picture theatre, $34 x 151$ ft., to be
erected on the east side of Shenectady av, 99 erected on the east side of Schenectady av, 99
ft. south of St. Johns pl, for Rudolph Nerek, 1544 President st, owner. Cost
Bids will be taken by the owner.

## Queens.

APARTMENTS, FLATS AND TENEMENTS. LONG ISLAND CITY.- The Armac Realty Co. is having plans prepared by Edwin Wilbur, 120 Liberty st, N. Y. C., for a 4-sty brick and
stone apartment house to be erected in the north side of Briell st, 150 ft north of Jamalca av and will soon be ready to receive bids on subs.

## DWELLINGS. RIDGEWOOD.-L. I.-L. Berger \& Co., Myr-

 tle and Cypress avs, are preparing plans forfive 2-sty brick residences, 20x55 ft., to be five 2-sty brick residences, $20 \times 55$ ft., to be
erected in the north side of Hewes st, northwest corner of Fremont st, for Chas. Grush,
1742 Hewes st, owner. Cost about $\$ 4,000$ each.

FACTORIES AND WAREHOUSES.
 paring plans for a 5 -sty brick and concrete
factory, $52 \times 75$ ft., for George W. Braunsdorf. 232 East 43d st, N. Y. C., owner, who will call
for bids on general contract about November
20 . Cost about $\$ 25,000$.

HOSPITALS AND ASYLUMS
JAMAICA, L. I.-C. E. Knox,
engineer, is preparing electrical engineer plans engineer, is preparing electrical engineer plans
for a concrete and stucco hospital pavilion to
be erected on Flushing av, for the City of New York, Department of Health, Centre and Walker sts. W. E. Austin, 46 West 24 th st, N. Y. C.,
architect, will take all bids. Cost about $\$ 125$,-
000. SCHOOLS AND COLLEGES.

QUEENS.-The Board of Education opened bids October 20 for improving the premises of
P. S. 9 . Otto Metz was low bidder at $\$ 649$, and
stables and garages.
JAMAICA, L, I. I. G. Howard Chamberlin, 18
South Broadway, Yonkers, is preparing pians for a 3-sty stable and 1-sty milk depot of brick,
to be erected at the northwest corner of Van Wyke av and Bath pl, for the Bordens Condensed Mikederick
Fres Taylor, president. Y. Cost,

LONG ISLAND CITY.-William Higginson, 21
Park Row. N. Y. C., architect. is taking bids for a brick, steel and terra cotta garage, 113 x $234 \times 236 \times 200 \mathrm{ft}$, to be erected at Dutch Kills pl, Meadow st and Queens pl, for the Loose-Wiles Biscuit
Loose, pre 30 .

STORES, OFFICES AND LOFTS.
COLLEGE POINT, L. I.-W. B. Wills, 1181 Myrtle av, Brooklyn, is preparing plans for a erected in the east side of 13 th st west of 4 th Brooklyn, owner. Cost, $\$ 5,000$. Bids will be received by the owner.

## Richmond.

SCHOOLS AND COLLEGES
RICHMOND.-Bids were opened by the Board of Education October 20 for installing electric
equipment in P. S. $22 .{ }^{\text {All bids were laid over. }}$

MISCELLANEOUS.
ARLINGTON, S. I.-F. L. Stuart, Baltimore, Md., chief engineer, is preparing plans and will take bids about December 1 for coal packets to
be erected here for the Baltimore \& Ohio R. R. president. W. B. Redgrave is in charge at St.
George. Cost about $\$ 200,000$. president. Cost about $\$ 200,000$.

## Nassau.

DWELLINGS
PLANDOME, L. I.-John A. Gurd, 2815 th av, plans for a $21 / 2$-sty brick residence, $29 \times 40 \mathrm{ft}$., to be erected in the south side of South Drive, er. Work will probably not go ahead before


#### Abstract

Westchester. APARTMENTS, FLATS AND TENEMENTS. YONKERS, N. Y.-William Clark, Glover av. is preparing plans for a 5 -sty brick store and apartment house, $55 \times 79 \mathrm{ft}$, to be erected at the corner of McLean av and 241st st, for McLean Heights Realty Co., McLean av, near Webster 11 Sount VERNON, N. Y.-A. Murray Jenks, sty brick store and apartment house, $50 \times 78^{\circ} \mathrm{ft}$. to be erected in the north side of 3 d st, 100 ft . west of 4 th st, for R. Davis, 470 South 4 th av,


NEW ROCHELLE, N. Y.-Plans have been dences to be erected at two 21/2-sty Park for the Swiss Chalet Specialists Co., 200 Sth av, N. Y.

HOSPITALS AND ASYLUMS
YONKERS, N. Y.-The cornerstone of the new building for the German Odd Fellows' Yonkers, at a cost of $\$ 150,000$, was laid Sunday afternoon, Oct. 19 , with impressive cere-
monies. The building was designed by F. W.

## architects.

CONTRACTS AWARDED.
All items following refer to general
contracts, except those marked "sub."
APARTMENTS, FLATS AND TENEMENTS. have received the contract for tile work and have received the contract for tile work and
Kemlein \& Leahy, Vernon av, 13th st, Long
Island City, the marble work, for the 8 -sty 1sland City, the marble work, for the 8 -sty
apartment house at $111-119$ East 53 d st, for
the 118 East 54 th Walter C. Wyckoff, treasurer. Cross \& Cross, 10 East 47 th st, and Julius Harder, 120 West \& Bro., 103 Park av, general contractors. Cost ROSELLE, N. J.-P. B. Polhemus, 110 West 34th st, N. Y. C., has received the general conterra cotta bank building at 2 d and Chestnut sts, for the First National Bank of Roselle. W.

T. West, president. W. G. Lawrence, 225 5th | 1 |
| :--- |
|  |



DWELLINGS.
BRONXVILLE. N. Y.-George L. Lysat, Inc. 45 Broadway, N. Y. C., has received the gen-
eral contract to erect a $21 / 2$ rety residence, 52 x
32 ft. of terra cotta blocks and stucco construction and a garage at Cedar Knolls, for Jo-
seph Petruzzi, 463 5th av, N. Y. C.. owner. Og-
architects. Cost about $\$ 15,000$.
 MacMullen \& Riley. 101 Park av, electrical engineers. J. W. Bishop Co., ${ }^{2}$ Moeller, Inc., 316 eral contractor. Sloane \& Moeller, $\$ 90,000$.

> FACTORIES AND WAREHOUSES. CHROME, N. J.-Herman Bros, this place, sty brick cigar factory, $48 \times 150$ ft., for the sty brick cigar factory, ${ }^{\text {United Cigar Manfacturing Co., Fred Hirsch- }}$ horn, president, 1016 2d av, N. Y. C. owner. B. E. Stern, 1 East $42 d$ st, N. Y. C., Is arct
tect. Cost about $\$ 20,000$. BROOKLYN.-George N. Morrison Building general contract to erect a 2 -sty brick and stone storage building in the north side of Bergen st, 88 ft. east of Classon av, for the Brook-
lyn Milk Bottlers Protective Union, 193 Spencer st, owner. Voss \& Lauritzen, 65 De Kalb av, JERSEY CITY, N. J.-The United Fireproofgeneral contract to erect two brick manufacturing buildings, mill construction, 2 -stys, about
100x150 ft., and a boiler house, 1 -sty, $40 \times 50$ ft 100x150 ft., and a boiler house, 1 -sty, $40 \times 50 \mathrm{ft}$., high Valley tracks, for the Duryea Manufacturtween $\$ 30,000$ and $\$ 40,000$.

Halls and clubs
EEDFORD AV.-George B. Wills, Inc., 101 Park av, has received the general contract to ford av and Keap st, Brooklyn, for the Y. W C. A.. Mrs. J. A. Mollenhauer, chairman, own Y. C., architects. R. D. Rimball,
steam and electrical engineer. $\$ 100,000$.

## HOTELS

BROADWAY.-M. Stuhlmiller, 413 East Delavan av, Buffalo, has received the trim contract,
the Eureka Tile Co., 133d st and Willow av, $\mathrm{N} . \mathrm{Y}$. C., the interior marble, and the Inter borough Marble Co.. 316 East 7 thth st , N. Y. C .
the exterior marble work, for the 12 -sty hotel, $114 \times 35 \mathrm{ft}$, at the northeast corner of Broadway and 94th st, for Harry Schiff, 355 West End av owner. Schwartz \& Grose, Inc., 103 av Park av,
tects. J. \& F. Wennemer, mason work. Cost, about $\$ 200,000$.

## SCHOOLS AND COLLEGES

CEDARHURST, L. I.-P. J. Brennan \& Son, general contract to erect a 2 -sty brick schoo here in Nassau County, for the Church of St. Joachin, R. C., Rev. P. McKenna, pastor, own itect.

## Stables and garages

37 TH ST.-Erskine Van Houten, 201 East 68th st, has received the contract to erect a garage and storage at 508 west 37 th st, from plans by
H. J. Hardenbergh, 47 West 34th st, architect. Richard E. Thibaut, owner.

## theatres.

MANHATTAN.-The Superior Cornice \& Skvlight Works, Inc., 214 East 127 th st, N. Y. C., Ventilators for the Hammersten's National op era House at 51 st st and Lexington av, Man
hattan; B. F. Keith's Prospect Theatre, 5 th av and 9th st, Brooklyn, and the Gayety Theatre Buffalo, N. Y. William H. McElfatrick, architect.
miscellaneous
TOMPKINS AV.- John Thatcher \& Son, 60 Park av, Brooklyn, have received the general contract to erect a 3 -sty brick and steel ex
tension to the sub station, $14 \times 100 \mathrm{ft}$., at Thomp kins av, Brooklyn, for the Brooklyn Rapid rransit Company $\$ 85$ Clin
er. Cost about $\$ 35,000$.

PLANS FILED FOR NEW CONSTRUCTION WORK.

## Manhattan

apartments, flats and tenements. 64 TH ST, 430 East, 6 -sty brick tenements, Homes Co., Elgin R. Gould, Pres., 15 West 38th
st. architect, Philip H. Ohm, 15 West 38th st. Plan No. 453 .

FACTORIES AND WAREHOUSES. 24 TH ST, 504 \& 506 West, 2 -sty brick wareEdward H. Binns, 521 West 23 d st. architect Paul C. Hunter, 191 9th av. Plan No. 447 .

STABLES AND GARAGES.
109 TH ST, 417 East, 1 -sty brick stable and slaughter house, $25 \times 100 ;$ cost, $\$ 5,000$; owner, Genj. Markowitz, ${ }^{\text {Goldner \& Goldberg, }} 391$ East 149th st. Plan
No. 452 .
STORES AND TENEMENTS.
175 TH ST, $527-533$ West, two brick tenements, $52 \times 90$; cost, $\$ 130,000$; owners, 175 th St. Holding Co., David Zipkin, president, 128 Broadway; ;
architects, Sommerfeld \& Steckler, 31 Union Sq. Plan No. 448. 79 TH ST, $138-44$ West, 12 -sty brick tenement, Corpn., Edwin S. Brekner, president, 808 West End av ; architects, Rouse \& Goldstone, 38 West
32 d . Plan No. 451 .
THEATRES.

3D AV, 2196 , 2 -sty brick moving pictures, stores and open air show,
$000 ;$ owner, Wm. Harawitz, 226 East 96 th
st 2rehitect, Nathan Langer, 81 East 125th st.
Plan No. 445 .

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| Plans Filed-Manhattan (Continued). |  |
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|  m. miscellaneous. <br>  <br>  <br>  |  |
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| num, 1133 Broadway. Plan No. 450. |  |
|  | tect. W. Richter, 4411 18th av. Plan No. 5652 NEW YORK AV, $n$ w cor Av D, two 2-sty |
|  architect, Henry E. Hall, 2390 Morris av. PlanNo. 573 . |  |
|  |  |
| stables and garages. <br>  <br>  568 . |  factories and warehouses |
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|  <br>  | y |
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| STORES, OFFICES AND LOFTS <br> NELSON AV, $n$ e cor 169 th st, 1 -sty brick store, slag roof, 25xi0; cost, $\$ 7,000$; owner |  |
| and Melrose av, Pres. ; arehitect, Harry T <br> MISCELLANEOUS. |  |
|  |  |
|  |  |
| Brooklyn. |  |
| APartuents, Flats and tevements. |  |
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| Senator st, architects, Stampan $\&$ Shampan, <br>  |  |
| tenements, $40 x 28$, slag roof, 16 families each;total cost, $\$ 56,000$; owner, Paul W. Conneliy, |  |
| Carlson, 16 Court st. Plan No. 5743 . <br> DWELLINGS. |  |
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| Washington av; architect, Benj. F. Hudson, 319 Oth st. |  |
| architeot <br> aro <br> Tof in |  |
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| muth, 181 Woodruff av. Plan No. 5606. <br> AV N, s w cor East 19th st, $21 / 2$-sty frame |  |
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|  |  |
|  |  |
| owner, John Calendo, 146667 th st; architect, C. P. Cannella, 60 Graham av. Plan No. 5637 . |  |
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|  <br>  <br>  <br>  cost, $\$ t, 500$; owner, Guiseppe Fristecchi, 1470 Plan No. 5685 . |  |
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DE KALB AV ${ }_{6}^{\text {s }} \mathrm{s}$, 325 w Lewis av, 4 -sty brick tenement, $50 x 89$, slag roor, 23 families ;
cost, $\$ 40,000$; owners, $W$. B. Corpn.. 325 Walla-
 HAWTHORNE $\mathrm{ST}, \mathrm{n}$ s, 80 e Flatbush av, 4 -sty brick tenement, $60 \times 86$, gravel roof, 16 king, 12 8 Rutland rd; architects, C. Infanger \& Son, 2634 Atlantic av. Plan No. 5730 .

## THEATRES.

SCHENECTADY AV, e s, 99.8 s St John pl, 1 -sty brick moving pictures,
cost, $\$ 15,000 ;$ owner, Rudolph Norek,
Rud st, arehitects, Cohn Bros., 361 Stone av. Plan
No. $5 \uparrow 34$.

## Miscellaneous.

OLIVER $\mathrm{ST}, \mathrm{n} \mathrm{s}$, 100 w Marine av, 1 -sty er, W. F. Kenny Co. 12 E.m Et. ; architect, W.
F. Kenny, 12 Elm st. Plan No. 5601 . F.' Kenny, 12 Elm st. Plan No. 5601. JACKSON ST, n s, 100 e Manhattan av, 1 -sty
frame wagon shed, $25.6 x 50$, gravel roof; cost, frame wagon shed, 25.6 x50. av; architects,
HEMLOCK ST, e s, 584.11 s Jamaica av, 1 -sty brick wagon room, 741212 , tin roof; cost, $\$ 200$; owner, Fredk. Sigmond, on premises ; architects,
Louis Berger \& Co., Cypress and Myrtle avs. Plan No. $57+1$
PACIFIC ST, n s, 125 w 6th av, 1 -sty frame cab station, ${ }^{96 x 40, ~ i r o n ~ r o n, ~ ; ~ c o n t, ~ T e r m i n a l ~}$
owner, L. I. R. R. Co., Penn. R. R. Termen Bldg. © architect, R. J. Lyons, 186 Remsen st.
JOHNSON AV, s w cor Gardner av, 1 -sty brick boiler room, 26x34, iron roof; cost, $\$ 1,000$; owner, Edw. Trotter, on premises; architect, L. Al-
mendinger, 926 Broadway. Plan No. 5648 . CHESTER ST, $n$ w cor Newport av, 1 -sty brick laundry, $40 \times 80$, slag roof; cost, $\$ 3,000$;
owner, L. Kluckman, 325 Watkins st; architects, $\mathrm{S}_{\mathcal{\prime}}$ Millman \& Sons, 1780 Pitkin av. Plan

GOLD ST, e s, 100 n Myrtle av, 1 -sty brick car barn, 7 xx170, tile roof; cost, $\$ 40,000$; owner, Manhattan Eridge 3 d Line, 333 Gold st;
architects, National Bridge Works, 1123 BroadAV $V$, $n$ e cor West 13th st, 1 -sty frame wagon shed, ${ }^{\text {30xner, Frank Waing, on p premises ; architect, }}$ owner, Frank W. T. Case, 214 Bay 25 th st. Plan No. 5719. THATFORD AV, e s, 100 s Livonia av, 1 -sty $\$ 75$; owner, Aida Mendelowitz, 345 Thatford av; architects, S. Millman \& Sons, 1780 Pitkin
av. Plan No. 5707 .

## Queens.

DWELLINGS.
COLLEGE POINT.-Monument av, $n$ e cor 12th st, ${ }^{21 / 2 /- \text { sty }}$ frame dwelling, 21129 , shingle
roof, 1 -family cost, $\$ 3,200$; owner, Mrs. Anita ${ }^{\prime}$ Neill, $3+1$ 1sth st. College Point, Marchitect, Harry T. Morr
Plan No. 3053 .
ELMHURST.- 3 d st, w s, 100 n Vietor pl, 2 sty frame dwelling, 20x32, shingle root, 1-family ; cost, $\$ 4,500$; owner, J. L. Gundry, 173 9th
st., Elmhurst ; architect, E. H. Lochart, care st., Elmhurst;
architect.
Plan
architect, No. 3066 . H. Lochart, care FAR ROCKAWAY.-Cedal Lawn av, n s, 85 w gle roof, 1 -family; cost $\$ 6,000$; owner, John A. Campbell, Far Rockaway; architects, Howard \& Callmann, Far Rockaway. Plan No. 3065 .
FLUSHING.-Jasamine av, $n$ s, 80 w 16 th st, $\underset{21 / 2 \text {-sty }}{\text { FLUSHING.- Jasamine }}$ av, n s, 80 w 16th st , ${ }^{21 / 2 / \text {-sty }}$ frame dwelling, ${ }^{24 x 32 \text {, }}$, shingle roof, 1 , family; ${ }^{\text {cost, }} \$ 0.000$; owners
Madsen \& Wistoft Co., 16 th st., Flushing. Plan

QUEENS.-Fisk av, $s$ e cor Chestnut st., three 2 -sty brick dwelling, 17x47, tin roof, 2
families: cost. $\$ 10,500$; owner, John Boczensky, 145 Force Tube av, Brooknyn, architect, Errest
H. Tatje, 106 Van Siclen av, Brooklyn. Plan
WOODHAVEN.-Ferry st, e s, 163 s Liberty av, 1 -family; cost, $\$ 7,200$; four buildings ; owner, Liberty Av, Building Corporation, Liberty av,
Woodhaven; architect, R. H. Ginsberg, 406 Dalrymple av, Woodhaven. Plan Nos. 3059 to 3062 . WOODHAVEN.-Dalrymple av, n s, 41 e Gherardi av, four 2-sty frame dwellings, $32 \times 43$, erty Av. Building Corporation, owner, Liber av erty Av. Building Corporation, Liberty av,
Woodhaven ; architect, R. H. Ginsberg, 406 Dalrymple av, Woodhaven. Plan Nos, 3063-3064. WOODHAVEN. - Dennington av, ${ }^{\mathrm{w}} \mathrm{s}, 500 \mathrm{~s}$ s.
Ferris st, $21 /($ sty frame dwelling, $24 \times 48$, shingle roof, 1-family; cost, $\$ 5,000$; owner, Gascoyne Realty Co., 1264 Jamaica av, Woodhaven; ar-
chitect, $G$.. R. Crane, Jamaica av, Richmond Hill. Plan No. 3050 . WOODHAVEN.-Boyd av, w s, 204 s Ridge-
wood av, thirteen 2 -sty frame dwellings, $16 \times 36$, shingle roof, 1 -family; cost, $\$ 26,000$; owner, architect. G. E. Crane. Jamaica av, Richmond Hill. Plan No. Crane. $3051-52$.
BELLE HARBOR-Montauk av, w s, 260 n Bayside drive, $2 \frac{21 / 2-\text {-sty }}{}$ frame dwelling, ${ }^{20 x 36}$, ${ }^{\text {shingle }}$ roof, 1 -family; cost, $\$ 3,500$; owner, George Dunn, 495 Hart st, Brooklyn a architect, No. 3072.
COLLEGE POINT-- 15 th st, w s, 100 n 8th av, 2-sty frame dwelling, $21 \times 48$, tin roof. 2 families;
cost, $\$ 3.500 ;$ owner, Peter Ehart, 49 South 14 th Causeway, College Point. Plan No. 3080 . CORONA.-Benjamin st. e s, 375 n Shell rd, cost, frame dwel.ing, $20 x 0$, rona architect, Robert $W$. Johnson, 60 Hunt
st, Corona. Plan No. 307 . st, Corona. Plan No. 3078.
JAMAICA.-Dewey av,
$21 / 2$-sty
frame dwelling,
s.
36
 Jamaica; amshitect, Otto Thomas, Jamaica. Plan No. 3081.

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INVITATIONS TO CONTRACTORS. PANAMA-PACIFIC COMMISSION OF THE Sealed bids or proposals for the construction of the New York State Buic Exposition, San Francisco, Cal., will be received at the offices of the Commission, 140 West 42 d Street, New York City, until ber, 1913. Bids and proposals are invited quired for the completion of the following y. Morks

Erecting a building for the New York
Commission for the Panama-Pacific Commission for the Panama-Pacific
International Exposition at San Francisco. the time allowed for erecting and ompleting the building is two hun2. Installing the Plumbing, Water Supply and Gas Fi
mentioned. The time allowed for completing the work is two hundred and twenty-five (225) Calendar days.

Installing the Steam Heating in the building above mentioned.

The time allowed for the completion twenty-five (225) Calendar days. Installing the Electric wo

The time allowed for the completion
f the work is one hundred (100) Calendar days.
The surety required for each bid or proposal is twenty
Contracts will be awarded at a lump sum for each contract Contractors must comply with the laws lic Buildings and Structures.

Forms of proposal, together with copies of the Contracts and Specifications, may be had at the office of the commissiond
140 West 42 nd Street, New York City, and 140 West 42 nd drawings may be obtained 1 Union Square itect, Charles York City.
Contractors desiring blue prints will be required to deposit
inting.
NORMAN E. MACK,

> TREASURY, DEPARTMENT, Supervising Architect's Office, Washington, October 18, 1913.-Sealed proposals will be opened in this office at $3 \mathrm{p} . \mathrm{m}$., Decem(including mechanical equipment, interior lighting fixtures, and approaches) of the United States post office and court house at Augusta, Georgia. Three story and
basement building; ground area, 11,000 square feet; fireprof construction; stone or marble facing; tile and copper roof. Drawings and specifications may be obgusta, Georgia, or at this office, in the disWenderoth, Supervising Architect.

## STATE HOSPITAL COMAS Purchasing Committee for State Hospitals Albany, N. Y., Oct. 22, 1913 . PROPOSALS.-Sealed proposals subject to the usual conditions, will be received up to $10: 00$ A. M., November 6,1913 , for furnishing the New York State Hospitals for the Insane with cereals, macaroni, dried beans and peas, for a period of 1 19:3. For further information apply to the Committee. Address all proposals to 

## NOTICE TO CONTRACTORS

## Sealed proposals for repairing two hori- zontal tubular boilers and for outside

 pump well and connections at Middletown State Hospital, Middletown, N. Y., will breceived by the State Hospital Commis sion, Capitol, Albany, N. Y., until Friday, be opened and read publicly. Proposals in the sum of $5 \%$ of the amount of bid, are made will be required to furnish sure ty company bond in the sum of $50 \%$ of the amount of contract within 30 days for outside pump well and connections, and within 10 days after award of conance with the terms of specifications Nos. reject any or all bids. Drawings and specifications may be consulted and blank forms of proposal obtained at the Middleand at the office of the State Architect Complete sets of plans and specifications
will be furnished to prospective bidders upon reasonable notice to and in the discretion of the State Architect, Lewis F
Pilcher, Capitol, Albany, N. Y. Yetober 17

Dated
1913.

[^1]Se NOTICE TO CONTRACTORS.
Sapacity proposals for Additional Boiler nections to Existing buildings at Gowanda State Hospital, Collins, N. Y., will be re
cerved by the state Hospital Commission Albany, N. Y., until November 7th at ${ }^{\text {P. Mey }}$ publicly. Proposals shall be accompanied by a certified check in the sum of $5 \%$ of
the amount of bid and the contractor to whom the award is made will be required sum of $50 \%$ of the amount of contract
within ten days after official notice of award of contract, and in accordance With the terms of specification No. 1741 The right is reserved to reject any or all bonsulted and blank forms of proposal obtained at the Gowanda State Hospital State Architect. Complete sets of plans prospective bidders upon reasonable notice to and in the discretion of the State bany, N. Y.
Dated Albany, N. Y., October 17,
1913. H. B. HANIFY, Secretary,
State Hospital Commission

## Plans Filed, New Buildings, Queens (Cont.)

JAMAICA.-Otto pl, s s, 100 e Van Wyck av 2-sty frame dwelling, $17 \times 32$, tin roof, 1-family ;

JAMAICA.-Chichester av, $n$ s, 100 e Morris y frame dweilings, $16 \times 32$, shingle roof, 1-1amily, cost $\$ 0,000$; owner, T. A. ThompHarrison, Fulton st, Jamaica. Plan No. 3087-QUEENS.-Paulding st, $\mathrm{n} \mathrm{s}, 120 \mathrm{w}$ Lynn av $21 / 2$-sty frame dwelling, $24 x 36$, shingle roof, 1 family ; cost, $\$ 4,500$; owner, M. Freund, $5 r$ Academy st, L. I. City ; architect, J. L. Theo RICHMOND HILL.-Division av, s s, 40 w Chestnut st, $21 / 2$-sty frame dwelling, 22x48, shingle roof, 1 -family; cost, $\$ 6,000$; owner, Richard
Meyerrose, 481 Welling st, Richmond Hill; architect, H. E. Haugaard, Jamaica av, Richmond Hill. Plan No. 3082
RICHMOND HILL.-Richmond av, e s, 266 s Jamaica av,
shingle roof, 1 -family ; cost, $\$ 2,400$; owner, Paul shingle roof, 1-family ; cost, $\$ 2,400$; owner, Paul Frederick Wormberger, 30 Snediker av, Union
Course Plan No. 3079 , Course. Plan No. 3079.
ROCKAWAY BEACH.-Neptune av, w s, 132 s Boulevard, two 1-sty frame bungalows, 19x52, felt roof, 2 families; cost, $\$ 1,000$; owner, D.
Konofsky, Boulevard Rockaway Beach; archiKonofsky, Boulevard Rockaway Beach; ${ }_{\text {techi- }}^{\text {archi- }}$
W. S. Rothchild, 55 Washington av, Rockaway Beach. Plan Nos. 3076-77.
 f-sty frame dwelling, $22 \times 47$, shingle roof, ${ }^{2}$ 250 West 19th st, N. Y. C. ; architect, John Whitehead, Crabtree Building, St. George, N. Y.
Plan No. 3069 . WOODHAVEN.-Diamond av, e s, 40 n Poplar gle roof, 1-family; cost, $\$ 9,600 ;$ owner, Joel Hill; architect, H. E. Haugaard, Jamaica av, Richmond Hill. Plan Nos, 3083-84-85.
ROCKAWAY BEACH. - Ward av, s e cor L. shingle roof, 1 family; cost, $\$ 600$; owner, Henry Heimburger, premises. Plan No. 3090 . FLUSHING.-Lotts la, s s, 250 e Union
Turnpike, $21 / 2$-sty frame dwelling, $25 \times 40$, shingle roof, 1 family; cost, $\$ 3,500 ;$ owner, George Baum, Union Turnpike, Flushing; architect, John V. Vandervegt, 2328 Linden st, Evergreen.
Plan No. 3094 . GLENDALE-Webster av, e s, 320 s Myrtle av, two 2-sty frame dwellings, $20 x 54$, slag roof,
2 families ; cost, $\$ 6,000$; owner, John A. Hoerning, 51 Furman av, Middle Village ; architect, John H. Vandervegt, 2328 Linden st, Evergreen. Plan No. 2093.
 tar and gravel roof, 2 families; cost, $\$ 3,000$; owner, Winnibolt Elbert, 92 Sanford st, L. I. City; architects, Seifert \& Witzendorf
SOUTH JAMAICA.-Harrison av, $s \quad w$ cor
Rockaway rd, 1-sty frame dwelling, $12 \times 18$, felt roof, 1 family; cost, $\$ 200$; owner, Guiseppi Lingerita, Lincoln av, South Jamaica; archi-
tect, Cowden Henry, Vaughan av, South Ja-
maica. Plan No. 3096 .
WOODHAVEN.-Jamaica av, s s, cor 1 st pl, 2 -sty brick bakery and dwelling, $20 x 55$, tin roof, Russell st, Woodhaven ; architect, J. D. Geddes, 4 Lexington st, Richmond Hill. Plan No. 3097 , BELLE HARBOR.-Beach Channel drive, s s ,
60 w Suffolk av, 2-sty frame dwelling, 16x43, 60 w Suffolk av, 2 -sty frame dwelling, $16 x 43$, Geo. Bischopp, 279 Wyckoff av, Brooklyn; ar-
chitect, J. B. Smith, Rockaway Beach. Plan BELLE HARBOR.-Dennison av, e s, 212 s Beach Channel drive, $21 / 2$-sty frame dwelling $22 \times 36$, tile roof, 1 family; cost, $\$ 3,500$, owner,
D. H. Mentor, 2124 Jamaica av, Richmond Hill;
architects, Smith \& Holler, 82 Wall st, N. Y. C. architects, Smith \& Holler, 82 Wall st, N. Y. C BELLE HARBOR.-Oxford av, s e cor Bayside drive, $21 / 2$-sty brick dwelling, $25 x 37$, tile
roof, 1 family; cost. $\$ 4,000$; owners, John \& roof, 1 family ; cost, $\$ 4,000$; owners, John \&
Frank Holler, 15 Kosciusko st, Brooklyn; arPlan No. 3104 .
BEECHURST. -29 th st, s s, 280 w 16 th av, $2-$ sty frame dwelling, $22 \times 38$, shingle roof, 1 fam-
ily; cost, $\$ 4,000$; owner, L. Irving, 259 East 127 th st, N. Y. C.; architect, Geo. E. Crane,
Richmond Hill. Plan No. 3105 .

BAYSIDE.-Elsie pl, n s, 146 e Bell av, 2-sty rame dwelling, $32 \times 55$, tar and slag roof, 2 famiBayside ; architect, C.W. W. Ross, 47 West 34th st, ROCKAWAY BEACH.-Ryder pl, e s, 290 s 18 , shingle Quinn, on premises; architect, J. B. Smith,
Fairview av, Rockaway Beach. Plan No. 3099 . ROCKAWAY BEACH.-Undine av, e s, 462 s
Boulevard, six 1-sty frame dwellings, $14 \times 28$, Boulevard, six 1 -sty frame dwellings, $14 x 28$,
shingle roof, 1 family; cost, $\$ 6,000 ;$ owners Golden \& Coleman, 494' Putnam av, Brooklyn architect, J. H. Cornell, Far Rockaway. Plan

SOUTH OZONE PARK-Lincoln av e s, 200 Rockaway turnpike, 2-sty frame dwelling, 20 x t1, shingle roof, 1 family; cost, $\$ 2,800$; owner Lewis, 929 Woodhaven av, Ozone Park. Plan
WOODHAVEN.-Bigelow pl, w s, 100 n Broadway, $21 / 2$-sty frame dweiling, 20x42, shingle roof, the Evang. Ass'n, 1152 Myrtle av, Brooklyn
architect, G. E. Crane, Richmond Hill. Plan architect, G. E. Crane, Richmond Hill. Plan STABLES AND GARAGES.
FLUSHING.-18th st, 20, 1 -sty frame gar-
age, 10x15, paper roof cost, $\$ 75$; owner, E. B.
Sili, premises. Plan No. 3067 .
FLUSHING.-Delevan st, 95, 1-sty frame garage, $8 x 10$, shingle roof; cost, $\$ 00$; owner,
John Mackenzie, 375 Sherman st, Flushing JAMAICA.-Chichester av, 203, 1 -sty corru gated iron garage, $10 \times 15$, iron roof ; cost, $\$ 30$

## STORES AND DWELLINGS.

ROCKAWAY PARK.-Beach 116th st, e s, 39 s ngs, 20x70, slag root, 2 families; cost $\$ 24000$ owner, Louis C. Gehring, Rockaway Park; architects, Smith \& Holler, 82 Wall st, N. Y. C.
Plan No. 3102.
ROCKAWAY PARK.-Boulevard, $s$ e cor Beach 116 th st, 3 -sty brick store and dwelling Louis C. Ghering. Rockaway Park; architects, No Plan No. STORES, OFFICES AND LOFTS.
ELMHURST.-Cook av, s s, 292 e Broadway 1-sty frame office, 20x 38 , tin roof ; cost, $\$ 2,500$ owner, Clarence Edwards, Elmhurst; architect
Milton F. Duflocq, Flushing. Plan No. 3056 .

STORES AND TENEMENTS.
maica av, two 4 -sty brick tenements, 50 x 80 slag roof, 25 families; cost, $\$ 80,000$; owner chitect, Edward Wilbur, same address. Plan
COLLEGE POINT. -13 th st, e s , 50 s 4th av,
two 1 -sty brick stores, $25 \times 60$, tin roof ; cost, $\$ 3,000$; owner, Roy Reisenberger, 712 Broadway, Brooklyn, architect, W. M. Wills, 1181
Myrtle av, Brooklyn. Plan No. 3089.

## MISCELLANEOUS.

JAMAICA.-Dean st, e s, 100 n Humboldt $\$ 50 ;$ owner, L. Jochinsom, premises. Plan No. 3054.

CORONA.-National av, $w$ s, 500 n Poplar st, 1-sty frame tool house, $17 \times 12$, paper roof; cost,
$\$ 50$; owner, J. B. Herzog, premises. Plan No.

LONG ISLAND CITY.-Thompson av, s e cor Carolina av, frame signboard, 150 x 10 ; cost, $\$ 150$; owner, C.
Plan No. 3071.
WOODSIDE.-Cleveland av, 13, erect brick retaining wall; cost, $\$ 300$; owner, A. Grynwald,
premises. Plan No. 3068 ; JAMAICA.-Rockaway rd, s s, 300 w. Dock rd, 1 -sty frame barn, $16 \times 35$, tin roof; cost,
$\$ 350$; owner, W. H. Miller, premises. Plan No. 3092.

WOODHAVEN.-Rockaway rd, s s, 50 w
South 3d st, 1-sty frame shed, $25 \times 18$, slag roof: South 3 d st, 1-sty frame shed, $25 x 18$, slag roof;
cost, $\$ 150$; owner, Louis Duisman, 224 Helen av, Ozone Park. Plan No. 3091

## Richmond.

DWELLINGS
CENTRE ST, S S, 150 w Laurel av, Richmond,
2 -sty brick dwelling, $24 \times 28$; 2-sty brick dwelling, 24x28; cost, $\$ 2,000$; owner, R. C. Turnbull. Richmond; architect and build-
er, John Schroll, Richmond. Plan No. 747 . COLLEGE AV, s s, 280 e New York pl, West New Brighton, 2 -sty frame dwelling, $27 \times 27$;
cost, $\$ 3,200$; owner and architect, Jas. Whitford, New Brighton; builder. E. K. Whitford,

MAINE AV, s s, 270 e Virginia pl, West New Brighton,
$\$ 3,200$; ow architect, Jas. Whitford, New Erighton; builder. E. K. Whitford, Port Richmond. Plan No.

## Stables and garages

DEBONAIRE PL, 200 e Old Town rd, South
Beach, 1-sty frame stable, 16x32; cost, $\$ 300$ : owner, Jos. B. McKay, South Beach, builder,
Mr. Shay, South Beach. Plan No. 746 .

ST MARY'S AV, n s, cor Shaughnessy's lane,
Rosebank, 1-sty frame stable $26 \times 1$. cost $\$ 100$ : owner and builder, Thos. Coronato, Rosebank. Plan No. 743.

STORES AND DWELLINGS
MORNINGSTAR RD, e s, 200 s Ennis st, Elm Park, 2 -sty frame store and dwelling, $22 \times 50$; Stapleton; builder, W. S Lynch, Port Rich-
mond. Plan No. 742

Manhattan.
BETHUNE ST, 33-37, marquise to 10 -sty brick of America, 92 Charles st ; architect, Thos. MeCullough, 227 Waverly pl. Plan No. 3559. BLEECKER ST, 142, reset store fronts to 5-
sty brick stores and lodging; cost, $\$ 280$; owner, sty brick stores and lodging, cost
Calvin Stevens, 39 Broad st, architect, Anthony
Sither BLEECKER ST, 259-263, new store front to 6 -sty brick store and tenement; cost, owners, J, Jacob
architect, Otto Reissmann, 30
1 st st. Plan No 3613. EROOME ST, $466-68$, alterations to 5 -sty
brick store and lofts; cost, $\$ 6.000$; owrer, Edward W. C. Arnold, West Islip, L. I. i architect, S. Eds ST,
CHERERY ST, 84 , alterations to $21 / 1 /$-sty biiek
CHERR store and tenement; cost, $\$ 100$; owner,
Nelson Estate, 150 Nassau st; architect, Chas. Nelson Estate,
Warringer, 150 Nassau st. Plan No. 3587 .
CHERRY ST, 99 , masonry, steel and new CHERRY ST, 99 , masonfe sto tenement;
plumbing to 5 -sty brick store and tener
cost $\$ 1,000$ owner, Henry Wendt, 171 West cost st, architect, Chas. Gallo, 60 Graham av,
Brooklyn. Plan No. 3620 . FRONT ST, 220, masonry to 5 -sty brick storage; cost, $\$ 500$; owners, Thos Newbold ${ }^{\text {Nassau st ; architect, Charles Volz, } 2 \text { West } 42 \mathrm{~d}}$ St MANHATTAN ST, 129 , reset store front to 6 -sty brick stores and Long Branch, N. J.; architect, John Alexander,
83 Manhattan st. Plan No. 3575. MOTT ST, 22 , alterations to 5 -sty brick stores
and tenement; cost, $\$ 50$; owner, James Campara, 34 Mott st; architect, Richard Robl, 128
Bible House. Plan No. 3619. MULEERRY ST, 145-147, new stairs and partitions to 6 -sty brick store a, 145 Mulb; Mustry st
owner, Vincenzo De Luca, 145 architect, Philip Bardes,
No. 3800 .
RIDGE ST, 33 , masonry to 3 -sty brick tenement; cost, $\$ 25$; owner, Geo. Vassar, 433 West 148th st. PHan No. 3549 .
ST. NICHOLAS TER.-41-47, new plumbing to 6 -sty brick tenement, Niost, as terrace; archi-
lie E. Peck, $41-47$. St. Nicholas
tect, Sol. J. Harris, 1043 Lexington av. Plan No. 3601 . ST , 25 , fireproofing to 6 -sty brick store and lofts; cost, president, 32 Liberty st; architect, Richard BerWASHINGTON ST, 296 masonry to 3 -sty T. Butler, 52 Broadway ; architect, Geo. M. Pol
lard, 127 Madison av. Plan No. 3597 . WATER $\mathrm{ST}, 31$, new partitions to 4 -sty brick
lofts; cost, $\$ 500$; owner, Archibald Murray, 49 Wall' st; architect, Michael Conniffee, 23 Duane

WILLIAM ST, 221 , iron stairs to 4 -sty brick iel A. Campbell et' al, Dobbs Ferry, N. Y.; architect. Robert Teichman, 22 William st. Plan
No. 3565 .
WOOSTER ST, 238-250, alterations to 11-sty brick lofts; cost, $\$ 500$; owner, Louis Stern 29
West 42 d st : architect, Harold L. Young, 1204 Broadway. Plan No. 3552
10 TH ST, 215 West, alterations to 3 -sty frame Mortimer, 215 West 10 th st, architect. Geo. Hof, 10 TH ST, 111 East, new partitions and plumbing to 3 -sty brick dwelling; cost, $\$ 1,000$; own-
ers, Geo. F. and Francis A. Roesche, 109 West 10th st; architect, Samuel Levingson 39 West 8th st. Plan No 3605.
$12 \mathrm{TH} \mathrm{ST}, 1$ East entrance doors to 18 -sty Inc., 9 Church st; architect, Harry N. Paradies, 12 TH ST, s s, 200 e of Av D , steel floor owners and architects, The New York Mutual
Gas Light Co., 36 Union Sq. Plan No. 3557 .
 moving
pictures
owner,
Benjamin
Fox,
assembly ; cost, Chas. B. Meyers, 1 Union Sq. West. Plan No
3550. Ioft; cost, $\$ 77$; owners, 20 West 17 th St Co, 19
East 24 th st; architerts. Schwartz \& Gross, 347
5 th av. Plan No. 3511 . $18 \mathrm{TH} \mathrm{ST}, 14 \mathrm{West}$, new dumbwaiter to 3 -sty
brick factory ; cost. $\$ 150 ;$ owner, Margaret V brick factory; cost, $\$ 1100$; owner, Margaret V
Kyley, 34 West 13 Hanh , st, architect. Chas. E.
Reid, 132 East 23 d st. Plan No. 3539. 19 TH ST, $29-33$ East, terra cotta partition to
8 sty brick store and loft. cost $\$ 400$. owners Kendall Estate, Horace S. Ely \& Co., agents, 21
Liberty st; architects, Townsend, Steinle \& Haskell, Inc., 1328 Broadway. Plan No. 3603 .
20 TH ST, 234 West, new partition to 5 -sty brick store and tenement; cost, $\$ 50$; owners,
Estate of Wm. Dubois, Martin J. Levy executor,
3e9 Sth 3548.
brick loft; ${ }^{22 \mathrm{D}} \mathrm{ST},{ }_{2} 129$ West, sprinkler tank to 12 -sty Inc... 601 West 115th st; builders, Felber En-
gineering Co., 103 Park av. Plan No. 3593. 24 TH ST, 140 West, rear extension to 3 -sty
brick store and offices ; cost. $\$ 4,000$; owners District Realty Co.. Alfred M. Rau, president.
505 5th av; architect. Geo. M, Pollard, 127
Madison av. Plan No. 3599 ,

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 brick offices ; cost, $\$ 375$; owner, Nathan S. Jar-
vis, 2 West 45 th st; architect, Albert J. Bodker, 46 TH ST, $339-41$ East, alterations to 4 -sty ers, Coco Cola Bottling Works, 339 East 46th

50 TH ST, 601-609 West, new door to 6-sty
23 West 26th, st ; architects, Ross \& McNeil, 3
East 42d st. Plan No. 3616 .

 architects, Geo. \& Plan No. 3564.
 Jandorf, 3 West 61st st; architects, The Rus-
ling Co., 39 Cortlandt st. Plan No. 3615 . 59 TH ST, $335-341$ West, new store front to
5 -sty brick store and tenement; cost, $\$ 300$ owners, Maurice Cohen et al, 3624 Broadway

59 TH ST, $351-353$ West, new store fronts 4-sty brick stores and tenements; cost, $\$ 1,000$;
owner, Mary J. Odell, 48 West 33 d st; architects. F. B. \& A. Ware, 1170 Broadway. Plan

59 TH ST, 344-46 West, new store front to 5 sty brick store and tenement; cost, $\$ 5,000$;
owners, Cooper Realty Co., Asher Holzman,
president, 26 Exchange pl: architect president, 26 Exchange pl; architect. Oscar
Lowinson, 5 West 31st st. Plan

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| $\begin{gathered} \text { A. KLABER \& SON } \\ \text { MARBLE WORK } \end{gathered}$ |
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72 D ST, 414 East, masonry, steel and new cost, $\$ 2,000$; owner, Louis Levy, 1346 1st av ;



## $84 \mathrm{TH} \quad \mathrm{ST}, 57$ brick 5 West, new partition to 5 -sty

 brick stores and tenements; cost, $\$ 50$; owner,Wm. H. Callanan. 526 West $88 t h$ st; architect,

94TH ST, 101 East, new entrance to 3 -sty brick dwelling; cost. $\$ 2,000$; owner, Gertrude
M. Bain, 101 East $94 t h$ st; architect, Chas. C.
Grant M. Bain, 101 East 94 th st; architect, Chas. C.
Grant, 37 East 28th st. Plan No. 3617 .

Plans Filed-Alterations, Manhattan (Cont.)
100TH ST, 154 East, new stairs to 5 -sty brick 100 TH ST, 154 East, new stairs to
tenement, cost, $\$ 100$ owners, Estate of Abra-
oow ham Bachrach, 19 East 116 th ${ }^{\text {st, }}$, ar
Jacob Fisher, 25 Av A. Plan No. 3540 .
107 TH ST, 201 West, new store fronts to 6 sty brick store and tenement; cost, $\$ 250$; owner, ${ }_{8}^{\text {Arthur Lsiedel, }}$ Landsith st and 3 d av. Plan No. $\stackrel{\&}{8590} \mathrm{La}$
110TH ST, 135 East, new store fronts to 5sty store and tenement; 13 East 110th st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 3604.4 TH ST, $252-4$. West, moving picture thea-
116 TH tre to 2 -sty brick; owner, Margaret KleinMorristown, Nous, Bible House, Astor pl. Plan No. 3610 . 118 TH ST, $512-14$ East, extension to 2 -sty brick office, dwelling and storage; cost. $\$ 6$, st,
owner, Mary A. Stokes, 512 East 118 , architect, Louis A. Sheinart, 194 Bowery. Plan No. 3602.
$118 \mathrm{TH} \mathrm{ST},{ }^{312}$ West, fireproofing to 2 -sty brick garage; cost, $\$ 350 ;$ owner,
351 West 120 th st; architect. Wm. H. Paine, 351 West 120 th ${ }^{3}$ st ; $\underset{\text { F }}{\text { architect }}$. 105 th st. Plan No. 3556 .
124 TH ST, 78 West, front extension to 3 -sty brick stores and dwelling; cost, $\$ 200$; owner,
John J. Spowers, 101 Pierpont av, Brooklyn; architect, Joseph C. Cocker, 2017 5th av. Plan No. 3621 ST ST, 312 West, boiler flue to 5 -sty brick, tenement ; cost, $\$ 95$; owner, John E. Minehan,
737 3d av ; architect, Henry H. Koch, 22 East 7373 d av ; architect, He
127 th st. Plan No. 3595.
125 TH ST, 319 West, masonry to 3 -sty brick store and
Weisbecker, Exr.,
. Milton Sekeson, 319 West 12 th st. Plan No.
12 TTH ST, 209 West. alterations to 3 -sty
 Fox, 72 sth av; architect, Chas.
Union sq West. Plan No. 3608 .
$129 \mathrm{TH} \mathrm{ST}, 60$ West, store partition to 7 -sty
亚 brick stores an Levers, Robt. Levers, exr., 60 West 129 th st st architect, Frank H. Hines, 104 West 12 th st. Plan No. 3562 .
$130 \mathrm{TH} \mathrm{ST}, \quad \begin{aligned} & 574 \\ & \text { West. alterations } \\ & \$ 10,000 \text { to } 3 \text {-sty } \\ & \text { owners, }\end{aligned}$ brick stable; cost, ${ }^{1170}$, Broadway bocker Ice Co., 1170 Broadway; architects,
Martenson \& Co., 114 East 28th st. Plan No. Marten
3586.
AV A, 51 , masonry to 3 -sty brick moving pictures and dwelling; cost, $\$ 500$; owner, Will-
iam W. Astor, 21 West 26 th
int; architect, Jacob Fisher, 25 Av A. Plan No. 3558.
AV A, 1020, new windows and doors to 5 -sty
brick tenement; cost, $\$ 500$; owner. Wm. C. Or. 19 East 62 d st, architect,' Otto Reissmann, 30 st st. Plan No. 3554.
AV B, 171, new partitions to 5 -sty brick store and tenement; cost, $\$ 1,500$ Brooklyn; a rchitect, tigheimer, 135
Otto Reissmann, 301 1st st. Plan No. 3614.
BROADWAY, 1400-10, new store front to 4sty brick theatre and stores; cost,
ers, Robert $F$. Bixby Estate, 291 Broadway; architect, Henry B. Herts, 35 West 31st Plan No. 3612
BROADWAY, 392 new store front to 5 -sty
rick stores and lofts ; cost. $\$ 500 ;$ owners, Chas brick stores and lofts; cost, Eaudoine Estate, 1181 Broadway ; architect A. Eaudoine Estate, 1185 th av. Plan No. 3618.
Herman L. Meader, 178 . BROADWAY, 478-482, extend elevator shaft to 5-sty brick, store and loft; cost, $\$ 600$; owner, Roosevelt Hospital. W. E. Roosevelt. Sec., 804
5th av; architect. Henry H. Holly, 39 West 27 th 5 th av; architect, H
st. Plan No. $35 ⿸$.
BROADWAY, 395-399, terra cotta partitions
 Life Assurance Co., 25 Madison Sq N. Plan
BROADWAY, 1667 , new store front to 5 -sty brick store and workrooms; cost, $\$ 700$ : owner, Ella A. Grey, 1567 Broadway; architect, Henry
Ellalder. Jr., 242 Franklin av, Brooklyn. Plan o. 3560 .

BROADWAY, 316, sidewalk vault to 5 -sty
 Francis H. Kimball, 71 Broadway.
3577 .
BROADWAY, 591 , new partitions and fire proof doors to 6 -sty brick stores and lofts ; cost,
$\$ 1$ ono ; owner, Bernard Cohen, 752 Eroadway ; proon ; owner, Bernard Cohen, 752 Eroadway,
architect, Robt. T. Lyons, 505 5th av. Plan No archit
3581.
BROADWAY, 2921, masonry and steel to $\$ 1$ sty brick church and parish house, cost,
200 ; owners, Broadway Presbyterian Church,
on Geo. H. Masten, president, 103 Park av; archi-
tects, Hopkins \& McEntee, $37-39$ East $28 t h$ st. Plan No. 3579
MADISON AV, 1295-1303, marquise to 9 -sty brick hotel; cost $\$ 250$ a owners, Union Dime
Savings Bank, the av and 40 th st architert, Morris Newgold, 1295 Madison av.
ST. NICHOLAS AV, 1420-26, increase capacity to 2-sty brick stores, offices and moving picCo. Leo M. Klein, president, 149 Broadway;
architects, Rouse \& Goldstone, 38 West 32 d st. Plan No. 3582.
1 ST AV, 129 , alterations to 5 -sty brick stores
and tenement; cost, $\$ 800$; owners, Estate Henry and tenement, cost, $\$ 800$; owners, Estate Henry
J. Wirth, 4 Beekman pl; architect. Frank

2D AV, 1111 , alterations to 4 -sty brick stores and tenements; cost, $\$ 500$; owner, Abraham Marks, 11112 2d av; ; architect, M. J.
rison, 230 Grand st. Plan No. 3571 .
2 D AV, 2004, alterations to 4 -sty brick store and tenement; cost, $\$ 1,000$; owners, The New
Church Board of Publication, 3 West 29 th st;
architect. Jnlius J. Diemez, 118 East 28 sth st. architect, Julius
Plan No. 3572 .

2D
AV,
brick
store and
and Ester Rauch, 1328 5th av ; architect, Otto L spannhake, 233 -tast 7 th st. Plan No. 3584
3 D AV, 253 , new store front to 3 -sty brick
store nad dwelling; cost, $\$ 85$; owner, Chas. E. Colthup, 2553 d av : architect, Chas. McGregor 235 3d av. Plan No. 3611.
3 D AV, 425 , new windows to 5 -sty brick tenement; cost, $\$ 70 ;$ owner, Joseph L. ButtenLansiedel, 148 th st and 3d av. Plan No. 3589 . 5 TH av, 509 , new store front to 5 -sty brick stores and offices; cost. Sturges, 236 West 72 d st; architect, David M. Sturges, 236 West 72 d st; architect,
Scott, 119 West 31st st. Plan No. 3547 .

5 TH AV, 64 -66, alterations to 6 -sty brick
book store ; cost, $\$ 300$; owner, The MacMillial Co.. 64 5th av, architect. Chas. H. Caldwell 101 Park av. Plan No. 3551 .
6 TH AV, 804 , masonry to 4 -sty brick stores
and tenement; cost, 850 : owner, Oscar R. Mayer, 874 bth av ; architect, Geo. L. Howland, 110 West 47 th st. Plan No. 3622 .
8 TH AV, 2407 , new store front to 5 -sty brick
stores and tenement; cost, $\$ 500$, 1 owner carrie Stores and tenement, cost, Henry Ginsberg, 367 South 4th st, Brooklyn. Plan No. 35̄5. 9 TH AV, 565 , new store fronts to 4 -sty brick
store and dwelling; cost, $\$ 200$; owner, Dennis F. Gerbereux 419 West Broadway; architect, 3583.
window AV, 761 , roof extension, new stairs and windors Goorge Guigerich 70 Amsterda owner, George
architect, John H. Knubel, $30 \overline{5}$ West 43 d st.
Plan No. . 5538 . 10 TH AV, $148-50$, new store fronts to 5 -sty brick stores and tenements; coit \$10: owner,
Otto H. Schlobohm, 420 West 15ith st; archiOtto H. Schlobohm, 420 West 154th st: archi-
tect, John E. Kleist, 5157 th av. Plan No 3596 .

## Bronx.

LORILLARD PL, 2375, new windows, new partitions to G -sty frame dwelling; cost, $\$ 500$; owner, W. G. Taus, on premises; architect, M.
W. Del Gaudio, 401 Tremont av. Plan No.
$132 \mathrm{D} \mathrm{ST}, \mathrm{n}$ s, 95 e Cypress av, 1 -sty brick
xtension, 30x 39 ,, to 3 -sty frame factory ; cost, extension, $30 x 39$. Paul to 3 -sty frame factory; cost,
$\$ 1.000$; owner, Paul Quant. on premises architect, Anton, Pirner, 2069 Westchester av. Plan
No. 542 . $\begin{aligned} & 151 \mathrm{ST} \text { ST, } \mathrm{n} \text { e cor Morris av, new water } \\ & \text { closet to } \\ & \text { 3-sty } \\ & \text { frame }\end{aligned}$ $\$ 250$; owner, Guiseppe Fusco, 409 East 116 th st; architect, M. W. Del Gaudio, 401 Tremont
167 TH ST, 953, new store front, new toilets
4 -sty brick stores and tenement; ; cost, $\$ 800$; to 4 -sty brick stores and tenement; cost, $\$ 800$;
owner, Henry
W. Holtgrieve Sullivan Y.; architect, Geo. J. Froelich, 690 Whitlock
av. Plan No. 551 . $256 T H$
wash tub, sink
s.
s,
and
25
w Park dwe:ling; cost, $\$ 100$; owner and architect. Robt.
H. Murphy, Fieldstone rd. Plan No 538 . HATHGATE AV, 1604, 1-sty glass extensio $13 \times 0$, , 2 -sty frame store and dwelling: cost, architect, M. W. Del Gaudio, 401 Tremont av. BOSCOBEL AV, e s, 328.9 w Plympton av, $1-$
sty frame extension, $7 \times 20$, to 1 -sty frame store ; cost, $\$ 1000$ owner and architect, Jos. V. Del
Genovese, 1739 Montgomery av. Plan No. 546 . CORLEAR AV. w s, 136.7 s 232 d st, raise to grade $2^{21 / 2-\text { sty }}$ frame dwelling; cost, $\$ 1,200$;
owner. Robt. Bradley, 1930 University av ; architect. Henry Nordheim, 1087 Tremont av. Plan

EASTERN BOULEVARD, $\mathrm{s} w$ cor Fort Schuyler rd, 1 -sty frame extension, $69 \times 26$, to $21 / 2$-sty
frame hotel : cost, $\$ 1,500$; owner, Teutonic Realty Co., 15 isth st and St. Ans av; arohi-
tect, Anton Pirner, 2069 Westchester av. Plan
PROSPECT AV, 1427, new partitions to 1 -sty
brick storec brick stores; cost, $\$ 100$; owner, Simon I.
Schwartz. 347 Sth av ; architect, Chas. Mussbaum, 316 West 42 d st.' Plan No. 557.
ROSEDALE AV. 1513, now brick basement
buit under 2-sty frame dwelling cost, $\$ 1,000$ owner, E. Glauber, 100 West 121 st st, st ar hi-
tect; Anton Pirner, 2069 Westchester av. Plan
ROSEDALE AV 1513, new brick basement built under $2 \frac{1}{2}$-sty frame dwelling; cost, $\$ 500$; tect, Anton Pirner, 2069 Westchester av. Plan

ROSEDALE AV, 1497, raise to grade 2-sty
frame dwelling: cost, $\$ 250$ owner Gaetano frame dwelling; cost,
Poggi, on premises, architect, A. Vendraso, 1457
Rosedale av. Plan No. 540 . ROSEDALE AV, s e cor Mansion st. raise to er, J. Hooks, 1501 Commonwealth av i architect,
C. MicGarry, 3011 Olinville av. Plan No. 543 .
SO BOULEVARD, 551, new show windows, new partitions, to 4 -sty brick store and tene-
ment ; cost, $\$ 1,000$; owner, Emelia Bierman, 68 ment; cost, $\$ 1,000$; owner, Emelia Bierman, 68
West 116 tht st architect, Benj. W. Levitan, 20
West 31 st TELLER AV, 895, 1 -sty frame extension, 12x A, to 1 Rst frame shop ; cost, \$om; owner, TREMONT AV, 927, new show windows to 4sty brick store and tenement; cost, $\$ 500$; own architects, Tremont Architectural Co., 401 TreVAN NEST AV 789, new bay window, new owner, Carl Rieger, on premises : architect Franz, Wolfgang, 535 East 177 th st. Plan No.
545.

3 D AV, w s, 28.92 s 172 d , remove projections owner Thos J. Healey, 3917 3d av architect owner, Thos. J. Healey, 3917 da av ; architect,
M. W. Del Gaudio, 401 Tremont av. Plan No.
3D AV, e s, 110 n 153d st, new store front to
frame store
and
dwelling; cost, $\$ 350$; 3-sty frame, store and dwelling; cost, $\$ 350$; owner, Marie Bleckner, 675 Bergen av ; archi-
tect, Fred Hammond, 391 East 149th st. Plan No. 548.
3 D AV 2809 , new show windows, new plumb${ }_{\$ 500}$ ing towners, Heuitz \& Seigel, the av and cost 169 th st, architect, Geo. Hof, Jr., 371 East 158 th st.
Plan No. 537 .

## Brooklyn.

BARTLETT ST, 78 , interior and exterior alterations to 3 -sty store and tenement; cost, $\$ 2200$; owner, John M . Rhodes, 541 74th
D. Lucas, 98
3d
st. Plan No. 5627 .
BERGEN ST s s, 150 w Schenectady av, interior alterations to owner, Mary Megarrey
tect, Willard Parker, 34 McDonough st. Plan

BRIDGE ST, 401-3, interior and exterior al terations to 2 -sty and basement store and office;
 sociation, 401 Bridge st; ; architects, Slee \&
Bryson, 154 Montague st. Plan No. 5642. BRIDGE ST, w s, 125 s Myrtle av, remove ters of St in Brentwood L. i arehitect F. J. Helmle, 196 Montague st. Plan No. 5688 . CARROLL ST, 16 , plumbing to 4 -sty store dero, 16 Carroll st: ; architects, Brook \& Rosenberg, 350 Fulton st. Plan No. 5666.
COLUMBIA ST, 161 , plumbing to 3 -sty store Fagan, 381 Henry st; architect, Jas. A. Boyle, 67 Fulton st. Plan No. 5620 .
CRESCENT ST, w s, 43 n Glenmore av, plumbLeavy, on premises ; architect, D. Walsh, 1086 Leavy, on premises ; archit.
DEVOE ST, 196, plumbing to 2 -sty and basement dwelling; cost, $\$ 200$; owner, Isadore Ress-
ley, 194 Devoe st; architects, Glucroft \& Glucroft. 34 Graham av. Plan No. 5674 .
FROST ST, s s, 325 e Humboldt st, interior and exterior alterations to store and dwelling ;
cost, $\$ 100$; owner, Pietro Francese, 224 Front st architects, Glucroft \& Glucroft, 34 Graham av Plan No. 5717
FULTON ST, s s, 50 e Ralph av, interior alterations to tosty store and dwelling; cost,
$\$ 100$; owner, Albert Rosen, 416 Park pl architects, Chas. Infanger \& Son, 2634 Atiantic
av Plan No FULTON ST, s w cor Kingston av, exterior and interior alterations to 4-sty tenement: cost,
$\$ 700$; owner, Harry Tumsuden, 857 Jefferson av ; architects, Koch \& Wagner, 26 Court st. Plan

GARDEN ST, s s, 40 w Bushwick av, new extension tor, Malt Diastose Co., 99 Wall st, N. Y.
owner
architect, J. P. Williams, 417 Rogers av. Plan

GRAND ST, s s, 23 e Driggs av, interior al-
terations to 4 -sty store; cost, $\$ 5,500 ;$ owner, E. terations to 4 -sty store ; cost, $\$ .500 ;$ owner, e.
B. Tuttle, 751 Broadway ; architect, Alex MackB. Tuttle, 751 Broadway; architect, Alex Mack-
intosh, 55 Bible House. N. Y. Plan No. 5667 . HANSON PL, 74, plumbing to 3-sty store and 230 Livingston st ; architect, John Dillon, 541 Atlantic av. Plan No. 5676 .
HARMON ST, n s, 225 e Irving av, extension to 2 -sty shop and wagon room; cost, $\$ 10,000$; itect, Louis Allmendinger, 926 Broadway. Plan

HARRISON ST, s w cor Cheever pl, exterior and interior alterations to 3 -sty store and dwe'1ing; cost, $\$ 300$; owner, Phiiip Weingraw, 479
75 th St ; architects, Brook \& Rosenberg, 350 Fulton st. Plan No. 5617 .
HANSON PL, $n$ w cor St. Felix st, interior
aterations to church aiterations to church; cost, \$50, owner, Han-
son Pl. M. E. Church. 215 Montague st : archison Pl. M. E. Church ${ }^{215}$ Montague st archi-
tect. J. S. Kennedy, 157 Remsen st. Plan No.

HENRY ST, e s, 299.4 s Clark st, plumbing Williams, 137 Henry st; architect. Alfred R. Smythe, 273 Court st. Plan No. 5618 .
HUBERT PL, $n$ w cor East 39th st, exterior Jas. Lawiess, on premises; architect. Wm. Win-
ters, 106 Van Sicklen av. Plan No. 5628 .

JAY ST, e s, 75.7 n Front st. interior alterations to 3 -sty store and dwelling; cost, $\$ 3,-$
$000 ;$ owners. Lower Realty Co.. 528 West 42 d st; architect. John Voelker, $979 \mathrm{3d}$ av, N. Y.
Plan No. 5718 . LEONARD ST, 292 interior alterations to 3 sty dwelling; cost, $\$ 250$; owner, Kopel Rozen, 39
Hubert st ; architect. E. J. Meisenger, 394 Graham av, Plan No. 5681
LORIMER ST, n s, 100 n Marcy av, interior
alterations to 2 -sty dwelling; cost, $\$ 300$; ownalterations to 2 -sty dwelling; cost, $\$ 300 ;$ own-
er, Becky Jacobs, 57 Lorimer st ; architect, T. er, Becky Jacobs, 57 Lorimer st : architect,
Goldstone, 49 Graham av. Plan No. 5716 .
NORTH ELLIOTT PL, 39 plumbing to 3 -sty store and tenement; cost, $\$ 175$; owner, Saverio
Scali, 246 Front st; architects, Brook \& RosenSeali, 256 Front st; architects, Broo
ORANGE ST, n e cor Hicks st, new elevator to 4 -sty club rooms; cost, $\$ 2.500$; owner, Plym architects, Otis Elevator Co., 250 11th av, New
York. Plan No 560 . York. Plan No. 5680 .
ST. JOHNS PL, s s, 21 e Nostrand av. incost, $\$ 1,800$; owners. Sea Gate Hotel Coo., 33 ,
st \& Surf av ; architect, Laspla Salvati, 525 st
Grand st. Plan No. 5714 .
 TAYLOR ST, e s, 165 n Bedford av, plumbing to 4 -sty dwelling ; cost, $\$ 225$; owner, R. Grall,
146 Taylor st ; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 5619
WALLABOUT ST, s s, 320 e $\begin{aligned} & \text { Bedford av, } \\ & \text { plumbing to } 2 \text {-sty dwelling; cost, } \$ 200 ; \text { owner, }\end{aligned}$ Nathan Greenbaum, 94 Walton st; architect, T. Goldstone, 49 Graham av. Plan No. Y . ations to 4 -sty dwelling; cost, $\$ 600$; owner, Brooklyn City Mission,
John Holtye, 122 East 25 th st, N. Y. Plan No. 5589.

SOUTH 4TH ST, n s, 60 e Rodney st, plumbing to 3 -sty tenement; cost, $\$ 250$; owner, Max
Pilner, 305 South 4th st; architect, Jacob Fisher, ${ }_{9}$ Pilner, 305 South 4th st; archite

NORTH 5TH ST, 238, interior alterations to Christopher Kelly, 47 Throop av ; architect, W. J. Conway, 400 Union st. Plan No. 5594.

NORTH 6 TH ST, 146 , plumbing to 3 -sty store and tenement; cost, $\$ 150$; owner, Isaak Heimo-
witz, 63 West 113th st, N. Y. ; architect, Max Witz, ${ }^{\text {Cohn, }} 280$ Bedford av. Plan No. 5603.

EAST STH ST, e s, 100 n Ditmas av, exterior and interior alterations to $21 / 2$-sty dwelling;
cost, $\$ 1,200$; owner, Max Schenke, 719 Eagle av, New York; architect, G. Lawt
42 d st, New York. Plan No. 5669 .
9 TH ST, n s, 388.9 w 2 d av, lower 3 -sty office $\&$ storage cost, $\$ 300 ;$ owner, Mauriel F.
Hickey, 644 10th st; architect, W. J. Conway, 400 Union st. Plan No. 5643
NORTH 10 TH ST, $139-43$, exterior alterations to 5 -sty factory ; cost, $\$ 138$; owners, Louis $W$. Rice \& ano, 189 North 10th st; architect gineering Sup
Plan No. 5709.
EAST 13TH ST, e s, 375 s Av Y, plumbing EAS $21 / 2$ sty dwelling; cost, $\$ 175$; owner, Geo.
West, 2550 East 14th st; architect, W. S. Cramer, Lynbrook, L. I. Plan No. 5651
13 TH ST, 420 interior alterations to $21 / 2$-sty dwelling; cost, $\$ 150$; owner, Lizzie Madaro, 420 13th st ; areh
EAST 15 TH ST, e s, 514 s Av Y, plumbing
in 2-sty and basement dwelling; cost, $\$ 275$; in 2-sty and basement dweling; cost, $\$ 275$, Lidgate, 1338 Fulton st. Plan No. 5649.

EAST 16 TH ST, e s, 325 s Av Y, plumbing in 2-sty dwelling; cost, \$200; owner, Mrs. Dennis Washington, East 16 th st and Av Z; architect,
M. M. Foley, 2247 Homecrest av. Plan No. 207
20 TH ST, n s, 219.6 w Sth av, extension to 3 sty ten ment cost, $\$ 300$; owner, Sophy Mc-
Cann, 69 Ashford st; architect, M. V. Kinsella, Cann, 69 Ashford st; archite
280 14th st. Plan No. 5745.
WEST 27TH ST, S w cor Railroad av, interior alterations to 1 -sty dwelling; cost, $\$ 2,000$;
owner, Mary Damato, Surf av and West 24 th owner, Mary Damato, Surf av and West 24 th
st; architects, Jas. McDonald \& Son, Surf av 50TH ST 1955
$50 \mathrm{TH} \mathrm{ST}_{\text {, }}^{\mathrm{n}} \mathrm{s}$, 135.5 e 5 th av, interior alter-
ations to 2 -sty and basement dwelling; cost ations to 2 -sty and basement dwelling; cost,
$\$ 300 ;$ owner, Henry S. Brainard, 517 50th st; architects, Bro
Plan No. 5664.
$\underset{\text { 2-sty dwelling; cost, } \$ 500 \text {; owner, Sherwood D. }}{\text { EAST }}$ Sillman, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 568 ?

BEDFORD AV, 1224-1226, interior alterations, to two 4 -sty stores and tenements; cost, $\$ 1,200$; tect, Arthur McEntee, 37 East 28 th st, N. Y. tect, Arthur
Plan No. 5596.
BUCKINGHAM RD, e s, 182.4 s Church av, exterior alterations to $21 / 2$-sty dwelling;
$\$ 150$; owner, Sarah Rowley, on premises; chitect, Harold G. Dangler, 215 Montague st. BUSHWICK
BUSHWICK AV, e s. 94.9 s Moore st, interior and exterior alterations to 3 -sty tenement;
cost, $\$ 500$; owner, Maria Diemer, 10 St. Francis pl; architects, Louis Berger \& Co., Cypress and BUSHWICK AV, 1267, new store front to 3 -
sty store and dwelling; cost, $\$ 300$; owner, John D. Helmscew, 1627 Bushwick av; architect Martin Wuttke, 15 Hull st. Plan No. 5654.
CHESTNUT AV, n s, 250 e Coney Island av, plumbing to architect. C. Rasmussen, 121 Foster av. Plan No. 5733.
CLINTON AV, e s, 125.4 s Park av, new eleWallabout Market; architect, Nienan Elev. Co., 65 Clymer st. Plan No. 5591

SAME PROP, new elevator; cost, $\$ 700$; own-
er and architect, as above. Plan No. 5592 . and architect, as above. Plan No. 5592.
EAST NEW YORK AV, 548, raising 2-sty
store and dwelling; cost, $\$ 250$; owner, Frank Store and dwelling; cost, $\$ 250$; owner, Frank
Tepedino, on premises; architects, Slee \& Eryson, 154 Montague st. Plan No. 5644 .
EMERSON AV, $n$ S. 34.6 e right of way, EMERSON AV, n S. 34.6 e right of way,
plumbing to 2 -sty $\mathrm{dwelling} ;$ cost, $\$ 150 ;$ owner, Adam Rause, on premises; architect, B. F. Hud-
son, 319 9th st. Plan No. 5632 . GREEVPOINT AV, 1-2.
4-sty tenement ; cost, $\$ 250$; owner, Sophia Herberger, Huntington, L. I.; architect, Chas.
Ahlborn, 981 Manhattan av. Plan No. 5708.

GRAND AV, e S, 175 n Park av, exterior al-
terations to 2 -sty dwelling and stable ; cost $\$ 2,000 ;$ owner, August Cumio, 1004 Washington av; architects, P. Tillion \& Son, 381 Fulton st.
KNICKERBOCKER AV, $s$ w cor Covert st, $\$ 600$; owner, Louisa Feldman, on premises; $\$ 600$; owner, Louisa Feldman, on premises;
architect, Jacob M. Debus, 529 Gates av. Plan LEXINGTON AV, 140, plumbing to 2-sty dwelling ; cost, $\$ 125$; owner, H. A. Crosby 147
Lexington av ; architect, John Todd, 40 Boerum LIBERTY AV,s e cor Lincoln av, new bay Window ; cost,
East 126th st, N. Y. ; architect, Wm. F. Coan 37 Vernon av. Plan No. 5615.
NEW LOTS RD, s s, 41 w Hendrix st, ex cost, $\$ 1,2000_{i}$ owner, Louis Parr, New Lots rd 167 Linwood st; architect, Louis F. Schillinger, NEW LOTS AV,
interior
alterations cor Pennsylvania av interior alterations to 1 -sty moving pictures gia av; arehitects, S. Millman \& Son, 1780 PARK AV, 833, interior alterations to 3-sty tenement ; cost, $\$ 350$; owner, Fannie Werner,
833 Park av ; architect, T. Goldstone, 49 Graham ay Plan No 5696
RUGBY RD, w s, 200 n Beverly rd, extension to 2-sty dwelling; cost, $\$ 400$; owner, Mrs. E McDonald, 198
Hutchings, 1001 SARATOGA AV, e s, 100 n Blake av, interior and exterior alterations to 2 -sty dwelling; cost,
$\$ 300$; owner, Minnie Goldstein. 645 Saratoga $\$ 300$; owner, Minnie Goldstein, 645 Saratoga av;
architect, E. M. Adelsolnn, 1726 Pitkin ąv. Plan ST MARKS AV, s s, 140 e Hopkinson av, in-
terior alterations to 4-sty factory terior alterations to 4 -sty factory ; cost, $\$ 400$
owner, Sarah Guiness, 2409 Dean st; architec 5697 .
THROOP AV, w s, 50 n Stockton st, interior alterations to 3 -sty store and tenement; cos
$\$ 250$; owner, Jacob Levith, 249 Kosciusko $\$ 250$; owner, Jacob Levith, 249 Kosciusko st
architects, Brook \& Rosenberg, 350 Fulton s VANDERBILT AV, n w cor Dean st, interior $\$ 225^{-}$owner, Michael O'Donnell, 550 Vander bilt av ; architect, Jas. A. Boyle, 367 Fulton st. WASHINGTON AV, 449, remove wall, \&c., to 4-sty dwelling ; cost, $\$ 1,200$; owner, Silas Tuttle,
on premises ; architects, Gillespie \& Carrel, 1123 on premises; architects, Gillespie \& Carrel, 11-
Broadway, N. Y. Plan No. 5598. WYTHE AV, w s, 99.9 s South 2 d st, interior $\$ 225$; owner, Louisa H. McKeon, 124 Cypress st architect, Jas. A. Boyle, 367 Fulton st. Plan 3 D AV, S e cor President st, ornamental mar-
quise projection; cost, $\$ 150$; owner, Sareno Galto, 292 3d av architect, W. J. Conway, 400 4 TH AV w
4TH AV, w s, 136 n 1st st, exterior and in-
terior alterations to 2 -sty store and dwelling. cost, $\$ 150$; owner, Giovanni Feirguo, 280 4th av ; architect. W. J. Conway, 400 Union st,
Plan No. 5651 .
4TH AV, w s, 35.3 n 16th st, interior altera-
tions to 2-sty dwelling: cost, $\$ 150$. tions to 2 -sty dwelling; cost, $\$ 150$; owner, An-
drew Leslie, Springfield Gardens, L. I. ; archidrew Leslie, Springfield Gardens, L. I. ; archi-
tect, David A. Lucas, 983 d st. Plan No. 5710 . 4TH AV, n e cor 19th st, extension to 3-sty 771 Broadway N Y architect, W. J. Conway 400 Union st. Plan No. 5704. 5TH AV, w s, 39.9 n 9th st, interior altera-
tions to 3 -sty store and offices; cost $\$ 200$ owner, John B. Steich, 128 Montague st; archi tects. Brook \& Rosenberg, 350 Fulton st. Plan No. 566 s .
13 TH
dwellings ; cost $\$ 2,000$ extension to two 2 -sty 13 th avs ; architect, M. A. Canter, 39 West 38 th 14TH AV, n w eor 44th st, alter extension
\&., to $3-$ sty store and dwelling; cost, $\$ 1,000$ owner, Rebecca Fine, on premises; architect,
Emanuel Sommer, 1621 41st st. Plan No. 5599.

## Queens.

ARVERNE.-Remington av, e s, 150 s Boule vard, interior aiterations to dwelling; cost, $\$ 100$
owner, H. Prince, Arverne. Plan No 1947 ARVERNE.-Summerfield av, e s, 100 n Boule vard, erect outside stairs on side of Home fo
Children ; cost, $\$ 50$; owner. Mrs, Goldschmidt Children; cost, $\$ 50$; owner, Mrs. Goldschmidt
on premises. Plan No. 2003.
ARVERNE.-Remington av, e s, 250 s Boule ing; cost, $\$ 250$; owner, Remington Realty 153 'West $57^{\text {th }}$ st, N. Y. C. Plan No. 2004.
COLLEGE POINT.-18th st, e s, 600 n High st, install gas piping in dwelling; cost, $\$ 15$
owner, J. Dmytryhan, on premises. Plan No
1959 .

CORONA.-Park av, s w cor Grant st, install new
Wm. Baumang, on premises.
Plan No. 1960 . CORONA.-Polk av, 16, install gas piping in
dwelling ; cost, $\$ 15$; owner, M. Gavell, on premises. Plan No. 1961.
CORONA.-Shell rd, $n$ w cor Jackson av, 1 sty frame extension, 20x5, on side dwelling, ti
roof; cost, $\$ 175$; owner, J. J. Fiverich, prem ises. Plan No. 1970.
install new gas piping in dwelling. Jackson ay owner, G. Johnson, on premises. Plan No. $\$ 199$ EAST WILLIAMSBURG.-Starr st, 716, in terior alteration to store and tenement; cost $\$ 1,000$; owner, Estate Maria Freitsch, 13 Fol-
som av, Glendale. Plan No. 1949 .

ELMHURST.-Broadway, s e cor St. James pl, erect new veranda on rectory ; cost, $\$ 200$;
owner, St. James P. E. Church, on premises. Plan No. 1998.
FAR ROCKAWAY.- Hollywood av, e s, 100 s
Mott av, 1-sty frame extension, $14 \times 16$, rear 1 Mott av, 1-sty frame extension, 14x 14 , rear $1-1$
sty dwelling, tin roof ; cost, $\$ 300$; owner, Edon premises. Plan FLUSHING.-Oak av s s, 200 e Parsons av install new plumbing in dwelling; cost, $\$ 200$
owner, Herbert Stoddert, premises. Plan No. owne
1968.
FL

FLUSHING.-Burling av, ${ }^{\text {s }}$ s, change peak C. Mehrmeyer, premises. Plan No post, $\$ 450$; owner, FLUSHING.-Jamaica av, w s, 159 s Franklin pl, 1 -sty frame extension, 20x7, on side of
stable, tin roof ; cost, $\$ 300$; owner, Jos. A. McDonald, premises; architect, E. J, Robert, 330 GLENDALE.-Van Dine av, e s, 160 s Larch dwelling, tin roof, interior alterations ; cost \$800; owner, Henry Koenig, premises; archiGlendale. Plan No. 1985. 2190 Metropolitan av HOLLIS.-Hempstead and Jamaica Plank rd, 25, on side of public hall, interior alterations cost, $\$ 500 ;$ owner, Hollis Ass'n Hall Co., Hollis; architects, H. T. Jeffrey \& Son, Richmond
Hill. Plan No. 2000 . JAMAICA.-Atlantic av, s w cor Chestnut st, ers, Jamaica Poster Advertising Co., Jamaica Plan No. 1965
JAMAICA.-Branton av, $s$ e cor Douglas st Rocco Gallo, premises. Plable; cost, $\$ 30$; owner
JAMAICA.-William st, w s, 150 s South st $21 / 2$-sty frame extension, $14 x 12$, rear $\quad$ rent $21 / 2$-sty
dwelling, interior alterations; cost, $\$ 500:$ owner Stefano Fappiano, 14 William st, Jamaica: arhitect, Robert Kurz, 324 Fulton st, Jamaica JAMAICA.-North 1st st, s s, 300 e Bergen av, install new plumbing in dwelling, cost, 1958.

JAMAICA.-Washington st, 338, 1-sty frame tin roof, interior alterations; cost, $\$ 300$; owner 188 Washington st, Flushing. Plan W. H. Cohn JAMAICA.-Catherine st, s s, 200 e Church st, install new plumbing in dwelling; cost, $\$ 250$; owner, John J. Bliss, Oceanview av, Jamaica. LONG ISLAND CITY.-Radde st, e s, 120 n garage ; cost, $\$ 1,800$; owner, W. E. Payntar, Hunter av, L. I. City, Plan No, E. E. Payntar LONG ISLAND CITY.-Potter av, 239, instal Eowler, premises. Plan No. 1980. LONG ISLAND CITY.-Purdy st, w s, 185 n Flushing av, install new plumbing in dwelling;
cost, $\$ 100$; owner, Geo. Biek, 498 9th av, L. I.

LONG ISLAND CITY.-Purdy st, s w cor Nassau av, install new plumbing in dwelling,
cost, $\$ 125$; owner, Geo. Biek, 498 9th av, L. I. LONG ISLAND CITY.-Wilbur av, 117, install new gas piping in dwelling; cost, $\$ 25$;
owner, Jos. F. Gaynor, premises. Plan No. LONG ISLAND CITY.-4th st, n s, 150 w
West provide for water closet compartments, new plumbing; cost, $\$ 500$; owner, John Morrison, LONG ISLAND CITY.-Trowbridge st, S w cor Willow st install new plumbing in tene-
ment; cost, $\$ 200 ;$ owner, Michael Spinnora, 14 LONG ISLAND CITY.-Pleasure av, s s, 100 w 2 d av, install new plumbing in dwelling;
cost, $\$ 75$; owner, Mrs. A. Krizek, on premises. Plan No. 1957. Pierce av 1 -sty frame extension, $5 \times 7$, on rear 2 -sty dwelling, new plumbing; cost, $\$ 150$; ownL. I. City ; architect, Frank Chmelik, 7962 d av LONG ISLAND CITY.-Main st, 82, instal new gas piping in dweling; cost, $\$ 35$; owner
Vincent Colletti, on premises. Plan No. 2001. LONG ISLAND CITY.-Jackson av, 563, in tall gas piping in dwelling; cost, $\$ 50 ;$ owner
John Landwehr, premises. Plan No. 1992 . LONG ISLAND CITY.- Walnut st, $\mathrm{n} \underset{\mathrm{n}}{\mathrm{e}} \mathrm{cor}$
Woodside av, 1-sty frame extension, $24 \times 20$, on side 1-sty factory, tar and gravel roof; cost $\$ 800$; owner, Fred Albrecht, premises; archi-
tect, Frank Braun, 585 9th av, L. I. City. Plan No. 1993. LONG ISLAND CITY.-Hamilton st, w s, 150 ent factory, $23 x 46$, slag roof cost, $\$ 40,000$; City ; architect. G. Mort Plooard, 1127 Madison MASPETH.-Grand st, $n$ s, 100 e Broad st, repair dwelling after fire damage ; cost, $\$ 500$;
owner, J. Knobole, 155 East 57 th st, N. Y. C Plan No. 1944
MASPETH.-Andrews av, 207, erect new stoop on dwelling ; cost, $\$ 50$; owner, Catherine Hoch RICHMOND HILL,-Jamaica av, n s. 191 w Stoothoff av, 1-sty frame extension, $25 x 35$, rear
2 -sty dwelling, tin roof, interior alterations ost $\$ 1,000$; owners, Garsaun \& Kamp, Jamaica av, Richmond Hill; architect, H. E. Haugaard,
RICHMOND HILL.-Beach st, w s. 150 s Curtis av, install new plumbing in dwelling;
cost, $\$ 80$; owner, J. Cummings, premises. Plan
RICHMOND HILL.-Broadway, w s, 200 s cost, $\$ 80$; owner, G. McLean, premises. Plan

Plans Filed-Alterations, Queens (Continued). RICHMOND HILL--Jamaica av, n s, $7 \overline{\mathrm{~J}} \mathrm{w}$ Spruce st, install new plumbing in dwelling;
cost, $\$ 75$; owner, N. Ackerson, premises. Plan
No 1987 , RICHMOND HILL- Jamaica av, s s, 25 w sty frame dwelling, tin roof; cost, \$475'; owner, sty frame dwer, ong, tin rises; cost, \$40; owne RICHMOND HILL--Abbot st, w $\mathrm{s}, 175 \mathrm{~s}$ Chi-
chester av, install new plumbing in dwelling; chester av, install new plumbing in dwelling;
cost, $\$ 90$; owner, John Mign, premises. Plan No. 1995.
RIDGEWOOD,-Woodward
frame extension, 20 av 55, rear
2 -sty
dwelling, frame extension, 20x55, rear 2 -sty dwelling, tin
roof, interior alterations; cost, $\$ 1,000$; owner, Louis Gassert, premises; architects, L. Berger Louis Gassert,
$\& \quad$ Co., Myrtle
Plan No. 1989.
RIDGEWOOD.-Forest av, w s, 95 s Cornelia st, 1 -sty frame extension, $24 x 4$, on front of store and dwelling; cost, $\$ 300$; owners, Anna
and Chas. Schulthess, premises; architects, L. Berger \& Co... Myrtle and Cypress avs, Ridgewood. Plan No. 1990 .
 frame extension, 20x35, rear 3 -sty store and
dwelling, tin roof, interior alterations; cost, $\$ 2,000$; owner, Herman Sauer, 223 Kent av, Brooklyn; architects, L. Berger \& Co., Myrtle
and Cypress avs, Ridgewood. Plan No. 1991. RIDGEWOOD,-Dill pl, 42 , erect new store front on dwelling; cost, $\$ 32 \overline{5}$; owners, Lembeck
$\&$ Betz, 1739 th st, Jersey City. Plan No. 1988. BIDGEWOOD - Seneca av 689 erect new store front on dwelling; cost, $\$ 250$; ; owner, Ja-
cob Jno, premises. Plan No. 1972. cob Jno, premises. Plan No. 1972 . RIDGEWOOD--Putnam av, 1675 , slight al-
terations to dwelling ; cost, $\$ 50$; owner, C . Kurth, premises. Plan No. 1973.
ROCKAWAY EEACH.-Boulevard, 527, erect new store front; cost, $\$ 50$; owner, Gus. Latz, ROCKAWAY BEACH.
ROCKAWAY BEACH. - Boulevard, 480 , erect new store front; cost, $\$ 50$; owner,
morry, on premises. Plan No. 1962.
 fide of hotel, shingle roof, interior alterations, cost, $\$ 2,000$; owner, Kalman Kohen, Boulevard and Chase avs, Rockaway Beach; architect, Plan No. 200 WOODHAVEN.-Jamaica av, s s, 50 e Shaw
av, erect frame sign board, $75 \times 10$; cost. $\$ 150$; av, erect frame sign board,
owners, Jamaica Poster Advertising Co., Jamaica. Plan No. 1964 .
WOODHAVEN.-Jamaica av, $\mathrm{s}^{\mathrm{w}}$ cor Woodhaven av, instal new seever in hotel ; cost,
$\$ 60$; owner, Mrs. Anna Kurz, Eenedict av and Atlantic av, Woodhaven. Plan No. 1997.

## Richmond.

CENTRE ST, w s, 425 n Amboy rd, Rich-
mond, alterations to frame dwelling; cost, $\$ 100$; mond, alterations to frame dwelling; cost, $\$ 100$;
owner and builder, Herman B. Dunham, West New Brighton. Plan No. 415.
GORDON ST, e s, 50 n Elm st, No. 69, Stapleton, alterations to frame dwelling; cost, tect and builder, Chas. Becki, Stapleton. Plan STUYVESANT PL, w s, 200 s Hyatt st, No. 166. New Brighton, alterations to frame of,
cost, $\$ 2,650$; owner, Otis T. Williams, Tompcost, \$, 8 , ofowner, Otis T. Williams, Tomp-
kinsvile; architect, and builder, E. K. Whit-
ford, New Brighton. Plan No. 411. ford, New Brighton. Plan No. 411
VARIEN ST, w s, 125 s McKeon st, Stapleton, alterations to frame dwelling; cost, $\$ 75$; owner,
Brizzi, Stapleton. Prion Slan No. 410 .
 Rosebank, alterations to frame dwelling ; cost,
$\$ 75$; owner, Rose Jarone, Rosebank; builder, Max Hirsch, Rosebank. Plan No. 414 .
MORNINGSTAR RD, w s, 100 n Washington av, Granitevilie, alterations to frame bowling alley; cost, $\$ 450 ;$ owners, Scully \& Pinto, Gran-
itevilie; architect and builder, Joseph Tortora, iteville; architect and builde
Graniteville. Plan No. 409 .

RICHMOND AV, w s, 50 n Bennett st, No. 106, Port Richmond, alterations to frame dwellRichmond, builder, Mr. Smith, Port Richmond. Plan No. 412.

## DEPARTMENTAL RULINGS




## Named Streets.

Walnut st \& Bronx Kills-Arthur McMullen
134th st, 594-6 Numbered Streets.
39th st, $279-81 \mathrm{E}-$ John P Indorf................- F 141st st, $600 \mathrm{E}-$ Henry Morgenthau Co........C
150th st, $365 \mathrm{E}-\mathrm{J}$ Oseph 150 th st, $545-51$ E-Bronx Refrigerating Co. 158 th st, 770 E -Geo C Hillman, Sr.....K-L-G 161st st \& Westchester av-P Idelii. 161st st \& Westehester av-P Idelii..... 174th st \& Concourse-Handy Bros Contract-
174 th st \& McCombs rd-Northern Union Gas
183d st \& Aqueduct av-Mason \& Hangers Co. 200 th st \& Concourse Handy \& Houlihan Con-
tracting Co $\ldots 05$ th st Webster av- L...........
205th st \& Webster av-L Castaldo....
261st st \& Palisade av-Fred'k Allien

## Named Avenues.

Aqueduct \& McCombs rd-Pittsburgh Con Co.K Beach av \& Classon Point rd-John McCarthy.K
Beach \& Wood avs-S M De Pasquale......... Beach \& Wood avs-S M De Pasquale.........
Beacon av, bet Lawrence \& Rosedale avs-H L
 Benson \& St Raymond avs-Katie C Rogers.A-
Boston rd \& Jefferson pl-McKinley Sq Auto
 solidated Tel \& E Subway Co
Brook 2v, 1416-18-Buldarine
Crotona av, 2139 -John Farrell.....
Grand av, 2596-Elizabeth C Doherty.....A-N-G Jerome av, $239-$ Mason \& Hanger Co...........K
Jerome av, 1934 Eugene Francis Bassler.... K Mosholu av, w Jerome av-Mason \& Hanger
 Olinville av. 3301 - Pat'k Butter.....
Rider av, $2 \pi 1$-Schenke Piano Co.. Rider av, 271 Schenke Piano Co...
St Raymond av, bet St Peters \& Zer \& Mancini Park Reservoir sedgwick av \& Jerome Park Reservoir-Mason Sedgwick av \& 167 th st-Pittsburgh Contract-
 Tremont av, $712-\mathrm{Jacob}$ Levenstein...............G
Washington av, $1058-60-$ Nicholas Grunzfelder.K Westchester av, $801-$ Jacob Eisler............. B
W
Whtchester av, 2319 Geo Lenmas......... White Plains \& Unionport rds-J B Mala-
 3 d av, 4006 - Nrombered Avenues.

## MOSS ESTATE SALE.

A Consideration of West Bronx Real Es-tate-Jerome Avenue Advantages. To observers of the real estate market the sale
of the 345 lots comprising the Moss Estate, in the Vesey Street Salesroom, next Tuesday, is
likely to prove of unusual interest. First, it will afford one of those opportunities to gauge the public interest in real estate, which, in the generally inactive state of the present market,
come with none too great frequency. Besides come with none too great frequency. Besides
this, it will furnish a good guide as to the amount of interest on the part of speculators phase of the market which has had no adenuate test since the new subway system became an assured fact.
As to the attention centered on the Moss offering, J. Clarence Davies and Joseph P. Day, who yesterday that the number of advance inquiries
had fallen considerably below expectations, even when due allowance had been made for the facts that this is not the lot-buying season and that municipal election for public attention, with a sale is apt to be at a disadvantage. Regardless of what support the sale may receive Messrs. Day and Davies added that every lot will positively be sold on Tuesday, so that, for many of
the lots, prices ought to be determined by bedthe lots, prices ought to be determined by bed-
rock values rather than by any eiement of competition.
the location have even glanced at a map to see failed to be of the Moss property cannot have in this respect It is not a bit of rue potetures ying territory. On the contrary, it is much The Bronx, which have been closely built up and in which much higher scales of real estate values prevail. The only difference has been that these other sections have had the advantage and cent fare wiil soon be at an end against the west Bronx on the Jerome avenue extension by the Public Service Commission means that the last of the formalities in connection with that route are
out of the way and that construction will go out of the way ay
ahead immediately

## REAL ESTATE NOTES.

(Continued from page 770.)
A COMBINATION of real estate and mortunder the name of Gaines \& Drennan Co., Inc. This firm will consist of T. Foster Gaines, president; G. W. Drennan, treasurer, and N. W.
Van Nostrand, secretary, all of whom have been for several years engaged in real estate

## REAL ESTATE APPRAISALS.

The following valuations were placed on real estate properties this week by the State apprais ers in transfer tax proceedings:
ESTATE OF ROSALIE CORN-premises 747
Madison av, valued at $\$ 30,000$.
ANNA S. CARTER- $1 / 4$ interest in 351 West $\$ 4,134$; $1 / 4$ interest in 355 West 14 th st, $\$ 4.134$; $1 / 4$ interest in 357 West 14 th st, $\$ 1,946 ; 1 / 4$ interest in 687 Hudson st, $\$ 1,294 ; 1 / 4$ interest in son st, $\$ 1,834$; $1 / 4$ interest in 690 Hudson st , $\$ 1,500 ; 1 / 4$ interest in 691 Hudson st, $\$ 1,171$; $1 / 4$ interest in 364 West 15 th st, $\$ 5,007$. CATHERINE M. DONNEL
st and 34 Ridge st, $\$ 22,500$.
JOHN F. DOYLE- 14 West 87 th st, $\$ 35,000$. JOSEPH F. OGORMAN-414 East 139th st, st, $\$ 6,400 ; 446$ East 140 th st, $\$ 6,400 ; 454$ Eđs 140 th st, $\$ 6,400 ; 466$ East 140 th st, $\$ 6,400 ; 490$
East 140 th st, $\$ 6,400 ; 517$ East 141 st st, $\$ 5,500 ;$ East 140 th st, $\$ 6,400 ; 517$ East 141 st st, $\$ 5,500$; 000 , and 475 East 141 st st, $\$ 10,000$.
THEODORE SCHUMACHER-61 East 66th st, Av A, $\$ 65,000 ; 1064-1074$ Av A, $\$ 47,500 ; 502-$
 N. Y., $\$ 140,861$.

## OBITUARY.

CHARLES O. HARMS, aged 43, a real estate
dealer, died Thursday, Oct. 16th at his home, 570 Hancock st Brooklyn
BENJAMIN W. CARSKADDON, real estate agent of the Pennsylvania Railroad, died Thursday in Atlantic City of pneumonia. He was
born in Philadelphia in 1858, and entered the orn in Philadelphia in 1858, and entered the office of the General Solicitor. Mr. Sarskaddon became real estate agent in Philadelphia in
1902 . He left a widow, four sons, and two daughters.
CHARLES A. CHAPIN, real estate man and Mich., in who was born in Edwardsburgh Mich., in 1845, died at Chicago Thursday.

## Business in Chelsea.

The increasing demand for business location in the Chelsea section is illustrated by some Sons has remodeled the old London Terrace dwelling on the northeast corner of 23 d street and Tenth avenue, constructing five new stores on the Tenth avenue frontage.
The same brokers have sold for other clients $2^{1}$ th street to Eroperty Nos. Binns, and the leasehoid 308 West 20th street to Arlhorst Realty Corporation. The dwellings on both properties are
being altered and will be used for business being alt purposes.
The same brokers have also sold the leasehold store and dwelling 449 West 28th street to Ar:horst Realty Corporation for investment and ha

## Real Estate Owners Dine.

About four hundred members and guests of tended the annual dinner held at the Hotel Astor, Saturday, Oct. 18 . The guest of honor Democratic nominee for Mayor, who made a stirring address in which he made clear his attitude toward the financial situation in the
city. particularly as affecting realty.
Wm. B. Ellison, Dr. Henry Berg, Col. J. A. Goulden and Dr. Abraham Korn also spoke Robert E. Dowling acted as toastmaster, and
the chairman of the dinner committee was $L_{\text {. }}$ the chairma

## RECORDS SECTION

## of the



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.

## STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.



| 131st st, 26 E . <br> 131 st st, 254 W . <br> 132 d st, 240 W . <br> *133d st W (s w e Park <br> av), 1757-40. <br> 133 d st, 69 W . <br> 134 th st, 72 W . <br> 135 th st, 247 W . <br> 136 th st, 214 W . <br> 137 th st, 228 W . <br> 138 th st, 105 W . <br> 144 th st W (s s), 1741-58-63. <br> *145th st, 601 W or Bway, 3541). <br> 147 th st, 422 W . <br> 148 th st, 519 W . <br> 150 th st W (ns), 2097- <br> 27 \& pt lt 23. <br> 151 st st W (ss), 2097-pt lt 40 . <br> 153 d st W (ns), 2047-56). <br> *177th st W (s e c Audubon av, 227-33), 2132-18. <br> 180 th st, 804 W (s e c Pinehurst av). <br> *190th st W ( n W c Audubon av), 2161-75. <br> Amsterdam av, 868-76. <br> Av A, 1735. <br> Audubon av, 227-33 (s e c 177 th st). <br> Audubon av (nwc 190th st, 2161-75. <br> Bowery, 10. <br> Bradhurst av (e s), 2046-51. <br> Broadway, 3541 (or 601 W 145 th ). <br> Broadway (n w e 150th st), 2097-27. <br> Lexington av, 1803-9 ( n e c 112th st). |
| :---: |



## EXPLANATIONS OF TERMS USED AND 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 nant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered. B. \& S. is an abbreviation for Bargain and sale deed, wherein, although the he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it. in these lists are, in all cases, taken from th 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 lic 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 d'es are in the same year the year follows the second date.
The figures in each conveyance, thus, 2:482-10, denote that the property men-
tioned 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 .
conveyance means that the deed or conveyance has been reccrded under the TorFis System.
Flats and apartment houses are classiResidences as dis.
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 ( ${ }^{\text {The }}$ preceding the serial number 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 propfor which there is no section or block number.

KEY TO ABBREVIATIONS USED.
A.L.-all liens.

AT-all title.
ano-another
admr-administrator
admtrx-administratrix.
agmt-agreement.
A-assessed value.
adj—adjoining.
apt-apartment
assign-assignment.
asn-assign.
atty-attor
B \& Srick. Sargain and Sale
bldg-building.
b-b-block.
${ }_{\mathrm{C}}^{\mathrm{C}}$ a-County. - covenant against grantor.
Co-Company.
cons omitted-consideration omitted. corpn-corporation.
cor-corner.
c l-centre line.
ct-court.
dwg-dwelling.
decd-deceastd.
e-xr-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.
mtg-mortgage
Mfg-minanufacturing.
Nos-numbers. - 1
n-north.
nom-nomin
pr-prior.
pt-part.
PM-Purchase Money Mortgage.
RC-Quit-Right, Title \& Interest.
(R)-refer
rd-read.
re mtg-release mortgage.
ref-referee.
sal-saloon.
sobrn-
sq-square.
s-south.
s-side.
sty-story.
sub-subject.
stn-stone.
st-street.
TS-Torrens System.
$\mathrm{T} \& c-$ taxes, etc
tnts-ten
$\mathrm{w}-\mathrm{west}$.
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 na address of which it is a correction. are
Conveyances marked with an an being investigated and if foun
will be shown in a later issue.

ОСт. $17,18,20,21,22 \& 23$.
Allen st, $97,(2: 414-22)$, nws, abt 125 n A Foley, ref, to Hyman Rosentlum, 27 Orchard: FORECLOS Sept29; Oct11; Oct 20
O4,025
13; A $21,000-34,000$.
Allen st, $97 ;$ Hyman Rosenblum to Isi-
or Solomon, 584 Blvd, Rockaway Beach, dor Solomon, 584 Blvd, Rockaway Beach,
LI; $1 / 3$ pt, $\&$ Geo Rosenblum, 27 Orchard:
pt, mts $\$ 18,0$
Allen st, $\mathbf{1 9 0}(2: 417-40)$, es, 146.4 n Stanton, $22.2 \times 88 \times 22.2 \times 87.6,4$-sty bl tht \& strs; Aanderbilt av, Bklyn; mtg $\$ 18,000 \&$ AL;

Allen st, 190; Leo Rovere to same; QC;
 American Soc for the Prevention of Cruelty. to Animals to Saml Frank, 574 West
End av; B\&S; Oct17; Oct $20^{\prime} 13 ;$ A $\$ 24,000-$ 28,000 . BRS,
 wide from rear of above to Oak, 5 -sty bk
tnt \& strs; Domenica wife Candeloro Gatto to Catarina Settineri, 78 Cath; mts $\$ 20,500$; Oct16; Oct17'13; A $\$ 11,000-18,000$.

Cherry st, $\mathbf{7 0 - 4}(1: 111-1), \mathrm{ns}, 55.3 \mathrm{w}$ New bers (Nos $90-4$ ), xse76.4 to ns Cherry xw 55.3 to beg, gore, except pt for New Cham-
bers, 3 4-sty bk tnts \& strs; Rudolph Walbers, 3 4-sty bk tnts \& strs; Rudolph WalCo of NY a corpn, to Reaily Redemption 00 of NY, a corpn. 68 William; mts
 Willett, $25 \times 100,6$-sty bk tnt \& strs; Maurice Deiches, ref, to Milton A Rauh,
Park avi FORECLOS Oct14: Oct17'13; A
av
 Albin R Case 49 Union Hall St, Jamaica, B of Q; Jan25
 3402-457-458), ns, abt 225 w Kingsbridge
av, now Marble Hill av, runs n101.10xw 25 xn5. 8 xw $25 \times 51.5$ to pl xe56.4 to beg, va-
cant; Park Mtg Co to Jas $S$ Segrave, 713 Eagle av; AL; Oct21; Oct23'13; A $\$ 6,300-1$
Grand st, 379-3791/2 $(1: 312-14)$ ss, 50 e
Norfolk, $25 \times 100,6$-sty bk tnt \& strs; Phineas Gordon to Jacob Rosen, 225 Hart, Bk-

 tnt \& str; Jno G Saxe, ref, to Wm D Kil 22'13; A $\$ 12,500-14,000$. 12,000

Hamilton st ( $1: 253$ ), ns, 264.2 e Cath, strip or gore runs n along e wall No 21 Monroe at pt 263.11 e Cath xe1xs62.11 to
st xw - to beg: Luigi Torregrossa to Eliz

Menry 198 nom Henry st, 198 (1:270-51), SS, abt arris Lipschitz to Sam Katzenbogen, 149 Belmont
av, Bklyn; AL; Aug19; Oct $21{ }^{1} 13 ;$ A $\$ 19,000-$
30,000 .

Horatio st, 68, see Greenwich, 830.
Lewis st, 76 (2:329-38), es, 100 n Riving ton, $25 x 100,6-s t y ~ b k ~ t n t ~ \& ~ s t r s ; ~ A d o l p h ~$
Sandrovitz et al to Rosie Schoendorf, 116 Lewis mtg $\$ 33,500$; Oet18; Oct ${ }^{\prime} 13$; A

Lewis st, s2-4 (2:329-41-42), es, abt 180 n Rivington, $-\mathrm{x}-, 23-\mathrm{sty} \mathrm{fr} \mathrm{bk} \mathrm{ft}$ tnts $\&$
strs; A $\$ 24,000-28,500 ;$ also $1 \mathrm{ST} \mathrm{AV}, 1622$
$(5: 1564-3)$ ( $5: 1564-3$ ), es, abt 45 n 84 th, $\times x-12-\mathrm{sty}$
bk tnt \& str, $1-$ sty ext; A $\$ 7,500-10,500$;
Robt A Fanning heir Robt Fanning to Frances M Scott, heir same, 25867 th , Bk 1yn; $1 / 2 \mathrm{pt}$; AT; B\&S \& CaG; Oct17; Oct18
Ludlow st, $\mathbf{1 4}(1: 297-4)$, es, 124.3 n Canal,
$32.4 \times 87.4 \times 32.4 \times 86.10,5-$ sty bk tnt \& strs \&
$5-$ sty bk tnt in rear: Frank C Rose to F-sty bk tnt in rear; Frank C Rose t C a G; mtg $\$ 51,000$; Oct $2113 ;$ A $\$ 30,000-45$,
000 . C \& 100

Madison st, 353, see Pitt, 7.
Monroe st, 4 \& $6(1: 253-105))$, ss, 80.2 Cath, runs s5 $1.9 \times 20.11$ to beg, $6-\mathrm{sty}$ bk tnt \&
55.5 to st xw 45.
strs; Domenica wife Candeloro Gatto to Giovanni Settineri, 137 Chrystie; AL; Oct
Mulberry st, 88 (1:200-11), es, 100.9 S Canal, $25.5 \times 100.1,5$ sty bk tht \& strs \& $3-$
sty bk rear tnt; Frank X MeCormick to
Consolidated Fire Alarm Co
 New Chambers st, $90-4$, see Cherry, $70-4$ Norfolk st, $83(73)(2: 352-22)$, ws, 125 s
Nelancey, old line, $25 \times 100,5-\mathrm{sty}$ bk tnt \& strs: Gussie Spektorsky to Louis Spek-
torsky, $16 \mathrm{E} 96 ;$ AL; Oct $21 ;$ Oct $2213 ;$ A
$\$ 25,000-42,000$.

Perry st, 21 (2:613-30), ns, 40.4 w Wav
erly pl, 19x75, 3-sty \& bk dwg; Henry erly pl, $19 x 75,3$-sty \& b bk dwg; Henry B
Kelsey et al EXRS, \&e, Alex McIntyre to
Eliz Hanley, 28 Greenwich av; Oct 22 ' 13 ; Eliz Hanley, 28 Greenwich av; Oct $22{ }^{2} 13$;
A $\$ 7,500-8,500$.

Pitt st, 7 ( $2: 341-57$ ), ws, 100 n Grand, $25 \times 100,5$-sty bk tnt \& strs; A\$17,000-23,192 e Scammel, $24 \times 96$, 5 -sty bk tnt \& strs; A $\$ 14,000-21,000$; Myer Hurwitz to Barnet QC \& confirmation deed; Oct 20 ; Oct21'13.

State st, $4(1: 9-4), \mathrm{ns}, 83 \mathrm{w}$ Whitehall, runs n60.1xe $0.4 \times n 56.3 \times w 24.8 \times s 16.2 \& 100$ to st xe28 to beg, w-sty bk home; Lutheran or gores adj, 6-sty bk home; Lutheran Emigrants House Assoc of NY, a corpn, to
South Ferry Realty Co, Inc, a corpn, 115
Bway [r 816]; mtg $\$ 54,000$; Oct17 $13 ;$ A 3D st, 134 W (2:543-12), ss, 100 e 6 av, $25,3 \times 80 \times 23.5 \times 80,{ }^{2}-\mathrm{sty}$ bk tnt; A $\$ 10,000-10,-$
500 also MINETTA LA, $22(2: 543-30)$, nes, 500 also MINETTA LA, $22(2: 543-30)$, nes,
abt 100 e 6 av, $21.5 \times 70 \times 22.7 \times 70,2-$ sty bk
bly Richelleu Realty Co, Inc, a corpn, 220
Bway; QC; AL; Oct21; Oct 23 . 13 . nom
10TH st, 281 E $(2: 438-37)$, ns, 94 w Av
A, $25 \times 94.8,5-$ sty bk stable; A $\$ 17,500-24,000$; A, $25 \times 94.8,5-s t y ~ b k ~ s t a b l e ; ~ A \$ 17,500-24,000 ;$
also $11 \mathrm{TH} \mathrm{ST}, 436 \mathrm{E}(2: 4382-26), \mathrm{SS}, 94 \mathrm{w}$
Av A, $22 \times 94.8,5-$ sty bk stable; A $\$ 13,000-$ Av A, $22 \times 94.8,5-$ sty bk stable; A $\$ 13,00$
20,000 ; Peter Lobello to Gaetano Tantil
8442 av; $\$ 26,000$ Oct16; Oct17'13.

11 TH st, 436 E , see 10 th, 281 E .
14TH st, $534 \mathrm{E}(2: 407-25)$, ss, 170 w Av $\mathrm{B}, 25 \times 103.3$, 5-sty bk tnt \& strs; Hubert A
McNally, ref, to Gene Bruder, 78 W 114 ; mtg $\$ 20,000 ;$ FORECLOSED \& drawn Oct
22 ; Oct $23 ' 13 ;$ A $\$ 15,000-21,000$.
$\mathbf{1 , 5 0 0}$
$26 T H$ st, $\mathbf{3 0 3} \mathbf{E}(3: 932-5)$, $\mathrm{ns}, 70.6$ e 2 av, runs n58.10xne11xn33.8xe19.3xs98.9 to st x
w29.6 to beg, 5 -sty bk tnt \& strs; Barnett $\begin{array}{cc}\text { Simon Machiz, } & 751 \mathrm{E} 150 ; \text { A } \\ \$ 12,000-18,000 . & \text { O C \& } 100\end{array}$ 26TH st, $\mathbf{3 0 3} \mathbf{E}(3: 932-5), \mathrm{ns}, 70.6$ e 2 av , w 29.6 to beg, $5-$ sty bk tnt $\&$ strs; Simon
Machiz to Barnett Levy, 36 W
115 ; Moritz Gruenstein, 60 W 95 , \& Bernard Mayer, 41 $\mathrm{E} 72 ; \mathrm{mtg}$
$000-18,000$.

33 D st, $\mathbf{2 0 5} \mathbf{E} \cdot(3: 914-6)$, ns, 105.9 e 3 av ,
$4.8 \times 107.5 \times 24.8 \times 107.6,5-$ sty bk tnt: Abr Goldenblum to Leo Rovere, 285 St Nicholas
$34 T H$ st, $318 \mathrm{~W}(3: 757-48)$, ss, 258.4 w 8 av, $16.8 \times 98.9$, 4-sty \& b stn dwg Eafar
F \& Margt Ingraham to Geo H MeAdam, F \& Margt Ingraham to Geo H MeAdam,
318 W $34 ; \mathrm{AT}$; QC; Oct16; Oet21'13; A $\$ 17$,-
$000-19,000$. 34TH st, $31 \mathbf{s} \mathbf{w}$; Geo H McAdam to Madalena B McAdam, San Francisco, Cal; 1/4
pt; AT; mtg $\$ 7,000$ on whole; Oct 20 ; Oct
21 nom 43D st, $\mathbf{6}$ \& $\mathbf{8} \mathbf{E}$ ( $5: 1277-65-66)$, ss, 158 e stn office bldg; Lyttleton Fox, ref, to Thos $\$ 431.50 ;$ FORECLOS Sept $24 ;$ Oct $22 ;$ Oct
23 O5,000

47 TH st, 622 W , see 117 th st, $157-9 \mathrm{E}$.
52D st, $\mathbf{5 6 4} \mathbf{~ W}$, see 11 av, 736 .
53D st. $\mathbf{4 1 9} \mathbf{~ W}(4: 1063-21)$, ns, 275 w 99 av, $25 \times 100.5,5$-sty bk tnt. Minnie Wolf-
kind to Abr J Benaim, $137 \mathrm{~W} 110 ; \mathrm{mtg}$ $\$ 21,000$; Oct1; Oct18'13; A\$11,000-24,00 100
56TH st, 23s-40 w ( $4: 1027-58$ ), ss, 140 e 8 av, $45 \times 100.5,2$ 2 4 -sty bk tnts \& strs, 1 -sty McMahon, East Williston, LI; FORECLOS Oct3; Oct14; Oct2313, A\$63,000-75,000, 32,500 $\underset{\text { 60TH st, } 116 \mathrm{E}}{\text { E }}(5: 1394-66)$, ss, 160 e Park av, $20 \times 100.5,4-$ sty \& b stn dwg; Michl W
De Vanny to Bridget De Vanny, 131 E
74 ; B\&S; Oct 15 ; Oet 18 De A $\$ 30,000-36,000$. $63 D$ st, 116-S E $(5: 1397-65-66)$, SS, 150 nom 63D st, $116-\mathbf{S}$ E $(5: 1397-65-66)$, Ss, 150 e
Park av, $50 \times 129.9 \times 50.1 \times 132.6$, Sty bk
tnts \& strs \& $2-$ sty bk rear shop; Murray tnts \& strs \& 2-sty bk rear shop; Murray Inc, a corpn, 43 Cedar; mtg $\$ 40,000 \&$ AL; 63D st, 120-2 E $(5: 1397-63)$, ss, 200 e Park av, $50 \times 12$ x $50.1 \times 129.9,3$-sty bk stable Mnc, a corpn, 43 Cedar; mtg $\$ 50,000$ \& AL;
Oct $21 ;$ Oet 22,$13 ;$ A $\$ 55,000-67,000$. \& 100 st, 139 W (4:1141-18), ns, 368 w S Bartholomew to Marv G Bartholomew,
his wife, 152 W 57 ; AL; Oct $20^{\prime} 13$; A $\$ 11$, ,

69TH st, 244 ${ }^{\mathbf{W}} \mathbf{~ W}(4: 1160-53)$ ss, 275 e West End av, 25x100.5, 2-sty bk garage;
Willard B Spader to Maria L Marshal,
Quisset, Mass; July29; Oct 23 '13; A $\$ 10,000-$ 19,000 . Mass, Juiy29, Oct O \& 100 71ST st, $\mathbf{1 6 3}$ W $(4: 1143-8)$, ns, 590 w
Col av, $20 \times 102.2,3$-sty \& b stn dw, Wil-
helmine F Muller to Theresa Abelson, 141 helmine F Muller to Theresa Abelson,

71 ST st. 163 W : Theresa Abelson to Le wine \& Kempner, Inc, a corpn, 135 Bway
B\&S; mtg $\$ 18,000$ \& AL; Oct 2113 . 73D st, $402 \mathbf{E}(5: 1467-441 / 2)$, Ss, 88 e av, $25 \times 51.2,5-$ sty bk tnt \& strs; Adolph
Wolff to Minnie Wolff, 2111 Ams av B\&S
mtg $\$ 9,000$ \& AL; Oct15; Oct17' $13 ;$ A $\$ 5,500-$ 12,000 .
75TH st, 21 E $(5: 1390-141 / 4)$, ns, 33 w 75TH st, 21 E $(5: 1390-141 / 4), \quad \mathrm{ns}, \quad 33 \mathrm{w}$
Madav, $31 \times 27.2,4-$ sty stn tnt \& str; Chas
A Stein to Royal Atlantic Realty Corpn A Stein to Royal Atlantic Realty Corpn
$21 \mathrm{E} 75 ; \mathrm{mtg} \$ 25,000 ; \operatorname{Mar} 20 ;$ Oct $23 \cdot 13 ;$ A
$\$ 27,000-32,000$.

76TH st, 41 E (5:1391-24), ns, 70 e Mad av, $12.6 \times 102,2,5$-sty stn dwg; Chas A Stein to Royal Atlantic Realty Corpn [c C A
Stein], 21 E 75; mtg $\$ 15,000$; Mar20; Oct23 A $\$ 17,000-23,000$ O C \& 100 76TH st, 31 w $(4: 1129-14)$ ns, 307.5 e
Col av, 20x100, 4-sty \& b stn dwg; Fredk Col av, $20 \times 100$, 4-sty \& b stn dwg; Fredk Ark av; FORECLOS Oct14; Oct16; Oct
A $\$ 20,000-36,000$. $\mathbf{2 9 , 5 0 0}$ 78TH st, $\mathbf{1 5 0} \mathbf{E}_{3}(5: 1412-511 / 2)$, ss, 362.6 W 3 av, $18.9 \times 102.2$, 3 -sty \& b stn dwg; Michl
Maier to Pauline Maier, both at 150 E 78 ; Maier to Pauline Maier, both at 150 E 18 , 000 . 5,000 , Oct15s.
 2-sty ext; Chas A Stein to Royal Atlantic
Realty Corpn [c C A Stein]. 21 E 75 ; mtg $\left.\begin{array}{l}\text { Realty Corpn [c C A Stein]. } \\ \$ 6,500 ; \text { Mar20; Oct } 23 ' 13 ; ~ A ~ \\ 5\end{array}\right) 500-7,500$. 100 79TH st, $236 \mathbf{E}_{\text {( }}$ (5:1433-33), ss, 197.11 w 2 av, $17.10 \times 102.2,3-$ sty \& b stn dwg; Mar-
cus Krauskopf to Jno Mohl, 165 E 82 ; $\mathrm{mtg} \$ 7,000$; Oct20'13; A $\$ 8,000-10,500$. nom SOTH st, 28 E, see Madison av, 1046. SOTH st, 128 W $(4: 1210-47)$, ss, abt 355 w Col av, -x-RT\&I sty \& b bk dwg, 2-sty ter, Helen MFolliott [c Edw E Folliott, EXR, Colonial Hotel, 81st \& Col av ]; Emery Martin to Thos J Lafferty, of Jefferson, 26,000. $\mathbf{8 1 S T} \mathbf{s t}, \mathbf{2 2 7} \mathbf{E}(5: 1527-13)$, ns, 305 e 3 Binder to Annie Binder, 227 E 81; AT; AL; Bet21; Oct23'13; A $\$ 11,000-25,000$. AT; AL;
 McC Mark to Arthur C Brown, 881 . West
End av; mtg $\$ 15,000$; Oct 2213 A A $\$ 11,500-$ 22,000 . O C \& 100
$\begin{array}{lll}\text { S6TH } & \text { st, } 14 ~ W & (4: 1199-42), ~ s s, ~ \\ \text { 23 }\end{array}$ Central Park W, $25 \times 102.2$, 5-sty \& b bk
dwg. Wm W Hall to Alfd P Gardiner, 272

86TH st, 41 W ( $4: 1200-11$ ), ns, 235 e Col av, $25 \times 100.8,4$-sty \& b bk dwo. Simson Wolf \& ano EXRS, \&c, Herrman Schif-
fer to Edwin H, Nettie, May E \& Saml Schiffer, all at 41 W $86 ; \mathrm{mtg} \$ 33,000$ \& A 8TTH st, $346 \mathbf{W}(4: 1248-531 / 2)$, ss, 160 e Riverside dr, 20x100.8,
Rebecca Lichtenstein to Francis E Hadley, $346 \mathrm{~W} 87 ; \mathrm{mtg} \$ 22,000$ \& AL; Oct $23 \cdot 13 ; \mathrm{A}$
$\$ 15,000-36,000$ $\mathbf{9 3 D} \mathbf{s t}, 316 \underset{6}{\mathbf{E}(5: 1555-42)}$, ss, 237.6 e 2 Hynes, ref, to Manhattan Savgs Instn, 644 Bway; FORECLOSED \& drawn Oct15: Oct
2013 ; A $\$ 14,000-42,000$.
97TH st, 218 E ( $6: 1646-37$ ), SS, 285 e 3 av, $25 \times 100,4-$ sty stn tht \& strs; Elvira
Pelligrino to Dionigi Lauro, 505 W 146 ;


98TH st, 319-21 W, see Riverside dr, 260 .
102 D st, $322 \mathbf{E}(6: 1673-38)$, ss, 275 w 1 av, $25 x 100.11,5$-sty bk tnt; Eliza ${ }^{\text {C }}$ FarnOct21'13; A $\$ 7,000-17,500$. O C \& $100^{\circ}$ 103D st, 102-4 E (6:1630-72), sec Park \& Cohen, a corpn, to Lawrence Holding Cor, B\&S; mtg $\$ 54,125$; Aug1'12; Oct23'13; O C \& 100
$103 D$ st, $209 \underset{\text { E }}{ }(6: 1653-7)$, ns, 147.6 e 3
$37.6 \times 100.11, ~$
$6-$ sty bk tht $\&$ strs; Isaac Lipschitz to Sam Katzenbogen, 149 Belmont av, Bklyn; AL; Aug11; Oct21'13; A
$\$ 13,500-39,000$. 103D st, 200-2 W, see Ams av, 868-76.
105 TH st, 45 W , see Manhattan av, nee
106TH st, 65-7 w $(7: 1842-5 \quad \& 6)$, ns, 200
Manhattan av, $50 \times 100.11, \quad 2-5-$ sty bk tnts; Henry J Klappert \& Eliz, his wife, to Margt M Walz, 209 S Wicks st, Rich-
mond Hill, B of Q; AL; Oct17; Oct 20 ' $13 ;$ A
$\$ 33900-56,000$ 106TH st, 65- $\mathbf{~ W}$; Margt M Walz to Eliz Klappert, 3714 Beaufort st, Morris
Park, B of Q; AL; Oct17; Oct20'13.
nom
109TH st, 306 W $(7: 1893-22)$, ss, 138 w Bway, $25 \times 100.11,5-$ sty \& b bk dwg, 4-sty 87 St Nicholas pl, \& Jno French, 279 Mad $\begin{array}{ll}\text { av, as joint tenants; FORECLOS Oct10; } \\ \text { Oct17'13; A } \$ 22,000-45,000 \text {. } & \mathbf{3 0 , 0 0 0}\end{array}$
$111 T H$ st, $115 \mathbf{E}(6: 1639-7), \mathrm{ns}, 127.6 \mathrm{e}$ Park av, $15.11 \times 100.11$, 3 -sty \& b stn dwg; 111; mtg $\$ 8,500$; Oct17; Oct 20 '13; A A $\$ 6,000-$

111TH st, 308-10 $\mathbf{~ W}(7: 1846-22)$ ss, 185 e Manhattan av, strs: A $\$ 25,000-53,000$; also 111 TH ST, $312-4$ $\underset{6-s t y}{W}(7: 1846-24)$, Ss, 185 w 8 av, $37.6 \times 106.2$, 6-sty bk tnt; A $\$ 25,000-53,000$; Shenk Real-
ty \& Constn Co to Faultless Constn Co, a corpn, 54 Lafayette; mtg $\$ 100,500 \& A L$ \&
May 13 : Oct $20 ' 13$.
O 100

111TH st, 30s-14 w: Faultless Constn Dorchester, Boston, Mass; mtg $\$ 100,500$ \& AL: Sept22: Oct20'13. O C \& 100 111TH st, 312-4 W, see 111th st, 308-10

111TH st. 528-32 W (7:1882-51 \& 54), ss, 158.4 e Bway, 166.8x10.11, Ros Meeks a corpn [care C M Meeks], 31 Nassau; mtg
$\mathbf{1 1 2 T H}$ st E, nee Lex av, see Lex av,

 113TH st, $167 \mathbf{E}(6: 1641-301 / 2)$, ns, 160 Hoyne to Olive A Hoyne, 1137 Lincoln Bkiyn, party 1 st pt reserves life estate
AL; Oct18; Oct 20 , $13 ;$ A $\$ 8,000-11,500$. nom

116TH st, 56 E (6:1621-48), ss, 110 e Mad
v, $20 \times 100.11,5-$ st
bk tnt $\&$ Cohen, a corpn, to Lawrence Holding Co,
a corpn [c Golde \& Cohen] 223 Wooster:
 116 TH st, 7 \& $9 \mathbf{W}(6: 1600-31 \& 2)$ 88.6 w 5 av, $54.6 \mathrm{x} 100.11,{ }^{2-5-s t y}$ bk tnts \&
strs; Alex H Pincus to Jos L Graf, 28 W

117TH st, 157-9 E (6:1645-25-25 $1 / 2$ ), ns,
 W (4:1094-46), ss, abt 325 w 11 av, - $\mathrm{x}-$,
 -x-, 4-sty bk tnt \& strs: A\$13,000-16,500; Robt A Fanning heir same, 517 W 171; $1 / 2 \mathrm{~m}$
pt; AT; B\&S \& CaG; Oct17; Oct18'13. nom $\mathbf{1 1 7 T H}$ st, $\mathbf{4 0 9}$ E ( $6: 1711-6$, ns, 127.4 e 1 Purificato to Alfonso Sisca, 53 'S E 119, \&
Mary L Palladino, 337 E 114; mtg $\$ 7,250$; Mary L Palladino, $337 \mathrm{E} 114 ; \mathrm{mtg} ~ \$ 7,250$;
Oet $20 ;$ Oct $22^{\prime} 13 ;$ A $\$ 4,500-7,500$ O C \& 100 118TH st, $\mathbf{2 6} \mathbf{~ W}$
v, $25 \times 100.11,5-$ sty
bk tnt, Fredk
C Hunav, ref, to Samson Lachman, 313 W 106 . Oct15; Oct $20^{\prime} 13 ;$ A $\$ 14,000-26,000$. 26,500
 Weinhausen to Bertha Weinhausen, his wife, $134 \mathrm{~W} 113 . \mathrm{mtg} \$ 23,000 ;$ Oct15: Oct
$20^{\prime} 13 ;$ A $\$ 14,000-26,000$. $118 T \mathrm{st}$, 73 w Lenox hanna R Ernst to Jos Corbett, 906 Cauld $\$ 11,500-20,500$.
118TH st, 306 W ( $7 \cdot 1944-38$ ) ss, 125 8 av. $25 \times 100.11,{ }^{5}$-sty bk tht \& strs; Jen-
nie Neuberger to T Smith Realty \& Constn Co, Inc, a corpn, 151 W 125 ; AL;
Aug 29 Oct Oct $18^{\prime} 13$; A $\$ 14,000-28,000$.
$118 T H$ st, $312 \mathbf{w}(7: 1944-41)$, ss, 200 w 8 av, $20 \times 100.11,1$ \& 2 -sty bk stable; Julius
J Lyons, ref., to Philipp Oh1, 351 W 120 ; 500 . $\mathbf{9 , 1 0 0}$
 Wintuer, ref, to Mich1 Piel, at Jackman, Me [care Piel Bros, 105 Nassau]. FORE-
CLOS July $30 ;$ Oct $21 ; 13 ;$ A $\$ 12,000-32,500$.

121ST st, 75 E (6:1747-54), ns, 40 w Hoyne to Olive A Hoyne, 1137 Lincoln $\mathbf{M}$ Bkivn, party 1st pt reserves life estate: A
${ }^{122 D}$ st, 403 E $\quad$ ( $\left.6: 1810-41 / 2\right)$ ns, 78 e 1 ww 20 to beg, 4 -sty bk tnt; Morris Lans
 entirety; AL; Oct8; Oct17'13; A $\$ 4,500-8,500$.
 2 av, $18 \times 100.11,3$-sty \& b stn dwg : Ethel
Fennenbock to Jno McKee, 113 Columbia Fennenbock to Jno Mckee,
Heights. Bkiyn; mtg $\$ 8,500$; Oct 22.
Bet
 ence C Daly to Florence Haviland [429 W
$2.2]$, NY; May14'09; Oct20'13; A $\$ 7,800-11,500$.

125TH st, 332 |E ( $6: 1801-35$ ), ss, 375 runs e $25.6 \times s 100 \times w 0.6 \times s 33$
av, to cl
Church rd
xsw $30.2 \times n 150$
old tnt \& strs Frank C Rose to Francis R $\$ 31,000$; Oct21'13; A $\$ 12,000-37,000$. G, 100
125THH st, 551 W ( $7: 1980-5$. ns , 75 e
Bway $25 \times 99.11,5-$ sty bk tnt \& strs: Frank
C Rose to Francis R Peixotto, 41 St Nich-
 127TH st, 251
7 W $(7: 1933-15), ~ n s, ~ 408.4 ~ w$
av. $17.2 \times 99.11 . ~ 3-s t y ~ \& ~ b ~ s t n ~ d w g ; ~ J n o ~ T ~$ av. $17.2 \times 99.1$. 3-sty \& b stn dwg; Jno T
Quinlan. ref. to V Everett Macy, at Ossin-
ing. NY \& Geo Hat May, Islip, LI,
TRSTES Caroline L Macy (decd) for bene-
 128TH st, $19 \mathrm{~W}(6: 1726-27), \mathrm{ns}, 244.6 \mathrm{w}$
av, runs n85xw15.6xn14.11xw5xs 99.11 to st e20.6 to beg, 5 -sty stn tnt: Jas To
Young individ \& COMMITTEF Flijah
Yo Young individ \& COMMITTEE Elijah
Humphreys to Elijah Humphress, a lunatic, of Hartford, Conn $[\mathrm{c}$ H L Brant, 38
Park Row]: CaG \& correction deed; AL; Oct13' 87 ; Oct 22 '13; A A9,300-19,000. 130TH st, 16 E (6:1754-63), Ss, 176.11 w Mad av, $16.8 \times 99.11$, 3-sty \& b stn dwg;
Hyman Sarner to Jno S Murphy, 25 Hat
ilton ter; B\&S: Mtg $\$ 9,000 \&$ AL; Oct15; Oct17'13; A $\$ 6,000-\$ 9,500$
 C Nolan to Stephen Wilcox. 788 Riverside dr; mtg $\$ 6,500 ;$ Apr24; Oct 2113 : A A $\$ 6,000-$
7,500 . ${ }^{7}, 51 \mathbf{1 3 S T}$ st, 26 E ; Stephen Wilcox to © The131sT st, 26 E; Stephen Wilcox to The-
onhilus Manhire, 788 Riverside dr: mtg 87.
 Rosendale to Obark Realty Co a corpn, 1007 E 180 [J A Steinmetz, See ${ }^{\text {E }} 180$, 1009 ${ }_{\$ 7,000-9,000 .}^{1801 .} \mathrm{mtg}$

132 D st E, swe Park av, see Park av,
132D st, 240 w (7:1937-48), ss, $405: 8$ e 8 av, $16.10 \times 99.11,3$-sty \& b stn dwg; Max
Feeney to Herman \& Anna Walthausen 101 W $86 ; \mathrm{mtg} \$ 10,000$ \& AL; Oct9; Oct20
$13 ; \mathrm{A} \$ 6,000-9,000$ O $\& 150$ 133D st, $\mathbf{6 9} \mathbf{~ w ~ ( 6 : 1 7 3 1 - 6 ) , ~ n s , ~} 110$ e Lenox to Josephine Norcum, 140 W $133 ;$ mtg 19,000. O C \& 100 134TH st, ${ }^{\mathbf{7 2} 2}$ W (6:1731-64), ss, 185 e Keller to Harry B Davis at Mt Vernon, $N$
Y $\$ 52$ Bway $]$ mtg $\$ 15,000$; Oct3; Oct18'13;
 av, $25 \times 99.11$, 5 -sty bk tnt; Jos W Schneps
to Carrie M Schneps, 520 W $156 ;$ QC; Oct
21; Oct 23 : 13 ; A $\$ 12,000-21,000$. $\quad$ C \& 100 136TH st, 214 W (7:1941-42), ss, 201.8 w E Cornell et al to Jno H Bodine, 1427 Mad av; B\&S \& CaG; Oct18; Oct 23 '13; A $\$ 6,700-$
 w 7 av, 18.6x99.11, 3-sty \& b stn dwg;
Adolph Stern, ref, to Jos L Rusling, 228 W W
137 ; FORECLOS Sept16; Oct $20^{\prime} 13 ;$ A $\$ 7,400-$ 137; FORECLOS Sept16; Oct $20^{\prime} 13$; A $\$ 7,400-$
15,000 .
 Realty Co to Lillian V Field, 520 W 139
mtg $\$ 23,000$ \& AL; Oct1; Oct18'13; A $\$ 10$, 144TH st $\mathbf{W}(6: 1741-58-63)$, ss, 210 e
Lenox av, $150 \times 99.11$, vacant: Lewis $S$ Marx, ref, to Greenwich Mtg Co, 2110 3 av [c CLOS Sept10; Sept16; Oct23'13; A A A $\$ 20,000-20,000$.
145TH st, $601 \mathbf{W}$, see Bway, 3541 . 11,500 147TH st, $\mathbf{4 2 2} \mathbf{W}(7: 2061-44)$, ss, 276 w St Nicholas av, 19x99.11, 3-sty \& b stn
dwg Margt F Murphy to Louis Schmidt 145 W 42 ; mtg $\$ 15,000$ \& AL; Oct17; Oct 148TH st, $519 \mathbf{W}(7: 2080-21), \mathrm{ns}, 261 \mathrm{w}$ Ams av, 15.6x99.11, 3-sty \& b bk dwg Wife, 500 W 213 [519 W 148]; mtg $\$ 9,000$ 150TH st W, nve Bway, see Bway, nwc
151 ST st W, swe Bway, see Bway, nwe
153D st $\mathbf{W}(7: 2047-5-6)$, ns, 100 w 8 av, Hartley Haigh, 427 Lenox av; mtg $\$ 5,000$; FORECLOS Oct20; Oet21; Oct 22 '13; A $\$ 15$, 177 TH st $\mathbf{W}$, sec Audubon av, see $A u d u$ 180TH st, 804 W , see Pinehurst av, see 190TH st W, nwe Audubon av, see Au-

Amsterdam av, S68-76 (7:1874-36), SWc xe7xn19.7 to cl old Clendening la xel01xn
77.2 to ss 103 d xe118 to beg, 7 -sty bl hotel Clendening; Judson Lawson to Martha A $\mathrm{mtg} \$ 200,000$; May21'10; Oct17'13; A $\$ 125$,Amsterdam av, s6s-76; Ernest R Lawson Audubon av, $\mathbf{2 2 7 - 3 3}$ (8:2132-18), sec 177 th, $99.11 \times 100,6-$ sty bk tnt; Rebecca
Goldberg to Max Hoffman, 916 So blvd; $1 / 2$ Goldberg to Max Hoffman, 916 So blvd; $1 / 2$
$R ~ T ~ \& ~ I ; ~ A L ; ~ O c t 21 ; ~ O c t ~$
$R$ Audubon av $(8: 2161-75)$, nwe 190 th, -x $220.4 \times 97.4 \times 220,2-s t y$ fr dwg; Harry N Ba-
ruch to Harry Kitzinger, 339 Van Courtlandt Park av, Yonkers, NY; AL; Aug15;
Bowery, $10(1: 162-57)$, ws, 80.4 n Doyers,
uns w $34.10^{\circ}$ \& 45 xn 17.1 xe 79.10 to st xs 17 to beg, 2 -sty fr bk ft tht \& str, 1 -sty ext;
Rudolph Wallach Co to Really Redemption Co of NY, a corpn, 68 William; July10;
Oct $21^{\prime} 13 ;$ A $\$ 11,500-13,000$. C . 100 Bradhurst av ( $7: 2046-51$ ), es, 79.10 S
$153 \mathrm{~d}, 39.11 \times 100$, vacant; Akron Building Co to Montrose Realty Co, a corpn [c C H
Burdett]. 135 Bway; Oct 9 ; Oct $22^{\prime} 13$; A $\$ 14,-$
$000-14,000$. Broadway, $3541(7: 2092-26)$, nwe 145 th ref, to Denis J Dwyer, 430 W 147 , \& Wm Wm
Haigh, 412 W 147 mitg $\$ 40000$, Fowt Haigh, 412 147; mtg $\$ 40,000 ;$ FORE-
CLOS; Oct $20 ;$ Oct $21 ;$ Oct $22^{\prime} 13 ;$ A $\$ 180.000-$
180,000 . Broadway, swe 151st, see Bway, nwe

Broadway $(7: 2097-27$ \& pt lts 23 \& 40$)$, $n$
WC 150 th 199.10 to SS 151 st $\times 150$, vacant: Realty Company of America to EightySixth St \& West End Ave Co, a corpn, 103
Park av; mtg $\$ 250,000$; Oct1; Oct17, $13:$ A
Lexington av, 1803-9 (6:1640-21), nec Block to Ralph Cohn. 621 E 135 \& strs; Jnc Block to Ralph Cohn, 621 E 135; B\&S: mtg
$\$ 56,000 ;$ Sept24; Oct $23^{\prime} 13 ;$ A $\$ 33,000-60,000$. Madison av, 1046 (5:1491-57), SWC 80th (No 28), $69.2 \times 25,5$-sty bk tnt \& str; Chas 21 E 75 [c Chas A Stein]; mtg $\$ 60,000$; Mar Madison av, 1833, see Madison av, 1835. Madison av, 1835 (6:1746-51), es, 40 S also MADISON AV 1833 ( $6: 1745-52$ ) S 120 th, $20.11 \times 75,5-$ sty bk tnt: A $\$ 12.500-$ 18,500; Jno H Rogan, ref, to Arthur M Bullowa. 1 E 94: Ernest E M Bullowa, 2 W
55 ; Ferdinand E M Bullowa, 127 E 72 , in-
divid \& said Ferd E M Bullowa \& Alice
Bullowa, 22 W 85, as EXRS \& TRSTES
Alfd L M Bullowa, decd; FORECLOS Bullowa, $1 /$ Bullowa, decd; FORECLOS; Oct
Alfd L M TRSTES
15 ; Oct17; Oct $22^{\prime} 13$. Manhatan av, 25 (7:1837-13), ws,
101,000
15t, $27 \times 99.11,5-$ sty bk tnt; Robt J Du gan to Andw P Roos Jr, at sec Roanoke \&
Central av, Far Rockaway, $B$ of $Q$; AL; Oct21; Oct 23 '13; A $\$ 19,400-30,000$. nom
Manhattan av ( $7: 1841-20$ ), nee 105 th (No
$45), 17.3 x 70$, 3 -sty \& b bk dwg; Isabelle M
Jones to Chas W Jones 45), $17.3 \times 70,3-$ sty \& b bk dwg; Isabelle M
Jones to Chas W Jones, 301 W $109 ;$ AT;
mtg $\$ 12,000 ;$ Oct3; Oct1713; A $\$ 13,000-17$, mtg $\$ 12,000$; Octs; Oct17'13; A $\$ 13,000-17$,Park av, sec 103d, see $103 \mathrm{~d}, 102-4 \mathrm{E}$. Park av, 1976-8 (6:1757-39-40), swe 133d,
$0 \times 75$, $2-4-$ sty bk tnts \& strs haus to Geo Bockhaus Co, a corpn, 1837 park av; mtg $\$ 19,750 ;$ Oct $21 ;$ Oct22'13; A
nom
14,000-19,000. Pinehurst av ( $8: 2177-154$ ), see 180th (No Co to Pincus Goldberg, Richfield, NJ; B\& Pleasant av, 413 ( $6: 1809-28)$ C \& 100 $122 \mathrm{~d}, 16.8 \times 100,3-$ sty \& b stn dws; Eliz Inselmann to Peter Costa, 373 E $149 ;$ mtg
$\$ 7,000 ;$ Oct $20 ;$ Oct $2113 ;$ A $\$ 5,000-7,500$. Pleasant av, 413; Peter Costa C \& 100 Pleasant av, 413; Peter Costa to Katie
osta, his wife, 373 E 149 ; mtg $\$ 7,700$ Oct Riverside dr, nee 9sth, see O C \& 100

Riverside dr, 260 ( $7: 1888-1$ ), es, 106.10 s $99 \mathrm{th}, 106.5$ to ns 98 th (Nos $319-21$ ), x 96.11 x $100.11 x 130.11,10-s t y ~ b k ~ t n t ; ~ B a r k i n ~ C o n-~$
stn Co to Chesterfield Realty Corpn, 5275 av: mtg $\$ 510,000$ \& AL; Oct15; Oct17' 13 ; A $\underset{50 \times 150 \text {, vacant: }}{\text { Sherman av }}$ ( $8: 2226-35$ ), ws, 250 S 207 th, Jacobs, to Walter S Logan, at Washington, Conn [55 Liberty]; QC; Dec27'11; Oct21 Sherman av $(8: 2226)$; Eliza K Logan to
same; Dec27'11; Oct21'13. $\begin{aligned} & \text { same; Dec27'11; Oct21'13. } \text { nom } \\ & \mathbf{A v} \mathbf{A , 1 7 3 5}(5: 1570-23) \text {, ws, } 50.4 \mathrm{n} 90 \mathrm{th},\end{aligned}$ runs H Selleck to Jennie V \& Kate C Woodhull of Monroe, NY; QC; Aug13; Oct21'13; A

$\$ 9,500-11,000$. Av A, 1735; Jennie V \& Kate C Wood1ST av 222 (2.441-3) nom | 1ST av, 222 | $(2: 441-3)$, es, 51.9 n 13th, |
| :---: | :---: |
| $25.9 \times 66$, 5 -sty bk tnt \& strs |  |
| Julius |  | stein to Saml Dworetzky, 489 12th, Bklyn; $\mathrm{mtg} \$ 26,50$

$000-23,000$.

1ST av, 579, see $117 \mathrm{th}, 157-9 \mathrm{E}$.
1ST av, 1622, see Lewis, 82-4.
2D av, $\mathbf{5 3 1}(3: 910-31)$ ws, 88.5 s 30 th, 17.6 x
100 4-sty stn tnt; Mary, wife Jos F Finley 100, 4-sty stn tnt; Mary, wife Jos F Finley,
to Jos F Finley \& Mary, his wife, 5312 av, tenants by entirety mis mis $\$ 11,000 ;$ Oct
$15 ;$ Oct $23^{\prime} 13 ;$ A $\$ 12,000-16,000$. 2D av, 2306
$27 \times 80,5-$ sty bk tnt \& strs Henry A Fried$27 \times 80,5-$ sty bk tnt \& strs; Henry A Fried-
man, ref, to Carl Stein, 2211 Bway; AL; FORECLOS Sept18; Oct14; Oct20'13; A\$9,3D av, $\mathbf{~ S 8 1 - 3}(5: 1327-3 ~ \& 31 / 2), ~ e s, ~$
$53 \mathrm{~d}, 32.10 \mathrm{n} 100$
$2-5-$ sty bk tnts \& strs; Beulah Schnitzer to Frances Bayers, 1004 Simpson; AL; Oct $20^{\prime} 13$; A $\$ 24,000-34,000$.

6TH av, 21 (2:589-33), ws, abt 230 s 4 th $17.6 \times 100$, 4 -sty bk tnt \& strs, Rudolph WalCo of N Y Y corpn, to Realty Redemption O C \& 100
 Bailey to Equitable Life Assur Soc of U S
a corpn, 65 Bway; B\&S: Sept19; Oct $23^{\prime} 13$ STH av nom STH av, 2377 (7:1954-34), ws, 50 s 128 th,
$25 \times 84,5-s t y$ bk tnt \& strs; Adolph Wolff to Sarah Wartell, 2111 Ams av [2115 Ams 9TH av, s6:-7 (4:1066-30-31), ws, 25 I Martin \& ano to Union Land Holding Saml a corpn, 170 . Bway. [c Gus Obendorfer, 316

11TH av, 736 64), $19.3 \times 64,4$-sty bk tht \& str; Fredk W Maas et al to Jas S Segrave, 713 Eagle av;
mtg $\$ 14,000$ \& AL; Oct $20 ;$ Oct $2113 ;$ A $\$ 9,-$

MISCELLANEOUS CONVEYANCES.
Borough of Manhattan.
98TH st, 319-21 W, see Riverside dr, 260 108 TH st, 51 E, see Ams av, 1042-4.
$\mathbf{1 1 T H}$ st, $501 \mathbf{W}$, see Ams av, 1042-4.
Av A, $\mathbf{1 7 3 5}(5: 1570-23)$; testimony of Jos Kornhauser et al in hearing before Edw Kelly, ref, in matter of application of tion of testimony involving title to real estate [Monro
$\$ 9,500-11,000$.

Amsterdam av, 1042-4 11th, (No 501); also AMSTERDAM AV,
$1050-4$, ws, 40.6 s 112th, -x- ratification \& confirmation of asn rents made by frankfort Realty Co, recorded July $\$ 4,500$, mtg for $\$ 7,500$ on 108 TH ST,
 68 E 96 , \& Chas Berlin, 522 W 157; Oct1;
 agmt that above is boundary
parties $1 \mathrm{st} \&$
Bennett individ \& TRSTE decd, for benefit Jeanette Jell, owners of land $n$ of above with Jno O Baker, Hy B land s of above [eare Gurdon S Buck, 149
Bway]; July9'10; Oct18'13. Lexington av, 595 ( $5: 1307$ ); agmt that should default be made in payment of
notes the sum of $\$ 1,500$ shall become due immediately; Harry Jaffe with Helen Broido, 1522 Charlotte et al; Oct17; Oct
$23^{\prime} 13$.
nom
Park av, 87-9
39th, - (3:S95-4 \& 5), es, abt 60
$4-$ sty \& b stn dwgs, appraised at $\$ 148,000$; also LAND at Hast ings-on-Hudson: certf as to payment of transfer tax; Edwin
Comptroller of State N Y Y , to Geo C C Deputy EXR Anna M Fraser [20 Exchange pl]: Riverside dr, nee 9sth, see Riverside dr 260.

Riverside dr, 260 ( $7: 1888-1$ ), es, 106.10 s
9 th, runs e130.11xs 100.11 to ns 98 th 99th, runs el30.11xs100.11 to ns 98 th (Nos 10 -sty bk tnt; re judgmt; Minnie Rothenberg to Chesterfield Realty Corpn, $527{ }^{5}$
av; QC; Oct15; Oet17'13: A $\$ 195,000-575,000$.

Old Piers 27 \& 28 E $\mathbf{R}$ (miscl) \& adjacent bulkheads on South st, etc; order o vent av: Jas J Coogan, Jr, at Plaza Hotel, estimate in matter to acquire title to any part not
Appointment of trustee (miscl); Herman Post appoint Wm Whitlock as TRSTE Post appoint W m Whitl
same; May 15 '12; Oct18'13.
Asn (miscl) of all $R$ T \& I in estate rence E Holloway to Mary C French, 639
St Paul av, Los Angeles, Cal; Oet17'13.

General release (miscl); Jeremiah J J Falvey et al to Board of Trustees of the of The National Assoc of Letter Carriers of The $\mathrm{U}, \mathrm{S}$ of A at Nashville, Tenn; June
12 ; Oct 17 nom Power of atty (miscl) ; Kath P Loewi to
Arthur W Popper, $48 \mathrm{E} 66 ;$ Sept $22 ;$ Oct18 13 Art
Power of atty (miscl); Albt L F Maas Power of atty (PA); Jas F Halpin to
Wm Halpin; Aug 27 ; Oct $22^{\prime} 13$. WILLS.

## Borough of Manhattan.













 Ws, 24.8 n $2600-78,000 ;$ also 3 D AV, 533 (3:916-5),
es, 98.9 s 36 th, $6-$ sty bk tnt \& strs; A $22,-$
$500-46,000 ;$ also 6TH AV, $22(2: 543-34)$, es, $500-46,000 ;$ also 6 TH AV, 22 ( $2: 543-34$ ), es $\&$ str; A $\$ 18,000-24,000 ;$ Henry Gucker Est,
Henry J Gucker, EXR, 48 W $120 ;$ attys:
Pirsson \& Beall, 5 Nassau. Will filed Oct $18^{\prime} 13$.
Vesey st, $74-8 \quad(1: 84-50)$, ns, 41.2 w
 strs; Pietro Roncoroni Est, Geromina N
Roncoroni, EXTRX. 76 Vesey atty, Robt
K Prentice. 52 Bway; A $\$ 41,000-43,500$ K Prentice. 52
Will filed Oct18'13.

5TH st, 410 E, see Jones,
9TH st, 313 E, see Jones, 7
13TH st, 237 W, see Jones,
21ST st, 222-6 E, see Jones,
22 D st, 226 E, see Jones, 7
25TH st, 204-6 E. see Jones
$26 T H$ st, 219 E, see Jone
$52 D$ st, 110 E , see Jones,
65TH st, 210-6 E, see Jones,
85TH st, 535 E, see 85 th, 538 F
 Av B, $25 \times 102$ 2, 5 -sty bk tht; A\$8,000-16,-
500 also 85 TH ST, $535 \mathrm{E}(5.1582-19)$, ns,
173 w Av B. $25 \times 102.2,5-$ sty bk tnt; A $\$ 8,-$ 173 w Av B, $25 \times 102.2$, 5 -sty bk tnt; A $\$ 8,-$
$000-17,500 ;$ Katharine Sottong Est, also
known as Cath Sottong Henrietta known as Cath Sottong, Henrietta Leis,
AXTRX, 535 E 85 attys, Amend \& Amend,
119 Nassau. Will filed Oct $22^{\prime} 13$. 119 Nassau. Wili filed Oct22'13.

\& Bauerdorf, 111 Bway; A $\$ 10,000-16,000$.
Will filed Oct $13^{\prime} 13$. Corrects error in issue Will filed Oct13'13. Corrects ernor in issue
of Oct $18^{\prime} 13$ when name read Kirwin. 119TH st, 218 \& 220 E (6:1783-37-38), SS, 250 e 3 av, $40 \times 100.11,1-4$-sty bk tht \& $1-3-$
sty bk dwg. A $\$ 16,000-20,000$ also PARK
AV, $1565(6: 1640-4)$, es, 75.7 n 112 th. 25.3 x AV, 1565 ( $6: 1640-4)$, es, 75.7 n 112 th, 25.3 x
$80, ~ 2-$ sty bk stable; A $88,000-8.500$; Sarah Orr Est, John Orr, EXR, 220 E 119 ; atty,
John F Cowan, 150 Nassau. Will filed Oct
$18^{\prime} 13$.

120TH st, 48 w , see Jones, 7
Park av, 1565, see 119 th st, $218-20 \mathrm{E}$
3D av, 276, see Jones, 7 .
3D av, 360-362, see Jones, 7
$3 D$ av, 533, see Jones, 7.
6TH av, 22, see Jones, 7
STH av, 572-4 (3:788-2), es. 13.2 n 38 th, 26.4x64, 3 -sty bk tnt \& str; Herman Gottlieb Est. Sophia Gottlieb, EXTRX, 138 W
$129:$ atty. Wm A Gans, 2 Rector; A $\$ 38,000-$ 129: atty. Wm A Gans,
45,000 . Will filed Oct ${ }^{2} 13$.

## CONVEYANCES.

## Borough of the Bronx.

## Adams st, swe Van Nest av, see Van

Brandt pl, sec University av, see Uni-
Bristow st, 1319 (11:2972), ws, 328.4 s Jennings, $16.8 \times 100,2-s t y$ fr dwg, Clifton
A Norman to Dora C Norman, 1319 BrisA Norman to Dora C Norman, 1319 Bris-
tow; mtg $\$ 2,500$; Oct1; Oct20'13.
Bristow st, 1332 (11:2972), es, 125 n Stebbins av, $25 \times 79.9$ to nws Stebbins av n 28.3 x 66.5, 2-sty fr dwg; Isaac Diamond to Bettie
$22^{\prime} 13$

Charlotte st $(11: 2966)$, es, 110.7 n \& 100 bury pl, $75 \times 100$, vacant; Charlotte Constn | Co to Tiber Bldg Corpn, 394 E 150; AL. |
| :--- |
| Sept23; Oct 23 '13. |
| O C |

Commerce st (*), nws, at es Newman
uns $n-x n e ~ a b t ~$
$140 \times 50 \times s 150$ to st xw60 to beg: Wm M Husson to Edw Hehre, 357 E 184, \& Geo Auer, 812 Forrest av, firm E 184, \& Geo Auer, 812 Forrest av, firm
Hehre \& Auer, at Clasons Point; Sept 4 Oct
$20^{\prime} 13$.

Dorothea pl, nec Marion av, see Marion
Fox st, $\mathbf{g}^{77}(10: 2714)$, ws, $365 \mathrm{n} 163 \mathrm{~d}, 40$ Real Estate Co to Jno Whalen, 2451 We Wt-
Fulton st (*), ws, 150 n Elizabeth, 50 x 100: Rose J Cowen to Lillian C Barkley,
4373 Richardson av; May8; Oct23,13. nom Madison st, nwe Van Nest av, see Van Madison st, swe Van Nest av, see Van est av, nwe Madison.
Manida st, $872(10: 2740)$, es, 48.2 s Gar-
Mon av, $42 \times 100,5-$ sty bk tnt; Fredk $W$. rison av, $42 x 100$. 5 -sty bk tnt; Fredk W
Ernst to Lulu M Ernst, both at $874 \mathrm{Man}-$ Matildn st (*), nws, 100 ne Westchester to Nicholas Volckmann. 4641 Richardson Matildn st (*), ses, 300 sw Westchester av. $50 \times 100$ : Louisa A Garfield to Philip S
Bolton. 4540 Garden pl, Wakefield; Mav Mianna st, swe Hunt av, see Hunt av,

Newman st, es, at ns Con
ommerce, ns, at es Newman.
Oak ter, sec Crimmins av, see Crimmins
Rowland st, nec Westehester av, see
Seabury (11:2966 wand
Seabury ol (11:2966 \& 2977), es, 50 s
172d. $45 \times 100,5-51:$ bk tnt: also SEABURY 5-sty bk tnt: Ansel Constn Co. Co Inc, to
Touis Friedman, 104 W . 118 . \& Frank Herskowitz, 19807 av; $\mathrm{mtg} \$ 68.000$ : Oct 22
'13.
O C 100 Seabury nl, es, 95 s 172d, see Seabury pl, Simpson st, $1160 \quad(10: 2728)$ es, 99.11 s
lome, $25 \times 100,4-$ sty bk tnt; Diedrich Kor-
 Swinton st. es, $\mathbf{1 7 8 . 1} \mathbf{n}$ Eastern blvd, see Eastern blvd, ns, 175 W Swinton. hlvd \& Creston av, being land in st in
front of lots $121 \& 122$, man Metropolitan
Real Estate Co. 50x15: Geo Williams tin Anna Williams, North White Plains, NY: $\mathbf{1 3 3 D}^{\text {st }} \mathbf{E} \quad(9: 2278), \mathrm{ns}, 265$ e Willis av, Rendheim Constn Co, 128 Bway: mtg $\$ 9$.-
127TH st. 752 E ( $10: 2565$ ), ss. 330.5 e So hlvd. $12.6 x 100$. 2 -stv fr dwg: Blackwood $30:$ Oct23'13. 137TH st. 754 E ( $10: 2565$ ) ss. 342.11 e So hlvd, $12.6 \times 100$. 2-sty fr dws: Black-
wood Realty Co to Julia E C Hartcorn, 255
Jeforson av. Bklyn. Septo 140TH st $\mathbf{E}(9: 2314)$. old ss, 150 w Alé
 140th: Julius A Stursberg individ et al. $\begin{array}{lll}\text { Torrell \& Janet Von Zwierkowski, } & 258 \\ \text { Riverside dr: Sept16: Oct17'13. } & \mathbf{4 0 0}\end{array}$
149 TH st. $44 \mathrm{~S} \mathbf{E}(9: 2293)$ ss, 140.8 w Prook av, $25.1 \times 101.6 \times 25 \times 95$. 4-sty bk tnt \&
1 -sty fr rear dwf: Cath F Mullen et al. ners \&c Marv Mullen to Edw \& Jno
O'Brien. 448 E 149: AT; mtg $\$ 3.500$ : Oct 20 :
Oct $22^{\prime} 13$.

149 TH st, 448 E ; Edw \& Jno O'Brien to磁 Bklyn; Mary 423 58, 516 Bklyn, Bklyn, \& Edw J Mullen, Oct20; Oct22'13.
$\mathbf{1 5 6 T H}$ st, $\boldsymbol{7 9 3} \mathbf{E}(10: 2676)$, ns, C 156.3 w
 Union av, $18.9 \times 64 \times 18.8 \times 71.8,3-$ sty fr tht; 159TH st, 450-8 E, see Elton av, 818.
159TH st, 450-8 E, see Elton av, 818 .
165TH st, $\mathbf{8 7 9} \mathbf{E}(10: 2691)$, ns, 75 e Steb
$\mathbf{1 6 5 T H}$ st, 879 E $(10: 2691), \mathrm{ns}, 75$ e Steb-
bins av, $25 \times 113.4,2-$ sty fr dwg; Herbert H Herrman Co to Florence Steinman, 1050
Hoe av: Oct9: Oct $20^{\prime} 13$. $\quad$ O C \& 100 170TH st E, nwe Fulton av, see Fulton 180TH st, $\mathbf{7 3 0 - 4} \mathbf{E}(11: 3094)$, sec Clinton av (No 2080$), 80.6 \times 107,2-5-s t y$ bk tnts \& ing Co, a corpn, 149 Bway; B\&S; Oct20; 1S0TH st, $\boldsymbol{7 3 4}$ E (11:3094), ss, 40 e Clinton av, $40.6 \times 107,5$-sty bk tnt \& strs; Ham-
ilton Holding Co to Chas E Cornell, 504 W 143. \& Marie C Knapp, at Worcester Mass; B\&S; mtg $\$ 38,500$; Oct 22 '13. nor 180TH st E, nes, at ses Lafontaine av, 188TH st, 518 E (11:3057) hes 180th. av (No 2423 ), $32 \times 89.4,5$-sty bk tnt \& strs; Amelia Neumeyer to Van Hoesen Estates,
O C \& 100
2599 TH st E (*), ss, 130 w Paulding av, $25 \times 114$, Wakefield; Marie E Burke to
236TH st E (*), ns, 100 w (ayard 25 x 100: Geo Schoeck to Louise P Tileger, 272 E 155; mtg $\$ 500$; Oct14; Oct23'13. O \& 100
 Bronx blvd (Marian), $50 x 100$; Sidney J av, B of $Q$; AL; FORECLOS Sept2; Oct20
Andrews av, 2214 ( $11: 3217$ ), es, 337.8 s to Martin E Burke, 2214 Andrews av: AL: Sept19; Oct23'13.
Balcom av, es, 50 n Gifford av, see East-
Barnes av (*), ws, 134.7 s Lydig av, runs Sw along av $159.6 \times n w 130.9 \times n e 29.9$ to beg; Sarsfield Doyle et al as TRSTES in liquida-
tion of the Fidelity Development Co to Morris Park Estates, a corpn, 25 Broad:
AL; Sept 25 ; Oct21'13.
Barnes av (*), es, 100 n Lydig av, 25x 100; Morris Park Estates to Eliz F Stab see Bathgate av, ws, 128 s Kingsbridge rd , Bathgate av, 2327 (11:3053), ws, 153 s
av, $25 \times 100$, except pt for av, 1-sty fr dwg, $25 \times 100$, except pt for av, 1 -sty fr $\mathrm{E} 116 ; \mathrm{mtg} \$ 5,000 ;$ Aug $30 ;$ Oct 21 '13. nom Bathgate av, 2423, see 188 th, 518 E .
Bathgate av $(11: 3053)$, ws, 128 s Kingsbridge rd, old line, now 3 av, $25 \times 190$ to vacant; Jno M Cory EXR Jno J Hughes to Mary A Hughes widow \& Gertrude Hughes $\&$ Mary Cory, daughters of Jno J Hughes, Hughes, a son of Jno J Hughes, decd, all Beech av ( ${ }^{*}$ ), ns, 137.2 w Corsa av, 50 x 100 : Adeline B Garrigues to Chas J Byrnes,
742 E 224 ; Oct2; Oct20'13. Belmont av, 2137 ( $11: 3082$ ), ws, 62 n $181 \mathrm{st}, 16.7 \times 79.2 \times 16.7 \times 78.9,2-$ sty bk dwg: Filomena Tesora to Vincenza Ciletti, 24 N
$4, \mathrm{Mt}$ Vernon, NY; QC \& confirmation deed; Belmont av, 2137; Vincenza Ciletti to Maria A Germano, 2135 Belmont av; mtg $\$ 4,678.47$ on this \& other prop; Oct23'13.
Blackrock av (8th st), (*), ns, 405 w son av. except part for Tremont av; Na83; B\&S \& CaG; AL; Aug29; Oct21'13. 100
Blackrock av \& Watson av, same prop; Kath Taylor to Henry Becker, 1329 av;
$\mathrm{mtg} ~$
4,000 \& AL; Sept16; Oct 21 '13. Bogart av (*), ws, 125 n Bradv av, 25 x 100: Morris Park Estates to Reinhard 13 . Boston rd, $1061 \quad(10: 2607)$, ws, 317.11 s sel Oshinsley. sel Oshinsky to Felicien Colot, Walling-
ford, Conn: mtg $\$ 32,000$; Oct20; Oct23'13.
nom
 W7.11x- to N Y \& H R R R x $25 \times 104.5$, vacant: F Jaissle ${ }^{2}$, Flushing. B of $Q$. \& Gottlob F: Oct10; Oct17'13. B, NY; FORECLOS Sept Cauldwell gv, 691 ( $10: 2624$ ), ws, 358.4 s 156 th, $16.8 \times 115,2$-sty \& b bk dwg; L Frooks Engine Co to Lionel Isaacs, 232
Summit av, Hoboken, NJ; AL; Sept20; Oct Summit av, Hoboken, NJ; AL; Sept 20 ; nom
$23^{\prime} 13$.
 excent part for Tremont av: Chas A Laumtg $\$ 1,000$; Oct21; Oct22'13. Clinton av, 2076 (11:3094), es, 107 s 180 th, $41 \times 120.9 \times 46 \times 120.9$, 5 -sty bk tnt; Hadassa Buchhalter to David Pasinsky, 109 Clinton av, 2080, see 180 th st, $730-4 \mathrm{E}$.

 Crimmins av $(10: 2555)$, sec Oak ter (No Francis B Chedsey at Yorktown, NY; mtg Eastern blvd (*), ns, 175 W Swinton, runs w44.3 to Scribner av xw $27.8 \times n 100 x$ e8. 2 AV (*), ns, 346.2 e Balcom av, $50 \times 100$; also BALCOM AV (*), es, 50 n Gifford av, 50 x
$109.6 \times 50 \times 107.8$; also SWINTON AV
$\left({ }^{( }\right)$, es, 178.1 n Eastern blvd, $54.6 \times 88.11 \times 54.6 \times 92.5$; Jno R Peterson to Josiah A Briggs, 2305
Andrews av; Oct $20 ;$ Oct 2313 . O C 100 Edenwald av (*), ss, 50 w Wilder av, 25
100 ; Bengt Nelson to Adolph Johanesmyer, 4076 Seton av; mtg $\$ 750$; Sept18; Oct Elton av, 816, see Elton av, 818 .
Elton av, s18 (9:2380), sec 159 th (Nos AV, $816(9: 2380)$, es, 48 s 159 th, $25 \times 100$, 5 3 -sty fr tnts, strs on cor \& 2 -sty fr dwg;
Fredk Lese to Emily Milman, 329 Warburton av, Yionkers, NY; AL; Oct22'13.
Fordham rd, 613-5 E (12:3273), ns, 89.1 w Port Jervis Land Impt Co to Edw A Kahn,
$272 \mathrm{~W} 119 ; 1 / 4 \mathrm{pt} ; \mathrm{mtg} \$ 30,000$ \& AL; Sept 11; Oct18'13.
Forest av, 890 (10:2658), es, 209.6 n 161st, $24 x 100,3-s t y$ fr tnt; Mark Goldberg, ref to Sarah A Thurber at Port
Washington, LI; FORECLOS Sept25; Oct
Oct
Oet Forest av, 1109 ( $10: 2651$ ), ws, 162.8 n to Philip Wattenberg, $120 \mathrm{~s}^{\prime}$ Franklin av; mtg $\$ 7,500$; Oct18; Oct20'13. 100
Fowler av (*), es, 200 n Rhinelander av,
$5 \times 100 ;$
Louis
C 25x100; Louis C Webb to Oliver J Hall,
1501 St Lawrence av; AT; B\&S; AL; Oct Fulton av $(11: 2926)$, nwe 170 th, $189 \times 280$ x187.7x280, $1,2,3 \& 4$-sty bk \& fr bldgs of plant of Zeltner Brewing Co; Moses J
Stroock, ref, to Chas Frazier, 10 S Oxford, Bklyn; Henry Dazian, 142 W 44, \& Howice Grau; FORECLOS Mav8; Oct16; Oct17
Green av
av,
$50 \times 101.8 ;$${ }^{*}$ Omer Mws, 25 nw St Raymond gand, 1631 Zerega av; AL; Oct15; Oct22'13.
 Francis O'Toole, 770 Lex av; mtg $\$ 4,300$ \& AL; Sept18; Oct22'13.
$\underset{\text { Hunt av (*), swe Mianna, runs s118.1xw }}{ }$ ${ }^{2.2 x n 100 x e 65}$ to beg; Jno J Geary to Mary Park, B of Q; $1 / 2 \mathrm{pt}$; AL; Aug10'10; Oct23
Lafontaine av (11:3069), ses, at nes of an unnamed st, sometimes called Talmadge (now 180th), $65 \times 100,2$-sty bk strs \& $2-2-1$
sty fr dwgs; Obark Realty Co to Frieda


MeGraw av (*), ns, 50 e Saxe av, $25 \times 100$;
has A Laumeister to Concrete Realty $\&$ Holding Corpn, 420 E 161; mtg $\$ 1,000$; Oct 17; Oct22'13. nom Realty \& Holding Corpn to J Homer Hil-
dreth, $362 \mathrm{E} ~ 136 ; \mathrm{mtg} \$ 1,000$; Oct 21 ; Oct22
'13 Marion av (12:3275), nec Dorothea pl,
$50 \times 98,2-$ sty bk dwo age; Cornelius B Fish to Chas I Marvin, at Lawrence Park W, Yonkers, NY; mtg

Morris av, $1041(9: 2448), \quad$ ws, 50.10 n 165 th, $25 \times 102.6 \times 25 \times 102.8$, 2 -sty \& b bk dwg;
Chas Haas to Bertha Haas, 1041 Morris , mtg \$8,750; Oct18; Oct21'13. nom
Nelson av, 1665 (11:2876),
Bs, ${ }^{\text {ws }}$, 112.6 S
Brandt pl, $37.6 \times 100$, 4 -sty bk tnt; Morell Brandt pl, 37.6x100, 4-sty bk tnt; More
Realty Co to Florence I Squires, 128
$130 ;$ mtg $\$ 23,000$ \& AL; Apr21; Oct $21^{\prime} 13$.

Nelson av, 1669 (11:2876), ws, 75 s Brandt pl, $37.6 \times 100$, 4-sty bk tnt; Morell Realty Co to Amma M Morell, 1019 Woody-

Pelham rd (*), es, 175 s Emily, $25 \times 100$, Throggs Neck; Otto L Falk to Luca N Cri-
senza or Cresenza, 1666 Pelham rd; QC \& correction deed; Oct16; Oct18'13. nom
Prospect av ( $11: 3114$ ), es, $70 \mathrm{~s} 187 \mathrm{th}, 50 \mathrm{x}$
vacant: Jos Corbett to Johanna
R Ernst, 503 E 165; Oct22; Oct23'13. nom
Rhinelander av (*), ns, 141.7 e EastNeils J Skou, - High st, East Williston: 1; AT; Mar1; Oct21'13. nom
Road leading from Westchester to Ft Welsh, runs ne173xse80.9xsw150 to rd xnw 70 to beg; Fred Judge to Frank
Powell av; mtg $\$ 5,000$; Oct 21 '13.
Scribner av, ns, $\mathbf{3 4 6 . 2}$ e Balcom ave see Eastern blvd, ns, 175 w Swinton,
Southern blvd, 1318 ( $11: 2980$ ), es, $366.8 \mathrm{~s} ~$ Sonsin Co, Ine, to Anthony Imaratta, 585 Morris av, mtg $\$ 5,000$; Oct16; Oct O C \& 13.100

[^2]Topping av, 1762, see Topping av, 1764. Topping av, 1764 (11:2799), es, 255 S
75th, $20 \times 95,2$-sty bk dwg; also TOPPING AV, 1762 (11:2799), es, 275 s ${ }^{2} 175 \mathrm{th}, 20 \times 95$, -sty bk dwg; Francis $S$ McAvoy, ref, to CLOS Oct7; Oct21'13. ${ }^{368}$ Mott av; FORE $\underset{6,000}{\text { Cessie }}$
 rear bldg; Chas E Moore, ref, to John
Gribben at Hastings-on-the-Hudson, NY mtg $\$ 350$ \& AL; FORECLOS transfer tax
 Realty Co to Maud Morell, 1652 University av (Aqueduct); mtg $\$ 48,000 \&$ AL; Feb10; University av, 1652 (Aqueduct) (11: 2876 ) es, S5 S Brandt pl, $40 x 100$, 5 -sty bk
tnt; Morell Realty Co to Maud Morell, 1652 University av (Aqueduct); mtg $\$ 33,500 \&$
University av, 1656 (Aqueduct) (11:tnt; Morell Realty Co to Maud Morell, 1652 University av (Aqueduct); mtg $\$ 33,500$ \&
Van Nest av, swe Madison, see Van Nest
Van Nest av (*), swc Adams, 26.7×106.4, except pt for Van Nest av; Patk J Rafter C \& 100 Van Nest av (*),
also VAN NEST xloo, except part for Van Nest av; Chas mtg $\$ 2,900$; Oct11; Oct18'13.
Valentine av (12:3302), es, 130.9 n 198th, $25 \times 99.3 \times 25 \times 99.4$, vacant; Geo R Wilson e al heirs Thos Wilson to Thos F Wilson,
2543 Decatur av; Oct17; Oct $20^{\prime} 13$. 100 Vincent av (*), ws, 150 s Fairmount ay Gaudio, 1812 Gleason av; B\&S; AL; Oct10; Oet $18^{\prime} 13$.
Vincent av (*), es, 150 s Baisley av, 61
100 J Jacob H Amsler to Jno Sellitto, 1815 West Farms rd; mtg $\$ 602$; Oct11; Oct20'13.
Vyse av, 1173 on map $1175(10: 2752)$, ws, Brand to Eliz Inselmann, 1134 Union av; Wales av ( $10: 2574$ ), Ws, 75.6 n $142 \mathrm{~d}, 25.2 \mathrm{x}$勆 monwealth Realty Co, a corpn, at New
Haven, Conn; Oct $22^{\prime} 13$.
O $\& 100$
Washington av, 2335 ( $11: 3039$ ), ws, 85.4 n 184th, $15 \times 87.6 \times 15 \times 86.1$, 2 -sty fr ${ }^{\text {n }}$ Wg; burton av, Yonkers, NY; AL; Oct8; Oct22
Washington av ( $11: 3034$ ), nwe Morris, a strin truns w30.4xs4 to ns Tremont av xe
30.4 to $W$ av xnt to beg, with all title to cl of old Morris, vacant; Eliz M Lilliendahl to Clement H Smith, 246 E Tremont
Waterbury av (*), ns, 105 e Crosby av, Schober to Maria Rehwage 3363 Olinville av; B\&S \& CaG; Oct15; Oct23'13. nom
Watson av, ss, 405 w Havemeyer av, see
Blackrock av, ns, 405 w Havemeyer av.
Webb av, 2448 ( $11: 3219$ ), es, 250 n Devoe Eick wort to Lizzie Angelmann, 2446 Webb
mtg $\$ 3,000$ \& AL; Sept1; Oct21'13.
Westchester av (*), nec Rowland, 95.1 can Real Estate Co a corpn, 527 Am av;
mtg $\$ 18,000 ;$ Oct $;$ Oct 20 ' 13 .
O C \& 100
White Plains rd (*), ws, a strip, 350 n 1st st, runs w103.7xn2xe103. 7 to rd xs2 to
beg; Wm A Keating EXR, \&c, Jno Skehan to Eliz A Diller, 912 Grand Blvd \& Con Y: Jas C Crawford, 152 Prospect av, Mt rose an, NY; Frances C Lowitz, 151 Primrose av, Mt Vernon, NY; Francis G Craw-
ford, Plainfield, NJ, \& Sarah C Hopping at
White Plains av (*), ws, 350 s Magenta av, $50 \times 103.6$, being $S^{1 / 2}$ lot $12 \operatorname{map}_{2} 2$ of Francis \& Margt Crawford, to Wm A Skehan; QC; Aug15; Oct21, 13 .
 150 w Morris av, runs n58.10xw25xs58.10
xe25 to beg, 1-sty fr stable; Beatricia Difiglio to Carmelia Difiglio, 591 Morris av; , Octi4, Oct2
Lots 22 \& 23 (*), $\mathrm{map}_{\mathrm{t}} \mathrm{Wm}$ Scofield at City Island, runs s110xw98 to hw mark xn

- xe135 to beg, with strip $98 \times 16.6$ in Prospect st on s of above from Main st to ws
of said Island; Cath R Ahearn to Edgerton Park Co, a corpn, 271 W 125; 1/2 pt; Plot (*), begins 340 e White Plains rd at point 425 n a long same from Morris Pk right of way over strip to Morris Pk av;



## MISCELLANEOUS CONVEYANCES.

 Borough of the Bronx.Dawson st, 820 (10:2702) $:$ asn rents to
secure $\$ 3,000$ Max Reinitz to Abr L Kass, 226 S 9 . Bklyn; Oct14; Oct18'13. nom Seabury pl ${ }^{(11: 2966}$ \& 2977), es, 50 s
$72 d, 90 \times 100,2-5-$ sty bk tnts; re two mtgs; Gussie Morgenstern to Angel Constn Co, Gussie Morgenstern to Angel Constn Co,
Inc, a corpn, 1228 Hoe av; Oct7: Oct 22 '13.

Swinton st, es, 178.1 n Eastern blvd, see 137TH st, $630 \mathbf{E}(10: 2549)$, asn rents to secure $\$ 3,000$; Max Reinitz to Abr L Kass, 138TH st $\mathbb{E}$, see Brook av, see Brook av, $\mathbf{1 5 S T H}$ st, $\mathbf{2 0 7} \boldsymbol{E}$, see Intervale av, 1155-7 Adee av, lots fronting on said av, see Balcom av, es, 50 n Ginord av, see EastBathgate av, 2327 ( $11: 3052$ ), ws, 153 s av, 25x100, owned by party 1st pt; also Wall agmt; Luigi Pecora with Giuseppe Blackrock av (*), parcel No 159 on dam ginia av to bulkhead line of Westehester Creek; re mtg; Geo Dannenfelser, EXR Bronx \& Pelham Pkway (*), ss, as now
opened at ns of an unnamed st as on map
sec 2 Morris Park, runs w- to extension sec . Maulding av, xs- to Esplanade xe-
of ws.
to Pkway xw- to beg; re mtg; Guaranty Trust Co, TRSTES, to City N ; ; QC; Oct

Brook av $(9: 2265)$, sec 138 th; consent to
station stairway; Elkan Kahn to City NY; Burke av (*), ss, 260 e Barnes av, 40 to es Adee av x100, owned by party 1st pt; also ADEE AV (*), lots fronting on said party 2 d pt is owner \& mortgagee; agmt Barnes av \& ${ }^{\text {ings Bank, }} 231 \mathrm{~W}$ W with Empire City, Sav-
125 ; Oct15; Oct18, 13 . Eastern blvd (*), ns, 175 w Swinton, runs w44.3 to Scribner av xw27.8xn1000xe8.2x
again e24.9xs100 to beg; also SCRIBNER
AV, ns, 346.2 e Balcom ay $50 \times 100$. also SWINTON ST, blvd, $54.6 \times 88.11 \times 54.6 \times 92.5 ;$ re mtg; Robt Oct20; Oct23'13. R Peterson, 1890 nom Gun Hill rd ( $12: 3358 \& 3360$ ), across prop be not less than $21 / 2$ it below rails of $R R$ portionment with N Y \& H R R Co, owner, \& N Y C \& H R R R Co, lessee; Oct 15 ; Oct Intervale av, 1155-7 (10:2692), also
 Adam Vorndran, 412 E 147; Aug18; Oct20

Road from Williamsbridge to Westchester Village (*), adj lands Levi Hunt, runs nne- to land Thos Yates xne- to Hunts land xse-to beg, contains $122-100$ acres lech all title to land in bear swamp rd Newport, RI, that above belongs to Estate
of Richd M Hunt; Mar14'06; Oct18'13. Scribner av, ns, 346.1 e Balcom av, see Certified copy $(9: 2344)$ adjudication of bankruptcy \& order of reference in matMiller, ref, \& Chas B Lawson as TRSTE;
Sept 29 ; Oct 18 . 13 .

## LEASES.

## Borough of Manhattan.

1Allen st, 190 (2:417); asn of account to
collect rent under lease from tenants up collect rent under lease from tenants up en, to Max M Bernstein, 781 Lafayette av, ${ }^{1}$ Barciay st, $\%(1: 123), \mathrm{ns}, 25 \times 75$; asn Ls; Julius J Goetz, TRSTE in bankruptcy of
M Reichert at Milwaukee, Wis; AT; Sept4 ${ }^{1}$ Barclay st, 7 ; asn Ls; Conrad K ReichJuly28; Oct 22 '13. Park Piace Co, 2 O C \& 100 ${ }^{1}$ Barclay st, 7 ; bill of sale of 5 -sty bk \& same to same; July16; Oct22'13. premises ${ }^{1}$ Harclay st, 7 ; asn Ls; Michl H Wiltzius AT; Nov14'11; re-recorded from Nov9'12 ${ }^{1}$ Barclay st, 7; bill of sale of bldg on 11; re-recorded from Nov9'12; Oct22'13.
${ }^{1}$ Beaver st, 72-4 (1:28), cor $\mathrm{str} \& \mathrm{pt} \mathrm{b}$,
afe fixtures, $\& \mathrm{c} ;$ Louisa Townsend, cafe fixtures, \&e; Louisa Townsend, Schur, $300 \mathrm{E} 35, \&$ ano; from Oct1'13 to
Apr $300^{\prime} 23 ;$ Oct $211^{\prime} 13$. ${ }_{1}^{1}$ Beaver st, $\mathbf{7 2 - 4}(1: 28)$; asn Ls as collateral; Richd Schur \&
$\&$ Co, 203 E 92 ; Sept 29 ; Oct 21 '13. 13 . nom ${ }^{1}$ Bleecker st, $\mathbf{3 5 0 - 2}$ (2:620), all; Mary A Henry N Feste, 155 W 10 ; 10yf Oct1; Oct Henry
21 '13.
Canal st, 133-5 (1:303), all that remains after widening of Canal st; Eliz M Fisher
to Jacob J Schmukler, 866 Kenmore pl, Bklyn; 25 2-12yf Nov1; Oct21'13.
${ }^{1}$ Cherry st, $132(1: 253)$, str \& $1 / 2 \mathrm{~b}$; An
onette Innella to Rosaria Faso, 13 Cherry; 5yf Oct1; Oct20'13.
${ }^{1}$ Columbus Circle, 11-12, or Broadway $(4: 1112)$, $\operatorname{str} 10$ or $11 \times 3.6 \times 3.2$, \& pt b 6 x 18; August Schonhard \& ano to Steleanos Chresmolas \& ano; 3yf Nov1; Oct20'13. 1,900 ${ }^{1}$ Greenwich st, $202(1: 83)$, all; Thos $R$ MeNeil to Tony Wamsęr; 3yf May116; Oct
2,400 ${ }^{1}$ Ludlow st, 109-11 (2:409), str \& b; Care 126 Ludlow et al ,firm Shulman \& Sons 5-12yf Dec1; Oct22'13. 1,680
Little W 12TH st, nue Washington, see Vashington, nec Little W 12 .
Madison st, 283 ( $1: 269$ ), ground fl \& b Chas Bernstein to Meyer Binkorsky, 55 Grand; fnom May1'13 to Sept30'17; Oct1
${ }^{1}$ Madison st, 2s3; Fannie Osborne \& ano to Chas Bernstein, 269 New Jersey 1,020
$1,02 y^{\prime} 13$. Oct1'12; Oct18n; ${ }^{1}$ Morton st, nee West, see West, 371.
Murray st, $\mathbf{5 6}(1: 126)$, ss, 75 e West SS, 50 e West Bway $25 \times 90$; also MURRA ST, 60 (1:126), ss, 25 e West Bway, $25 \times 90$
also MURRAY ST, $62(1: 126)$, sec. Wes Bway, $25 \times 90$; asn four leases; Cath E Wills to Murray Street Realty Corpn, 31
Nassau: AL; Sept29; Oct 2213 . O C \& 100 ${ }^{1}$ Murray st, $\mathbf{5 6 - 6 2}$, sec West Bway; con-
 Wall, to Cath E Wills; Oct2; Oct22'13.

Murray st, 58 to 62, see Murray, 56
${ }^{1}$ North William st, 26-8 $(1: 121)$; asn Ls, with saloon fixtures \&e; Frank E GaiDiederich Brand, $136 \mathrm{~W} 109 ; \operatorname{mtg} \$ 7,800$ ${ }^{1}$ Sheriff st, $\mathbf{S 1}(2: 339)$, all; Julie G Wolff Oct17'13 2,200
${ }^{1}$ Washington st (2:645), nwe Little W 12 asn Ls; Jacob Steyer to Chas J Benne-
witz, 245 W 131 ; May28; Oct18'13. nom 12 Washington st $(2: 645)$, nwe Little W
12, Str \& pt b; Frank L Wing, EXR Chas
 ${ }^{1}$ Watts st, 138-40 (2:595), all; Henry Kroger to Loewenthal Co, 135 Watts; 5 yf
Jan1; Oct 23 ' 13 . ${ }^{1}$ West st, 371 (2:603), nec Morton; asn 1030 Keller, Bronx; Oct15; Oct20'13. nom ${ }^{1}$ West st, 371; asn Ls; Abr Riegelhaupt Oct20'13.
${ }^{1} 1 \mathrm{ST}$ st, 120 E , see Av A,
${ }^{15 T H}$ st, 244 E $(2: 460)$, all; Maria A Koch to Adolph Morgenstern \& Isidor ,13.
${ }^{1} 1$ STH st E, see Bway, see Bway, see 18 .
22 D st, $115-9 \mathrm{E}$, see $23 \mathrm{~d}, 114-20 \mathrm{E}$.
${ }_{(230}^{120}$ st, 114-20 E; also 22D ST, $115-9$ E (oo Saml Eiseman, 41 W 89 et al; 9 9-12yf
May1; Oct23'13.
$31,000, ~ \& 2,000$
${ }^{1} 23 D$ st $W$, nwe $s$ av, see 8 av, 261
${ }^{2}$ 2STH st, 161 E , see 3 av, 394.
${ }^{133 D}$ st, 424-38 W (3:730), 6th fl; Mckeon
Realty Co to Raskin Bros,
$10 y$, Febl'14; Oct20'13. Worth;
5,250 \& 5,500
${ }^{137 T H}$ st $\mathbf{W}$, nee Bway, see Bway, nec 37 th .
${ }^{143 D}$ st $W$, see Bway, see Bway, sec 43 . ${ }^{151 S T}$ st, $241 \mathbf{E}(5: 1325), \mathrm{ns}, 150 \mathrm{w} 2 \mathrm{av}$. $25 \times 100.5$, all; Wm J Roome to Constant
Loufs, 509 Park av; 1yf Dec1; Oct $22^{\prime} 13$.
${ }^{1} 60 \mathrm{TH}$ st, $38-40 \mathrm{w}(4: 1112)$, all; Nicolas Henry to Percy L Bars, 321 W $55 ;{ }_{8,000}^{7 y f}$ ${ }^{1} 61$ ST st $W$, nee West End av, see West ${ }^{1} 101$ ST st, 332 E (6:1672), all; Ambassador Realty Co to Morris \& Clara Sobel, 12; Oct21'13. 115TH st, 414 E (6:1708), all; Susan
Rubenstein to Nicholas Martinelli, 414 E ${ }^{1} 116 T H$ st E, sec 5 av, see 5 av, 1415 .
${ }^{1} 116 T H$ st, $\mathbf{6 0 - 2} \quad \mathbf{W}(6: 1599)$, all; agmt to mtg for $\$ 45,000$ \& erection of $1-$ sty
theatre by tenant, etc; 62 W 116 th St, a corpn, 31 Liberty, with Royal Pastime Co, Inc, a corpn, 60 W 116 ; ext of Ls for

120TH st $\mathbf{W}$, nee Ams av, see Ams av,
1120 TH st W , sec Ams av, see Ams av,
133 D st, 23 W ( $6: 1731$ ) ; asn Ls: Wm H Crevellier to M Groh's Sons, Inc, a corpn, $238 \mathrm{E} 28 ;$ Aug6; Oct 20 '13.
${ }^{1} 135 \mathrm{TH}$ st, $\mathbf{I}$ E, see 5 av, 2225.
${ }^{1} 160$ TH st $W$, swe Ams av, see Ams av,
${ }_{2098}^{164 T H}$ st $W$, swe Ams av, see Ams av, ${ }^{1}$ Av A, 5; also 1ST ST, $120(2: 429)$, asn
Ls; Jos Bosko to Josef Krycun, 77 i av; mtg $\$ 4,000$; Oct17; Oct 22 '13. Mom Av \&, 381 to Jno M Purcell, 207 Ross,
ger \& ano to
Bklvn, \& Michl J Judge, 218 W $16 ; 5 \mathrm{yf}$

Amsterdam av $(7: 1962)$, sec 120 th, str \& e; Carnegie Constn Co to Chas H Halper, 13. $\quad 2,800$ to 3,000 ${ }^{1}$ Amsterdam av (7:1963), nee 120th, apartment 2 on 1 st fl; Edmund Francis
Realty Co to W H Clayton, $20 \mathrm{E} 126 ; 5 \mathrm{yf}$ Realty Co to W H Clayton, $20 \mathrm{E}_{850} 126 ; 5 \mathrm{yf}$
${ }^{1}$ Amsterdam av, 2018 (8:2118), swe 160th, $24.11 \times 100$, all; Wright Gillies to Jos Pol-
lack, 510 W
125 , \& ano; 5 yf Sept15; 5 y ren ack, 510 W 125, \& ano; 5 yf Sept15; 5 y ren
t $\$ 4,500 ;$ Oct $18^{\prime} 13$. ${ }^{1}$ Amsterdam av, 2098 ( $8: 2121$ ), swe 164 th; Sn Ls; Eugene C Lamoreaux to Peter W 17; Oct17; Oct22'13. Wm H Perry, non ${ }^{1}$ Broadway $(3: 813)$, nee 37 th, 5 th or top
oft: Reuben Sadowsky to Esskay Waist Co, Inc, a corpn, 134 W 26 ; $6 y f$ Feb1'14 Broadway $(3: 846)$, sec 18 th, str on 18 th t, adj U S Cigar Store; United Cigar Crapanzano, 331 E 14; from Aug1 to Apr
${ }^{1}$ Hroadway (4:995), Sec 43d, str 7; 1482 Broadway Corpn to Frank D'Angelo, 414 2,500 to 3,000 ${ }^{1}$ Broadway, 2S48-50 (7:1882), str \& c; re of Ls, \&c; Jessica W Kenyon to City Real
Estate Impt Corpn, 910 Col av; AT; Oct16; oct2113. nom
${ }^{1}$ Madison av, 1569 (6:1611), str \& c David Bloomberg to Thos Connelly, 156
E 102;
1,500
yf Oct1; Oct20'13. ${ }^{1}$ St Nicholas av, 1236 (8:2128), str \& c Paterno \& Son Contracting Co to Wm
Mindlin, 2220 Ams av; 10 vf Jan1'14; Oct 21 ${ }^{1}$ West Broadway, see Murray, see Mur-
${ }^{1}$ West End av, 40 (4:1153), nee 61st, str \& pt c; Margt A Moran to Obermeyer \& May1'16, 3y ren; Oct21'13. 1,500 11sT av, 1444 ( $5: 1470$ ), ali; Jno J \& Mary
McCormack to Anera Theatre Co, a corpn, 14441 av; 4 S-12yf Sept1; Oct $20^{\prime} 13$.
${ }^{1} 2 \mathbf{D ~ a v , ~ 1 5 5 4 ~ ( 5 : 1 5 4 4 ) , ~ s ~} 1 / 2$ str \& b; Jacob \& Hannah Lederer to Hans \& Charlott 12D av, 2101
(6:
ear: Jos G Lista \& ano to Harris Markowitz, 21072 av; 3 8-12yf Nov1; Oct20'13. ${ }^{12 D}$ av, 2222 (6:1686), cor str \& b; Frank Garofalo to Wm Pasternak, 26 E 116; 3yf ${ }^{12 D}$ av, $2222(6: 1686)$; asn Ls; Wm Pas-
ternak to Ebling Brewery Co, 760 St Anns av; June27; Oct20'13. nom ${ }^{1} 3 \mathrm{D}$ av, 394, n str \& $1 / 2 \mathrm{~b}$; also 28 TH ST, 161 E (3:884), e store; Edw
Isaac Finkelstein, 1250
51 st,
Bklyn; 5 yf May1'14; Oct22'13. 1,380 \& 1,440 ${ }^{15 T H}$ av, $1415(6 ; 1621)$, sec 116 th , str Farmers Loan \& Trust Co EXR, \&c, Peter
McGinn to Edw Deacon, $1415{ }^{5}$ av; 5 yf
Julys; Oct $22 \prime 13$.
15TH av, 2225; also 135 TH ST, 1 E (6:$1760)$, strs A \& B \& b; Julius M Cohen to
Bernard Schwartz, $100 \mathrm{~W} 136 ; 5 \mathrm{yf}$ Oct1: Oct1713. 1,440 \& 1,620 ${ }^{1} \mathbf{7 T H}$ av, 76 (3:764), cor str: Heinrich \& Geo Ruschmeyer to Maggie Doyle, 347 W
44 : 5 vf Nov1; Oct23, 13 . $1,200 \& 1,500$ ${ }^{1} \mathbf{7 T H}$ av, 721 ( $4: 1001$ ), all; Felix Isman Inc, a corpn, AGENT for Geo H Earle Jr,
to Danl F Clancy, $601 \mathrm{~W} 137,5 \mathrm{yf}$ Apr30 ${ }^{1}$ STH av, 261 ( $3: 747$ ), nwe $23 \mathrm{~d}, \mathrm{str} \& \mathrm{p}$ b: Opera House Realty Co to Saml Levy,
221 W 116; $61 / 2 \mathrm{yf}$ Nov1; Oct 2213 . ${ }^{1}$ STH av, 261; asn of all $R T \& I$ to any monies that may become due upon sur o 104 W 108: Oct21. Oct22'13.

## LEASES.

## Borough of the Bronx.

${ }^{1}$ Seabury pl, sec $\mathbf{1 7 2 d}$, see 172 d , 886 E.
${ }^{1} 132 \mathrm{D}$ st E, nwe Willow av, see Willow
${ }^{1} \mathbf{1 3 S T H}$ st, 338 E $\quad(9: 2300)$, str \& bake shop in b; Richd $P$ Poschmann to Edw Stumvoll at West Hoboken, NJ; 5 4-12yf
Nov1: Oct17'13. ${ }^{1} 152 D$ st $E$, nwe Bergen av, see Bergen

$\mathbf{1 1 7 2 D}^{1 / 2 t} \mathbf{8 8 6} \mathbf{E}(11: 2967-2966 \& 2977)$, sec | Seabury pl; cor str; Anne Codwise to |
| :--- |
| Public Service Pharmacy, Inc, 886 E 172 ; |
| 80 | 0yf 780 to 1,50 173 D st, 480 E , see Washington av, 1662 ${ }^{1} 1$ S0TH st E (11:3128), ns, 150 w Vyse drome: Are Realty co to Harris-Freilich bet Daly \& Vyse avs; $10 y \mathrm{y}$ Dec1; Oct18'13. Bergen av ( $9: 2362$ ), nwc 152 d; asn Ls \& bill of sale of chattels, etc; Jacob H May ${ }^{1}$ Bergen av $(9: 2362)$, nwe 152 d ; asn Ls \& bill of sale of chattels, etc; Thos A Han lon to Celine Feick, 167 Glover av, Yonk-

nom
${ }^{1}$ Longwood av, see Prospeet av, see Pros-

Pelham River (*); same prop; asn tax Ls \& building; David Stevenson Brewing Co to Martha M Rodgers, 924 West End
${ }^{1}$ Prospect av ( $10: 2688$ ), sec Longwood av, s str; Wilhermina Brakmann \& ano, TRSTES August Brakmann, to Geo Kenna, ${ }^{1}$ St Raymonds av, swe St Peters av, see St Peters av, 1567 .
${ }^{1}$ St Peters av, 1567 ( ${ }^{*}$ ), swe St Raymonds St Peters av; 3yf May114 Lagonıa, 1567 IStebbins av, 1006 Ginto \& ano to Jacob Fox, 767 E $156 ; 3 y \mathrm{f}$
Nov1; Oct17.13. ${ }^{1}$ Washington av, 1662 ( $11: 2914$ ), sec 173 d (No 480), cor str \& b \& apt C on floor above str; Harrisetta Holding Co to Sig-
mund Gennis, 480 E 173 ; 5 yf May1'14; Oct 1Willis av $164(9.2280)$ ) asn 900 \& 960 Reilly to Jas M Manning \& Burt Hayter, Roth at 843 E 134; Oct11; Oct17'13. nom ${ }^{1}$ Willow av $(10: 2561)$, nwe $132 \mathrm{~d}, 110 \times 54$, all, with otpion to purchase for $\$ 10,500$; Thos Kiernan to Independent Chemical 420 13D av, 2970
Ratz to Louis Bergen, 131 E
E 23 ; Oct6; Oct ${ }^{1} 3 \mathrm{D}$ av, 4048 (11:2930) ; asn Ls; Carlos corpn, at Port Ewen, N Y; Oct17; Oct18'13. ${ }^{1}$ Pelham River (*), ws, being lot 17 plot
1 map Pelham Park; leasehold; re mtg on personal prop on above; ColumbiaDavid Stevenson Brewing Co, a corpn, 501

## MORTGAGES.

Borough of Manhattan.

## OCT. $17,18,20,21,22 \& 23$

mAllen st, 97 $\quad\left(\begin{array}{l}(2: 414) \text {, nws, abt } 125 \mathrm{n} \\ \text { PM; Oct } 20^{\prime} 13 ; 3 y 5 \% ; \text { Hy }\end{array}\right.$ man Rosenblum to Jno A Brown Jr, New $\mathrm{Pa} .18,000$ mallen st, $97 ;$ PM; pr mtg $\$ 18,000 ;$ Oet 20 Isadore Solomon, Hammels, $N$ Y, to mAllen st, 169 ( $2: 416$ ), ws, 100 s Stanton, $25 \times 87.6$; also ALLEN ST, $171(2: 416)$, ws, 125 s Stanton, $25 \times 87.6 ;$ pr mtg $\$$ bulton Act
2113 ; due \&c as per bond; Fult Realty Co, a corpn, 1721 Fulton av, to GusmAllen st, 169-71; certf as to above mtg mAllen st, 171, see Allen, 169.
Bethume st, 19 (2:635); ext of $\$ 5,000$ Title Guar \& Trust Co With Annie nom mBethune st, 36 ( $2: 640$ ), ns, 149.4 e WashS.\& Emma A Bogert, at Bellingham, Wash W, 5,000 mRethune st, 36; sobrn agmt; Oct6; Oct mCherry st, 132 ( $1: 253$ ) ; asn Ls by way of mtg as collateral security; Oct 15 ; Oct Inc, a corpn, 238 W 28 . M Groh's Sons, ${ }^{\mathrm{m}}$ Delancey st, swe Forsyth, see Forsyth,
meldridge st, 134 (2:414), es, abt 100 n Sroome, $25 \times 87.6$; ext of $\$ 5,000 \mathrm{mtg}$ to Mar nger with Gittle F Eigenmacht, 134 EldCharles pl, late Van Corlear pl 4402), ns, abt 225 e Kingsbridge av, now Marble Hill av, runs n101.10xw $25 \times n 5.8 x w$ $25 x s 81.5$ to pl xe56.4 to beg, Oct21; Oct23 13; due June4'16, $5 \%$; Jas S Segrave to
mForsyth st, 69 (1:305), ws, 101.7 n Hes er, $24.5 \times 100.4 ; \mathrm{pr}$ mtg $\$ 25,000$; Oct 21 ; Oct 22,$13 ; 5 y 6 \% ;$ Fineblock Realty Co, ${ }^{150}$
Nassau, to Wiolf Goode, 784 Kelly. 5,000 massau, to Wiolf Goode, 784 Kelly. 5,000 morsyth st, 127 (2:0 same. nom morsyth st, $\mathbf{1 2 7}(2: 419)$, swc Delancey sol \& Milton Brinn, 1580 Ams av, to Jessie Brinn, 1580 Ams av. 2,500 ${ }^{m}$ Frankfort st, 5, see Nassau, 154-64.
${ }^{m}$ Grand st, $\mathbf{3 7 9}$ \& $\mathbf{3 7 9} 1 / 2$ (1:312); agmt \& statement that $\$ 5,803.66$ is due to party 1 st pt from party 2 d pt for indebtedness, $\&$ party 1 st pt is to hold premises for 3 yrs, \&c; Aug27; Oct18'13; $3 y 6 \%$; Phineas
Gordon, 802 av, with Max Krellman, 702 Eagle av. $5,803.66$ mGrand st, 379 \& $3791 / 2$; agmt to reconvey to party 2 d pt above premises upon pay-
ment of indebtedness of $\$ 4,080$ : Feb29'12; ment of indebtedness of $\$ 4,080$; Feb29'12
Oet18'13; same with same.
${ }^{m} H o u s t o n ~ s t, ~ 304 ~ E ~(2: 384), ~ n s, ~ a b t ~ 50 ~ e ~$ Av B', 22.6x70; pr mtg \$20,000; Oct20; Oct mewis st, S2-4 (2:329), es, abt 180 n RixFrances M Scott, 258 6.th Bklyn, to Hor $\operatorname{man}_{\mathrm{m}}$ Sitteinkamp, 570 W 12th st, nwe Washington, see mittle W 12th st, nwe Washington, see
Vashington, nwe Little $W$ 12th. ${ }^{m}$ Ludlow st, 122-4 (2:410), es, 100 s Rivper bond; Everard Roberts, B of R, NY, to
Title Guar \& Trust Co.
${ }^{\text {m}}$ Ludlow st, $152(2: 411)$, es, 100 s Stanton, $25 \times 89 \times 25 \times 89.1 ; \mathrm{pr} \mathrm{mtg} \$ 24,400$; Oct16; Oct
17 '13; 3y $6 \%$; Sarah Jacobowitz of Bklyn to Leon Tuchmann, 19907 av. $\quad 2,000$

## mMorton st, nee West, see West, 371.

m Nassau st, 154-64 (1:102), sec Spruce $10.6 \times s 25.5$ xe105.5 to Frankfort (No 5), x $28.9 \times w 105.5 \times n 0.3 \times w .62 .2$ to Spruce $\times n 98.4$ to beg; ext of $\$ 185,000 \mathrm{mtg}$ to Oct1'16 at $5 \%$; Oct16; Oct17'13; Tribune Association with ${ }^{\mathrm{m}}$ Nassau st, 154-64, \& Frankfort st, $\mathbf{5}$; ext of $\$ 20,000 \mathrm{mtg}$ to Oct1'
17
13
mNassau st, 154-64, \& Frankfort st, 5; con
sent to ext of two mtgs; Sept26; Oct17'13 same to same.
m Nassau st, 154-64, \& Frankfort st,
certf as to ext of $2 \mathrm{mtgs} ;$ Oct 7 ; Oct 17
; same to same.

## ${ }^{m}$ New st, 21, see Bway, 62.

m Norfolk st, so $(2: 352)$, es, abt 25 s De-
lancey, $25 \times 100$; ext of $\$ 20,000 \mathrm{mtg}$ to Sept lancey, $25 x 100 ;$ ext of $\$ 20,000$ mtg to Sept
$24^{\prime} 16$ at $5 \%$; Sept15; Oct 21,13 ; Belle G 2416 at $5 \%$; Sept15; Oct21'13; Belle G
Bernheimer \& Hy S Glazier exr Jacob
S Bernheimer with Simon Cohen, 62 W 82 mPearl st, 299 (1:98), nws, abt 125 w $\$ 14,000 \mathrm{mtg}$ to May1'16 at $5 \%$; Oct15; Oct $1713 ;$ J Archibald Murray with Union Dime
Savgs Bank, 7016 av. ${ }^{m}$ Perry st, $21(2: 613), \mathrm{ns}, 40.4 \mathrm{w}$ Waverly pl, 19x75; PM; Oct22'13; due, \&c, as per
bond; Eliz Hanley to Wm H McIntyre, 259 W 11 . $177 \quad(2.517)$ ns, 100 SullimPrince st, $\mathbf{1 7 7}(2: 517), \mathrm{ns}, 100$ e Sullistalls, $6 \%$; Brown-Weiss Realties, a corpn, 63 Park row, to Flora E Solomon, 536 W 4,500 ${ }^{m}$ Prince st, 177; certf as to above mtg; mRivington st, 273 ( $2: 3$ et 18 at $(\$ 7,333)$; ext of $\$ 7,00$ clara F. Wolff et al exrs Lewis S Wolff ${ }^{m}$ South st, 296-302 ( $1: 245$ ), nwe Montgom185.10x140; July1; Oct23'13; demand, $6 \%$; 96 Greenwich av, Greenwich, Conn. 10,000 ${ }^{m}$ Spruce st, 1-7, see Nassau, 154-64.
mstate st, $4(1: 9), \mathrm{ns}, 83 \mathrm{~W}$ Whitehall,
runs $660.1 \times \mathrm{m} 0.4 \times n 56.3 \times \mathrm{w} 24.8 \times \mathrm{s} 16.2 \times \mathrm{x} 100$ to st xe28 to beg; all title to any strips \& gores adj above; PM pr mtg $\$ 54,000 ;$ Oct corpn, to Lutheran Emigrant House Assn mashington st (2:465), nwe Little W W
12 , - X-; asn Ls by way of mtg as col-
lateral security for payment of $\$ 4,000$; lateral security for payment of $\$ 4,000$; Bklyn.
Water st, 585-95, see South, 296-302.
${ }^{W}$ Water st, swe Montgomery, see South, mWest st, 371 ( $2: 603$ ), nec Morton; leaseYahr \& Abr Riegelhaupt to Edw \& Sidney Freund, 753 av. m5TH st, 437 E (2:433), ns, 100.1 w Av A, $25.1 \times 97$; ext of 2 mtgs aggregating $\$ 19,-$
000 to Nov $30^{\prime} 23$ at $5 \%$ Oct $20^{\prime} 13$; Hyman M Lazinsk with Alex McL Jeffrey. nom
 94 W Av A, 22x94.8; Oct16; Oct21'13; 3y 76 E Gaetano Tantillo to Girolamo Rubino, ${ }^{m} 11 T H$ st, 436 E, see 10 th, 281 E. m11TH st, $344 \mathbf{W}(2: 633)$, sal Ls; Oct16;
Oct17'13; demand, $6 \%$; Michl T Browne to Jacob Ruppert, a corpn, 16393 av. 5,500
 $21.7 \times 45 \mathrm{x}-\mathrm{x92}$ pr mtg $\$$ Real Estate Co, Oct
$2113 ; 3 \mathrm{y} \%$ Madison Av Real Estate nae Lake, NY. Charlotte G Trudeau, Sara- 1,500 ${ }^{\mathrm{m}}$ 12TH st, $\mathbf{4 7}$ W $(2: 576)$, nes, 402 se 6 av, mtg for $\$ 1,500$; Oct18; Oct22'13; Madison Avenue
${ }^{\text {m }} \mathbf{1 7 T H}$ st, $\mathbf{2 3 0 - 4} \mathbf{W}(3: 766)$, ss, 363 e 8 av, 75x84; pr mtg \$157,679.91; Feb25; Oct23'13; due Jan1'14, $6 \%$; Neslo Bldg Co to Sey-
mour Realty Co, 25 Broad. m17TH st, 230-4 W; certf as to above mtg; Febas, Oct2313; same to same
${ }^{m} 19 \mathrm{TH}$ st, 456-8 W, see $10 \mathrm{av}, 144$.
${ }^{2} 22 \mathrm{D}$ st, $\mathbf{S}$ E, see Bway, 932-8.
m23D st W, nwe 8 av, see 8 av, nwe 23.
 at $5 \%$ Oct 15 ; Oct 22,13 ; Bernard J Ludwig mesTH st, 127-31 W $(3: 801)$, ns, 325 w 6 av, $75 \times 98.9$; Oct1; Oct21'13; $3 y 5 \%$; Mon-
trose Realty Co to N Y Title Ins Co, 135 Bway.
m25TH st, 127-31 W; certf as to above
mtg; Oct1; Oct21'13; same to same. m25TH st, 127-31 W; pr mtg $\$ 250,000$; Oct curity Co, 135 Bway. m25TH st, 127-31 W; certf as to above mtg; Oct1; Oct21'13; same to same. m31ST st, $\mathbf{1 3 4} \mathbf{W} \quad(3: 806)$, SS, 400 w 6 av.
$25 \times 152.10 \times 25 \times 148$; ext of $\$ 45,000 \quad$ mtg to Nov1'14 at $5 \%$; Oct20; Oct 22 '13; Realty Holding Co with Union Dime Savgs Bank,
7016 av ,
 beg; $1 / 3 \mathrm{pt} ; \mathrm{pr} \mathrm{mtg} \$ 50,000$; Oct17; Oct 21 L A Parker, Inc, a corpn, 80 Bway. 5,000
 Mead, Bklyn, to Ellen M Mead, 241 Madim44TH st, 153 W ( $4: 999$ ), nś, 185.8 e Bway, due, \& e, as per bond; Evelena Dunning,信 m5TH st, 235 E $(5: 1319)$, ns, 225 w 2 av,
$25 \times 100.5 ;$ Oct17'13; $3 y 5 \%$ Matilda F Fitz-
simons to Emigrant Indus Savgs Bank. 2,500 46TH st, 63-69 WV (5:1262), ns, 108.9 e 6 Helenita Realty Co to Francis B Robert, ${ }^{\text {m 46TH }}$ st, 63-9 $\mathbf{W}$; certf as to above mtgi; $\mathrm{m}_{\mathbf{4} 7 \mathrm{TH}} \mathbf{s t}$, $\mathbf{6 7} \mathbf{W}(5: 1263)$; ext of $\$ 40,000$ mtg to Oct4' 16 at $41 / 2 \%$; Oct 15 ; Oct 2313 ;
TRSTES Columbia University in City N with Mary P Kirkpatrick, 67 W 47. nom
 TRSTES of Columbia University in City ${ }^{m}$ 4STH st, 340 E ( $5: 1340$ ); asn Ls by secures note, Colagero Cusimano to North American Brewing Co, a corpn, 1306 Greene av, Bk${ }^{m} \mathbf{4 S T H} \mathbf{s t}$, 30. W ( $5: 1265$ ); ext of $\$ 30,000$ mtg to July 15 '16 at $41 / 2 \%$; 'Oct17; Oct20'13; Trustees Columbia University with $W \mathrm{mH}$ ${ }_{\$ 20} \mathbf{4 9 T H}$ st, $154 \mathbf{E}(5: 1303)$. ext of mtg for $\$ 20,000$ to Oct6 $16,5 \%$; Oct7; Oct17'13; Law-
yers Mtg Co, 59 Liberty, with Maze Realty m52D st, 562 W , see 11 av, 734 nom ${ }^{\mathrm{m} 53 D}$ st, $55 \mathbf{E}(5: 1289)$, ns, 100 w Park av, as per bond; Jno R Dunlop to Mutual Life
 20.4×100.5; Oct23'13; 5y5\%; Jno E Ahrens ${ }^{\text {m61ST st, }} \mathbf{2 0 7} \mathbf{W}(4: 1153)$, ns, 146 W Ams av, 13 1y without int; $\$$ ${ }^{\mathrm{m} 718 T}$ st, $163 \mathrm{~W}(4: 1143), \mathrm{ns}, 590 \mathrm{~W}$ Col Abelson to Lawyers Title Ins \& Trust Co. ${ }^{m} 71$ ST st, $317 \mathbf{W}(4: 1183)$, $\mathrm{ns}, 208 \mathrm{w}$ West $\begin{array}{ll}\text { End av, } 17 \times 102.2 \text {; Oct17'13; } 3 \mathrm{y} 5 \% \text {; Loulse } \\ \text { Kellogg to } \mathrm{N} \text { Title Ins Co. } & 10,000\end{array}$ ${ }_{m} \mathbf{7 2 D}$ st, $\mathbf{2 5 6 - 6 0} \mathbf{W}(4: 1163)$, ss, 100 e West due \&e as per bond. $70 \times 112.2 \mathrm{pr} \$ 375,000 ;$ Oct21'13 to Kalmia Realty Co, 52 Bway. 30,000 ${ }^{m 72 D}$ st, 256-60 W; certf as to above mtg: ${ }^{m} 74 T H$ st, $203 \mathbf{E}(5 ; 1429)$, ns, 71 e 3 av, 19 x 62.2 ; Oct $20 ;$ Oct22'13; due May1'15, $6 \%$;
Jno Mohl to Annie $S$ Liebler, 2977 Valentine av.
m74TH st, $\mathbf{4 8 6} \mathbf{E}(5: 1468)$; ext of $\$ 10,000$
mtg to Nov22'16 at 514 Albt Bollmeyer, Hollis, LI, with Seymour Schlussel exr Alex Schlussel. m74TH st, 25 W (4:1127), ns, 328 w Central Park W, 22x102.2; Oct21; Oct 22 '13; 5 y Woerz, 1 E 63 .
m78TH st, 444
$(5: 1472)$, ss, 144 w
 Heinrich widow to Mary A Byron, 132 E 43 .
m9TH st,
236
$\mathbf{E}(5: 1433), ~ S S, 197.11$
W
$\mathbf{W}$ av, $17.10 \times 102.2 ; \mathrm{PM}^{2} \mathrm{pr}$ mtg $\$ 7,000$; Oct
20 installs, $6 \%$; Jno Mohl to Marcus
Krauskopf, 236 E 79. m83D st,
$169.8 \times 102.2$; Aug $29 ;$ ( $: 1197$ ), ns , 125 e Col av,
13 ; due \&c as per $16.8 \times 102.2$; Aug29; Oct 20 '13; due \&ce as per
bond; Edw Wessel, 69 W 83 , to Lillian M
 av, $17 \times 97.6 ;$ PM; pr mtg $\$ 15,000$; Oct 2213 ; Mark, 177 S Oxford, Bklyn. 4,000 m86TH st, $\mathbf{1 4} \mathbf{W}(4: 1199)$, SS, 237 W Cen-
tral Park W, $25 \times 102.2 ;$ PM; Oct $20^{\prime} 13$; due Nov1'16. $5 \%$ Alfred P Gardiner to U S
Trust Co, 45 Wall. ${ }^{m}$ S6TH st, $142 \mathrm{~W}(4: 1216)$, SS, 428.4 W Col av, $21.8 x 106.10 ;$ Oct17; Oct 20 '13; due Nov
1'18, $5 \%$ Grace W Thomas to Equitable Life Assur Soc of U S, a corpn, 165 Bway.
 Dec1'15 at $41 / 2 \%$; Dec11'12; Oct23'13; Wm $\frac{\mathrm{R}}{\mathrm{R}}$. Rose with Rebecea Lichtenstein, 346 W msth st, $346 \mathbf{W}(4: 1248)$; certf as to reprivilege to pay whole upon 90 days notice Ect23'13; Wm R Rose, 309 W 81 , to Francis mS9TH st, $329 \mathbf{W}(4: 1250)$; ext of $\$ 27,000$ mtg to Oct1'15 at $5 \%$; Oct15; Oct23'13 ${ }_{\text {mesth }}$ st, 38-40 $\mathbf{W} \quad(7: 1833)$, SS, 360 W Oct21'13; $1 \mathrm{y} 6 \%$; Jno Schreyer to Hamilton m98TH st, 319-21 W, see Riverside dr, 260 $\mathrm{m}_{103 D}$ st, $\mathbf{2 0 9} \mathbf{E}$ (6.1653), given to se payment of $\$ 583.34$ given as security for performance of terms of Ls; Feb20; Oct $2113 ; 3 y 3 \% ;$ Isaae \& Morris Lipschitz to
Isaac Cohen, 209 E 103 .
583.34
${ }^{m 103 D}$ st, 211-7 $\quad \mathbf{E} \quad(6: 1653)$; leasehold security for performance of terms of lease; june6; Oct2i13; 3y3\%, Isaac \& Morris Lip-
Junitz to Isaac Cohen, 209 E 103 . ${ }^{m 105 T H}$ st, $\mathbf{1 3 0}$ E ( $6: 1632$ ), ss, 283.4 e Park av, $16.8 \times 100.11 ; \mathrm{pr} \mathrm{mtg} \$ 7,000$; Oet18; Oct bard \& South sts, Baltimore, Md. m108TH st, 51 E, see Ams av, 1042-4.
m111TH st, $501 \mathbf{W}$, see Ams av, 1042-4.
m112TH st, $\boldsymbol{7}$ E $(6: 1618)$; ext of $\$ 18,000$ mtg to Sept30'16 at $5 \%$; Sept 29 ; Oct $20^{\prime} 13$. Alice L Connoly, individ \& as extrx Sarah m115TH st, 118 W (7:1824), ext of nom mtg to Oct 27 '16 at $5 \%$; Sept15; Oct17, 13 ; ${ }_{m} 116 \mathrm{THI}$ st, $313 \mathrm{~W}(7: 1943)$ ns, 200 nom av, $25 \times 100.11$; Oct21'13; $5 y 5 \%$; Jos RosenzKingsland. 18,000 ${ }^{\mathrm{m} 118 T H}$ st, $\mathbf{2 6}$ W $(6: 1601)$, Ss, 385 w 5 av, Lachman \& Abr Goldsmith to Adolph B Ansbacher, 135 Central Park W. 15,000 ${ }^{m 119 T H}$ st, $181 \mathbf{E}$ (miscl); certf as to Oct22; Oct 23 '13; Success Cone Co, Inc, a ${ }^{m 11915}$ st, 251 E, see 2 av, 2321-3.
m124TH st, 523 W $(7: 1979)$, ns, 414.6 e $21 ' 13 ; 2 y 6 \%$; Francesco Zombo, 206 E 36 ,
to Lewis M Norwood, 38 E 81 . ${ }^{m 124 T H} s t, 523 \mathbf{W}(7: 1979)$, ns, 414.6 e francesco Zombo, 206 W 36 , to Emigran Indust Savgs Bank. 20,000
 ${ }^{\mathrm{m}} \mathbf{1 2 5 T H}$ st, $\mathbf{1 5 1 - 3}$ W (7:1910), ns, 100 e 7 av, $50 x 99.10$; ext of $\$ 119,000 \mathrm{mtg}$ to Nov1'1 ler with Union Dime Savgs Bank. Wechs$\mathrm{m} \mathbf{1 2 7 T H}$
st, $\mathbf{3 1 0} \mathbf{~ W}(7: 1953)$, $\mathrm{SS}, 175 \mathrm{w} 8$
av, $25 \times 99.11$; ext of $\$ 11,000 \mathrm{mtg}$ to Dec5'18 at $5 \%$; Oct 1; Oct 2213 ; Duane S Everson ${ }^{m} 128$ SH st, $\mathbf{S}$ W ( $6: 1725$ ); ext of mtg for $\$ 6,000$ to Oct17'16, $51 / 2 \%$; Oct17'13; Sarah m130TH st $\mathbf{W}$, see St Nicholas av, see St m133D st E, swe Park av, see Park av, ${ }^{m} 137 \mathrm{TH}$ st, $309 \mathbf{W}(7: 2041)$; ext of mtg for $\$ 6,000$ 's Board of Foreign Missions of the Reformed Church in America, a corpn, 25 ${ }^{\mathrm{m}} 138 \mathrm{TH}$ st, 105 W (7:2007), ns, 599 e 7 av, $26 \times 99.11 ;$ PM; pr mtg $\$ 23,000$; Oct1; Revenue Realty Co, 320 Bway. 2,500 ${ }^{m} \mathbf{1 4 2 D}$ st $\mathbf{W}(7: 2010)$, SS, 200 w Lenox av,
$300 \times 99.11$; pr mtg $\$ \underline{\text { O }}$; Oct 22 ; demand, 13 ; $300 \times 99.11 ; \mathrm{pr}$ mtg $\$-$ Oct22'13; demand,
$6 \%$; 146 West 142 d St Corpn to Montrose ${ }^{m} \mathbf{1 4 2 D}$ st $\mathbf{W}(7: 2010)$, same prop; certf as ${ }^{m} 144 \mathrm{TH}$ st, $162 \mathbf{W}(7: 2012)$, ss, 100 e 7 av at $5 \%$ Oct 20 '13. Harry N Baruch with Grand Lodge of U S of Independent Order mom ${ }^{m} 151$. T . W , swe Bway, see Bway, swe m152D st, $586 \mathbf{W}(7: 2083)$; ext of $\$ 8,000$ mtg to Nov 6 '18 at $5 \%$; Oct4; Oct21'13;
Lawyers Mtg Co with Chas J Dieges.
${ }^{\mathrm{m}} 160 \mathrm{TH}$ st, 500 W , see Ams av, 2018.
m161ST st W, see Bway, see Bway, 3848-56 m168TH st, 511 W (8:2125), ns, 145 e Audubon av, $25 \times 95 ;$ Oct17'13; $5 y 5 \%$; Saml m168TH st, 511 W ; sobrn agmt; Oct10,000 Sophie Schmidt, 53 Patchen av, Bklyn mith same. $\mathbf{~ m o z i n ~ s t , ~} \mathbf{5 0 7}$ (8:2126), ns, 100 w Ams a 00 ; Oct $20^{\prime} 13$; 5y $5 \%$; Fair Deal Realty Lawyers m169TH st, $\mathbf{5 0 7} \mathbf{- 1 1} \mathbf{W} ; 2$ certfs as to above ${ }^{\mathrm{m}} \mathbf{1 6 9 T H}$ st, 507-11 W $\mathbf{W}$; sobrn agmt; Oct20 Dworsky with same Co, 117 W 119 \& Abr ${ }^{\mathrm{m}}$ 175TH st, $\mathbf{5 0 0 - 1 8} \mathbf{W}$, see Ams av, 2308-16. m183D st, 659 W ( $8: 2164$ ), ns, 120.9 e Bway at $5 \%$; May21; Oct22'13; Duane S Everson With Mary G A Du C Spence, 3 Hempstead
Hill Gardens, London, Eng. m207TH st W, swe Bway, see Bway, swe miv A, 381 (3:954) ; sal Ls; Oct16; Oct17
13; demand, $6 \%$; Jno M Purcell \& Mich1 J Judge to Jacob Ruppert, a corpn, 1639.3
mAv A, 1735 ( $5: 1570$ ), Ws, $50.4 \mathrm{n} ~ 90$ th, runs w107xn25xe0.13/4xe106.10 to Av A xs
25.2 to beg; PM; Oct 2113 ; due \&c as per
bond; Jno Arfmann to Geo Widmer, 128 East End av. $\$ 4,000$; Apr8; Oct18'13; Richd A Manning to Ferd Munch Brewery, 283 Vernon av,
Bklyn. nom
mamsterdam av, 1042-4 ( $7: 1883$ ), nwe 111th (No 501), $62.6 \times 84.9 \times 64.10 \times 67.6$; also AM-
STERDAH AV, $1050-4(7: 1883)$, ws, 40.6
S 112 th, $46 \times 99.5 \times 47.8 \times 112.2 ;$ also 108 TH ST, S 112 th, $46 \times 99.5 \times 47.8 \times 112.2 ;$ also 108 TH ST,
$51 \mathrm{E}(6: 1614), \mathrm{ns}, 20$ e Mad av, $50 \times 50.6 ; \mathrm{pr}$
 Rolomon, 68 E 96 .
$\mathrm{m}_{\text {Amsterdam av, }} \mathbf{1 0 4 2 - 4}$; also 108 TH ST, as to above mtg; Oct1; Oct23'13; same to same.
mamsterdam av, $1050-4$, see Ams av 1042-4.
mAmsterdam av, 2018 ( $8: 2118$ ), swc 160 th
(Nio 500), 24.11xi00; 1easehold; Oct17. Oct (Nio 500), $24.11 \times 100 ;$ leasehold; Oct17; Oct David Chaves, 562 W 156 , to Hermine
tbeles, 736 Riverside dr. $\mathrm{m}_{\text {Amsterdam av, }}$ 2308-16 (8:2131), SWC 13; $1 \mathrm{y} 5 \%$; Montrose Realty Co to Chas M mimsterdam av, $\mathbf{2 3 0 8}-16$; certf as to
above mtg; Oct17; Oct18'13; same to same.
${ }^{m}$ Broadvvay, 62; also NEW ST, 21 (1:23); leasehold; Oct17; Oct20'13; demand, $6 \%$
Harges Cafe Co to Lion Brewery, 104 W Harges Cafe Co to Lion Bres 3,000 mBroadway, 62; also NEW ST, 21; certf as to
mbroadway, 932-8 ( $3: 850$ ), sec 22 d (No 8), July 21 ; Oct 2113 ; 1y6\%; Julian Fane, of Iorden Holt Datchet, in County of Buckingham, Eng, to Leopold C Harvey, of
Spalding Co of Lincoln, Eng.
27,485 palding co or Lincoln, Eng
mBroadway, 2848-50 (7:1882), es, 50 s
$11 \mathrm{th}, 50 \mathrm{x} 75$; asn Ls by way of mtg as col111th, $50 x 75$; asn Ls by way of mtg as colOct20; Oct22'13; City Real Estate Impt Corpn to Chelsea Exchange Bank, a corpn, mBroadway $(7: 2097)$, nwe 150 th, 99.11 x 150 ;
PM; pr mtg $\$ 125,000$; Oct1; Oct 1713 ; due, PM; pr mtg $\$ 125,000$; Oct1; Oct17'13; due, End Ave Co, a corpn, to Franklin Pettit, mBroadway $(7: 2097)$, swe 151 st, $99.11 \times 150$; PM; pr mtg $\$ 125,000$ Oct1; Octli7' 3 ; due End Ave Co, a corpn, to Franklin Pectst,
530 West End av. mBroadway, 2848-50; consent of stock-
holders to asn Ls as above; Oct18; Oct22 holders to asn Ls as above; Oct18; Oct22
13 ; same to same. ${ }_{m}$ Broadway, 3476 ( $7: 2073$ ), es, 20 s 142d,
 mBroadway, 3848-56 (8:2119), sec 161st, at $5 \%$; Oct20; Oct 2213 ; Windsor Court Realty Co, 580 W 161, with Union Dime
Savgs Bank, 7016 av. $\begin{aligned} \text { mBroadway } & (8: 2235), ~ S W C \\ \text { 207th, } & \text { x- }\end{aligned}$ Wm Arras Jr \& Geo R Arras to Jacoo R p
pert, a corpn,
10393 av. pert, a corpn, 16393
mLexington av, $1084(5: 1411)$; ext of $\$ 12$, , mLexington av, 1084 ( $5: 1411$ ) ; ext of $\$ 12,-1$
000 mtg to Oct 18 at $51 / 2 \%$; Sept15; Oct21 13; Andw C Zabriskie, trst
mMadison av, $\boldsymbol{7 4 7}$ ( $5: 1379$ ); ext of $\$ 23,000$ mtg to Sept25'16 at $5 \% ;$ Oct4; Oct22'13;
Lillie G Phoenix with 210 W 56 th St Co.
madison av, $\mathbf{1 4 7 7}$ ( $6: 1607$ ), ext of $\$ 16,000$ mtg to Oct14'15 at $5 \%$; Oct15; Oct ${ }^{\prime} 7^{\prime}+3$;
Ella Necarsulmer with Delia Freund, 42 W ${ }_{\text {m Madison av, }} \mathbf{1 5 6 9}$ ( $6: 1611$ ) ; sal Ls; Oct18; Oct20'13; demand, $6 \%$; Thos Connelly, 156 E 102 , to Henry Elias Brewing Co, a
corpn, 403 E 54 . mPark av, 1976-8 $(6: 1757)$, swe 133 d , 40 x
5 ; pr mtg $\$ 19,750 ;$ Oct 21 ; Oct $22^{\prime} 13$; due, \&c, as per bond; Geo Bockhaus Co to Wm hon, NY. mPark av, 1976-s; certf as to above mon;
Oct 21 ; Oct $22{ }^{\prime} 13$; same to same. oct21; Oct221s, same to same.
${ }^{\mathrm{m}} \mathrm{Pleasant}$ av, 413 ( $6: 1809$ ), ws, 50.10 s 122d, $16.8 \times 100$; PM; pr mtg $\$ 7,000 ;$ Oct 20 ; mRiverside dr, 260 ( $7: 1888$ ), nee 9 sth (Nos $\$ 60,000 \mathrm{mtg}$ to Oct1'18 at $6 \%$; Oct15; Oct ${ }^{459}$ m Wi Nicholas av, 400 ( $7: 1955$ ), sec 130 th, 18.11 x 125 ; ext of $\$ 15,000 \mathrm{mtg}$ to Jan27'15 with Elmer S Knowles Realty Co, 2236 8 av.
m2d av, $2321-3$
$251), 40,10 \times 80$ ( $6: 1784$ ), nwe 119 th (No 251), $40.10 \times 80$; ext of $\$ 38,000 \mathrm{mtg}$ to Oct11 m3D av, 715-7 (5:1318), es, 25 s $45 \mathrm{th}, 37.7 \mathrm{x}$ $\$ 200.00$ monthly, $6 \%$. Terrence J Lynch devisee Margt M Lynch, to Anna Pekow-
Sky, 1088 Bryant av. m3D av, 1007 ( $5: 1414$ ); ext of $\$ 7,000 \mathrm{mtg}$ Christine G Oppenhym et al, trstes Adolphe Openhym, with Albt M Kohn, 45 Hamilton
ter; Emil W Kohn, 1211 Park av; Robt West End av.
m3D av, 1007; ext of $\$ 8,000 \mathrm{mtg}$ to Oct27
16 at $41 / 2 \%$; Oct10; Oct $211^{\prime} 13$; same with m7TH av, $\boldsymbol{7 6}(3: 764)$; sal Ls; Oct22; Oct Ehret, 1197 Park av. 1,158 m7TH av, 721 ( $4: 1001$ ) ; asn Ls by way of
mtg as collateral security for payment of $\$ 2,500$; Oct8; Oct23'13; Danl F Clancy t
mSTH av, 392 ( $3: 779$ ), es, $63.5 \mathrm{~s} 30 \mathrm{th}, 20 \mathrm{x}$ 60; Oct $2313 ;$
Lawyers Mtg Co, 59 ; Liberty. Schwagerl to
5,000 m8TH av, 876 ( $4: 1024$ ), ext of $\$ 17,000 \mathrm{mtg}$ to Nov1'16 at $5 \%$; Oct22'13; East River Savings Instn with Henry W Krumwiede,
244 W 104 . mSTH av (3:747), nwe 23d; sal Ls; Oct21; Oct22'13; demand, $6 \%$; Saml Levy to Lion
Brewery, 104 W 108 . m9TH ay, 236 (3:748) ; ext of $\$ 25,000 \mathrm{mtg}$ yers Mtg Co to Sylvain Metzger. nom m9TH av, $865-7(4: 1066)$, Ws, 25 n 56 th , due Nov1 14, $6 \%$; Union Land Holding Co mioTH av, $144(3: 716)$, sec 19 th (Nos $456-$ 8), 25x100; ext of $\$ 19,500 \mathrm{mtg}$ to Nov1'16 at $5 \%$ Oct21; Oct 23 '13; Fanny C Lyon et al Mary E, Matthew P \& Cath T Halpin, all m10TH AV, $144(3: 716)$ sec 19 th (Nos 456 8), $25 \times 100$; pr mtg $\$ 19,500$; Oct16; Oct $22^{\prime} 13$; due, \&c, as per bond: Wm, Mary E, MatmioTH av, 144; agmt that there is only one mtg in the sum of $\$ 19,500$ covering above; Oct16; Oct22'13; Fanny C Lyon et
al trstes Saml E Lyon with same. nom ${ }_{\mathrm{m}} \mathbf{1 0 T H}$ av, 438 (3:732), ext of $\$ 16,000$ mtg to Nov1'16 at $5 \%$; Oct 22 '13; East River Savings Instn with'Henry W Krumm10TH av, $552(4: 1050)$, es, 39.5 s 41 st , $19.5 \times 64 ; \mathrm{pr} m \mathrm{mg} \$ 4,000$; Oct 2213 ; due, \&c, as per bond; Jos M Garvey, Alpine, NJ, to
Hudson City Savgs Instn at Hudson,
$\mathbf{N}$
$\mathrm{myOTH}_{\text {m }}^{\text {av, }} \boldsymbol{7 7 6}$ (4:1062); ext of $\$ 12,000$ mtg to Nov1 16 at $5 \%$; Oct 22 '13; East
River Savgs Instn with Henry W Krum-
wiede, 244 W104. m11TH av, 734 ( $4: 1080$ ), es, $19.3 \mathrm{~s} 52 \mathrm{~d}, 28 \mathrm{x}$ 75; also 52 D ST, $562 \mathrm{~W}(4: 1080)$, SS, 64 e to beg; Oct20; Oct22'13; due, \&c, as per Side Bank, 4818 av.

## MISCELLANEOUS MORTGAGES.

## Borough of Manhattan.

mLand in Brooklyn, N $\mathbf{Y}$ (miscl); certf as to mtg for $\$ 12,000,000$; Oct21; Oct22'13; Trust Co as trste.
${ }^{m}$ Land in Queens Co (miscl); certf as to mtg for $\$ 6,500$; Sept26; Oct20'13; Courtney mand at Rockaway Park, $\mathbf{N} \mathbf{Y}$ (miscl) mLand at Rockaway Park, $\mathbf{N} \mathbf{Y}$ (miscl)
certf as to above mtm Oct14; Oct17'13;
Apartment Constn Co to Title Guar \&
Trust Co.
msaltaire (miscl) on Fire Island Beach,
LI; certf as to mtg for $\$ 11,000$; Sept22;
o, a corpn, to Albt Bohm.
${ }^{\mathrm{m}}$ Whitestone, LI (miscl); certf as to mtg for $\$ 10,800 ;$ Oct $6 ;$ Oct17'13; Malba Estates
Corpn to N Y Title Ins Co.

## MORTGAGES.

Borough of the Bronx
mCommerce st ${ }^{(*)}$, ns, at es Newman,
uns $n-x n e ~ a b t ~$
$140 \times e 50 \times s 150$ to st xw60 to beg; PM; Sept4; Oct20'13; 5y6\%; Edw Hehre \& Geo Auer to Wm M Husson, Lex${ }^{\mathrm{m}}$ Dawson st $(10: 2702)$, es, 106 n Longwood s, 176.11 w Cypress av, $37.6 \times 100$; pr mtg $6 \%$; Max Reinitz, 820 Dawson, to Abr L
Kass, 226 S 9, Bklyn. ${ }^{m}$ Dorothea pl, nee Marion av, see Marion Dorothea pl, nee Marion av, see Marion Fairmount pl, nwe So blvd, see So blvd, Fox st, 977 ( $10: 2714$ ), ws, 365 n 163 d , 0et20'13; 2y6\%; Jno Whalen, 2451 West chester av, to American Real Estate Co,
mFulton st (*), es, 102 s 240 th (late West-
 ; installs, $6 \%$; Rosa Weil, 1392 Clay av, ${ }^{m}$ Kelly st, 1038 ( $10: 2716$ ), es, 171.3 n 165 th, $19.8 \times 100 ;$ Franc Geiger to Chas Seligmann, 1729
Menahan av,
M ${ }^{m}$ Lincoln st (*), ws, 200 n Van Nest av, nelius O'Leary to Robt Marshall, $1814 \underset{2}{1 / 2}$ av. mLogan st
rd, $33.4 \times 100$, $\mathrm{SS}, 150.4$ e White Plains
ext of $\$ 13,000 \mathrm{mtg}$ to Oct1'16 t
ninewmon st, es, at ns Commerce, see
Commerce, ns, at es Newman. ${ }^{\text {m}}$ Rowland st, nee Westeheste
${ }^{\text {mSeabury pl }}$ ( $11: 2966-2977$ ), es, 50 s , 172 d , $5 \%$ : July9; Oct22'13; Dollar Savings Bank with Angel Constn Co, Ine, 1228 Hoe av.
mSeabury pl (11:2966-2977), es, 50 s 172 d June1'17 at $51 / 2 \%$; July 9 ; Oct $\$ 22^{\prime} 13$; Dollar Savgs Bank with Angel Constn Co, Inc,
1228 Hoe av. mSeddon st, es, 201.3 s Walker av, see St mTilfany st $(10: 2712)$, es, $425 \mathrm{~s} 163 \mathrm{~d}, 50 \mathrm{x}$ 110; ext of $\$ 5,000 \mathrm{mtg}$ to Oct20'14 at $6 \%$ Steinmetz Constn Co, 1416 Glover with ${ }^{m}$ Tiffany st, $1115 \quad(10: 2706)$, nwe 167 th $92.11 \times 53.8 \times 101.5 \times 35.1, \mathrm{pr} \mathrm{mtg} \$ \frac{\mathrm{nwc}}{}$; Oct 21 Oct $2213 ; 3 y 6 \%$; Gifford Building Co Inc
to Maurice Ginsburg, 1893 Vyse av. 7,000 miffany st, 1115; certf as to above mtg Oct21, oct2213, same to same.
mTirany st, 1115; agmt as to payment of $\$ 3,000$ on $\mathrm{a} / \mathrm{c}$ of mtg for $\$ 40,000$; Oct 21 Oct22'13: Manhattan Mort Co with Gii-
ford Bldg Co, Inc, 2742 Gifford av. nom ${ }^{m}$ Tompkins st (*), es, $450 \mathrm{n} 152 \mathrm{~d}, 24.5 \mathrm{x}$ Ricciuti, 603 F 140 to Mariagrazia Ricci 1720 Eastchester rd. 500 ${ }_{\text {m Vineyard ple }}$ ws, 92
mWyatt st (177th), 1139 (*), ns, 125 106.5 to st xe31 to beg; pr mat $\$ 5.000$ Oct18; Oct 2013 ; due \&c as per bond; Jos Diamond, 1139 Wyatt, to Mary A Sea Dean, Bklyn.
${ }^{m} 137 \mathrm{TH}$ st E, ns, 176.11 w Cypress av, see Dawson, es, 106 n Longwood av.
$\mathrm{m}_{152 D}$ st E, nwe Bergen av, see Bergen ${ }^{m} 152 \mathrm{D}$ st, $\mathbf{4 0 3} \mathbf{E}(9: 2374)$; ext of $\$ 4,800$ Fre to Septly's at $5 \%$; Octz0; Oct21'13 Fredk Lese \& Jno D Connolly with Geo
Leonard Weaver, 350 W 71 . m160TH st E, ns, 125 wrospect av, see mi66TH st W, nec Nelson av, see Nelson m166TH st E, swe Tinton av, see Tinton m167TH st E, nwe Tiffany, see Tiffany, $\mathrm{m}_{172 \mathrm{D}} \mathbf{s t}, \mathbf{9 4 7} \mathbf{E}(11: 2989), \mathrm{ns}, 75$ e Hoe av $25 \times 77.2 \times 29.4 \times 61.9$; Oct16; Oct17'13; $3 \mathrm{y} 5 \%$;
Henry Herbert to Jno Miller, $346 \underset{\mathrm{E}}{\mathrm{E}} 5$, Bklyn
m174TH st $\mathbf{E}(*)$, es, 206.8 s Larkin av,
$75 \times 100$; pr mtg $\$$, May1. Oct $23^{\prime} 13$; due \&c as per bond; Maria R Bua, 572 65th, Bkinn, to Geo Parisi, 6504 av, Bkiyn. 900 m 180 TH st
see Lafontaine av, at ses Lafontai
nes, at nes 180 th.
m180TH st, $734 \mathbf{E}(11: 3094)$, ext of $\$ 4,500$ meg to Oct 22 ' 16 at $6 \%$; Oct 22 ' 13 ; Pincus Co, 149 Bway
${ }^{m} 188 T H$ st $\mathbf{W}(11: 3219)$, nws, abt 808.9 se on curve from Tee Taw av, $50.11 \times 109.10 \mathrm{x}$ $50 \times 100.5$; Oct17'13, $5 \mathrm{y} 5 \%$; Maria Galardi to
Flora E Isham, 18 E 60 . $\underset{\text { m198TH }}{\text { mt }} \mathbf{E}$ E $(12: 3315)$, ss, 75 e Creston installs, $\$ 25.06 \mathrm{monthly}, 6 \%$; Mary S Ryan to Anna Pekowsky, 1088 Bryant av. 300 m236TH st, $123 \mathbf{E}(12: 3371)$, ns, 200 e On$22^{\prime} 13$; 1y $6 \%$; Ernst Keller, 4400 Katonah av, to Adeline Cahn, 2540 Grand av. 800
 Nicholas Wapler, 670 Napier av, $B$ of $Q$, to Warren
Bergen Co, NJ. Sammis, at Cliffside Park,
400 ${ }^{m}$ Andrews av (11:3217), es, 387.8 s 183 d , $50 \times 100 ;$ PM; Sept19; Oct23'13; due Oct22'16, 104 W 84 . 9,000 Anthony av, 1854 ( $11: 2803$ ), es, 203 n
 mBarnes av. 1728 (*), es, 175 s Morris Pk
av, $25 \times 100$; Oct17' 13 ; due. \&c, as per bond; Delia Fetzer, 1728 Barnes av, to Jason $P$ mBarnes av (*), same prop; pr mtg $\$ 4$,000 Oct17'13; due, \&c, as per bond; same
to Herman Elfers, 229 W 101 , \& ano. 400 mBergen av (9:2362), nwe 152d; sal Ls; of Yonkers, NY, to A Hupfel's Sons, 842 St mProok av (11:2893), WS, 52 s 170th, 48 x Brook av $(11: 2893)$, ws, 52 S 170 th, $48 x$ Sept27; Oct22'13; Chas R Strong with Saml mPronv \& Pelham Pkway (*), nes, 86.1 n W Boston rd, $100.1 \times 102.8 \times 100 \times 100$; Oct 15 Oct17'13; 3y5 $1 / 2 \%$ M Melissa Thwaite, New
Milford, NJ, to Henry L Thwaite, 536 City
Island av, City Island mBurke av (*), ss, 260 e Barnes av, $40 x$ J Mack to Fredk C Hardy, 82 Decatur ${ }_{m}$ Castle Hill av, see Ludlow av, see Lud ${ }^{m}$ Concord av, $\mathbf{3 2 5}(10: 2573)$; ext of $\$ 5,500$ mtg to Augis at 152 W 122, \& Carl Ernst, 170 K 47 . nom mCypress av ( $10: 2562$ ), es, 40.7 n $133 \mathrm{~d}, 21 \mathrm{x}$
 Curtis, 61 Paradise rd, Northampton, Mass
meastern blvd (*), ns, 175 w Swinton, run w 44.3 to Scribner av xw $27.8 \times n 100 \times 8.2 x$ '13; 3y $6 \%$; Josiah H Briggs to Wm H
${ }^{m}$ Edison av (*), es, 134.5 n Pelham rd, 25 x 83.1 to Pelham rd x25x171, except pt taken for Westchester av; pr mtg $\$-\quad$ inthly, Oct18; Andw \& Mary Quinto, 3009 Westchester
av, to Benj Parr, 1975 Bway. 162.06
mordham rd, nec Jerome av, see Jerome av, nee Fordham rd.
Fordham rd, nwe Morris av, see Jerome av, nec Fordham rd.
 Oct $20^{\prime} 13$ : installs, $6 \%$; Philip Wattenberg,
1203 Franklin av, to Annie Tager, 1109 Forest av.
${ }^{\text {m Frisby av }}$ (*), SS, 100.1 ne Zerega av, V. Apr18: Oct21, except pt for Frisby Walter to Amelia Miller, 426 E 162 . 300
mFulton av, 1531-3, see Fulton, 1537-9.
 Wendover av, $50 \times 166.10 \times 50.4 \times 160.6 ; a \operatorname{siso}$ FULTON AV, $1531-3(11: 2928)$, ws, 132.8 s
Wendover av, $50 \times 173 \times 50.4 \times 166.10 ; \mathrm{pr} \mathrm{mtg}$ $\$ 84,000 ;$ Oct $20 ;$ Oct $22 \prime 13 ; 1$ y $6 \%$; Realty Op-
tions Co to New York Co, 200 O $_{5}$ av. 5,000 mGrant av, $\mathbf{1 0 7 0}(9: 2448)$, ext of mtg for lawyers Mtg Co, 59 Liberty, with Dora Wiebke. nom mGrand av, 2396 (11:3199-3198), es, 215 n 184th, $15 \times 98.4 \times 15 \times 99.8 ;$ pr mtg $\$ 5,500 ;$ May 1: Oct 23 '13: $5 \mathrm{y} 6 \%$; Gertrude D Jacot, 2396
Grand av, to Amy Lawrence, 211 W 102.
2,000
mGreen av or la (*), sws, 25 nw St Ray$5 \%$; Emil Weigand to Omer M Sloat, of Worcester, Otsego Co, NY. 1,500 mHoe av, $1227(11: 2979), \mathrm{ws}, 125 \mathrm{~S}$ Free-
man, $75 \times 74.10 \times \mathrm{x}-\mathrm{x9.4;} \mathrm{pr} \mathrm{mtg} \$ 9.000$; Oct 22: Oct23'13: due \&c as per bond; Cornelius
O'Keeffe, 1227 Hoe av, to B Kaplan \& L O'Keeffe, 1227 Hoe av, to B Kaplan \& L
Bregman, Inc, a corpn, 1469 Seabury pl. Bregman, Inc, a corpn, 1469 Seabury pl. mJerome av $(11: 3185)$, es, 225.6 S 181 st ,
$114.8 \times 104.5 \times 84.6 \times 100 ; \mathrm{pr} \mathrm{mtg}^{2} \$ 12,000 ;$ Oct 35 W 81, \& Harry D Kramer, 566 W 167 to Jos Hestorfer, 42 E 73 .
 xs 177.8 to rd xw260 to beg; pr mtg $\$$ Oct23'13: 1y6\%; Henry U Singhi, 121 W Kingsbridge rd , to Herman Naevy,
${ }_{2} 13,000$
 Oct18: Oct20;13; installs, $6 \%$ : Gertrude A Scott Taller to Louis Gates, $1220 \quad 3$ av.
${ }^{\mathrm{m}}$ Lafontaine av $(11: 3069)$, ses, at nes of an unnamed st. sometimes called Talmadge
(now 180th). $65 \times 100:$ PM: pr mtg $\$ 4,000$ (now 180th), 65x100: PM: pr mtg \$4, 258 Tompkins pl, Bklyn, to Obark Realty Co
mlind av $(9: 2530)$, ws, lots 30 to 33 , parcel 4 man Wm B Ogden: Oct $20 ;$ Oct 23 ' $13:$ demand, $6 \%$ : August Nelson, 193 W 168 , to Harlem River Lumber \& Wood Working mLudlow av (*), sec Castle Hill av, 105 x 08: Septa9: Oct22 13; 1v6 \% Margaretha Broker to Kath Gass, 2248 Powell av. 300 marion av (12:3275), nee Dorothea pl. 50
$\mathrm{x} 98:$ Oct16: Oct17'13; $5 \mathrm{y} 5 \%$ : Cornelivs B Fich Scarsdale, NY, to Percival C Smith marion av (12:3275), nec Dorothea pl nce Park $W$ Yonkers NY, to $\mathrm{Wm} H$ Sage, Scarsdale, NY, 3,600 ${ }^{\text {m Marmion av }}(11: 2958)$, es, 92 n 175 th, 52 x 69.3 to Vineyard $n 1 \times 52 \times 69.6$ certf as to
$m$ for $\$ 27.000$ : Sent $30:$ Oct $23 \times 13$ : Jno W mte for $\$ 27.000$. Sent30: Oct23'13. Jno W
Cornish Constn Co to N Y Trust Co. munnish Constn Co to Y Trust Co
mMorris av $(12: 3318)$, es. 244.9 n 196th. due Anrf'15. 6ot. Emily F Oct20: Oct 21 '13 tha Stiess, 2324 Davidson av. 2,500 morris av, nwe Fordham rd, see Jerome v, nee Fordham rd.
melson av (9:2513), nec 166 th . $75.2 \times 101.1$ 75.4×99.2; trust mortgage: Sent11; Oct22 Methodist Evisconal Church of N Y to
Board of Home Missions \& Church ExBoard of Home Missions \& Church Ex-
tension of the Methodist Episcopal Church. tension of the Methodist Episcopal Church.
2814 av . mo1n rd (*), ses, 343 sw Pugsley av, 50 x $71.10 \times 50 \times 75.7$; Oct1: Oct18'13; due as per Wrillis New York Savgs \& Loan Assn. 499
mold rd (*); same prop; certf as to
${ }^{m}$ Old rd (*); same pnop; pr mtg $\$ 6,000$. Oct17; Oct18,13; 1y6\%; same to Wm B Handelman, 1939 Benedict av. mold rd ( $\left.^{*}\right)$; same prop; certf as to above
mtg; Oct17; Oct18'13; same to same.
mpark av $(9: 2442)$, es, 54.6 s 153d, 54.6 x $131.6 \times 50 \times 109.8 ;$ Oct21; Oct 23 '13; due Aug1 14, $6 \%$; Alfred C Michaud to Natl Bank of Far Rockaway, nwe Central \& Mott avs, ${ }^{\text {m Pelham rd, ws, abt } 134.5 n \text { Edison }}$
mPerry av $(12: 3346)$ ss, 145 . rd. 05 th 25 mPerry av $(12: 3346)$, ss, 145.4 e $205 \mathrm{th}, 25$
x100; Oct17; Oct $28^{\prime} 13 ;$ due, \&c, as per bond; Cath Burge, 3198 Perry av, to Catholic Women's Benevolent Legion, a corpn, 153
E 44 . ${ }_{9}$ Prospect av $(11: 3114)$, es, 70 s $187 \mathrm{th}, 50 \mathrm{x}$ 93; PM; Oct22; Oct23,13: 3y int as per bond; Johanna R Ernst, 503 E 165 , to Jos mProspect av $(10: 2677)$ ws, 77.2 n 160 th , mProspect av (10:2677), ws, 77.2 n 160 th, beg; also 160 TH ST E ( $10: 2677$ ), ns, 125 w Prospect av, $22.5 \times 77.2 ; \mathrm{pr}$ mtg $\$ \frac{1}{2} ;$ Oct 18; Oct21'13; $3 \mathrm{y} 6 \%$; Jas F Meehan, 1029 E
${ }^{m}$ Prospect av; also 160 TH ST E $(10: 2677)$; Same prop; sobrn agmt; Oct17; Oct21'13; ${ }_{m}$ Rosedale av (*), es, 100 s Mansion, 25 x Sept22: Oct $22^{\prime} 13$ : Chas R Strong with Leopold Kohn, 1490 Rosedale av. With Leo${ }^{\text {m St }}$ Peters av (*), ws, 201.3 s Walker av, $27.6 \times 190$ to es Seddon; Oct18; Oct20'13;
3y6\%; Rocco Graziano to Jno H Kerkmann, 25528 av . 4,000 ${ }^{\text {m Sherman av }}(9: 2446)$, es, $55 \mathrm{n} 163 \mathrm{~d}, 50 \mathrm{x}$ $104.9 ;$ Oct21; Oct22'13; due, \&c, as per
bond; York Realty Co to Arnold J D Heins, Upper Montclair, NJ et al trstes for Ernest A Heins \& ano, will Jno D Heins.
mSherman av $(9: 2446)$, same prop; certf as
to above mtg; Oct 21 ; Oct 22,13 ; same to to above mtg; Oct21; Oct 22 '13; same to same.
mSouthern blvd ( $11: 2960$ ), nwe Fairmount pl, $109.9 \times 83.2 \times 100 \times 123.6$ : ext of $\$ 5.000 \mathrm{mtg}$ to Mayl15 at ${ }^{\text {perance } P \text { Reed with Borough Estates, a }}$ perance P Reed with Borough Estates, a
corpn, 32193 av . mStebbins av ( $10: 2698$ ), es, 188.9 S 165 th, Mich Ginto, 2026 son, 106 Pierrepont, Bklyn. 1,500 mStebbins av (10:2698) ; same prop; Sobrn
of mtg for $\$ 9,500$ to mtg for $\$ 1,500$; Oct 17 ; Oct20'13: same \& Mary Hebron, 265 W mTaylor av, nee Westehester av, see Westchester av, nec Tavlor av
mTiebont av, 2241 ( $11: 3145$ ) ; ext of $\$ 3.000$ Lawyers Mta Co with Frank A Schorer
nom 100; Oct $20^{-0}$ Oct $23^{\prime} 13$; due Jan $1,17,6 \%$, Geo Roan \& Alex R Stevenson. Dobbs Ferry.
NY, to Moses Marx, 319 E 79.
1,000 mTinton av, 768 ( $10: 2655$ ), es, 189.1 n Westchester av, runs e 85 xn 12.6 xe 10 xn 25 xw 95 to av xs37.6 to beg; pr mtg \$27.000: Oct 16; Oct 22 '13: 3 V int as per bond: Wm G $\mathrm{G}^{\mathrm{N}}$
Fngelhardt to Heinrich Roth, Yonkers.
minton wv (10:2655), es, 189.1 n Westchester av, $37.6 \times 95 \mathrm{x}$ irreg x85 ext of $\$ 27$.'13: Philip Rhinelander, exr Cornelia B Kip with Heinrich Roth, Yonkers, NY. nom mTinton av $(10: 2660)$, swe 166 th, 100 x 66.10; ext of $\$ 55.000$ mtg to Oct22 18, at with Edw F De Beixedon at Babylon, LI.
 175th. 20x95; Oct 2113 : due, \&c, as per bond: Jessie S Henssler. 368 Mott av,
to Lina Von Hesse. Auerbach-in-Hessen, Germany, trste Christian Von Hesse. 1,500
mTrinity av (10:2557), es, $50 \mathrm{~s}, 149 \mathrm{th}, 50 \mathrm{x}$ 109: Oct17: Oct18.13; due Jan1'17. 51\% \% : Tno Jr \& Amanda Bussing, Mt Vernon. NY, joint tenants. 4,000 mValentine av (12:3302), es, 130.9 n 198 th, as per bond: Thos F W11son 2543 due $\& c$ as per bond: Thos F Wllson, 2543 Decatur
av, to Matilda F Thomas, 746 E 217 . 1,500
${ }^{m}$ Vincent av (*), ws, 150 s Fairmount av, bond; Rebecea Del Gaudio to Frank Frumyyse av, 1173 on map $\mathbf{1 1 7 5}$ ( $10: 2752$ ),
Ws, 71 S Home, $31 \times 81.11$; PM; pr mtg $\$ 15,-$
000. Oct 20 . Oct $2111.3 y$ int as per 000; Oct20; Oct2113; 3y int as per bond;
mashington av ( $11: 3046$ ), es, 248 n Quar yy rd, $50 \times 100$, except part for Washington Agnes Pagano to N ' Y Title Ins Co, 135 mWebb av, 2448 (11:3219), es, 250 n De voe ter, $25 \times 100 \times 15 \times 100 ;$ PM; pr mtg $\$ 3,000 ;$ Sept1; Oct21'13; due Sept1'24, $6 \%$; Lizzie Angelmann to Louis Eickwort, 29 Fletcher
av, Mt Vernon, NY.
2,200 ${ }^{m}$ Webster av (11:3029), es, 200.2 n 179th to Oct15'18 at $5 \%$; Oet8; Oct17, 13 : mmi grant Indus Savgs Bank with Marshall P
Wilder, Atlantic City, NJ. mWebster av ( $11: 2887$ ), ws, $50 \times 80$, being east 80 ft of lots 31 \& 32 , map property wig Sikora of Long Island City to Louise
Hilsky. 6246 av, L I City.
2,500 mWebster av (11:2887), ws, - n 169th maebster av (11:2887), ws, - n , 131.1 n land Wm Morris, $20 \times 90$, being pt lots 62 \& 63 map Wm E Zborowski; ex Oct $22^{\prime} 13$. Duane S Everson with Jios Spora kowski, 1339 Webster av. nom mWebster av, 2246 ( $11: 3030$ ), es, 348.2 s
$183 \mathrm{~d}, 40.1 \times 90 \mathrm{x} 43.8 \times 90$ Oct 20 ; Oct 21 ' $13 ;$ $183 \mathrm{~d}, 40.1 \times 90 \times 43.8 \times 90 ;$ Oct20; Oct 21 '13; 3 y
$51 / 2 \%$ Same to Milton S Guiterman, 58 mWebster av, 2246; certf as to above mtg for $\$ 24,000$. 0 cta0. Oct21'13; same to same.
mWebster av, 2246; pr mtg \$24,000; Oct 20 ; 330 E 4. $2 y 6 \%$; same to Herman Lorber mWebster av, 2246; certf as to above mtg
for $\$ 3,000 ;$ Oct $20 ;$ Oct 21 '13; same to same.
${ }^{m}$ Webster av, 2246 (11:3030), es, 348.2 183d, $40.1 \times 90 \times 43.8 \times 90$; participation agmt Jos Horowitz, 311 E 10 . Guiterman with mWebster av, 2248-50 (11:3030), es, 268 s 183d, 2 lots, ea $40.1 \times 90 ; 2$ mtgs, ea $\$ 3,000$ $2 \mathrm{y} 6 \%$; same to same. 6 mWebster av, $2248-50$; certf as to above
two mtg's for $\$ 3,000$ ea; Oct20; Oct21'13; same to same.
mWebster av, 2248-50 (11:3030), es, 268 s 183. m ing Co, a corpn. to N Y Mtg \& Security Co, a corpn, 135 Bway. 48,001 mwebster av, $\$ 248-50$; certf as to above
two mtgs for $\$ 24,000$ each; Oct 20 ; Oct2i ${ }^{13 \text { m Webster av, } 2250}$ (11:3030), es, 268 $183 \mathrm{~d}, 40.1 \times 90$ : participation agmt: Oct 20
 mWestchester av, 1762 (*), SS, 25.5 e Com Oct 21 '13; 3y5 $1 / 2 \%$ \% J J Karbry O'Kennedy to Wapninger Savgs Bank, at Wappinger
Falls, NY. mWestchester av (*), nec Rowland, 100. x170.11x100.1x169.2, except pt for Rowland Octon'13. Theo J Chabot with American Real Estate Co, 5275 av. Wiom mWestehester av (*), nec Taylor av, 51x 86x50x98, except pt for Taylor av; Oct11 Richd Maehr to Jos Gurth, Saugerties, NY m White Plains rd. 3320 (*), es, 200 n Lo cust av, $25 \times 100 \times 25 \times 98.6$, except part for hafer to Anna M Puckhafer, 429 E 143.
m3D av, ws, 63 sw 173d, see 3 av, ws, 25
sw 173 . SW 173 .
m3D av ( $11: 2920$ ), Ws, 25 sw $173 \mathrm{~d}, 37.8 \mathrm{x}$ $98.11 \times 37.6 \mathrm{x}-$ all title to strip lying in $173 \mathrm{~d}, 37.8 \times 95.3 \times 37.6 \times 98.11$; Oct 21 ; Oct 22 ' 13 ; due. \&c, as per bond: Clyde E Scheuerman
to Russell $W$ Tether, 1418 Franklin av. mplot (*), begins 340 e White Plains rd at point 425 n along same from Morris Pk
av, runs e100xn25xw100xs25 to beg. with rioht of way over strip to Morris Pk ay ; Josephine Steiner to Jos J Schornstein,
Patchen av, Bklyn.
350
azoht ot hathequr anlua 0 andandory brose9 laumalidona

## IMPORTANT TO THOSE WHO EXPECT TO BUILD

WHEN PLANNING TO BUILD, you will find it of great value to first make a careful personal study of the illustrations of houses, etc., that have been designed and built by a number of leading architects, and to also
 learn their ideas regarding the best interior arrangement and the most appropriate furnishings. This important information, which would greatly aid you in deciding about your own building plans, when you take them up with your own architect and builder, can easily be obtained from the several hundred exterior and interior designs that are beautifully illustrated in the last six numbers of the

# Architectural Record 

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We have a limited supply of these sets of six (including the October Country House Number), which are invaluable to those who expect to build or make alterations. Although the regular price is $\$ 1.50$, we make you a special offer of $\$ 1.00$ for the six, while the sets last, if you will mention Record and Guide. They will soon he sold. Send us your order today, tomorrow may be too late.


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"We have reached a condition in this city 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 (Applause). Let me read to you these figures :

## Budgets



City Debt.
(Exclusive of Special Revenue Bonds and Revenue Bonds.)
\$1,168,753,648.34
At July 31, 1913.
880,430,288.88 $\stackrel{\$ 288,323,359.46}{ }-32.74 \%$

In addition to this city debt, represented by outstanding interest-bearing stocks and bonds, there existed at July 1, 1913, debt in the form of liability for property acquired and not paid for, for liability on contracts entered into, and for judgments and other commitments, amounting to $\$ 168,919 ; 860.85$, for which stocks and bonds will eventually be issued to meet these obligations, thus adding that amount to the funded debt of the city. The same elements of debt at January 1, 1910, amounted to $\$ 57,860$,675.17, showing an increase of $\$ 111,059,185.68$. Adding this increase in the contract and land debt to the increase in the funded debt shows a total increase of debt since 1909 of $\$ 399,382,545.14$, equal to over $45 \%$.

| Tax valuations of real estate and personal property in 1913 | \$8,332,066,301 |
| :---: | :---: |
| Tax valuations of real estate and personal property in 1909 | 7,250,500,559 |
| Increase | \$1,081,565,742-14.91\% |
| Tax valuations, real estate only, 1913 | \$8,006,647,861 |
| Tax valuations, real estate only, 1909 | 6,807,179,704 |
| Increase | \$1,199,468,157-17.62\% |

Tax Valuations

| Personal property only, 1913 | \$325,418,440 |
| :---: | :---: |
| Personal property only, 1909 | 443,320,855 |
| Decrease | \$117,902,415-26.59\% |
| Tax Rate (Manhattan and The Bronx), 1913 | 1.81000 |
| Tax Rate (Manhattan and The Bronx), 1909 | 1.67804 |
| Increase | .13196-7.86\% |

Thus the owner of a piece of property assessed for 1909 at $\$ 10,000$ paid a tax thereon of $\$ 167.80$, whereas the same property was assessed for 1913 at $\$ 11,762$ (the average increased valuation), paid $\$ 212.89$ in taxes, an increase of $\$ 45.09$, equal to $26.87 \%$.

What does all this portend? What does it proclaim? It positively tells us not only must all indulgence in extravagant ideas absolutely cease, but it admonishes us clearly that expenditure of the city moneys must be confined to actual, if not imperative necessities. There must be a thorough and impartial investigation into this cry that has arisen as to overvaluation to ascertain first, if it be so, and then to apply a quick and positive remedy, or if the result of the investigation shows the contrary, to forever silence the charge. I pledge myself to the immediate consideration of this whole question, proclaiming against this high rate of taxation and proclaiming against this riot of extravagance that has brought us to this burdensome condition" (Applause).

## The Alliance

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[^3]:    THE RECORD AND GUIDE is the oldest paper representing the interests of Real Estate and Building in New York City, and a standard authority on matters relating tothese branches.

