

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, NOVEMBER 15, 1913

LIMITATION OF BUILDING HEIGHT ASSURED

No Determination Yet of the Question of Dividing the City Into Fixed Zones, But Some Plan For Protecting Residential Neighborhoods Is Probable.

FROM the progress reports that have come from the Heights of Buildings Commission it seems assured that the commission has practically decided that a limitation upon the height of buildings to be erected in this city is practical, economically advisable and legally permissible. Further than this it is believed that the commission has virtually resolved not to recommend an absolutely horizontal line for the limitation, but instead a method by which allowances will be made for tower buildings, especially at corners and prominent places.

It is understood that the prevailing opinion favors a normal limitation predicated upon the width of the street, with further allowances for setbacks.

In regard to the proposal for dividing the city into permanent zones, while no definite determination has been arrived at in the commission, it is considered doubtful, if not quite improbable, that the commission will advise an absolute division of this nature, but some action may be recommended that will have the ultimate effect of sparing well defined residential neighborhoods from undesirable invasion.

Informal intimations have come from members of the commission that, if the Board of Aldermen does not grant the legislative relief desired, the State Legislature will be asked to enact the necessary laws.

The chairman of the commission, Edward M. Bassett, of Brooklyn, stated this week that height limitation is not of doubtful legality. Presumably the commission has definitely taken a stand on that point, notwithstanding that a previous corporation counsel once advised the Board of Estimate that an ordinance limiting the building height would be unconstitutional.

"Practically every great city of the world, including those of this country outside of New York City, has limited the height of buildings," declared Chairman Bassett. "And the courts have almost without exception upheld such limitations. If our city should today take steps in this direction it would be nearly the last city in the world to come into line."

Is New York Different?

"Some say that New York is not like any other city and that where space is so limited buildings should be allowed to go any height. Is this true?"

"There is ten times more space in lower Manhattan covered with low buildings than is covered with high ones," answered Mr. Bassett. "The theatre, retail shopping and hotel districts, built up with tall structures, are almost infinitesimal on the map of Manhattan, which is commonly thought of as the congested borough. Tunnels and bridges under and over the



EDWARD M. BASSETT.
Chairman Heights of Buildings Commission.

surrounding rivers will soon make New York city a round city, the same as London, Berlin and Paris, and it cannot claim exemption from rational treatment on the ground that it differs from any other city in the world. This is not to say that its problems are the same as in other cities, or that the remedies can be copied from elsewhere. Each city presents its own peculiar problems and good sense demands a remedy adapted to its particular needs. Copying is usually a mistake."

"Some consider that restricting the height of buildings in New York city is locking the barn door after the horse has been stolen?"

"To some extent this is true in the lower end of Manhattan and here and there along its backbone; but what shall we say of all the other parts of this great city where high buildings do not prevail and where in some future age there may be a development of which we do not now even dream?"

Street Capacity.

"Street capacity in lower Manhattan has much to do with the problem. In fairness to all land-owners in the southern end of the city, can the city allow the continuation of the building of skyscrapers? Where would it stop? The streets will hold just so many people in rush hours and no more. Lower Broadway and Nassau street are now crowded nearly to the limit three times a day. If a hundred more buildings the size of the Woolworth and New Equitable buildings should be erected and filled with tenants, the streets would not

hold the traffic, to say nothing of the dangers of panic conditions. When that day came, the city would have to prohibit anything except very low buildings in the district. This would almost amount to confiscation, but what other alternative would there be? Every year makes it more impossible to widen streets. Then, too, come the difficulties of transportation. There is a limit to the number of subways that can be built through this district. If all of the workers capable of being housed in the new Equitable Building should go to the subway at once it would take twenty minutes for all of the trains, express and local, to transport them, if devoted exclusively to their service.

About Natural Laws.

"Some say that the whole question in lower Manhattan should be left to the working of natural laws. They say with much truth that there is an economic limit of height for buildings, and if owners transcend it they get hurt. It is well known that the cost of construction per cubic foot becomes much higher as additional stories are added, also that more space must be set aside for elevators. A modern office building that does not give quick elevator service is doomed from the start. To give quick service groups of elevators must run express to a certain height. All of this requires additional space and an office building that is a mere shell of offices around a great elevator system cannot produce a fair return.

"It is a popular fallacy that office buildings pay in proportion to their height. The reverse would be quite as near the truth. But apart from the foregoing considerations, which ought to impose natural limits on heights, how can a community protect itself against the new experimenter who is determined to put up a building higher yet, or who decides to leave a monument in the form of a high building, or who desires to put up a conspicuous advertisement, charging the loss to his advertising account? Corporations have done these things, as well as individuals.

"I blame nobody. The law allows it. The question is whether the time has not arrived when, for the benefit of the community and for the sake of equal treatment to all land owners similarly situated, the city should enforce a measure of protection in a field where private protection is impossible."

What Some Cities Are Doing.

In the mass of information collected by the Heights of Buildings Commission, which was appointed by the Board of Estimate upon motion of George McAneny, Borough President, the question of districting stands out as importantly as any other detail upon which the experts in city planning who have

given their views, have laid emphasis. With very few exceptions, the men who have been questioned by the commission have urged the adoption of some plan of segregating buildings according to height, use and occupancy in New York City as a protection of the rights of property owners.

The Heights of Buildings Commission through its secretary, George B. Ford, and his investigators, has gathered data on districting from a majority of the twenty-odd cities in this country where districting laws are in force.

In Baltimore certain kinds of buildings cannot be erected without a special permit of the Mayor, to ensure that factories and garages shall not be erected in unsuitable places where they would injure adjoining property.

In New York State districting, according to an act passed at the recent session of the Legislature, is permitted only in cities of the second class and there are only seven of these, Albany, Rochester, Schenectady, Syracuse, Troy, Utica and Yonkers. This city and Buffalo being in the first class do not enjoy the provision.

The councils in the second class cities when petitioned by two-thirds or more of the owners of record of the linear frontage of one side or street frontage of any block, may designate such side or street frontage of the block as a residence district. No buildings other than a private dwelling, with the exception of two-family dwellings and public buildings used by the city or by the State, may be erected, or altered, or converted to be occupied on any lot abutting such a street unless the property owners give their written consent. Such written consents must be filed with the health department as public records. A "block" is defined as one or many lots bounded by three or more streets.

In Minnesota there are three cities, Minneapolis, St. Paul and Duluth, which exercise police power in the establishing of exclusive residential and industrial districts. The protection of the residential district is strictly enforced. For instance, the erection of any industrial or business establishment, even tenements, apartment houses and hotels may be excluded. In the designation of industrial districts, the city council is authorized to classify the various industries and to restrict each class to a definite and limited area where it may be carried to the exclusion of all other industries.

In Wisconsin all cities of more than 25,000 inhabitants may set aside exclusive residential districts. There are eight cities in the State which come under this head. These cities have the power to restrain the encroachment of business houses upon purely residential districts, once improved, by making their admission to such districts subject to the consent of a majority of the landowners and residents in such districts. A residential district may be as small as a city block.

Taxpayers Install Officers.

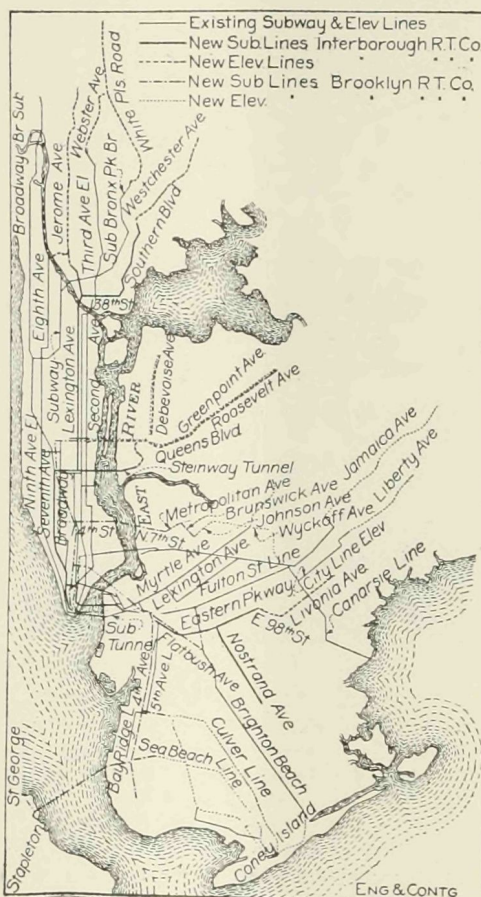
A meeting of the West Side Taxpayers' Association was held on Wednesday evening at 267 West 34th street, when the following officers for the ensuing year were installed: President, George Wenner, M. D.; first vice-president, Philip G. Becker, M. D.; second vice-president, John W. Jones; recording secretary, Jacob J. Talbot; treasurer, Fred Keller; financial secretary, Julius Neke; trustees: Christian Dohm, Charles Hvass, Thomas P. Burke; executive committee: Frank Demuth, Jacob J. Talbot, Charles Hvass, Charles Schrag, Joseph Wenner, Thomas P. Burke, Christian Dohm, Joseph F. Feist, Frederick Keller, and Bernard J. Foss.

SUBWAY BUILDING.

List of Sections to Be Put Under Contract Before the Year Ends.

According to the reports of the engineers of the Public Service Commission for the First District, there is now under contract \$83,000,000 worth of work on the new subway lines of the Dual System of rapid transit and an average daily force of 7,000 men employed thereon. Of the \$83,000,000 worth of work, about \$38,000,000 is on lines to be operated by the Interborough Rapid Transit Company and \$45,000,000 on the lines to be operated by the New York Municipal Railway Corporation. Of the latter, however, the Fourth avenue subway in Brooklyn and the Centre street loop subway in Manhattan, costing together about \$28,000,000, are practically completed.

It is estimated that the construction work on the city-owned lines will cost



LINES OF DUAL SUBWAY SYSTEM.

about \$200,000,000. There is, therefore, more than one-third (to be exact, about two-fifths) of the value of this work already under contract. Of the remainder, to cost \$117,000,000, it is expected that more than one-half will be under contract before the end of the year, so that by that time, nine months after the signing of the Dual System operating contracts, actual construction work will be in progress on three-quarters of the city-owned lines.

Plans will be ready before the end of the year for advertising for construction bids on twenty-four sections forming parts of various routes included in the Dual Subway System. During the present month plans for ten of the sections will be finished—in November, five, and in December, nine.

Following are the sections upon which it is expected plans will be ready for advertising before the end of the year:

Interborough Lines.

Route No. 5—Lexington avenue, section No. 7, between 43d and 53d streets.

Routes Nos. 4 and 38—Seventh avenue subway, sections Nos. 1 and 1A, from the Battery to Vesey street.

Routes Nos. 4 and 38—Seventh ave-

nue subway, section No. 4, from Commerce street to 16th street.

Routes Nos. 4 to 38—Seventh avenue subway, section No. 5, from 16th to 30th street.

Routes Nos. 4 and 38—Seventh avenue subway, section No. 6, from 30th to 42d street.

Routes Nos. 4 and 38—Seventh avenue subway, section No. 6A, from 42d street to 44th street, connection with present subway.

Route No. 48—Park Place, William and Clark street line, sections Nos. 1, 2 and 3, from West Broadway to and under the East River to Liberty Place and Fulton street, Brooklyn.

Route No. 12—Flatbush avenue-Eastern Parkway subway, section No. 1, from end of present subway to St. Mark's Place.

Route No. 50—Extension of Steinway tunnel in Queens, from present terminus to Queensboro Bridge.

Route No. 18—White Plains Road line, sections Nos. 1 and 2, from end of West Farms division of present subway to 241st street.

Route No. 16—Jerome avenue, sections Nos. 1 and 2, from 157th street to Woodlawn Road.

New York Municipal Lines.

Route No. 20—Canal street line, section No. 2, from Broadway to Manhattan Bridge.

Routes Nos. 4 and 36—Broadway subway, section No. 2, from 26th to 40th street.

Routes Nos. 4 and 36—Broadway subway, section No. 4, from 51st to 59th street.

Route No. 33—East River tunnel, sections Nos. 1 and 2, from Trinity Place and Morris street to and under the East River to Montague and Fulton streets, Brooklyn.

Route No. 12—Flatbush avenue-Eastern Parkway line, section No. 1, from Atlantic avenue to St. Marks Place.

Route No. 39—New Utrecht avenue line, section No. 2, from Tenth avenue and 38th street to Coney Island.

New Theatres on Upper Broadway.

Uptown theatres are proving such a satisfactory investment, they are being erected in pairs, and in one case there are three on a block. Two large buildings, one containing a first-class playhouse, are being completed on the southwest corner of Broadway and 97th street. Already there is a vaudeville house on the 96th corner of the same block. Recent announcements are to the effect that the Golet estate will build a two-story picture theatre or "gallery" with stores at the southwest corner of Broadway and 90th street, and that Klein & Jackson will build one at the southwest corner of Broadway and 89th street. James C. McGuire is building one at the northwest corner of 103d street, and two more are under construction on Bloomingdale Square. Standing room only is the nightly announcement at most uptown amusement places.

—From November 15 to February 15 will be moving days for Father Knickerbocker. He will be gathering 5,000 members of his scattered official household from all parts of the city into his palatial Municipal Building. The Tenement House Department will also begin to move early next week, by November 17 or 18, into its apartments, occupying the nineteenth floor.

—William H. Tubby will draw the plans for an addition to the Nassau County Court House, estimated to cost \$200,000.

DEDICATING STREETS TO PUBLIC USE

The Advantage to Owners By Establishing Dedication—How to Proceed—A Preliminary to Having the City Make Improvements.

By FRANK B. TUCKER

A PREVIOUS article explained how property owners could escape assessment for a legal opening proceeding by simply ceding the fee in their street to the city. Before a property owner can cede, however, the law requires that his street must appear on a final map of the city—something that large areas of the city lack.

This article explains how property owners, on streets where certain conditions have obtained, should proceed to establish the fact that the city has title to their street by use, or, as it is termed, by "dedication." By establishing dedication to a street, property owners obviate the need of the city acquiring title to their street, either by a legal opening proceeding, with attending assessment, or by voluntary cessions from the property owners. This method, however, is applicable alike to mapped and unmapped streets, and is the most expeditious method of legalizing the city's title to a street for improvement purposes.

What Happened at Consolidation.

Before consolidation the several municipalities that now constitute Greater New York acquired different titles to their streets. The old City of New York, when it opened a street, acquired title thereto in fee simple; but, for the most part, the other municipalities were satisfied with an easement title.

Since consolidation, however, the policy that obtained in New York, whereby the municipality acquired its streets in fee simple, has been applied to the Greater City.

This explains why many property owners on old streets are surprised when they hear that their street is to be "legally opened," the term applies to the proceeding by which the city acquires fee title to a street. They cannot understand why their street, which they have known and travelled over for many years, has to be opened.

The fact of the matter is that several property owners have probably petitioned the city to make some improvement in the street; and, on the grounds that it has no title thereto, the city has denied their petition, with the suggestion that the petitioners first apply to have their street legally opened.

How Streets Are Dedicated.

When a property owner knows, either personally or by witnesses, that his street has been used as a public thoroughfare for twenty years, or that the City of New York or its predecessor had anything to do with its opening or improvement, he is foolish to allow it to be legally opened until he has first tried to establish the city title thereto by dedication.

The city's title to a street by dedication is determined by the Corporation Counsel, who bases his opinion on affidavits of persons who have long known the street, and on physical and documentary evidence substantiating the affidavits.

Practically all the old village streets, the town and county roads, the old turnpike and plank roads, and, in some cases, streets in layouts subsequent to consolidation can be shown to be dedicated streets of the City of New York.

A property owner who would attempt

the dedication of his street should obtain at least two affidavits (blank forms can be obtained from the Borough Presidents) from persons who have long known the street, preferably for at least twenty years. The affidavits should state the affiants' names and addresses, the number of years they have known the street, and such facts as they possess regarding its opening, regulating, grading, paving, curbing and sidewalking, the installation of water, gas, sewers and electricity, and any and all other facts of which they may be cognizant that would clearly show that the City of New York or its predecessor had in some way concerned itself with the street.

Having obtained the affidavits, the property owner forwards them to the Borough President. On receipt of the affidavits, the Borough President has a report prepared stating the present physical appearance of the street, the maps of record on which the street appears, and cites all recorded facts pertaining to the street in the possession of his office.

The Borough President then forwards the affidavits and his report to the Corporation Counsel for an opinion as to whether the city has title to the street by dedication. If the Corporation Counsel renders an affirmative opinion, the property owners on the street in question can usually forget all about legal openings and voluntary cessions, for only in rare instances are property owners on a dedicated street obliged to pay for a legal opening.

Why Dedication Is Not More General.

Preferring fee title to its streets, the city itself seldom, if ever, attempts to prove title to a street by dedication; therefore, if property owners would avoid a legal opening proceeding it devolves upon them to assume the initiative in establishing the fact that the city has title to their street by dedication.

Property owners who believe that the city has title to their street by dedication will find the Borough Presidents ready and willing to help them. Knowing that they cannot obtain the authorization of the Board of Estimate and Apportionment for many urgent improvements which property owners are demanding of them until they can show

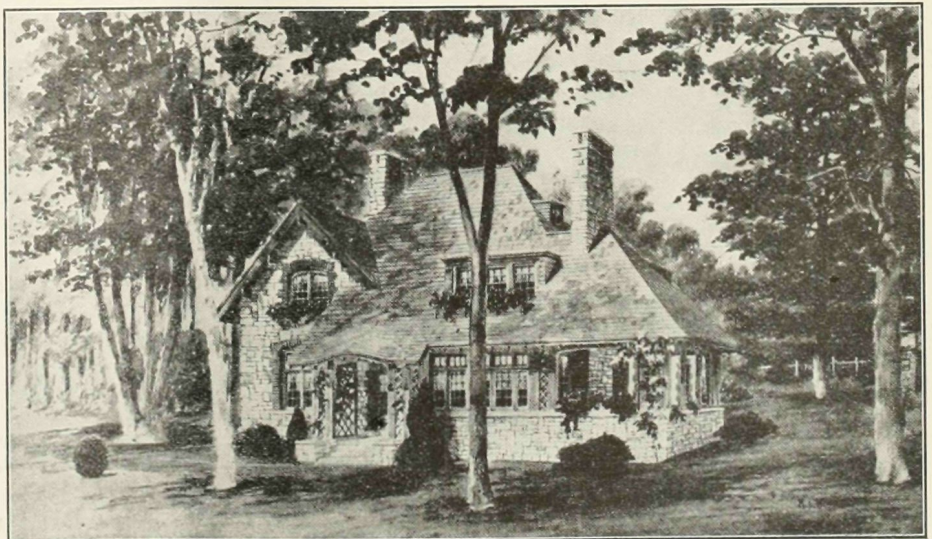
that the city has title to the streets, the Borough Presidents are strongly in favor of dedication, as it is the quickest title, and, where the streets are not finally mapped, the only title that the city can obtain to a street.

In furthering the dedication of the streets in their respective boroughs, the Borough Presidents are seriously handicapped because they have no copy of the records of the several villages and towns that now form a part of their borough. Most of these records are in the custody of the Comptroller. They are not indexed, and are gradually being destroyed by time and handling.

With a view of having such of these records as pertain to the Borough of Queens copied, manifolded and indexed for ready reference, President Connolly, of that borough, has asked the city to issue \$5,600 of special revenue bonds. The Aldermen gave their approval to this bond issue on May 6. It now remains to see what action the Board of Estimate and Apportionment will take. But the mere fact that these records contain sufficient evidence to establish dedication to innumerable streets in the Borough of Queens, the legal opening of any one of which might easily cost more than \$5,600, should be good and sufficient reason for the Board of Estimate and Apportionment giving its approval.

Real Estate Ethics.

The Real Estate Board of Brokers has appointed a committee to draft a code of ethics. The committee is composed of Lawrence B. Elliman, chairman, William J. Van Pelt, Albert B. Ashforth, Warren Cruikshank, Alfred E. Marling, Frederick R. Wood, E. A. Tredwell, J. Edgar Leaycraft, William H. Wheelock, of the Douglas Robinson, Charles S. Brown Company, Irving Ruland, A. W. McLaughlin, John H. Hallock, Elisha Sniffin and John P. Kirwan. Brokerage commissions, fees for the management of big offices and apartment buildings, renting and other phases of the real estate business form the base of the work of the committee, which is to meet again next Monday.



SKETCH OF THE RESIDENCE BEING BUILT FOR DR. PERRY HEATON AT FIELDSTON, RIVERDALE.

THE COURT HOUSE PLANS.

Mr. Lowell's Modified Design Disapproved by the Supreme Court Judges.

No basis of agreement has yet been reached with the Supreme Court judges in respect to plans for the new court house. The judges still hold to their opinion expressed last summer that the objections to the plans of Mr. Lowell are inherent and unavoidable in a circular building.

A modified circular plan prepared by Mr. Lowell has been submitted within a few days to the judges with a printed communication from the Court House Board. The communication also carried a report by Walter Cook, consulting architect of the board. The judges have not at this writing formulated their reply to the board, but it is understood that their judgment is adverse to the modified plan.

The twenty-six judges are unanimous in taking this stand. They are represented by a committee of six, headed by Judge Dugro, the senior jurist in point of service. Justice Dugro, who is not a novice in architectural and building matters, has had several conferences with Mr. Lowell; and there have been conferences which were attended by a majority of the judges at which Mr. Lowell and Frank Miles Day, of Philadelphia, one of the jurors of award, have explained and defended the circular plan, but without changing the mind of the judges in essential particulars.

The most essential particular in the mind of the judges is light. They want court-rooms with light from three sides, instead of merely one. In the present County Court House there are trial rooms lighted from one side only, and the judges who have spent years in them are convinced of the unwisdom of repeating such a plan. The most desirable rooms in the building are contained in an extension from the main building designed by the late Marc Eidlitz; these rooms have windows on three sides. The judges pray to be delivered from gloomy court-rooms, and their objections to large court-rooms lighted only from one side, as in the original Lowell plan, is believed to be final and irrevocable.

When Justice Dugro went abroad this summer, he visited court houses in London, Paris, Berlin and Brussels, and was particularly interested in the new courts at London, which are lighted from three sides and also from the ceilings. It is said that through his observations while abroad Justice Dugro was confirmed in his opinion that it would be a mistake to spend twenty million dollars for courts lighted on one side only. Judge Dugro at one stage of the negotiations suggested to Mr. Lowell the basis of a plan which the architect has not followed in his modifications, as it would mean that every bit of work so far done would have to be laid aside.

—By January 1 it is confidently expected that the new Bronx Court House, at Third avenue and 161st street, will be finished and ready to house the new county officials who go into office on that day.

—A new Congregational Home for the Aged is to be erected on Linden avenue, between Bedford and Rogers avenues, Brooklyn, when a fund of \$100,000 is raised. Mrs. William C. Peckham, president of the board of directors of the home, is now busy completing the details for a large fair to be held in the Pouch Mansion on Monday, Tuesday and Wednesday, December 1, 2 and 3. She is being aided by committees of women from all the churches.

AQUEDUCT TEST.

Line Will Be Completed Down to Hill View Reservoir by January 1.

For the first time since the construction of the great pipe line was begun, more than five years ago, water from the Ashokan dam was let into a section of the Catskill aqueduct on Monday. The flow was permitted to drop down Shaft No. 1 of the T. A. Gillispie Co.'s contract near Stone Ridge, Ulster County, to a point between 600 and 700 feet below the surface and then under the Rondout Valley for a distance of about six miles. No flaw was discovered. Other completed sections will be tried in like manner.

It is reported that the last incomplete section, the Garrison tunnel, will be ready before the close of the year, when it will be possible to send water all the way from High Falls reservoir to Hill View reservoir at Yonkers.

Discussing the financial end of the construction of the famous waterway so far as the contractors are concerned, Mr. Gillispie stated at Newburgh this week that twice as much was lost on the aqueduct as has been made. That some of the contractors have dropped between \$200,000 and \$300,000 each, Mr. Gillispie said, is a conservative estimate. Most of the money was lost on the "cut and cover" work. Weather conditions, he said, were not a very important factor in causing financial losses. Mr. Gillispie said that his company had eight separate contracts, two of them being for tunnel work and the others syphon work. They made money, he said, on each one of the tunnel contracts, but sustained a loss from all the syphon contracts. Combining the two his firm came out in better shape than most of the contractors did. The Gillispie Co. built that part of the aqueduct which passes under the Hudson River from Cornwall to Storm King, which is regarded as one of the most difficult pieces of tunnel work on the whole line.

Central Park West Widening.

After a conference with President Shonts and General Manager Hedley, of the Interborough system, on Friday, the Central Park West Taxpayers' Association agreed on a plan for the widening of Central Park West from 59th to 110th street that will not require the tracks to be moved.

If the improvement recommended by the association to the Board of Estimate is carried out, it will make Central Park West a sixty-foot roadway by cutting twelve feet from the sidewalk on the park side of the thoroughfare. This will give fifteen feet of roadway between the northbound track on that side, and reduce the width of the present sidewalk from twenty-seven feet to fifteen feet.

The railway officials said they did not favor the building of a subway in Cen-

tral Park West to connect at 59th street with the present subway and run to 104th street. They insisted that the operation of a subway through Central Park West would disarrange the subway system.

HOUSING CONFERENCE.

Subjects to Be Discussed at National Convention at Cincinnati.

The third National Conference on Housing will be held in Cincinnati for three days, beginning December 3. There will be two sessions a day, besides inspection trips and round-table luncheon discussions. The principal subjects for discussion are given in the program, as follows:

"Garden Cities," paper by George E. Hooker, secretary City Club, Chicago. Discussion by Warren H. Manning, Cambridge, Mass.; Frederick Pischel, Chicago; Richard B. Watrous, Washington, D. C., and Elmer S. Forbes, Boston, Mass.

"Co-operative Housing," paper by Arthur C. Comey, member of Massachusetts Homestead Commission, Cambridge, Mass. Discussion by W. S. B. Armstrong, Toronto; F. W. Bird, East Walpole, Mass.; Augustus L. Thorndike, Boston, and W. H. Schuchardt, Milwaukee.

"How to Get Cheap Houses," paper by G. Frank Beer, president Toronto Housing Co., Toronto. Discussion by J. G. Schmidlapp, Cincinnati; H. F. Cellarius, Cincinnati; William Drummond, Chicago, and Robert A. Crosby, New Haven.

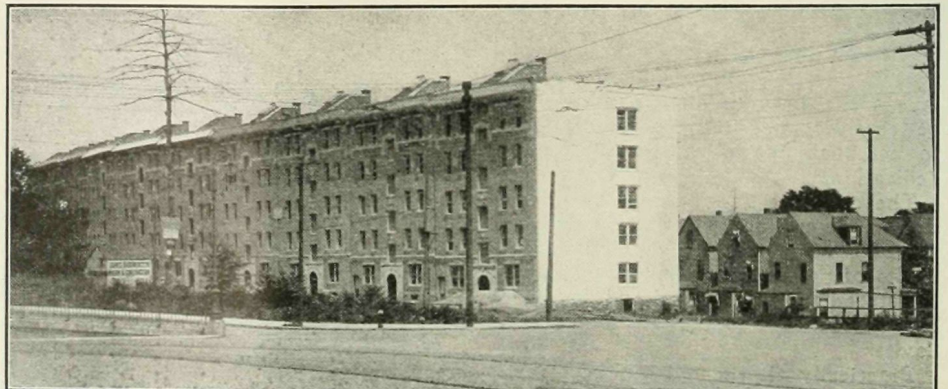
"The Problem of the Old House," paper by John R. Richards. Discussion by B. J. Newman, Philadelphia; G. A. Weber, Richmond, Va.; John J. Murphy, New York City, and Miss Edith Abbott, Chicago.

"Publicity and Housing Reform," by Richard H. Waldo, of the Associated Advertising Clubs of America.

"Restricted Residence and Business Districts in German Cities," paper by Frank B. Williams, chairman City Planning Committee, City Club, New York City. Discussion by Charles B. Ball, Chicago; E. T. Hartman, Boston; Virgil D. Allen, Cleveland, and Otto M. Eidlitz, New York City.

"Housing of Workers at Industrial Plants," paper by Frank H. Crockard, Tennessee Coal, Iron & Railway Co., Birmingham, Ala. Discussion by C. R. Johnson, Akron, Ohio; C. R. Hook, Middletown, Ohio; G. R. Taylor, Chicago, and E. L. Hichens, Cincinnati.

"Transit and Housing," paper by Henry C. Wright, chairman Transit Committee of the City Club, New York City. Discussion by Andrew Wright Crawford, Philadelphia; Milo R. Maltbie, New York City; Edward H. Bennett, Chicago, and John P. Fox, New York City.



NEW AND OLD HOUSES IN FORDHAM.

View at the corner of Valentine avenue and 194th street. The photograph shows the striking contrast between the improvements of the past and those of the present.

NEW REALTY ASSOCIATION.

To Be All Comprehensive—Objects to Be Sought—Committee of 100.

Believing that there is need for one powerful organization of real estate interests, rather than a large number of small ones, which may be active each in its particular field but are often at cross purposes, a group of forceful real estate men met on Wednesday afternoon in the office of Elias A. Cohen, at 198 Broadway, to see what can be done to effect a combination.

With the City Economy League, the Real Estate Board of New York, the Allied Real Estate Interests of New York and the United Real Estate Owners' Associations, each working in its own way without any intimate connection with each other, it was felt that a combination of these four at least would produce a working force in the city that would be irresistible.

Three weeks ago a committee of one hundred was formed, composed of brokers, operators, investors and lawyers, with the purpose of organizing the real estate interests so that all will be represented by one comprehensive association and bring about a wide publicity of the advantages of real estate investment. The meeting at Mr. Cohen's office marked the first active step to effect such a purpose.

A mass meeting had been planned at the Exchange Salesrooms for Wednesday, November 19, but this was deferred in order to give this special committee an opportunity to confer and co-operate with committees organized for the same purpose in the City Economy League and the Real Estate Board. It was said that one broad movement, backed by the solid real estate fraternity could effectively bring about a restoration of public confidence in real estate as an investment and drive away "the bugaboo" that such investments are unstable and unsound.

Present at various times at the meeting were: Mr. Levy, of Arnstein & Levy; Mr. Middleton, of Bowers & Sands; W. S. Baker; Joseph L. Buttenwieser; Mr. Sutton, of Colgate & Co.; Charles E. Duross; Herman De Selding, of De Selding Bros.; Mr. Gruenstein, of Gruenstein & Mayer; Mr. Jackson, of Jackson & Stern; Mr. Hahner, of M. & L. Hess; Mr. Kantrowitz, of Kantrowitz & Esberg; Mr. Ahearn, of E. H. Ludlow & Co.; Mr. Prager, of Lowenfeld & Prager; M. Morgenthau, Jr.; Robert E. Simon; Maurice Mandelbaum; Mr. Meyers, of Mark Rafalsky & Co.; Aaron Rabinowitz, of Spear & Co.; Mr. Strauss, of Tanenbaum, Strauss & Co.; Victor Weil, of Weil & Mayer, Harry Fischel, Samuel Wacht, Morris Dier and C. W. Eckhardt, of H. S. Ely & Co. Mr. Cohen was made temporary chairman at yesterday's meeting.

The committee wants to provide for a better method of equalizing tax valuations. Suggestion has been made that a commission be appointed by the Mayor of real estate men to co-operate with the various departments of the city.

The association will also aid in the spreading of knowledge of the greater desirability of real estate than stocks and bonds as an investment. The new body will work also for a new mortgage system which will provide for amortization. A committee is to be appointed to discuss ways and means and another meeting to hear their report will be held at Mr. Cohen's office on November 26.

Offers of co-operation and support were received from many of the committee of one hundred, enough to insure a live interest in the movement and its ultimate success. The list of the Committee of One Hundred includes:

Ashforth & Co., Alexander & Green,

Arnstein & Levy, Arnold, Byrne & Baumann, Bowers & Sands, Bing & Bing, Dan'l Birdsall & Co., J. Romaine Brown Co., W. S. Baker, Jos. L. Buttenwieser, Wright Barclay, Inc., The Cruikshank Co., Camman, Voorhees and Floyd, John J. Kavanaugh, Firm of L. J. Carpenter, Colgate & Co., Elias A. Cohen, Cruikshank & Kilpatrick, Joseph P. Day, John F. Doyle & Sons, Duross Co., J. Clarence Davies & Co., DeSelding Bros., Duff & Conger, Horace S. Ely & Co., Douglas L. Elliman & Co., Ernst & Cahn, M. L. & C. Ernst, Equitable Life Ins. Co., F. DePeyster Foster, Harry Fischel, Federman & Frankenthaler, John N. Golding & Co., E. P. Gaillard, Guggenheimer, Untermeyer & Marshall, A. N. Gitterman, Gruenstein & Mayer, M. & L. Hess, Hughes & Hammond, Geo. S. Hallock, Jr., & Sons, M. S. & I. S. Isaacs, Jackson & Stern, Jacobs & Livingstone, I. Randolph Jacobs & Co., Bryan L. Kennelly & Co., Kendall & Herzog, Jacob Katz, Kantrowitz & Esberg, Kempner Bros., J. Edgar Leaycraft & Co.

E. H. Ludlow & Co., Lord, Day & Lord, Lawyers' Title Ins. & Trust Co., Lowenfeld & Prager, D. & H. Lippman, Jacob Leitner & Co., A. L. Mordecai & Son, Mooyer & Marston, Mutual Life Ins. & Trust Co., M. Morgenthau, Jr., & Co., Mandelbaum & Lewine, Merrill & Rogers, Metropolitan Life Ins. Co., Murtha & Schmohl Co., McVickar Gaillard Realty Co., Edward D. McManus & Co., Chas. F. Noyes & Co., New York Life Ins. Co., New York Life Inst. & Trust Co., Ottinger & Bro., Osk & Edelstein, Pease & Elliman, S. Osgood Pell & Co., Post & Reese, Douglas Robinson, Chas. S. Brown & Co., Allan Robinson, Geo. R. Read & Co., Ruland & Whiting Co., Mark Rafalsky & Co., F. A. Snow, Sullivan & Cromwell, Robert E. Simon, Sonn Bros., Frederick Southack, Alwyn Ball & Co., Elisha Sniffen, Alfred Seton, Samuel Stone, Spear & Co., Title Guarantee & Trust Co., Title Insurance Co., L. Tanenbaum, Strauss & Co., Weil & Mayer, Wm. A. White & Sons, F. R. Wood, W. H. Dolson Co., Leopold Weil, L. Weil & Sons, Samuel Wacht, Morris Weinstein, Frederick Zittel & Sons.

Mortgage Loan Made Upon Torrens Title Creates a Precedent.

For the first time since the new Torrens Land Title Registration Law went into effect, a mortgage loan has been made upon a property registered under the Torrens, and a policy of title insurance issued thereon by a title insurance company, without requiring the property to be withdrawn from the Torrens. The property in question is the apartment house, 205 West 85th street, Borough of Manhattan, which was registered under the Torrens some two years ago. Through Gilbert Ray Hawes, Torrens attorney, application was made to the United States Title Guaranty Company, which issued its policy of insurance to the mortgagee without disturbing the existing Torrens certificate of title.

—There are twenty-five districts of local improvement in the city, and the Aldermen from each Aldermanic District within such local improvement district together with the Borough President constitute the local board of each local improvement district. All resolutions affecting more than one local improvement district, or the borough generally, are required to be adopted at a "joint meeting" of all the local boards of the borough.

—The cost of government for New York City is about one million dollars a day.

THE BROOKLYN MARKET.

Nowhere Else Can Real Estate Be Bought at Prices So Low.

The Brooklyn real estate market, while dull, is not discouraging, by any means. Every day brings it nearer to the completion of the splendid system of rapid transit that has been laid out, and the wonder is that those who are ordinarily far-sighted do not buy now before prices advance.

"I cannot see how anyone who uses ordinary judgment can make a mistake," said David Porter, of 189 Montague street, this week. As I have often said, Brooklyn real estate all over is below par and has been for a long time; in no city anywhere that I know of can real estate be bought at such low prices. This, in the nature of things, cannot continue when we have proper transit facilities; and these are coming rapidly.

"Our good friends in Manhattan have had their time of harvest, and they wonder why the market over there is now so dull and declining. The wonder to me is that this has not happened long since. They have been getting more than twice the price for land in Manhattan that we have been getting here. This cannot continue.

The Long Island Market.

"Down Long Island, in and around Southampton and Shinnecock Hills, the market is promising. For the past two years Southampton has overshadowed Newport as a popular fashionable summer resort. Expensive residences are being erected all around and there are two golf courses on the Shinnecock Hills, one of which especially—the National Golf Links of America—is the best course to be found anywhere in this country or in Europe. Next spring I look for a strong market in that locality."

Brooklyn Board of Brokers.

The annual meeting for the election of directors of the Brooklyn Board of Real Estate Brokers and for the transaction of such business as may come before the board will be held on Tuesday evening, November 18, at the Clarendon Hotel.

The following brokers are nominated to serve as directors for three years: Frederick W. Snow, William H. Smith, Sig Cederstrom, Stephen Barrera and C. C. Mollenhauer.

The board has accepted an invitation to inspect the Bush Terminal buildings at the waterfront in South Brooklyn this afternoon, November 15. The brokers are to meet at the Real Estate Exchange in Montague street at 1 o'clock, where a special trolley car will be in waiting.

—Five hundred property owners attended a meeting at Hunt's Point Palace last Saturday night. The object of this meeting was to devise plans and to take action looking to the immediate improvement of the Morris Park property by the building of sewers and other public utilities, in order that the same may be available for building at the earliest practical moment.

—Howells & Stokes will be the architects of the next great tower building, to be called "Trinity Tower," and to stand in Trinity place opposite the churchyard, from which it will have permanent light. The architect of the first really world-famous tower building, the World Building, was George B. Post, and within the last decade the names of the Messrs. Le Brun, Ernest Flagg, Henry Ives Cobb and Cass Gilbert have been added to the list of architects of extremely high towers.

BUILDING MANAGEMENT

FUNDAMENTAL CONSIDERATIONS IN PLANNING AN OFFICE BUILDING — A CONTRAST IN PLANS.

By A. L. HAWLEY of SEATTLE

CONSIDERATION number one is: What office space is required to serve the needs of the given city, or that portion of the city in which the proposed building is to be located? For illustration, Harrisburgh, Pa., is a city of 64,186 population, where even one good office building is hardly a necessity and two would be too many, while Atlanta, Ga., a city of 154,839 population, has need for, and readily uses, a good many high office buildings. The explanation of this fact is that Atlanta is the business center for a very large district and carries insurance offices and all the other devices of civilization, while Harrisburgh is so close to Philadelphia that even the regular business of the town is hardly done within its limits.

It will be manifest that the mistake of building "high, wide and mighty" will be more serious if it is made in a city like Harrisburgh than if it is made in a city like Atlanta. In either of these cities, however, the first fundamental consideration in planning an office building is the amount of office space which the city requires.

Cost of the Site.

The second consideration is to determine what part of the total required office space of the city wherein our lot is located can the particular lot we are to build on secure tenants for?

Is the location of the site in question, be it an inside lot or a corner lot, in the district where tenants who occupy offices prefer to be? There are many owners of lots on the outskirts of the business district who, through inexperience, think tenants will go into a new building on the edge rather than stay in the old buildings at the center, only to find after they have built that they have made a serious mistake. It, therefore, is a vital consideration to determine what part of office tenancy will come to the given lot location that is selected to build upon.

What Kind of Tenants.

The third consideration is: What kind of office tenancy are we to have in the building to be constructed? Is it to be strictly an office building which might, for purposes of clarification, be called a retail office building, one occupied by lawyers, real estate men, doctors, dentists and kindred lines in which no merchandising of any kind is carried on, the principal deliveries by tenant to customer being nothing heavier than a bundle of papers, a prescription or an idea? Is it to be an office building for small retail concerns or for large wholesale manufacturing companies using and demanding large office areas at low cost? It will be apparent that this must be answered by a study of the location of the building, of the traffic in its immediate vicinity and also, of course, of the needs of the community in that vicinity.

The fourth consideration (assuming that we have, by the process of selection, found a central location where the city or community needs office space and where the traffic and environment is such as to demand a retail office structure) is: What shall be the floor plan to supply the tenants with so much area per office as they can use efficiently and



A. L. HAWLEY.

Mr. Hawley, who is a resident of Seattle, has for years been dealing with the subject of the development of business property from the standpoint of an active owner and operator in the principal cities of the Pacific Coast. He has made a study of the subject from the earning standpoint in all departments of construction and operation, and has gathered statistics and comparative data from all of the leading cities of the United States. His presentation of this subject, therefore, is upon the broad lines of both owner and operator for net results.

economically? The office space must be neither so large in extent as to be unwieldy, expensive to furnish and impossible to rent, nor so small in extent as to be unacceptable; and it must be so planned and located as to have good light, good ventilation and a good hall approach to a prompt and adequate elevator service. Finally, the building must be equipped with such facilities as may fit the different kinds of tenants to whom we may have an opportunity to sell the space.

A fifth consideration which I would present, although it does not have specifically to do with planning an office building, is that the owner should understand that the time has passed when an investment in an office building will be profitable if he builds "high, wide and mighty," even in a good location, and fails to realize that his structure must be operated in such a manner as to give service to tenants. The time has passed when the landlord can construct a building and put a three-dollar clerk in an office and wait for tenants to take the space. Real service and courtesy must accompany the space. In other words, competition has grown so keen in the office building business that the pay-in-advance, wait-on-yourself policy will destroy the results of the best planned structure and, since this article is presumed to be written for the purpose of elucidating the best manner of getting the cash in the bank at the end of each calendar month, it has seemed desirable to include this thought under the head of planning.

Before proceeding to discuss in detail some of the points that have been outlined above it would seem fitting

here to point out that to do this planning successfully, to weigh all of the points that necessarily must be considered, there must be brought into the work that which has not heretofore been employed in building planning, namely, the services of some person or persons who, by reason of experience and study, are authorities on these various points.

It will not be out of place to point out here that the architect, to whom the planning of an office building has heretofore been left, has not had, and cannot have, the experience and training necessary to cover these points unless he shall add to his profession that of actually renting and operating office buildings, because only by actually renting and operating properties, making a thorough study of what tenants pay for and what they need, and what character of tenancies will go to certain locations and what they will pay for different kinds of areas, can these problems be solved.

Manifestly this is beyond the realm of the architect and there must be an office building investment and operating expert brought into the planning to assure results. The term operation as used here means more than just physical operation; it means the selling of the rental space and operating the plant clear to the point of depositing net profits in the bank. In planning an office building, then, it will be apparent that the most vital consideration will be to secure a report from such an office building investment expert.

In this case, as in all others, necessity has become a mother, and there has been born throughout the United States in the past ten years, out of a round of actual, thorough experience, a number of men who, because of their breadth of view and their study of the subject in their own communities and in others have become real business property investment experts; not just appendages to real estate offices and rental agencies, but men who have the whole subject in their systems, so that they can analyze a situation and intelligently and successfully outline the planning of an office building from the viewpoint of the finances thereof.

Fundamental Questions.

Perhaps the best way to draw out the details of office building planning so that the owner of a city business lot or the intending investor therein may better appreciate what the fundamental considerations are would be to outline the things that a business property expert would do in producing such a report; such owner or investor will then be better able to understand why the considerations pointed out are fundamental.

What office space is required to serve the needs of the city; or, if it is a large city, then that part of the city in which the building is to be located?

What part of the total required office space of the city or vicinity can the particular building we are to erect secure tenants for?

What kind of office tenancies are we to have in the building?

In arriving at the answers to these

questions, the expert will first make an accurate building-to-building inventory of all the office space in the city or, if it is a very large city, in the particular section of the city where the lot is located.

This inventory will not only take into consideration the number of offices, but, as well, the character of business of the tenants, for this new building is necessarily to be filled with tenants of the kind doing business in the city or in the vicinity and almost wholly from tenants already in business in that city or vicinity.

In making this inventory he will get, if possible, the floor plans of the buildings he investigates so that he can better know what his new building has got to compete with and what the tenants' uses of the space are by reason of the subdivisions which they are now occupying; not that he will be guided by these floor plans in making his own floor plan, but merely as a guide to the tenants' uses.

From this inventory he will be able to determine the total amount of available space in the city or vicinity, the amount that is, at that time, vacant, the approximate number of tenants who are poorly served by the buildings that they are in; he will be able to plat the location in which various kinds of tenancies have centered and prefer to center, and come to understand pretty thoroughly the city or vicinity need in quantity, kind and supply already available. Out of this assembled and analyzed information he will be able to suggest:

How Many Stories?

1. The greatest height to which the building should ever be erected on the

lot under consideration—for in every city and in every vicinity in a large city there is a height limitation (based on financial considerations) that should not be exceeded.

2. He will be able to say how many stories should be built at the start, for good judgment tells us now that the best planning is to build fireproof structures capable, as to foundation and steel, of going to an ultimate maximum height previously determined, but, at the start, built only high enough to supply the demands of the community for, say, a period of ten years in advance.

To start with, he may find conditions such as to justify only a one or two-story structure, planned ultimately to go higher when there is a market for the space.

This suggestion as to height may not appeal to a man who wants a monument, but we are presumed to be considering the office building subject from a financial standpoint and not from a family monument standpoint.

It may not be out of place to remark that a study of this subject in New York City has indicated that many owners have seemed to be fearful that the Creator would take away the upper air space by some strange device and that if they did not beg, borrow or steal money enough to catch the upper air space by running their structures up at once, the space might not be there when they wanted it. There seems to be no other explanation of the creation of excessive loft and office space on Manhattan Island. Many owners are experiencing the vacant sensation in their bank account because of excessive vacant space created in the upper areas of the

air that ought not to have been created until ten or fifteen years later.

What shall be the floor plan to supply the tenant to whom we are going to sell the rental space?

Vitally important to the net cash revenue result is the answer that is worked out to this particular question.

The general tendency has been to create the largest amount of floor areas that can be established without getting on your neighbor's lot, as the more square feet of space you have to rent the greater will be the gross and net income.

Mistakes in Floor Plans.

No more serious mistake has been in the past quarter of a century than has been made in the floor plans of the fireproof structures that have been built in the United States. The Creator provided an enormous amount of ground area, so much that many centuries will pass before there is a real congestion, in the United States at least, of population. There is no necessity, therefore, for every lot owner in the business districts of the cities of the United States to try to multiply the total area of his lot in order to serve humanity.

The Creator made light and ventilation necessary to man's comfort, and a careful study of the rental subject has developed the fact that what tenants buy is not square feet of floor space, but cubic feet of light and air. The experienced student of office rental space now knows that what he sells to the tenant is light and air, and he puts high prices on the space near to the windows and puts a low price on the space that is dark and poorly ventilated.

Having taken this step and looked at his operating cost sheet, he finds that

Income Results Compared Between Two Different Office Floor Plans Applied to the Same Total Area.

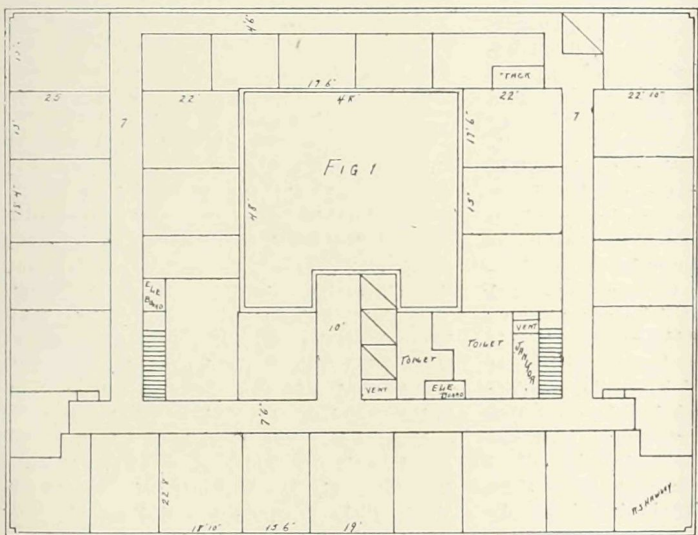


Figure 1 is the floor plan of a building recently constructed in a Western city.

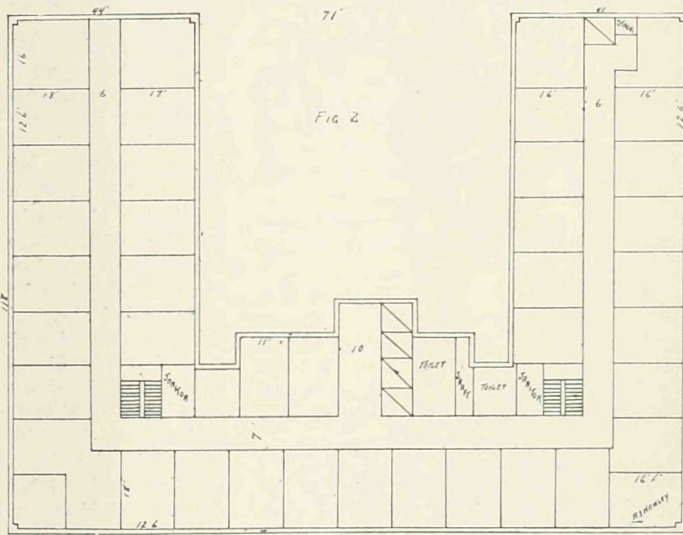


Figure II is a floor plan that should have been used in constructing the building.

OBSERVE CAREFULLY THE AREAS CONSTRUCTED AND NOTE PARTICULARLY THE DIFFERENCE IN THE MONEY RESULT.

FIGURE I.	
Total ground area.....	18,480 sq. ft.
Portion of total area covered by building.....	16,274 sq. ft.
or	87.5%
Portion of area left for light court.....	2,134 sq. ft.
or	12.5%
Portion of building area used for halls and other service purposes	4,938 sq. ft.
or	26%
Portion of building area in rental space.....	11,336 sq. ft.
or	61.5%
Rental schedule actually in force.....	\$11,370
or per sq. ft.....	\$1.00

Note 1:
The reason that the offices in Figure II will rent for \$1.50 a square foot, while the offices in Figure I will rent only for \$1.00 per square foot, is because the tenant pays only the same price per month per office in Figure II as he does in Figure I, and he has all the room that he wants to buy in Figure II, while in Figure I there is a greater depth and considerable width in each office that the tenant does not want at all. Note particularly that the offices in Figure II are 12' 6" wide by 18' deep, while the offices in Figure I are 15' to 18' wide and 25' deep. No tenant pays for space in an office that he does not want. Many buildings are standing idle today because the landlords expect to get so much per square foot, while the rent payers buy at so much per office, suitable to their needs.

FIGURE II.	
Total ground area.....	18,480 sq. ft.
Portion of total area covered by building.....	13,301 sq. ft.
or	72%
Portion of area left for light court.....	5,107 sq. ft.
or	28%
Portion of building area used for halls and other service purposes	4,436 sq. ft.
or	24%
Portion of building area in rental space.....	8,865 sq. ft.
or	48%
Rental schedule which can unquestionably be obtained	\$13,320
or per sq. ft.....	\$1.50

Note 2:
Attention is called to the fact that in Figure I the gross rental is \$11,370 on a total constructed floor area of 16,274 square feet while, under Figure II, the gross rental is \$13,320 on a floor area of only 13,301 square feet. Under Figure II, then, the constructed floor area is only about 3/4 as great as under Figure I, while the gross rental income is more than 25% higher. The gross in one case is \$1.50 a square foot, in the other \$1.00 a square foot. In the following article the operating cost per square foot is discussed from these two gross productions, and the result thereof is explained.

heat and furnishing the necessary artificial light and ventilation, and elevator service for the dark and poorly ventilated area, for which he gets a poor rental, cost him just as much, and a little more, than the cost of a light and well ventilated space, for which he gets a higher price.

Studying a little farther, he has found that it is better not to build the dark and poorly ventilated structure that produces a small net return on the money invested, at all, but rather to take the steel and concrete that would make this dark area up to the roof, make his structure one or two stories higher, covering only a small area of his lot above the ground floor, so that it is all well lighted and ventilated space, and so that every square foot, being well lighted and ventilated space, will bring him the better price per square foot.

When he has created as many offices as his share of the community tenancies amounts to he stops and says to his neighbor next door: "You, too, must some day build. Build wisely, don't build dark and poorly ventilated space, don't build more than your share of the community needs, and we will both enjoy a fair degree of prosperity."

Floor Planning.

The fundamental points as to floor planning are: What depth and what width of office will suit the largest percentage of the tenants? What office subdivision or subdivisions will be large enough to serve the one-man or the two-man or the three-man occupancies, efficiently and economically, and thus beget the highest income possible from the area constructed?

Floor planning is vital in determining net income results. This will be best appreciated by a comparative illustration. (See previous page.)

Here are two floor plans for the same plot of ground. Figure 1 is the plan actually constructed. Figure 2 is the plan that should have been constructed. In the plan as constructed, Figure 1, 12 per cent. of the ground area is used for light court purposes. In the more efficient design, Figure 2, 28 per cent. of the ground area is used for court purposes. The building area in the efficient design, Fig. 2, covers 72 per cent. of the lot, while the constructed design covers 87 per cent. of the lot.

The efficient design, Fig. 2, uses 24 per cent. of the constructed area for service purposes (halls, etc.), while the design as constructed uses 26 per cent. for this purpose.

Efficient Rental Areas.

In the efficient design, Fig. 2, the rental area is 48 per cent. of the area of the lot while in the constructed design it is 61 per cent. of the area of the lot; with this difference, every inch of the 48 per cent. of the ground area covered by the efficient design is rentable, while a very large part covered by the 61 per cent. is nonrentable, because it lacks light and is in offices so large as to be unusable.

Out of the 8865 square feet of rental area in the efficient design, Fig. 2, there is produced an income of \$13,320 per year, while out of the 11,000 square feet of area in the constructed design, Fig. 1, the income possibilities are only \$11,370. Why build 11,000 feet of rental area and get only \$11,370 income, when you need build only 8,865 feet of rental area and get \$13,320 of income?

The results of this efficient designing stand out more prominently when we consider the subject in the commercial unit of one square foot of rental area. In the constructed design the gross income is, per square foot, \$1, while in the efficient design the gross income is

\$1.50. Here is an increase of income of \$.50 per square foot.

Operating Costs.

It costs practically \$.40 per square foot for all operating costs, excluding taxes and insurance. Deducting this operating cost from the two rates of rental return we get the following: From the income of \$1.50 per square foot of the efficient design, Fig. 2, we get a net of \$1.10 per square foot. From the \$1.00 per square foot rental area, deducting \$.40 for operating cost, you get a net of but \$.60. The \$1.10 net is an increase of \$.50 per square foot net over \$.60 per square foot net or 83 1-3 per cent. increase in the net.

The reasons for this difference are several. In the design Fig. 1, single offices are 15 ft. 6 ins. wide by 22 ft. 8 ins. long. Nobody wants an office of this size at any price, because he cannot afford to furnish it; the back end of it is dark, and it is altogether a whale where a man only wants a normal sized fish. But assuming that it can be rented, which we have done in producing the above figures, experience shows that we can get just as much income gross out of an office 12 ft. 6 ins. wide by 18 ft. deep and have a vastly more salable office. Again, with the efficient sized office used in design Fig. 2, the tenant's space is all well lighted and ventilated, and instead of vacant offices for neighbors he has active business neighbors, which means much to the value of the space he occupies. No man likes to be in a desert of vacant offices, no matter how attractive the building nor how well it is located.

Efficient Designing Vital.

Efficient designing, then, based upon the wants of the majority of tenants is vital to the net result. It is an unhappy fact that efficient designing does not prevail today, and many investments have proved sorely disappointing because owners and architects have not gone deep enough into this subject and employed thoroughly experienced men to analyze each and every office building proposition according to location, community needs and the needs of the particular class of tenants that a given location will secure.

Investment value depends upon planning. Referring back to our Figures 1 and 2, used above, it will be apparent to the casual reader that if one man builds an office for \$1,000 and gets \$1.10 net per square foot out of it, while another man uses a \$1,000 and builds an office and gets only \$.60 per square foot net out of it, the first \$1,000, drawing \$1.10 net, is worth 83 1-3 per cent. more than the second \$1,000, which is drawing only \$.60 net.

Since, now, ground value is actually determined by the net income derived above interest on the cost of the constructed building, it will be apparent that the investment value of any lot will depend upon the efficiency of the design of the building with which that lot is developed. If results per Fig. 1 only are attained, then the lot is only worth about 60 per cent. as much as it would be if the results of Fig. 2 are secured.

Taking the actual figures of the property above quoted, for it is an actual case and not a theoretical one, the investment value of the ground in question, with the building as now constructed, is 60, while the investment value of this same piece of ground would be, if the building had been properly designed, 110.

Sale Value.

In concluding this article on the Fundamental Considerations in Planning an Office Building, it becomes desirable
(Continued on page 904.)

MARTIN MADE PRESIDENT.

Further Change in Building Managers' By-Laws Considered Yesterday.

JUDGING from the pile of applications for membership on the desk of B. E. Martin, president of the New York Building Managers' Association, when the executive committee met yesterday in the St. Paul Building to consider further details regarding the by-laws of the new organization, practically every manager in the city wants to be counted among the progressives in the profession. But this is going to be one of those cases where many write but few will be chosen. It is not the intention of the executive committee to crowd the roster at the start.

The organization is a new one, tramping through new fields of co-operative endeavor, and it is not desired to make the association too unwieldy at first. However, the number of managers with spare twenty-five dollars in their coffers is a surprise to every one interested in the new movement that aims to give the public better service in buildings and to safeguard them from the persecution of indifferent and insolent help that tenants so often encounter and endure in silence.

When the Tuesday's meeting was held the election of officers was the prime matter on the tapis. It seemed to be only natural that the man who conceived the idea of a building managers' association for New York, and who has worked up enthusiasm for it should be elected its first president by unanimous consent. That honor fell to Mr. Martin, manager of the St. Paul Building, the Engineering Building and the Have-meyer estate in general. The real difficulty was the selection of a vice-president. They wanted to thrust the laurel upon the modest brow of John C. Knight, manager of the Metropolitan Life Insurance Building, but he said he was forced to decline the honor for the time being. The next choice was F. S. Bancroft, of Pease & Elliman, and he was promptly elected. W. H. Class, of George R. Read & Co., was made secretary and C. B. Best, of William Cruickshank's Sons, was made treasurer.

The designation "Board of Governors" was discarded for the term Executive Committee, which will consist of C. T. Coley of the Equitable Building, Peo Maresi of the Maresi estate, George B. Best of William Cruickshank Sons, T. R. Artaud of the Hudson Terminal buildings, John C. Knight of the Metropolitan Life, W. H. Class of Geo. R. Read & Co., A. J. Bleecker of the Singer Building, C. H. Burdett of the New York Title Insurance Building, Corwin Black of the U. S. Express Realty Building, A. C. Bang of E. S. Willard & Co., C. A. Leasenfeld of the U. S. Realty and Improvement Company, W. M. Shackford of the Daniel Birdsall Co., W. H. Wheelock of the Douglas Robinson, Charles S. Brown Co., W. R. Hooper of the Wall Street Exchange Building, William Lett of the Moffatt estate, F. S. Bancroft of Pease & Elliman, A. O. Wallis of the Western Union Building and B. E. Martin of the Have-meyer estate.

The tentative by-laws published in the Record and Guide of Nov. 1 are being revised further by the committee, consisting of A. J. Bleecker, W. H. Class, E. A. Leasenfeld, C. H. Burdett and B. E. Martin. They will be published in a subsequent issue of the Record and Guide.

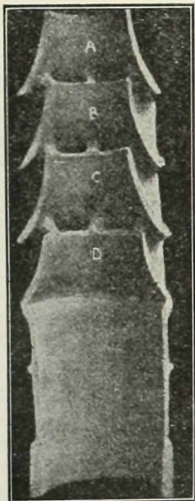
—Much of the piling, wharf material and lock gates of the Panama Canal are made of green heart, said to be the most durable wood known for these purposes, which comes from British Guiana.

USEFUL APPLIANCES

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

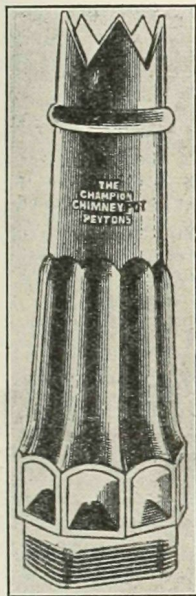
Chimney-Pots of Strange Design.

ONE of the characteristics of London and other English cities is the prevalence of chimney pots. Looking out over the roofs in a congested part of the city the visitor is impressed with the unique designs of the tops of chimneys, giving the impression that the English builder is as proud of the finish of his heater flue as his American cousin is of his cornice and ridgepole.



In the majority of English cities the character of the coal they use requires the services of chimney sweeps at frequent intervals. The flue linings become clogged with soot, and in order to insure fairly good draught under such circumstances the various mechanical contrivances are resorted to. The first illustration shows a chimney pot of the down-draught type, and the second, one of the up-draught variety. The former is made by J. H. Sankey & Son (Ltd.), Canning Town, London, E., and the latter by the Patent Chimney Pot Co. (Ltd.), of 105 Albion street, Leeds. Pots like

these have proved very satisfactory in cases where natural draught is shut off from chimneys by high buildings surrounding a lower one.



Preventing Lead Blow-outs.

NOT every engineer who has occasion to pour Babbitt metal or make wiped joints in pipe work knows that a good way to prevent lead blow-outs is to take a piece of rosin about the size of a hickory nut and allow it to melt in the ladle before the lead is poured. This will take up the moisture and prevent flarebacks, which are sometimes very dangerous.

Electric Service for Restaurants.

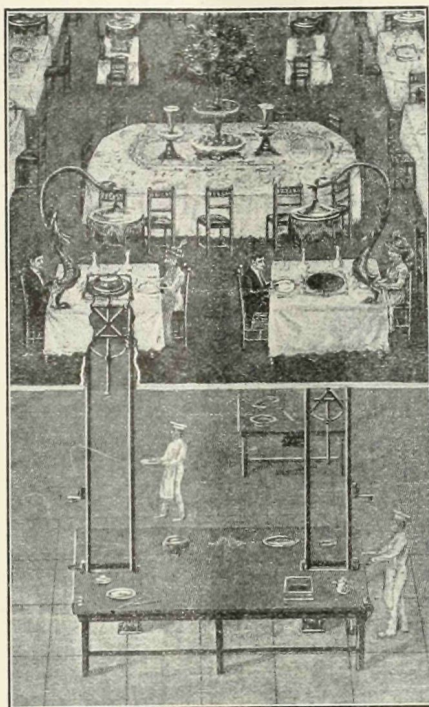
M. GEORGIA KNAP, the inventor of the electric house that was described in the technical press five years ago, proposes to erect in Paris a hotel that will be a marvel of electro-mechanics.

The name of the hotel will be the "Electra-Feria." It will be distinguished from other hotels, in that all the service will be concentrated in the basement, where an operator will be stationed. If a guest wants ice water, he presses the ice-water button and the jingling pitcher is electro-mechanically propelled to his

room. If he wants breakfast in his room, he can have it in ten seconds by pressing the proper button, and it is mechanically delivered; not at his door, but in his room. If he wants to know what time it is, he presses a button and the basement operator turns a switch which illuminates the proper figures on a changeable dial on his ceiling.

An electric megaphone is affixed into the chandelier. It asks the guest what is wanted. The guest, still in bed, calls out to the ambient air, without using a telephone: "Open the windows and shutters. Let in the air, it's too warm. Send me a cup of coffee and the morning papers. My letters, too, if you please."

Instantly the basement operator touches a spring and up flies the curtain. The window slowly rises to a desired height, the shutters are thrown open by an unseen electrical lever, the top of a chiffonier, placed beside the bed, turns and extends over the bed to form a convenient table, and the letters and paper appear by pneumatic chute on the



chiffonier top. The breakfast is sent up on a pneumatic elevator, which stops at an open point in the wall within easy reach.

The restaurant of the hotel is served in the same manner. Each small table for two or four persons is provided with a dictagraph, which is placed in the lamp shade. You touch a button and a voice from the lamp shade asks what you wish. You give your order without putting your mouth to a telephone. A silver platter in the center of the table sinks and presently reappears laden with the food ordered. So soon as you have helped yourself the platter again sinks and in twenty seconds returns with the dishes ordered by your guest. The plates, etc., are changed in a very convenient and practical manner, by means of a little dumbwaiter with shelves.

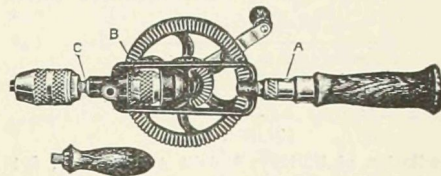
The promptness and rapidity of the service are due to the ingenious arrangement of the basement. The kitchens are close beside the service elevators. The serving tables and dish racks are placed at intervals of sixteen feet, and each supplies ten restaurant tables, or forty guests, who can thus be served by a single waiter. Each guest receives with his order a check which is numbered to correspond with his individual push button. Payment may be made to a cashier at the door or by means of a service elevator, according to the system adopted.

The plan adopted for the electric hotel is the result of long study and research on the part of its projector,

M. Georgie Knap, in collaboration with M. Danger, the Parisian architect, says the Scientific American, through whose courtesy we present the accompanying illustration, showing the system of elevators supplying individual tables in the restaurant of the somewhat weird "Electro-Feria" hotel.

A New Two-Speed Hand Drill.

IRON workers and engine room employees are mighty fussy about drills, because they represent vigorous

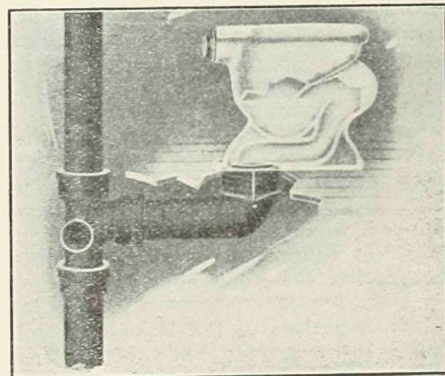


action requiring head and arm steadiness and application of considerable strength. Hence, the drill that offers the shortest cut to a completed boring job has a very distinct appeal. The cut shows something new in this line. It is called the Miller quick speed change drill and is manufactured by the Millers-Falls Company, of 28 Warren street.

In this drill the gear ratios are one and a half to four to one. The company claims that a change of speed may be made instantaneously and can be effected at any moment and under any conditions, without withdrawing the drill point from the work. The pinions and shifting device are made from steel throughout, and are enclosed for protection. The chuck is nickel-plated, accurately holding and centering drills up to three-eighths inch in diameter. The spindle has a ball thrust bearing at point marked C, and the end handle is of the magazine pattern and may be detached by loosening the knurled check nut and pressing out the plunger at A.

A New Closet Fitting.

ACCORDING to the experience of most plumbers, the weak spot in house plumbing is the connection between the soil pipe and the sanitary closet. Here is where the dangerous sewer gas is most likely to appear. For some time efforts have been made to do away with the old way of setting a closet on the vent pipe and one of the latest of these is being shown by the H. W. Johns-Manville Co., of 33rd street and Madison avenue. The illus-



tration shows exactly how the attachment is made.

The old lead bend has given place to a more sanitary screw fitting. The manufacturers say that it saves time, labor and therefore money, and it can be installed much more quickly than in the old way. It eliminates all lead connections under the floor and provides all the flexibility the plumber desires, since the screw connection permits it to be set at any angle. Structurally it consists of a number of flanges end to end and three-quarters of an inch from center to center, giving the appearance of corrugations running around the fitting.

REAL ESTATE BUILDERS RECORD AND GUIDE.

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

Founded March 21, 1868, by CLINTON W. SWEET

Published Every Saturday

By THE RECORD AND GUIDE CO.

F. W. DODGE, President

F. T. MILLER, Secretary-Treasurer

119 West 40th Street, New York

(Telephone, 4800 Bryant.)

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

Copyright, 1913, by The Record and Guide Co.

TABLE OF CONTENTS

(Section One.)

Limitation of Building Height Assured	891
Dedicating Streets to Public Use; Frank E. Tucker	895
Subway Building	894
Martin Made President	896
The Court-House Plans	896
New Realty Association	897
Fundamental Considerations in Planning an Office Building; A. L. Hawley	898
Advertised Legal Sales	912
Attachments	919
Auction Sales of the Week	911
Building Loan Contracts	919
Building Management; Raymond P. Roberts	898
Building Material Market	905
Chattel Mortgages	919
Classified List of Advertisers	Third Cover
Current Building Operations	921
Departmental Rulings	920
Directory of Real Estate Brokers	917
Foreclosure Suits	914
Judgments in Foreclosure Suits	915
Leases	908
Lis Pendens	915
Mechanics' Liens	916
Orders	919
Personal and Trade Notes	921
Real Estate Sales of the Week	906
Real Estate Notes	909
Recent Incorporations	922
Satisfied Mechanics' Liens	919
Statistical Table of the Week	904
Trade Society Events	921
Voluntary Auction Sales	912

Many investors buy corner lots, rather than inside lots, just because they know corners to be better; but how much better few are able to say. Mr A. L. Hawley, a prominent real estate owner and operator of Seattle, clears up the point with definite figures in our Building Management department. There is much other interesting matter in his article. You must not fail to read it.

Borough President-elect Marcus M. Marks of Manhattan, at the annual dinner of the Fifth Avenue Association in the Waldorf-Astoria last Wednesday, suggested that owners and lessees of mercantile buildings might fit out the roofs for some of the purposes for which employees now seek the sidewalks. Roof gardens, economically equipped, would, he said, tend to lessen the street congestion of factory operatives during the noon hour.

Representatives of the Pokagon band of the Pottawatomie tribe of Indians have begun a suit for injunction against the city of Chicago and others to prevent improvement of twenty miles of frontage on Lake Michigan, ownership of which is claimed by the descendants of the band. The suit also covers a strip of lake front from Evanston to South Chicago. The Indians base their suit upon a treaty between the United States and the united tribes of Ottawas, Chippewas and Pottawatomie Indians. The Government surveys, the suit charges, show that the eastern boundary of the grant conveyed in the treaty was 100 feet back from the lake, in order to give the Indians fishing and camping privileges along the lake shore.

A Better Way of Condemning Property.

One of the best results of the election from the real estate point of view was the passage of the amendment altering the present constitutional arrangements governing the condemnation of real estate for public purposes. Amendment No. 1, which, according to last accounts, was accepted by a substantial majority, provides for the abandoning of the method of appointing three commissioners to fix the value of the condemned property. In its place the value of real estate taken for public purposes will be determined by a justice of the Supreme Court, either with or without a jury. The result ought to be both the acceleration of condemnation proceedings and the diminution of costs.

Appointments to condemnation commissions have been used as political patronage, and it has been customary for the commissioners to extend the hearings over an unnecessarily long period and thus to make them very much more expensive than was really necessary. The increased costs have, of course, been assessed on property owners. The abandonment of this wasteful and inefficient machinery should tend to reduce the cost of public improvements in the newer parts of the city.

Of still greater importance is the second part of the amendment, which provides for what is known as excess condemnation.

At present the city in laying out a new street or widening an old one in a district which has already been built up can only condemn the exact amount of property needed for the public purpose.

Under the amendment the municipal authorities will be empowered to condemn enough additional property on either side of the new street to constitute a site for a new building and to sell or lease this property after the improvement is completed. Substantial private and public benefits will result from this amendment. Property owners whose holdings abutted on any proposed improvement have always dreaded and opposed the carrying out of such plans, because they frequently suffered irremediable loss as a consequence thereof. They were often left with small fractions of their former holdings which were useless for any economic purpose and which could rarely be added to the property of an abutting owner with any mutual advantage. The constructional work involved by the making of the new street took a long time, during which their property was useless. Finally they and other neighboring property owners were frequently assessed for a betterment which, under the circumstances, never accrued. Everyone familiar with real estate history will remember how severely the property owners along Elm street suffered from the widening and the prolongation of that thoroughfare.

All of these grievances will either be entirely done away with or else very much diminished under the new arrangement. The city will condemn all the real estate actually fronting on the new street, so that the property owner will not be left with a useless fragment of his former property. Even if the construction of the street does take a long time, the property owner need not suffer, because those whose property abuts on the improvement will have an outlet on a street unaffected by the work. Finally, the purchase and resale of the property fronting on the new street will frequently give to the city a sufficient profit to pay a large part of the expenses of the whole project; and the consequence will be that it will be unnecessary to assess neighboring property for merely supposititious or remote benefits. The public advantages of the new

method are no less palpable and considerable.

Its great advantage is that it will enable the city to undertake extremely desirable plans for street widening and extension which would otherwise be practically impossible. In the central borough of New York, street improvements are very costly, owing both to the high ground values and the frequency of tall buildings. They are, indeed, so costly that in the great majority of instances the city cannot afford to pay for them out of any general fund; which means in practice that if the improvements are to be undertaken the cost must be assessed for the most part on the benefited property. But any attempt to assess such benefits equitably almost always fails, in spite of the best intentions on the part of the public officials, and property owners have so great a dread of these assessments that they oppose all improvements which can only be carried out by money raised in this way.

The city will now be much freer to undertake the costly street extensions so much needed in certain congested districts of Manhattan, because many such extensions can be made to pay very largely for themselves, and the fund out of which the costs can be paid will be to a certain extent derived from money which is now wasted. The loss occasioned to property owners and to the city by the fragments of lots remaining in private hands is sheer economic waste, so that the method of excess condemnation is not only more efficient to accomplish the public purpose involved, but it brings with it a clear economic gain to the community. The legislation necessary to give effect to the amendment should be passed at the coming session of the Legislature, because there are a number of street improvements which are very necessary and which have been postponed pending the acceptance by the electorate of this amendment to the constitution.

A Subway Cut-Off.

The demand made by real estate interests on the West Side for the construction of a new subway along Central Park West is not likely to be granted immediately, but something of the kind may come in the end. The proposal is to run a tunnel from a connection with the present subway at 110th street and Central Park West down to Columbus Circle, with the idea that the Lenox avenue trains could thereafter take this route. The advantages of the proposed short cut are obvious. It would provide the eastern part of the district to the west of Central Park with a very much needed connection with the Interborough subway system. The dense population of that region is now obliged either to walk to Broadway or to depend upon the elevated road. The objections which the idea will have to meet are, however, difficult to overcome. The expense will be heavy and the increased traffic obtained will be very much diminished, because the new route will be bordered on the east throughout its whole length by an unpopulated park. The Interborough company will scarcely wish to build and operate a line which would take away so many passengers from the elevated railroads.

Another serious difficulty would arise from the fact that the station at Columbus Circle is not an express station, so that passengers on Lenox and Broadway expresses could not exchange from one train to another at that point. The only trains, consequently, which could be sent through the new subway would be the Lenox avenue locals, which would

very much injure the efficiency of the service.

Finally, an even more serious objection would result from the desirability of keeping Central Park West in reserve as part of another West Side through route. After the new subways are completed the best thoroughfare remaining for a subway will be constituted by Hudson street, Eighth avenue and Central Park West. The operation of a subway along this route will be necessary eventually—in case the traffic on the new subways grows as rapidly as has the traffic on the existing subway. Of course, it will not be necessary for a long time—probably not until the new subway system has been in operation for fifteen or twenty years. But, inasmuch as it constitutes the best remaining rapid transit thoroughfare in the city, the occupation of a part of it by merely a local line is open to grave objection.

National Conference on Housing.

Editor of the RECORD AND GUIDE:

What kind of homes are we providing in our American cities? What are we doing and what more can we do to improve them? These are the questions that will be answered at the third national conference on housing, December 3, 4 and 5, 1913.

This year, for the first time, the conference goes to the Middle West. Cincinnati has begun vigorously to attack its housing problem. It will show the delegates that in the West, as in the East, neglect will beget the slum. And Cincinnati will show them what hard, constructive work is necessary to wipe out the results of neglect.

The enclosed copy of the preliminary program gives some idea of the vital questions that will be discussed at the sessions. This program is based upon suggestions received from members of the National Housing Association in all parts of the country, consequently it reflects the thoughts in the minds of our housing workers. The speakers and leaders of discussion are men and women who have achieved practical results.

Delegates will take an active part in all the discussions, for much of the value of the meetings is due to the keen questioning, the illuminating bits of experience which serve to bring out important points.

The first round table luncheon is always of interest, for there the delegates from all parts of the country report on the progress of the year. The open discussion meeting has been repeated because of its success last year. Its terse, informal give-and-take serve to crystallize ideas which before had been vague and unusable. What is the housing problem? Who can answer definitely and clearly? How can we keep our city a city of homes? We all wish to do it, some of us have unformulated ideas as to methods. But we must put those ideas into definite shape, otherwise they are useless.

The Cincinnati conference promises to be the most interesting, its attendance the largest. It is in a new section of the country. The subjects it will consider are those before every growing, prosperous American city. The questions asked at Cincinnati must be answered right if our cities are to realize even a fraction of what we hope for them. So we ask you to come and take part.

ROBERT W. DE FOREST,
President.

LAWRENCE VEILLER,
Secretary.

Long Island Real Estate Active.

The Real Estate Exchange of Long Island in its review of the market this week says:

"Even in this year of general depression, real estate continues to be the best investment. The stock market is dull, and even the best securities have been showing the strain. Last week J. J. Hill said in an address that 'the country is waterlogged with bonds; and he added that the situation with regard to municipal bonds is bad, but with regard to industrial bonds it is worse.

"At the same time, the real estate market is far from dull, though, due to the reactive effect of the dullness in stocks and bonds, it is not so active as it has been known to be. All the realty companies of Long Island are reporting a substantial business, especially in the outlying suburban sections—at Woodmere, Far Rockaway, Malverne and Rockville Center, and in the flourishing towns of the north shore.

"One newspaper alone during the early part of the week recorded nearly two hundred lot sales on Long Island, outside of Brooklyn. And one firm, operating in the suburban section, reports sales of nearly 4,000 lots during the year.

"Building activity in Queens has shown a general increase. Nearly 4,000 plans were filed in less than a year, an increase of 600 per cent. over preceding years.

"The reasons for this general soundness of the real estate market are readily seen. The city is busy extending rapid transit. Its newly-elected officials are pledged to extend the subways in Queens as rapidly as possible and to build the extension from Corona to Bayside. The Steinway tunnels are soon to be opened. The Long Island Railroad is steadily pushing forward its improvements and co-operating in every way possible to add to the present transit facilities. And, above all, the people of New York—increasing in numbers by nearly a thousand a day—are looking for home sites within commuting distance.

"Hence, the characteristic of the real estate market now is, more than ever before, that the great majority of sales and transfers are to home builders, and that there is a resultant increased activity among construction companies."

CITY ECONOMY LEAGUE.

President Chesebrough Resigns—A Committee to Report a Plan for the Future.

A meeting of the executive committee of the City Economy League, held Monday afternoon, was largely attended. Adolph Bloch, chairman of the executive committee, presided. The results of the election were discussed, and upon motion it was duly resolved to send a letter to Mayor-elect Mitchel assuring him of the hearty co-operation and support of the league in his announced policy of placing the city's government upon a thoroughly business basis.

President Chesebrough reported that several of the members of the next Board of Estimate, who were nominees of the league at the recent election, had indicated their willingness to co-operate with the league, to the end that all economy possible to a proper conduct of the city's affairs should be effected, in order that the best results to the city should be obtained.

The president stated his belief that this would afford a good opportunity to the league to render aid in the continuation of the work for better and more economical government, and that he earnestly hoped the league would continue as a useful and potent force in

co-operating with the city officials to that end.

At Mr. Chesebrough's suggestion a resolution was adopted authorizing the appointment of a committee of nine for the purpose of making a report at the next meeting of the executive committee as to the best method of continuing the work of the league in a permanent way. The committee consists of Clarence H. Kelsey, Louis V. Bright, George T. Mortimer, Adolph Bloch, Wm. M. Greve, E. A. Tredwell, Wm. A. Cokeley, Stuard Hirschman and the president ex-officio.

Mr. Chesebrough also announced that while he desired to work for the league in the future as a private in the ranks, he felt that the time had now come when he must insist upon being relieved of its presidency, a step which he urged some three months ago. A hearty vote of thanks was extended to Mr. Chesebrough for the time, labor and support he had given to the league.

New Members for Real Estate Board.

The following named were unanimously elected members of the Real Estate Board of New York at the regular monthly meeting of the Board of Governors, held Thursday, November 6th, 1913:

Honorary Member—George A. Fleury, president U. S. Title Guaranty Co., Court and Remsen streets, Brooklyn.

Active Members—Vincent C. Pepe, (Pepe & Bro.), real estate broker, 40 Washington Square, South; John M. Thompson, real estate broker, 115 Broadway.

Associate Members—Richard Billings, real estate investor, 115 Broadway; George C. Boldt, proprietor Waldorf-Astoria, Fifth avenue and 34th street; William F. Clare, vice-president N. Y. Title Co., 135 Broadway; Lewis Coon, real estate operator, 31 Nassau street; Fred Dietz, (R. E. Dietz Co.), lanterns, 60 Laight street; James Elgar, (Elgar Bros., Inc.), builders, 103 Park avenue; Charles Gulden, mustard manufacturer, 48 Elizabeth street; Samuel A. Herzog, real estate operator, 43 Cedar street; Nathan Hirsch, president Water Supervision Co., 20 Vesey street; Stuard Hirschman, real estate owner, 200 Broadway; A. Filmore Hyde, real estate owner, 55 Liberty street; John H. Ives, attorney, 293 Broadway; Samuel E. Jacobs, real estate operator, 30 East 42d street; John J. Kennedy, tailor, 292 Fifth avenue; Klein & Jackson, real estate operators, 149 Broadway; A. L. Libman, Libman Construction Company, 107 West 46th street; George W. Loft, candies, Broome and Centre streets; Lowenfeld & Prager, real estate operators, 149 Broadway; Cornelius W. Luyster, Jr., builder, 35 Nassau street; Newell Martin, attorney, 20 Exchange place; Michael J. McCauley, real estate owner, 229 East 39th street; Max L. Meyer, haberdasher, Sixth avenue and 44th street; William Oppenheim, real estate operator, 773 Westchester avenue, Bronx; Ottinger Bros., real estate operators, 31 Nassau street; John Palmer, real estate operator, 156 Broadway; Walter M. Pegram, civil engineer, 530 West 150th street; Franklin Pettit, real estate operator, 2 Wall street; Podgur Realty Co. (Nathan Wilson, treasurer), real estate operators, 1029 East 163rd street, Bronx; Alfred G. Reeves, attorney, 165 Broadway; M. V. Richards, land and industrial agent Southern Railway Co., 1320 Pennsylvania avenue, Washington, D. C.; John Robertson, (Robertson & Gammie), builders, 390 Wadsworth avenue; Edward C. Sheehy, real estate owner, 1374 Lexington avenue; W. P. Silleck, real estate investor, 60

Liberty street; William C. Strange, real estate operator, 103 Park avenue; Morris Weinstein, real estate operator, 116 Nassau street; Moses J. Wolf, real estate operator, 135 Broadway.

BUILDING MANAGEMENT.

(Continued from page 900.)

to point out that the value of a business lot predicated upon sales of property in the vicinity is very apt to be a wholly unsafe basis of valuation, for the reason that sales that have taken place may be predicated upon earning results of buildings that are wholly inefficient in design, and the real value of the lot may be greatly in excess of the asking price predicated upon sale value; or the reverse may be true.

Sale value in the vicinity may be predicated upon the earning capacity of a building located on a small corner area, where the income result produces a very high ground value which cannot possibly be attained for any part of the inside of the block of like area.

Corner Lots.

It is a fact that the average inside lot value is seldom more than 2-3 the value of a like area on the corner, where the true values are worked out upon the earning basis of efficiently designed buildings. The general impression is that a corner is worth only from 25 per cent. to 33 1/2 per cent. more than an inside lot; as a matter of fact, they are almost always worth from 40 per cent. to 50 per cent. more. Many investors buy corner lots just because they want corners and know they are better, but how much better they do not know.

Again, taxation of land and building is usually made upon sale values and construction cost. A little study of this will show how manifestly unfair this basis of taxation is for the owner of the poorly designed building as against the owner of the well designed building.

A owner earning \$.60 per square foot net certainly cannot afford to pay the same amount of taxes as the man earning \$1.10 per square foot net, where their investments are equal.

These are facts not recognized, however, by the taxing officers. How important the fundamental considerations, as here outlined, are in planning an office building will be appreciated if the reader bears in mind that not only invested capital is in jeopardy if the planning is erroneous, but also, in perpetuity, the operating cost and taxes will be excessive against income if these fundamental considerations are not the very basis upon which the whole investment is predicated from the start.

Spread the Knowledge.

Those who now have their capital invested in business lots and buildings, whether they be well planned or not, are vitally concerned to spread broadcast a knowledge of the errors that have been made, to the end that their neighbors who build in competition with them will cease to make these errors and thus cease to become creators of excessive space, either of a rentable or a non-rentable character, as only in this manner can existing owners protect the value of their already existing buildings and lands.

Life insurance companies who lend on mortgages on office building properties should give this matter of oversupplying the demand and erroneous designing of buildings serious and thorough consideration to the end that the loans which they are now carrying may not become practically permanent investments through the operation of over-building by surrounding owners.

It is true that the increment in value

REAL ESTATE STATISTICS OF THE WEEK

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

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

MANHATTAN.

Conveyances.

	1913	1912
	Nov. 7 to 13	Nov. 8 to 14
Total No.....	117	123
Assessed value.....	\$7,345,100	\$5,213,000
No. with consideration...	12	20
Consideration.....	\$408,350	\$371,275
Assessed value.....	\$434,600	\$411,000
Jan. 1 to Nov. 13 Jan. 1 to Nov. 14		
Total No.....	6,768	7,646
Assessed value.....	\$420,795,561	\$581,287,995
No. with consideration...	913	811
Consideration.....	\$37,418,611	\$49,600,655
Assessed value.....	\$40,846,762	\$47,364,700

Mortgages.

	Nov. 7 to 13	Nov. 8 to 14
Total No.....	80	73
Amount.....	\$2,496,423	\$2,406,260
To Banks & Ins. Cos....	23	22
Amount.....	\$1,677,000	\$1,844,000
No. at 6%.....	34	32
Amount.....	\$986,883	\$1,378,010
No. at 5 1/2%.....	2	.....
Amount.....	\$139,000	.....
No. at 5%.....	27	17
Amount.....	\$981,400	\$366,500
No. at 4 1/2%.....	1	7
Amount.....	\$50,000	\$161,000
No. at 4%.....	.....	.....
Amount.....	.....	.....
Unusual rates.....	2	.....
Amount.....	\$202,990	.....
Interest not given.....	14	17
Amount.....	\$136,150	\$500,750
Jan. 1 to Nov. 13 Jan. 1 to Nov. 14		
Total No.....	4,281	5,305
Amount.....	\$154,188,797	\$259,672,431
To Banks & Ins. Cos....	971	1,140
Amount.....	\$88,831,099	\$160,635,159

Mortgage Extensions.

	Nov. 7 to 13	Nov. 8 to 14
Total No.....	52	45
Amount.....	\$2,306,000	\$2,178,500
To Banks & Ins. Cos....	27	16
Amount.....	\$1,770,500	\$980,500
Jan. 1 to Nov. 13 Jan. 1 to Nov. 14		
Total No.....	1,661	1,865
Amount.....	\$68,261,422	\$65,811,779
To Banks & Ins. Cos....	552	593
Amount.....	\$39,959,800	\$38,270,200

Building Permits.

	Nov. 8 to 14	Nov. 9 to 15
New buildings.....	5	17
Cost.....	\$539,000	\$1,766,500
Alterations.....	\$119,803	\$134,490
Jan. 1 to Nov. 14 Jan. 1 to Nov. 15		
New buildings.....	515	491
Cost.....	\$53,491,935	\$96,908,665
Alterations.....	\$10,590,538	\$10,072,300

BRONX.

Conveyances.

	Nov. 7 to 13	Nov. 8 to 14
Total No.....	135	137
No. with consideration...	11	19
Consideration.....	\$124,600	\$244,900

in the land in all centrally located business properties, even in our more conservative cities, has in the past, and will in the future more than offset ordinary building depreciation. This fact, however, does not justify indifference on the part of owners and mortgage lenders to the evils of over-building and bad designing.

—The special committee of Insurance Commissioners named at the Chicago convention to devise a common plan for the fire insurance business of the country held meetings during the week in the Hotel Astor. Herman L. Ekern, of Missouri, is the chairman of the committee. New York is represented by William T. Emmet.

—The Board of Estimate received this week a communication from the Merchants' Association, suggesting that the city acquire the whole of the old Astor House property, together with adjoining lots, as a site for a new post office.

Jan. 1 to Nov. 13 Jan. 1 to Nov. 14

Total No.....	6,540	6,556
No. with consideration...	645	994
Consideration.....	\$5,697,633	\$8,756,734

Mortgages.

	Nov. 7 to 13	Nov. 8 to 14
Total No.....	59	109
Amount.....	\$552,799	\$1,193,119
To Banks & Ins. Cos....	11	11
Amount.....	\$247,000	\$213,500
No. at 6%.....	26	49
Amount.....	\$313,534	\$588,962
No. at 5 1/2%.....	3	10
Amount.....	\$13,200	\$30,860
No. at 5%.....	19	18
Amount.....	\$173,565	\$203,950
Unusual rates.....	1	.....
Amount.....	\$2,500	.....
Interest not given.....	10	32
Amount.....	\$50,000	\$369,347
Jan. 1 to Nov. 13 Jan. 1 to Nov. 14		
Total No.....	4,927	5,073
Amount.....	\$34,919,480	\$45,276,435
To Banks & Ins. Cos....	324	478
Amount.....	\$5,689,241	\$9,310,869

Mortgage Extensions.

	Nov. 7 to 13	Nov. 8 to 14
Total No.....	8	19
Amount.....	\$91,500	\$432,450
To Banks & Ins. Cos....	.....	9
Amount.....	.....	\$300,500
Jan. 1 to Nov. 13 Jan. 1 to Nov. 14		
Total No.....	534	611
Amount.....	\$11,664,260	\$10,055,746
To Banks & Ins. Cos....	102	119
Amount.....	\$2,866,150	\$3,369,890

Building Permits.

	Nov. 7 to 13	Nov. 9 to 15
New buildings.....	10	14
Cost.....	\$30,950	\$296,700
Alterations.....	\$26,485	\$3,400
Jan. 1 to Nov. 13 Jan. 1 to Nov. 15		
New buildings.....	755	1,147
Cost.....	\$18,847,941	\$30,778,735
Alterations.....	\$1,164,168	\$995,450

BROOKLYN.

Conveyances.

	1913	1912
	Nov. 6 to 12	Nov. 7 to 13
Total No.....	419	481
No. with consideration...	39	24
Consideration.....	\$278,220	\$148,961
Jan. 1 to Nov. 12 Jan. 1 to Nov. 13		
Total No.....	20,643	21,710
No. with consideration...	1,947	1,350
Consideration.....	\$11,601,841	\$11,635,218

Mortgages.

	Nov. 6 to 12	Nov. 7 to 13
Total No.....	366	359
Amount.....	\$1,372,974	\$1,146,280
To Banks & Ins. Cos....	75	91
Amount.....	\$432,466	\$447,216
No. at 6%.....	203	211
Amount.....	\$517,804	\$476,662
No. at 5 1/2%.....	91	34
Amount.....	\$433,575	\$125,164
No. at 5%.....	56	87
Amount.....	\$376,786	\$417,125
Unusual rates.....	.....	5
Amount.....	.....	\$58,500
Interest not given.....	16	22
Amount.....	\$44,809	\$68,829
Jan. 1 to Nov. 12 Jan. 1 to Nov. 13		
Total No.....	14,868	17,169
Amount.....	\$58,668,684	\$69,903,097
To Banks & Ins. Cos....	3,225	4,394
Amount.....	\$21,358,206	\$40,785,030

Building Permits.

	Nov. 7 to 13	Nov. 8 to 14
New buildings.....	60	71
Cost.....	\$596,125	\$538,550
Alterations.....	\$84,980	\$95,891
Jan. 1 to Nov. 13 Jan. 1 to Nov. 14		
New buildings.....	3,177	4,960
Cost.....	\$26,250,306	\$34,392,467
Alterations.....	\$3,750,455	\$3,892,282

QUEENS.

Building Permits.

	Nov. 7 to 13	Nov. 8 to 14
New buildings.....	78	79
Cost.....	\$173,470	\$802,700
Alterations.....	\$16,170	\$51,151
Jan. 1 to Nov. 13 Jan. 1 to Nov. 14		
New buildings.....	4,039	4,226
Cost.....	\$14,785,884	\$16,037,236
Alterations.....	\$1,169,383	\$905,500

RICHMOND.

Building Permits.

	Nov. 6 to 12	Nov. 8 to 14
New buildings.....	19	13
Cost.....	\$147,355	\$41,710
Alterations.....	\$3,460	\$5,180
Jan. 1 to Nov. 12 Jan. 1 to Nov. 14		
New buildings.....	841	832
Cost.....	\$1,970,614	\$2,453,988
Alterations.....	\$269,733	\$278,910

BUILDING MATERIALS AND SUPPLIES

PORTLAND CEMENT PRODUCTION FOR 1913 WILL SHOW SLIGHT GAIN IN VOLUME, BUT SHARP UPTURN IN VALUE.

Prospective Factory Building in Jersey.
The Brick Market—The Steel Situation.

BUILDING Material Exchange transactions this week were featureless. Prices, however, ruled close to list despite keen competition for what little business developed. Newark and Jersey City, both of which early in the week promised some important steel business, failed to develop as factors, the steel and other material orders in prospect having been deferred pending reconsideration of plans. Tightness of money was given as the cause of the delay. Westchester dealers reported some activity in mill and alteration work calling for brick, cement and lumber. Here in the local market cement, crushed stone, sand and wire reinforcement continue to be the most active elements. Steel business was confined almost entirely to small jobs and to the skeleton requirements for the Lexington avenue subway section 5, route 4-38, which will take about 3,400 tons. Other bids will go in on November 18, 21, 26 and 28 and December 1, making the total steel requirements for all sections up about 90,000 tons. Brick, both common and front, continued dull.

The Record and Guide's annual estimate of the total output of Portland cement for the current year was completed this week. It shows a probable gain in volume of only 3,000,000 barrels, but a sharp improvement in total value amounting to approximately \$9,000,000 over last year's totals, due to the generally uniform adherence to the 90-cent mill base. For a prolonged weak market local prices have been remarkably well sustained ever since a year ago last September. At present the demand is as it has been all year, practically equal to production, which, however, has been restricted more or less generally.

The United States Steel Corporation's October statement does not give much encouragement for immediate improvement in demand for other basic building commodities. The unfilled orders on the books of the subsidiary companies today are less than they were at any time since November 30, 1911. It is understood, however, that some contracts that were actually placed in October were not reported officially until after the first of November, incidental to the meeting of the American Iron and Steel Institute at Chicago. This fact, however, will help out the average daily bookings of the current month. November is expected to show a slight gain.

In figuring the year's probable Hudson common brick consumption in this market, the action of the North River manufacturers in shutting down early and with approximately 300,000,000 brick less than they had in store last year, or approximately 750,000,000, seems justified. Last year 797,650,000 Hudson brick were shipped to this city. The estimated total of shipments that will have been sent to this market by January first will be somewhere in the neighborhood of 650,000,000, if the present weekly average is maintained.

Figuring a hangover of 300,000,000 brick from 1912 kilns and an output this year of 750,000,000, this will leave 300,000,000 in reserve for the use of this market until the 1914 brick-making season opens.

WHOLESALE BRICK ACTIVE.

Unloading Slower—Prices Unchanged—General Tone Sluggish.

COMMON brick moved out better in the wholesale market this week, but unloading was slower. Prices are unchanged in a sluggish market. Attention is called to the available supplies of brick and the market movement in the editorial review of the building situation on this page. The estimates are based upon arrivals and sales, and a proper allowance is made for covered brick. Estimators figuring common brick to be delivered any time after the first of January are thus advised that present prices cannot long remain at the extreme low level now being quoted.

Official transactions for Hudson common brick covering this week, ending Thursday, Nov. 13, in the wholesale market, with comparisons for the corresponding period last year and a comparative statement of Hudson brick unloaded from barges for consumption in this market this week, follow:

1913.		1912.	
Left over, Friday A. M., Nov. 7—71.		Left over, Friday A. M., Nov. 8—47.	
	Arrived.		Sold.
Friday, Nov. 7.....	7	Friday, Nov. 8.....	13
Saturday, Nov. 8.....	4	Saturday, Nov. 9.....	7
Monday, Nov. 10.....	9	Monday, Nov. 11.....	24
Tuesday, Nov. 11.....	2	Tuesday, Nov. 12.....	6
Wednesday, Nov. 12.....	9	Wednesday, Nov. 13.....	13
Thursday, Nov. 13.....	6	Thursday, Nov. 14.....	8
Total	37	Total	69

Sold, but unassigned, Friday A. M., Nov. 14—0. Reported enroute, Friday A. M., Nov. 14—7. Condition of market, dull. Prices: Hudson, \$— to \$6.50 (shaded); Raritan, \$6.00 to \$6.50. (Wholesale, dock N. Y. For dealers' prices add profit and cartage.) Newark, \$7.25 to \$7.50 (Yard). Dull. Left over, Friday A. M., Nov. 14—63.

HUDSON BRICK UNLOADED.

1913.		1912.	
Current and last week compared.		Current and last week compared.	
Oct. 31.....	1,084,000	Nov. 7.....	1,235,500
Nov. 1.....	668,000	Nov. 8.....	443,500
Nov. 3.....	1,212,500	Nov. 10.....	1,046,000
Nov. 4.....	535,000	Nov. 11.....	1,095,500
Nov. 5.....	1,275,000	Nov. 12.....	1,039,000
Nov. 6.....	1,495,000	Nov. 13.....	1,025,000
Total	6,269,500	Total	5,945,500

Condition of market, dull. Prices: Hudsons, \$6.75 to \$7.25; Raritan, \$6.75 to \$7.00. Left over Friday A. M., Nov. 15—46.

OFFICIAL SUMMARY.

Left over, Jan. 1, 1913.....	113
Total No. barge loads arrived, including left over barge loads, Jan. 1 to Nov. 14, 1913.....	1,767
Total No. barge loads sold Jan. 1 to Nov. 14, 1913.....	1,704
Total No. barge loads left over, Friday A. M., Nov. 14, 1913.....	63
Total No. barge loads left over, Jan. 1, 1912.....	71
Total No. barge loads arrived, including left overs, Jan. 1 to Friday A. M., Nov. 15, 1912.....	1,973
Total No. barge loads sold, Jan. 1 to Friday A. M., Nov. 15, 1912.....	1,927
Total No. barge loads left over, Friday A. M., Nov. 15, 1912.....	46

LUMBER MAY BE LOWER.

Panama Canal May Make Available to This Market a Larger Quantity of Oregon Lumber.

WHILE few of the wholesale lumber dealers in this market profess definite information on the subject, the prevalent impression among consumers seems to be that lower prices will prevail for lumber upon completion of the Panama Canal. Nothing definite has been learned regarding the drop, but there are some who believe that Oregon fir, timber and lumber can be shipped into New York market at \$12 to \$14 less per M feet than prevailing quotations.

Robert Dollar, president of the Robert Dollar Steamship Co., of San Francisco, has estimated that the average rate on lumber shipments from American ports on the Pacific Coast to New York would be \$11.38 a thousand and shipments from British Columbia to New York could be made at \$9.18 per M. The difference being due to the lower cost of British steamship. The rate on fir timber will be about \$12 per M. Even this, however, would mean a price f. o. b. New York of \$23 to \$25 per M for Oregon fir timbers of any size up to 12x12 ins. and 40 ft. long at a price of \$20 to \$22 New York for boards. Long leaf yellow pine until recently was sold here at \$32 and \$40 per M.

BUYING UP JERSEY SITES. Large Concern Secretly Amassing Property Near Elizabeth—Not Steel Co., Says Gary.

SOME concern, the identity of which cannot be revealed at this time, is taking options on large areas of Jersey meadow land near the city of Elizabeth on the Central Railroad of New Jersey and the New York and Long Branch Railroad. The property is not far from the Standard Oil Works at Bayway on the Staten Island Sound. This fact gave credence to the rumor that the U. S. Steel Company was planning to locate a large export steel mill on the site, but E. H. Gary, chairman of the board, denied this to a Record and Guide representative this week.

The Continental Can Company has been buying up large tracts of land in Jersey City bordering the Kill Von Kull and there were some rumors that owing to the extensive holdings of the Standard Oil Company there, the company could not get the frontage it wanted and had decided to go to Elizabeth to locate. Investigation, however, proved that the company had no intention of leaving Bayonne.

The present unusual activity in real estate for factory sites along the shores of Newark Bay, Staten Island Sound, the Hackensack and Passaic rivers and the Kill Von Kull indicate that one of the first movements in the building material market in the spring may be looked for in that direction.

A half million dollars is to be spent after the first of the year in the erection of several new buildings for the American Cotton Oil Company, of 27 Beaver street, the architect for which is A. G. Zimmerman, of 11 East 24th street. This is only one of several prospective operations on the other side of the Hudson in the meadow district that will figure in the post new year building revival. This information was confirmed by Robert F. Munroe, president of the company, for the Record and Guide this week.

PORTLAND CEMENT PRODUCTION.

Prices Held Firmly Throughout the Year At 90 Cents Mill—Demand Equal to Supply.

PORTLAND cement production for 1913 promises to show only a slight increase in volume, owing to the backwardness of building construction throughout the country. Some authorities believe that the maximum gain will not be in excess of three million barrels, but they figure that the total value of this output will show an advance of about \$9,000,000, owing to the fact that a 90-cent mill basis has been maintained, whereas in 1912 it was slightly over 81 cents. Demand during 1913 will be shown to have been close to production. The completion of much of the vast concrete work in connection with the Panama Canal caused certain mills to ease up on output, which will have its reflection in the total figures that the Geological Survey will compile early next year.

As far as the local cement situation is concerned, there has been a remarkable adherence to the 90-cent mill basis. New York cement sales have fallen off to some extent, owing to the decrease in building construction in New York, but public work and suburban concrete operations have been a factor in keeping the volume credited to the East up to a fair comparable standard. There has been little shading in prices. Ever since September, 1912, \$1.58 has been the accepted wholesale price in New York. Where sales are made direct to consumers an advance of five cents, mill, ruled over the quotations made to dealers. Only in one or two instances have these prices been shaded by smaller companies. This is considered remarkable, in view of the fact that competition has been extremely keen most of the year.

Since the passage of the new tariff law a drop has been reported in the price of one brand of German Portland cement here, but the increase in volume has not yet shown itself to be a material factor in a review of the local cement situation. Natural or Rosendale cement has felt the falling off in building construction, but the 90-cent wholesale price fixed last fall has been maintained without change up to the present time. The official figures of cement production in barrels and their value based on mill prices from 1870 to 1912 follow and also an estimate of the principal production of Portland cement in this country for 1913 with its total value based upon a 90-cent mill price are:

Year.	No. Bbls.	Value.	Price at mill.
1870 to			
1879.....	82,000	\$246,000	\$3.00
1880.....	42,000	126,000	3.00
1881.....	60,000	150,000	2.50
1882.....	85,000	191,250	2.01
1883.....	90,000	193,500	2.15
1884.....	100,000	210,000	2.10
1885.....	150,000	292,500	1.95
1886.....	150,000	292,000	1.95
1887.....	250,000	487,500	1.95
1888.....	250,000	480,000	1.95
1889.....	300,000	500,000	1.67
1890.....	335,500	704,000	2.09
1891.....	454,813	967,429	2.13
1892.....	547,440	1,153,600	2.11
1893.....	590,625	1,158,138	1.91
1894.....	789,575	1,283,473	1.73
1895.....	990,324	1,586,830	1.60
1896.....	1,543,032	2,424,011	1.57
1897.....	2,677,775	4,315,891	1.61
1898.....	3,692,284	5,970,773	1.62
1899.....	5,652,266	8,974,371	1.43
1900.....	8,483,020	9,980,525	1.09
1901.....	12,711,225	12,532,360	.99
1902.....	17,230,644	20,864,078	1.21
1903.....	22,342,973	27,713,319	1.24
1904.....	26,505,881	33,355,119	.98
1905.....	35,246,812	33,245,867	.96
1906.....	46,463,424	52,466,186	1.13
1907.....	48,875,310	53,992,551	1.11
1908.....	51,072,912	43,547,679	.85
1909.....	64,991,431	52,858,354	.813
1910.....	76,549,951	68,205,800	.891
1911.....	78,528,637	68,248,817	.844
1912.....	82,438,096	67,022,172	.810
1913*.....	85,000,000	76,500,000	.90

*Estimated.

Cable Address Established 1794
Cruikshank, New York Incorporated 1903

Cruikshank Company

Successor to
E. A. Cruikshank & Co.

No. 141 Broadway

REAL ESTATE

Agents Appraisers Brokers

OFFICERS:

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

DIRECTORS:

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

Cammann, Voorhees & Floyd

MANAGEMENT OF ESTATES

84 WILLIAM STREET NEW YORK

BROKERS, APPRAISERS, AGENTS

FIRM OF

LEONARD J. CARPENTER

Agents Brokers Appraisers

25 LIBERTY STREET

Branch, corner Third Avenue and 68th Street

Entire Charge of Property

D. Y. Swainson A. H. Carpenter C. L. Carpenter

JACOB APPELL

REAL ESTATE BROKER
AND APPRAISER

271 WEST TWENTY-THIRD STREET

TELEPHONE CALL, 373 CHELSEA

Wm. CRUIKSHANK'S SONS

BROKERS AND APPRAISERS

The General Management
OF

Real Estate

31 LIBERTY STREET

J. CLARENCE DAVIES

BRONX BOROUGH
REAL ESTATE

149th STREET & THIRD AVENUE

Tel. Con. Branch Office, 156 BROADWAY

Member of Board of Brokers

ESTABLISHED 1867

RULAND & WHITING CO.

REAL ESTATE

5 Beekman St. 331 Madison Ave.
NEW YORK

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

SPECIALISTS IN BUSINESS PROPERTY

EDGAR A. MANNING

REAL ESTATE

Tel. 6835 Murray Hill 459 FIFTH AVENUE

THE WEEK'S REAL ESTATE NEWS

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

Real Estate Conditions are Slightly Improved.

From the point of view of the number of sales and the various kinds of properties involved, the market changed somewhat for the better this week.

Many sections of the city contributed to the business. There were a number of big deals consummated, notably a trade involving a Greenwich village loft building and Fifth avenue properties. The New York Telephone Company acquired half a block in West 108th street.

Sixth avenue, in the 30's, came to the fore with two business building sales. There was also activity in the Dyckman section and a demand for high-class dwellings.

The suburban market was quiet.

The total number of sales in Manhattan this week was 30, against 13 for last week and 29 a year ago.

The number of sales south of 59th street was 10, against 7 last week and 10 a year ago.

The sales north of 59th street aggregated 20, compared with 6 last week and 19 a year ago.

From the Bronx 7 sales at private contract were reported, against 12 last week and 20 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was \$505,670, compared with \$313,825 last week, making a total since January 1 of \$44,953,770. The figure for the corresponding week last year was \$632,500, making the total since January 1, 1912, of \$41,038,663.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

HESTER ST, 5 and 7, two 6-sty tenements, on plot 50x100, bet Clinton and Suffolk sts, sold by Wm. Kashowitz to Morris Finn.

MAIDEN LA, 45, 5-sty commercial building, on lot 20.10x132.7, bet Nassau and William sts, reported sold by Henry B. Auchincloss to the N. Y. Real Estate & Security Co.

4TH ST, West, ws, entire block front, 185x100, between and facing on West 13th, Gansevoort and Horatio sts, occupied by the new 9-sty and basement fireproof mercantile building, known as the Riker & Hegeman Building, sold for the St. John's Park Realty Co. (James H. Cruikshank and Wm. D. Kilpatrick) to Elmer A. Darling, by Goodale, Perry & Dwight. The sellers have just completed this structure for the Riker & Hegeman Co., which company leased the building from the plans a year ago, and will occupy it for general offices, laboratories and warehouse. The lease is for 10 years, with renewal, at an annual net rental of \$37,000. The property was held at \$740,000. The purchaser gave in part payment the property 206 and 208 5th av, running through to Numbers 1126 to 1128 Broadway; size, 60x123x irregular, and is improved with a 5-sty mercantile building at 206, and a 7-sty bank and office building at 208, occupied by and leased to the Lincoln Trust Co. The transaction involves about \$1,500,000.

17TH ST, 207 East, a studio building (remodelled dwelling), on lot 23x92, sold for Thomas Ball and William Cooper to Chester Beach, the sculptor, by R. M. Bush. The house, which was formerly the home of Abraham Hummel, the lawyer, will be used by the buyer as a studio for work on some heroic groups to be used at the San Francisco exposition.

38TH ST, 409 West, 5-sty tenement, on lot 25x98.9, west of 9th av, sold by the First United Presbyterian Church.

55TH ST, 339 West, 4-sty building on lot 25.4 x49.11, resold by the Hensle Construction Co. The property was taken in trade recently for 17 Arden st, in the Dyckman section.

56TH ST, 22 West, 4-sty residence, on lot 22x100.5, sold for Percival Kuhne, trustee for the H. R. Kerr Estate, to Robert Fridenberg, dealer in engravings, by Pease & Elliman. The house adjoins the residence of Mrs. Henry Lehr, recently leased through the same brokerage firm to Percival S. Hill, president of the American Tobacco Co. The brokers report that the house sold was held at \$100,000.

6TH AV, 668-72, old 5-sty buildings, at the southeast corner of 39th st, on plot 64.4x60, sold for the estate of Anna M. Wright to Charles E. Johnson, by F. & G. Plomm. The buyers will improve with modern business structure.

6TH AV, 660, 4-sty brick building, on lot 22 x85, bet 38th and 39th sts, sold for Charles F. Walters to the Jantzen Shoe Co., the present occupants, by John Frederick Zeraga. The buyer intends to make extensive improvements.

Manhattan—North of 59th Street.

COOPER ST, w s, 150 ft. south of 207th st, plot 50x100, sold for Joseph J. Silver to Dr. Leonard J. Adair, by W. J. Huston & Son.

65TH ST, 118 East, 5-sty dwelling on lot 18.4 x100.5, east of Park av, sold by the estate of Mary W. Hatfield. The house has been owned by the Hatfield family for about 15 years and is valued at about \$100,000.

70TH ST, 178-182 East, 9-sty apartment house, on plot 52x100.5, sold by the 178 East 70th St. Co. (I. Randolph Jacobs and Everett Jacobs) to an investor. The property was acquired by the sellers a year ago from Mrs. Henrietta M. Porter in part payment for the 12-sty apartment at 749 West End av, built by the Messrs. Jacobs. The 70th st building was erected at a cost of about \$250,000.

74TH ST, 305 West, 5-sty American basement dwelling, on lot 24x66x irreg, sold for E. B. Faulkner to William Bradley, by Pease & Elliman. The house is opposite the mansion of Charles M. Schwab.

82D ST, 22 East, 5-sty limestone front, fireproof American basement dwelling, on plot 30 x102.2, sold for Joseph Ulman to E. C. Knight for occupancy, by Douglas L. Elliman & Co. The house, which was built several years ago by McCafferty & Buckley, has been improved and decorated by the seller at a cost of nearly \$100,000, under the direction of C. H. P. Gilbert, the architect. The buyer will take early possession of the property, which has been held at \$225,000.

92D ST, 163 West, 3-sty private residence, on lot 17x100.8, sold for the estate of Robert Morrison to an investor for occupancy, by Bryan L. Kennelly. The property was to have been sold at auction on Nov. 19th.

96TH ST, 111 West, 5-sty flat, on plot 31.3x 100.11, near Columbus av, sold for the estate of Adolph Scheibel to a client, by M. F. Mulvihill.

119TH ST, 68 East, 5-sty tenement, with front and rear apartments, on lot 20x85x100.11, sold for the Lawyers Mortgage to an investor, by James Auerbach.

130TH ST, 137 West, 3-sty dwelling, on lot 19x100, sold for Ennis & Sinnott to a client, by D. H. Scully.

135TH ST, 7, 9, 11 and 15 West, four 4-sty and basement dwellings, each on lot 17.8x99.11, sold for Katherine C. Hunt (Nos. 7 and 15) and for Louise C. Hoppin (Nos. 9 and 11) to a client, by Pease & Elliman. The intervening house at 13, was sold in May, 1912, to Fannie B. White.

162D ST, 520-522 West, 5-sty new law house, on plot 40x99.11, bet Amsterdam av and Broadway, sold for Dominic L. O'Reilly to a client for investment, by McDowell & McMahon.

CONVENT AV, 106 and 108, 5-sty flat, on plot 72x100, adjoining the southwest corner of 133d st, sold by the Convent Park Construction Co. (Elias A. Cohen, president), to Joseph, Mary and Gustav McGuire, for investment. The price was said to have been \$105,000.

LENOX AV, nwc, 110th st, 2-sty frame hotel and summer garden, on plot 100x250, sold by John A. Sountag to the Winston Holding Co., A. D. Weinstein, president. The buyer gave in exchange the 10-sty apartment house at the northwest corner of Cathedral Parkway and 7th av, on plot 70.11x100. The Sountag Casino property was acquired by Mr. Sountag at the Pinckney auction sale in May, 1911, for \$217,000. It is subject to a mortgage of \$176,500.

MANHATTAN AV, n w cor 108th st, plot 100.11x100, sold by the estate of Simon Bernheimer to a buyer said to be the New York Telephone Co. The property forms the lower half of the block front between 108th and 109th sts acquired by the late Mr. Bernheimer several years ago, and the 109th st half was sold by the estate over a month ago to the Manhattan Av Theatre Corporation, which has filed plans for a 2-sty theatre on the plot. The parcel just sold is said to have figured at a consideration of about \$75,000.

POST AV, e s, 200 ft. south of 207th st, plot 100x150, sold by John A. Knapp to Sarah Bernstein. The property has been in the hands of the Knapp family since 1874.

WEST END AV, 327, 3-sty and basement dwelling, on lot 20x100x irreg, bet 75th and 76th sts, reported sold by the estate of George L. Day to a buyer, who is said to be negotiating for adjoining property as a site for an apartment house.

2D AV, 2404 to 2408, e s, 40 ft north of 123d st, plot 60x100 (vacant). Contract for sale has been signed by the Mutual Alliance Trust

Co. to Isaac Silverman and Benjamin Marks, for \$25,000. A building loan of \$27,500 has also been advanced for a moving picture theatre to be erected on the premises.

5TH AV, south corner of 94th st, plot 50x98.4, sold for the Jacob Ruppert Realty Co. to Willard D. Straight, by the Douglas Robinson, Charles S. Brown Co. The property was held at \$300,000, and it is reported that approximately this figure was paid. The selling company owns the adjoining 100 ft. plot to the south of the property just sold. Through his latest purchase Mr. Straight now owns both the north and south corners of 5th av and 94th st, having bought the north corner, 35x100, as a site for a residence, the reported price having been \$250,000. He subsequently added to the plot through a purchase of a 5-ft. strip, costing about \$35,000.

Bronx.

BECK ST, 886-890, two new 5-sty apartment houses, on plot 108x100, sold for the Aaron Goodman Construction Co. to Edward Greenbaum L. M. Mosauer & Co. The price is reported to have been \$125,000. The buyer gave in exchange 151 West 121st st, a 3-sty dwelling, 19x100.11, and Brooklyn property.

LYMAN PL, w s, 192.8 ft. north of 169th st, plot 75x90x irreg, sold by the Benenson Realty Co. to the Dayton Realty Co. (Harris Maran & Son). The property was given in part payment for the "Millbrook," at 2236-38 Webster av, recently reported sold.

243D ST, 679 and 681 East, two dwellings, on plot 50x100, sold for the estate of John Romenski to an investor, by F. William Eggert and A. B. Romen. It was a cash transaction.

ANTHONY AV, 1731, 2-family brick house, on lot 20x100, resold for Morris Heller to Rosina di Guisepppe, by Nicholas Lopard. The seller acquired the building last week from the Lawyers Mortgage Co.

BRIGGS AV, 2595, 5-sty flat, on plot 39x88, sold for the Wm. C. Oesting Co. to Marie Schutz, by William H. Mehlich.

CLASON POINT RD, e s, 225 ft. north of 150th st, plot running through to White Plains rd, sold for C. Huerstel to a client, by Hugo Wabst.

WEBSTER AV, 2236-2238, 5-sty apartment house, "Millbrook," on plot, 50x127, sold by the Benenson Realty Co. to Solomon M. Ungar, who gave in part payment, the 5-sty single flat, on lot 20x100.11, at 52 East 118th st, adjoining the southeast corner of Madison av. This is the third sale of the property within a few weeks.

Brooklyn.

GARFIELD PL, 285, 3-sty and basement brick and stone dwelling, near Prospect Park West, sold for John Johnson to a client for occupancy, by E. T. Newman.

PACIFIC ST, 1067, 2½-sty frame dwelling, on lot 25x100, sold by E. T. Everett to a client for occupancy.

SOUTH ELLIOTT PL, ETC.—Louis Arnold reports the following recent sales made by him: 170 South Elliott pl, 2-sty and basement brick dwelling, 21.3x100, sold for Mrs. Julia A. Schenck to a client for investment; 25 Irving pl, 3-sty extension frame dwelling, 25x100, for Annie S. Penfield, of Boston, Mass., to Elizabeth B. Combs for occupancy; and 237 Cumberland st, 3-sty extension frame dwelling, lot 23x100, for the estate of Alice Smith, deceased, to Grace F. Havens for occupancy.

5TH ST, 514, 4-sty apartment building, on plot 32x100, bet 7th and 8th avs, sold for Mrs. Wolbarst to W. Armbruster, by Charles Buermann & Co.

BAY 13TH ST, 8635-8643, five 2-family brick houses each on lot 20x108, sold by the Lion Realty Co. to the Meister & Bache Realty Cf.

FLATBUSH AV, 1048, w s, 96 ft. north of Beverly rd, 3-sty brick and stone store and apartment building, on lot 20x100, sold for Bertha Caspara to an investor, by the McInerney-Klinck Realty Co. The consideration was \$17,000.

WASHINGTON AV, ETC.—J. D. H. Berger & Son announces the following recent sales made by him: 499-501 Washington av, "The Roberta" apartment house, on plot 50x118, containing 16 apartments, sold for T. R. Farrell to Mrs. Isabella F. Kelly; 186 Quincy st, 3-sty detached dwelling, on plot 50x100, sold for Henry W. Martens to an investor for improvement; 56 South Portland av, 4-sty brownstone dwelling, 25x114, for Mrs. I. F. Kelly to Thos. R. Farrell, and resold same for Mr. Farrell to C. F. Lake; 636 Fulton st, 3-sty brick store and flats, running through to Lafayette av, sold for J. H. Neary to an investor; and 679 Marcy av, a 3-sty dwelling for Victor Carrier to J. H. Neary, and resold for Mr. Neary to a client for occupancy.

6TH AV, 469, 3-sty building containing store and 2 apartments above, sold for J. and F. Thompson to a client for investment, by the Jerome Property Corporation.

Queens.

ASTORIA.—William R. Brown sold to the Rickert-Finlay Realty Co. approximately two blocks, or over 100 lots, of upland in the upper Astoria section on the East River front above Hell Gate. It has a frontage of 1,280 ft. on the north side of Ditmas av, 297½ ft. on the East River and extends easterly to the middle of Van Alst av. It also comprises about two-thirds of an acre under water, and the upland includes part of the new East River Park.

EDGEWATER.—The Lewis H. May Co. sold for Augustin Walsh 4 lots in the west side of Surf av (Beach 34th st) to Mrs. Hannah Blum.

JAMAICA.—The Stanley Agency sold for Frank L. Ferguson a dwelling northeast corner Norwich av and Desmond av, on plot 40x100, to Julia M. Wohlgenuth.

LONG ISLAND CITY.—The Loose-Wiles Biscuit Co. has increased its holdings by purchasing from the Degnon Realty & Terminal Co. a plot adjoining its present \$2,000,000 factory, for a garage and general repair shop. The site comprises about an acre and a quarter, and has a frontage of 280 ft. on the west side of Queens pl, 236 ft. south of Meadow st, 200 ft. on the north side of Mott av, 280 ft. on the east side of Dutch Kills pl, and 200 ft. on the south side of the present factory building.

Rural and Suburban.

HOLMDEL, N. J.—William H. Hintelman has sold for Minor Brown Maplehurst farm to William A. Jamison, of New York. The farm comprises 123 acres of land, with a large Colonial residence and outbuildings. Mr. Jamison will make it his country estate.

LAWRENCE PARK, N. Y.—The Residence Company of Lawrence Park has sold to Herbert Durand a one-quarter-acre plot of land in the eastern division.

MIDDLETOWN, CONN.—John Crawford has sold for the Concord Co. to a New York merchant a tract of 1,000 acres fronting on the Connecticut River for over a mile. On the property are 12 cottages, a 55-room hotel, outbuildings, an 800-foot wharf, and two granite quarries. There is a mortgage of \$100,000 on the property, which is to be discharged before the title is passed.

MONTCLAIR, N. J.—F. M. Crawley & Bros. have sold the property of the late Thomas T. Reid on South Mountain av to F. L. Farish for about \$65,000. The Reid mansion, with its surroundings, is one of the show places of Montclair. The house has 14 rooms and there is a fine garage on the property.

MORRISTOWN, N. J.—Edward P. Hamilton & Co. sold for the estate of Theo. Sayre, to an investor, 110 acres, residence and outbuildings, on Mendham rd. The property adjoins Delbarton, the estate of Luther Kountze, and Marnet Farm, owned by the late May Potter Jones.

NEW ROCHELLE, N. Y.—J. C. Gleason & Son sold to an investor the property at 60 Sound View av for M. M. Gardner. The same firm also sold for N. Kelly the property at 60 and 62 Drake av to a builder, who will improve the site with a moving picture theatre.

NORTH YONKERS, N. Y.—The River View Building Co. of Yonkers has sold a new 2½-sty 1-family 9-room cottage recently completed at 24 Gilbert pl, north of Morsemere pl, and one block west of North Broadway, on plot 50x150. The purchaser will occupy it as a private residence. This section of Yonkers is a purely residential one, and very active of late in building operation. The cottage is one of several built by the River View Building Co., nearly all of which have been sold, and contains all up-to-date improvements.

PATCHOGUE, L. I.—R. L. Kilby has sold to Mrs. V. G. Beverage of this city a pretty Colonial home on his development at Sea-wende, near Patchogue, L. I. The house has nine large rooms and is fitted with all modern improvements. The plot comprises about half an acre beautifully landscaped. The price was \$12,000.

PORT WASHINGTON, L. I.—S. Osgood Pell & Co. have sold for Baroness Marie Van Haeften Hatch, of Holland, her country place situated on the north shore of Manhasset Bay to Mr. Louis Jandorf, who will occupy it for his summer residence.

ROCKVILLE CENTRE, L. I.—W. F. Gallagher sold to Irene Sperling 2 lots, each 25x125, in Yale pl. This is part of a tract of 32 lots that have been fully improved by the owner and that are now being marketed at the rate of \$30 a running foot. Mrs. Sperling will erect a residence for purpose of investment. The operation will be commenced immediately.

SMITHTOWN LANDING, L. I.—The Elliot R. Smith estate, the westerly side of the Nissequogue River, comprising nearly 300 acres, has been sold to Alonzo Potter, a son of the late Bishop Potter, and a cousin of Burnside Potter, who already owns a shore-front estate at Smithtown Landing. Mr. Potter intends to take possession about January 1, and will make it his permanent residence.

TARRYTOWN, N. Y.—Kenneth Ives & Co. have sold to the Rev. Alfred Duane Pell of New York for Roderick Terry and John T. Terry, Jr., Pinkstone, the country estate of the late John T. Terry at Tarrytown-on-Hudson. It is a river front property, consisting of 35 acres, with granite residence, stables, etc., and fronts on Broadway between the estate of Mrs. Helen Gould Shepard and Joseph Eastman and is in the immediate vicinity of the estates of William Laman Bull, Roswell Skeel, Henry Graves, Jr., and R. E. Dula. The property was held at \$150,000.

VALLEY STREAM, L. I., ETC.—The Windsor Land & Improvement Co. sold to C. Stolz a plot 40x100, on Merrick boulevard; to J. C. Flynn, a plot, 40x100, on Beverly parkway; to P. A. Hynes, a plot, 40x100, on Albemarle av. The same company sold at East Rockaway to W. E. Pettit a plot, 40x100, on Sperry st West; to B. Olwell, a plot, 80x100, on Sperry st East; to C. & S. Hartmann, a plot, 75x125, on Franklin st and Balseley av; to M. A. Guernsey, a plot, 40x100, on Court st East. The same company sold at Rosedale to J. Carty a plot, 40x100, on Booth av; to J. McNally, a plot, 80x100, on Concord av. The same company sold at Hempstead to H. M. Carlsen, a plot, 40x100, on Grand av. The same company sold at Rockville Centre to C. Hoffmann a plot, 40x100, on Davison av; to A. S. Lapham, a plot, 40x100, and to C. A. Tracy and P. J. Walsh, a plot, 60x100, on Rockville Centre parkway; to J. D. Gartner, a plot, 40x100, on Fox av. The same company sold at Oceanside to A. Schlender a plot, 40x100, on Oceanside parkway and a plot, 20x100, on Lawson av.

Established in 1853

Horace S. Ely & Company
Real Estate

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

21 LIBERTY STREET and 27 WEST 30th STREET

DIRECTORS

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

JOHN F. DOYLE & SONS

REAL ESTATE AGENTS
BROKERS and APPRAISERS

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

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

JOHN P. KIRWAN & SONS

REAL ESTATE

138 WEST 42nd STREET

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

E. DE FOREST SIMMONS

REAL ESTATE

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

Established 1887

CHAS. S. KOHLER
REAL ESTATE and INSURANCE

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

FRED'K FOX & CO.

Business Building Brokers

14 W. 40th STREET and 793 BROADWAY

HAROLD W. BUCHANAN

Mortgage Loans & Real Estate

49 WALL STREET

J. ROMAINE BROWN CO.

Established 1856

REAL ESTATE

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

299 Madison Avenue New York City

JOHN C. R. ECKERSON

Successor to THOMAS & ECKERSON

Manager of Estates, Broker, Appraiser

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

PORTER & CO.**REAL ESTATE**

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

J. Edgar Leaycraft & Co.

Real Estate Agents, Brokers, Appraisers

FORTY-SECOND STREET BUILDING

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

Renting and Collecting a Specialty

O. D. & H. V. DIKE

Midtown Business
Property

CANDLER BUILDING, 220 WEST 42D ST.

THOMAS J. O'REILLY

Real Estate Broker, Appraiser and Agent

BROADWAY AND 109th STREET

New York Representative of
Caughy, Hearn and Carter, Baltimore and
Washington

Sulflow & Mass Co., Minneapolis, Minn

Spear & Co
REAL ESTATE

ECONOMICAL MANAGEMENT OF BUSINESS PROPERTY

713 BROADWAY
CORNER OF WASHINGTON PLACE

**THE
PALMER REALTY AND
FINANCIAL AGENCY**

ROOM 618
CANDLER BUILDING

220 West Forty-second Street
New York City

LEASES.**Manhattan.**

ALBERT & PLATT leased the store in 721 8th av to the Great Atlantic and Pacific Tea Co. for 3 years, and the store in 2821 8th av to Max Schultz for 5 years.

THE CROSS & BROWN CO. leased to L. Sheinberg & J. Gallowitz of 2637 Broadway the 12th floor in 22 and 24 West 38th st, and to the Canadian Pacific Railway space in the north-east corner of 30th st and Broadway.

THE CROSS & BROWN CO. leased the entire 2d floor in 225 and 227 West 58th st to Adams Lancia Co of 235 West 58th st, and a studio in 24 West 39th st to S. Ernest Forse; also leased for M. J. Cavanaugh to the Taxicab Association, Inc., the entire property at 229 East 64th st for a long term of years.

THE CROSS & BROWN CO. leased for Klein & Jackson the store in the building at the south-west corner of 57th st and Broadway to the Adams, Lancia Co., of 235 West 58th st, and for the Rhineland Real Estate Co., the store and basement in 2002 Broadway to the Diamond-Warren Motor Co., Inc.; also leased space in the new 22-sty building at 18 and 20 East 41st st to Lydia Rose, Colonial Motion Picture Corporation, and the Grand Lake Co., of 17 Battery pl, for a term of years.

DOUGLAS L. ELLIMAN & CO. leased for Mrs. J. Edward Davis, 101 East 72d st, facing 100 ft on Park av, a 5-sty American basement, to Henry Steers, president of Henry Steers, Inc., contractors, who are constructing sections of the new subway; also leased for Mrs. J. Newton Perkins, 65 East 52d st, a 4-sty brick English basement house on a lot 14x100, to Fred. D. Stewart.

DOUGLAS L. ELLIMAN & CO. leased for Mrs. Annie Douglas, for a term of years, 10 East 57th st, to the well-known dressmaking firm of T. M. & J. M. Fox. This firm is the present tenant and the lease is an extension for a further period.

DOUGLAS L. ELLIMAN & CO. leased for Robert L. Burton an apartment in 123 East 53d st, to Miss Malvina Appleton; an apartment in 122 East 82d st, for Hamilton Abert, to Mrs. George B. Lamb; an apartment in 601 Madison av, for Arthur Kelly, to Viscomte Francois de Rancogne; also an apartment in 931 Madison av, for John J. Kavanagh, to Edith H. Carrigue; and in conjunction with Worthington Whitehouse, an apartment in 178 East 70th st, to Charles de L. Oelrichs.

BENJAMIN ENGLANDER leased the west store in 122 to 126 West 26th st to H. M. Koenigsberger, of Leipzig, Germany, and the 2d loft to A. Goldberg & Brothers; also the 9th loft in 151 to 155 West 25th st to the American Shirt Waist Co. of 151 West 25th st; also the 9th loft in 114 and 116 West 27th st to Adolph Alper, and the 7th loft in 135 and 137 West 27th st to Edelman & Edelstein of 135 West 27th st.

EWING, BACON & HENRY, in conjunction with John N. Golding, leased the 7th floor in the Architects' Building to the Nathan Manufacturing Co., now located in the Singer Tower, for a term of years. The move of this old-established house in the engineering manufacturing business, like that of the Johns-Manville Co. and Manning, Maxwell & Moore, shows the tendency of well-known companies to abandon the old engineering centre for the more convenient and newer business centre, between the Pennsylvania Railroad Station and the Grand Central Station of the New York Central Lines. It is understood that a number of other firms are considering the advisability of following the example set.

J. ARTHUR FISCHER leased for S. May to Rosenberg Brothers, the store and basement in 640 6th av as a restaurant; also for Chas. M. Bernstein, Inc., the three lofts above the store in 649 6th av to the Frank Constantine Co., caterers, for a term of years.

FOLEY & HUGHES leased for the Fuller Smith Realty Co. to the Berni Organ Co. of 220 West 14th st, the two factory buildings at 219 and 221 West 19th st and 216 West 20th st. The buildings have been occupied since 1848 by the Frederick R. Wood Co. The same brokers also leased 339 West 15th st, a 4-sty dwelling, for Leony Ritter to John Anderson.

THE JULIUS FRIEND, EDWARD M. LEWIS CO. leased for the Thirty-three East Thirty-third Street Co. 11,500 sq ft in 33 to 43 East 33d st to L. A. Mendelson & Co., for a long term of years.

JULIUS FRIEND, EDWARD M. LEWIS CO. have leased for the Municipal Mortgage Co. 10,000 sq. ft. of floor space in building 39-47 West 19th st to Pratel & Co. for a term of years.

THE JULIUS FRIEND, EDWARD M. LEWIS CO. rented for Bradkin Realty Co., 5,000 sq ft of space in 6 and 8 West 32d st, to J. Spiegel & Co. of 48 West 21st st, for a term of years.

THE GREATER NEW YORK FILM RENTAL CO., now at 114 and 116 East 14th st, and one of the largest motion picture exchange houses in the country, has leased the entire 7th floor of the Leavitt Building, containing approximately 6,100 sq ft, at 126 to 132 West 46th st. A short time ago the entire 8th floor of the Leavitt Building was leased to the Warners Features, Inc., of which P. A. Powers is president.

GROSS & GROSS CO. leased one-half of the 2d floor in the new Adams Express Company Building, at Broadway and Exchange alley, to the stock brokerage firm of E. F. Hutton & Co., of 35 New st.

N. BRIGHAM HALL & WM. D. BLOODGOOD leased for the Nine East 37th St. Co., C. W. Cooley, president, the 11th floor in 9 and 11 East 37th st, to Chekanow, Feltenstein & Joffe of 688 Broadway, for a term of years. This lease completes the renting of the building which was finished less than a year ago.

N. BRIGHAM HALL & WM. D. BLOODGOOD leased for the 101 Fifth Av. Co. space on the 8th floor of 99 and 101 5th av to Harry Sacks, and on the 10th floor to Borgenicht & Davis for a term of years.

N. BRIGHAM HALL & WM. D. BLOODGOOD leased for Philip Lewisohn the 6th floor in the "Jefferson Building," at 119 and 121 West 23d st, running through to 112 and 114 West 24th st, to the Schack Mfg. Co., Inc., of 5 West 18th st, for a term of years.

HEIL & STERN leased for the Broadway & 41st St. Co. the store in 1447 Broadway, for a long term of years at a total rental of \$50,000. The lessee is Louis Ross of 49 Maiden Lane, who will occupy same for a jewelry and novelty shop.

M. & L. HESS leased for the Estate of Benedict Fisher, the store and basement in 30 and 32 East 21st st, to Otto Jaeger & Son, dealers in silks, cotton plushes and velours, and also selling agents for the Peerless Plush Mfg. Co. of Paterson, N. J. The tenant for the past 13 years has been located at 140 5th av. The lease on premises 30 and 32 East 21st st is for a long term of years.

M. & L. HESS leased the 4th loft in 241 to 245 West 37th st, to Gibbs & Van Vleck, of 26 City Hall pl, and the 7th loft in 151 and 153 West 19th st, to the Empire Dress & Costume Co., of 45 East 20th st; also leased the 6th loft in 151 and 153 West 19th st, to Samuel E. Badesanes, and the 8th loft to the Niagara Waist & Dress Co., of 124 West 18th st.

M. & L. HESS leased the 6th loft in 110 West 17th st to Raphael & Cohen; the 5th loft in 903 to 907 Broadway to Wm. Stieckel & Co. of 407 Broadway, and the 5th loft in 151 and 153 West 19th st to Salim Shohfi of 102 Greenwich st.

ARTHUR I. LEWIS rented for the Ensign Realty Co. to Mrs. Susan M. Physe 37 West 97th st, a 3-sty house on a lot 17x100.

H. MANDELBAUM leased the top floor in 182 Broadway for a term of 9 years to Julius Wodiska, of 40 John st.

EDGAR A. MANNING leased space in 17 East 40th st for F. D. Vought, agent, to Albert R. Ross, and at 315 5th av for Mooyer & Marston, agents, to Frank J. Koblietz.

TOMPKINS McILVAINE leased the 4-sty dwelling at 113 East 38th st to W. Forbes Morgan.

NICHOLSON & CO. leased to Holtz & Freystedt of 365 Broadway the store and basement in 365 and 367 Broadway for a term of 15 years at an annual rental of \$19,000.

THE CHARLES F. NOYES CO. leased for a long term of years the 9th floor of the new Eradstreet Building at the northwest corner of Lafayette and Howard sts to the Frank Shepard Co. of 192 West Broadway, at a total aggregate rental of about \$60,000. The lessees are large publishers of law books and legal periodicals. They will use the premises for their business exclusively and for printing purposes. Three of the floors in the same building were rented by the Noyes Co. to the Industrial Press, publishers of technical magazines, and three other floors are used by the Bradstreet Co. for the publication of its periodicals.

THE CHARLES F. NOYES CO. has leased to the U. S. Government for a long term of years at an aggregate rental of about \$150,000 the store and a portion of the first loft of the new Eradstreet Building at the northwest corner of Lafayette and Howard sts for post office purposes. The premises will be equipped with one of the finest branch post offices. In the same building will be located the publishing business of the Bradstreet Co., the Industrial Press, publishers of technical magazines and the Frank Shepard Co. The neighborhood is becoming a popular one for printers and publishers. The Noyes Co. has also leased the building 78-80 Beach st for Herman Le Roy Edgar to Hirsh, Stein & Co. for 7 years at an aggregate rental of about \$25,000; also the entire building 248 Water st for J. & B. Lichtenstein to F. Bredt & Co.

PEASE & ELLIMAN have leased for the estate of Dr. Hartley to Dr. W. Gilman Thompson the 4-sty and basement dwelling, on a lot 20x100, at 61 West 49th st; for Dr. Ellsworth Elliot, Jr., the 4-sty English basement house, 16.8x100, at 48 West 36th st for a term of years to Lucille L. Steinman; for Dr. W. B. Coley the 4-sty residence at 13 Park av, 20x80, to Emily A. Stokes; for Mary C. Elliott the 4-sty and basement residence, 20 ft wide, at 47 East 57th st to John V. Bouvier; for Paulding Fosdick, son-in-law of B. F. Yoakum, president of the Rock Island Railroad, to Sherwood Aldrich, president of the Ray Consolidated Copper Co., the modern 5-sty American basement residence at 52 East 67th st; for Talbot J. Taylor of Paris his large Murray Hill residence, on a lot 25x100, at 91 Park av to G. R. Steinhart; for Mrs. George G. DeWitt her 5-sty American basement residence at 37 West 51st st to Mrs. Joseph Flannery. Pease & Elliman have also leased offices in Aeolian Hall at 23-29 West 42d st to Charles W. Patridge, Albert M. Wilbur, E. H. Sanford, Fred M. Moeller, E. N. Kleinbaum, L. M. Hunt, P. L. Willis, the Rush-mar Co., L. S. Newkirk, and the National Amusement Co. The same brokers have leased for Payson McL. Merrill, as agent a large apartment of 12 rooms and 4 baths at 823 Park av to Mrs. Mary T. Enger; for Lewis B. Preston, as agent, an apartment of 12 rooms and 3 baths in the Verona, at Madison av and 64th st, to Dr. Henry W. Weist, and leased a large apartment in the Montana at 375 Park av to Hugh M. Wilson; an apartment in 125 Riverside drive to Madame Lucrezia Borri; one in the "Ohio," at 200 West 79th st for Jay Noble Emley to Mrs. Anna L. Wood; one in 115 West 71st st for the Hennessey Realty Co. to George McM. Godley; two in 146 East 49th st for the Maze Realty Co. to A. M. Shepard and a Miss Whitman; one in 200 West 58th st to A. A. Bowen; one in 56 West 11th st, the "Wellford," to George Trigg; one in the "Southfield," at 145 East 35th st, to Mrs. H. G. Wagner; one in 136 Madison av to C. F. S. Saportas; one in 27 East 62d st to Mary A. Sloan; one in 146 East 9th st to Dr. Vincent Gaudiani; one in the "Luxonia," at 305 West 72d st to George F. Magee, Jr.; one in 235 West 71st st to Mrs. Helen Flynn.

S. OSGOOD PELL & CO. have leased an apartment in the Carlton Chambers, Madison av and 47th st, to Mrs. Munson Morris.

THE JOHN P. PELL CO. leased the 10th loft in 241 to 245 West 37th st to the Caulon Press for 10 years.

ALBERT PLATT leased the store in 2919 8th av to Harry Foster for 7 years.

POST & REESE leased, furnished, for the winter, the 5-sty American basement dwelling at 108 East 70th st for Mr. Taylor to J. William Clark.

MARK RAFALSKY & CO. leased through the Knapp & Wasson Co. the Broadway corner store in the Westcott Building, at 181st st and Broadway, to Jacob Harris.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO., with the Mcvickar, Gaillard Realty Co., leased the 5-sty building at 14 East 45th st to Arthur S. Vernay, dealer in antiques, who after altering the building will occupy it in connection with his present establishment at Nos. 10 and 12 adjoining.

W. J. SCHOONMAKER leased the 9th and 10th floors, containing 21,000 sq ft, in the Eagle Building at the southeast corner of 4th av and 21st st to L. Bachmann & Co., woolen and silk merchants. This concern is at present in the Clarendon Building, at 4th av and 18th st.

LOUIS SCHRAG leased for Jean Bohne the 3d loft in 36 West 28th st to Garriel & Ward, and the 4th loft to the Ideal Pleating Co. of 10 East 23d st; for the G. & S. Skirt Co. the 5th loft in 12 and 14 West 18th st, to Samuel Siegler, for a term of years.

H. C. SENIOR & CO. leased for Marie E. H. Von Bermuth the 4-sty dwelling at 130 West 64th st to Michael Pisapia of 1927 Broadway, for a term of years.

H. C. SENIOR & CO. leased for The Directors Realty Holding Co. the dwelling at 206 West 70th st to Mrs. Lena DeMaftutus, for a term of years.

FRED'K SOUTHACK & ALWYN BALL, JR., leased 22,000 sq ft in 352 4th av to Rosenfield & Robinson, for a term of years.

FRED'K SOUTHACK & ALWYN BALL, JR., leased for Cohen & Endel the store, basement and sub-basement in 591 Broadway and 164 Mercer st to Chas. H. Levitt & Co. of 312 Church st; for Robt. T. Pierce, exr, the 1st loft in 29 East 21st st to Hirschberg, Schutz & Co. of 27 East 21st st; for Nodrog Realty Co. the 1st loft in 164 and 166 West 25th st to Alco Waist Co.; for Sperry Realty Co. the 9th loft in 28 to 32 West 27th st to Louis L. Ginsberg & Co. of 133 West 19th st; and in conjunction with Wm. H. Whiting & Co. the rear half of top loft in 371 4th av to G. M. Fauser of 41 East 21st st.

SPEAR & CO. rented 17,500 sq ft of space in 310 to 316 2d av to City Button Works of 468 West Broadway, Leo Rothschild, president, for a long term of years; also for the West 26th St. Corporation, to Raden Bros. of 6 West 15th st, 10,000 sq ft of store space in 37 to 43 West 26th st for a long term of years; for the Jacob New Realty Co. the 2d loft in 688 Broadway to the Eiltmore Shirt Co. and the 3d loft to the Golde Hat Co.

SOL. STERN leased for S. Langsdorf & Co. to the Fair Waist & Dress Co. of 65 West Houston st 10,000 sq ft of space in the Langsdorf Building, at the southeast corner of Spring and Crosby sts; also to Bockmeyer & Burton space in the office and studio building 114 and 116 East 28th st, and to the Schlaepfer Embroidery Works space in 31 and 33 East 27th st.

ARTHUR F. TOMLINSON & CO. rented the 3d loft in 620 6th av to Carleton Winterbottom.

THE WEST TWENTY-SIXTH STREET CORPORATION leased to the Rapp-Jelenko Co., Inc., of 12 West 21st st, manufacturers of dresses, the 7th floor in 37 to 43 West 26th st, for a term of years.

HENRY D. WINANS & MAY leased 18 East 76th st, a very handsome interior 5-sty stoop house, 2x260x102.2, having a large extension, built by Henry Block and last year occupied by John D. Ryan, for a term of years to Emmet Queen; also 26 East 76th st, a 5-sty American basement dwelling 19 ft wide with a large extension, having an electric elevator, and every modern improvement, for Andrew McKinney to Mrs. Roscoe H. Channing; also rented 17 East 76th st, which is a 4 1/2-sty low stoop, 20 ft. house with a large extension, built by W. W. & T. T. Hall, for a term of years furnished to F. T. Bedford.

THE WONDERFUL PLAYING PLAYERS FILM RENTAL CO., a corporation recently organized for the purpose of manufacturing and exhibiting motion picture feature films, has leased the entire 5th floor at the Leavitt Building at 126 to 132 West 46th st. This lease now leaves only 4 lower floors of this building unrented.

WRIGHT BARCLAY, INC., rented the 3d and 4th lofts in 323 Broadway to S. Galewski, of 321 Broadway; also a floor in 408 4th av to V. Basmajian, of 20 East 30th st, and in connection with Frederick Southack and Alwyn Ball, Jr., the store and basement in 147 West 24th st to Frederick Atkins, of 220 5th av.

Bronx.

BARNETT & CO. leased for a term of 5 years the 4-sty building at the southwest corner of 158th st and 3d av, at an aggregate rental of about \$10,000. This building was used for many years as the old Morrisania District and Police Court.

Brooklyn.

J. D. H. BERGEN & SON report the rental of the following buildings to clients: 215 Claremont av, 208 Claremont av, 45 Fort Greene pl, 341 Washington av, 344 Washington av, 89 South Portland av, 324 Adelphi st, 38 St. Felix st, 310 Adelphi st, 279 Cumberland st, and 256 Clinton av for W. B. Greenwood to J. P. Fairchild.

DE POIX & VON GLAHN leased, with the option to purchase, the 3-sty garage at 10 Ormond pl to the C. & C. Auto Co. for R. J. Smith.

REAL ESTATE NOTES.

JOHN PULLMAN, the well-known South Brooklyn broker, is spending a season in Florida.

DOUGLAS L. ELLIMAN & CO. have been appointed agents for 25-27 West 56th st, by the Estate of M. C. D. Borden.

GORDON F. ROBERTS, formerly with J. K. Van Vranken & Co., is now connected with the office of Royal Scott Gulden.

GAINES & DRENNAN CO. have been appointed agents for "The Hartley Silk Building," 377 4th av, and for 137 5th av.

BROOKS & MOMAND negotiated the recent sale of the flat 2076 Clinton av for David Paskinsky to Emily L. W. Johns.

THE DAVENPORT REAL ESTATE CO. have been appointed managing agents for the apartment house at 499-501 Washington av, by Mrs. Isabella F. Kelly.

GEORGE H. SHAFFER has leased the property at 313-314 East 31st st to Sophie Sterns for 10 years at a rental of \$6,250 per year, with an option to purchase during the first 5 years for \$80,000 and thereafter for \$85,000.

THE 432 4TH AV. CO. has been incorporated to care for special interests identified with the new 16-sty mercantile structure, which is in course of construction, there, by the Realty Holding Co.

AT PUBLIC AUCTION last Saturday Jere Johnson, Jr., Co. sold for the Courtney Development Co. 57 lots for a total of \$114,345. The lots which were located at the junction of Thorsen and Greenpoint avs, Long Island City, averaged \$2,000 a lot.

GROSSMAN & ROSENBAUM, of Willow av and 132d st, are the buyers of the block front in the south side of 163d st, bet Stebbins av and Rogers pl, 230x125, sold recently by George F. Johnson through L. M. Mosauer & Co.; 5 and 6-sty apartment houses will be erected.

THOMAS MORCH, renting manager of the new Equitable Building, announces that Louis B. Dailey will be connected with the renting department after Dec. 1. Mr. Dailey was former manager of the Whitehall Building, and latterly, manager of the office renting department of the Charles F. Noyes Co.

THE HALLENBECK-HUNGERFORD REALTY CO. has obtained a building loan of \$900,000 from the Metropolitan Life Insurance Co. for the improvement of the plot 120.7x106.8x75x irregular at the southwest corner of Lafayette and White sts, through to Franklin st, with a 17-sty printery.

THE BULLETIN of the House and Real Estate Owners' Association of the 12th and 19th Wards (November issue), contains a summary of the principal features of the new Federal Income Tax Law. The Committee on Publication of the booklet consists of Henry Bloch, Edward Engel, Charles W. Eidt and Charles H. Schnelle.

THE CROSS & BROWN CO. has been appointed managing agents for the following properties: 306-8 Broadway, s e cor Walker st, 10-sty fireproof building; 840 Broadway, 12-sty fireproof building; 830 Broadway, 11-sty fireproof building; 75-77 Spring st, 9-sty loft building; 11-13 Houston st, 5-sty loft building, and 126-8 5th av, 15-sty fireproof building.

PIERRE M. CLEAR, who has been prominently identified with the 23d st section for a number of years, has joined forces with, and has been elected president of the A. Arent Co., the prominent brokerage and management concern in the Hunts Point District. Anthony Arent, formerly president of the company, has severed his connection with the concern.

SIXTY-DAY OPTION has been given by Jan Vondrous to Frederick Jursik at \$10,500 to purchase 336 East 74th st. Mr. Jursik has also secured a similar option on the adjoining house—338—from Hanna and Morris Levy at \$9,000. They are 3-sty and basement dwellings, each occupying a lot 16.8x102.2, between 1st and 2d avs. The property abuts at the rear the Bohemian National Home on 73d st.

M. MORGENTHAU, JR., CO. has placed for the Fair Deal Realty Co. two first mortgage loans of \$40,000 each on 507 and 511 West 169th st, two 6-sty new apartment houses on the northerly side of 169th st, between Amsterdam and Audubon avs. Each house is on a lot 50 ft. front and 88 ft. deep. M. Morgenthau, Jr., Co. has also placed for the Rudolph Wallach Co. a first mortgage loan of \$25,000 at 5 per cent. for five years on 266 East Broadway, running through to 253 and 255 Division st.

THE ELEVATOR SUPPLY & REPAIR CO., of Manhattan, has purchased 28 lots from the Hoboken Land & Improvement Co. as a factory site. The price paid is reputed to be about \$68,000. The parcel comprises all of the block bounded by Park av, 16th st, Willow av and 15th st, Hoboken, with the exception of 4 city lots, and has a frontage of 350 ft. on Park and Willow avs and a depth of 165 ft. on the south side of 16th st. The brokers were Ewing, Bacon & Henry.

KIPS BAY NEIGHBORHOOD ASSOCIATION, newly organized, held a mass meeting at Public School 27, in East 42d st, on Wednesday evening. Marcus M. Marks, Charles C. Burlingham, John W. Lieb, vice-president New York Edison Co., and F. W. Edwards, of the Gramercy Neighborhood Association, spoke. Charles C. Burlingham is president, and the vice-presidents are Mrs. Arthur M. Dodge and Frank L. Polk, the treasurer is George J. Gillespie, and Miss Sara C. Clapp is the secretary. The executive committee is composed of Dr. William Ropes May, chairman; the Rev. Charles B. Ackley, Chester H. Aldrich, Miss Alice M. Ames, Miss Elizabeth B. Bowles, the Rev. William T. Crocker, Miss E. L. Haines, Ellwood Hendrick, the Rev. William Livingston, Mrs. Robert Sturges and the Rev. George S. Webster. The district is bounded by 28th st on the south, 5th av on the west, 63d st on the north and East River on the east.

Loans on Concrete

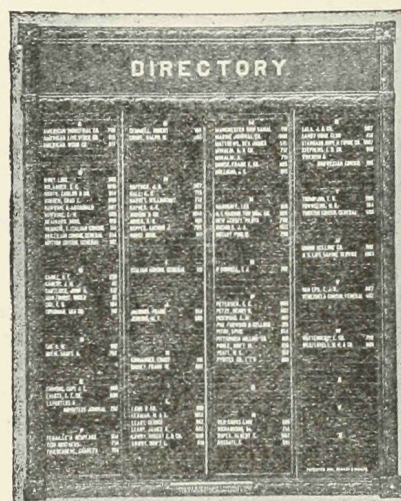
Investment values in concrete industrial buildings have been established beyond question, by the fact that leading loan institutions have put up money for hundreds of such buildings.

Many bankers are not fully informed on this subject—hence, the importance of fortifying yourself with the facts to accompany your request for a loan. We can furnish the facts in detail.

TURNER CONSTRUCTION CO.
11 Broadway New York

Reinforced Concrete
Contractors and Engineers

WILLSON'S OFFICE BUILDING DIRECTORY



The only system that is kept alphabetically accurate and up to date in every particular. Letters uniform, correctly spaced and every name on alignment. The best service for your building—large or small. See Owners, Agents or Managers now using our system. Catalogues and full particulars on application.

THE TABLET & TICKET CO.

381-383 Broadway, New York
Chicago San Francisco

Brokers, Attention!

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

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

It will pay you to get in touch with us.

Realty Associates
Capital and Surplus \$5,000,000
162 REMSEN ST. BROOKLYN
Telephone 6480 Main

REAL ESTATE APPRAISALS.

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

ESTATE OF MORRIS F. HOCHSTADTER.—Premises 56 West 91st st, valued at \$22,500.

LUCY GILSEY.—Southwest corner of Broadway and 29th st, \$1,008,438.

LOUIS J. WILLNER—412 Madison st, \$28,000.

MARGARET HAMILTON—250 West 123d st, \$10,000.

JOHN T. WEEKS—262 Canal st, \$45,000.

OBITUARY

WILSON BROWN of Birmingham, Ala., died in Roosevelt Hospital on Friday, Nov. 7th, after an operation for appendicitis. Mr. Brown, who was 52 years old, held many important political positions in the South, and for many years was a prominent member of the Alabama Legislature. He was one of the largest operators in Queens real estate, being vice-president of the Woodward-Brown Realty Company, which re-

Flooded Cellars

from the backing up or overflowing of sewers can be prevented.

CONSULT

Monroe M. Golding
PLUMBER

133 West 65th Street

Tel. Columbus 6227

Member Brooklyn Board
of Real Estate Brokers

BROOKLYN
REAL ESTATE

[EXPERT APPRAISER]

S. WELSCH

207 MONTAGUE STREET

Brooklyn

Tel. 2738-9 Main Branch, 177 Seventh Avenue

Wants and Offers

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

We are entirely out of the New York Edition of the Record and Guide of March 1, 1913. We will pay 20 cents for this number, if both sections are delivered to us in good condition. We also need Brooklyn Edition of July 5 and October 25, 1913, for which we will pay for both sections 15 cents if in good condition. This offer will expire on November 18, 1913. Record and Guide Company, 119 West 40th Street, New York.

SPECIAL OFFER 50% DISCOUNT.—We have on hand a very few complete sets of the Annual Number of Record and Guide Quarterly, from 1900 to 1911 (inclusive)—12 volumes. These Annuals are indispensable to Real Estate firms and to any one interested in real estate in Manhattan. We offer these 12 volumes at the very low price of \$64.00 for a complete set. Settlement may be made in quarterly payments. (Regular price, \$128.00, net.) You will have to act quickly, as they will not last long. If you need only part of these Annuals to fill out your office set, the special-offer price for volumes 1900 to 1907, inclusive, is \$5.00 each; 1908 to 1911, inclusive, \$10.00 each, while they last. Don't delay a minute. Write or telephone your order to-day. Our telephone is 4800 Bryant. Realty Records Co., 119 West 40th Street, New York.

FIRE ESCAPES

Erected and Repaired to meet all requirements of Fire Prevention Bureau

IRON WORK OF EVERY DESCRIPTION
GRAND CENTRAL IRON WORKS

L. B. GESCHEIDT, Proprietor
Phone, Plaza 3583

212 EAST 52nd STREET, N. Y.

REPAIRS

cently sold to the city the land on the East River, since named Gaynor Park.

MINN S. CORNELL, associated in the real estate business with Borough President Lewis H. Pounds, of Brooklyn, died on Friday, Nov. 7th, at his home, 489 East 18th st, Brooklyn, aged 59. He had been an active figure in the civic life of that borough for a great many years. Mr. Cornell was treasurer of the Manor Realty Co., of which Mr. Pounds is president.

J. TRUMBULL SMITH, real estate operator, at 84 William st, New York City, died suddenly of heart disease at his home in Waldwick, N. J., Wednesday, Nov. 5th. He was 86 years old and one of the oldest Shriners of New York State.

Attractive Real Estate Offerings by
Joseph P. Day.

At one time the owner of what was known as the Lichfield mansion, owned practically all of Prospect Park, and it was from him that the park was bought by the Borough of Brooklyn. The Lichfield mansion still stands today and is used by the employees of the park.

Diagonally opposite this old house is No. 94 Prospect Park West, at the southwest corner of 5th street, a five-story and cellar brownstone private dwelling, which will be sold at public auction by Joseph P. Day, among other properties, on his next Special Sales Day, Tuesday, November 25, to be held at twelve o'clock noon, at the Exchange Salesroom, 14 Vesey street, N. Y. City.

The house has a three-story brick extension, and contains eighteen rooms, butler's pantry, bath and other modern improvements. It also has hardwood trim and hardwood floors. The building is peculiarly constructed, having one entrance leading directly into the ground floor, and another entrance, more ornately constructed, leading up to the first floor. It is in one of the best residential sections of Brooklyn.

Among other properties to be offered are Nos. 70 and 72 East 112th street, adjoining the southwest corner of Park avenue, two five-story brownstone tenements containing two apartments of six rooms and bath on each floor. The station of the Broadway-Lexington avenue subway, now in course of construction, will be at 110th street and Lexington avenue, three blocks away.

At Assignee's Bankruptcy Sale, by instructions from Thomas J. Roberts, assignee, there will be sold the three-story frame tenement located at 214-218 Irving avenue, Portchester, N. Y. The house has four stores and an apartment of two rooms in the rear of each store, and four apartments of seven rooms and bath on each of the upper floors. The building stands on a plot 60x100. The Portchester station of the New York, New Haven and Hartford Railroad is within three minutes' walk of the property. One block to the rear of the property are the Westchester avenue surface cars. There is a public school opposite the property, and several large apartment houses are being erected in the immediate vicinity of the property.

Estates are prominently represented in this sale. For the Estate of Philip M. Smith, Mr. Day will offer the northwest corner of 22d street and Second avenue, a four-story building on a lot 24.1½x64½ irregular. Every possible means of transit is within easy walking distance of this property. The station of the proposed Broadway-Lexington avenue subway will come at 23d street and Lexington avenue. For the same estate there will be offered the 3½-story brick tenement, on a lot 20x70, located at No. 3 Sixth avenue, between Bleecker and West 4th streets.

For the Estate of Elizabeth Lapaix, there will be offered No. 25 West 30th street, between Broadway and Fifth avenue, a four-story and basement business building, on a lot 20x98.9, with two stores. The surrounding territory is improved with business buildings, mostly remodeled private dwellings, and there are a few large hotels and theatres within a few blocks. The section has possibilities of quick growth because of its excellent transit.

For the estate of Karoline Frey there will be offered the five-story brownstone tenement, on a plot 24.9x100.11, located at 127 West 98th street, between Columbus and Amsterdam avenues.

The estate of Hannah Asiel will offer at the sale No. 140 East 80th street, adjoining the southwest corner of Lexington avenue, a three-story, brownstone front, 10-room dwelling, on a lot 18.8x102.

Other Brooklyn parcels in the sale include the southwest corner of Bedford avenue and South Third street, a six-story tenement with five stores and four basement stores, on a plot 47.6x78.6. The property is located four blocks west of the Williamsburgh Bridge Plaza, in a neighborhood improved with three-story private dwellings and several large apartment houses; there will also be sold the large vacant plot located at the southwest corner of Bergen street and Grand avenue, ready for immediate improvement and containing about 6,300 square feet.

East Side Tenements Under the Hammer.

By instructions from Arthur R. Walsh and Harry H. Bottoms, referees, Joseph P. Day will offer at public auction, at Supreme Court sale, the two 5-sty tenements located at 332-334 and 336 East 102d street, between First and Second avenues. Each of the tenements contain 27 apartments and 3 stores, and stand on a plot 37.6x100.11. They will be offered separately.

Arrangements have been made to allow to the purchasers 70 per cent. of the purchase price to remain on mortgage for three years at 5 per cent.

The sale will take place on Tuesday, Nov. 18, at 12 o'clock noon, at the Exchange Salesroom, 14 Vesey street, N. Y. City.

Bronx Dwelling at Auction.

The 2-story and basement brick 12-room private dwelling located at 914 Summit avenue, between West 161st and 162d streets, and standing on a lot 25x100, will be offered at public auction, at Supreme Court sale, by Joseph P. Day, on Tuesday, Nov. 18.

The sale will be held at the Bronx Exchange Salesroom, 3208 Third avenue, near 161st street, at twelve o'clock noon.

Summit avenue is four blocks west of Jerome avenue, and between Ogden and Sedgwick avenues. Edward F. Clark is the referee in the action.

Bronx Dwelling in Foreclosure.

Joseph P. Day will sell at Supreme Court foreclosure sale, by instructions from Joseph P. McGowan, referee, the 3-story dwelling, 1064 Morris avenue, between 165th and 166th streets. The sale will be held on Thursday, Nov. 20, at 12 o'clock noon, at 3208 Third avenue, Bronx.

NEW CITY MAP.

For a Section of the East Bronx—Hearing Appointed for Nov. 20.

A hearing will be held on Nov. 20 in order to learn the views of those interested in the new map that has been prepared of Section 55, Borough of The Bronx, by the Topographical Bureau. The engineer reports that this plan relates to the territory bounded approximately by Westchester Creek, East 177th street, Eastern boulevard, Fort Schuyler road and Randall avenue, comprising an area of about 345 acres.

The lines and grades have heretofore been Westchester Creek, East 177th street, Eastern boulevard and Fort Schuyler road, while the treatment of the remaining area was shown upon the tentative plan for the Old Ferry Point section, which was approved in 1911. Provision is now made for slight adjustments in the grade of Eastern boulevard, and for a radical change in the grade of East 177th street in the section between Eastern boulevard and Randall avenue. The latter change appears to be a necessary one in order to make adequate provision for drainage.

In general, the lines shown on the tentative plan are ratified, the principal modifications comprising the extension of Philip avenue, from Emerson avenue to Ferris avenue, the discontinuance of Haynes avenue, between Philip avenue and Emerson avenue, the laying out of Brush avenue, between Randall avenue and East 177th street, a change in the lines of Graff avenue where it meets Eastern boulevard, and the discontinuance of small public parks proposed at the junction of East 177th street with Lafayette avenue and Philip avenue, all of which are deemed to be of an advantageous character.

In reporting upon the tentative plan, attention was called to the large area thrown into the street system at the junction of Ferris avenue with Randall avenue, a treatment which is retained in the map now presented.

It is recommended by Chief Engineer Lewis that the map be adopted after a public hearing, but that the attention of the Borough President be called to the desirability of amending that portion of it relating to the junction of Ferris avenue with Randall avenue in such a way as to decrease the area required for street purposes, providing that, in his judgment, such modification can be advantageously effected.

The City Budget.

The city budget, as presented to the aldermen this week, shows a total appropriation for 1914 of \$192,995,551, divided thus:

First—The amount estimated to be required to pay the expenses of conducting public business, to meet the debt charges of the city and to meet a direct state tax levied upon the city, \$183,345,370.

Second—The amount estimated to be the deficiency on January 1, 1913, in the product of taxes theretofore levied, deemed to be uncollectable and not otherwise provided for, \$2,500,000.

Third—The amounts estimated to be required to pay the assessments levied against the boroughs of Manhattan and Brooklyn, \$520,015.

Fourth—The amount estimated to be required to pay the charges and expenses of the counties of New York, Bronx, Kings, Queens and Richmond, \$6,630,165.

The budget for 1913, as passed by the Board of Aldermen and signed by Mayor Gaynor, amounted to \$192,711,441. The budget for 1914 exceeds that of 1913 by only \$284,110.

Long Island City Lot Prices.

There was a good attendance at the sale of the Long Island City lots conducted last Saturday for the Courtney Development Company by Jere Johnson, Jr., Company, auctioneers. Owing to the rain, the sale was late in starting and was continued into total darkness. Fifty-seven lots were sold for a total of \$114,345.

The average price per lot was \$2,006. The lots offered were located at the junction of Thomson and Greenpoint avenues, directly on the line of the new dual subway station and right at the Bliss street station of the new system. The lots sold were on Greenpoint avenue, Bliss street, Carolin street, Gosman street, Nelson and Annable avenues. A large number of the buyers were purchasers of single lots. Considering the lateness of the season and the unfavorable weather, the owners expressed themselves as satisfied with the result.

AUCTION SALES OF WEEK.

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

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

Manhattan and Bronx.

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

JOSEPH P. DAY.

***Delancey st, 40-2**, ns, 50.3 e Forsyth, 50.3 x100.3x50.4x100.1, 2-5-sty bk tnts & str; voluntary; Chas Michael. 101,500

***Madison st, 217**, ns, 104.4 w Jefferson, 26.1x100, 5-sty bk tnt & str; voluntary; Abel King. 31,600

***118TH st, 71 E (*)**, ns, 115 w Park av, 25x100.10, 5-sty bk tnt; due, \$7,133.91; T&C, \$199.10; sub to pr mtg \$16,000; Jacob Loewenthal. 22,747

***120TH st, 507 E (*)**, ns, 98 e Pleasant av, 25x100.10, vacant; due, \$7,118.19; T&C, \$368.54; Margt P Barker et al exrs. 6,000

***154TH st, 413 E (*)**, ns, 270 w Elton av, 25x100, 3-sty bk tnt; due, \$8,775.70; T&C, \$339.59; sub to 1st mtg \$4,000; Carolina Bohlinger. 5,000

***161ST st, 558 W**, ss, 284.6 e Bway, 16x 99.11, 3-sty & b stn dwg; due, \$8,632.82; T & c, \$221.15; Fredk H Ehlen. 9,900

***163D st, 438 W (*)**, ss, 250 e Ams av, 25 x112.10, 5-sty bk tnt; due, \$21,083.12; T&C, \$698.30; Edw A Kerbs. 19,000

***165TH st, 124 W (*)**, ss, 40.3 w Nelson av, 16.11x77.6, 2-sty fr dwg; due, \$5,399.14; T&c, \$80; Susan O Hoffman. 5,000

***175TH st, 413 E (*)**, ns, 130.10 w Park av, 25x100, 1 & 2-sty fr bldg; due, \$1,094.73; T&c, \$420; Sadie B Cloecke. 1,500

***222D st, 851-3 E (*)**, ns, 556.7 e Barnes av, 35x—x50.4x88.10, Wakefield; due, \$3,- 445.84; T&c, \$257.60; sub to mtg \$6,000; Geo Hauser. 8,000

***Bathgate av, 2504 (*)**, es, 100 s Fordham rd, 50x82.1, 5-sty bk tnt; due, \$6,228.68; T & c, \$1,006; sub to pr mtg \$28,000; Harry C Muller. 34,000

***Edgecombe av, 165-7**, ws, 515 s 145th, 40 x100, 5-sty bk tnt; due, \$6,760.31; T&c, \$775; sub to two pr mtgs aggregating \$42,500; Dorville Realty Co. 42,700

***Madison av, 2103**, es, 19.11 n 132d, 20x80, 3-sty & b stn dwg; due, \$6,390.25; T&c, \$145.67; Leah Salomon et al, def. 6,700

***Starling av**, ss, 271 w Glebe av, 25x112, Unionport; due, \$3,902.63; T&c, \$464.20; Thos F Keating. 4,300

***Zerega av, 1708 (*)**, es, 79.11 n Maclay av, 20.1x75.3x20x76.2, Westchester; due, \$5,658.28; T&c, \$281.34; Henry T Fowler. 3,500

***5TH av, 12**, ws, 28.6 n 8th, 26.3x100, 9-sty bk tnt; adj Nov25.

BRYAN L. KENNELLY.

***44TH st, 110 W**, ss, 150 w 6 av, 20x100.4, 4-sty stn bldg; partition; Henry Bowman. 58,300

***108TH st, 1 W**, see Central Park W, 478-81.

***183D st, 552 W**, ss, 306.3 e St Nicholas av, 18.9x104.11, 3-sty bk dwg; due, \$11,- 616.17; T&c, \$235.30; Zane Hughes, party in interest. 12,073

***Willas av**, ws, whole front bet So Blvd & 134th, runs n200xw171.6xs100xw25xs100 to So Blvd xel96.6 to beg, vacant; due, \$49,596.27; T&c, \$705.90; Eleanor N Gray. 52,050

HENRY BRADY.

***S8TH st, 177 W (*)**, ns, 150 e Ams av, 16.8x100.8, 3-sty & b stn dwg; due, \$15,- 939.18; T&c, \$635; Sarah B Booth et al. 16,000

***Walton av, 2180 (*)**, es, 248 s 182d, 25x 95, 2-sty fr dwg; due, \$1,672.87; T&c, \$217.43; Simeon M Barber. 500

JACOB H. MAYERS.

***134TH st, 203 W (*)**, ns, 65 w 7 av, 17.8x 71.9, 3-sty & b bk dwg; due, \$6,188.94; T & c, \$185; Rebecca H Wylie. 5,500

***Saratoga av (*)**, ns, 50 w Newport, 100 x100, Westchester; due, \$5,709.98; T&c, \$415.58; Jacob A Bessemer et al. 5,000

SAMUEL MARX.

***Inwood av, es, abt 429.11 n Clarke pl**, see Jerome av, 1363.

***Jerome av, 1363 (*)**, ws, 429.11 n Clarke pl, 25x225 to Inwood av, 4-sty bk tnt & str, 1-sty ext; due, \$19,308.42; T&c, \$959.80; Broadway Trust Co. 20,700

***N Chestnut dr, 809 (*)**, ns, 78.9 e Barnes av, runs n96.11xne9.8xe30.4xs97.6xw40 to beg, Wakefield; due, \$3,041.41; T&c, \$367.55; Therese Miller. 3,000

GEORGE PRICE.

***Richardson av, es, abt 175 s 242d**, see White Plains rd, 4755-61.

***White Plains rd, 4755-61**, ws, 175 s 242d, runs w128 to Richardson av, xs115xe100xs —xe98xn195.3 to beg, Wakefield; adj Nov 25.

WRITE FOR

INTERESTING BOOKLET

With Map of

NEW SUBWAYS

Showing

LOCATION OF STATIONS

in

Lower Manhattan

Real Estate Owners Engineering Company, Inc.

Consulting Engineers

30 East 42nd Street

New York City

The Queensboro Corporation

LOTS
PLOTS
ACREAGE

BRIDGE PLAZA

LONG ISLAND CITY

HOUSES
FACTORY
SITES

Developers of

Queens Borough Real Estate

LOUIS GOLD, Pres.

J. S. GLASER, Sec'y

**CONCORDIA
CONTRACTING
COMPANY**

FIREPROOF STAIRS and INCLOSURES

TO COMPLY WITH STATE LAW OF OCTOBER 1, 1913

SEND FOR ESTIMATES

ALL KINDS OF CONSTRUCTION WORK, NEW AND ALTERATIONS

TELEPHONE, 6518 MAIN

44 Court Street, Brooklyn

FINDLER & WIBEL

STATIONERS

Blank Book Manufacturers

Printers, Engravers and Lithographers

Rent Books

Transfer Books

Collection Books

Insurance Records

Real Estate Records

Lawyer's Registers

Society Due Books

Advertising Records

Typewriter Paper and Ribbons

Also a Full Line of Columnar Books always in Stock

Loose-leaf Binders and Sheets Ruled and Printed to order at

Reasonable Rates.

For First Class Printing come to us

115 Nassau Street, New York

TELEPHONE 1500 CORTLANDT

REAL ESTATE MORTGAGES

TRADE MARK

27 YEARS EXPERIENCE

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

INQUIRIES INVITED

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

ATTENTION

Real Estate Agents

FOR RENT

Second, Third and Sixth Lofts
at
60-62 East 11th Street

Particulars from
Estate of Benj. Lichtenstein
135th Street and Willow Ave.
Telephone Melrose 4210

640 BROADWAY
CORNER BLEECKER STREET

FOR RENT

Offices and Salesrooms

FULL COMMISSION

Particulars from
L. Tanenbaum, Strauss & Company
640 BROADWAY

The
Coward Shoe

"REG. U. S. PAT. OFF."



COWARD ARCH SUPPORT SHOE

Weakness in the arch structure is promptly relieved by the helpful aid of the Coward Arch Support Shoe. Constructed on correct principles—holds arch in place—eases foot strain and fatigue.

Coward Arch Support Shoe and Coward Extension Heel have been made by James S. Coward, in his Custom Department for over 30 years.

SOLD NOWHERE ELSE

JAMES S. COWARD
264-274 GREENWICH ST., N. Y.
(Near Warren Street)
Mail Orders Filled Send for Catalogue

Advertise in the RECORD and GUIDE to reach Brokers, Operators, Contractors, Owners and Building Managers.

Auction Sales of the Week, Manhattan & Bronx (Continued).

HERBERT A. SHERMAN.

Washington st, 433 (), es, 80 n Vestry, 20x80, 6-sty bk loft & str bldg; due, \$4,-270.75; T&c, \$310.75; sub to pr mtg \$27,-500; David H Knott. 31,100

U. S. MARSHALL'S SALE.

*13TH st, 123-7 E, ns, 262.6 w 3 av, 62.6x 206.6 to 14th (Nos 126-30), 3 3-sty bk tnnts & 1 & 3-sty bk theatre; adj sine die. —

Total \$505,670
Corresponding week 1912..... 632,500
Jan. 1, 1913, to date..... 44,953,770
Corresponding period 1912.... 41,038,663

Borough of Brooklyn.

The following are the sales that have taken place during the week ending Nov. 12, 1913, at the Brooklyn Sales rooms, 189 Montague street:

WM. H. SMITH.

FULTON ST, 738, ss, 48.4 e Cumberland, runs e20xs64.7xne—xe11.10xs15.4xw26.8 to Cumberland (No 345), xn40xe6.6xn54.8 to beg, 4-sty bk tnt & str & 2-sty & b fr dwg; Saml Longman, Jr. 14,000

HEMLOCK ST (*), es, 250 s Liberty av, 25x 100; City of N Y. 475

PARK PL, ss, 80 w Hampton pl, 20x109.9; Edw S Graham. 10,300

POWELL ST, ws, 100 n Liberty av, 16x100; Lillian G Mean. 2,300

PRINCE ST, 110, ws, 189.3 n Myrtle av, 17.9x 85, 2-sty & b fr dwg; Wolf Berkwitz. 3,950

S 3D ST, ss, 80 se 9th, 20x71.3; Lena Bloomer. 3,500

N 8TH ST (*), ss, 100 e Kent av, 25x100; Dora A Horning. 1,600

S 9TH ST, ss, 25 w Wythe av, 25x100; Argyle Holding Co. 50

10TH ST (*), ns, 100 e 2 av, 74.8x100; Great-er New York Savings Bank. 3,675

N 10TH ST, sws, 200 se Bedford av, 25x100; Jas O'Donnell. 3,280

19TH ST (*), es, 124.3 n Vanderbilt, 17.1x80; Crucita F Moore. 2,900

19TH ST (*), es, 158.7 n Vanderbilt, 17.1x80; Crucita F Moore. 2,900

53D ST (*), sws, intersec nws 11 av, 20x80; Antonio Abbazia. 3,500

66TH ST (*), sws, 260 nw 20 av, 83.4x200; Nathl Raizen. 27,600

ATLANTIC AV, 952, ss, 320 w Grand av, 20x 100, 3-sty bk tnt & str; Saml Longman, Jr. 3,500

BEVERLY RD, nwc Flatbush av, 100.6x35.7; Bay Ridge Constn Co. 40,850

BUSHWICK AV, ses, intersec nws Van Buren, 32x82.2x32x83; Geo J Schwarz. 10,700

CARLTON AV, 95, es, 452 s Park av, 25x100, 2-sty & b fr dwg; Saml Longman, Jr. 3,500

CUMBERLAND ST, 345, see Fulton, 738.

DE KALB AV, 225, ns, 44.1 w Clermont av, 19.7x75.1x14.1x79.3, 3-sty stn tnt & str; Saml Longman, Jr. 8,000

DUMONT AV (*), nwc Ashford, 20x90; Annie S Wyckoff. 2,500

GATES AV, 508, ss, 240 w Tompkins av, 20x 100, 4-sty stn tnt & str; Saml Longman, Jr. 6,500

HUDSON AV, 380-2, swc Bolivar, xw 55.5 to Fleet, xsw40.9xse31.4xe55xn51 to beg, 1-3 & 1-4-sty bk & fr tnnts & str; Saml Longman, Jr. 9,000

LAFAYETTE AV, 724, ss, 431.3 w Throop av, 18.9x100, 2 1/2-sty fr dwg; Saml Longman, Jr. 4,000

VERNON AV, ns, 160 e Throop av, 20x100; Philip Rich. 5,300

CHAS. SHONGOOD.

DEAN ST (*), ns, bet Schenectady & Utica avs, lot 62; Minnie Klein; tax lien. 100

W 29TH ST (*), es, 150 n Mermaid av, 20x 118.10; Antonio Nitti. 2,650

59TH ST, ns, 225 w 6 av, 20x100.2; Michl J Kelly. 6,100

BROOKLYN AV (*), es, 335 s Farragut rd, 40x100; Emma Wertheim. 5,500

BROOKLYN AV (*), es, 375 s Farragut rd, 40x100; Julia Rosenzweig. 5,500

HOPKINSON AV, ws, 83 n Hull, 17x65.8; Anthony J Keck. 1,800

JAS. L. BRUMLEY.

GARFIELD PL, ss, 100 w 5 av, 20x100; also ST JOHNS PL, sec Howard av, 59.8x70.9; also GARFIELD PL, sws, 330 se 4 av, 20x140.11x irreg; withdrawn.

HENRY ST, 287, es, 425.5 s Joralemon, 24.10 x92.6x24.3x92.6, 3-sty bk dwg (exrs). Gertrude Gibson. 8,800

CHURCH AV, ss, 58.8 w land formerly of Brooklyn, Flatbush & Coney Island R R Co. — x68.9x—; Erskin H Lott. 18,000

WM. P. RAE.

FULTON ST (*), ss, 40.10 w Hale av, 20.5x 78.11; Fredk Kloetmann. 5,100

SCHWEICKERTS WALK, cl, 133.7 s Surf av, runs s— to Bowery xe113 to Strattons New Walk xnw61.7xs1.3xw51 to beg; withdrawn.

Total \$227,430
Corresponding week, 1912..... 279,324

VOLUNTARY AUCTION SALES.

Manhattan and Bronx.

NOV. 19.

BRYAN L. KENNELLY.

80TH ST, 154 E, ss, 51.3 e Lex av, 19.3x102.2, 3-sty & b stn dwg (trste).

92D ST, 163 W, ns, 154 e Ams av, 17x100.8, 3-sty & b stn dwg (exr).

94TH ST, 78 W, ss, 55 e Col av, 50x72.8, 5-sty bk tnt (vol).

MADISON AV, 2070, ws, 83.8 s 131st, 16.7x 74.10, 3-sty & b stn dwg (trste).

Brooklyn.

WM. H. SMITH.

NOV. 19.

CLIFTON PL, 70, ss, 228.8 e Grand av, 18x100, 2-sty stn dwg (exr).

ADVERTISED LEGAL SALES.

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

Manhattan and Bronx.

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

NOV. 15.

No Legal Sales advertised for this day.

NOV. 17.

BOND ST, 55, ss, abt 95 w Bowery, 22x65.7x 22.3x61.3, 3-sty bk loft & str bldg; Louis F Buttner—Katie Buttner et al; Rifkind & Samuels (A), 200 Bway; Jas C Connell (R); partition; Henry Brady.

117TH ST, 329 E, ns, 350 e 2 av, 25x100, vacant; American Mortgage Co—Elias A Cohen et al; Middleton S Borland (A), 46 Cedar; Norbert Heinsheimer (R); due, \$5,410.43; T&c, \$321.83; mtg recorded Oct19'06; Joseph P Day.

TOWNSEND AV, ws, 226.9 s Belmont, runs s 30.9xsw82.1xw50xne100xse25.1 to beg, vacant; Eliz H Childs—Morris B Schurck; Harold Swain (A), 176 Bway; Jas A Foley (R); due, \$2,-875.82; T&c, \$235.07; Joseph P Day.

NOV. 18.

FAILE ST, 642, es, 300 s Spofford av, 20.10x 100, 2-sty bk dwg; Jno M Bissert et al, exrs—Spofford Estates et al; Action 1; Henry C Botty (A), 140 Nassau; Albt R Lesinsky (R); due, \$7,881.29; T&c, \$218; mtg recorded May2'10; Herbert A Sherman.

45TH ST, 154 E, ss, 113.9 w 3 av, 18.9x100.5, 3-sty & b stn dwg; Albt Van Wyck—Geo Sosenheimer et al; Lyon & Smith (A), 46 Cedar; Phoenix Ingraham (R); due, \$15,139.83; T&c, \$953.39; D Phoenix Ingraham.

77TH ST, 335 East, ns, 275 w 1 av, 25.4x 102.2, 4-sty stn tnt & str; Leopold Katzenstein—Josef Lustig et al; Sternberg, Jacobson & Pollock (A), 233 Bway; Moses R Ryttenberg (R); due, \$15,873.11; T&c, \$342.70; J H Mayers.

102D ST, 332-4 on map 334 E, ss, 137.6 w 1 av, 37.6x100.11, 6-sty bk tnt & str; Irma M. Berulli—Louis Romm et al; Action 2; Eugene L Bushe (A); Arthur R Walsh (R); due, \$85,-839.16; T&c, \$3,200; Joseph P Day.

102D ST, 336 E, ss, 100 w 1 av, 37.6x100.11, 6-sty bk tnt & str; Irma M Berulli—Louis Romm et al; action 1; Eugene L Bushe (A), 150 Eway; Harry H Bottoome (R); due, \$35,-572.10; T&c, \$1,810.17; Joseph P Day.

LExINGTON AV, 284, ws, 74.7 n 36th, 24.6x 100, 4-sty & b stn dwg; Farmer's Loan & Trust Co—Matthew Morgan et al; Geller, Rolston & Horan (A), 22 Exchange pl; Jno M Ryan (R); due, \$26,766.44; T&c, \$1,657.25; Bryan L Kennelly.

PAULDING AV, es, 135 s 214th, runs e105xs 25xw52.6xn2.6xw50xn25 to beg; Walter Whewell exr—Abr Shatzkin et al; Clocke, Koch & Reidy (A), 391 E 149th; Max S Levine (R); due, \$498.90; T&c, \$65; Henry Brady.

SUMMIT AV, 914, es, 175 s 162d, 25x100, 2-sty bk dwg; Alema Realty Exchange Co—Geo F Bache et al; Cohen Bros (A), 64 Wall; Edw F Clark (R); due, \$1,643.67; T&c, \$94.91; sub to a prior mtg of \$7,500; Joseph P Day.

TIEMAN AV, ws, 425 s Chester av, 25x100; North Side Mortgage Corp—M Kempf Realty Co et al; Clocke, Koch & Reidy (A), 391 E 149th; Jno G Dyer (R); due, \$2,650.97; T&c, \$65; Henry Brady.

NOV. 19.

HORTON ST, ns, 260 w Main, 100x100, City Island; Susan Combes—Paul W Doll; Geo B Class (A), 156 5 av; Jas M Tully (R); due, \$9,193.50; T&c, \$623.63; Joseph P Day.

168TH ST E, sec College av, 100x200, vacant; Wm F A Kurz—Catoctin Realty Co, Inc, et al; Jno F Frees (A), 3029 3d av; Marshall B Clarke (R); due, \$5,642.92; T&c, \$890; sub to mtg of \$10,500; Joseph P Day.

CENTRAL PARK W, 478-81, nwc 108th (No 1), 100x100, two 7-sty bk tnnts; Hess Realty Co—Frederick Tench et al; Mark G Holstein (A), 141 Bway; Geo J Gillespie (R); due, \$16,006.90; T&c, \$2,353; sub to 1st mtg \$200,000; mtg recorded May14'08; Bryan L Kennelly.

COLLEGE AV, sec 168th, see 168th E, sec College av.

GLEASON AV, 2147, ns, 304 w Castle Hill av, 25x106.1; Marie McHugh, admtr—Emma A Wolfrath et al; Wm J McKeown (A), 3210 3 av; Peter J Everett (R); due, \$928.62; T&c, \$227.88; sub to a 1st mtg of \$3,500; Henry Brady.

MADISON AV. 1824-6, ws. 40.11 s 119th, 40x 75, 6-sty bk tnt & str; Helene Fuld—Wm Lefkowitz et al; Action 1; Kurzman & Frankenhelmer (A), 25 Broad; Phoenix Ingraham (R); due, \$6,297.31; T&c, \$2,723.53; sub to mtg of \$38,500; mtg recorded Apr2'08; D Phoenix Ingraham.

NOV. 20.

99TH ST. 68 W. ss. 125 e Col av, 25x100.11, 5-sty bk tnt & str; Franklin Savings Bank in the City of N Y—Fannie Weisburger et al; Wilson M Powell (A), 7 Wall; Alfred Steckler, Jr. (R); due, \$15,890.73; T&c, \$417.90; mtg recorded June28'05; Joseph P Day.

113TH ST. 70 E. ss. 205 w Park av, 25x 100.11, 5-sty bk tnt & str; Mary G Cook et al—Geo Laubentracht et al; Adam Wiener (A), 320 Bway; Jas A Farrell (R); due, \$19,942.46; T&c, \$492.96; Joseph P Day.

125TH ST. 255 E. ns. 46 w 2 av, 28x74.11, 5-sty stn tnt & str; Simon Herzog trste—Lucy S H Harper et al; Abr G Meyer (A), 132 Nassau; Henry Necarsulmer (R); due, \$20,239.24; T&c, \$219.17; Joseph P Day.

178TH ST W, nec Northern av, see Northern av, nec 179.

179TH ST W, see Northern av, see Northern av, nec 179.

226TH ST E. ss. 555 e White Plains av or rd, 50x114; Wm E Diller—Geo S Livingston et al; Seybel & French (A), 41 Park Row; Wm Bernard (R); due, \$1,157.58; T&c, \$328.35; Samuel Marx.

INTERVALE AV. 1135, ws. 423.11 s 169th, 25 x123.9x25.1x125.2, 5-sty bk tnt & str; Arnold Thayer et al, trstes—Jacob Streifer Co et al; Jno F Coffin (A), 5 Beekman; Sampson H. Weinhandler (R); due, \$25,287.47; T&c, \$1,000; Joseph P Day.

MARBLE HILL AV. 96, ses. 100 sw 228th, 46.2x103.2x103.2, gore, 2-sty fr dwg; Katherine L Meuser—Augusta M Van Order et al; Thos J Farrell (A), 20 Vesey; Wm Klein (R); due, \$4,619.32; T&c, \$623.24; Joseph P Day.

MORRIS AV. 1064, es. 108.11 s 166th, 20x95, 3-sty bk dwg; Westbury Park—Aug Collet et al; Rufus L Weaver (A), 115 Bway; Jos P McGowan (R); due, \$4,053.68; T&c, \$164.33; mtg recorded July22'11; Joseph P Day.

NORTHERN AV, see 179th, 92.6x100, 6-sty bk tnt; N Y Life Ins Co—Birch Realty Co et al; Action 1; Henry M Bellinger, Jr (A), 135 Bway; Arthur D Truax (R); due, \$119,597.86; T&c, \$1,982.59; Henry Brady.

NORTHERN AV, nec 178th, 92.6x100, 6-sty bk tnt; same—same; Action 2; same (A); same (R); due, \$119,596.94; T&c, \$997.32; Henry Brady.

NOV. 21.

11TH ST. 58 E. ss. 230.8 e University pl, 21.4 x94.9, 8-sty bk loft & str bldg; Metropolitan Life Ins Co—Wm E Hebbert et al; Woodford, Bovee & Butcher (A), 1 Madison av; Saml Strasbourger (R); due, \$76,492.93; T&c, \$4,215.28; mtg recorded Jan2'03; Joseph P Day.

103D ST. 73 E. ns. 80.1 w Park av, runs n59.9 xne1xn41.2xw25xs100.11xe24.10 to beg, 5-sty bk tnt; Rebecca Falk—Hazel M Shannon et al; K Richard Wallach (A), 44 Cedar; Frank Cochran (R); due, \$20,278.26; T&c, \$539.20; J H Mayers.

118TH ST. 435 E. ns. 225.6 w Pleasant av, 18.9x100.11, 3-sty & b bk dwg; City Real Estate Co—Henry C Bush et al; Harold Swain (A), 176 Bway; Theo K McCarthy (R); due, \$4,600.27; T&c, \$529.12; mtg recorded Sept28'08; Samuel Marx.

130TH ST. 500 W, swc Ams av (No 1414) runs s24.11xw47xsw7xsw31.1xs6.1xw17.6 xsw2.9xn51xe 100 to beg one 3 & one 4-sty bk tnts & str on cor; Eliz H Larkin et al—Mary T Sands et al; Isaac N Miller (A), 50 Church; Algernon S Norton (R); partition; Joseph P Day.

184TH ST E. es. 188.2 se Marmion av, 26.3x 75.2, vacant; Simeon M Barber—Chas R Weeks et al; Harold Swain (A), 176 Bway; Chas C Marrin (R); due, \$2,081.50; T&c, \$121.04; Charles A Berrian.

AMSTERDAM AV, 1414, see 130th, 500 W.

NOV. 22.

No Legal Sales advertised for this day.

NOV. 24.

116TH ST W. ss. 225 w Morningside dr, 25x 100.11, vacant; David Lippmann—Roma H Meade et al; Harold Swain (A), 176 Bway; Jos D Kelly (R); due, \$9,891.93; T&c, \$1,600; Henry Brady.

130TH ST. 500 W, see Ams av, 1414.

215TH ST. 752 E. ss. 225 e Holland av, 25x 125; Benj F Elgar—Filomena De Carlo et al; Cook & Elgar (A), 45 Bway; Theo M Riehle (R); due, \$4,843.63; T&c, \$504.30; J H Mayers.

AMSTERDAM AV, 1414, swc 130th (No 500), runs s24.11xw43xs—xw4vswixsw—xn51xe100 to beg, 1-3 and 1-4-sty bk tnts & str on cor; Harlem Savings Bank—Eliz H Larkin et al; Edw S Clinch (A), 41 Park Row; Jos P McDonough (R); due, \$12,712.85; T&c, \$3,277.54; Joseph P Day.

Brooklyn.

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

NOV. 15.

No Legal Sales advertised for this day.

NOV. 17.

FURMAN ST, es. 101.2 n State, 23x100; Aimee Rossignot—Atalia-American Trust Co et al; action 1; McKeen, Brewster & Morgan (A), 20 Exchange pl; Wm R A Koehl (R); Wm H Smith.

FURMAN ST, es. 124.2 n State, 22.8x100; same—same; action 2; same (A); Isaac E Chadwick (R); Wm H Smith.

Borrowers

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

Lawyers Title Insurance & Trust Co.

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

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

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

REAL ESTATE BOARD

OF

NEW YORK

Organized 1896

Incorporated 1908

LAURENCE M. D. MCGUIRE, *President*
W. J. VAN PELT, *Vice-President*
ELISHA SNIFFIN, *Secretary*
FREDERICK D. KALLEY, *Treasurer*



BOARD OF GOVERNORS

LAURENCE M. D. MCGUIRE
W. J. VAN PELT
ELISHA SNIFFIN
FREDERICK D. KALLEY
E. A. TREDWELL
WARREN CRUIKSHANK
ALBERT B. ASHPORTH
LAWRENCE B. ELLIMAN
JOHN P. KIRWAN

FRANK D. AMES *Pres.* BURTON J. BERRY *Sec'y-Treas.*

AMES & COMPANY

Real Estate Agents and Brokers
Telephone 3570 Madison Sq. 26 WEST 31st St.

A. V. AMY & CO.

REAL ESTATE AGENTS
BROKERS AND APPRAISERS

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

SIG. CEDERSTROM

Expert Appraiser

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

A. M. CUDNER

REAL ESTATE CO.

Real Estate Brokers and Managers

254 WEST 23D STREET

REMSEN DARLING

Mortgage Loans

Phone 3500 Cortlandt 170 BROADWAY

Joseph P. Day

Auctioneer

31 NASSAU STREET

DE SELDING BROTHERS

Real Estate, Loans, Appraisals

Telephone Connection 128 BROADWAY

AUSTIN FINEGAN

Real Estate—Insurance—Appraisals

35 NASSAU STREET Tel., 1730 Cortlandt

GEORGE M. GILLIES

REAL ESTATE

Building and Permanent Loans

128 BROADWAY Tel. 3100 Cort.

M. MORGENTHAU JR. CO.

Real Estate—Mortgages—Insurance

Telephone: 1884 Cortlandt

95 Liberty Street

D. A. Clarkson

C. L. Clarkson

OGDEN & CLARKSON

Real Estate Estates Managed

17 WEST 30TH STREET

EDWARD D. PALMER

Real Estate—Mortgage Loans

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

LOUIS SCHRAG

Agent, Broker
and Appraiser
Real Estate

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

FRANK E. SMITH & SON

Inc.

Real Estate Investments

Telephone 6443 Gramercy 3 MADISON AVE.

TUCKER, SPEYERS & CO.

Real Estate

435 FIFTH AVENUE, NEAR 39th STREET

Telephone, 2750 Murray Hill

JAMES N. WELLS' SONS

Real Estate and Insurance

Since 1835 at No. 191 NINTH AVENUE

William J. Wells Established 1819
James P. Radie Phone, 5266 Chelsea

Frederick Zittel & Sons

Real Estate and Insurance

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

BROOKLYN'S OLDEST
Real Estate Office
 FIRM ESTABLISHED 1843
The Chauncey
Real Estate Co.
 187 MONTAGUE ST.
 BORO OF BROOKLYN, NEW YORK CITY
 Telephones, 4300, 4301, 4302 Main
Appraisers Auctioneers
 AGENTS AND GENERAL
Real Estate Brokers
 Members
 Brooklyn Board of Real Estate Brokers
 New York Board of Real Estate Brokers

Telephone {44/45} Bedford Established 1884
 Member
 Brooklyn Board of Real Estate Brokers
 New York Board of Real Estate Brokers
 Allied Real Estate Interests
FRANK H. TYLER
 REAL ESTATE BROKER
 Appraiser Manager
 Expert Testimony Mortgage Loans
 1183 FULTON ST. BROOKLYN

Member Brooklyn Board of R. E. Brokers
DAVID PORTER
 Real Estate Agent
 Broker, Appraiser
 APPRAISER FOR
 The State of New York
 The City of New York
 The Equitable Life Assurance Society
 The U. S. Title Guaranty Co.
 The Home Trust Company, etc., etc.
 189 MONTAGUE STREET
 Telephone, 828 Main BROOKLYN, N. Y.

John F. James Clinton R. James
 John F. James, Jr.
 The Firm of
John F. James & Sons
 Real Estate Brokers
 193 MONTAGUE STREET
 BROOKLYN
 Established 1858 Tel., Main 7400-1

Firm Established 1874
CORWITH BROS.
 Greenpoint
 Real Estate
 FACTORY SITES
 A SPECIALTY
 Mortgage Loans, Appraisals, Insurance
 Entire Management of Property
 851 Manhattan Avenue, Brooklyn

Member Brooklyn Board of Real Estate Brokers
JOHN E. HENRY
 REAL ESTATE
 BOUGHT AND SOLD
 Mortgages Secured Insurance
 1251 BEDFORD AVENUE
 Telephone, 5500 Bedford BROOKLYN

Advertised Legal Sales, Brooklyn (Continued).

FURMAN ST, es, 169.9 n State, 22.10x100; Augustine E Michel—Italian-American Trust Co et al; McKeen, Brewster & Morgan (A), 20 Exchange pl, Manhattan; Isidor Buxbaum (R); Wm H Smith.
 HICKS ST, 43; East River Savings Inst—Minnie F Mark et al; Omri F Hibbard (A), 74 Bway; Eugene F O'Connor (R); Wm H Smith.
 16TH AV, ws, 40 n 70th, 20x100; Franklin Trust Co—Bklyn & Long Island Realty Co et al; McKeen, Brewster & Morgan (A), 20 Exchange pl, Manhattan; I W Jacobson (R); Wm H Smith.

NOV. 18.

BOERUM ST, ns, 175 e Humboldt, 25x100; Sarah A Loehmann—Saml Cohen et al; Harry L Thompson (A), 175 Remsen; Nathan Sweedler (R); Chas Shongood.
 BUTLER ST, ns, 160 w Smith, 20x100; Levi Blumenau—Jos De Young et al; Jacob Brenner (A), 26 Court; Emanuel Celler (R); Wm P Rae.
 61ST ST, nes, 300 se 12 av, 40x100x irreg; Frank Brewery—Maria Vitolo et al; Gustavus S Smith (A), 134 Bway; A A Schlickermann (R); Wm H Smith.
 GATES AV, ns, 40 w Cambridge pl, 20x100; Jno F Dincee—Estelle Thomas et al; Fletcher, McCutchen & Brown (A), 128 Bway, Manhattan; Thos O Conti (R); Wm H Smith.
 ROGERS AV, ws, 20 s Sterling, 20x82; also ROGERS AV, ws, 60 s Sterling, 20x82; also ROGERS AV, ws, 40 s Sterling, 20x82; Thos F Martin Realty Co—Jno A Person et al; Wm V Burke (A), 375 Fulton; Wm Howard, Jr (R); Wm H Smith.

ROAD leading from Coney Island to Bklyn by way of Washington Cemetery adj lands of Bernard Doyle, runs e136.2xn50 to land of Martin Castle xw135.8xs50 to beg; Louise E Meehan—Giuseppe Legato et al; C Arthur Jensen (A), 118 East 28th, Manhattan; Edw Kelly (R); Wm H Smith.

SCHENCK AV, es, bet Hegeman & Vienna avs, Lot 44; Tax Lien Co of NY—Jas O'Brien et al; Eliz S Pope (A), 68 William; Roy W France (R); Jas L Brumley.

NOV. 19.

HENDRIX ST, ws, 180 s Dumont av, 20x100; Geo H Gill—David Feldman et al; Clarke & Frost (A), 215 Montague; Wm H Griffin (R); Wm P Rae.
 WEST ST, ws, 82.4 n 40th, 25x95; Lawyers Title Ins & Trust Co—Jos B Thompson Real Estate Co et al; action 2; Phillip S Dean (A), 160 Bway; Edgar T Beamish (R); Wm H Smith.
 WEST ST, ws, 107.4 n 40th, 25x95; same—same; action 3; same (A); Walter M Efross (R); Wm P Rae.
 WEST ST, ws, 132.4 n 40th, 25x95; same—same; action 4; same (A); Isaac W Jacobson (R); Wm P Rae.

E 10TH ST, es, 220 s Av J, 30x100; Jno Heidelberger—Gabrielle Constn Co et al; Weismann & Hertz (A), 391 Fulton; Maxwell Lovins (R); Chas Shongood.

E 19TH ST, nwc Dittmas av, 107.4x60x irreg; Brooklyn Children's Aid Society—Theodora W Eaker et al; Wood, Cooke & Seitz (A), 63 Wall, Manhattan; W Dwight Teese (R); Jas L Brumley.

20TH ST, es, bet 54th & 57th, Lot 234; Tax Lien Co of NY—Graham Townsend et al; Eliz S Pope (A), 68 William, Manhattan; Edw J Byrne (R); Wm H Smith.

BAY 32D ST, nws, 200 ne Benson av, 60x96.8; Anna V S Allen—Mary E Freis et al; Harry L Thompson (A), 175 Remsen; Jno F McCabe (R); Jas L Brumley.

E 37TH ST, ws, 140 n Linden av, 20x140.6x irreg; Eliz Owens—Geo J Gunderson et al; Wm S Miller (A) 837 Manhattan av; Jos Ricca Jr (R); Wm H Smith.

CORTELYOU RD, sec Stratford rd, 43.3x85.2; Kings County Mtg Co—Inter-Fraternal Realty & Development Co et al; Furst & Furst (A), 215 Montague; Walter S Doernberg (R); Wm H Smith.

HOPKINSON AV, ws, 261.6 s Hegeman av, 21 x100; Mahlon W Newton—Sarah Edelist et al; Clarence F Corner (A), 375 Pearl; Matthew M Black (R); Chas Shongood.

HOPKINSON AV, ws, 282.6 s Hegeman av, 17.6 x100; same—same; Action 2; same (A); Moses W Saxe (R); Wm H Smith.

NOV. 20.

DAHLGREN PL, nws, 250 sw 88th, 25x125; Mary E Michel—Adolf Magnussen et al; Dant J McParland (A), 44 Court; W Rossiter Redmond (R); Wm H Smith.

NEWELL ST, ws, 195 n Calver, 111.4x100x irreg; Wm A Kissam—Isabella C N Smith et al; Wm S Miller (A), 837 Manhattan av; Arthur L Tomes (R); Jas L Brumley.

N 9TH ST, ss, 100 e Roebing, 25x100; Lewis D Mason—Jos D McVey et al; Harry L Thompson (A), 175 Remsen; Edw I Garver (R); Wm H Smith.

W 36TH ST, es, 100 n Canal av, 20x118.10; also CANAL AV, nec W 36th, 40x100; Lena Simon—Cath A Neff et al; A Sidney Galitzka (A), 2946 W 8th; Augustus J Koehler (R); Wm H Smith.

LOUISIANA AV, ws, 100 s Hegeman av, 40x65; Esther Bilofsky—Hyman Gold et al; Kiendl, Smyth & Gross (A), 2590 Atlantic av; Benj Hoek (R); Chas Shongood.

14TH AV, ses, 100 ne 79th, 20x53.10; Amy A Broadhurst—Sim Realty Co, Inc, et al; Snedeker & Snedeker (A), 164 Montague; Ralph E Hemstreet (R); Jas L Brumley.

14TH AV, ses, 80 ne 79th, 20x55.3; Cath M Wyckoff—Sim Realty Co, Inc, et al; Snedeker & Snedeker (A), 164 Montague; Ralph E Hemstreet (R); Jas L Brumley.

NOV. 21.

MACON ST, ss, 100 e Saratoga av, 20x100; Alfred Samisch—Philip Schmitt et al; action 1; Ira G Darrin (A), 136 4th, Long Island City; Edw R W Karutz (R); Henry G Johnson, Jr.

MACON ST, ss, 219 e Saratoga av, 19x100; same—same; action 2; same (A); same (R); Henry C Johnson, Jr.

12TH ST, sws, 250 nw 3 av, 25x100; Wm Glennon—Maria Bigoerjeski et al; Harry L Thompson (A), 175 Remsen; Maurice L Rippe (R); Wm P Rae.

19TH ST, ws, 82 n Vanderbilt, 18x—; Danl Underhill—Antopol Pruzin Realty Co et al; Davison & Underhill (A), 26 Court; Isidor Kallet (R); Wm H Smith.

59TH ST, ns, 260 w 4 av, 20x100.2; Harrison Clark Jr—Jno N Tilly et al; Harrison Clark Jr (A), 15 William, Manhattan; Jas L Bennett (R); Wm H Smith.

76TH ST, ss, 100 e 12 av, 240x200; Gibraltar Constn Co—Dykeridge Land & Improvement Co et al; Geo F Alexander (A), 315 Washington; Danl T O'Brien (R); Wm H Smith.

PROSPECT AV, sws, 1.8 n Hamilton av, runs sw490.8 to cl 18th, xnw65xsw260.4x to cl 19th, xnw—xnw—xne240.10 xne283.4xne204.4xse600xse 80.5 to 2 av, xse250 to beg, except parts released; D Irving Mead—South Brooklyn Saw Mill Co et al; Wm H Orr (A), 350 Fulton; Geo C Buechner (R); Wm H Smith.

7TH AV, ws, 116.8 s Lincoln pl, 33.4x100; Henry Vollweiler—Leonard Lambert et al; Davison & Underhill (A), 26 Court; Jas Scrimgeour (R); Wm P Rae.

26TH AV, ses, intersec sws Cropsey av, 88.3x 136.3x irreg; Pauline Leipziger—Danl J Ryan et al; Jones, Lazansky & Neuberger (A), 115 Bway, Manhattan; Harry K Davenport (R); Charles Shongood.

NOV. 22 & 24.

No Legal Sales advertised for these days.

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

Manhattan and Bronx.

NOV. 8.

85TH ST, 333-5 E; Jno H Marshing et al—Louis Muller et al; two actions; Hummel & Holbert (A).

109TH ST, 337 E; Wm P Douglas trustee—Louis Leiman et al; Bowers & Souds (A).

122D ST, 8 W; Martha A Fechtman—Wm J Dailey et al; Alexander & Ash (A).

UNION AV, 1143; Chas F Horne—Lizzie D Rosenberg et al; Strouse & Strauss (A).

9TH AV, 503-5; also 38TH ST, 402 W; Jas A Trowbridge—Mary M O'Brien et al; T H Baskerville (A).

NOV. 10.

48TH ST, 128 W; Doretha S Warsawer—Grace C Smith et al; Eisman, Levy, Corn & Lewine (A).

163D ST, 410 E; Margaretha Schilling—Wm Schussler et al; H R Bergman (A).

LExINGTON AV, 1213-15; also 127TH ST, 143 E; Gotham Mtg Co—David Klein et al; G Y Baucle (A).

STEBBINS AV, es, 188.9 s 165th, 50x80; Mary Hebron—Michl Ginto; L J Morrison (A).

NOV. 11.

58TH ST, ns, 85 w 2 av, 20x100.5; Rudolph P Domschke—Thos Kelly et al; G C Basch (A).

129TH ST, ns, 275 w Bway, 25x199.10; Chas A Robinson—Wm Mulligan et al; Rollins & Rollins (A).

164TH ST, ss, 100 w Amsterdam av, 50x90.11; Edw D Fife, Jr—Yetta Nibur et al; Cardozo & Nathan (A).

AV B, 195-203; also 12TH ST, 605 E; Peerless Holding Co, Inc—Morris Newman et al; Lind & Pfeiffer (A).

MADISON AV, swc 97th, 100.11x81.1x irreg; Peerless Holding Co Inc—Morris Behm et al; Lind & Pfeiffer (A).

SOUTHERN BLVD, es, 525 s Jennings, 25x 100; Wm Allen et al—Danl Augustus Realty Co et al; N H W Schutt (A).

LOT 96, map of Village of Wakefield, Bronx; Sound Realty Co—Saml Rosenberger et al; L S Marx (A).

NOV. 12.

6TH ST, 750; Hattie Herbst—Sol Wallach et al; J S Weinberger (A).

71ST ST, 135 E; City Real Estate Co—Geo A Freeman et al; H Swain (A).

BROADWAY, ws, 51st to 52d, 201x103x200.10 x108.2; Louis P Reeder—Albany Apartments Corpn et al; G H Brevillier (A).

CROTONA AV, 1979; Trstes of the Northern Dispensary of the City of NY—Mary Randrup et al; B W B Brown (A).

HULL AV, 3075; Louis Epstein—Isaac Rotman et al; A O Ernst (A).

MADISON AV, 220; Metropolitan Life Ins Co—Ruth N Heinze et al; Woodford, Bovee & Butcher (A).

5TH AV, 99-101; Richard Sidenbergh—101 5th Av Co et al; Lachman & Goldsmith (A).

LOT 119, revised map of Seneca Park, Bronx; Rosie Vogel—M Kempf Realty Co et al; B Weiss (A).

NOV. 13.

KELLY ST, ws, 209.2 s Westchester av, 43.9x 100; Bella Pistchal—Thos Kelly et al; J Feinson (A).

24TH ST, sws, 340 se 10 av, 20x80; Mary Connell—David H Munroe et al; Hedges, Ely & Frankel (A).

58TH ST, 340 W; Sidonia Kaufman—Bernard Reich et al; Heyman & Herman (A).
 98TH ST, 37-41 W; Peerless Holding Co, Inc—Anton Rinschler et al; Lind & Pfeiffer (A).
 99TH ST, 18 W; Jacob X Hiensheimer et al—Nora Steinreich et al; E Cohn & J Levy (A).
 112TH ST, 106 E; Anna Schneiders—Annie Frankfort et al; amended; G Haas (A).
 130TH ST, ns, 279.4 w Ams av, 74.4x55x irreg; J Harsen Purdy—Nestor Holding Co et al; Bowers & Sands (A).
 MIDDLETOWN RD, ns, bet Mayflower & Pilgrim av, lot 45; American Tax Lien Co—Saml Leblang et al; J J Schwebel (A).
 PERRY AV, ws, 39.11 s Reservoir pl, 50x100x irreg to Reservoir pl; also WEBSTER AV, ws, 401.11 s Gun Hill rd, 100x90; two actions; Joanna Donnelly—Edw J Murray et al; O B Schmidt (A).
 1ST AV, 154; Regina Huppert—Harris Herman et al; J Gans (A).
 8TH AV, 2479; Excelsior Savings Bank of City of N Y—Theresa Proops et al; J C Gulick (A).
 LOTS 616-18, map of prop of G F & H B Opdyke, Bronx; Mary C Ailinger—Annie McMahon et al; J A Bowen (A).

NOV. 14.

128TH ST, ss, 172.6 e Lenox av, 27.6x99.11; Valentine E Macy et al—Longvale Constn Co et al; Davison & Underhill (A).
 134TH ST, ns, 200 w St Anns av, 25x100; Sophie Knepper—Taxpayers Holding Co et al; J Rosenzweig (A).
 175TH ST, 526 W; Adolph Altman—Wm Lamb; S A Singerman (A).
 180TH ST, 458 E; Louise Withey—Jno Albrecht et al; M D Siegel (A).
 BROADWAY, es, 26.2 s 44th, 76.1x65.6x irreg; also BROADWAY, sec 44th, 26.2x69.11; lease, &c; Title Guar & Trust Co—Hotel Rector Co et al; amended; H Swain (A).
 HUGHES AV, es, 337.10 s Pelham av, 25x87.6; Martin L Henry et al—Rosa Nuovo et al; H W Kiralfy (A).
 LEXINGTON AV, nec 30th, 43.10x—; Stephen H Jackson—Michele Benincasa et al; Menken Bros (A).
 NELSON AV, ws, 183.4 e Boscobel av, 16.8x95.6; Wm J Broderick—Regina Heincek et al; J E Duross (A).
 LOTS 98 & 99, map of Siems Estate, Bronx; Hudson P Rose Co—Danl J Dillon Co et al; Todd & St John (A).

JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan and Bronx.

NOV. 6.

No Judgments in Foreclosure Suits filed this day.

NOV. 7.

122D ST, ns, 287.11 e 1 av, 16.8x100.11; Barbara Stein—Herman Bauman et al; Bennett & Siegelstein (A); Walter H Liegman (R); due, \$4,698.48.

8TH AV, ws, 25 s 128th, 25x84; Max Bernstein—Augustin A Wolfe; Loeb, Bernstein & Ash (A); Wm W Hoffman (R); due, \$8,477.75.

NOV. 8.

No Judgments in Foreclosure Suits filed this day.

NOV. 16.

143D ST, ss, 175 w 8 av, 50x99.11; Jno H Kerkman—Lizzie Dgerleit; Bernard J Isecke (A); Geo Gardiner (R); due, \$12,920.36.

NOV. 11.

156TH ST, ns, 180 e Broadway, 20x99.11; Bank of Washington Heights—Grace G Schimpf et al; Jno Whalen (A); A Livingston Norman (R); due, \$7,058.81.

8TH AV, 2902-4; Jennie G Walter—Fredk Brown; Alfred A Walter (A); Felix A Donnelly (R); due, \$9,341.51.

NOV. 12.

55TH ST, 327 W; Wm H Davis Free Industrial School for Children—Arthur J Gormley; Cary & Carroll (A); Jos M Schenck (R); due, \$14,758.33.

WASHINGTON TER, 11; Jno C Travis—Jas B Duffy; Jerome B Buck (A); Cambridge Livingston (R); due, \$6,265.83.

LIS PENDENS.

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

Manhattan and Bronx.

NOV. 8.

3D AV, es, 115 n 164th, —x—; Saml Prensky—Edw Weber et al; action to foreclose mechanics lien; I Josephson (A).

11TH AV, 455; Ross & Sisti Inc—Peter Mc Girr et al; action to foreclose mechanics lien; Van Ness & Van Ness (A).

NOV. 10.

65TH ST, 246 W; Alex Robb—Ann Errett et al; action to set aside deed; J W Clausen (A).

116TH ST, 60-2 W; Meyrt S Elumberg et al—Edw Deber et al; action to foreclose mechanics lien; I Josephson (A).

CASTLE HILL AV, es, bet Parker & Grace avs, Lot 98; American Tax Lien Co—Katie Marcon et al; action to foreclose transfer of tax lien; J J Schwebel (A).

LOT 105-1, map 1, known as Olinville, Bronx; Henry Seifnel—Anna J Peacock et al; action to foreclose transfer of tax lien; A Weinstein (A).

NOV. 11.

CATHEDRAL PKWAY, ss, 100 w Bway, 113.4 x171.10; Chas Grosskurth—Margt O Sage et al; action to foreclose mechanics lien; A R Bunnett (A).

HAMILTON PL, es, 249.8 s 138th, 27.10x229.10x irreg; David Lippmann—Albt Meldon et al; foreclosure of transfer of tax lien, &c; Deering & Deering (A).

75TH ST, ns, 256.8 w 1 av, 28.4x102.2; Lizzie Van Boskerck—Mary C Stewart; action to compel conveyance; C P Northrop (A).

125TH ST, 542-4 W; also 13TH ST, sws, 256.5 nw 2 av, 21.5x103.3; also MULBERRY ST, 102-4; Louisa N Mitchell—Martha N Wagner et al; partition; Hendrick & Hendrick (A).

HONEYWELL AV, ws, 35.7 s 178th, 33.1x100; also HONEYWELL AV, ws, 68.1 s 178th, 33.1x100; Simon Kaufmann—Merrivale Realty Co et al; action to set aside deeds; H S Dotterheim (A).

UNION AV, nwc 168th, 26.7x96.1; Eckley Dental Supply Co—Millicent S Denton; notice of attachment; H R Rising (A).

NOV. 12.

156TH ST, 1028 E; Meta Maier—Margt Wagner et al; partition; M Grossman (A).

1ST AV, 154; Regina Huppert—A Fred Silverstone; action to cancel mtg &c; J Gans (A).

4TH AV, 352 & 25TH ST, 53-9 E; Steven Ufheil et al—Israel Unterberg; action to foreclose mechanics lien; Otterbourg, Steindler & Houston (A).

NOV. 13.

47TH ST, ss, 275 w 8 av, 25x99.11; Mariha K Harkness—Francis B Elgas et al; partition; A Knox (A).

BERGEN AV, 643; also 3D AV, 2952; Ignatz Schwartz et al—Chas Wilhelm et al; action to foreclose mechanics lien; D E Hurwitz (A).

4TH AV, nec 24th, 20x83; Irma Saltsieder—Fredk W Saltsieder et al; action to set aside deed; R E Deyo (A).

NOV. 14.

56TH ST, 22 W; Addison Smith admr—Jeanie H Heaton et al; action to set aside conveyance; Herrick, Carney & Sloane (A).

70TH ST, 229 E; Rubin Solove—David Last; action to foreclose mechanics lien; B Braun (A).

124TH ST, ss, 360 e 3 av, 40x100.11; Charlotte E Allis—Monroe J Fisher; action to compel conveyance; C P Northrop (A).

LOT 64, Westchester ter, Bronx; Aron Altman—Agnes Carberry et al; foreclosure of transfer of tax lien; T I Schwartzman.

Brooklyn.

NOV. 6.

COOK ST, ns, 275 e Morrell, 25x100; Susan A Nickerson—Hyman Greenberg et al; Dean, Tracy & McB (A).

CRESCENT ST, ws, 123.1 s New Lots rd, 20x100; Amalia Marden & ano—Hannah Kann et al; C S Amsel (A).

FRANKLIN ST, ws, 50 s Freeman, 50x95; Wm Rosenstein—Amelia Zipser et al; to set aside deed; L Boehm (A).

GROVE ST, ss, 181.8 e Wyckoff av, 25x100; Wm Abel & ano—Morris Friedman et al; Halbert & Quist (A).

STERLING PL, ss, 220 e Howard av, 20x100; Louise C Denio—Hyman Goldberg et al; C M Coddington (A).

40TH ST, sws, 348.4 se 10 av, 19x100.2; Nathan Friedman—Sarah Weingarten et al; S Bitterman (A).

60TH ST, sws, 100 se 17 av, 40x100; Preston B Bailly—Edgar L Jones et al; W B Hoping (A).

BLAKE AV, ss, 20 w Grafton, 20x80; Mornat Realty Co—Annie Oxfeld et al; S S Schwartz (A).

CROPSEY AV, wc 20 av, 115.6x101.6x311.1x90.8; also GRAVESEND BAY & 20TH AV, runs sw1,780xnv158xnel,772xsel58 to beg; Home Life Ins Co—Mary T L Warren et al; H L Thompson (A).

FLUSHING AV, ns, 65.7 w Knickerbocker av, runs w25xn84.1xne44.4xse8.4xsw21.8xs— to beg; Annie Katt—Aaron Goldman et al; J C Knikel (A).

NOSTRAND AV, ws, 22.6 n Robinson, 60x92.6; also SNYDER AV, ss, 50 e Lawrence, 50x113.2; also LINDEN ST, ses, 568 ne Knickerbocker av, 19.6x78.3x19.6x78.8; Mary L Robinson—Gerald O'H Robinson; warrant of attachment; Leary & Goodbody (A).

NOV. 7.

AMBOY ST, es, 420.8 s Pitkin av, 19.5x100; Hyman Sisselman—Jacob Kruger et al; A Rockmore (A).

HARMAN ST, ne Hamburg av, 25x85; Mary Ebert—Abr Goldinger et al; W R Keese (A).

KOSCIUSKO ST, ns, 99 e Reid av, 26x100; Arthur Autler—Myra Autler; to create a trust; E A Isaacs (A).

SPENCER PL, es, 22 s Hancock, 20x80; Jno F Saddington—Rebecca M Lavender et al; G F Alexander (A).

WINTHROP ST, ss, 1.614.5 e Main Plank rd, 26x122.6; Mary T Reilly—Geo Cook et al; G J Goldberg (A).

17TH ST, ns, 340.3 w Prospect Park W, 60.1x118.11x60.11x108.9; Fredika P Ludlam—Mary M Mathews et al; J W Prendergast (A).

79TH ST, ss, 190 e 19 av, 30x100; Frank S Lovell—Jas Campbell et al; K C & M V McDonald (A).

83D ST, es, 250 e 15 av, —x250x—x250; Essex & Lee Co—Annie Goldenberg et al; specific performance; G Elliott (A).

ESTABLISHED 1879

William P. Rae Co.

Main Office
180 MONTAGUE STREET

Uptown Branch
400 Nostrand Av., adj. Gates Av.

MANAGERS
APPRAISERS
AUCTIONEERS
BROOKLYN AND QUEENS

WE REPRESENT
JAMAICA HILLCREST
SEA GATE N. Y. HARBOR
OFFICE ON EACH PROPERTY

Telephone 661 Bedford - Established 1890
 Member Brooklyn Board
 Real Estate Brokers

CLARENCE B. SMITH
 Real Estate Agent

Appraiser for
 State of New York City of New York
 Long Island Railroad

1424 FULTON STREET
AT BROOKLYN AVENUE
BROOKLYN, N. Y.

John Pullman R.E.Co.
 BROOKLYN
 REAL ESTATE

APPRAISING

Leasing, Renting, Mortgages

741 Union Street

Tel. 131 Prospect **BROOKLYN**

Members
 Brooklyn Board of Real Estate Brokers

BROOKLYN
ESTATE MANAGERS
 CHAS. L. GILBERT, President

NOAH CLARK, Inc.
 REAL ESTATE
 INSURANCE

Water Fronts, Factory Sites, Appraisals
 Main Office
837 Manhattan Avenue
 Branches
545 Morgan Avenue 753 Nostrand Avenue
BROOKLYN, N. Y.

Money to Loan on First Mortgages
4 1/2 and 5%

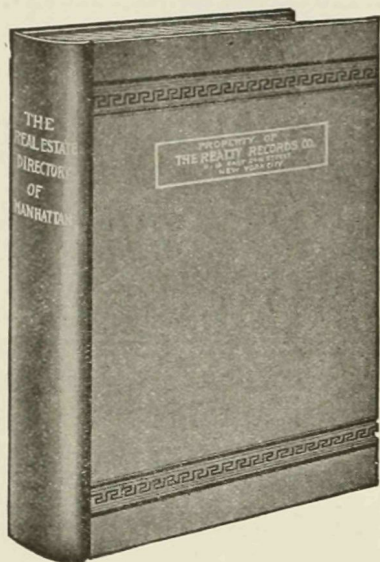
Joseph T. McMahon
 REAL ESTATE and
 MORTGAGE LOANS

188 and 190 MONTAGUE STREET
BROOKLYN
 Telephone 834 Main

SPECIAL ATTENTION GIVEN TO
 COLLECTING, RENTING
 AND MANAGEMENT OF ESTATES

Exclusive Feature

OF THE



Real Estate Directory

All Stated Considerations as given in the deed, and in Auction Sales, Partition Sales and Foreclosures since 1906 are printed, following the owner's name in the Geographical Section of the REAL ESTATE DIRECTORY as follows:

ST. MARKS PL. SOUTH SIDE
116 B 435-22 Herman Waldman (F\$19,700)
Mar. 2 '10

THIS FEATURE IS INVALUABLE

There are several other exclusive features, any one of which is worth the full subscription price.

The Real Estate Directory is more complete than ever. You should examine a copy at once.

The Realty Records Co.
115-119 W. 40th St. New York

Lis Pendens—Brooklyn—Continued.

FRANKLIN AV, es, 100.10 s Union, 30.2x100; Christian G Moritz—Justus Doenecke et al; Steiner & Petersen (A).
GLENMORE AV, ns, 20 w Sheridan av, 20x100; Annie E Hommel—Leah Klein et al; R K Jacobs (A).
GLENMORE AV, ns, 40 w Sheridan av, 20x100; same—Wolf Sherman et al; same (A).
MERMAID AV, ss, 40 e W 37th, 40x100; Wm C Canning—Jas J Lynch et al; Somerville & Somerville (A).
OVINGTON AV, ec 4 av, 110x173.8x152.1x178.2; Henry Schwanewede—Amelia C H Odell; T Witte (A).
PROP begins at nec of lot 6 on map of prop of G L Martense in Town of Flatbush, 75x150; Edwin H Blume—Sophie Schaefer et al; H L Thompson (A).

NOV. 8.

EAGLE ST, ss, 145 e Franklin, 25x100; Investing Associates—Cecelia F Clark et al; R W Kenyon (A).
ELTON ST, es, 158.4 s Glenmore av, 19.5x90; Mary M Post—Dominick De Paola et al; A Dession (A).
PARK PL, 1543; Jas Martin—Clara Ennis et al; R L Perry (A).
WILSON ST, nws, 275.1 sw Division av, runs 7w21.6xnw100xne25xnw—xe—xs26.2 xsw 21.5 xse 17.2xsw17.4xse17xse11.6xsw—xse35.11 to beg; Jno H Shults—Morris I Grossman et al; Coombs & Wilson (A).
BAY 17TH ST, ses, 200 sw 86th, 50x96.8; Leopold Freiburger—Chas H Malchow et al; S E Klein (A).
55TH ST, ss, 60 e 2 av, 20x100; Wm C West & ano—Edw F Van Norman et al; W C Findlay (A).
HOWARD AV, 301; Walter P Williams—Susan E Hill et al; partition; R L Perry (A).
OCEAN PKWAY, es, 150 n Av U, 50x125; Walterrena A Mills—Alice T Kelly & ano; Hirsh & Neuman (A).

NOV. 10.

GRAND ST, sec Rodney, 25.4x77x25.2x77; Danl L Mott—Adolph L Factor et al; H J Stelzner (A).
SUMPTER ST, 27-9; Isaac P Storm—Manna Goodman et al; W L Snyder (A).
UNION ST, 13; Congress Bwg Co—Alida Olsen et al; Caldwell & Holmes (A).
WINTHROP ST, ns, 609.10 e Nostrand av, 20x106; Anna M Bennett—Frances M Linington et al; partition; E J Bennett (A).
W 13TH ST, nwc Av Q, 80x100; Title G & T Co—Mary L Behrens et al; T F Redmond (A).
79TH ST, ns, 17 w 20 av, 16.10x100; Max Borek—Michl Murray et al; C L Borek (A).
FT HAMILTON PKWAY, wc 59th, 206.4x200.4x170.1x203.8; Sea Beach Iron Works—Israel J Rosenstein et al; foreclosure of lien; I Solomon (A).
LINCOLN AV, ws, 100 s Sutter av, 20x100; Interborough Sash & Door Co—Antonio Follette; foreclosure of lien; Simon & Weinstein (A).
ST MARKS AV, ns, 125 e Kingston av, 100x155.7; also STERLING PL, ss, 98.10 e Bedford av, 20x127.9; Jacob Bestritzky—M & J Constn Co et al; foreclosure of lien; Simon & Weinstein (A).
SHEPHERD AV, ws, 90 n Hegeman av, 20x100; Josephine H Manneck—Mary Schneider et al; P F Rosenberg (A).
SHEEPSHEAD RAY RD, ws, 242.6 w Emmons av, 31.1x91.9x30x100.4; Franklin Society for Home Bldg & Saving—Lottie E Hann et al; Ferriss & Storck (A).
STONE AV, es, 225 s Dumont av, 50x100; North River Savgs Bank—Yetta Leber et al; H L Thompson (A).
19TH AV, nws, 60, sw Benson av, runs nw71.3 xsw20xse70xne20 to beg; Richd W Preston—Rose Karpman et al; Caldwell & Holmes (A).

NOV. 11.

BERGEN ST, ss, 484.6 w Rockaway av, runs s110.11xnw125.2xe58.1 to beg; Frances Kadams—Abr Silverman et al; foreclosure of tax lien; M Frank (A).
HOPKINS ST, ss, 125 e Marcv av, 56.3x100; Kadie Fischl et al—Merchants Bank et al; to bar claim; Sternberg, Jacobson & P (A).
HULL ST, ns, 133.4 w Honkinson av, 16.8x100; Investing Associates—Vera F Douglas et al; foreclosure of tax lien; R W Kenyon (A).
OAKLAND ST, ws, 100 n Calver, runs n275xw100xse50xw100xs150xe100xs75xe100 to beg; also MILTON ST, nwc Manhattan av, runs n96.10xw90.6xse5xe— to beg; Penobscot Realty Corp—Isabella C N Smith et al; E J Reilly (A).
RAY 28TH ST, ws, 460 s Benson av, 60x96.8; Sellig Meyers—Antonette L Crane et al; foreclosure of tax lien; L N Jaffe (A).
82D ST, nes, 300 nw 22 av, 60x100; Eastern Shore Trust Co—Jas P Haggett; recover judgment; Withier, Norman & K (A).
SAME PROP; Dorchester Natl Bank of Cambridge, Md—same; recover judgment; same (A).
85TH ST, sws, 100 se Bay pkway, 60x100; Gustave J Haase—Marion C Greene et al; M M Goodman (A).
ALBANY AV, es, 75 n St Marks av, 47x100; Clarence B Smith—Harry D Thirkield et al; I N Siewwright (A).
ATLANTIC AV, ss, 150 w Saratoga av, 100x100; Wm A Crane—Mancorn (Inc); J J Schwartz (A).
FLUSHING AV, nec Knickerbocker av, runs nw50xne72.7xsw79.7xne22.5 to beg; Flushing Iron Works—Cath Gabriel; foreclosure of mechanics lien; E E Rosenblume (A).
FT HAMILTON AV, ss, 250 e Chester av, 50x201.11; Anna M Everit—Richd B Shannon et al; G W Pearsall (A).

RUTLAND RD, swc New York av, runs w38.10xse199.10xn195.1 to beg; Alex Shlikerman—City NY et al; foreclosure of tax lien; M W Wood (A).
21ST AV, swc 84th, runs w140xs100xe40xs40xe100xn140 to beg; N Y Title Ins Co—Joanna F Carlin et al; H M Bellinger, Jr (A).

NOV. 12.

FLOYD ST, n s, 281 w Lewis av, 20x100; Bernhard Slumberg—Pauline Wolfe et al; L & M Blumberg (A).
LINCOLN PL, n s, 180 e Brooklyn av, 20x100; Conrad S Johansen—Henry Gerhardt et al; foreclosure of mechanics lien; A C Auberty (A).
41ST ST, n s, 315.2 e 8 av, 20x100.2; Eugene P Martin—S Casola & Bros, Inc et al; Katz & Sommerich (A).
59TH ST, n e s, 340 s e 3 av, 20x100.2; Fanny Slotkin—Fredk Widenhorn et al; Rivkin & Koven (A).
E 94TH ST, e s, bet Glenwood rd and Flatlands av, —x—; Tax Lien Co of NY—Guissepa Senatra et al; foreclosure of tax lien; E S Pope (A).
BELMONT AV, sec Christopher av, runs e200 xs46.2xw100xs3.10xw100xn50 to beg; State Bank—Morris Aaronson et al; to set aside deed; Chilton & Levin (A).
GLENWOOD RD, ss, bet E 92d st and Remsen av, —x—; Tax Lien Co of NY—Fredk Balz et al; foreclosure of tax lien; E S Pope (A).
NEW YORK AV, ws, 100 n Hawthorne, 64.6x98.7x64.2x98.2; Rosabel P Clark—Sarah Y Clark & ano; G F Allison (A).
NOSTRAND AV, ws, 100 s Putnam av, 20x100; Jas Buckley—Sarah Feuerstein et al; J H Breaznell (A).
4TH AV, 5618; Fredk W Huber—Walter P Vining et al; G Lange, Jr (A).

MECHANICS' LIENS.

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

Manhattan and Bronx.

NOV. 8.

226TH ST, 852-6 E; Jas Nannariello—G Arooloo & Michl Aguglia (59). 35.00
239TH ST, 443 E; Geo Jung—Chris Herrlich (60). 150.00
BROADWAY, ws, bet 51st & 52d, —x—; Lawrence L Strauss—Albany Apartments Corpn (57). 117.00
HUGHES AV, nec 179th, 98x— to Belmont av irreg; Jacob Victor—Orlando Miscione (58). 2,350.00

NOV. 10.

WATER ST, nwc Beekman, 56.9x76.9; R J Donovan Co—Volunteer Hospital, Jas F Egan & Gollick & Smith (64). 95.00
94TH ST, 216 W; Meyer Skobel—Bonta Hotel Co & Selly Iron Works, Inc (66). 64.00
179TH ST, ns, bet Hughes & Belmont avs, 98x66.6; Hay Walker Brick Co—Orlando Miscione (62). 157.50
237TH ST, ns, 100 e Martha av, 100x100; David Shapiro—Wesley Constn Co (65). 185.00
HUNTS POINT RD, sec Seneca av, 75x123; Cooper Electric Engineering Co—Geo G Graham Constn Co (63). 2,150.00
STEBBINS AV, 1006-8; Jos M Gallo—Michl Ginto (61). 710.00

NOV. 11.

28TH ST, 104 W; Eller Mfg Co—Matilda Rich Blicht-Overfield Co (68). 75.00
SAME PROP; Max Koralsky et al—same (69). 525.00
115TH ST, 114 E; Ike Greenbaum—Jenny Schelder & Borris Mandel (67). 60.36
BROADWAY, 1651-53; Davis Laheny & Co Inc—Gerard Trust Co, Waldemar Co, Inc, Schnader Co, Inc & Louis P Reeder (72). 1,266.66

NOV. 12.

KATONAH AV, 4319; M Messner & Son—Henriette T Michels, Grace T Plummer & Robt B Hincks (73). 47.50
KATONAH AV, nwc 237th, 75x85; Ruggero Stanchina—Hibbert C Simmonds (renewal) (74). 145.00
8TH AV, 613-15; Eller Mfg Co—Isidore Jackson et al & Blicht Overfield Co (70). 52.75
25TH ST, 11 W; Pascal Cohn—11 W 25th St Co, Inc & Frank Slater (82). 310.00
37TH ST, 44-6 W; Glenwood Sand & Gravel Co—Frances T Perry & Frank Krefetz (85). 184.85
49TH ST, 128 W; Glenwood Sand & Gravel Co, Inc—Carolyn M Sweney & Edw Egenberger (79). 103.70
99TH ST, 10 1/2 W; Goldwaner & Reich—Mrs H J D Phelps (83). 95.00
113TH ST, 76 W; Chas Diamond—Carrie S Lyons (81). 171.50
115TH ST, 11 E; Morris A Friedman—Elka Moskowitz & Sam & Max Miller (80). 48.65
226TH ST, 852-58 E; Consolidated Plate & Window Glass Co—G Aroelec (84). 79.50
LENOX AV, sec 111th, 71.10x100; Louis Currey—Kramer Contracting Co, Eagle Concrete Arch Constn Co & Louis Sulenski (renewal) (76). 74.00
MORNINGSIDE DR, or av, swc 121st, 101.10 x167.2x irreg; Harris H Uris Iron Works—88 Morningside Drive Co (renewal) (77). 2,000.00
ST NICHOLAS AV, 157; Jno F Cronin—Bernard Rosenstock & J R Johnson (75). 222.30

Directory of Real Estate Brokers

NOV. 13.

DELANCEY ST, 136; Jos M Kandel—Sarah Grozcky (renewal) (94). 170.00
 6TH ST, 619 E; Acme Sanitary Safe Co—J & H Bauman (86). 2,835.00
 9TH ST, 62 W; Israel Pearlman—Jno Doe & Abr Feinberg (91). 220.00
 12TH ST, 539 E; Jacob Schlesinger—Herbert H Herrman Co (93). 975.00
 37TH ST, 44-6 W; Nathan Sater—Mary A & Jno H Henshaw & Abr Harris (90). 1,138.38
 102D ST, 126 W; Oscar F Peterson—Anna Jordan (89). 35.00
 173D ST, 940 E; B Caro—Marrazzi Constn Co & Benj Jacob (92). 200.00
 MORNINGSIDE DR, 88; Brooklyn Fireproof Sash & Door Co, Inc—88 Morningside Drive Co (renewal) (88). 420.00
 ST NICHOLAS AV, nwe 164th, 133.5x171.5; Acme Sanitary Safe Co—Albion Constn Co, Inc (87). 37.50

NOV. 14.

87TH ST, 144-6 W; Caggiano Constn Co—Princeton Constn Co & Brooks Sand & Gravel Co (97). 31.25
 JACKSON AV, ws, 125 n 156th, 100x76.8; D'Amore & Lanzetta—Cieri Constn Co (96). 810.00
 LEXINGTON AV, 397-413; Caggiano Contracting Co—Estates of Long Leach & Brooks Sand & Gravel Co (98). 36.75
 PARK AV, 929-31; Harry McNally; 929 Park Avenue Co (99). 4,978.40
 ST NICHOLAS AV, 343; Wm Algie—Israel Samuels & Jas Parr (95). 50.00

Brooklyn.

NOV. 6.

BERGEN ST, ns, 180 w New York av, 120x114; M G Williams & Co—Bergen St Co. 700.00
 COURT ST, swe Joralemon, —x—; Marcus Contracting Co—Weinbros Real Estate Co. 7,833.31
 STERLING PL, ns, 145 w Ralph av, 70x100; M Grotenstin—Bernstein Bldg Co, Harry & Simon Bernstein & Saml Bernstein. 525.00
 39TH ST, ne 15 av, —x—; Colwell Lead Co—S & G Realty Co & Phillips Plumbing & Heating Co. 2,061.05
 58TH ST, ns, 260 w 9 av, —x—; Simonelli Co—Union Standard Real Estate Co & Iroquano Constn Co. 125.00
 BLAKE AV, see Douglass, 100x250; M Grotenstin—Bernstein Bldg Co & Harry, Simon & Saml Bernstein. 525.00

NOV. 7.

MILFORD ST, 292-300; David Mandelort—Jos Cohen. 500.00
 VARET ST, ne Bway, —x—; Herringsbone Metal Lath Co—Max Gold & Grodsky, Beskin & Straus. 115.42
 FOSTER AV, ss, 100 e E 19th, 53x105x50x80; Ross & Snyder, Inc—E R Strong Co. 988.02
 LAWRENCE AV, ss, 300 w 1st, —x—; Jno Dempsey—St Rose of Lima R C Church & H F Booth Co. 103.00
 SHEPHERD AV, nec Stanley av, 75x140; Morris Lieberman—Jos Egel, Sarah Egel & Annie Goldstein. 125.00

NOV. 8.

WASHINGTON AV, 649; S Friedland—Harriet Cummings. 40.00

NOV. 10.

E 12TH ST, ws, 400 s Av V, 50x100; Isaac Cramer—Vanadian Bldg Co. 105.00
 BEDFORD AV, 872; D Nardone—Jas C. Danzilo. 970.00
 FLUSHING AV, 1083; Flushing Iron Works—Cath Gabriel. 157.49

NOV. 11.

HENDRIX ST, es, 40 n Livonia av, 20x100; H Goodson—Lena Waxman. 50.00
 PROSPECT PL, ss, 264 w Ralph av, 164x127.9; Levin Kronenberg Co—Jno H Manken, Gussie Abrahams, Anna Kortorsinsky, Antonina Sinacori, Antonio Listefano, Ida Kaplan, Francesca Ibaellazzo, Orsola Elia, Antonio Sunno & Miller Bldg Co. 2,556.56
 BEDFORD AV, nec Erasmus, 75x100; W M Young—M M Higgins & J L Brosington. 101.17
 BEDFORD AV, 558-60; Benisch Bros—Chas Mandel Inc & Cohn Cut Stone Co. 532.00
 CATON AV, ss, bet Coney Island av & E 10th, —x—; G Derisi—Thos Carrigan Co, Wm H Johnson & Thos Carrigan. 244.00

NOV. 12.

BAY 49TH ST, nws, 556 ne Harway av, 20x100; Jos Koppel—Garden Realty & Constn Co. 60.00
 BAY 49TH ST, ses, 638 ne Harway av, 20x100; L Solomon—Garden Realty & Constn Co. 64.00
 BAY 49TH ST, ses, 638 ne Harway av, 20x100; J Koppel—Garden Realty & Constn Co. 60.00
 BAY 49TH ST, nws, 556 ne Harway av, 20x100; L Solomon—Garden Realty & Constn Co. 64.00
 51ST ST, 318; Henry Schuman—David Jaret & Jos Bernstein. 21.50
 DUMONT AV, nec Hinsdale, 100x100; M Rosensblitt—Almont Holding Co. 144.00
 WILLIAMS AV, ws, 100 n Dumont av, 100x100; B Hachman & ano—Alex S Steinfeld, Victorius Land & Impt Co, Metropolis Lumber Co & Barnet Steinfeld. 585.00

MANHATTAN

S. DEWALLTEARSS & HULL

Auctioneers, Appraisers, Brokers, Agents
 REAL ESTATE—LOANS

135 BROADWAY, Telephone 355 Cortland
 18-20 WEST 34th ST., Telephone 379 Greeley

FROST, PALMER & CO.

INVESTMENTS IN LOFT BUILDINGS
 PENN DISTRICT

1133 BROADWAY, St. James Bldg. at 26th St.
 Phone 6735 Madison Square

GEORGE V. McNALLY

Real Estate, Insurance, Mortgages

47 WEST 34TH STREET
 Telephone, 426-427 Greeley

ALLEN J. C. SCHMUCK

Real Estate Investments
 Mortgage Loans Rentals

47 WEST 34TH STREET
 Telephone, 2711 Greeley

JOHN ARMSTRONG

Real Estate Agent and Broker

Tel., 211 Harlem. 1984 Third Ave., Cor. 109th St.

FRANKLIN S. BAILEY

Real Estate and Insurance

Management of Estates Est. 1832 162 E. 23d St.

JOHN J. BOYLAN

Real Estate Agent, Broker and Appraiser

402 W. 51st St. Tel. 1970 Columbus. 165 Bway.

BRAUDE-PAPAE COMPANY

REAL ESTATE LOANS INSURANCE
 Management of Estates
 BWAY. & 142d ST. Phone Audubon 6137

CHAS. BUERMANN & CO.

Agents, Brokers, Appraisers, Loans

Established 1886 507 GRAND STREET
 Phone 218 Orchard

GOODWIN & GOODWIN

Real Estate and Insurance

Management of Estates a Specialty
 Lenox Ave., N. E. cor. 123d St., Tel. 6500 H'lm

BRYAN L. KENNELLY

Auctioneer, Real Estate and Loan Broker

156 BROADWAY Business Established 1847

BENJAMIN R. LUMMIS

Real Estate

25 WEST 33d STREET

THOS. F. McLAUGHLIN

Real Estate and Insurance

1238 THIRD AVE., NEAR 72d STREET

LOUIS V. O'DONOHUE

Real Estate and Insurance

Tel. 3555 Bryant 25 WEST 42d STREET

Philip A. Payton, Jr., Company

Real Estate Agents and Brokers

New York's Pioneer Negro Real Estate Agents
 Main Office: 67 WEST 134th STREET

POLIZZI & CO.

Real Estate, Loans and Insurance

Ernest M. Vickers 192-194 Bowery

SCHINDLER & LIEBLER

Real Estate and Insurance

Tel. 3436 Lenox. 1361 THIRD AVE., nr. 78th St.
 Branch, 3929 Bway.—Tel. Audubon 7232.

SPECIALISTS IN PENN. TERM. SECTION

H. M. WEILL CO.

Real Estate Agents, Brokers and Appraisers
 Tel. 3571-3572 Greeley. 264 WEST 34th ST.

THE BRONX

A. G. BECHMANN

Real Estate and Insurance

Tel. 3975 Melrose. 1053 SO. BOULEVARD
 One block from Simpson Street Subway Station

W. E. & W. I. BROWN, Inc. Est. 1867

Real Estate Brokers and Appraisers

3428 THIRD AVE., bet. 166th and 167th Sts.

WILLIAM A. COKELEY

APPRAISER EXPERT TESTIMONY

1325 Fort Schuyler Road
 180th Street and Morris Park Avenue, Bronx

O'HARA BROTHERS

Real Estate and Appraisers

BRONX PROPERTY
 Tel. 615 Tremont. WEBSTER AVE. & 200th St.

EDWARD POLAK Phone, 7124 Melrose

Real Estate, Broker, Appraiser

A-RE-CO BLDG., 149th ST., Cor. 3d AVE.

GEO. PRICE

Real Estate Auctioneer, Broker and Appraiser

138th St., Cor. Third Ave. Phone Melrose 572

JOHN A. STEINMETZ

Real Estate Wanted, Sold and Exchanged

1007 E. 180th St. BRONX PROPERTY
 Phone 942 Tremont LOANS NEGOTIATED

ULLMAN

Real Estate in All Branches

3221 WHITE PLAINS AVE., above 207th St.

WILBUR L. VARIAN

Real Estate

2783 Webster Ave., Opp. Bronx Park L Sta.

MOUNT VERNON

Anderson Realty Company

William S. Anderson, President

Mount Vernon and Southern Westchester

REAL ESTATE

TWENTY-TWO EAST FIRST STREET

MOUNT VERNON, N. Y.

"The Busy Corner" Tel. 585 Mt. Vernon

OPERATORS

ELIAS A. COHEN

Real Estate Operator

198 BROADWAY

Telephone, 5005-5006 Cortlandt

FISHER LEWINE

IRVING I. LEWINE

Real Estate Operators

Telephone 980 Cort. 135 BROADWAY

HARRIS & MAURICE

MANDELBAUM

Real Estate Operators

Telephone 8155 Cort. 135 BROADWAY

RUDOLPH WALLACH CO.

(Incorporated)

Real Estate Operators

68 WILLIAM STREET Phone John 6120

LOWENFELD & PRAGER

Real Estate Operators

149 BROADWAY Tel. 7803 Cortlandt

A Notable Series of Articles

ON

Office Building Management

THE article by A. L. Hawley, entitled "Fundamental Considerations in Planning an Office Building," and printed on another page, is the first of a series of twenty-six that will appear consecutively in the Record and Guide. The series will cover all the important phases of the management of office buildings. It has been carefully planned in consultation with specialists, and each of the writers is an authority on the topic assigned to him.

Mr. Hawley opens the series auspiciously with an article of uncommon merit. It deals with concrete facts and figures from a distinctly original point of view and with valuable results in the way of deduction. Other contributors and topics are:

Organization of an Office Building Force

By R. E. Barber, manager of the Henry W. Oliver Building, Pittsburgh.

Liability Insurance in an Office Building

By Henry Ives, president of Ream, Ives & Wrightson, insurance specialists.

The Repair Department

By Aaron Rabinowitz, president of Spear & Co.

Fire Insurance in an Office Building

By Edward R. Hardy, assistant manager of the New York Fire Insurance Exchange.

Experts that Should Be Employed by the Owner to Consult with the Architect

By John M. Walshe, office building specialist Chicago.

Normal Investment Returns of Office Buildings

By Clark Daily, vice-president of the Alliance Realty Company.

Indirect Lighting and Low Tension Installations for Telephone, Telegraph and Bell Work

By Henry C. Meyer, Jr., consulting and mechanical engineer.

Engine Room Records

By C. M. Duncan, manager of the State Bank Building, Little Rock.

Leasing an Office Building

By William H. Class, of Geo. R. Read & Co.

Operating an Office Building

By John C. Knight, manager of the Metropolitan Building.

Making Up the Rent Schedule

By Thomas Morch, renting manager of the new Equitable Building.

Elevator Installations

By Reginald P. Bolton, consulting engineer, and author of "Building for Profit."

Cleaning Methods

By E. S. Hughes, Chamber of Commerce, Minneapolis.

Uniform Bookkeeping

By Hughes Bryant, building manager, Kansas City.

The Purchasing Agent

By C. A. Patterson, editor of "Buildings and Building Management."

Elevator Signals and Accessories

By Edward J. Hogan, manager of the Woolworth Building.

Factors of Cost in the Engine Room

By Robert E. Lee, of Chas. F. Noyes Co.

The Sinking Fund

By Reginald P. Bolton, consulting engineer and author of "Building for Profit."

Grades of Fireproof Buildings

By R. O. Dawson, superintendent of fire records, National Fire Protection Association, Boston.

Fire Protective Precautions and Devices

By Bruce E. Loomis, of Marsh & McLennan, insurance specialists.

Checks on Purchasing Supplies

By Raymond P. Roberts, building manager for American Real Estate Co.

Three topics for which contributors have not as yet been definitely assured are not contained in the foregoing list. Where so many writers are drawn upon, the order of appearance of the articles must be determined by the convenience of the contributors. Consequently, no promise is now made concerning the date of publication of the individual items in the list, except that there will be twenty-six consecutive articles beginning with the present number of the Record and Guide.

The series will be a complete exposition of the best current practice in the science of managing office buildings. It will be supplemented each week by brief articles on technical subjects, particularly topics connected with the service plant, and by other valuable matter, including illustrated descriptions of newly invented devices or newly introduced supplies that are of interest to building managers.

The Record and Guide Company

119 West 40th Street, New York

SATISFIED MECHANICS' LIENS.

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

Manhattan and Bronx.

NOV. 8.

57TH ST, 137-9 E; Nathan Paris—Carrie Schwat et al; Sept11'13. 193.00

NOV. 10.

HENRY ST, 137; Greenwald & Pollek—Mary E Mullins et al; Sept4'12. 2,250.00

WHEELER AV, ws, 110 n Westchester av; Grant L Gray—Kellwood Realty Co et al; Dec 13'12. 275.00

2D AV, 559; Crane & Clark—A H Kahns Sons et al; Sept6'13. 118.63

NOV. 11.

DAVIS ST, nwc Leland av; Carden Realty & Constn Co, Inc—Francesca Siviglia et al; July24'13. 3,651.00

105TH ST, ns, whole front bet Bway & West End av; Fuller Bros & Co, Inc—H Schiff et al; June25'13. 90.06

SAME PROP; Fireproof Products Co Inc—same; June26'13. 55.74

SOUTHERN BLVD, swc Jennings; Harlem Supply Co—Lederer Constn Co et al; Oct15'12. 1,122.39

NOV. 12.

28TH ST, 104 W; Kovalsky Bros Inc—Michl P Rich et al; Oct29'13. 525.00

64TH ST, 205-7 E; Kovalsky Bros, Inc—Black Garage Co et al; Oct28'13. 360.00

236TH ST, ns, 475 e Kepler av; Irving Plumbing & Heating Co—Clemens Construction Co et al; Dec18'12. 1,525.00

SAME PROP; Wilson & Adams Co—same; Dec 20'12. 800.00

RIVERSIDE DR, 146; Holmes Plumbing & Contracting Co—Josephine B Martin et al; Sept 26'13. 104.00

NOV. 13.

WALKER ST, swc Centre; Standard Sand & Gravel Co—Excelsior Estates Co et al; Nov12'13. 341.30

58TH ST, 39 W; Title Guarantee & Trust Co—Barbara F Schurman et al; Nov11'13. 15.00

60TH ST, 128 E; Carl Sotscheck & Co—One Hundred & Twenty-Eight East Sixtieth St Co et al; Sept18'13. 284.00

OGDEN AV, ws, 164.10 s 168th; Geo Colon & Co—Carr Building Co et al; Apr18'13. 255.00

NOV. 14.

ESSEX ST, 100-2; Industrial Iron Works, Inc—Abr L Kass et al; July16'13. 2,281.35

173D ST, ss, whole front bet Ft Washington & Haven avs; Church E Gates Co, Inc—same; June5'13. 168.39

175TH ST, 171ST ST, FT WASHINGTON AV & HAVEN AV, block, &c; Olin J Stephens, Inc—Ft Washington Realty Co et al; July17'13. 198.36

236TH ST, ns, 475 e Kepler av; Irving A Bogan—Clemens Constn Co et al; Dec24'12. 100.00

SAME PROP; Irving Plumbing & Heating Co—same; Dec6'12. 1,825.00

4TH AV, nec 31st; Empire City-Gerard Co—Wm F Connor et al; Sept3'13. 1,881.00

Brooklyn.

NOV. 6.

COURT ST, swc Joralemon, —x—; Marcus Contracting Co—Weinbros Real Estate Co; Oct 1'13. 8,133.31

GRAHAM AV, 187; Isaac Feldman—Harry Blum; Sept30'13. 45.74

NOV. 7.

ETNA ST, sec Force Tube av, —x—; Eastern Woodworking Co—Levyne Constn Co & H Levyne; Oct10'13. 396.85

FLATBUSH AV, 471-73; A Solomon—Louisa Banble & Geo Schroeder; Oct18'13. 37.75

ROCKAWAY AV, ws, 65 s Lott av, 20x100; J Notis—Bklyn & Queens House & Home Corpn & Leon Luft; Aug25'13. 64.77

ROCKAWAY AV, ws, 305 s Lott av, 20x100; same—same; Aug25'13. 48.85

ROCKAWAY AV, ws, 105.6 n Hegeman av, 20x100; same—same; Aug25'13. 68.00

NOV. 8.

GRAND ST, ns, 50 w Humboldt, 50x100; Curtis Bros Lumber Co—Thrall Constn Co & Max Kessler; Oct27'13. 1,697.29

HENRY ST, ws, 111.6 s Amity, 22x47; A Nicola—Zarife Kalaf; Feb24'13. 1,577.82

NOV. 10.

BAY 49TH ST, ses, 638 ne Harway av, —x—; Jos Koppel—Garden Realty & Constn Co; Nov 3'13. 120.00

BAY 49TH ST, nws 556 ne Harway av, —x—; same—same; Nov3'13. 120.00

67TH ST, ss, 172 w 3 av, —x—; Cohn Cui Stone Co—Harris & Cipora J Nevin; Apr3'13. 373.70

NOV. 11.

CARROLL ST, ss, 140 e Nostrand av, 60x100; J McCloskey—Montrose Bldg Co & Thos Brown; Oct24'13. 145.00

S 9TH ST, ss, 78 e Wythe av, —x—; J J Moran—Rose M Lynch & Danl J Dolan; May 6'13. 323.00

ALABAMA AV, es, 140 s Sutter av, 80x100; Sankin & Meltzer—W F S Constn Co; Oct 24'13. 215.00

OCEAN AV, es, 194 s Dorchester rd, 50x110; Fiske & Co—Edw R Vollmer & Geo Egbert; Nov5'13. 63.00

ST MARKS AV ns, 100 e Hopkinson av, 40x100; National Sash & Door Co—Plato Realty Co & Isaac Seid; Aug19'13. 164.00

NOV. 12.

No Satisfied Mechanics Liens filed this day.

¹Discharged by deposit.

²Discharged by bond.

³Discharged by order of Court.

ATTACHMENTS.

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

Manhattan and Bronx.

NOV. 6 & 7.

No Attachments filed these days.

NOV. 8.

Assushekewitz, Abraham & Sachari—J Vorhaus & Sons; \$2,750.52; House, Grossman & Vorhaus.

Dialogue, John H & Son; C M Mendenhall; 674.31; C H Luscomb.

Elias, Henav A; A Held; \$1,361.73; F W & A E Hinrichs.

NOV. 10.

Patxot, Jaime T; R R Fogel & Co; \$1,796.40; L H Moos.

NOV. 11.

Latta, Wm J; Harry J Wellebit; \$12,405.25; Graves & Miles.

NOV. 12.

No Attachments filed this day.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan and Bronx.

NOV. 7, 8, 10, 11, 12, 13.

Brennan Bros. 39 3d av., Albert Gas Fixture Co. Fixtures. 124.50

Cafe Regina, Inc. 110-12 W 39th st., Raisler Heating Co. Steam Boiler. 575

Elfin, Euocks & Co. 342 7th av., Albert Gas Fixture Co. Fixtures. 125

Borough of Brooklyn.

NOV. 6, 7, 8, 10, 11, 12.

Leposwsky, A. M. Williams av, cor Dumont av., Elsie E Kerby as extrx. (R) \$674

M & J Constn Co. Sterling pl nr Bedford av. Blest & Emery Co. Boilers. \$50

Same prop., Isaac Wolsky, Range. 120

Same prop., International Gas & Elec Fix Co. Gas Fix. 450

M & J Constn Co. Sterling pl nr Bedford av., Voletsky-Jarcho (Inc). Bath Tubs, &c. 950

Schwartz & Goulden. Atkins av nr Pitkin av. Elsie E Kerby as extrx. (R) 500

Schwartz, Aaron N. Blake av cor Warwick ..same. (R) 502

BUILDING LOAN CONTRACTS.

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

Manhattan and Bronx.

NOV. 8, 10 & 11.

No Building Loan Contracts filed these days.

NOV. 12.

EROADWAY, nwc 147th, 199.10x99.11 to 148th; Chas Roerber loans 147th & 148th St Corpn to erect — sty bldg; — payments. 20,000

NOV. 13.

ST NICHOLAS AV, es, 100 s 175th, 89.8x100; Harry M Goldberg loans L Bojenhardt Eskesen to erect —sty bldg; — payments. 15,000

NOV. 14.

BOWERY, 75; N Y Mortgage & Security Co loans Ralph Moody to erect a —sty bldg; 7 payments. 20,000

ORDERS.

Borough of Brooklyn

NOV. 6, 8, 11 & 12.

No Orders filed these days.

NOV. 7.

DEAN ST, ss, 250 w 3 av, 50x100; Hartman Bldg Co on United Assets Corpn to pay Abr Sacks, Inc. 800.00

NOV. 10.

WILLIAMS AV, swc New Lots rd, —x—; Vermont Bldg Co on N Y Title Ins Co to pay Max Sandoff. 70.00

BRONX IMPROVEMENTS.

Public Work Sanctioned by the Local Boards.

At a meeting of the Local Board of Crotona, Bronx, held November 10, the following proceedings were approved:

1029.—For paving with bituminous concrete on a cement concrete foundation (preliminary pavement) the roadway of East 151st street, from Prospect avenue to Jackson avenue, and all work incidental thereto. Total estimated cost, \$6,000, or \$69.50 for each 25-foot lot.

1011.—Paving with bituminous concrete (preliminary pavement) East 178th street, from Park avenue to Third avenue, setting curb where necessary, together with all work incidental thereto. Total estimated cost, \$92.50 for each 25-foot lot.

The Local Board of Crotona approved of proceedings for a number of receiving basins, and denied the application for sewers and appurtenances on a number of streets at Kingsbridge, on account of the low valuation of the real estate affected. The local estimated cost of the sewers was \$65,240, or \$320 for each 25-foot lot, while the total assessed valuation of the real estate is only \$110,500.

The Local Board of Morrisania adopted the following:

1028.—Paving with sheet asphalt on a concrete foundation (permanent pavement) the roadway of Kelly street, from Intervale avenue to East 163d street, and all work incidental thereto. Estimated cost, \$4,900, or \$133.25 for 25-foot lot.

1032.—Regulating, grading, setting curbstones, flagging sidewalks, laying crosswalks, building approaches and erecting fences where necessary in East 141st street, from Park avenue to Rider avenue, together with all work incidental thereto. Estimated cost, \$2,100, or \$70.25 for 25-foot lot.

1034.—Paving with sheet asphalt on a concrete foundation (permanent pavement) the roadway of Jackson avenue, from East 141st street to East 149th street, and all work incidental thereto. Estimated cost, \$26,000, or \$139.25 for 25-foot lot.

1033.—Regulating, grading, setting curbstones, flagging the sidewalks, laying crosswalks, building approaches and erecting fences where necessary in Cruger avenue, from Baker avenue to Morris Park avenue, and all work incidental thereto. Estimated cost, \$6,100, or \$84.75 for 25-foot lot.

The Local Board of Chester adopted the following:

1062.—Regulating, grading, setting curbstones, flagging sidewalks, laying crosswalks, building approaches and erecting fences where necessary in Adeo avenue, from White Plains Road to Boston Road, and all work incidental thereto. Estimated cost, \$29,500, or \$140.50 for 25-foot lot.

FIRE PREVENTION.

How You Can Help—Tenement House Department's Warning.

Commissioner John J. Murphy of the Tenement House Department has issued the following warning to tenants:

"Remove all incumbrances from fire escapes; clear all hatchways."

"Remove rubbish from cellars, shafts, stair wells and yards."

"Put drop ladders in their proper places and keep them there."

"Clear fire passages and exits."

"Don't keep matches where children can reach them, and, particularly, don't kindle fires with gasolene or kerosene."

"Every person should make himself acquainted with the means of fire escape with which his residence is provided."

"Don't wait until fire breaks out; do it now."

"A little useful forethought may save much useless grief."

CITY-PLANNING EXHIBITION.

Addresses by Mayor-Elect and City Officials in Public Library.

George McAneny, Borough President and Chairman of the Heights of Buildings Committee, will formally open the City-Planning Exhibition, to be given by the city of New York and the Merchants' Association, in the Public Library, Fifth avenue and 42d street, at five o'clock Monday, November 24. Mr. McAneny will speak, and in addition addresses are expected by Borough Presidents Lewis H. Pounds and Cyrus C. Miller, both members of the committee.

On Sunday, November 23, there will be a private view of the exhibition to which Mayor Kline and other city officials have been invited. Tuesday will be Merchants' Association day. In the afternoon President William A. Marble of the Association has been asked to deliver a lecture.

On the last day, John Purroy Mitchel, Mayor-elect, has been asked to be the guest of honor, and will deliver a lecture.

Boosting 46th Street.

The merchants of 46th street, from Madison to Sixth avenue, have combined in a boost movement. Their association, which was formed Monday night, is called the 46th Street Progressive Association and numbers about seventy-five members.

Philippe Ortiz was elected president, E. M. Youmans is vice-president. Mr. Youmans, discussing the association's plans, said:

"Forty-sixth street has been compared to London's Bond street, and its great development necessitated the formation of an organization to not only advertise the street but secure improvements.

"We are going to get better lighting, have more attention paid to the cleaning of the street, wipe out advertising signs that are offensive, both from the angles of art and good taste, and we will get together on a plan to have the street decorated. We also want to have heavy and undesirable traffic turned into other streets, and generally follow out the campaign waged so successfully by the Fifth Avenue Association."

The next meeting of the association will be held on November 24, when a board of directors will be chosen and plans for a wide publicity campaign discussed. Meetings will be held frequently.

DEPARTMENTAL RULINGS.

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

- A--Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.

BUREAU OF FIRE PREVENTION. 157 East 67th Street. ORDERS SERVED.

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

MANHATTAN ORDERS SERVED.

- Named Street.
Astor pl, 13-29--German American Button Co. A
Bayard st, 68--Jacob Rosenberg C
Bleecker st, 127-9--Joseph I Shapiro & Louis B Hillman G-A
Centre st, 122-32--Hanan Realty Co C
Centre st, 122-32--Louis Marks C
Centre st, 247-9--Meyers Plate & Window Glass Co. A-G
Cherry st, 264--Max Raskin G
Cherry st, 264--Benjamin Tranktman G
Clinton st, 90--Michael Mill. I-C
Clinton st, 151-3--Social Halls Assn, L Seligman, Mgr I
Columbia st, 81--Harry Nechemias. F-D-C
Columbia st, 120--Lena Kornfeld. C-F
Division st, 225--Grant & Moses Elman. C-G
Division st, 225--Julius Africk C
East Broadway, 206--Herbert Wasserman Co I-C-G
East Broadway, 209--Abraham Fisher I
Fulton st, 51-3--Robt D & Jas J Kirby. C-G-I
Goerck st, 34--Louis Blau G-F-A
Goerck st, 34--London Hat Co F-G-A
Greene st, 78--William Hyman & Max Edelstein A-C-G
Greene st, 78--Abraham Deutsch & Sons G
Greenwich st, 443-53--Trinity Corp A
Henry st, 49--Meyer Rothstein I-C
Houston st, 35-9 E--J C Valentine Co C
Irving pl, 61-3--New York Telephone Co. B-C-E-A
Lewis st, 116--Adolf Hartstein I-C
Manjst st, 73-5--Goodman Cohen G-A
Manhattan st, 118--Smith Amusement Co. A
Monroe st, 88--Joseph Solomon I-C
Mulberry st, 267-71--Mawley & Hoops. A
Mott st, 57--Max Jacobs C
Orchard st, 56--Max Tannenbaum I
Reade st, 84-90--Chas. H. Fiske, Jr. C
Stanton st, 75-77--Ehrlich & Ehrlich B
Suffolk st, 21--Edward Hurowitz I
Thomas st, 56--H B Claffin & Co C
Walker st, 10--J Backer & Co C
Walker st, 10--Homler Bros G
Walker st, 10--Tobias Zindler G
Washington pl, 4-6--Central Building Improvement and Investing Co A
Washington pl, 21--Eliza Bradford A
Washington st, 60-62--Maiweb Badran A
Waverly pl, 20-22--Simon Goldenberg A

- Numbered Streets.
10th st, 35 E--Alfred Seton G
13th st, 114-16 E--George F Willett A
14th st, 44 E--Max Brill I
14th st, 44 E--Chas Stern & Mayer I
14th st, 44 E--American Ladv Corset Co. C
21st st, 22 E--Henry P Litchfield A
21st st, 23-25 E--The Style Suit Co. G
24th st, 223 E--Geo Kelly C
26th st, 151-63 W--Simon Sterns & Co. C
27th st, 28-32 W--Abraham & Michael Jolkoff G
27th st, 104-8 W--Herman & Isidor Schulman C
27th st, 154-6 W--John Prince A-F-C-G-E-I
27th st, 154-6 W--Samuel Steig. E-A-F-G-C
27th st, 154-6 W--Frederick Kisher. E-A-F-C-G
27th st, 154-6 W--Joseph Lahr. E-A-F-C-G
27th st, 154-6 W--Geo S Holmes. E-A-F-C-G
27th st, 154-6 W--Peter Le Tellier. A-F-C-G-E
27th st, 154-6 W--Mark H Gold. E-A-F-G-C
35th st, 46 W--Frederick J Hotzer C
41st st, 512 W--Estate of Paul Prybill. G-C
42d st, 223 W--Emmit Theatre Co. A-C
47th st, 341 W--Orange Hall Building Assn C-I-D
51st st, 155 W--Manhattan Disinfecting & Oil Co. G
53d st, 114-16 W--R H Richardson. F
58th st, 123 E--Bernard Turkel. C-I
72d st, 47 W--Oscar Durvea. E-I
116th st, 60-62 W--Roval Pastime Co, Inc. C
116th st, 252 W--Julia T Feist. F-I-D
117th st, 538-40 W--Michael Smilek. C-I
125th st, 209 W--Hurtig & Seamon. F
132d st, 806 E--Arthur McMuller. C
Named Avenues.
Amsterdam av, 1968--Koerpel & Schwerin. I-G-A
Bowery, 30--Bayard Amusement Co. A-C-I

- Bowery, 295--Max Reichbach G
Broadway, 323--Sackett M Barclay G
Broadway, 552-6--Morimura Bros G
Broadway, 552-6--Leon Ossusky C-G
Broadway, 552-6--Vincent Astor C
Broadway, 625--Sound Realty Co A
Broadway, 625--Israel Shapiro G
Broadway, 718-20--Levy & Markowitz G
Broadway, 1237--Bijou Real Estate Co. F
Grand Circle, 7-8--Frank McKee F
Lenox av & 126th st--Park & Tilford, 5th av, bet 59th and 60th sts I
Lexington av, 480--Merchants & Mfgs Ex of N Y, E Ritter, pres A-I
Lexington av, 641--Rosa Schwartz E
Lexington av & 85th st--Frank A Appel. I-A-F
Madison av, 507--Udo M Fleischman B-C-D-A-F-L
Madison av, 1943--Schulte Realty Co, D A Schulte, pres, 63 Park row I
Park av, 1585--Samuel Rosenberg C
Park av, 1585--Nathan W Luedenauer C
West Broadway, 82-4--Geo W Welsh C
Numbered Avenues.
1st av, 365--Girolimo Montaguio. A-I
1st av, 1466--Abraham Levin C
2d av, 2473--Harlem River Amuse Co. I-F
7th av, 421--John F Baber B
8th av, 615--Drury Lane Theatre Co C
8th av & 110th st--Atlantic M P Co. A-C-I

BRONX ORDERS SERVED.

- Named Streets.
Claffin terrace, n of Kingsbridge rd, shaft 4, Catskill Aqueduct Tunnel--Mason & Hanger Co G-D-E-K-L-A
Garfield st, 1732--Mrs Bertha Kettler C
Numbered Streets.
239th st & Jerome av, shaft 1, Catskill Aqueduct Tunnel--Mason & Hanger Co L-K-A-E-D-G
Named Avenues.
Bathgate av, 1602--Sarah Ruth E
Bedford Park Boulevard, 390-4--Lewis Milton. I
Intervale av, 966--Felix Amusement Co. A-C-I-G
Moshulu av, w Jerome av, shaft 2, Catskill Aqueduct Tunnel--Mason & Hanger Co K-L-A-E-D-G
Prospect av, 579--Rosalind Rothschild. C
Quimby & Zerega avs--Dayton Hedges K
Sedgwick av, n Jerome Park Reservoir, shaft 3, Catskill Aqueduct Tunnel--Mason & Hanger Co K-L-A-E-D-G
Southern Boulevard, 1046--C C McKibbin. C-F-I
Unionport rd, 1679--Ludwig Maurer I
Washington av, 1379--Best Simon Amuse Co F
Washington av, 2377--Jos Gold. F
Webster av, 1400--Benjamin App I
Numbered Avenues.
3d av, 4048--Carlos Curti. A-C-I
3d av, 4430--Kerry & Molner F

BROOKLYN ORDERS SERVED.

- Named Streets.
Dean st, 41-3--Caroline F Gyger M-C
Ellery st, 44-46--John Dowd C-B
Forrest st, 8-12--Chas Neier A-D-C
Fulton st, 464--Thomas Kelly A
Grove st, 176--Est Joseph Eppig. G-C-D
Jaffery st, Manhattan Beach--Manhattan Beach Trans Co G-L-A
Madison st, 439-41--Walter J Cornwell L-G-A-C
Nassau st, 176--United Neighborhood Guild. C
Sackett st, 617-19--Mrs Annie Rutan. C-E
Schermerhorn st, 330--Carrie D Vrooman. M-C
Watkins st, 436--S Gilewitz & A Solowitz. B-C
Numbered Streets.
5th st, 141-45 S--Simon W Farber. G-K-C
5th st, 2765 W--Bernard Silverman C
8th st, 2862 W--Coney Island Garage Co. L
12th st, 345 E--John H Lutjen. A
15th st, 2889 W--Mrs James Avitable C-B-A-D
15th st E, nec Locust av--Vitagraph Co of America. K
30th st W, & Beach Front--John Brier & Georgia Slater E-C-D-A
17th st, 981 E--Moses Loewenthal. A-G
17th st, es. W, 150 ft s Neptune av--Mrs Jennie Muller C-A-F
41st st, 36-44--Great Bear Spring Co. G
56th st, 1330--Arthur B Lewis F
59th st, 733-5--Anton W Dahm. G-L-K-C
60th st, 1828--Samuel Brill C-M
72d st, 837--Edgar Williams C-M
81st st, 1703--N Y Title Insurance Co. M-C
Named Avenues.
Albemarle rd, 1926--Mary E Smith. A-G-K
Albany av. ws, bet Dean & Bergen sts--Board of Education D
Atlantic av, 4555--Brooklyn Union Gas Co. A
Bedford av, 305--Abraham Diamond. C-M
Bedford av, 1060--John Bensingner. A
Bedford av, 1060--Louise Raczek C-K
Bowery, nec Henderson's Walk--John T Rowe D-A-C-E-B
Bowery, ss, 60 ft e Hendersons Walk--Joseph Balzarino A-C-G
Bushwick av, 432 (rear)--Esther Yekelson. C
Bushwick av, 432 (rear)--Morris Pomerantz M-E-C
Columbia Heights, 18--William P Mason. C
Driggs av, 715-17--Adolph Schoenfeld. G-C-F
Driggs av, 715-17--Herman Delinsky. C
Driggs av, 715-17--Congregation Adas Joshua-rum A-D-C-B
Driggs av, 715-17--Wm Heyman A-F-C-E
Ft Hamilton av, 5903--Fred J Morgan. F
Franklin av, 245--McClintic Amuse Co. F
Gates av, 1217-1219--Geo J Kay. C
Hudson av, 377-79--Reformed Church, Samuel Rowland. C-A
Hudson av, 473--Ambrose H Corwin. F
Irving av, 327--Louis Abel. C-A
Irving av, 327--Brooklyn Union Gas Co. A
Jefferson av, 862-64--Margaret Tileuer. K
Lexington av, 80-82--Est John M Smith. A-C-G
Lexington av, 751--Catherine Bartels. C
Lexington av, 751--Henry Bartels. A-C-K-L
Marcy av, 587--Miss Rosa Stecht & Mrs Augusta Schuchard C

- Myrtle av, 590--Joseph Wilson G
Myrtle av, 1065--Herman Slom. C-A-G-D
Ocean av, 1203--John T Stage A-G
Ocean Front, ft West 35th st--Seabourne Hotel & Restaurant Co D-F-A
Ocean pkway, 964--Peter Ravenhall A-G
Ocean pkway & Ocean Front (Pkway Baths)--Samuel W Gumpertz A
Rockaway av, 428-32--Samuel Shor G-C
Rockaway av, 428-32--Brooklyn Union Gas Co A
Rockaway av, 428-32--Aaron Reiser. A-F-E
Rugby rd, 276--John T Horton A-G
Shore rd, sec 72d st--James S Lawson. C-A-G
Summer av, 305--Louis Sykes G-C
Surf av, bet Hendersons & Thompsons Walks--Brooklyn Borough Gas Co A
Surf av, ss, 135 ft e Hendersons Walk--Louis Washauer G
Surf av, ss, 165 ft e Hendersons Walk--James Bristol. F-M-A-C
Surf av, nwc West 30th st (C I)--Brooklyn Borough Gas Co A
Surf av, nwc West 30th st (C I)--Geo B Menakake. D-F-A
Sutter av, 568-78--Union Curtain Works A-G
Utica av, 131--John E Nugent A-G
Utica av, 255--Miss Josephine H Brunjest. C-M
Willoughby av, 868-72--Dean Holding Co D

Numbered Avenues.

- 3d av, 301-303--Lorenzo Apuzzo. A-C
3d av, 301-303--Brooklyn Union Gas Co. A
5th av, 41--Mrs Elizabeth Rosecrans. G-C
5th av, 5115--Warren & Sweeney. F
8th av, 1810--Mrs Michael J Tierney. C-G

QUEENS ORDERS SERVED.

- Named Streets.
Dakota st, 120--Augustus E Foran. A
Front st, 58-68 (L I C)--Pennsylvania R R Co. A-C
Mills st, 45-57 (L I C)--Star Ribbon Mfg Co. A
Nevins st, 36 (Corona)--H Lantzman & H Eagle. G-A
Powell st, 71-73--Michael P Berglas. C-G
Numbered Streets.
10th st, 83-5 (L I C)--Auto Sales Gum & Chocolate Co. A
11th st, bet Vernon av & West st--Stuart. A
Hirshman C-K
11th st, bet Vernon av and West st--Simplex Automobile Co. A-C
Named Avenues.
Boulevard, 507 (Rockaway Beach)--Kalmus Kohen C-B-G
Boulevard, 509-11 (Rockaway Beach)--Kalmus Kohen B-C-G
Boulevard, 871 (Arverne)--Lenox Garage. L-K
Central av, 183 (Far Rockaway)--Oliver Whittson. C
Central av, 453 (Far Rockaway)--Morris D Kopple D-A-G
Channel & Atlantic avs (Edgemere)--Miss Helena W Faber D-F-A
Chase av, 4-8 (Rockaway)--Kalmus Kohen. C-G
Chester av, bet Newport & Bayside avs--Belle Harbor Garage L-A-K
Corona av, 196 (Corona)--Robert V Thompson C-F-A
Corona av, 196 (Corona)--Newtown Gas Co. A
Flushing av, 11 (L I C)--Rudolph Goldsand. C
Hamilton & Harris avs--Evergreen Construction Co. K
Hollywood av, 165--Joseph A Kenyon. K-A-G
Madison av, 80-82 (Flushing)--James H Connell. C
Madison av, 80-82 (Flushing)--Jas H Connell. C-A
Merrill rd & Sylvan pl (Far Rockaway)--Gabriel Salant C-G-A-D
North Remant av (Rockaway Beach)--Margaret Wainwright C
Ocean av, nr Meadow av (Far Rockaway)--Herrman Mandelbaum A-K
Payntar av, 12-22 (L I C)--Klein Bros. A-E
Rensen av, cor Jamaica Bay (Rockaway Beach)--Sea Beach Hotel Co. C
Rensen av, ns, 150 ft w McNeill av (Far Rockaway)--Benjamin Valentine C
Rockaway rd & Ferry st--Kasner Keller A
South Grove av, 11 (Rockaway Beach)--Alexander Wiener G
Woodhaven av, 1659--Francis H Luce. G-K-A

Numbered Avenues.

- 7th av. es. 100 ft n 18th st (Whitestone)--William Wheelahan. C

RICHMOND ORDERS SERVED.

- Named Streets.
Richmond terrace, 483-5 (New Brighton)--John H Rosenstein J
Waverly pl, cor Hardy st (Stapleton)--Geo Schroeder C
Named Avenues.
Wood av, 219 (Tottenville)--Geo B Allen. K

D. Everett Waid, Examiner.

D. Everett Waid, consulting architectural expert for the Metropolitan Life Insurance Company, has been seated as a member of the Board of (Building) Examiners by election by the New York Chapter of the American Institute of Architects, under date of October 9 and by appointment by Mayor Kline under date of October 14. He was sworn by Justice John Ford, of the Supreme Court on October 21, on which date he formally took his place on the board. This is the fourth change in the membership since 1911. John Kenlon, Chief Engineer of the Fire Department, succeeded former Chief Edward F. Croker; Charles Buek came into the board again for the third term when Captain John P. Leo's place was taken, and Cecil F. Shallcross succeeded Charles G. Smith as the insurance representative of the board.

Board of Examiners to Move.

The Board of (Building) Examiners which now occupies two rooms in the Metropolitan Life Building will move some time in the middle of December to the twentieth floor of the Municipal Building, where three large rooms have been provided for the use of the board. The new offices will face west.

CURRENT BUILDING OPERATIONS

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

Bids for Seventh Avenue Subway.

Bids were opened Wednesday by the Public Service Commission for the construction of the section of the Seventh avenue subway between 16th and 30th streets. It is probable that the contract will be awarded to the Canavan Brothers Company, which, according to the unofficial figures, was the lowest bidder. These were the bids:

Canavan Brothers Company.....	\$2,401,000
Rap. Tr. Subway Constn. Co.....	2,531,000
MacArthur Brothers Company.....	2,670,000
Booth & Flinn, Limited.....	2,721,000
Oscar Daniels Company.....	2,730,000
Franklin Contracting Co. and Coleman Brothers.....	2,731,000
Holbrook, Cabot & Rollins Corpn....	2,739,000
Godwin Construction Company.....	2,764,000
Degnon Contracting Company.....	2,767,000
Carter Construction Company.....	2,900,000
Hugh Nawn Contracting Co.....	3,194,000
Underpinning and Foundation Co....	3,513,000

Oil Refinery at Bayonne.

The American Cotton Oil Company, 27 Beaver street, Manhattan, will call for estimates from general contractors about January 1, for the erection of several oil refinery buildings of various sizes at Kill Von Kull, Bayonne, New Jersey. A. G. Zimmermann, 11 East 24th street, New York City, is preparing the plans. C. O. Phillips, in care of the owner, is the engineer. The cost is estimated at \$500,000.

Continental Can Company to Build.

The Continental Can Company, 616 West 43d street, Manhattan, Thomas G. Cranwell, president, Arthur G. Chase, secretary, is having plans prepared privately for a five-story fireproof, reinforced-concrete factory, to be erected on Hoboken avenue, south of the D., L. & W. Railroad tracks, Jersey City. The owner will call for bids about December 1.

Plans for 46th Street Pier.

The Department of Docks and Ferries is at work on plans for the new pier and shed which the city is to erect at the foot of West 46th street, at a cost of \$2,000,000. The foundations will be of stone and wood piling, 150 feet in width and 1,000 feet in length. Bids will probably be advertised for early in the new year.

Thirty-six Bungalows for Coney Island.

The Monaghan Construction Company, of Brooklyn, contemplates the erection of thirty-six bungalows on the east side of West 24th street, 130 feet north of Mermaid avenue, Coney Island. The buildings will be for lease and will be ready for the summer of 1914.

W. RALPH SQUIRE, consulting engineer, formerly chief engineer of the Alfred E. Norton Company, has incorporated for the practice of his profession, with offices at 105 West 40th st.

JAS. A. WATSON, architect, 34 Warburton av, Yonkers, N. Y., is confined to his home by a broken leg; the result of a recent automobile accident.

TENEMENT HOUSE DEPARTMENT.—On and after December 1, the offices of the Tenement House Department for Manhattan and Richmond will be on the ground floor of the Municipal Building.

MARTIN O'ROURKE, Building Inspector of White Plains, N. Y., is recovering from an operation for appendicitis and expects shortly to be able to resume his work in the building department.

FRED. BEATTY, architect, has opened offices in Gulfport, Miss., for the practice of his profession and would be pleased to receive catalogues, literature and samples from concerns interested in the building trades.

THE TRINITY CONTRACTING CO. (T. J. Garland, president, M. J. Gogarty, secretary, and John Dowling, treasurer) has recently been incorporated and opened offices at 115 Broadway. The new concern will conduct a general contracting business in waterproofing, rock asphalt, mastic and granolithic paving.

DANIEL H. BURNHAM.—An inventory of the estate of the late Daniel H. Burnham, architect, of Chicago, designer of a number of prominent buildings in New York City, was filed last week in Chicago. It showed assets of \$1,103,000, exclusive of stocks in nineteen corporations and bonds in nine others, the value of which was not given.

EDWARD CROSBY DOUGHTY, Ecole des Beaux-Arts, Paris, France; Frederick George Eates, formerly associate architect with J. Milton Dyer, of Cleveland, and James Allen Kane, formerly chief designer for Parker, Thomas & Rice, of Boston and Baltimore, desire to announce their co-partnership in the general practice of architecture, under the firm name of Kane, Bates & Doughty, with offices at 2203-13-14 Dime Savings Bank Building, Detroit, Mich.

OBITUARY

MICHAEL MORIARTY, a retired general contractor, died at his home, 23 Adelphi st, Brooklyn, Friday, Nov. 7th, aged fifty-eight years.

JOHN D. EGGERS, general contractor, for forty-seven years operating in the Greenpoint section of Brooklyn, died of apoplexy at his home, 120 Norman av, Brooklyn, Wednesday, Nov. 12, aged sixty-five years.

WILLIAM H. BROKAW, one of the best known builders of Plainfield, N. J., died suddenly of heart disease at his home, 661 West Front st, Monday, Nov. 10. He was born at Somerville, N. J., sixty-three years ago, but had lived in Plainfield the greater part of his life and had been actively engaged in the building business there for about thirty-three years during which time he erected many of the finest residences in the city.

C. RUSSELL HEWLETT, Dean of the Pittsburgh School of Applied Design of the Carnegie Institute of Technology, died Tuesday, Nov. 11, from pneumonia, after three days' illness, in the West Pennsylvania Hospital, Pittsburgh, Pa. Mr. Hewlett was born in Brooklyn Oct. 30, 1872, and is a member of the Hewlett family of Long Island, after whom the town of Hewletts is named. He was graduated from the Polytechnic Institute, Brooklyn, with the class of 1888, and from Columbia University in 1894, studied art in Paris, Japan and China, and after a year became connected with the firm of Lord & Hewlett, architects, of 347 5th av, in which his brother, J. Munro Hewlett, is a partner. He went to Pittsburgh in 1908 and later became president of the Pittsburgh Art Society, and was acknowledged for his versatility in art and music. After three years he took charge of the department of interior decorations and music in the Carnegie Institute, and won much credit for his work. Mr. Hewlett leaves his mother, Mrs. Mary Elizabeth Sanderson Hewlett, three brothers, Geo. J., Munro and Arthur T. Hewlett, and three sisters, Mrs. A. A. Hand, of Greenwich, N. Y., Mrs. J. Crosby Brown, of Philadelphia, and Mrs. E. L. Patterson, of New York City.

TRADE AND TECHNICAL SOCIETY EVENTS.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS.—Secretary, Calvin W. Rice, 29 West 39th st, New York. Next meeting, Nov. 19, at New Haven. Subject: "Industrial Co-operation Research" and other miscellaneous papers.

AMERICAN SOCIETY OF CIVIL ENGINEERS.—Secretary, Charles Warren Hunt, 220 West 57th st, New York. Meets first and third Wednesday, except in July and August.

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

CEMENT USERS.—The tenth annual convention of the National Association of Cement Users will be held at Chicago, Ill., Feb. 16-20, 1914.

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

INSTITUTE OF OPERATING ENGINEERS.—Regular meeting second Thursday of each month, Engineering Societies Building, New York City. H. E. Collins, secretary, 29 West 39th st, New York City.

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

THE STATE RETAIL HARDWARE ASSOCIATION will hold its annual convention at Rochester, N. Y., Feb. 17-20, 1914.

AMERICAN SOCIETY OF ENGINEER DRAFTSMEN.—Regular meeting third Thursday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, New York City.

INTERNATIONAL EXPOSITION OF SAFETY AND SANITATION.—An exposition of safety and sanitation will be held in the Grand Central Palace on the dates of Dec. 11 to 20, inclusive, under the auspices of the American Museum of Safety. Communications should be addressed to Frank A. Wallis, chairman, 346 Fourth av, N. Y. C.

MINING AND METALLURGICAL SOCIETY OF AMERICA.—A meeting of the New York section will be held at 8 p. m., on Tuesday, Nov. 18, at the Engineers' Club, New York, preceded by the usual informal dinner at 6.30 p. m. The subject for discussion will be the flotation process.

BRICK ASSOCIATIONS.—The next annual convention of the American Face Brick Association will be held at French Lick, Ind., Dec. 10-11. At the annual meeting a new constitution and by-laws will be submitted to the members of the association which will clearly define the objects and purpose of the association. It has not been definitely decided, but it is quite generally believed that the American Face Brick Dealers' Association will meet at French Lick at the time of the convention of the American Face Brick Association.

NEW YORK SEWER PLAN COMMISSION—composed of the chief engineer of the Board of Estimate and Apportionment of New York City and the chief engineers of the five boroughs—directed by the board to consider plans for taking over and continuing the work of the Metropolitan Sewerage Commission, has approved the employment of a staff of four, two of them engineers, to familiarize themselves with the work that the Metropolitan Sewerage Commission has done and to follow the sewage-treatment experiments now under way in Brooklyn and the Borough of Richmond.

PURCHASING AGENTS ORGANIZE.—The National Association of Purchasing Agents is the name of a new organization perfected at the Hotel McAlpin, New York City. H. T. Leeming, of Thos. A. Edison, Inc., was elected temporary chairman, and Elwood B. Hendricks, the organizer of the association, was elected temporary secretary and treasurer. Mr. Hendricks is well known to the purchasing agents throughout the country, having been connected with Hendrick's Commercial Register for a number of years. He is a son of S. E. Hendricks, president Hendricks-Sullivan Corporation. The new association has a membership of over 100 purchasing agents and buyers, representing large industrial corporations, railroads, steamship lines, street railroads, gas and electric companies in New York, New Jersey and Connecticut, and several hundred others have signified their intention of becoming members at the next meeting, which will be called toward the end of November. The association is to be devoted entirely to the interests of purchasing agents and buyers and will have sub-associations in all sections of the country. The address of the temporary secretary is P. O. Box 1406, New York City. Temporary headquarters are in the Hotel McAlpin.

AN IMPORTANT MEETING of the New York Society of Architects is to be held at the United Engineering Society Building, 29 West 39th st, New York, on Tuesday, Nov. 18, at 8 p. m. Among the various matters to be discussed will be the bill introduced in extraordinary session of the New York State Legislature, relating to the reorganization of the State Architect's Office, with reference to which a committee conferred with Governor Glynn recently. The desirability of concentrating all matters relating to buildings in all the boroughs under one, single department, and various other legislative measures will be discussed. A lecture is also to be given by Charles Meigs Ripley, electrical engineer on the "Life of Private Electric Plants—Are They Popular?" This lecture is open to all who may be interested—whether members of the society or not.

PERSONAL AND TRADE NOTES.

H. J. Kaufman, architect, formerly of Olean, N. Y., has moved to Eldred, Pa., where he will continue his practice.

HENRY FORD, architect, has opened offices in the Coast Estate Building, Olean, N. Y., for the practice of his profession.

ALBERT W. BURGREN, architect, has opened offices for the practice of his profession in the Holbrook Building, 58 Sutter st, San Francisco, Cal.

ANDREW CLUBB, JR., formerly connected with Harry Allen Jacobs, architect, has associated himself with the Fulton Albert Corporation, general contractors, 303 5th av.

THE J. P. ZURLA TILE CO., INC., announces that on and after November 15 their office and showrooms will be located at 157 East 33d st. Telephone, Murray Hill, 4960-4961.

Geo. A. Fuller Company

Fireproof Building Construction

OFFICES:

New York	Baltimore
Boston	Washington
Philadelphia	Chicago
Chattanooga	Detroit
Kansas City	Milwaukee
Montreal, Can.	Atlanta
Winnipeg, Can.	Toronto, Can.

Ritch Hughes Company

SPECIALISTS TO CONTRACTORS

Liability Insurance Surety Bonds

1123 Broadway
New York

Telephone 1721 Madison Square

THE WHITNEY COMPANY

(Incorporated 1902)

BUILDERS Architectural and Engineering Construction

1 LIBERTY STREET, NEW YORK

New York Seattle Denver Boston

GEO. HARRISON

JOHN F. MEYER

HARRISON & MEYER Artificial Stone Pavements

Centurian Building

Telephone
Madison Square 8718 1182 Broadway

Wm. H. Oliver Late Hobbs & Oliver
Established 1846
**PLAIN and
DECORATIVE Painting**
Paper Hangings and Interior Decorations
57 Fifth Avenue New York
Telephone, 833 Stuyvesant

RECENT INCORPORATIONS.

THE COHEN BUILDING CO. has been incorporated to do a realty and construction business with offices in Manhattan. The directors are Philip Cohen, Beckie Cohen and Lena Cohen, all of 1535 43d st, Brooklyn. The attorney is Morris Blutstein, 169 East Broadway, N. Y. C.

G. L. GRAY has filed incorporation papers at Albany to do a realty and construction business with \$10,000 capital stock. C. L. Gray, 1482 Broadway, Melvin J. McKenna, 69 Broadway, and Edmund K. Stallo, 19 West 31st st, are the directors. The offices of the company are in Manhattan. Rockwood & McKelvey, 378 Broadway, are the attorneys.

BOWMAN & ROEDER CO. is a \$300,000 corporation chartered to do a general lumber business and manufacturing by-products, mining, contracting and construction with offices in Manhattan. The incorporators are Calvin Vos, Maxwell Gottlieb and William Nelson, all of 25 Pine st, and two others. The attorneys are Miller & Vos, 25 Pine st.

YOLO LAND CO. has been chartered with \$800,000 capital stock with offices in Manhattan to do a realty and construction business. The directors are Otis M. Macmillan, Jr., 279 Armstrong av, Jersey City, N. J., John F. Clancey, 745 Amsterdam av, N. Y. C., and William C. Scofield, Jr., Shippan Point, Stamford, Conn. Edwin N. Whitfield, 60 Wall st, is the attorney for the company.

ELECTRIC CONTRACTORS CO. is a \$150,000 corporation chartered to do a general contracting, construction, electric construction and supplies business with offices in Manhattan. The papers were filed by Chas. Metzger, 127 Cortelyou rd, Brooklyn, Rudolph E. Habel, 435 East 83d st, Arthur S. Henry, 376 East 139th st, N. Y. C., and two others, as directors. Jesse Grant Roe, 125 Broadway, is the attorney.

THE DEMAS REALTY CO. has been incorporated with offices in Manhattan to do a realty and construction business with Anthony Masino and Jos. De Vito, both of room 2268, 253 Broadway, and Martin Spinelli, 150 Nassau st, as directors. Reed & Pallister, Woolworth Building, are the attorneys.

WILSON CONTRACTING CO., realty and construction, with offices in Brooklyn, has been chartered to do business with Jas. J. Millman, 133 Powell st, Peter Millman and David Millman, both of 2035 Douglass st, all of Brooklyn, as incorporators. The attorney is M. Rose, 1784 Pitkin av, Brooklyn.

MURPHY, RIVINAC & CO. has been chartered with \$32,000 capital stock to do a realty, contracting and construction business with offices in Manhattan. The directors are Benj. F. Liles, 250 West 52d st, John M. Murphy, 1643 Nelson av, Richard F. Rivinac, 536 West 112th st, and Jas. H. Gair, Times Sq. Hotel. Spoor & Russell, 149 Broadway, are the attorneys.

BUSHWICK ENGINEERING & CONSTRUCTION CO. has been chartered with \$10,000 capital stock as general architects, engineers and contractors with offices in Brooklyn. The directors are A. H. Redding, 348 79th st, Brooklyn, J. H. Niebling, 95 North Oxford st, Brooklyn, and W. C. Stone, 74 Oak st, Jersey City, N. J. The attorney is Morris Friedberg, 140 Nassau st, N. Y. C.

RICHARD FURLONG has filed incorporation papers with \$10,000 capital stock with offices in the Bronx to do a general roofing, concrete construction and general contracting business with A. C. Furlong and Richard R. Furlong, 221 East 135th st, N. Y. C., and G. T. Jacobs, 215 St. James pl, as directors. The attorney is R. Furlong, 121 East 135th st, N. Y. C.

FRAJEN REAL ESTATE CORP. has been incorporated with offices in Brooklyn to do a realty and construction business. The papers were filed by Frank W. Hart and Jenny V. Hart, both of 851 Halsey st, and Sidney H. Weinberg, 231 Van Buren st, as directors. Weinberg Bros., 302 Broadway, are the attorneys.

H. J. BROWN CO. is a \$10,000 corporation chartered to do a realty and general contracting business with offices in Manhattan. The directors are Chas. H. Belknap, 1373 President st, Henry J. Brown, 1103 East 2d st, both of Brooklyn, and Philip W. Conyers, Hackensack, N. J. F. S. Martyn, 190 Montague st, Brooklyn, is the attorney.

W. & R. S. CONSTRUCTION CO. has been chartered with offices in Brooklyn to do a realty and construction business with Robert J. Smith, William Smith and William J. Smith, all of 3822 9th av, Brooklyn, as directors. The attorney is Matthew W. Wood, 233 Broadway, N. Y. C.

JOHN McNEIL CO., building and plastering business, with offices in Manhattan, has been incorporated with John McNeil and Mary McNeil, Floral Park, L. I., and Louis Rosen, 451 East 171st st, N. Y. C., as directors. The attorney for the company is J. McNeil, 1158 Broadway, N. Y. C.

LA RUE FLUORSPAR CO. is a \$100,000 corporation chartered with offices in Manhattan to mine and deal in fluorspar, ores and metals. Mary S. Jones, 47 East 31st st, Maxwell Greenberger, 2 Rector st, and Samuel M. Evans, 100 William st, are the incorporators. The attorney is Frederick E. Kessinger, 2 Rector st.

MILANO CONSTRUCTION CO. has filed papers to do a general contracting and construction business with offices in Manhattan. The directors are Biagio Milano, 457 West 166th st, Jas. De Fago, 4048 Broadway, and May C. Ferrier, 258 Broadway. The attorney is Samuel D. Matthews, 258 Broadway.

BRILLING CONTRACTING CO. has filed papers to do a general contracting business with offices in Manhattan. The directors are C. Livingston Riker and Malcolm D. Riker, 419 West 128th st, and Joseph E. Johnston, 80 Carson av, Newburgh, N. Y. The attorneys are Howell Bros., 16 Court st, Brooklyn.

PINE HILL HOTEL CO., realty, construction and contracting, with offices in Manhattan, has been chartered to do business with Louis Rabiner, 140 Stockton st, Brooklyn, Benj. Green-

berg, 376 East Houston st, and Robert R. Boch, 313 West 120th st, N. Y. C., as directors. The attorney is Samuel Hellinger, 309 Broadway.

AMERICAN LEASING & RENTING CO. has been chartered to do a realty, construction and theatrical business with offices in Manhattan. The directors are Louis Minsky, Rose Radin and Matthias Radin, all of 111-117 East Houston st. The Minsker Realty Co., 111-117 East Houston st, are the attorneys.

111TH STREET CONSTRUCTION CORP. has filed incorporation papers to do a realty and construction business with offices in Manhattan. The directors are Samuel Roseff, 113 West 4th st, Mt. Vernon, N. Y., Samuel Williams, 71 West 113th st, N. Y. C., and Samuel Groginsky, 60 East 93d st. Holden & Cavanaugh, Mt. Vernon, are the attorneys.

MORTGAGE ASSOCIATES have been incorporated to do a mortgage, realty, contracting and construction business with offices in Manhattan. The directors are Alfred L. Rose, William H. Jeners, and Louis S. Enrich, Jr., all of 128 Broadway. Rose & Paskus, 128 Broadway, are the attorneys.

ARTHUR T. WISOM has filed incorporation papers to do a general contracting, construction and realty business with offices in Manhattan. The directors are Arthur T. Wisom, Sadie C. Wisom, both of 244 East 68th st, and William E. Hill, 114 East End av. E. G. O'Connell, 271 Broadway, is the attorney.

BERRIMAN IMPROVEMENT CO., realty and construction, has been chartered to do business in Brooklyn, with Harry Bruss, 504 Hendrix st, Brooklyn, Edward Taunay, Westfield, N. J., and Murdo MacIver, 265 Atkins av, Brooklyn, as directors. The attorney is Abraham Feinstein, 16 Court st, Brooklyn.

UNITED EXCHANGE has been chartered as a realty, contracting and construction corporation with \$10,000 capital stock to do business with offices in Manhattan. The directors are Jos. F. Curtin, Clarence E. Eaton, J. R. Nevin, all of 34 Nassau st, and two others. The attorney for the company is the United States Corp. Co., 34 Nassau st.

ALEX BRUCE CONSTRUCTION CO. has been chartered with offices in Yonkers to do a realty, contracting and construction business with Alexander Bruce and Jessie Bruce, 91 Maple st, Yonkers, and Thos. Miller, 59 Van Cortlandt Park av, Yonkers, as incorporators. The attorneys are Ellis & Bates, 55 Liberty st.

THE EMPIRE ART METAL CO. is a \$250,000 corporation with offices at College Point to deal in metal and metal goods and realty, with John W. Rapp, Andrew J. Cornell and William C. Lange, all of College Point, as directors. O'Brien, Boardman & Platt, 2 Rector st, are the company's attorneys.

PUBLIC IMPROVEMENT CONSTRUCTION CO. has been incorporated to do a general contracting, construction and realty business with offices in Manhattan. The papers were filed by Clarence C. Crane, Emerson J. Current, both of 51 Chambers st, and Chas. G. Coster, 64 West 94th st, as directors. The attorneys are Edward M. Grout and Paul Grout, both of 111 Broadway.

TRIBOROUGH MARBLE & TILE WORKS has been incorporated to do a general contracting and building business and to deal in marble, slate, tile, etc., with offices in Manhattan. The directors are Jacob M. Kornfeld, 109 Shepherd av, Brooklyn, William Strianese, 57 East 111th st, N. Y. C., and Philip Borgia, 226 East 115th st, N. Y. C. The attorneys are Menken Bros., 87 Nassau st, N. Y. C.

THE 75TH STREET REALTY CO. has been incorporated with offices in Manhattan to do a realty and construction business. Davis Lerner, 68 William st, N. Y. C., Richard D. Norton, Heightstown, N. J., and Michael H. Marks, 518 West 135th st, N. Y. C., are the directors. Cass & Apfel, 68 William st, are the attorneys for the company.

THOMAS J. SMITH REALTY CO. is a \$25,000 corporation chartered to do a realty and general contracting business with offices at College Point. The directors are Thos. J. Smith, 321 13th st, Otto W. Muehlenbrink, 8th st and Av D, both of College Point, and Jennie C. Kennelly, 307 Hoyt av, Astoria. O. W. Muehlenbrink, 8th st, College Point, is the attorney.

LINN, BROWN & CO. has been chartered with \$50,000 capital stock to do a realty, contracting and general manufacturing business with offices in Manhattan. The directors are Gerson C. Young, Lellian Weiss and Henry McDonough, all of 302 Broadway. Paul Englander, 302 Broadway, is the attorney.

FENIMORE MORTGAGE CORP. has been chartered to do a realty and construction business with offices in Manhattan. The directors are Eugene V. Daly, 351 Lincoln st, Queens Borough, Frederick A. Ross, 32 Nassau st, N. Y. C., and Leah E. Stem, 263 Quincy st, Brooklyn. The attorney is Eugene V. Daly, 52 Nassau st.

MUTUAL IRON & STEEL PRODUCTS CO. has been chartered with a \$10,000 capitalization to deal in iron and steel products, foundries supplies, hardware, machinery, etc., with offices in Manhattan. The directors are Jos. Goldman, 238 Wilkinson av, Jersey City, N. J., J. Frederick Williams, 55 Liberty st, and Albert L. Foss, 304 West 87th st. The attorney for the company is Percival E. Jackson, 149 Broadway.

BOHER CORPORATION has filed papers to do a realty and construction business with offices in Manhattan. The incorporators are Walter K. Earle, 138 East 40th st, Geo. S. Shirk, 59 West 49th st, and Albert S. King, 227 Audubon av. The attorneys are Beekman, Menken & Griscom, 52-54 William st.

LOUIS MADER has filed papers to do a general engineering, contracting and general manufacturing of hardware business with offices in Brooklyn. The directors are Louis Mader, 259 Throop av, Henry A. Mader, 220 Vernon av, Brooklyn, and Herbert A. St. George, 41 Park Row, N. Y. C. The attorneys are Phillips & Avery, 41 Park Row, N. Y. C.

ROBERT J. MacKAY CO. has been chartered to do a general contracting business with offices in Manhattan. The directors are Robert J. MacKay, 139 Perry st, Geo. W. MacKay and Roscoe N. Rees, 627 Hudson st. The attorney is Moses Weill, 215 West 125th st.

NO ARCHITECTS SELECTED.

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

MANHATTAN.—The Young Women's Christian Association, 600 Lexington av, Mrs. Clarence E. Beebe, president, contemplates making alterations and additions to the Y. W. C. A. building at 458-60 West 44th st, for which an architect will be selected without competition. Cost, about \$50,000.

SYRACUSE, N. Y.—The Gospel Mission, I. Goodwin, superintendent, East Fayette st, expect to take title soon to the property at the corner of Walton and Franklin sts, and contemplate remodeling the home, to cost about \$25,000. No architect has been selected.

ROCHESTER, N. Y.—The Church of St. Monica, Rev. J. P. Brophy, pastor, Monica st, contemplates the erection of a 2-sty stone church at Genesee st, near Monica st, to cost about \$60,000, for which no architect has been selected.

MALONE, N. Y.—The Malone Lodge B. P. O. E. 1303, A. C. Crooks, chairman of building committee, is receiving competitive sketches for a 3-sty brick club-house, with stores, about 40x50 ft, to be erected in the east side of Pearl st, 100 ft north of Main st. Sketches will be submitted December 1. Cost, about \$25,000.

LONG BRANCH, N. J.—The City of Long Branch, Commissioner John W. Flock, 243 Broadway, in charge, contemplates the erection of a 1-sty public market here, for which no architect has been selected. A favorable vote was received November 4th, but nothing definite has been done.

TARRYTOWN, N. Y.—Mann Bros., 250 South st, N. Y. C., contemplates the erection of a \$60,000 factory here of brick construction. No architect has been selected.

JAMESTOWN, N. Y.—The Manufacturers' Association, William J. Maddox, chairman of building committee, 213 Main st, is receiving competitive sketches for an 8-sty brick, stone and steel manufacturers' exposition building, 100x180 ft., to be erected at Harrison and Lafayette sts, for which no architect has been selected; cost, about \$150,000 to \$200,000.

McDONOUGH, N. Y.—The Phoenix Hotel, G. W. Rowlinson, this place, contemplates rebuilding the hotel and meat market here of brick and frame construction. No architect has been selected.

McDONOUGH, N. Y.—The Town of McDonough, Mr. Robert Emerson, president of Board of Trustees, contemplates the erection of a 3-sty brick town hall and store here, for which no architect has been selected.

MAPLE BEACH, N. Y.—The Maple Beach Park Co., Henry E. Stern, president, 37 Maiden la, and 510 Madison av, Albany, contemplates

the erection of park and amusement buildings on the Hudson River, between Albany and Troy, for which no architect has been selected. Work will probably go ahead in the spring.

LOCKPORT, N. Y.—The Salvation Army of Lockport, Col. Fletcher Humphrey, in charge, contemplates the erection of a brick temple here, funds for which are being raised. Cost, about \$10,000. No architect has been selected.

WESTFIELD, N. J.—W. W. Mooney, care of Mooney's Hotel, 411 West North av, is receiving competitive sketches for a 3-sty theatre with stores and offices, probably of brick construction, to cost about \$40,000.

PLANS FIGURING.**APARTMENTS, FLATS AND TENEMENTS.**

BRONX.—The Joseph Diamond Construction Co., 1139 Wyatt av, owner, is taking bids on all subs for the 5-sty brick apartment, 57x120 ft, to be erected on the west side of Vyse av, 93 ft north of Tremont av, from plans by Henry Nordheim, 1087 Tremont av. Cost, about \$70,000.

DWELLINGS.

WHITE PLAINS, N. Y.—McKim, Mead & White, 101 Park av, N. Y. C., architects, are taking bids on general contract for a 2½-sty cottage, stable and garage to be erected on Mamaroneck av for the Burke Foundation Co.

HARRISON, N. Y.—A. Colonier, this place, owner, is taking bids on separate contracts for a 2½-sty hollow tile and stucco residence to be erected here from plans by W. S. Wetmore, Liberty sq, Port Chester, architect. Cost, \$3,500.

BRONXVILLE, N. Y.—Mrs. A. E. Latimer, of this place, owner, is taking bids for a 2½-sty frame residence, 28x60 ft, to cost about \$12,000.

CROTON, N. Y.—Miss J. Chapman, 4 West 40th st, N. Y. C., architect, is taking bids for a 2½-sty stucco and stone residence and garage to be erected here at a cost of about \$10,000 for Bayard B. Veiller, 1451 Broadway, N. Y. C., owner.

KENSINGTON, L. I.—Aymar Embury, 132 Madison av, N. Y. C., architect, is taking bids for a 2½-sty metal lath and stucco residence, 33x45 ft, for Kenneth M. Good, care of architect, owner. Cost, \$18,000.

HOSPITALS AND ASYLUMS.

BROOKLYN.—Foster & Gade, 15 West 38th st, N. Y. C., are taking bids on the general contract for the 2-sty children's home, 80x46 ft, to be erected in the east side of Gubner st, 276 ft south of 86th st, to cost \$25,000. The Norwegian Children's Home Association, 946 52d st, Brooklyn, is owner.

MUNICIPAL WORK.

WIRING AND FIXTURES.—Bids will be received by the Department of Public Charities until Monday, Nov. 17, for labor and materials

required for the installation of electric wiring, fixtures and gas piping at the City Hospital Building, Blackwell's Island.

WINDOW CURTAINS.—Bids will be received by the Commissioner of Docks until Monday, Nov. 17, for labor and materials required for furnishing and installing window curtains, fixtures, etc.

SEWERS, GRADING, PAVING.—Bids will be received by the President of the Borough of The Bronx until Thursday, Nov. 20, No. 1, constructing sewer and appurtenances in East 207th st, between Bainbridge av and Perry av; No. 2 completing the contract which was executed by John J. Farrell Contracting Co. on May 31, 1913, and declared abandoned Oct. 16, 1913, for repaving with redressed granite blocks on a concrete foundation the roadway of Tremont av, from Webster av to easterly side of 3d av; No. 3, regulating, grading, setting curbstones, flagging sidewalks, laying crosswalks, building approaches and erecting fences where necessary in Virginia av, from the public place at the intersection of Westchester av and 177th st to Ludlow av; in Frisby av, from Walker av to Zerega av; in West 234th st, from Kingsbridge av to a point 150 ft. west of Tibbett av; in East 190th st, from Jerome av to Creston av; in Fordham rd, from Harlem River terrace to Webster av.

ELEVATOR REPAIRS.—Bids will be received by the President of the Borough of Richmond until Tuesday, Nov. 18, for furnishing labor and materials necessary in overhauling two Otis plunger passenger elevators and installing two new pilot valves, relining two operating valves and overhauling freight elevator and all work incidental thereto.

SCHOOL REPAIRS.—Bids will be received by the Superintendent of School Buildings until Monday, Nov. 17, No. 1, for improving the premises of Public School 9, between Halsey and Munson sts, near Fulton st, Long Island City; No. 2, for installing electric equipment in the addition to Public School 71, on the easterly side of Forest av, about 100 ft. north of Prospect pl, East Williamsburgh; No. 3, for Item 1, general construction, also Item 2, plumbing and drainage of new Public School 96, on the northwesterly corner of Rockaway rd and Lincoln av, South Ozone Park, 4th Ward; No. 4, for Item 1, general construction, also Item 2, plumbing and drainage of a portable school building, at Forest Hills Gardens, on the northwesterly corner of Russell pl and Children's la, Forest Hills Gardens, Borough of Queens; No. 5, for installing electric equipment in new Public School 22, on the southeasterly corner of Washington and Columbus avs, Graniteville, Richmond; No. 6, for Item 2, installing temperature regulation in new Public School 22, on the southeasterly corner of Washington and Columbus avs, Graniteville, Richmond.

SCHOOLS AND COLLEGES.

SOUTH ORANGE, N. J.—The Libman Contracting Co., 107 West 46th st, N. Y., is figuring revised plans for the school, to be erected on

Why Lose Out?

Why keep on with the private plant? You know its limitations. You know what it costs you in time, trouble, and money. In fact

You Can't Continue

to manufacture your own current and expect to handle your property as economically as possible. The immense superiority of Edison Service is demonstrated in practically every new development in the greater city. Write us for estimates

The New York Edison Company

55 Duane Street



At Your Service



Phone Worth 3000

Gnybco

(COPYRIGHT APPLIED FOR)

IN FIGURING COMMON BRICK FOR WINTER BUILDING OPERATIONS REMEMBER THAT GNYBCO BRANDS ARE ALWAYS UNDER COVER, READY TO HAND, IN ANY QUANTITY HERE IN THE HARBOR.

THIS INSURES RELIABLE DELIVERIES BY DEALERS OF GNYBCO BRANDS, THE STANDARD OF NEW YORK.

DELAYS ARE COSTLY. BETTER [BE SAFE THAN SORRY.

GREATER NEW YORK BRICK CO.

Sellers of Gnybco Brands

Phone, Murray Hill, 761 103 Park Ave.

Plans Figuring (Continued).

Academy st, South Orange, N. J., in accordance with plans prepared by D'Oench & Yost, New York City, architects, and all bids on sub-contracts are required prior to November 18th.

MAPLEWOOD, N. J.—The Libman Contracting Co., 107 West 46th st, N. Y., is figuring general contract for the school to be erected at Maplewood, in accordance with plans made by D'Oench & Yost, architects, New York City, and require bids on all sub-contracts prior to November 23d.

STABLES AND GARAGES.

JAMAICA, L. I.—G. Howard Chamberlin, 18 South Broadway, Yonkers, N. Y., architect, is taking bids for a 3-sty and 1-sty stable and milk depot, 49x56 ft., to be erected at the northwest corner of Van Wyke av and Bath pl at the Bordens Condensed Milk Co., 108 Hudson st, owner, Frederick Taylor, president. Cost about \$25,000.

PORTCHESTER, N. Y.—Chas. A. Reilly Greenwich, Conn., owner, and D. H. Ponty, Depot sq, Portchester, architect, are taking bids on general contract for a 2-sty brick garage, 75x65 ft., to be erected here at a cost of about \$8,500. The lessees are Ponty & Howatt, Main st, Portchester.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—Figures are being received for the department store to be erected at Cedar and Halsey sts and Morris Canal for L. S. Platt & Co., 707 Broad st, owner. Buchman & Fox, 42d st and Madison av, N. Y. C., and Frederick Bigelow, 1 Clinton st, Newark, are associate architects. C. Matlock, 225 5th av, N. Y. C., is steam engineer. Thos. Barwick, 21 Park row, N. Y. C., electrical engineer. Those figuring include the Hedden Construction Co., 1 Madison av, N. Y. C., George A. Fuller Co., 111 Broadway, N. Y. C., Thompson-Starrett Co., 49 Wall st, N. Y. C., Cauldwell-Wingate Co., 381 4th av, N. Y. C., and V. J. Hedden & Sons Co.

MOUNT VERNON, N. Y.—Domenico D'Avanzo, 114 North 5th av, owner, is taking bids for a 1-sty store to be erected at West Sidney and 5th avs, from plans by Geo. P. Crosier, Williamsbridge.

MISCELLANEOUS.

BRADHURST AV.—Moore & Landsiedel, 148th st and 3d av, desire the names of some pile drivers, to estimate on driving piles for a proposed new building to be erected in the neighborhood of 153d st and Bradhurst av, Manhattan.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

160TH ST.—Samuel Katz, 1 Madison av, is preparing plans for a 6-sty brick and limestone apartment house, 102x128x151 ft., to be erected in the south side of 160th st, 475 ft. west of Broadway, through to Riverside drive, for the P. & W. Holding Co., 143d st and Hunts Point av, owner. Cost about \$200,000.

MADISON AV.—Renwick, Aspinwall & Tucker, 320 5th av, are preparing plans for alterations to the 4-sty dwelling at the northwest corner of Madison av and 76th st into apartments for Francesco and Anna F. Bianchi, 1142 Madison av, owners. Architects will call for bids soon on general contract from a selected list of contractors.

69TH ST.—Robert T. Lyons, 505 5th av, has completed plans for a 2-sty brick and stone apartment house, 28x96 ft., to be erected at 12 West 69th st, for Bing & Bing, 505 5th av, owners, who will soon take bids on materials and subs. Cost, about \$20,000.

ST NICHOLAS TERRACE.—Chas. B. Meyers, 1 Union sq, is preparing plans for two 6-sty apartment houses, 100x100 ft. each, to be erected on St. Nicholas Terrace, from 128th to 129th sts, for the Manchester Construction Co., 223 Wooster st, owner, who will take bids on materials and subs about the first of January. Cost, about \$150,000.

MADISON AV.—Rouse & Goldstone, 38 West 32d st, have completed plans for alterations to the 8-sty apartment house at the southwest corner Madison av and 81st st, for Moses Ehrenreich, 1070 Madison av.

ST. NICHOLAS AV.—Excavating is under way at the southwest corner of St. Nicholas av and 186th st, where the Aldus Construction Co., of 950 Hoe av, is to erect two 5-sty flats, 57x100, and 6-sty 100x100 ft., from plans by Samuel Sass, 32 Union sq. Cost, about \$150,000.

DWELLINGS.

94TH ST.—Delano & Aldrich, 4 East 39th st, are preparing plans for a 4-sty brick and stone residence, 40x100 ft., to be erected at the northeast corner of 94th st and 5th av for Willard D. Straight, care of J. P. Morgan & Co., 3 Broad st, owner. R. D. Kimball Co., 15 West 38th st, is steam and electrical engineer.

MUNICIPAL WORK.

7TH AV.—The Public Service Commission has rejected bids submitted on October 1 for the construction of section 2 of routes 4 and 38 of the 7th av subway line. The chairman and secretary were authorized to readvertise for bids to be opened on December 2. The Thomas J. Buckley Engineering Co. of 303 5th av was the lowest bidder for the section, at \$3,033,493.75. The O'Rourke Construction Co. was the next lowest bidder, at \$3,148,773.75. Chief Engineer Alfred Craven reported to the commission that in his judgment the Buckley company did not have the experience and the equipment necessary for the work, which is regarded as the most difficult of the entire 7th av line.

SCHOOLS AND COLLEGES.

LEXINGTON AV.—The sum of \$500,000 has been subscribed for the erection of a school of commerce at the southeast corner of Lexington

av and 23d st and an additional \$200,000 will be furnished to establish a commercial museum in connection with same, to be maintained by the City of New York Chamber of Commerce, Mortimer L. Schiff, chairman of committee.

MANHATTAN.—The Board of Education opened bids November 10th for installing fire alarm telegraph system in P. S. 169. T. Frederick Jackson, Inc., was bidder, at \$899.

STABLES AND GARAGES.

WATER ST.—W. B. Willis, 1181 Myrtle av, Brooklyn, is preparing plans and will take bids on the general contract for a 4-sty brick and stone stable, 50x100 ft., to be erected at 622-624 Water st for Jackson Bros., 168 Church st, owners. Cost about \$35,000.

32D ST.—Buchman & Fox, 30 East 42d st, are completing plans for a 2-sty brick garage, 40x89 ft., to be erected at 305-307 East 32d st, for the Oppenheim Collins Co., 35 West 34th st, owner; Isaac D. Levy, president. Chas. A. Cowen & Co., 1123 Broadway, have the general contract.

BROADWAY.—W. Haefeli, 245 West 55th st, is preparing plans for a 5-sty brick, limestone and terra cotta garage and stores, 100x108 ft., to be erected at 2148-54 Broadway, for Amos R. E. Pinchot, 60 Broadway, owner. The Hasco Building Co., 245 West 55th st, has the general contract and will take bids on subs about Nov. 28.

STORES, OFFICES AND LOFTS.

FRANKLIN ST.—R. Teichman, 22 William st, has been commissioned to prepare plans for a 2-sty brick and stone loft and office building at 93-95 Franklin st, for Chas. H. Van Aken, 148 West 4th st, owner and mason, builder.

PEARL ST.—Frederick Putnam Platt, 1123 Broadway, has been commissioned to prepare plans for alterations to the business building at 297 Pearl st, for Henry A. Mark, lawyer, 128 Broadway, care of Chas. F. Noyes Co., 92 William st.

ELLIS ISLAND.—The U. S. Government, William C. Redfield, secretary of commerce, contemplates the erection of a brick carpenter shop, bakery and storage building at the Immigration Station on Island No. 1. Oscar Wenderoth, Washington, D. C., is architect. Alfred Brook Fry, Custom House, N. Y. C., is engineer. Cost, about \$50,000. Figures will be taken early next year.

MISCELLANEOUS.

46TH ST.—Plans are in progress for a pier of stone foundations and wood piling, 150x1,000 ft.; shed will also be erected at the foot of West 46th st, for the City of New York, Department of Docks and Ferries, Pier 4, North River. Cost, about \$2,000,000.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

3D AV.—John D. Crimmins will erect a 5-sty apartment house on the west side of 3d av, 200 ft. south of 171st st, 45.6x98 ft., to cost \$40,000. Ludwig Sikora, now building three apartment houses on Clay av, north of 169th st, will erect three 6-sty apartment houses on the rear of these premises facing Webster av, two 41x80 ft. and one 43x80 ft., to cost \$120,000, from plans prepared by John H. Friend, 148 Alexander av, architect.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

5TH ST.—Gustave Erda, 826 Manhattan av, has completed plans for a 4-sty brick and stone apartment house, 50x86 ft., to be erected at the southeast corner of 5th st and Graham av, for the Detmold Realty Co., care of architect, owner. Walter Bond, 12 Hallett st, L. I. City, has the mason work. Cost about \$30,000.

GREENE AV.—Shampan & Shampan, 772 Broadway, are preparing plans for two 4-sty brick and stone apartments, 50x88 ft. each, to be erected on the north side of Green av, 350 ft east of Sumner av, for the G. & M. Improvement Co., Joseph Grodsky, president, 26 Court st, owner. Total cost, \$80,000.

8TH AV.—Shampan & Shampan, 772 Broadway, are preparing plans for a 6-sty brick and stone apartment house, 95x147 ft., to be erected at the southeast corner of 8th av and 3d st, for the Cranston Construction Corp., 483 5th av, Brooklyn, owner, who will take bids on all subs. Cost, about \$250,000.

UTRECHT AV.—B. F. Hudson, 319 9th st, is preparing plans for two tenements, with stores, 3 stories, 20x55 ft., to be erected on the west side of Utrecht av, 80 ft north of 49th st, to cost \$11,000. Collins & Norton, 153 Westminster rd, are the owners.

CHURCHES.

CONCORD ST.—Bishop Charles E. McDonnell presided Wednesday, Nov. 12, at the laying of the cornerstone of the new Church of St. Michael the Archangel, being erected at the corner of Concord and Prince sts, Brooklyn. Reiley & Steinback are the architects and W. L. & G. H. O'Shea of N. Y. C. are the general contractors.

DWELLINGS.

EAST 13TH ST.—A. White Pierce, 59 Court st, is preparing plans for two residences, 2 stories, 18x60 ft., to be erected on the east side of East 13th st, 180 ft south of Av I, to cost \$10,000. George M. Craigen, 2801 Av F, owner.

FACTORIES AND WAREHOUSES.

SUTTON ST.—Gustave Erda, 826 Manhattan av, is preparing plans for a 1-sty brick factory, 90x240 ft., to be erected in Sutton st, for the International Cork Co., Sutton st, owner. Emilio Alberti, in charge. Owner will take bids on general contract about November 20. Cost, about \$30,000.

IN USE SINCE 1889



Dragon

PORTLAND CEMENT

The Lawrence Cement Co.

Makers and Shippers 30 Million Bbls. Cement
1 BROADWAY NEW YORK

Waterproof Dragon—Dragon White

THE NEW JERSEY TERRA COTTA CO.

K. MATHIASSEN, President

ARCHITECTURAL TERRA - COTTA

Tel. 3903-4 Cort. Singer Bldg., 149 Broadway

DENNIS G. BRUSSEL

ELECTRICAL ENGINEERING AND CONSTRUCTION

FOR LIGHT, HEAT, POWER

Office and Works Tel. 189-190 Greeley
39-41 West 38th Street REPAIRS

CARTER, BLACK & AYERS

FRONT BRICKS, ENAMELED BRICKS

Architectural Terra Cotta Fireproofing, Roofing Tiles

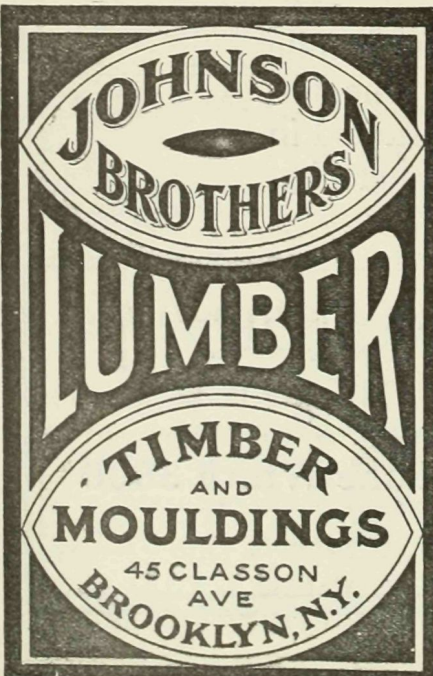
Telephone 7613-7614 Madison Sq. 1182 Broadway, N. Y.

HENERYAMURER & SON

Manufacturers of Fireproof Building Materials of EVERY DESCRIPTION

Hollow Brick made of Clay for Flat Arches, Partitions, Furring, Etc., Porous Terra Cotta, Fire Brick, Etc.

Office and Depot, 420 E. 23d STREET
Works, Maurer, N. J. NEW YORK



SCHOOLS AND COLLEGES.

BROOKLYN.—The Board of Education opened bids Nov. 10 for installing electric lighting equipment in the grand stands on the athletic fields of Brooklyn, Queens and Richmond. T. Frederick Jackson, Inc., was the only bidder, at \$2,088, for Brooklyn; \$1,488 for Queens, no bids for Richmond.

STABLES AND GARAGES.

LEWIS AV.—Albert Ullrich, 373 Fulton st, is preparing plans for a 1-sty brick and stone wagon shed, 100x100 ft, to be erected on Lewis av, near De Kalb av, for the Eordens Condensed Milk Co., on premises, owner, S. Frederick Taylor, president. Cost, \$12,000. Architect will take bids on general contract about November 13.

Queens.

FACTORIES AND WAREHOUSES.

COLLEGE POINT, L. I.—Peter M. Coco, Flushing, has completed plans for the 1-sty brick factory (mill construction), 200x200 ft, to be erected on the block bounded by 2d and 3d avs, 8th and 9th sts, College Point, for the Corina Realty Co., of this place. The lessee is the Phoenix Art Metal Co., 10th st, College Point. Estimated cost, \$50,000. The owner builds.

SCHOOLS AND COLLEGES.

QUEENS.—Bids were received by the Board of Education, Nov. 10, for installing heating and ventilating apparatus in P. S. 94, The Wells & Newton Co. of N. Y. was low bidder, at \$17,350, and for installing temperature regulation in same school The Johnson Regulator Co. was low bidder at \$1,933.

STORES, OFFICES AND LOFTS.

LONG ISLAND CITY, L. I.—J. M. Baker, Jackson av, Long Island City, is preparing plans for a 2-sty brick and limestone lunch room, restaurant and office building, 40x70 ft., to be erected at the corner of Jackson av and Shillman st for the Iona Dairy Lunch Co., B. L. Nininger, president, at site, owner. Cost about \$10,000.

THEATRES.

RICHMOND HILL, L. I.—C. W. Vanderbeck, 3317 Jamaica av, has completed plans for a 1-sty brick and limestone moving picture theatre, 60x90 ft., to be erected on the north side of Jamaica av at Maple st, for Howard J. Cullingford, Maplewood, N. J., owner. Cost, about \$25,000.

Suffolk.

CHURCHES.

LINDENHURST, L. I.—Prominent Jewish residents of Lindenhurst, L. I., have formed a permanent organization for the purpose of erecting a synagogue in Lindenhurst. Committees have been formed to raise funds and select a suitable site for the proposed building, details of which have not been decided upon. The officers elected for the ensuing year were: George Barasch, president; Nathan Freidmann, vice-president; Rev. B. Diamond, financial secretary; Elias Klopfer, secretary, and Louis Edelman, treasurer, all of Lindenhurst.

MUNICIPAL WORK.

BAYSHORE, L. I.—At a special election the taxpayers of Bayshore, L. I., voted an appropriation of \$15,000 to be used in the erection of a new fire headquarters building for the village. Plans will be prepared and work of construction will soon be started. Louis Holtje is chief of the Fire Department.

Westchester.

DWELLINGS.

HARTSDALE, N. Y.—Herbert Baer, 665 5th av, N.Y.C., is preparing plans for a 2½-sty brick residence, 27x54 ft., for Albert J. Mehler, care of Lazard Freres, 10 Wall st, owner. Cost about \$10,000. Bids will be taken by the architect on general contract.

YONKERS, N. Y.—Frank A. Carr, 14 South Broadway, is preparing plans for a 2-sty brick residence, 25x40 ft, to be erected at Nepperhan Station, for William Cusano, 254 New Main st, Yonkers, owner. Cost, about \$6,000. Owner will soon take bids on separate contracts.

PELHAM MANOR, N. Y.—A. W. Johnson, 105 West 40th st, N. Y. C., owner and architect, has nearly completed plans for a 2½-sty terra cotta block and stucco residence to be erected at the corner of Cliff and Colonial avs, to cost about \$20,000.

TARRYTOWN, N. Y.—Benton S. Russell, Main st, has completed plans for a 1-sty garage and will soon take bids. F. J. Petri, Main st, is owner. Cost, about \$3,000.

LARCHMONT, N. Y.—Excavating is under way for a 2½-sty frame residence on Risedake av, for A. M. Green, owner. W. J. Kelleher, St. Clair av, is general contractor. Cost, about \$7,000.

HARTSDALE, N. Y.—Foundations are under way for a 2½-sty frame and stucco residence to be erected at Greenacres for George M. Fowles, Chatterton Parkway, White Plains, owner. E. S. Child, 29 Broadway, N. Y. C., is architect. D. Mulane, 25 Orawaupum st, White Plains, is general contractor.

GREENWICH, CONN.—John C. Moore, White Plains, N. Y., is preparing plans for alterations to the 2½-sty frame residence in King st for Dr. C. C. Zacharie, 39 Court st, White Plains, owner, who will take bids on separate contracts.

HARTSDALE, N. Y.—E. J. Lang, 481 5th av, N. Y. C., has been selected architect for a residence to be erected here for Hope L. Smith, 14 West 60th st, N. Y. C.

NEW YORK



S. M. Cauldwell
President

Roy W. Wingate
Secretary and
Treasurer

Walter S. Faddis
Vice-President

F. C. Poucher
Chairman
Board of Directors

ATLANTA

THOMAS J. STEEN CO.

BUILDERS

Hudson Terminal
Building

30 Church Street
New York

Otis Elevator Company

ELEVENTH AVENUE AND TWENTY-SIXTH STREET, NEW YORK

And Offices in All Principal Cities of the World

Manufacturers of All Types of Passenger and Freight Elevators—For All Kinds of Power

Including Hand Power Elevators Suitable for Stores, Warehouses, Stables, Garages and Small Factories

INQUIRIES INVITED on any question involving the conveyance of Passengers and Freight from level to level or horizontally to widely separated points.

SUPERIOR AUTOMATIC THEATRE VENTILATORS

Manufactured by

SUPERIOR CORNICE AND SKYLIGHT WORKS

214-216 East 127th Street, New York City

Descriptive Literature Sent Upon Request

The Kreisler Brick Manufacturing Co.

MANUFACTURERS OF THE FINEST QUALITY OF

Front Brick, Art Rug Brick, Fire Brick and Paving Brick

Tel., 5360-5361 Gramercy 131 EAST 23d ST., Cor. Lexington Ave., N. Y. Established 1845

SAYRE & FISHER COMPANY

WORKS: Sayreville, on Raritan River Near South Amboy, N. J.

MANUFACTURERS OF Fine Face Brick

(White) (Light and Dark) Buff, Ochre, Red, Gray, Old Gold and

EMAMELED AND PORCELAIN BRICK, several colors Pompeian (or Mottled), both Plain or Moulded,

HARD BUILDING BRICK Office, 261 BROADWAY, Cor. Warren Street,

HOLLOW AND FIRE BRICK Telephone, 6750 Barclay NEW YORK

PFOTENHAUER—NESBIT COMPANY

IMPERVIOUS FRONT BRICK

Sole Agents for GENUINE KITTANNING BRICK,
GENUINE HARVARD BRICK,
GENUINE GREENDALE RUGS,
TEXTURE BRICK, PAVING BRICK, ETC.

St. James Building, 1133 Broadway, cor. 26th St.
Tel. 1152 and 1153 Madison Sq., NEW YORK

Hay Walker Brick Company

Successors to Harbison-Walker Refractories Co., Building Brick Dept.

Manufacturers HIGH GRADE FRONT BRICK ALL SHADES

PITTSBURGH, PA. NEW YORK OFFICE, 1133 BROADWAY

Telephone, 5687-5688 Madison

MANHATTAN FIREPROOF DOOR CO.

Tel., 911-912
Newtown

Maurice and Lexington Aves., Winfield, L. I.

Manufacturers of Best Classes of

KALAMEINED and METAL COVERED WORK

**BERGER'S METAL
D. CEILINGS**
S. E. COR. 11th AVENUE AND 22d STREET
Telephone, 1409 Chelsea
402 East 152d Street
Telephone, 2853 Melrose

**BERGER'S METAL
LATH**

ARTISTIC HIGH GRADE
METAL CEILINGS
and Wall Decorations
IMMENSE STOCK CARRIED
We Sell Material to the Trade or Contract to Erect
the Work, as desired.
We Consider it a Privilege to Estimate
Also Carry Large Varieties of
METAL LATH
IN STOCK
Immediate Deliveries Guaranteed
The Garry Iron and Steel Co. of N. Y.
521-523 West 23d Street, New York
Telephone 8020 Chelsea



**The LEONARD
Fireproof Ideal
Ventilating
Window**
Counterbalanced
No Weights
Made in Wood, Kal-
amein, Hollow Metal
and Steel
Sample window at Architect's
Sample Bureau, 101 Park Ave
**LEONARD SHEET
METAL WORKS, Inc.**
1123 BROADWAY
Works: HOBOKEN, N. J.
Phones, Madison Sq.
1246—Hoboken 888
Shows both sashes open, thus obtaining ventil-
ation at meeting rails and at top of upper sash



**FIREPROOF
WINDOWS**
M. F. Westergren
Incorporated
213-231 East 144th St.
NEW YORK
Telephone (3291)
(3292) Melrose
(3293)



A. BATAILLE & CO.
MANUFACTURERS OF
Elevator Enclosures
Patent Folding Gates, Wire
and Grill Work, in Brass,
Bronze and Iron.
Bank and Office Railings
587 Hudson St., New York
Rose Bldg., Cor. Bank St.
WINE BOTTLE RACKS
Tel. 891 Chelsea

IRON FOUNDRY PATTERN SHOP
Brooklyn Vault Light Co.
Manufacturers of
VAULT LIGHTS, ROOF LIGHTS
and Patent Light Work of Every Description
270 MONITOR STREET
Telephone Connection **BROOKLYN**

ESTABLISHED 1868
**SKYLIGHTS HAYES
METAL
LATHING & S.**
71 8th Ave. NEW YORK
FIREPROOF WIRE-GLASS WINDOWS

Contemplated Construction (Continued).

HALLS AND CLUBS.

MOUNT VERNON, N. Y.—George M. Bartlett, 103 Park av, N. Y. C., is preparing plans for alterations and additions to the clubhouse at Pauling Manor for the Siwanoy Realty Co., owner, care of the Siwanoy Country Club, Grand st, opposite Frederick pl, lessee. Bids will be taken by the architect on general contract.

HOSPITALS AND ASYLUMS.

MAMARONECK, N. Y.—William H. Beers, 235 5th av, N. Y. C., is preparing plans for a 2-sty brick and limestone Memorial Hospital, 29x78 ft, to be erected at Boston Post rd, near Orienta rd, for The Palmer Hospital Association, William S. Johnson, president. Cost, about \$40,000. Bids will be received by the architect about November 22 from a selected list of contractors.

YONKERS, N. Y.—I. E. Ditmars, 111 5th av, N. Y. C., is preparing plans for a 5-sty addition to the hospital here for St. Joseph's Hospital, South Broadway and Vark st, owner, Sister Mary Louise, mother superior, Michael J. Hayes and John F. Brennan, both of Yonkers, are on the building committee.

STORES, OFFICES AND LOFTS.

NEW ROCHELLE, N. Y.—Townsend, Steine & Haskell, Broadway and 34th st, have been commissioned to prepare plans for a 2 and 3-sty brick department store, 67x240 ft, to be erected in the south side of Main st, between Centre av and Bank st, for the Howard R. Ware Corp., Beechmont st, owner.

PORT CHESTER, N. Y.—D. H. Ponty, Liberty sq, has completed plans for three 3-sty brick stores to be erected in Townsend st, for David Rogowsky, 20 North Main st, owner. Cost, about \$7,500.

MOUNT VERNON, N. Y.—Plans have been completed for a \$6,000 blacksmith shop to be erected on North 4th av, for W. P. Taylor, 131 North 4th av, owner, who will take bids on separate contracts.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

55TH ST (sub.)—M. Arnstein, 792 Amsterdam av, has received the contract for exterior sash and glass and the interior glass and glazing of the 8-sty apartment house at 124-6 West 55th st, for the Herald Square Holding Co., 62 West 45th st, composed of Arnstein & Levy, 128 Broadway, and George Backer, 27 West 42d st. Wallace & Goodwillie, 346 4th av, are architects. L. A. Harding, 346 4th av, is engineer. Micwell Co., Inc., 162 East 23d st, has the mason work. Cost, about \$140,000.

BANKS.

DELANCEY ST.—The Fleischmann Bros. Co., 507 5th av, have received the general contract to erect a 6-sty brick bank, office and hall building at 81-83 Delancey st, for the Manhattan Holding Co., Joseph C. Marcus, president, on premises, owner. The Bank of the United States, Joseph Marcus, president, Delancey and Ludlow sts, lessee, Samuel Sass, 32 Union sq, is architect. Ravitch Bros., 131 East 23d st, has the structural steel contract. Cost, about \$150,000.

DWELLINGS.

PLANDONE, L. I.—Smull & Walsh, Pt. Washington, L. I., have received the general contract to erect a 2½-sty stone and frame residence, about 90x60 ft, for Mrs. Isabel Nelson, Utica, N. Y., owner. F. H. Briggs, this place, is architect. Cost about \$35,000.

HEWLETT BAY PARK, L. I.—Richard H. Carman, Myrtle av, Jamaica, L. I., has received the general contract to erect a 2½-sty frame residence here, 45x30 ft, for R. B. Barnes, 15 West 38th st, N. Y. C., owner and architect.

RYE, N. Y.—George Mertz's Sons, Port Chester, have received the general contract to make alterations to the 2½-sty residence in Grace Church st, for Mrs. William G. Nichols, at site, owner. Lord, Hewlett & Tallant, 345 5th av, N. Y. C., are the architects.

MOUNT KISCO, N. Y.—C. H. Klappert, 103 Park av, N. Y. C., has received the general contract to make alterations and additions to the 2½-sty residence for E. O. Holter, this place, owner. Frank P. Whiting, 103 Park av, N. Y. C., is architect.

GREENWICH, CONN.—Joseph Crosby, Smith Building, has received the general contract to erect a 2½-sty stone and stucco residence and garage at Rock Ridge for Timothy F. Crowley, owner. James C. Green, 103 Park av, N. Y. C., is architect. Cost, about \$35,000.

FACTORIES AND WAREHOUSES.

JERSEY CITY, N. J.—O. W. Shelly, 1123 Broadway, has received the general contract to rebuild the 3-sty concrete chemical plant, 178x50 ft., at 5 Florence st for the E. F. Jones Chemical Works, 51 Jay st, N. Y. C., owner, Carrie L. Jones, president. The Fletcher Engineering Co., 30 Church st, N. Y. C., architect and engineer. Cost about \$75,000.

NORMAN AV.—The Hennebique Construction Co., 1170 Broadway, N. Y. C., has received the contract for the construction of a 5-sty reinforced concrete manufacturing building, 120x80 ft., to be erected at Norman av and Russell st, Brooklyn, for the Colonial Works, Inc.

PATERSON, N. J.—O. W. Shelly, 1123 Broadway, N. Y. C., has received the general contract to erect a 3 and 4-sty reinforced concrete manufacturing plant, 100x150 ft, for E. & Z. Van Raalte, 100 5th av, N. Y. C., owner. W. W. Christie, 140 Market st, Paterson, is architect and engineer. Cost, about \$100,000.

BROOKLYN.—F. H. Wakeham Co., 4 West 47th st, N. Y. C., has received the general contract to erect a 5-sty brick factory, 25x100 ft, at Taffee pl, near De Kalb av, Brooklyn, for Joseph Beecham, 417 Canal st, N. Y. C., owner. The George W. Baker Co., 331 Classon av, Brooklyn, is lessee. Chas. C. Rose, 1 Madison av, N. Y. C., is architect. Cost, about \$18,000.

BROOKLYN.—The Turner Construction Co., 11 Broadway, has received the general contract from Robert Gair Co. to erect a 16-sty loft and factory building at Main and Plymouth sts, Brooklyn. This building is to be of reinforced concrete throughout, 201x105 ft. William Higginson, architect.

PASSAIC, N. J.—Swenson Eros., News Building, has received the general contract to erect a 3-sty brick factory, 80x100 ft, on Lexington av, east of Main st, for A. W. Clapp, 147 Aycrigh av, to cost \$35,000. A. Preiskel, Hobart Trust Bldg., is architect and engineer.

SCHOOLS AND COLLEGES.

KINGSTON, N. Y.—George T. Kelly, 22 John st, Yonkers, has received the general contract to erect a 2-sty brick and granite high school, 250x275 ft., at the southwest corner of Broadway and Riley st for the Board of Education of Kingston. A. C. Longyear, 51 John st, Kingston, is architect. Frank Sutton, 80 Broadway, N. Y. C., is heating and ventilating engineer. Cost about \$300,000.

STABLES AND GARAGES.

LONG ISLAND CITY.—John Auer & Sons, 648 Lexington av, Brooklyn, have received the general contract to erect a 1-sty brick, steel and terra cotta garage, 113x234x236x200 ft., to be erected at Dutch Kills pl, Meadow st and Queens pl, for the Loose-Wiles Biscuit Co., 485 Greenwich st, J. L. Loose, president. William Higginson, 21 Park Row, N. Y. C., is architect. Cost, about \$75,000.

STORES, OFFICES AND LOFTS.

FULTON ST.—(Sub.)—M. Wielandt, 887 East 176th st, has received the mason contract and Chas. Hohl, at site, the carpentry for alterations to the 4-sty brick cafe and lofts, 24x70 ft., at 180 Fulton st for Emil A. Heyland, 149 West 121st st, owner. J. H. Morgan, 331 Madison av, is architect. The Mehler Fulton Co., 125 West 68th st, is lessee. Cost about \$10,000.

LONG ISLAND CITY.—C. Curtis Woodruff & Co., 213 10th st, L. I. City, have received the general contract to make additions and alterations to the 4-sty brick office building, 22x40 ft, at the southeast corner of Jackson and Skillman avs for William E. Paynter, 171 Hunter av, L. I. C., owner. John Boese, 280 Broadway, N. Y. C., is architect. Cost, about \$25,000.

38TH ST.—(Sub.)—The Tablet & Ticket Company, 384 Broadway, has received the contract for installing their office directory in the Craftsman Building in West 38th st.

THEATRES.

BUFFALO, N. Y. (sub.)—The Superior Cornice & Skylight Works, Inc., 214-16 East 127th st, New York, has received orders from the H. H. Uris Iron Works, to furnish their Superior Automatic Ventilators for the Sheas Hippodrome, Buffalo, N. Y. Leon H. Lempert & Son, architects, Rochester, N. Y.

MANHATTAN (sub.)—The Superior Cornice & Skylight Works, Inc., 214-16 East 127th st, New York, has received the contract for the sheet metal work and roofing required on the Strand Theatre, Broadway and 47th st. Thomas W. Lamb, architect. Cramp & Co., builders. Superior Automatic Ventilators to be furnished for this job.

MISCELLANEOUS.

38TH ST.—Contract for the construction of the new station at 38th st on the 6th Av Elevated road has been awarded to John B. Roberts, of 1 Madison av.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

CHURCHES.

FT. WASHINGTON AV & 178TH ST, n e cor, 2-sty brick church, 88x91; cost, \$75,000; owners, Fourth Church of Christ, Scientist, 179th st and Broadway; architect, S. S. Beman, 50 Branvale Drive, Little Neck, L. I. Plan No. 471.

DWELLINGS.

69TH ST, 12 West, 2-sty brick dwelling, 28x98; cost, \$20,000; owners, Leo S. & Alex. M. Bing, 505 5th av; architect, Robt. T. Lyons, 505 5th av. Plan No. 468.

SCHOOLS AND COLLEGES.

84TH ST, 51-61 East, 44-64 East 85th st, 5-sty brick school, 166x204; cost, \$370,000; owners, The Regis High School, Rev. David Hearn, president, 51 East 84th st; architects, Maginnis & Walsh, 42d Street Building. Plan No. 469.

HOSPITALS AND ASYLUMS.

BLACKWELL'S ISLAND, City Home, 1-sty brick home, 177x40; cost, \$54,000; owners, City of New York, Department of Public Charities, foot East 26th st; architects, Walker & Gillette, 128 East 37th st. Plan No. 467.

STORES, OFFICES AND LOFTS.

LEXINGTON AV, 343, 6-sty brick store and offices, 20x75; cost, \$20,000; owner, Francis Connor, 14 East 42d st; architects, Mulliken & Moeller, 103 Park av. Plan No. 470.

Bronx.

DWELLINGS.

HOE AV, e s, 75 s 173d st, two 1-sty brick stores and dwellings, slag roof, 33½ and 16½ x 75; cost, \$4,500; owner, Wm. C. Canning, 30th st and Surf av, Coney Island; architect, Wm. Richter, 4411 18th av, Brooklyn. Plan No. 595.

MATILDA AV, e s, 150 n 240th st, 2-sty and attic frame dwelling, slate roof, 21x46; cost, \$4,000; owner, Lars Olson, 4632 Matilda av; architect, Chas. E. Miller, 111 Nassau st. Plan No. 591.

GLOVER ST, w s, 26 s St Raymonds av, 2-sty frame dwelling, 30x59, tin roof; cost, \$4,000; owner, Jos. Trunk, 849 Amsterdam av; architect, Frank Burkhard, 323 East 90th st. Plan No. 592.

HILL AV, e s, 500 s Strang av, 2-sty and attic frame dwelling, shingle roof, 20x32; cost, \$2,800; owner, Frank Oharek, 439 East 71st st; architect, Franz Wolfgang, 535 East 177th st. Plan No. 598.

STABLES AND GARAGES.

184TH ST, n e cor Grand Concourse, 1 1/2-sty frame garage, 14x20; cost, \$150; owner, Jas. P. T. Ryan, 2386 Grand Concourse; architect, Chas. S. Clark, 441 Tremont av. Plan No. 597.

STORES AND DWELLINGS.

VAN NEST AV, s e cor Cruger av, 2-sty frame store and dwelling, tin roof, 20x56; cost, \$5,000; owner, Louis Kaplan, 1719 Unionport rd; architect, Henry Nordheim, 1087 Tremont av. Plan No. 596.

STORES AND TENEMENTS.

SOUTHERN BOULEVARD, e s, 125 s Jennings st, 1-sty brick stores, slag roof, 20.4x38; cost, \$1,000; owner, Abraham Kane, 43 2d av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 589.

MISCELLANEOUS.

WATERBURY AV, e s, 200 n Layton av, 1-sty frame locker and storage, 14x100; cost, \$1,000; owner, Emil Singer, 1334 Edwards av; architect, Anton Pirner, 2069 Westchester av. Plan No. 594.

SOUTHERN BOULEVARD, e s, 145.4 s Jennings st, 1-sty brick nicollette, slag roof, 47.4x100; cost, \$8,000; owner, Abraham Kane, 43 2d av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 590.

FORT SCHUYLER RD, w s, 558 n Roosevelt av, 1-sty frame barn and shed, 80x30; cost, \$500; owner, Louis D'Angelo, 851 Olmstead av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 593.

Brooklyn.

DWELLINGS.

JACKSON ST, s w cor Manhattan av, 4-sty brick dwelling and gymnasium, 50x35, tin roof, 1 family; cost, \$18,000; owners, School Settlement Association, 148 Jackson st; architect, B. S. King, 103 Park Row, New York. Plan No. 6017.

BERGEN ST, n e cor Hopkinson av, 2-sty brick dwelling, 20x75, tin roof, 2 families; cost, \$6,000; owner, Shulem J. Marchosky, 104 Essex st, N. Y.; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 6045.

ESSEX ST, w s, 125 s Sutter av, two 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, \$7,000; owner, Ethel Stromwasser, 287 Vermont st; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 6044.

FULLER PL, w s, 122 s Windsor pl, 2-sty brick dwelling, 19x40, gravel roof, 1 family; cost, \$4,000; owner, Wm. M. Calder, 11th av and Sherman st; architect, B. F. Hudson, 319 9th st. Plan No. 6065.

FULLER PL, s w cor Windsor pl, 2-sty brick dwelling, 20x40, gravel roof, 1 family; cost, \$4,500; owner, Wm. M. Calder, 11th av and Sherman st; architect, B. F. Hudson, 319 9th st. Plan No. 6062.

FULLER PL, w s, 20 s Windsor pl, five 2-sty brick dwellings, 17x38, gravel roof, 1 family each; total cost, \$15,000; owner, Wm. M. Calder, 11th av and Sherman st; architect, B. F. Hudson, 319 9th st. Plan No. 6063.

FULLER PL, w s, 105 s Windsor pl, 2-sty brick dwelling, 17x40, gravel roof, 1 family; cost, \$4,000; owner, Wm. M. Calder, 11th av and Sherman st; architect, B. F. Hudson, 319 9th st. Plan No. 6064.

WEST 6TH ST, e s, 350 s Neptune av, three 1-sty frame dwellings, 18x35, shingle roof, 1 family each; total cost, \$3,000; owner Mrs. J. J. Smith, 373 Bergen st; architect, G. H. Suess, 2966 West 29th st. Plan No. 6060.

EAST 13TH ST, w s, 140 s Av I, two 2-sty frame dwellings, 18x60, gravel roof, 2 families each; total cost, \$10,000; owner, Geo. M. Craigen, 2801 Av F; architect, Arthur Pierce, 59 Court st. Plan No. 6055.

EAST 26TH ST, s e cor Canarsie la, 2-sty brick dwelling, 17.6x44, gravel roof, 1 family; cost, \$3,500; owners, New Style Home Building Co., 741 Howard av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6071.

NEW JERSEY AV, e s, 90 s Stanley av, 2-sty frame dwelling, 20x25, tin roof, 1 family; cost, \$2,500; owner, Barnet Grosdon, 27 Main av, Middle Village; architect, Morris Pulotain, 37 Fulton av, Middle Village. Plan No. 6066.

LAKE ST, e s, 486.11 n 86th st, 2-sty brick dwelling, 20x40, gravel roof, 2 families; cost, \$3,000; owner, Stefano De Rienzo, 22 Skillman av; architects, Laspia & Salvati, 525 Grand st. Plan No. 6095.

ATKINS AV, e s, 90 s Pitkin av, two 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, \$5,000; owner, Max Struble, 1423 St. Mark's av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6092.

LIBERTY AV, n s, 36.4 w Elton st, 3-sty brick dwelling, 16.6x49.6; gravel roof, 2 families; cost, \$7,000; owner, Emil Visone, 1 Dakota av, Union Course; architect, C. P. Cannella, 60 Graham av. Plan No. 6097.

EAST 14TH ST, w s, 140 n Av T, 1-sty frame dwelling, 24.4x52.4, shingle roof, 2 families; cost, \$5,000; owner, Louis Scheinger, 813 Greenwood av; architect, C. G. Wessell, 1563 East 46th. Plan No. 6108.



The man who asks for Atlas knows Portland Cement.

"The standard by which all other makes are measured"

CEMENT

Permanent WATERPROOF Concrete. Low in Magnesia and Sulphur. Water or rail direct shipment. Quicker delivery. Better packages. Oldest manufacturers of high grade Portland in the world. ALSEN bag credits good as legal tender. Facts are better than assertions.

45 BROADWAY, NEW YORK

See pages 178-179 Sweet's Catalogue for particulars



ECONOMY and SAFETY Brooklyn Bridge Brand Rosendale Cement

is acceptable to the Building Departments
Guaranteed to meet Standard Specifications
When Rosendale will do good work, why pay double for Portland Cement?

Put up in Barrels or Duck Bags.



Vulcanite Portland Cement

"THE BRAND WITH A REPUTATION"

Delivered at job any point in Manhattan or Bronx, by our prompt and reliable trucking service.

Vulcanite Portland Cement Co. 5th Avenue Bldg., N. Y. Phone, Gramercy 1000

DYCKERHOFF PORTLAND CEMENT

is made in Germany. The superior quality amply compensates the consumer for its higher price. It is perfect

E. THIELE, Sole Agent, 99 John St., New York



Farnham Cheshire Lime Co.

The Only Perfect Lime Manufacturers All Dealers Handle It
Finishing Lime for High Class Work 39 Cortlandt Street All Plasterers Need It
NEW YORK

Always Call for BLUE LABEL The "Original" Farnham's "Cheshire" Lime

TELEPHONE, 2301-2302 FLATBUSH

RETAIL LUMBER

CHARLES H. FINCH & CO.

"THE ACCOMMODATING HOUSE"

Everything for Wooden Construction Coney Island Ave. and Ave. H, Brooklyn, N. Y.

CHRISTIAN VORNDRAN'S SONS, 412 East 147th St. Tel. 456 Melrose

HOUSE MOVERS and SHORERS

House Moving, Shoring and Jobbing Promptly Attended To

PROPOSALS

NOTICE TO CONTRACTORS.

Sealed proposals for Additional Power House Equipment, Boilers, Air Compressor and Connections; New Elevators and wiring thereto, at Kings Park State Hospital, Kings Park, New York, will be received by the State Hospital Commission, Capitol, Albany, New York, until Friday, November 21st at 3:00 P. M., when they will be opened and read 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 to furnish surety company bond in the sum of 50% of the amount of contract within 10 days after official notice of award of contract, and in accordance with the terms of specifications Nos. 1756 and 1759. The right is reserved to reject any or all bids. Drawings and specifications may be consulted and blank forms of proposals obtained at the Kings Park State Hospital, Kings Park, New York; at the office of the State Hospital Commission, No. 1 Madison Avenue, New York City, and at the office of the State Architect. Complete sets of plans and specifications will be furnished to prospective bidders upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, New York.

Dated Albany, N. Y., October 23, 1913.
J. H. B. HANIFY, Secretary,
State Hospital Commission.

TELEPHONE STAGG 3500

GLASS AND GLAZING HEADQUARTERS J. H. WERBELOVSKY

Glass for New Buildings and Alterations. Wired Glass. Colored and Fancy Glass. GLASS FOR EVERY PURPOSE. Beautify your Home, Library, Desk, Table, etc., by GLASS TOPS FOR FURNITURE. MIRRORS MADE TO ORDER OR RESILVERED. If you are Building or Altering your Store Front, ask about my new METAL BAR FOR STORE FRONTS, which is STRONG, ORNAMENTAL AND LOW PRICED.

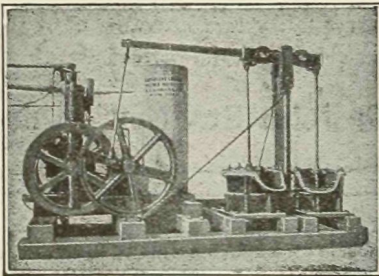
J. H. WERBELOVSKY, 86 Meserole St., Brooklyn

A. KLABER & SON MARBLE WORKS

211 VERNON AVENUE, Foot of 11th Street
LONG ISLAND CITY, N. Y.
Telephone, 1895 Hunters Point

Burwak Elevator Company
Elevators and Dumbwaiters
of every description **Elevators**
Phone, 8463 Cort. 216 FULTON STREET

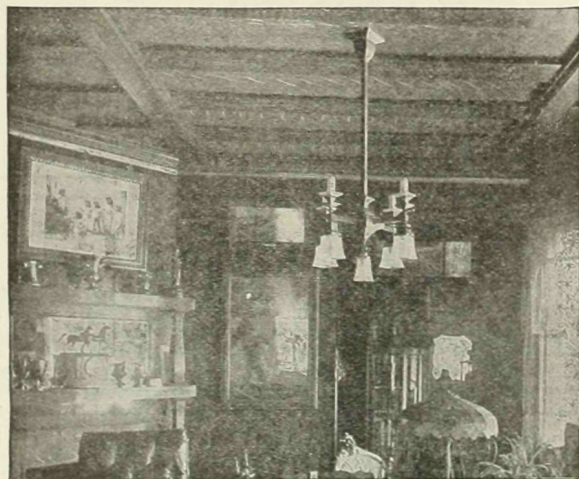
Gasolene Engine Pump Outfits



for **CONTRACTORS** use
TO RENT
HOODED OR FREE PUMPS
as desired

E. GEORGE & CO.

Tel. 3889 John 194 FRONT ST., N. Y.



Beam Ceiling, Craftsman Style, in a Suburban Residence.
Can be put up without furring strips to Fireproof Construction.
Wood Beams or to Ceilings Already Plastered.

A HARDWOOD BEAM CEILING IN SHEET STEEL

is attracting the attention of Architects and Owners, at our Show Rooms, 40 Cherry Street.

Its Design is Unusual.

It has Character and Dignity.

Properly Grained, Cannot be Detected from Wood.

Fireproof, Dust and Verminproof.

Absolutely Sanitary

All Joints Tongued and Grooved.

Does Not Swell, Shrink or "Craze."

Adaptable to Home, Office or Club.

Perfect construction is assured by the established reputation of its well known makers—the pioneers of metal ceilings.

NORTHROP, COBURN & DODGE CO.

40 CHERRY ST.,

Tel., 1481 Beekman

NEW YORK

Plans Filed, New Buildings, Brooklyn (Cont.)

WEST 33D ST, e s, 220 s Mermaid av, three 1-sty frame dwellings, 12.8x34.6, shingle roof, 1 family each; total cost, \$1,200; owner, P. O. Sullivan, 33d st near Mermaid av; architect, Wm. Richter, 4411 18th av. Plan No. 6123.

52D ST, n s, 160 e 7th av, two 2-sty brick dwellings, 20x33, gravel roof, 2 families each; total cost, \$7,000; owner, H. C. Pierson, 1 & 3 Walton st; architect, B. C. Hudson, 319 9th st. Plan No. 6113.

RAILROAD AV, s e cor West 28th st, 1-sty frame dwelling, 18x35, shingle roof, 1 family; cost, \$1,150; owner, Alice Ward, West 30th st and Surf av; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 6111.

13TH AV, w s, 60 n 48th st, 2-sty frame dwelling, 24.2x39, shingle roof, 1 family; cost, \$5,000; owner, Harris Willner, 1244 49th st; architects, Eisenla & Carlson, 16 Court st. Plan No. 6117.

BEAUMONT ST, w s, 600 s Oriental blvd, 2-sty brick dwelling, 24x34, tile roof, 1 family; cost, \$6,000; owner, Adolph Heineman, 280 Beaumont st; architects, McKenzie & Cassidy, 272 Beaumont st. Plan No. 6136.

FACTORIES AND WAREHOUSES.

BUTLER ST, n s, 95.6 w 4th av, 1-sty brick factory, 17.6x40, gravel roof; cost, \$500; owner, John Heitman, 31 De Koven ct; architect, W. J. Conway, 400 Union st. Plan No. 6027.

GOLD ST, e s, 315.3 s Concord st, 6-sty brick storage, 21x70, concrete roof; cost, \$12,000; owners, Thompson & Moneo Co., 220 Concord st; architect, E. H. Thatcher, 60 Park av. Plan No. 6021.

EAST 91ST ST, e s, 320 s East New York av, 1-sty frame storage, 45x121, slag roof; cost, \$5,000; owner, W. F. Donovan, 186 Remsen st; architect, R. J. Lyons, 186 Remsen st. Plan No. 6016.

4TH AV, w s, 76 n 1st st, 1-sty frame storage, 20x90, gravel roof; cost, \$500; owner, Jos. Rustico, 282 4th av; architect, W. J. Conway, 400 Union st. Plan No. 6087.

SUTTON ST, e s, 100 n Nassau av, 2-sty brick factory, 30x90, slag roof; cost, \$50,000; owner, International Coke Works, on premises; architect, Gustave Erda, 826 Manhattan av. Plan No. 6125.

SCHOOLS AND COLLEGES.

DEAN ST, n s, 140 e Saratoga av, 6-sty brick school, 200x94.6, slag roof; cost, \$290,000; owner, City of N. Y.; architect, C. B. J. Snyder, 500 Park av, N. Y. Plan No. 6128.

STABLES AND GARAGES.

WEST 17TH ST, e s, 140 s Canal av, 2-sty brick stable, 40x26, gravel roof; cost, \$2,000; owner, Paul Muro, 2737 West 17th st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 6020.

RONALD TAYLOR

Granolithic and Asphalt Pavements
"TAYLORITE" FLOORING

Office and Factory, 520 EAST 20th STREET
Telephone, 4 Gramercy NEW YORK

EAST 35TH ST, w s, 387.8 n Av H, 1-sty frame garage, 12x29.6, shingle roof; cost, \$200; owner, G. T. Laurence, 880 East 35th st; architect, Chas. Flar, 1620 45th st. Plan No. 6014.

BALTIC ST, n s, 175 e Court st, 1-sty brick garage, 25x75, slag roof; cost, \$1,200; owner, P. Powell, 244 Baltic st; architect, B. Wilson, 135 Oak st, Richmond Hill. Plan No. 6034.

LINCOLN PL, n s, 200 e 6th av, 1-sty frame garage, 7x18, gravel roof; cost, \$100; owner, Hy. Willhelm, on premises; architect, Geo. W. Bush, 97 Liberty st. Plan No. 6039.

CHESTER ST, e s, 250 s Sutter av, 1-sty frame stable, 50x24, gravel roof; cost, \$600; owner, Chas. Wasserman, 225 Chester st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6074.

SCHOLES ST, n e cor Scott av, 1-sty brick stable, 30x80, shingle roof; cost, \$5,000; owner, John Grady, 71 Stuyvesant av; architect, Louis Allmendinger, 926 Broadway. Plan No. 6054.

FRANKLIN AV, n w cor Bergen st, 1-sty brick garage, 23.8x55; cost, \$400; owners, Nassau Brewing Co., 1042 Dean st; architect, B. Dreisler, 153 Remsen st. Plan No. 6047.

CHESTER ST, e s, 230 s Sutter av, 1-sty frame stable, 12x10, gravel roof; cost, \$100; owner, Chas. Wasserman, 225 Chester st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6112.

HOPKINSON AV, w s, 150 n Dumont av, 2-sty frame stable, 50x25, slag roof; cost, \$1,000; owner, Sam'l Braslowsky, 1671 Pitkin av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 6129.

13TH AV, w s, 60 n 48th st, 1-sty frame stable 15x17, shingle roof; cost, \$1,000; owner, Harris Willner, 1244 49th st; architects, Eisenla & Carlson, 16 Court st. Plan No. 6130.

STORES AND DWELLINGS.

ELTON ST, w s, 52 n Liberty av, three 3-sty brick store and dwellings, 16x46.9, gravel roof, 2 families each; total cost, \$21,000; owner, Emil Visone, 1 Dakota av, Union Course; architect, C. P. Cannella, 60 Graham av. Plan No. 6100.

LIBERTY AV, n w cor Elton st, 3-sty brick store and dwelling, 18x46.9, gravel roof, 2 families; cost, \$7,000; owner, Emil Visone, 1 Dakota av, Union Course; architect, C. P. Cannella, 60 Graham av. Plan No. 6098.

LIBERTY AV, n s, 18 w Elton st, 3-sty brick store and dwelling, 18x46.9, gravel roof, 2 families; cost, \$7,000; owner, Emil Visone, 1 Dakota av, Union Course; architect, C. P. Cannella, 60 Graham av. Plan No. 6099.

STORES AND TENEMENTS.

SARATOGA AV, w s, 217.11 n Sutter av, 4-sty brick tenement, 50x89, gravel roof, 20 families; cost, \$26,000; owners, J. & J. Inc., 1512 Eastern Parkway; architect, B. Cohn, 361 Stone av. Plan No. 6029.

SNYDER AV, n e cor East 32d st, 3-sty brick tenement, 49.6x90, tin roof, 16 families; cost, \$25,000; owner, Jacob Maas, 133 East 32d st; architects, Farber & Markowitz, 189 Montague st. Plan No. 6086.

STORES, OFFICES AND LOFTS.

EAST 91ST ST, e s, 305 s East New York av, 1-sty frame office, 11x14, tin roof; cost, \$100; owner, W. F. Donovan, 186 Remsen st; architect, R. J. Lyons, 186 Remsen st. Plan No. 6015.

MISCELLANEOUS.

BAY 29TH ST, e s, 40 s Benson av, 1-sty frame shed, 20x17, shingle roof; cost, \$500; owner, Henry Edelstein, 47 Milton st; architect, Geo. C. Hess, 47 Milton st. Plan No. 6010.

ESSEX ST, e s, 171.2 s Atlantic av, 2-sty brick rectory, 22x49, tile roof; cost, \$7,000; owner, Rev. E. E. McDonald, 367 Clermont av; architects, Reiley & Steinback, 481 5th av, N. Y. Plan No. 6084.

EAST 40TH ST, e s, 40 n Snyder av, 1-sty frame shed, 17x30, tar roof; cost, \$75; owner, Annie Schmidt, 382 East 52d st; architect, J. A. Schmidt, 382 East 52d st. Plan No. 6079.

HALSEY ST, s s, 320 e Saratoga av, 1-sty brick exhibition building, 40x200, slag roof; cost, \$25,000; owner, Thos. A. Clarke, 26 Court st; architects, Harder & Short, 3 West 29th st, N. Y. Plan No. 6105.

Queens.

DWELLINGS.

BAYSIDE.—Lamartine av, s s, 50 w Mickel pl, two 2½-sty frame dwellings, 26x24, shingle roof, 1 family, furnace heat; cost, \$8,400; owner and architect, Wm. Parkinson, Bayside. Plan Nos. 3234-3235.

MORRIS PARK.—Wicks st, e s, 198 s Liberty av, 2½-sty frame dwelling, 20x39, shingle roof, 1 family, steam heat; cost, \$2,300; owner, Henry Miles, Wicks st, Morris Park; architect, D. J. Evans, 3 Herriman av, Jamaica. Plan No. 3228.

ROCKAWAY BEACH.—Neptune av, w s, 492 s Boulevard, four 2-sty frame dwellings, 19x24, shingle roof, 2 families; cost, \$4,000; owner and architect, A. Levy, 247 N. Gaston av, Rockaway Beach. Plan Nos. 3230-3231.

WOODHAVEN.—Columbia av, e s, 80 s Brandon st, 2-sty frame dwelling, 16x35, shingle roof, 1 family, hot air heat; cost, \$2,500; owner, Gascoyne Realty Co., 1264 Jamaica av, Woodhaven; architect, Geo. E. Crane, 2706 Jamaica av, Richmond Hill. Plan No. 3229.

ARVERNE.—Remington av, e s, 260 n L. I. R. R., 2½-sty frame dwelling, 24x42, shingle roof, 1 family, steam heat; cost, \$4,000; owner, Bertha Shefts, Gaston av, Arverne; architect, E. F. Cojean, South Park av, Arverne. Plan No. 3238.

ARVERNE.—Vernam av, e s, 340 n Amstel blvd., 2½-sty frame dwelling, 24x42, shingle roof, 1 family, steam heat; cost, \$4,000; owner, A. Welzler, Vernam av, Arverne; architect, E. F. Cojean, South Park av, Arverne. Plan No. 3239.

CORONA.—Cleveland st, e s, 330 s Smith av, two 2½-sty frame dwellings, 22x33, shingle roof, 1 family, steam heat; cost, \$7,000; owner, John Gilio, 59 West 24th st, N. Y. C.; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan Nos. 3245-46.

DUNTON.—Morrisee av, e s, 129 n Chichester av, 2½-sty frame dwelling, 16x32, shingle roof, 1 family, steam heat; cost, \$2,500; owner, Chas. Bloom, 1018 Atfield st, Dunton; architect, Ole Harrison, Jamaica. Plan No. 3247.

GLENDALE.—Ford av, w s, 280 n Walton st, 2-sty brick dwelling, 20x52, slag roof, 2 families; cost, \$3,750; owner, Michael Mistic, 1689 Grove st, Evergreen; architect, John Vandervegt, 2328 Linden st, Evergreen. Plan No. 3237.

JAMAICA.—Dakota st, e s, 175 s Blanco pl, two 2½-sty frame dwellings, 16x34, shingle roof, 1 family, steam heat; cost, \$4,000; owner, Frank Renaldi, 328 Fulton st, Jamaica; architect, Ole Harrison, Jamaica. Plan Nos. 3248-49.

LITTLE NECK.—Little Neck rd, w s, 200 s Little Neck Dock, 2-sty frame dwelling, 21x26, shingle roof, 1 family, hot water heat; cost, \$2,600; owner, Wm. Peterson, Little Neck; architect, Geo. J. Flynn, Little Neck. Plan No. 3250.

RICHMOND HILL.—Manor av, s w cor Brandon av, three 2½-sty frame dwellings, 18x42, shingle roof, 1 family, steam heat; cost, \$12,000; owner, Wm. Chappelle, 20 Vandever av, Woodhaven; architect, L. J. Frank Jr., 206 Crescent st, Brooklyn. Plan Nos. 2342-43-44.

BAYSIDE.—Bismark av, e s, 80 s Warburton av, 2½-sty frame dwelling, 24x29, shingle roof, 1 family; cost, \$3,000; hot water heat; owner, H. Anderson, 7th st, Bayside; architect, F. Haale, Palace Boulevard, Bayside. Plan No. 3280.

COLLEGE POINT.—15th st, e s, 100 n High st, 2-sty frame dwelling, 25x32, shingle roof, 1-family, hot water heat; cost, \$3,000; owner, Peter Lebkcher, 106 15th st, College Point; architect, Max Anwande, 207 11th st, College Point. Plan No. 3254.

FOREST HILLS.—Greenway South, w s, 120 n Norden rd, 2½-sty brick dwelling, 29x39, tile roof, 1 family, steam heat; cost, \$8,500; owner, and architect, Sage Foundation Homes Co., 47 West 34th st, N. Y. C. Plan No. 3253.

JAMAICA.—Dewey av, n s, 80 e Adolph st, 2½-sty frame dwelling, 18x36, shingle roof, 1 family, steam heat; cost, \$2,500; owner, Henry Schuller, Jamaica; architect, Otto Thomas, Jamaica. Plan No. 3255.

MORRIS PARK.—Wicks st, e s, 189 s Liberty av, two 1½-sty frame dwellings, 18x32, shingle roof, 1 family, steam heat; cost, \$5,000; owners, Miller & Rubin, Nebraska av, Dunton; architect, Louis Danacher, 332 Fulton st, Jamaica. Plan Nos. 3282-83.

ROCKAWAY BEACH.—Fleckers Court, s s, 50 e Dodge av, six 2-sty frame dwellings, 20x24, shingle roof, 2 families; cost, \$8,400; owners, M. & H. Flecker premises; architect, J. R. Smith Rockaway Beach. Plan Nos. 3256-57-58-59-60-61.

ROCKAWAY BEACH.—Undine av, e s, 221 s Boulevard, four 1-sty frame bungalows, 14x32, slag roof, 1 family; cost, \$2,000; owner, Geo. Harvey, Rockaway Beach; architect, W. S. Rothschild, Rockaway Beach. Plan Nos. 3270-3273.

ROCKAWAY BEACH.—Undine av, e s, 221 s Boulevard, five 1-sty frame bungalows, 14x32, slag roof, 1 family; cost, \$2,500; owner, Mary Cleary, Boulevard, Rockaway Beach; architect, W. S. Rothschild, Rockaway Beach. Plan Nos. 3265-3269.

ROCKAWAY BEACH.—Undine av, e s, 221 s Boulevard, 1-sty frame bungalow, 14x32, slag roof, 1 family; cost, \$500; owner, Geo. Harvey, Rockaway Beach; architect, W. S. Rothschild, Rockaway Beach. Plan No. 3274.

ROCKAWAY BEACH.—Eond av, e s, 475 s Boulevard, four 2-sty frame dwellings, 13x51, shingle roof, 2 families; cost, \$5,600; owner, Chas. Halpern, Bond av, Rockaway Beach; architect, W. S. Rothschild, Rockaway Beach. Plan Nos. 3275-76-77.

ROSEDALE.—Rosedale av, e s, 75 n President st, 2-sty frame dwelling, 24x26, shingle roof, 1 family; cost, \$2,000; owner and architect, Niels C. Mortenson, Rosedale. Plan No. 3263.

SOUTH JAMAICA.—Juniper pl, n s, 28 w Meacham av, 2-sty frame dwelling, 22x26, shingle roof, 1 family; cost, \$12,000; owner and architect, Chas. W. Plummer, 387 Pulaski st, Brooklyn. Plan No. 3279.



KING'S PLASTER BOARD

MAKES A HIGHLY

FIRE RESISTIVE PARTITION

L. S. Bing, President A. M. Bing, Treasurer

Speedwell Construction Co.

BUILDING CONSTRUCTION

505 Fifth Avenue, N. Y.

Telephone 5600 Murray Hill

All types of construction, including reinforced concrete

JOHN C. ORR COMPANY

Telephone 948 Greenpoint

Sash, Doors, Blinds and House Trim

LUMBER OF ALL KINDS FOR BUILDERS

India, Java and Huron Sts., and East River, City of New York, Borough of Brooklyn

EMPIRE CITY-GERARD CO.

FINE INTERIOR HOUSE TRIM

WINDOW FRAMES, SASH, DOORS, MOULDINGS, ETC.

Office: 40-42 East 22d Street, N. Y. Factory: Brooklyn, N. Y.

GRANT & RUHLING CO., Inc.

Structural and Ornamental Iron and Steel

373 Fourth Ave., Near 26th Street
Phone, Madison Sq. 9138 Works: West Haven, Conn.

WELLS ARCHITECTURAL IRON CO.

MANUFACTURERS OF ORNAMENTAL IRON AND BRONZE WORK

Phone 8290-8291 Melrose River Ave. and East 151st St., NEW YORK

CHAS. STREBEL & SONS

Structural and Ornamental Iron Work

New Buildings a Specialty

Office and Works, 1732 MYRTLE AVENUE
Telephone 4246-4247 Bushwick BROOKLYN

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

UNION COURSE.—4th st, s s, 525 e Shaw av, three 2-sty frame dwellings, 16x28, tin roof, 1 family, steam heat; cost, \$9,000; owners, F. & G. Eiermann, 432 Jamaica av, Brooklyn; architects, Chas. Infanger & Son, 2634 Atlantic av, Brooklyn. Plan No. 3278.

CORONA.—Evergreen av, w s, 125 s Fillmore av, 2-sty frame dwelling, 18x48, tin roof, 2 families; cost, \$2,500; owner, Percy Jackson, National and Park avs, Corona; architect, Wm. E. Helm, 44th st, Corona. Plan No. 3285.

MIDDLE VILLAGE.—Pulasky st, n s, 300 e Hinman st, 2-sty frame dwelling, 20x48, tin roof, 2 families; cost, \$3,500; owner, Jos. Kurlander, 58 Lafayette st, Middle Village; architect, Louis Perlstein, Fulton st, Middle Village. Plan No. 3289.

FLUSHING.—Ferncliff av, n s, 600 e Lawrence av, 2½-sty brick dwelling, 25x32, shingle roof, 1 family, steam heat; cost, \$5,000; owner, Elias Nermoline, 506 West 177th st, N. Y. C.; architect, E. J. Hardway, 347 5th av, N. Y. C. Plan No. 3293.

JAMAICA JUNCTION.—Southern blvd, n s, 60 w Pearsall st, 2½-sty frame dwelling, 16x38, shingle roof, 1 family and store; cost, \$1,800; owner, Lon Hough Realty Co., Jamaica Junction; architect, owner. Plan No. 3292.

FACTORIES AND WAREHOUSES.

JAMAICA.—Guilford st, w s, 140 n Johnson av, 1-sty brick storage, 6x5, slate shingle roof; cost, \$150; owner and architect, L. I. R. R. Co., Penn Terminal, N. Y. C. Plan No. 3232.

GLENDALE.—Flushing av, n s, 52 w Milton st, 3-sty brick factory, 56x88, tar and gravel roof; cost, \$7,500; owner, Aug. Bode, Flushing and Milton sts, Glendale; architect, Louis Allmindinger, 926 Broadway, Brooklyn. Plan No. 3296.

STABLES AND GARAGES.

L. I. CITY.—13th av, w s, 175 s Broadway, 1-sty frame stable, 21x10, gravel roof; cost, \$400; owner, Frank Euring, 133 13th av, L. I. City; architect, F. Chmelik, 796 2d av, L. I. City. Plan No. 3236.

FOREST HILLS.—Greenway South, e s, 133 n Cranford st, 1½-sty brick garage, 24x26, tile roof; cost, \$3,000; owner and architect, Sage Foundation Homes Co., 47 West 34th st, N. Y. C. Plan No. 3252.

SOUTH OZONE PARK.—Boos av, e s, 172 s Rockaway rd, 1-sty frame garage, 12x20, shingle roof; cost, \$100; owner, Dr. Jas. Howard, premises. Plan No. 3251.

JAMAICA.—Bath pl, n e cor Van Wyck av, 2-sty brick office, 70x17 and 3-sty brick stable, 54x70, tar and gravel roof; cost, \$25,000; owner, Borden's Condensed Milk Co., 108 Hudson st, N. Y. C.; architect, G. Howard Chamberlain, 18 South Broadway, Yonkers. Plan No. 3297.

RICHMOND HILL.—Chichester av, s e cor Greenwood av, 1-sty frame garage, 12x18, shingle roof; cost, \$300; owner, Ralph Hettich, premises. Plan No. 3299.

STORES AND DWELLINGS.

JAMAICA.—New York av, e s, 53 s South st, 1-sty frame store, 13x20, tar and gravel roof; cost, \$300; owner, B. Havecker, 355 Fulton st, Jamaica; architect, W. A. Finn, Fulton st, Jamaica. Plan No. 3233.

CORONA.—49th st, w s, 94 s Jackson av, 1-sty brick store, 20x82, slag roof; cost, \$3,000; owners, Dorfman Bros., 77 Cleveland st, Corona; architect, A. DeBlasi, 95 East Jackson av, Corona. Plan No. 3284.

RIDGEWOOD.—Block, founded by Myrtle, Covert and Elm avs, five 3-sty brick store and dwellings, 179x88, slag roof, 2 families; cost, \$—; owner, Merchants Lloyd Realty Co., 44 Court st, Brooklyn; architect, T. W. Stock, 7416 36th st, Brooklyn. Plan No. 3290.

THEATRES.

RICHMOND HILL.—Jamaica av, n e cor Chestnut st, 1-sty brick moving picture show, 60 x129, gravel roof; cost, \$6,000; owner and architect, Eber Dunning, 324 North Chestnut st, Richmond Hill. Plan No. 3288.

MISCELLANEOUS.

RICHMOND HILL.—South Curtis av, e s, between Liberty and Belmont avs, 1-sty frame temporary shed, 15x40, gravel roof; cost, \$100; owner, J. L. Siegelts Co., 1455 Woodhaven av, Woodhaven. Plan No. 2341.

CORONA HEIGHTS.—Granger st, 35, frame coop, 25x10; cost, \$70; owner, H. Kaufmann, premises. Plan No. 3262.

FAR ROCKAWAY.—St. Mary's Court, w s, 200 n Broadway, erect new foundation under dwelling; cost, \$400; owner, M. Muhlbach, Far Rockaway. Plan No. 3264.

CORONA.—Evergreen av, w s, 129 s Fillmore av, 1-sty frame out building, 10x14, shingle roof; cost, \$50; owner, Percy Jackson, National and Park avs, Corona. Plan No. 3286.

KEW.—Lefferts av, n s, 100 w Austin av, 1-sty frame waiting room, 30x13, shingle roof; cost, \$1,200; owner and architect, L. I. R. R. Co., Penn Terminal, N. Y. C. Plan No. 3287.

WHITESTONE.—620 ft w of Drawbridge on L. I. R. R. right-of-way, 2-sty frame signal tower, 19x14, shingle roof; cost, \$1,200; owner and architect, L. I. R. R. Co., Penn Terminal, N. Y. C. Plan No. 3281.

DUNTON.—Atlantic av, n e cor Maure av, 1-sty passenger shed and platform, 6x300, 1700 and 110x329; cost, \$1,500; owner and architect, L. I. R. R. Co., Penn Terminal, N. Y. C. Plan Nos. 3294-95.

FLUSHING.—Bradford av, n s, 600 w Jagger av, 1-sty frame shed, 13x12, paper roof; cost, \$40; owner, Rocco Bicca, premises. Plan No. 3291.

LONG ISLAND CITY.—Sunswick st, n s, 70 e Payntar av, erect brick retaining wall; cost, \$110; owner, Hannah Adler, premises. Plan No. 3298.

Richmond.

DWELLINGS.

MARGARET ST, s s, 200 w Laurel av, Richmond, 2-sty brick dwelling, 24x30; cost, \$2,000; owner, Robt. C. Turnbull, Richmond; architect and builder, John Schroll, Richmond. Plan No. 781.

WILLIAM ST, w s, 75 s Arents av, Tottenville, 2-sty frame dwelling, 24x44; cost, \$2,500; owner, Louis C. Walters, Tottenville; architect and builder, H. Thrane, Tottenville. Plan No. 769.

AMBOY RD, s w cor Holton st, Princess Bay, 2-sty frame dwelling, 28x42; cost, \$3,800; owner, Alfred J. Cause, Princess Bay; architect, A. H. McGeehan, Princess Bay; builder, D. L. Wiant, Princess Bay. Plan No. 772.

CLINTON AV, w s, 157 n Heberton av, Pt. Richmond, 2-sty frame dwelling, 43x28; cost, \$10,000; owner, M. P. Palmer, Pt. Richmond; architects, Palmer, Hornbostel & Jones, 13 William st, N. Y. C.; builders, Henry Spruck & Son, Stapleton. Plan No. 778.

COLLEGE AV, n s, 210 e Jewitt av, West New Brighton, 2-sty frame dwelling, 28x24; cost, \$3,500; owner, architect and builder, Peter Larsen, Pt. Richmond. Plan No. 774.

CLIFTON AV, s s, 220 e New York av, Rosebank, 2-sty frame dwelling, 20x44; cost, \$3,000; owner, Jos. Di Moll, Rosebank; architect and builder, John P. From, Pt. Richmond. Plan No. 786.

CRESCENT AV, w s, 201 n Barret av, South Beach, 2-sty frame dwelling, 43x23; cost, \$6,200; owner, Mrs. A. Poppe, South Beach; architects, Hudson & Kline, Rosebank; builder, Phillip Hamm. Plan No. 779.

FISHER AV, e s, 175 s Broadway, Tottenville, 1½-sty frame dwelling, 20x37; cost, \$1,300; owners, architects and builders, Palmer & Lindquist, Tottenville. Plan No. 773.

OAK AV, s s, 83 e 1st st, Tompkinsville, 1-sty frame bungalow, 26x14; cost, \$350; owner, architect and builder, Otto Karlson, Tompkinsville. Plan No. 780.

FACTORIES AND WAREHOUSES.

SEASIDE BLVD 150 w Sand la, South Beach, 1-sty frame storage, 48x100; cost, \$1,000; owner, architect and builder, McCourt Bros. Co., South Beach. Plan No. 775.

SCHOOLS AND COLLEGES.

BROADWAY, e s, bet Vreeland and Elizabeth st, Pt Richmond, 3-sty brick school, 118x100; cost, \$100,000; owner, City of N. Y.; architect, C. B. J. Snyder, 59th st and Park av, Plan No. 777.

STABLES AND GARAGES.

GRAND AV, n s, 60 w Glenwood av, West New Brighton, 1-sty tile garage, 10x15; cost, \$205; owner and builder, John Racka, Jr., West New Brighton. Plan No. 776.

LIBERTY AV, n e cor Magnolia st, Dongan Hills, 1-sty frame stable, 26x15; cost, \$100; owner and builder, John Orlando, Dongan Hills. Plan No. 771.

LIBERTY ST, n s, 100 w Henry pl, Dongan Hills, 1-sty frame barn, 15x25; cost, \$150; owner and builder, John Arnaldo, Dongan Hills. Plan No. 783.

PLEASANT VALLEY AV, n s, 810 w Van Duzer st, Stapleton, 1-sty brick garage; 18x18; cost, \$200; owner, Jacob Vollner, Stapleton; builder, A. Bore, Stapleton. Plan No. 768.

STORES AND TENEMENTS.

GREENWOOD AV, n s, 262 s Forest av, West New Brighton, 1½-sty frame store, 19x55; cost, \$500; owner and builder, A. Galasso, West New Brighton. Plan No. 782.

MISCELLANEOUS.

PRIVATE LA, n s, 400 w Amboy rd, Tottenville, 1-sty frame chicken coop; cost, \$250; owner, W. Mills, Jr., Tottenville; builder, W. J. Peters, Tottenville. Plan No. 785.

STANLEY AV, s s, 100 e Webster av, New Brighton, 2½-sty brick sleeping quarters, 61x30; cost, \$12,000; owner, S. R. Smith Infirmary, Tompkinsville; architects, Delano & Aldrich, N. Y. C. Plan No. 784.

TODT HILL RD, w s, 1400 n Prospect av, Dongan Hills, 1-sty frame shed, 30x18; cost, \$300; owner, architect and builder, Ernest Flagg, N. Y. C. Plan No. 770.

PLANS FILED FOR ALTERATIONS.

Manhattan.

ATTORNEY ST, 6-8, masonry, new partitions and stairs to two 3-sty brick tenements; cost, \$5,500; owner, Abraham L. Kass, 100 Essex st; architect, Jacob Fisher, 25 Av A. Plan No. 3819.

BROOME ST, 126, new stairs, elevator and partitions to 7-sty brick stable and lofts; cost, \$1,000; owner, Louis Roosin, 5-7 Attorney st; architect, Harold L. Young, 1204 Broadway. Plan No. 3802.

CANAL ST, 55-57, extension to 5-sty brick loft; cost, \$7,000; owners, Estate Moses Gardener, B. Epstein, trustee, 35 Nassau st; architect, Max Muller, 115 Nassau st. Plan No. 3845.

CHERRY ST, 53, new window and partitions to 4-sty brick tenement; cost, \$200; owners Estate of Chas. Wichmann, 99 Roosevelt st; architect, Max Miller, 115 Nassau st. Plan No. 3833.

CHRISTOPHER ST, 25, annex to 3-sty brick Margaret & Sarah Switzer Home; cost, \$4,000; owners, The Switzer Home, 27-31 Christopher st; architect, Jobst Hoffmann, 318 West 121st st. Plan No. 3835.

CROSBY ST, 9, 1,000-gallon roof tank to 6-sty brick tenement; cost, \$80; owner, Giovanni Lardi, 62 Mulberry st; architect, Chas. Sheres, 882 Kelly st. Plan No. 3812.

CHRYSSTIE ST, 231-239, new doors to 8-sty brick stores, theatre and lofts; cost, \$150; owners, Minsker Realty Co., 111 Houston st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 3824.

DIVISION ST, 101, new store front to 4-sty brick store and tenement; cost, \$100; owner, Faybush Libman, 180 East 64th st; architect, Otto H. Taub, 107 West 46th st. Plan No. 3815.

EAST BROADWAY, 155, elevator enclosure to 6-sty brick store and lofts; cost, \$200; owners, St. Theresa Church, cor Rutgers and Henry sts; architect, S. Reh, 156 West 141st st. Plan No. 3827.

HAMILTON PL, e s, 81 n 136th st, extension to 2-sty brick stores, offices and motion pictures; cost, \$30,000; owners, Domain Realty Co., Henry Brande, president, 3478 Broadway; architect, Lorenz F. J. Weiber, 271 West 125th st. Plan No. 3781.

HENRY ST, 168, masonry and steel to 5-sty brick stores and tenement; cost, \$200; owner, Samuel Cohen, 104 2d av; architect, Morris Schwartz, 194 Bowery. Plan No. 3830.

HUDSON ST, 313-321, deck-house on roof to 9-sty brick factory; cost, \$10,000; owner, Henry Heide, 84 Vandam st; architects, Maynicke & Franke, 25 Madison square north. Plan No. 3774.

IRVING PL, 67, fireproof partition to 12-sty brick lofts; cost, \$180; owner, Chas. Hirschorn, 507 5th av; architect, James Roddy, 90 Washington sq E. Plan No. 3798.

LAFAYETTE ST, 419-21, new elevator and enclosure to 8-sty brick loft; cost, \$1,000; owner, Alfred M. Rau, 505 5th av; architect, Geo. M. Pollard, 127 Madison av. Plan No. 3834.

MACDOUGAL ST, 125, new doors to 4-sty brick store and tenement; cost, \$25; owner, Margaret Hughes, 135 Bainbridge st, Brooklyn; architect, Wm. S. Boyd, 203 West 14th st. Plan No. 3770.

MANHATTAN ST, 130-142, alterations to two 1 and 2-sty brick stores and offices; cost, \$2,000; owner, Robert M. Olyphant, 14 Wall st; architects, Nast & Springsteen, 21 West 45th st. Plan No. 3765.

MANHATTAN ST, 101, reset store front to 4-sty brick tenement; cost, \$300; owners, National Bible Co., 101 Manhattan st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 3764.

MANHATTAN ST, 5, reset store fronts to 5-sty brick stores and tenement; cost, \$65; owner, Clinton Gilbert, 5 Watt st; architect, Walter H. C. Harnum, 11 East 125th st. Plan No. 3828.

MANHATTAN ST, 195, alterations to 2-sty frame store and dwelling; cost, \$100; owner, Chas. D. Donohue, 291 Lenox av; architect, Julius C. Kern, 424 East 92d st. Plan No. 3821.

MANHATTAN ST, 188-194, alterations to 3-sty brick store and dwellings; cost, \$273; owner, Chas. D. Donohue, 291 Lenox av; architect, Julius C. Kern, 424 East 92d st. Plan No. 3822.

OAK ST, 30-32, fire-escape balconies to 6-sty brick store and tenements; cost, \$300; owner, Michael Santangelo, 70 Catherine st; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 3843.

UNION SQ, 28, new tank to 5-sty brick lofts; cost, \$180; owner, Theodore H. Ludwig, 238 Clark st, Westfield, N. J.; architect, Joseph Isseks, 83 Pike Slip. Plan No. 3769.

10TH ST, 269 East, masonry, new partitions and plumbing to 5-sty brick tenement; cost, \$2,500; owner, Joseph Brereton, 269 East 10th st; architect, Henry Regelman, 183 7th st. Plan No. 3831.

14TH ST, 106-108 East, masonry, new roof and store front to 5-sty brick office, store and lofts; cost, \$15,000; owner, August Luchow, 110 East 14th st; architect, Frank Wenemer, 2136 Honeywell av. Plan No. 3847.

17TH ST, 406 East, new store front to 2-sty brick store and dwelling; cost, \$200; owners, Estate of Eliza Martin, 403 East 16th st; architect, Otto Reissmann, 30 1st st. Plan No. 3776.

19TH ST, 205-209 West, photo studio to 12-sty brick store and loft; cost, \$3,500; owner, Hugh E. O'Reilly, 205 7th av; architect, Walter Haefeli, 245 West 55th st. Plan No. 3780.

20TH ST, 222-230 East, masonry to 4-sty brick hospital; cost, \$300; owner, Rev. Mother Francis Xavier Cabrini, 226 East 20th st; architect, Anthony Vendrascio, 496 West Broadway. Plan No. 3762.

23D ST, 149 East, new wall to 2-sty brick stable; cost, \$500; owner, Julia Brown, 131 East 23d st; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 3803.

26TH ST, 32-36 East, general repairs to 4-sty brick clubhouse; cost, \$800; owners, The Manhattan Club, s e cor 26th st and Madison av; architect, Patrick J. Murray, 2 Mitchell pl. Plan No. 3787.

27TH ST, 122-130 West, wood balcony to 12-sty brick loft; cost, \$300; owners, David Frost & Geo. Palmer, 1133 Broadway; architect, Harold L. Young, 1204 Broadway. Plan No. 3801.

27TH ST, 254 West, block partition to 2-sty brick stores and loft; cost, \$10; owner, Ludlow L. Melins, 416 West 154th st; architect, Ludlow L. Melins, 416 West 154th st. Plan No. 3826.

30TH ST, 104 East, new closet and bathroom to 4-sty brick dwelling; cost, \$400; owner, Mary W. H. Thorne, Bronxville, N. Y.; architects, Warren & Clark, 14 East 42d st. Plan No. 3799.

34TH ST, 133 East, alterations to 4-sty brick stores, offices and dwelling; cost, \$250; owner, Lamont M. Bowers, 127 East 34th st; architect, Richard Rohl, 128 Bible House. Plan No. 3808.

34TH ST, 46 East, new window to 4-sty brick store and dwelling; cost, \$65; owner, August Belmont, 44 East 34th st; architect, Jean Mozeaw, 2331 Gleason av. Plan No. 3844.

36TH ST, 147 West, marquis to 3-sty brick store and lofts; cost, \$200; owner, William Mathews, 147 West 30th st; architect, Geo. Hof, Jr., 371 West 158th st. Plan No. 3790.

38TH ST, 108-110 West, alterations to 4-sty brick store; cost, \$350; owners, Maximes Restaurant Co., 108 West 38th st; architect, Lewis R. Kaufman, 373 4th av. Plan No. 3839.

39TH ST, 38 West, masonry to 4-sty brick club-house; cost, \$2,500; owners, Vacation Headquarters, Inc., 105 West 40th st; architect, Josephine W. Chapman, 4 West 40th st. Plan No. 3800.

44TH ST, 31 East, new stairs to 4-sty brick stores and offices; cost, \$100; owner, Thomas B. Hidden, Dutchess County, N. Y.; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 3829.

47TH ST, 16-28 East, fan-house to 18-sty brick hotel; cost, \$1,500; owners, Carolton House Co., et al, 569 5th av; architects, Warren & Wetmore, 16 East 47th st. Plan No. 3841.

48TH ST, 309 East, new boiler room and partitions to 5-sty brick stores and tenement; cost, \$2,500; owner, Louis Frankenthaler, 1215 Madison av; architect, Otto Reissmann, 30 1st st. Plan No. 3775.

51ST ST, 307 West, new entrance to 4-sty brick dwelling; cost, \$600; owner, Leon T. Stowe, 307 West 51st st; architect, A. B. Greenberg, 214 Haven av. Plan No. 3820.

54TH ST, 19 West, alterations to 5-sty brick apartments; cost, \$200; owner, John D. Rockefeller, Jr., 10 West 54th st; architect, Duncan Candler, 10 East 23d st. Plan No. 3777.

56TH ST, 105 West, masonry and roofing to 2-sty brick garage and dwelling; cost, \$350; owners, Estate Jno. S. Kennedy, Stephen Baker, att'y, 40 Wall st; architect, Jos. B. Baker, 156 5th av. Plan No. 3851.

58TH ST, 131 West, wash room to 5-sty brick stores and tenement; cost, \$85; owner and architect, C. H. Lang, 131 West 58th st. Plan No. 3791.

59TH ST, 308-10 West, remove encroachments to 6-sty brick gymnasium; cost, \$500; owner, Chas. E. Appleby, 192 Broadway; architects, Maynicke & Franke, 25 Madison square North. Plan No. 3773.

59TH ST, 345-47 West, new store fronts to 5-sty brick stores and tenement; cost, \$800; owner, Jacob S. Berliner, 71 Central Park West; architect, Henry Klein, 505 East 15th st. Plan No. 3789.

59TH ST, 557 West, 1-sty rear extension to 4-sty brick factory; cost, \$1,000; owners, National Gum & Mica Co., 557-563 West 59th st; architect, W. G. Clark, 438 West 40th st. Plan No. 3837.

67TH ST, 15 West, new partition to 14-sty brick apartment; cost, \$400; owner, Edwin T. Rice, 15 West 67th st; architect, Clement E. Brun, 1 Madison av. Plan No. 3772.

71ST ST, 406 East, remove partitions to 5-sty brick tenement; cost, \$150; owner, Hermine Beck, 1349 53d st, Brooklyn; architect, Otto M. Beck, 1326 55th st, Brooklyn. Plan No. 3817.

72D ST, 348-350 East, rear extensions to 2, 1 and 4-sty brick motion picture house; cost, \$20,000; owner, Chas. Belsky, 1351 1st av; architect, Wm. Zahn, 315 East 43d st. Plan No. 3809.

74TH ST, 27 West, alterations to 4-sty brick dwelling; cost, \$1,000; owner, James Donald, 27 West 74th st; architects, Wallis & Goodwillie, 346 4th av. Plan No. 3840.

84TH ST, 344-6 West, new doors to 4-sty brick dwelling; cost, \$100; owner, Pauline A. MacArthur, 346 West 84th st; architect, Jno. R. MacArthur, 11 Pine st. Plan No. 3816.

84TH ST, 203 West, reset partitions to 5-sty brick tenement; cost, \$345; owner, Franz Heinreich, 263 West 84th st; architects, Hughes & Hughes, 404 West 34th st. Plan No. 3806.

94TH ST, 301 East, alterations to 4-sty brick stores and tenement; cost \$50; owner, John A. Schappert, 524 East 89th st; architect, Harry T. Howell, 149th st and 3d av. Plan No. 3794.

94TH ST, 101 East, areaway to 3-sty brick dwelling; cost, \$50; owner, Gertrude M. Bain, 101 East 94th st; architect, Samuel Katz, 1 Madison av. Plan No. 3788.

102D ST, 428-36 East, masonry and fireproofing to 4-sty brick factory; cost, \$5,000; owner, George W. Grote, 430 East 102d st; architect, Jno. H. Knubel, 305 West 43d st. Plan No. 3767.

112TH ST, 21 East, alterations to 5-sty brick tenement; cost, \$3,500; owner Samuel A. Krulewritch, 21 East 112th st; architect, Nathan Langer, 81 East 112th st. Plan No. 3795.

113TH ST, 340 East, masonry to 6-sty brick stores and tenement; cost, \$500; owner, Salvatore Strane, 85 Elizabeth st; architects, De Rose & Cavallieri, 357 East 116th st. Plan No. 3813.

113TH ST, 165 East, masonry and new partitions to 4-sty brick tenement; cost, \$500; owner, Alice E. O'Grady, 166 East 111th st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 3771.

115TH ST, 629-631 West, new partition and windows to 8-sty brick tenement; cost, \$300; owner, Lawrence Jacob, 42 East 49th st; architects, Nast & Springsteen, 21 West 45th st. Plan No. 3811.

125TH ST, 243-45 West, alterations to 4-sty brick stores and offices; cost, \$250; owner, John Cromwell, 271 West 125th st; architect, Jobst Hoffmann, 318 West 125th st. Plan No. 3778.

125TH ST, 219 West, alterations to 1-sty brick store; cost, \$150; owner, Arthur E. Wood, 41 West 125th st; architect, Eli Benedict, 1947 Broadway. Plan No. 3838.

125TH ST, 301 West, masonry, steel and new partitions to 4-sty brick store and dwelling; cost, \$10,000; owners, Michael Adriaan Corp., 137 East 34th st; architect, Joseph C. Coker, 2017 5th av. Plan No. 3849.

126TH ST, 306-8 East, masonry to 5-sty brick tenement; cost, \$400; owner, H. W. C. Beekman, 308 East 126th st; architect, Anton Pirner, 2069 Westchester av. Plan No. 3779.

AV A, 1022, roof tank to 3-sty brick factory; cost, \$350; owner, Chas. Meisezahl, 1022 Av A; architect, Franz Wolfgang, 535 East 177th st. Plan No. 3846.

BOWERY, 19, new store front to 5-sty brick store and lodging rooms; cost, \$250; owner, Wm. Chesebrough, 33 Howard st; architect, Morris Schwartz, 194 Bowery. Plan No. 3848.

BROADWAY, 1534-38, new store front and partitions to 5-sty brick stores and apartments; cost, \$1,000; owner, Thos. B. Hidden, 489 5th av; architect, Patrick J. Murray, 2 Mitchell pl. Plan No. 3786.

BROADWAY, 3186, new store front to 5-sty brick stores and tenement; cost, \$100; owner, George Ehret, 253 West 91st st; architect, Geo. J. Froehlich, 690 Whitlock av. Plan No. 3761.

BROADWAY, 1851-1853, new windows to 12-sty brick tenement; cost, \$150; owners, Columbia Realty Co., Jacob Zimmermann, Pres., 505 5th av; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 3797.

BROADWAY, 1147, new store front to 5-sty brick store and offices; cost, \$250; owner, James D. Elack, 177 Madison av; architect, Louis Breines, 270 Division av, Brooklyn. Plan No. 3807.

BROADWAY, 4250-58, new partition and beams to 2-sty brick stores and offices; cost, \$150; owners, Estate Robert Westcott, Henry E. Black, trustee, 52 William st; architects, Townsend, Steinle & Haskell, Inc., 1328 Broadway. Plan No. 3832.

BROADWAY, 1164, reset show window to 3-sty brick store and loft; cost, \$100; owners, Johnson Estate care of Harris D. Colt, 30 Broad st; architect, Henry H. Holly, 39 West 27th st. Plan No. 3836.

COLUMBUS AV, 949, reset store front to 5-sty brick stores; cost, \$50; owner, Max Simon, 949 Columbus av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 3785.

LENOX AV, 504, remove partition to 6-sty brick store and tenement; cost, \$50; owner, Morris Moore, 2121 Madison av; architect, Chas. Seifert, 7 West 135th st. Plan No. 3842.

LENOX AV, 343, masonry and steel to 4-sty brick stores, offices and dwelling; cost, \$500; owner, Harry Eierhoff, 343 Lenox av; architect, Jos. C. Coker, 2017 5th av. Plan No. 3850.

LINGTON AV, 1377-79, new fire escapes, partitions and skylights to 5-sty brick tenement; cost, \$2,000; owners, Louise M. Weber et al, 1109 Madison av; architects, Ach & Prochazkra, 1 Madison av. Plan No. 3784.

LINGTON AV, 582, remove projections to 3-sty brick dwelling; cost, \$350; owner, Geo. W. Bond, 71 King av, Weehawken, N. J.; architect, Horace G. Knapp, 111 Broadway. Plan No. 3792.

LINGTON AV, 584, remove projections to 3-sty brick dwelling; cost, \$350; owner, Elizabeth Bond, 71 King av, Weehawken, N. J.; architect, Horace G. Knapp, 111 Broadway. Plan No. 3793.

LINGTON AV, 103, new windows to 4-sty brick tenement and store; cost, \$200; owner, Max Berkowitz, 103 Lexington av; architect, Jacob Fisher, 25 Av A. Plan No. 3818.

MADISON AV, 1-9, widen entrance to 11-sty brick offices; cost, \$300; owners, Metropolitan Life Ins. Co., 1 Madison av; architect, D. Everett Waid, 1 Madison av. Plan No. 3796.

1ST AV, 1455, iron railing to 5-sty brick store and tenement; cost, \$250; owner, Joseph Kraus, 353 East 78th st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 3763.

1ST AV, 1317, new partitions and plumbing to 4-sty brick store and tenement; cost, \$1,250; owner, Louis Pobarsky, 1317 1st av; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 3810.

4TH AV, 222, masonry to 12-sty brick lofts; cost, \$40; owners, Klein & Jackson, 149 Bway; architects, H. H. Oddie, Inc., 251 4th av. Plan No. 3814.

6TH AV, 485, new store front to 4-sty brick store, offices and lofts; cost, \$500; owners, Oscar & Carl Oestreicher, 1409 Broadway; architect, Jno. H. Knubel, 305 West 43d st. Plan No. 3768.

6TH AV, 440, new store front to 3-sty brick store and lofts; cost, \$250; owner, Walter J. Salomon, 17 West 42d st; architect, John H. Scheier, 17 West 42d st. Plan No. 3804.

6TH AV, 821-827, new store fronts to 3-sty brick store and lofts; cost, \$250; owner, Walter J. Salomon, 17 West 42d st; architect, John H. Scheier, 17 West 42d st. Plan No. 3805.

6TH AV, 505, alterations to 4-sty brick store and lofts; cost, \$50; owners, Samuel Lachmar et al, 50 West 75th st; architect, Raffael J. Wolkenstein, 1876 Belmont av. Plan No. 3823.

7TH AV, 109-111, new store front to 4-sty brick stores and tenement; cost, \$75; owners, The Schaefer Co., 142 East 59th st; architects, Reiley & Steinback, 481 5th av. Plan No. 3825.

7TH AV, 228, alterations to 3-sty brick store and tenement; cost, \$200; owner, Lena Rothchild, 54 Morningside Drive; architects, Sommerfeld & Steckler, 3766 8th av; 114, new store front to 5-sty brick stores and tenement; cost, \$500; owners, Weil & Mayer, 5 Beekman st; architect, Jacob Fisher, 25 Av A. Plan No. 3783.

9TH AV, 768, new flooring to 5-sty brick stores and tenement; cost, \$250; owner, Ethel G. Martin, 1974 Broadway; architect, Harry Hurwitz, 1035 Tiffany st. Plan No. 3782.

Bronx.

138TH ST, 502-504, new stairs, new toilets to two 5-sty brick stores and tenements; cost, \$500; owner, Meta Rohdenburg, 222 West 136th st; architects, Dodge & Morrison, 135 Front st. Plan No. 580.

BOSTON RD, s w cor 181st st, 1-sty frame extension, 28.10x22.9, to 2-sty frame store and dwelling; cost, \$200; owners, Land Realty Co., 1009 East 180th st; architect, H. G. Steinmetz, 1007 East 180th st. Plan No. 584.

BRONX BOULEVARD, 3990, 2-sty frame extension, 22.3x18.3, to 2 1/2-sty frame dwelling; cost, \$3,000; owner, Mary E. Lamb, on premises; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 581.

CAMBRELING AV, 2491, 2-sty frame extension, 25.6x15, to 2-sty frame store and dwelling; cost, \$3,000; owner, B. Tronzillo, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 582.

FORDHAM RD, n w cor Kingsbridge rd, new stairs to 2-sty frame store and dwelling; cost, \$0; owner, J. J. Peugnet, 552 Riverside Drive; architect, Wm. Guggolz, 2740 Creston av. Plan No. 583.

KINGSBRIDGE RD, 322, new store front, new toilets to 2-sty frame store and dwelling; cost, \$1,000; owner, J. J. Peugnet, 552 Riverside Drive; architect, Geo. Dress, 1436 Lexington av. Plan No. 586.

MORRIS AV, s e cor 151st st, 1-sty brick extension, 24.3x16.4 to 3-sty frame stores and dwelling; cost, \$500; owner, Excelsior Brewing Co., 227 Pulaski st, Brooklyn; architect, Robt. Glenn, 597 Courtlandt av. Plan No. 594.

VAN NEST AV, s s, 26.9 w Van Buren st, new foundation to 3-sty frame tenement; cost, \$1,200; owner, Mark P. Ansoorge, 657 Broadway; architect, Henry Nordheim, 1087 Tremont av. Plan No. 585.

VAN NEST AV, 506 and 508, 2-sty frame extension, 8x17, and move two 2 and 3-sty frame dwellings; cost, \$3,000; owner, Carlo Totaro, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 588.

VAN NEST AV, s w cor Holland av, new show windows, new girders and posts and move two 3-sty frame stores and dwellings; cost, \$10,000; owner, Jacob Ruppert, 90th st and 3d av; architects, Tremont Archtl. Co., 401 Tremont av. Plan No. 591.

VILLA AV, 3095, 1-sty frame extension, 9.8x 12.6 to 2-sty frame store and dwelling; cost, \$150; owner, Jim Rose, on premises; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 592.

VILLA AV, 3097, 1-sty frame extension, 9.8x 12.6, to 2-sty frame dwelling; cost, \$150; owner, Jos. Castaldo, on premises; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 593.

WESTCHESTER AV, s e cor Green av, move three 3-sty frame stores and dwellings; cost, \$2,500; owners, Royal Bronx Realty Co., 1126 Walker av; architects, Tremont Archtl. Co., 401 Tremont av. Plan No. 595.

WESTCHESTER AV, 2019, new partitions to 1 1/2-sty frame dwelling; cost, \$150; owner, Geo. A. Warner, Millwood, N. J.; architect, Chas. R. Baxter, 3099 Middletown rd. Plan No. 589.

WESTCHESTER AV, 2023, new toilet to 1 1/2-sty frame dwelling; cost, \$135; owner, Geo. A. Warner, Millwood, N. J.; architect, Chas. R. Baxter, 3099 Middletown rd. Plan No. 590.

3D AV, 4036 and 4038, new stairs, new store fronts, etc., to two 5-sty brick stores and tenements; cost, \$950; owner, Gustav Thomas, 1822 Amsterdam av; architect, Wm. Kurtzer, 192 Bowery. Plan No. 587.

Brooklyn.

BERRIMAN ST, e s, 235 n Worthman av, extension to dwelling; cost, \$200; owner, Louis Werek, on premises; architect, E. Dennis, 241 Schenck av. Plan No. 6038.

CARROLL ST, s s, 295 e Court st, interior alterations to 3-sty dwelling; cost, \$500; owner, T. T. Clouse, 237 Carroll st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 6115.

CARROLL ST, s s, 96 e 7th av, exterior alterations to dwelling; cost, \$500; owner, Jas. J. Ryan, 776 Carroll st; architects, Hopkins & McEntree, 77 East 28th st, N. Y. Plan No. 6119.

COLUMBIA PL, e s, 125 n State st, exterior and interior alterations to 4-sty tenement; cost, \$750; owner, F. W. Brush, 217 Winthrop st; architect, T. Goldstone, 49 Graham av. Plan No. 6075.

CONOVER ST, e s, 100 n Van Dyck st, interior alterations to 2-sty dwelling; cost, \$135; owner, Mary West, 211 Conover st; architect, Mich'l Biestine, 270 Van Brunt st. Plan No. 6028.

CRESCENT ST, w s, 43.9 n Glenmore av, plumbing to dwelling; cost, \$120; owner, Ruth Leary, 448 Crescent st; architect, D. F. Walsh, 1086 Liberty av. Plan No. 6083.

CRESCENT ST, w s, 246 s Etna st, interior alterations to 2-sty dwelling; cost, \$500; owner, Wm. Mehmman, 132 Crescent st; architect, C. Infanger, 2634 Atlantic av. Plan No. 6111.

DEAN ST, s s, 20 e Franklin av, extension to two 3-sty tenements; cost, \$7,500; owner, Mrs. de Ferrari, 1052 Dean st; architect, Albert E. Parfitt, 233 Broadway, N. Y. Plan No. 6103.

DODWORTH ST, s s, 125.6 e Broadway, plumbing to 3-sty tenement; cost, \$250; owner, A. Bauer, 388 Dodworth st; architect, W. J. Conway, 400 Union st. Plan No. 6022.

ESSEX ST, e s, 80 n Blake av, extension to 1-sty dwelling; cost, \$500; owner, John H. Struss, 1025 Blake av; architect, L. F. Schillinger, 167 Van Sicken av. Plan No. 6120.

FREEMAN ST, n s, 225 n Manhattan av, interior and exterior alterations to 4-sty tenement; cost, \$300; owner, Geo. H. Schwartz, 127 India st; architect, Fredk. Kaiser, 147 Freeman st. Plan No. 6011.

FRONT ST, n w cor Hudson av, elevator to factory; cost, \$9,500; owners, Boreum & Pease Co., on premises; architects, Otis Elevator Co., 250 11th av, N. Y. Plan No. 6078.

FULTON ST, s e cor Albany av, interior alterations to 3-sty store and dwelling; cost, \$1,200; owner, Dennis Rockford, on premises; architect, A. D. Hinsdale, 96 Coney Island av. Plan No. 6122.

FULTON ST, s w cor Gallatin pl, exterior and interior alterations to store; cost, \$3,000; owner, A. D. Mathews, on premises; architects, Koch & Wagner, 26 Court st. Plan No. 6056.

FULTON ST, n s, 100 e Bedford av, extension to moving pictures; cost, \$4,000; owner, Ella M. Lyons, 857 Prospect pl; architect, Geo. P. Chapell, 258 Broadway, N. Y. Plan No. 6131.

Plans Filed—Alterations, Brooklyn (Continued).

GRAND ST, s s, 75 e Manhattan av, interior alterations to office; cost, \$850; owner, Marie Bindirm, 70 N. Henry st; architect, E. J. Messinger, 394 Graham av. Plan No. 6009.

HENRY ST, e s, 160 n Degraw st, plumbing to tenement; cost, \$150; owner, Maria Sabati, 479 Henry st; architect, A. Imperato, 356 Fulton st. Plan No. 6041.

JEFFERSON ST, s s, 150 e Central av, extension to shop; cost, \$500; owner, Jacob Ingler, 10 Starr st; architect, L. Allmendinger, 926 Broadway. Plan No. 6058.

LAWRENCE ST, w s, 200 s Myrtle av, extension to 4-sty stable; cost, \$2,000; owner, Jas. McEnery, 86 Myrtle av; architect, John Murphy, 1115 Spruce st, Morris Park, L. I. Plan No. 6068.

NEVINS ST, n e cor Carroll st, interior alterations to 4-sty tenement; cost, \$1,000; owner, Salvatore Jordan, 284 3d av; architect, W. J. Conway, 400 Union st. Plan No. 6025.

PALMETTO ST, s s, 80 w Evergreen av, extension to 2-sty dwelling; cost, \$2,000; owner, Henry Remmer, 1391 Broadway; architect, Wm. A. Gorman, 974 Jefferson av. Plan No. 6048.

PRESIDENT ST, s s, 40 e Rochester av, extension to 2-sty dwelling; cost, \$500; owner, Christian Damm. —; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 6091.

QUINCY ST, s s, 175 e Bedford av, exterior and interior alterations to 3-sty tenement; cost, \$850; owner, Leonard Klinge, 319 4th st; architect, W. Debus, 86 Cedar st. Plan No. 6110.

SACKETT ST, n s, 100 e 4th av, extension to 2-sty mill; cost, \$6,000; owner, Jacob Morgenthaler, 663 Sackett st; architect, A. Ulrich, 371 Fulton st. Plan No. 6042.

STOCKHOLM ST, n s, 250 e Hamburg av, extension to 2-sty stable and dwelling; cost, \$4,000; owner, Geo. Schneider, 183 Stockholm st; architect, Benj. Finkensieper, 134 Broadway. Plan No. 6013.

SOUTH ELLIOTT PL, n e cor Lafayette av, interior alterations to 3-sty tenement; cost, \$225; owner, Mary Martin, 79 Lafayette av; architect, J. A. Boyle, 367 Fulton st. Plan No. 6040.

UNION ST, s s, 70 w Kingston av, exterior alterations to 3-sty dwelling; cost, \$1,000; owner, H. L. Duncan, 1410 Union st; architect, C. E. White, 180 Montague st. Plan No. 6030.

WALLABOUT ST, s s, 275 e Harrison av, plumbing installed in tenement; cost, \$250; owner, A. Bauer, 388 Wallabout st; architect, W. J. Conway, 400 Union st. Plan No. 6026.

WALLABOUT ST, n s, 275 e Harrison av, plumbing to tenement; cost, \$250; owner, Saml. Glass, 297 Wallabout st; architect, W. J. Conway, 400 Union st. Plan No. 6023.

WALLABOUT ST, n s, 250 e Harrison av, plumbing installed in tenement; cost, \$250; owner, Saml. Glass, 297 Wallabout st; architect, W. J. Conway, 400 Union st. Plan No. 6024.

WARWICK ST, w s, 305 n Arlinton av, extension to 2-sty dwelling; cost, \$500; owner, Cath. Gompert, 17 Madison av; architect, W. H. Gompert, 17 Madison av. Plan No. 6114.

6TH ST, n s, 225.9 e 3d av, interior alterations to pumping station; cost, \$350; owner, City of N. Y.; architect, Adam Fischer, 373 Fulton st. Plan No. 6093.

EAST 17TH ST, e s, 136 s Av R, extension to church; cost, \$2,400; owner, Corp. Diocession Mission, 170 Remsen st; architect, Geo. M. Hookinson, 973 East 12th st. Plan No. 6019.

EAST 21ST ST, w s, 200 s Av I, extension to 1-sty dwelling; cost, \$1,000; owner, Manhattan Cong. Church, Ocean av and Av I; architect, Thos. J. Sinnott, 1 Parkside av. Plan No. 6007.

50TH ST, n s, 140 w 16th av, extension to 2-sty dwelling; cost, \$575; owner, Nathan Shanenkin, 1561 5th st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6070.

ATLANTIC AV, s w cor Pennsylvania av, store front to 3-sty offices; cost, \$500; owner, Theo Kiendl, 105 Pennsylvania av; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 6043.

BEDFORD AV, s e cor Degraw st, exterior and interior alterations to theatre and store; cost, \$8,000; owner, Jas. N. Carmadella, 6822 10th av; architect, A. E. Parfitt, 233 Broadway, New York. Plan No. 6049.

BEDFORD AV, n e cor Monroe st, exterior and interior alterations to 5-sty club; cost, \$400; owner, Halsey Hammond, 1121 Bedford av; architects, Jackson, Rosencrans & Waterbury, 1328 Broadway, N. Y. Plan No. 6124.

BEDFORD AV, e s, 84, s Degraw st, extension to 2-sty garage; cost, \$8,000; owner, J. Carmadella, 186 Remsen st; architect, A. E. Parfitt, 233 Bway, N. Y. Plan No. 6126.

BROADWAY, n s, 50 w Hewes st, plumbing to factory; cost, \$750; owner, Mary Colett, 98 Lawrence st; architect, E. Arnold, 98 Lawrence st. Plan No. 6134.

BUSHWICK AV, w s, 51.6 s Devoe st, interior alterations to 3-sty tenement; cost, \$300; owner, Ferdinand Schieffer, 511 Linden av; architect, R. E. Schaeffer, 1526 Flatbush av. Plan No. 6059.

EASTERN PKWAY EXTENSION, n s, 70.9 e Saratoga av, exterior alterations to 3-sty dwelling; cost, \$400; owner, Etta Brimberg, 1551 Eastern pkway; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6101.

EASTERN PKWAY EXTENSION, n s, 90.9 e Saratoga av, partitions to 3-sty dwelling; cost, \$500; owner, Dr. Geo. Wolf, 118 Amboy st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6102.

FLATBUSH AV, w s, 415 n Church av, interior alterations to moving pictures; cost, \$100; owner, Wm. McClure & ano, 851 Flatbush av; architect, Albert Ulrich, 371 Fulton st. Plan No. 6132.

FT HAMILTON AV, n e cor 62d st, extension to 3-sty dwelling; cost, \$1,100; owner, Antonio Posco, on premises; architect, John Von Hograf, Neptune av and West 23d st. Plan No. 6081.

JAMAICA AV, s s, 52 e Hemlock st, extension to 2-sty store and dwelling; cost, \$800; owner, Chas. Erb, on premises; architect, H. E. Funk, 1008 Gates av. Plan No. 6018.

LEWIS AV, e s, 122.3 n Gates av, elevator shaft to garage; cost, \$300; owner, Herman Albers, 310 Lewis av; architect, W. B. Willis, 1181 Myrtle av. Plan No. 6104.

MYRTLE AV, s s, 80 e Bleecker st, extension to 3-sty store and dwelling; cost, \$1,000; owner, Freda Marcus, 340 Knickerbocker av; architect, L. Allmendinger, 926 Broadway. Plan No. 6067.

NECK RD, n s, 281 w Gravesend av, exterior alterations to 2-sty dwelling; cost, \$500; owner, W. E. Platt, Richmond, S. I.; architect, W. E. Platt, Richmond, S. I. Plan No. 6032.

NECK RD, n s, 281 w Gravesend av, exterior alterations to storage; cost, \$500; owner and architect, W. E. Platt, Richmond, S. I. Plan No. 6033.

NORTH PORTLAND AV, e s, 179.4 n Park av, interior alterations to 3-sty dwelling; cost, \$300; owner, E. Gionmazzo, on premises; architect, D. A. Lucas, 98 3d st. Plan No. 6036.

ROCHESTER AV, n w cor Dean st, exterior alterations to factory; cost, \$350; owner, Hugh Kenny, on premises; architect, L. Allmendinger, 926 Broadway. Plan No. 6057.

ROCKAWAY AV, s e cor Dumont av, interior alterations to 5-sty moving pictures; cost, \$500; owner, Jacob Silverman, 309 Broadway; architects, Cohn Bros., 361 Stone av. Plan No. 6089.

SEA BREEZE AV, n s, 175 e Ocean Parkway, exterior alterations to bathroom; cost, \$300; owners, Parkway Bath Co., on premises; architect, A. D. Hinsdale, 96 Coney Island av. Plan No. 6109.

SHEFFIELD AV, e s, 20 s Sutter av, extension to 1-sty dwelling; cost, \$675; owner, Annie Cohn, 1517 44th st; architects, Cohn Bros., 361 Stone av. Plan No. 6090.

SCHENCK AV, e s, 20 s Dumont av, exterior alterations to 3-sty dwelling; cost, \$600; owner, David Merham, 543 Schenck av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6006.

SNEDIKER AV, e s, 255 s New Lots rd, plumbing to dwelling; cost, \$100; owner, M. Goldberg, 631 Snediker av; architect, Maurice Goldstein, 914 East 32d st. Plan No. 6008.

SNEDIKER AV, w s, 150 s Belmont av, porch to dwelling; cost, \$500; owner, Harris Bilowitz, 171 Av A, N. Y.; architect, John H. Friend, 148 Alexander av, N. Y. C. Plan No. 6118.

SURF AV, s s, 300 e West 10th st, extension to 1-sty storage; cost, \$200; owners, Dreamland Co., Parkway Baths, Coney Island; architect, A. D. Hinsdale, 96 Coney Island av. Plan No. 6121.

VAN SICLEN AV, w s, 225 s Arlington av, extension to 2-sty dwelling; cost, \$250; owner, J. J. Kapes, 58 Van Siclen av; architects, P. Tillion & Son, 381 Fulton st. Plan No. 6004.

4TH AV, w s, 53.2 n 22d st, extension to 2-sty tenement; cost, \$4,500; owner, Rocco Agolia, 708 4th av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 6094.

PRIVATE RIGHT OF WAY, n s, 76 w Seville's walk, interior alterations to 1-sty dwelling; cost, \$200; owner, Mable Goodfellow, 2062 Madison av, N. Y.; architect, W. Richter, 4411 18th av. Plan No. 6035.

Queens.

CORONA.—Crown av, ss, 87 e Moore st, install new plumbing in dwelling; cost, \$300; owner, Julius Goldberg, 190 Crown av, Corona. Plan No. 2077.

EAST WILLIAMSBURG.—Vincent st, w s, 125 n Neumeyer av, 1-sty added to top of dwelling, tin roof; cost, \$700; owner, Albertine Wolf, 27 Vincent st, East Williamsburg; architect, Fredk. C. Wolf, same address. Plan No. 2071.

FAR ROCKAWAY.—Locust av, e s, 100 n Fairview av, cut new windows in dwelling; cost, \$15; owner, Mary B. Smith, on premises. Plan No. 2075.

ROCKAWAY BEACH.—Kane av, w s, 350 n L. I. R. R., 1-sty added to top of stable, gravel roof; cost, \$400; owner, J. R. Murray, 52 North Kane av, Rockaway Beach; architect, T. M. Graw, Rockaway Beach. Plan No. 2100.

ROCKAWAY BEACH.—Undine av, s w cor Boulevard, 1-sty frame extension, 9x14, rear 1-sty frame office, tin roof; cost, \$50; owners, Queens Beach Co., Rockaway Beach. Plan No. 2102.

ROCKAWAY BEACH.—Boulevard, n s, 50 e Maple pl, install gas in dwelling; cost, \$10; owner, J. Hiller, premises. Plan No. 2110.

L. I. CITY.—Webster av, n s, 75 e Sherman st, 1-sty frame extension, 16x9, on front 2-sty store and dwelling, tar and gravel roof; cost, \$500; owner, Thomas Conlon, 149 Webster av, L. I. City; architect, R. Voras, 148 Webster av, L. I. City. Plan No. 2076.

L. I. CITY.—Jackson av, 398, interior alterations to store and hotel; cost, \$3,000; owner, Peter Doelger Brewing Co., 407 55th st; architect, Chas. Stagemeyer, 168 East 91st st, N. Y. C. Plan No. 2074.

L. I. CITY.—Honeywell st, e s, 220 s Jackson av, 1-sty extension to freight shed; cost, \$950; owners, L. I. R. R. Co., Penn Terminal, N. Y. C. Plan No. 2095.

L. I. CITY.—Franklin st, 251, erect new electric sign on store; cost, \$100; owner, John Finke, premises. Plan No. 2091.

L. I. CITY.—Starr st, 111, install new plumbing in dwelling; cost, \$200; owner, M. Tobak, 72 Greenpoint av, L. I. City. Plan No. 2092.

L. I. CITY.—Sherman st, e s, 191 n Pierce av, 1-sty frame extension, 20x10, on rear dwelling, tin roof; cost, \$200; owner, Antonia Blaso, 29 Sherman st, L. I. City. Plan No. 2096.

L. I. CITY.—Fulton av, 36, install new gas piping in dwelling; cost, \$20; owner, Geo. Edelman, N. Y. C. Plan No. 2097.

L. I. CITY.—Foot of 10th st, w s, install new elevator in oil works; cost, \$1,650; owners, Standard Oil Co., 26 Broadway, N. Y. C. Plan No. 2085.

LONG ISLAND CITY.—Jackson av, 36, install gas in dwelling; cost, \$10; owner, G. Steiner, premises. Plan No. 2105.

LONG ISLAND CITY.—Hancock st, w s, 260 s Pierce av, 2-sty frame extension, 6x9, rear 2-sty dwelling, tin roof; cost, \$300; owner, E. Schrenk, 413 Hancock st, L. I. City. Plan No. 2106.

MASPETH.—Clermont av, s s, 125 e Willow av, erect new brick foundation under dwelling; cost, \$500; owner, Jos. Stopatch, on premises. Plan No. 2072.

MASPETH.—1st st, s s, 250 e Broad st, erect new brick foundation under dwelling; cost, \$300; owner, Jos. Sleiniski, on premises. Plan No. 2073.

EVERGREEN.—Hancock st, 1619, 1-sty frame extension, 2x26, on side dwelling, interior alterations, new foundation; cost, \$1,850; owner, Valentine Weber, premises; architect, J. H. Vandervegt, 2328 Linden st, Evergreen. Plan No. 2090.

GLENDALE PARK.—Myrtle av, s s, 75 w Oceanview av, interior alterations to dwelling to provide for two families; cost, \$1,000; owner, Jacob Knapp, Martin av, Glendale Park; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 2093.

GLENDALE.—Indiana pl, n s, 350 e Tesla pl, install new plumbing in dwelling; cost, \$100; owner, Geo. Scherak, premises. Plan No. 2094.

HOLLIS.—Husson av, e s, 150 s Bellview av, 1-sty frame extension, 8x33, on side 2 1/2-sty frame dwelling, interior alterations; cost, \$500; owner, Frederick Huber, premises; architect, W. A. Finn, Jamaica. Plan No. 2088.

JAMAICA.—Brown av, 160, interior alterations to dwelling; cost, \$260; owner, Mrs. Thomas, premises. Plan No. 2081.

RIDGEWOOD.—Sedgwick st, w s, 100 n Hughes st, install new plumbing in dwelling; cost, \$100; owner, Andrew Goetz, Ridgewood. Plan No. 2086.

RIDGEWOOD.—Fresh Pond rd, e s, 100 n Hughes st, 1-sty frame extension, 25x50, rear 3-sty store and dwelling, interior alterations; cost, \$2,000; owner, Andrew Goetz, premises; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 2082.

RIDGEWOOD.—Myrtle av, 1828, erect new store front on tenement; cost, \$100; owner, Anna Farn, 302 Kosciusko st, Brooklyn. Plan No. 2083.

RIDGEWOOD.—Hughes st, n s, 100 w Fresh Pond rd, install new plumbing in dwelling; cost, \$25; owners, Ring-Gibson Co., Ridgewood. Plan No. 2098.

RIDGEWOOD.—Palmetto st, 5370, install new plumbing in store and dwelling; cost, \$20; owner, M. Abramowitz, 26 Orchard st, N. Y. C. Plan No. 2099.

RICHMOND HILL.—Briggs av, 921, install new plumbing in dwelling; cost, \$60; owner, Edw. McAvey, premises. Plan No. 2078.

RICHMOND HILL.—Oak st, e s, 255 s Atlantic av, install new plumbing in dwelling; cost, \$45; owner, C. Reacroft, premises. Plan No. 2079.

RICHMOND HILL.—Lefferts av, e s, 250 w Belmont av, install new plumbing in dwelling; cost, \$60; owner, W. L. Guggetz, premises. Plan No. 2080.

WHITESTONE.—South 8th av, 1, erect new store front; cost, \$800; owner, Martin Krude, premises. Plan No. 2089.

WHITESTONE.—15th st, s s, 100 e 8th av, 1-sty frame extension, 7x8, rear 1-sty dwelling, tin roof; cost, \$45; owner, R. Blazaj, premises. Plan No. 2101.

Richmond.

BROAD ST, n s, 130 w Cedar st, Stapleton, alter frame store and dwelling; cost, \$250; owner, J. Harris, Stapleton; builder, Jos. P. Thompson, Stapleton. Plan No. 448.

CENTRE ST, 308, Richmond, alter frame wagon shed; cost, \$40; owner, Henry Holterman, Richmond; builder, Chas. Holterman, Richmond. Plan No. 446.

PROSPECT ST, w s, 175 n Van Duzer st, Stapleton, alter frame dwelling; cost, \$900; owner, E. W. Thompson, Stapleton; architect and builder, Alfred Nicholls, Stapleton. Plan No. 449.

RICHMOND TER, n s, 35 w Bard av, West New Brighton, brick alteration to engine room; cost, \$200; owner and builder, Richmond Light & Railroad Co., New Brighton. Plan No. 445.

ARENTS AV, s s, 177 w William st, Tottenville, alter frame dwelling; cost, \$200; owner and builder, H. Thrane, Tottenville. Plan No. 441.

ARENTS AV, s s, 160 w Johnson av, 108, Tottenville, alter frame dwelling; cost, \$75; owner, Blanch M. Cole, Tottenville; builder, G. Dissosway, Tottenville. Plan No. 444.

BROADWAY, e s, 130 n Wood av, Tottenville, alter frame dwelling; cost, \$100; owner, Samuel Putnam, Tottenville; builder, G. Dissosway, Tottenville. Plan No. 450.

GREENWOOD AV, w s, 189 s Forest av, West New Brighton, alter frame store; cost, \$200; owner and builder, Jos. Merante, care John Davies, Tompkinsville. Plan No. 439.

GREENWOOD AV, w s, 237 s Forest av, West New Brighton, alter frame store; cost, \$105; owner and builder, Dominico Palermo; architect, John Davies, Tompkinsville. Plan No. 447.

MORNINGSTAR RD, e s, 125 n Ennis st, Elm Park, alter frame dwelling; cost, \$890; owners, S. Applebaum and H. S. Bodine, Elm Park; builder, Jos. Buttermark, Pt. Richmond. Plan No. 443.

RICHMOND TURNPIKE, n s, 175 e Brook st, 111, Tompkinsville, alter frame store and dwelling; cost, \$300; owner, N. Light, Tompkinsville; architect, John Davies, Tompkinsville; builder, H. Desguen, New Brighton. Plan No. 442.

SPRAGUE AV, w s, 200 s George st, Tottenville, alter frame dwelling; cost, \$200; owner, architect and builder, Cecil Fidler, Tottenville. Plan No. 440.

RECORDS SECTION

of the

REAL ESTATE BUILDERS RECORD AND GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

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

Vol. XCII

No. 2383

New York, November 15, 1913

(20)

PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

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

Attorney st, 100.	23d st, 149 E.	96th st, 28 W.	Bradhurst av (e s),
Bayard st, 70.	25th st, 441-57 W.	*96th st, 272 W (or West	2046-50.
Cherry st, 62.	26th st, 448-60 W.	End av, 738).	Broadway, 2400-2 (or
Cherry st, 256 (or Rut-	*27th st, 21 E (or Mad-	97th st, 140, 151 W.	88th st, 219-23), blk
gers st, 57-9).	ison av, 62).	98th st, 224 E.	1236-17.
Columbia st, 94.	27th st, 145 E.	99th st, 248-50 W.	Broadway, 543 (or Mer-
Division st, 253-5.	28th st, 103 W.	101st st, 231 E.	cer st, 114).
East Broadway, 254-6,	30th st, 38 E.	102d st, 67 E (nwc Park	Broadway (s e c 89th
266.	32d st, 305-7 E.	av), 1608-35.	st), 1236-44.
Essex st, 48.	35th st, 229-31 W.	*103d st, 68 E (swc Park	Madison av, 62 (or 27th
Front st, 103.	39th st, 45 W.	av), 1608-40.	st, 21 E).
Front st, 132-4 (n w c	43d st, 213 E.	103d st, 209 E.	Park av, 383-7 (or 53d
Pine).	45th st, 150 W.	112th st, 3 E.	st, 103 E).
*Goerck st, 123 (or Stan-	47th st, 306-10, 322-8 E.	113th st, 18, 220-2 E.	Park av, 1330).
ton st, 320).	*47th st, 301-23 E (or	114th st, 546 W.	*Park av (n w c 102d
Henry st, 198.	2d av, 884-90).	117th st, 242 E.	st), blk 1608-35.
Ludlow st, 49.	47th st, 118 W.	118th st, 405-7 W.	Park av (s w c 103d st),
*Mercer st, 114 (or	48th st, 308-16 E.	120th st, 4 E.	1608-40.
Broadway, 543).	48th st, 133-5, 160 W.	120th st, 361 W.	Pleasant av, 415.
*Mercer st, 285 (or Wav-	49th st, 44 E.	122d st, 136 W.	Riverside dr, 153.
erly pl, 10).	*53d st, 103 E (or Park	126th st, 56, 208 E.	St Nicholas av, 360 (or
Mulberry st, 32.	av, 383-7).	127th st, 219-21 E.	128th st, 311 W).
*Orchard st, 167-9 (or	55th st, 39-41 W.	*128th st, 311 W (or St	St Nicholas av, 1320-30
Stanton st, 87).	55th st, 423-37 W (blk	Nicholas av, 360).	(n e c 176th st).
*Pine st (n w c Front,	1065-13).	131st st, 207 W.	Sherman av (e s), 2221-
132-4), 38-35.	56th st, 123 E.	132d st, 122, 554 W.	9.
Prince st, 21.	57th st, 553-5 W.	133d st, 30-2, 131 W.	West End av, 372-6.
Rose st, 53.	*63d st, 301 E (or 2d av,	134th st, 185 W.	West End av, 378 (or
*Rutgers st, 57-9 or	1202).	*140th st, 501 W (or	78th st, 264 W).
Cherry, 256).	63d st, 303-11 E.	Amsterdam av, 1624).	West End av, 738 (or
Stanton st, 83-5.	63d st, 221-3 W.	149th st, 304-6 W.	96th st, 272 W).
Stanton st, 87 (or Or-	64th st, 232 E.	*175th st, 500 W (or	2d av, 884-90 (or 47th
chard, 167-9).	71st st, 351 W.	Amsterdam av, 2308-	st, 301-23 E).
Stanton st, 320 (or	73d st, 138 W.	16).	2d av, 1202 (or 63d st,
Goerck, 123).	78th st, 262 W.	*176th st W (n e c St	301 E).
Varick st, 104.	*78th st, 264 W (or West	Nich av), 2133-30.	2d av, 1204-8, 1828.
Water st, 347.	End av, 378).	Amsterdam av, 1624 (or	3d av, 1701.
Waverly pl, 10 (or Mer-	81st st, 422 E.	140th st, 501 W).	7th av, 2027.
cer, 285).	82d st, 116 W.	Amsterdam av, 2308-16	10th av, 262-6.
3d st, 71 W.	*88th st, 219-23 W (or	(or 175th st, 500 W).	WILLS.
4th st, 279 E.	Broadway, 2400-2).	Bolton rd (e s), 2256-	20th st, 512-14 W.
14th st, 226-32 E.	*89th st W (s e c Bway)	455.	39th st, 50 W.
15th st, 433 E.	1236-44.	Bolton rd (w s), 2257-	1st av, 2291.
22d st, 28-30, 49, 423 W.	93d st, 175 E.	95.	10th av, 779.

EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000-\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letef P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1913.

T. S. preceding the consideration in a

conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in () preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corp—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.

dwg—dwelling.

decd—deceased.

e—East.

exr—executor.

extrx—executrix.

et al—used instead of several names.

foreclos—foreclosure.

fr—from.

fr—frame.

ft—front.

individ—individual.

irreg—irregular.

impt—improvement.

installs—installments.

lt—lot.

ls—lease.

mtg—mortgage.

mos—months.

Mfg—manufacturing.

Nos—numbers.

n—north.

nom—nominal.

(o)—office.

pr—prior.

pt—part.

pl—place.

PM—Purchase Money Mortgage.

QC—Quit Claim.

R T & I—Right, Title & Interest.

(R)—referee.

r—room.

rd—road.

re mtg—release mortgage.

ref—referee.

sal—saloon.

sobrn—subordination

sl—slip.

sq—square.

s—south.

s—side.

sty—story.

sub—subject.

strs—stores.

stn—stone.

st—street.

TS—Torrens System.

T & c—taxes, etc.

tnts—tenements.

w—west.

y—years.

O C & 100—other consideration and \$100.

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

NOV. 7, 8, 10, 11, 12 & 13.

Attorney st, 100 (2:343-11), es, 100 s Rivington, 25x75, 5-sty bk tnt & str; Wm R Wiener & Ethel, his wife, to Maksz Wiener, 1724 Madison av; mtg \$29,500; July14; Nov7'13; A\$15,500-25,000. nom

Bayard st, 70 (1:201-34), ns, abt 45 e Mott, 22.10x100, 7-sty bk tnt & str; Isaac Weil to Michael Lalli, 70 Bayard [64 Mulberry]; QC; Nov10; Nov12'13; A\$16,000-43,000. nom

Cherry st, 62 (1:111-7), ns, 182.10 e Roosevelt, 20x56.2x20.11x55.6, 3-sty bk tnt & str; Jennie Benning to Annie S Molloy, 3 James st; mtg \$7,000; Oct24; Nov10'13; A \$6,500-9,000. nom

Cherry st, 256 (1:256-1), nec Rutgers (Nos 57-9), 26.3x96.2x26.3x96.6, 6-sty bk tnt & str; Annie Roth to Louis V Ennis, 539 W 148, & Edw S Laffey, 594 Clifton av, Newark, NJ, TRSTE; QC; mtg \$38,000; Oct28; Nov12'13; A\$28,500-55,000. nom

Columbia st, 94 (2:334-49), es, 275 n Rivington, 25x100, 5-sty bk tnt & str; Fredk F Rehberger to Chas J Rehberger; [care Geo H Hyde, 41 Park row]; QC; May1'03; Nov11'13; A\$17,000-25,000. nom

Division st, 253-5, see East Bway, 266.

East Broadway, 254 (1:286-58), ns, 46 w Montgomery, 23x57.1x23x56.9, 3-sty bk tnt; Harry Lessem & Annie his wife to Jennie Weill, 8 Van Nest pl; AL; Nov7; Nov10'13; A\$13,000-16,500. O C & 100

East Broadway, 254; Jennie Weill to Harry Lessem, 256 East Bway; B&S & CaG; AL; Nov7; Nov10'13. O C & 100

East Broadway, 256 (1:286-59), ns, 23 w Montgomery, 23x56.9x23x56.6, 3-sty bk tnt; Harry Lessem & Annie his wife to Jennie Weill, 8 Van Nest pl; AL; Nov7; Nov10'13; A\$13,000-17,000. O C & 100

East Broadway, 256; Jennie Weill to Harry Lessem, 256 East Bway; B&S & CaG; AL; Nov7; Nov10'13. O C & 100

East Broadway, 266 (1:287-28, 46, 47), ns, 54 e Montgomery, runs n103.9 in Ss Division (Nos 253-5), xe36x54x2xw9x56.1.5 to East Bway xw27 to beg, 2-2 & 1-3-sty bk tnts; Wm Lustgarten to Rudolph Wallach Co, a corp, 68 Wm; Nov6; Nov10'13; A \$31,000-31,500. O C & 100

Essex st, 48 (1:311-10), es, 71.3 s Grand, 30x66.8, 6-sty bk tnt & str; Jas M Vincent, ref, to Abr Cohen, in Bloomfield, NJ [13 Park Row]; Louis Levy, 14 W 127, & Chas Forec, at Montclair, NJ; mtg \$28,000; FORECLOS Sept25; Nov10; Nov12'13; A \$26,000-40,000. 7,500

Front st, 132-4 (1:38-35), nvc Pine, runs nw86.4xsw42.6xse41.6xne1.10xse38.7 to nws Front xne40.11 to beg, 6-sty bk office & str bldg; Constance E Poor to Thos T Grace, 415 E 136; B&S; Nov8; Nov10'13; A \$55,000-95,000. nom

Front st, 103 (1:35-22), ses, at nes Jones la, 20.11x71.6x19.2x71.5, 4-sty bk office & str bldg; Jas H Post et al to Eliz Drowns, St Johnsbury, Vt; mtg \$45,000; Nov7; Nov 10'13; A\$40,000-47,000. O C & 100

Goerck st, 123, see Stanton, 320.

Henry st, 198 (1:270-51), ss, abt 90 w Clinton, 25x100, 5-sty bk tnt; Sam Katzenbogen to Nellie Lipschitz, 1499 Eastern Pkway, Bklyn, & Sarah Lipschitz, 203 W 117; AL; Aug19; Nov13'13; A\$19,000-30,000. O C & 100

Jones la, nes at ses Front, see Front, 103.

Ludlow st, 49 (1:309-23), ws, abt 150 s Grand, 25x87.6, 4-sty fr bk ft tnt & str & 4-sty bk rear tnt; Louis Cohen to Aimee Oppenheimer, 23 Morningside av; AL; Mar 1'12; Nov7'13; A\$20,000-24,000. nom

Mercer st, 114, see Bway, 543.

Mercer st, 285, see Waverly pl, 10.

Mulberry st, 32 (1:164-2), es, 25.5 n Park 20x85, 5-sty bk tnt & str; Jno M Farley, Cardinal, Archbishop of NY, 441 Mad av to Luigi Peirano, 32 Mulberry; QC & confirmation deed; Nov7; Nov10'13; A\$15,000-24,000. nom

Orchard st, 167-9, see Stanton, 83-7.

Pine st, nvc Front, see Front, 132-4.

Prince st, 21 (2:508-48), ns, 40 w Elizabeth, 20.10x73.2x20x75.9, 4-sty bk tnt & str & 3-sty bk rear tnt; Paolo Santareso to Frank Verrastro, 21 Prince; mtg \$16,500; Oct24; Nov8'13; A\$12,500-18,500. O C & 100

Rose st, 53 (41) (1:114-20), ss, abt 165 w Pearl, 23x92.6x26.3x92.6, 5-sty bk loft & str bldg; Jennie K Allen to Thos E Greacen, 6 W 50; mtg \$17,000 & AL; Aug12; Nov12'13; A\$13,000-18,500. nom

Rutgers st, 57-9, see Cherry, 256.

Stanton st, 83-7 (2:416-54-56), swc Orchard (Nos 167-9), 78.6x75, 3 6-sty bk tnts & str; Yetta Greenberg to Louis Leavitt, 129 W 88; ¼ pt; mtg \$65,000 & AL; July 25'11; Nov12'13; A\$79,000-123,000. nom

Stanton st, 320 (2:330-70), nvc Goerck (No 123), 25x75, 5-sty bk tnt & str; Morris Newman et al to Dora Seidenberg, 155 4 av, Bklyn; mtg \$32,000; Nov12'13; A \$21,000-34,000. nom

Varick st, 104 (72) (2:477-40), es, abt 40 sBroome, 21x70, with rights to alley, 3-sty fr bk ft tnt & str; Augusta Kelly, EXTRX, Cath Will, to Wm Lotz, 207 Angelique, West Hoboken, NJ; B&S; AL; Apr7; Nov 13'13; A\$8,500-10,000. 500

Water st, 347 (1:110-26), ns, abt 140 w James sl, on wl property Chas D Hunter & being next e l of property hereby intended to be conveyed, runs n62.7xw19.11x s63.3 to st xel9.10 to beg, 4-sty bk tnt & str; Jennie Benning to Jeannette T Golden, 347 Water; mtg \$5,000; Oct24; Nov10'13; A\$6,500-8,000. nom

Waverly pl, 10 (2:547-18), swc Mercer (No 285), 25x82.7x25x82.9, 10-sty bk loft & str bldg; Philip Goerlitz to Eliz Smith, 2034 Muliner av; ½ pt; mtg \$80,000; Nov5; Nov12'13; A\$48,000-112,000. O C & 100

3D ST, 71 W (2:538-26), ns, 75 e Thompson, 25x90, 2-sty bk loft & str bldg; Jno H Glander et al, heirs Herman Glander, 4-5 pt, & Margt Glander, heir Chas Glander, decd, 1-25 pt, who was an heir of Herman Glander, to Louis Malavita, 15 Charlton; AT; Oct25; Nov7'13; A\$13,500-14,000. O C & 100

3D st, 71 W; Harry Glander et al, heirs Chas Glander, a decd son of Herman Glander, decd, to same; 4-25 pts; AT; Oct 25; Nov7'13; 1,237.44

4TH st, 279 E (2:387-47), ns, 238.7 w Av C, 24.9x96.3, 6-sty bk tnt & str; Marcus Friedman et al to Babetta Wachsmann, 120 W 117, & Lena Rechtseit, 63 W 113; mtg \$37,000; Nov5; Nov7'13; A\$17,000-36,000. nom

14TH st, 226-S E (2:469-21), ss, 278.1 w 2 av, 46.4x103.3, 6-sty bk tnt & str; Annie Roth to Louis V Ennis, 539 W 148, & Edw S Laffey, 594 Clifton av, Newark, NJ; QC; mtg \$69,000; Oct28; Nov12'13; A\$40,000-78,000. nom

14TH st, 230-2 E (2:469-23), ss, 231.9 w 2 av, 46.4x103.3, 6-sty bk tnt & str; Annie Roth to Louis V Ennis, 539 W 148, & Edw S Laffey, 594 Clifton av, Newark, NJ; QC; mtg \$68,000; Oct28; Nov12'13; A\$40,000-78,000. nom

15TH st, 433 E (3:947-20), ns, 144 w Av A, 25x103.3, 5-sty bk tnt & str; Allen T Walters, TRSTE Jno Martin, decd, & ano to Thos C Martin, 220 E Tremont av; B&S; AL; Nov10; Nov12'13; A\$13,000-23,000. 32,400

22D st, 28-30 W (3:823-59), ss, 441.9 w 5 av, 50.1x98.9, 6-sty strn loft & str bldg; Louis Sachs to Julius E Siegel, 560 W 160; AL; Nov7; Nov8'13; A\$150,000-208,000. nom

22D st, 49 W (3:824-12), ns, 212 e 6 av, 24x98.9, 4-sty bk loft & str bldg; Mary C Stewart to Alphonse Montant, 17 W 96; mtg \$45,000; Aug30; Nov7'13; A\$86,000-98,000. nom

22D st, 423 W (3:720-36), nes, abt 185 w 9 av, 16.8x98.8, 5-sty bk dwg; Jno Slade to Jasper H Hawkins, 420 W 23; mtg \$10,000 & AL; Nov5; Nov7'13; A\$8,500-12,000. O C & 100

23D st, 149 E (3:879-30), ns, 214 w 3 av, 26x98.9, 2-sty bk stable; Julia D Brown & ano EXRS & Elias G Brown to Alwold Realty Co, a corp [L T Alton, pres], 111 Bway; AL; Oct23; Nov7'13; A\$48,000-48,500. 40,000

23D st, 149 E (3:879-30), ns, 214 w 3 av, 26x98.9, 2-sty bk stable; Alwold Realty Co to Fiss, Doerr & Carroll Horse Co, a corp, 153 E 24; mtg \$32,500; Nov6; Nov7 '13; A\$48,000-48,500. nom

25TH st, 441-57 W, see 26th, 448-62 W.

26TH st, 448-62 W (3:723-2-5-11-63 & 69), sws, 100 se 10 av, runs sel75xsw197.6 to nes 25th (Nos 441-57) xnw175x24.8xnw 100 to se 10 av (Nos 262-6) xne74xsel100x ne98.9 to beg, 2, 3, *, 5 & 6-sty bk bldgs of brewery; A\$189,000-362,000; also 4TH ST, 322-8 E (5:1339-36), ss, 225 w 1 av, runs w100x130.5xe75xw30xe25xw100.5 to beg, 2-sty bk stable; A\$42,000-50,000; also 4TH ST, 301-23 E (5:1340-1 & 44), ns, 350 e 2 av, runs w350 to es 2 av (Nos 884-90) xn 100.5xel100xn100.5 to ss 48th (Nos 306-16) xel25xsw100.5xel25xsw100.5 to beg, 2, 3, 4 & 5-sty bk bldgs of brewery; A\$225,000-310,000; also 4TH ST, 306-10 E (5:1339-45), ss, 125 e 2 av, 75x100.8, 4-sty bk loft bldg; A \$30,000-50,000; Geo Sherman et al to Isaac Untermyer, 15 E 60, & Allen W Everts, 124 E 29, as joint tenants; AL; Nov11; Nov 12'13. nom

27TH st, 21 E, see Madison av, 62.

27TH st, 145 E (3:883-34), ns, 160 e Lexington av, 20x98.9, 3-sty & b bk dwg; Jno W Turner et al to Emma Turner, 223 W 129; QC; AL; Oct29; Nov7'13; A\$18,000-20,000. nom

28TH st, 103 W (3:804-33), ns, 77.6 w 6 av, 22.6x98.9, 3-sty bk bldg & str, 2-sty ext; Jno Palmer to Birchwood Realty Co, a corp, 156 Bway; B&S; AL; Nov6; Nov 8'13; A\$40,000-41,000. O C & 100

30TH st, 38 E (3:859-55), ss, 25.2 e Madison av, 22.4x98.9, 4-sty & b stn dwg; Ida M W Lentilhon et al to Maria S Simpson, 362 W 30; B&S; Aug14; Nov7'13 A\$51,000-55,000. nom

32D st, 305-7 E (3:938-5-6), ns, 100 e 2 av, 40x98.9, 2 4-sty bk tnts, str in 305; Stuyvesant Real Estate Co to Oppenheim, Collins Realty Co, a corp, 33 W 34; B&S; AL; Oct27; Nov11'13; A\$15,600-21,100. 16,000

35TH st, 229-31 W (3:785-25), ns, 273.8 w 7 av, 42.1x98.9, 7-sty bk tnt & str; Julius E Fox to Jos L Buttenwieser, 300 Central Park W; AL; Oct31; Nov10'13; A\$60,000-85,000. O C & 100

39TH st, 45 W (3:841-14), ns, 228.6 e 6 av, 21.6x98.9, 4-sty & b stn dwg; Cornelia L Martin to Cora L Magnus, 28 W 96; Dec8'10; Nov8'13; A\$82,000-87,000. O C & 100

40TH st, 149 E, see 40th st, 151 E.

40TH st, 151 E (5:1295-32), nes, 100 nw 3 av, 29x78.3x31.11x64.10, 4-sty bk tnt; A \$29,000-35,000; also 40TH ST, 149 E (5:1295-31), nes, 129 nw 3 av, 21x88x23.1x 78.3, 3-sty bk tnt & 2-sty bk rear stable; A\$21,000-24,000; also lots in rear of above, begins 100 w 3 av & 64.10 n 40th, runs n 33.11xnw50xsw10.8xse55 to beg, being the unexpired term of 500 years contained in two leases recorded July14'92; also 2D AV, 457 (3:906-32), ws, 20 s 26th, 18x60, 3-sty bk tnt; A\$9,700-11,000; also 2D AV, 455 (3:906-31), ws, 38 s 26th, 18x60, 3-sty bk tnt; A\$9,700-11,100; also 119TH ST, 125 W (7:1904-19), ns, 305 w Lenox av, 20x 100.11, 3-sty & b stn dwg; A\$11,200-22,000; Frances A Burnett to Lawrence R Kerr, 130 W 119, EXR Mary E Kerr; QC; Nov3; Nov7'13. O C & 100

43D st, 213 E (5:1317-9), ns, 205 e 3 av, 25x100.5, 5-sty bk tnt; Lawrence E Greenbaum, ref, to City Real Estate Co, 176 Bway; FORECLOS Nov6; Nov7; Nov8'13; A\$10,000-19,000. 11,500

45TH st, 150 W (4:997-53½), ss, 516.8 w 6 av, 16.8x100.4, 4-sty & b stn dwg; Thos L Hurley ref to Ess Eff Realty Co, a corp, 122-4 E 25; FORECLOS Oct15; Nov 7'13; A\$46,000-47,000. 8,550

47TH st, 301-23 E, see 26th, 448-62 W.

47TH st, 306-10 E, see 26th, 448-62 W.

47TH st, 322-8 E, see 26th, 448-62 W.

47TH st, 118 W (4:999-42), ss, 550 e 7 av, 18.9x100.5, 1 & 3-sty bk tnt & str; Helena Perry to Christopher D Sullivan, 8 Rutgers; Nov21'12; Nov7'13; A\$37,000-40,000. nom

48TH st, 306-16 E, see 26th, 448-62 W.

48TH st, 133-5 W (4:1001-17½), ns, 362.6 w 6 av, 37.6x100.5, 2-3-sty & b bk dwgs; Eliz Drowns devisee Mary A Donaghy of St Johnsbury, Vt, to Thos A Howell, Quoque, LI [129 Front]; mtg \$70,000; Nov5; Nov10'13; A\$66,000-68,000. O C & 100

48TH st, 160 W (4:1000-57), ss, 174 e 7 av, 17x100.4, 4-sty bk loft bldg; Henry Ahrens to Julius Plucker, 160 W 48; QC; Nov10; Nov11'13; A\$33,000-35,500. nom

49TH st, 44 E (5:1284-48), ns, 107.6 e Mad av, 21.6x100.5, 4-sty & b stn dwg; Chas Solelia to Jno C Jay Jr [Haverford rd], Ardmore, Pa; mtg \$8,500 & AL; Nov 10; Nov12'13; A\$41,000-52,000. O C & 100

53D st, 103 E, see Park av, 383-7.

55TH st, 39-41 W (5:1271-17-18), ns, 475 w 5 av, runs n100.5xw25xn0.5xw25x 100.10 to st xe50 to beg, 9-sty bk tnt; 39 & 41 West 55th St Realty Co, Inc, to Purdue Realty Co, a corp, 165 Bway [r 1518]; mtg \$200,000; Nov10; Nov11'13; A\$125,000-148,000. O C & 100

55TH st, 423-37 W (4:1065-13), ns, 300 w 9 av, runs w225xn100.5xel150xn31.3xe75.7 xsl22.2 to beg, 12-sty bk loft & str bldg; Isaac A Hopper, Inc, a corp, to Relda Realty Corpn [c S W Adler], 423 W 55; mtg \$325,000; Nov13'13; A\$—\$. O C & 100

56TH st, 123 E (5:1311-10), ns, 155 w Lex av, 20x100.5, 5-sty stn dwg, 4-sty ext; Louise D Davis widow to Geo K Davis at Wilkes-Barre, Pa, & Jessica D Catherwood at Haverford, Pa; Oct21; Nov7'13; A\$26,000-44,000. O C & 100

57TH st, 553-5 W (4:1086-6-7), ns, 125 e 11 av, 50x100, 2 5-sty bk tnts & str; Ludw Levitt to Morris B Baer, 60 Liberty; B&S; Jan8'09; Nov12'13; A\$22,000-32,000. O C & 100

63D st, 301 E, see 2 av, 1202-8.

63D st, 303-11 E (5:1438-5-9), ns, 80 e 2 av, 145x100.5, 5-5-sty bk tnts; Richd Price & Bertha R his wife to Port Jervis Land Impt Co, a corp, 35 Nassau; mtg \$77,000; Nov5; Nov10'13; A\$62,500-115,000. O C & 100

63D st, 303-11 E; Port Jervis Land Impt Co to Richd Price, 124 W 120; mtg \$82,000; Nov8; Nov10'13. O C & 100

63D st, 221-3 W (4:1155-18-19), ns, 325 w Ams av, 50x100.5, 2 5-sty bk tnts; 203 West 63d St Corpn to Doris Youngerman, 854 Fox; B&S & CaG; mtg \$30,000; Nov7; Nov8'13; A\$14,000-32,000. O C & 100

63D st, 221-3 W; Doris Youngerman to 203 West 63d St Corpn, 135 Bway [r 1302]; B&S & CaG; mtg \$30,000; Nov7; Nov8'13. O C & 100

64TH st, 232 E (5:1418-31), ss, 155 w 2 av, 25x100.5, 6-sty bk tnt & str; Arthur J Marks to Aimee Oppenheimer, 23 Morningside av; AL; Sept30; Nov10'13; A\$12,000-32,000. O C & 100

71ST st, 351 W (4:1183-14), ns, abt 460 w West End av, 4-sty bk dwg, 3-sty ext; FORECLOS Aug8'13 to Phebe W McConihe, who failed to comply with terms of sale for \$15,025, & resold Oct31'13 for \$12,000, as below; Mark Goldberg, ref, to Mannados Realty Co, a corp [Sam H Stone, treas], 135 Bway [r 601]; Nov10'13; A\$12,000-21,000. 12,000

73D st, 138 W (4:1144-48), ss, 370 w Col av, 20x102.2, 4-sty & b stn dwg; Wm E Stiger to Eckel M Stiger, 319 W 74; B&S; Aug1; Nov13'13; A\$17,000-28,000. O C & 100

73D st, 138 W; Eckel M Stiger to Wm E Stiger & Mary H, his wife, tenants by entirety, 138 W 73; Aug1; Nov13'13. O C & 100

78TH st, 262-4 W, see West End av, 372-8.

81ST st, 422 E (5:1560-38), ss, 256.6 e 1 av, 25x102.2, 5-sty bk tnt & str; Anna Pantel to Wm Pantel, 147 E 92; mtg \$18,000; Nov6; Nov10'13; A\$8,500-18,000. O C & 100

82D st, 116 W (4:1212-40), ss, 186.11 w Col av, 19x102.2, 4-sty & b stn dwg; E Hunt Allen et al to Wm C Cammann, 5 E 45; QC; Nov12; Nov13'13; A\$11,000-22,000. nom

88TH st, 19-23 W, see 89th W, ss, at cl Old Bloomingdale rd.

89TH st W (4:1236-17 & 44), ss, at cl Old Bloomingdale rd (closed), runs w80.6 to es Bway (Nos 2400-2), ss— to ns 88th (Nos 219-23) xe100x100.8xw— to cl said rd xne— to beg; QC of all title to any land lying in bed of said old rd, 1 & 2-sty bk & fr bldgs of coal yard; Mary J Schiefelin to Metropolitan Impt Co, a corp, 100 Bway fr 18181; Nov5; Nov7'13; A\$970,000-375,000. nom

93D st, 175 E (5:1522-26), ns, 250.5 w 3 av, 29.11x100.8, 4-sty stn tnt; Whipple Security Co to Aimee Oppenheimer, 23 Morningside av; B&S; mtg \$23,500 & AL; Oct27; Nov7'13; A\$14,500-24,500. nom

96TH st, 28 W (4:1209-43), ss, 265 w Central Park W, 20x100.8, 4-sty & b stn dwg; Cornelia L Martin to Cora L Magnus, 28 W 96; Dec8'10; Nov8'13; A\$16,000-27,000. O C & 100

96TH st, 242 W, see West End av, 738.

97TH st, 170 W (7:1851-47½), ss, 416.8 e Ams av, 16.8x100.11, 3-sty & b stn dwg; Walter A Donaldson to Edw S Frith, 1373 President, Bklyn; B&S; mtg \$12,500; July 24'12; Nov11'13; A\$10,000-12,000. nom

97TH st, 140 W; Kathryn U Donaldson to same; B&S; mtg \$12,500; July24'12; Nov 11'13. nom

97TH st, 151 W (7:1852), ns, 434 w Col av, 16x100.11, 4-sty & b bk dwg; Saml S Koenig ref to Chas L Weiher, 112 E 76; FORECLOS & drawn; Nov6; Nov7'13; A \$9,500-14,000. 13,500

98TH st, 224 E (6:1647-34), ss, 360 e 3 av, 25x100.11, 5-sty bk tnt & str; Annie Goodman to Sarah Wodiska, 881 Intervale av; mtg \$22,400 & AL; Nov6; Nov8'13; A \$9,000-19,000. nom

99TH st, 248 W, see 99th, 250 W.

99TH st, 250 W (7:1870-56), ss, 191.8 e West End av, 16.8x100.11, 4-sty & b bk dwg; A\$12,500-19,000; also 99TH ST, 248 W (7:1870-55½), ss, 208.4 e West End av, 16.8x100.11, 4-sty & b bk dwg; Isabella Reinsberg to Chas H Reinsberg; June7'05; Nov7'13; A\$12,500-19,000. O C & 100

99TH st, 250 & 248 W; Chas H Reinsberg to Jno F Watson, 510 W 153; July13'05; Nov7'13. O C & 100

101ST st, 231 E (6:1651-18), ns, 150 w 2 av, 25x100.11, 4-sty bk tnt; Katharina Jacobs & ano, heirs Mary Jacobs, to Henry Jacobs, their father, 231 E 101; QC; Nov7; Nov13'13; A\$9,000-14,000. gift

102D st, 67 E (6:1608-35 & 40), nwc Park av (Nos 1348-80), 25x201.10 to 103d (No 68), 2-6-sty bk tnts & str; Benj J Weil to Bertha Kaufmann, 1767 3 av; B&S; AL; Oct31; Nov13'13; A\$34,000-76,000. O C & 100

103D st, 209 E (6:1653-7), ns, 147.6 e 3 av, 37.6x100.11, 6-sty bk tnt & str; Sam Katzenbogen to Sarah Lipschitz 203 W 117, & Nellie Lipschitz, 1499 Eastern Pkway, Bklyn; AL; Aug19; Nov13'13; A \$13,500-39,000. O C & 100

112TH st, 3 E (6:1618-5), ns, 96 e 5 av, 27x100.11, 5-sty bk tnt; Annie Weinstein to Louis Epstein, 123 W 33; mtg \$23,000; Sept9'12; Nov10'13; A\$14,000-27,000. O C & 100

113TH st, 18 E (6:1618-61½), ss, 262.6 e 5 av, 18.9x100.11, 5-sty bk tnt & str; Martha L Berliner to Altonson Co 165 Bway; mtg \$12,000; Aug26; Nov13'13; A\$9,500-18,000. O C & 100

113TH st, 220-2 E (6:1662-41), ss, 215 e 3 av, 30x100.10, 6-sty bk tnt & str; Selara Holding Co to Selvin Realty Co, Inc, a corp, 5 Beekman fr 3051; mtg \$28,500 & AL; Nov3; Nov11'13; A\$9,500-29,000. O C & 100

114TH st, 546 W (7:1885-55), ss, 201.3 e Bway, 20x100.11, 4 & 5-sty bk dwg; Helen R Belknap to Wm E Belknap, both et Mantoloking, NJ [546 W 114]; B&S; Nov 11; Nov12'13; A\$14,500-23,000. nom

117TH st, 242 E (6:1666-30), ss, 160 w 2 av, 25x100.11, 4-sty bk tnt; Howard T Cole to Francis E Brady, 120 Chaucev, Bklyn; B&S; Nov12; Nov13'13; A\$9,000-14,500. O C & 100

117TH st, 242 E; Francis E Brady to City Real Estate Co, 176 Bway; mtg \$6,500 & AL; Nov12; Nov13'13. O C & 100

118TH st, 405 W (7:1962-13), ns, 90 w Morningside dr, 60x100.11, 6-sty bk tnt; Richd Eisig to Otto Horwitz, 106 E 73; mtg \$75,000; Mar12; Nov12'13; A\$45,000-110,000. nom

119TH st, 125 W, see 40th st, 151 E.

120TH st, 4 E (6:1746-68), ss, 100 e 5 av, 25x100.11, 5-sty bk tnt; Wilbur Larremore ref, to Antoinette Dudensing, 1078 Mad av; FORECLOS Nov5; Nov6; Nov13'13; A\$16,000-31,000. 26,950

120TH st, 361 W (7:1947-8), ns, 166 w Manhattan av, 17x100.11, 3-sty & b stn dwg; Phillip H Reilly to Marv A Reilly, 361 W 120; Nov11; Nov13'13; A\$8,800-11,500. O C & 100

122D st, 136 W (7:1906-49), ss, 374.9 w Lenox av, 17.6x100.11, 4-sty & b stn dwg; Fredk Van Wyck to Fannie V Malone, et Adrian & Terrace View avs; mtg \$14,000; July25; Nov8'13; A\$9,900-17,500. O C & 100

126TH st, 56 E (6:1750-45), ss, 190 w Park av, 20x99.11, 3-sty & b stn dwg; Julia C Lockwood to Harold S Lockwood, both at 56 E 126; AL; Nov6; Nov7'13; A\$10,000-14,500. nom

126TH st, 208 E (6:1790-44), ss, 135 e 3 av, 30x99.11, 5-sty stn tnt & str; Estie Siegel et al to Esther Siegel, 235 E 117; mtg \$25,000 & AL; Nov5; Nov7'13; A\$9,500-25,000. O C & 100

127TH st, 219 E (6:1792-9), ns, 205 e 3 av, 25x99.11, 5-sty stn tnt; Colby M Chester Jr, ref, to Cath A McGuire, 215 Audubon av; FORECLOS Sept2; Nov6; Nov 8'13; A\$7,000-18,000. 19,000

127TH st, 221 E (6:1792-10), ns, 230 e 3 av, 25x99.11, 5-sty stn tnt; Edw L Parris, ref to Cath A McGuire, 215 Audubon av; FORECLOS Sept2; Nov7'13; A\$7,000-18,000. 20,000

128TH st, 311 W, see St Nicholas av, 360.

131ST st, 207 W (7:1937-25½), ns, 142.8 w 7 av, 16.8x99.11, 3-sty & b stn dwg; Hester Bates to Annie Pause, 124 E 45; mtg \$9,750; Aug1; Nov7'13; A\$6,700-8,500; nom

132D st, 122 W (7:1916-44), ss, 250 w Lenox av, 16.8x99.11, 3-sty & b stn dwg; Revenue Realty Co to Carrie N Miller, at 8th st & Stewart av, Stewart Manor, Nassau Co, LI; mtg \$8,500; Nov5; Nov11'13; A\$6,000-8,500. O C & 100

132D st, 554 W (7:1986-46), ss, 325 w Ams av, 25x99.11, 5-sty bk tnt; Estelle G Winston to Carrie N Miller, at cor 8th st & Stewart av, Stewart Manor, Nassau Co, LI; mtg \$20,000 & AL; Nov5; Nov11'13; A \$9,000-22,000. nom

133D st, 30 W (6:1730-52), ss, 385 w 5 av, 25x99.11, 5-sty bk tnt; Margt E Meyer to Frank Siegel, 20 E 97; mtg \$16,500 & AL; Nov11'13; A\$9,000-20,000. O C & 100

133D st, 32 W (6:1730-53), ss, 460 e Lenox av, 25x99.11, 5-sty bk tnt; Millie Schwarz to Carrie N Miller, cor 8th st & Stewart av, Stewart Manor, Nassau Co, LI; AL; Nov5; Nov11'13; A\$9,000-20,000. O C & 100

133D st, 131 W (7:1918-16), ns, 366.6 w Lenox av, 33.3x99.11, 5-sty stn tnt; Harry N Baruch to Angel Constn Co, Inc, a corp, 1228 Hoe av; mtg \$25,000 & AL; Nov10; Nov11'13; A\$13,500-29,000. O C & 100

134TH st, 185 W (7:1919-11), ns, 225 e 7 av, 25x99.11, 5-sty stn tnt; Revenue Realty Co, a corp, to Geo R Brown, of Board of Trade Bldg, Little Rock, Ark; mtg \$17,000 & AL; Nov12; Nov13'13; A\$10,000-19,000. O C & 100

140TH st, 501 W, see Ams av, 1624.

149TH st, 304-6 W (7:2045-79), ss, 125 w 8 av, 50x99.11, 6-sty bk tnt; Ida S Nathanson to Jno S Nathanson, both at 210 W 140; AT; mtg \$9,000 & AL; Nov6; Nov 10'13; A\$15,500-54,000. nom

175TH st, 500 W, see Ams av, 2308-16.

176TH st, W nec St Nicholas av, see St Nicholas av, 1320-30.

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

215TH st W, sve 14 av, see 14 av, ws, from 214th to 215th.

Amsterdam av, 1624 (7:2072-29), nwc 140th (No 501), 24.11x100, 6-sty bk tnt & str; Tion Realty Co, a corp, to Simon Fink, 310 W 80; mtg \$35,000; Sept19; Nov 10'13; A\$27,000-47,000. O C & 100

Amsterdam av, 2308-16 (8:2131-44), swc 175th (No. 500), 100x150, 6-sty bk tnt & str; Montrose Realty Co to Chas M Rosenthal, 241 Ft Washington av; mtg \$190,000 & AL; Nov5; Nov11'13; A\$80,000-255,000. nom

Bradhurst av, (7:2046-50), es, 119.9 s 153d, 39.11x100, vacant; Akron Bldg Co to Geo R Coughlan, at Mt Vernon, NY [49 Wall, Manhattan]; B&S; Nov6; Nov11'13; A\$14,000-14,000. O C & 100

Broadway, 543 (2:498-17), ws, abt 150 n Spring, 25x200 to es Mercer (No 114), 10-sty bk & str loft & str bldg; Wm W Lancaster to Windham Realization Co, Inc, a corp, 18 Bway [165 Bway, r 1516]; B&S; mtg \$250,000 & AL; Oct29; Nov12'13; A \$102,000-125,000. nom

Broadway, 2400-2, see 89th W, ss, at cl Old Bloomingdale rd.

Madison av, 62 (3:857-17), nwc 27th (No 21), 24.9x95, 11-sty bk hotel; Algernon S Norton ref to Irving T Smith, 860 St Marks av, Bklyn [149 Bway, N Y C]; mtg \$135,000; PARTITION Sept30; Oct31; Nov7'13; A\$130,000-225,000. 155,000

Park av, 383-7 (5:1308-2), es, 25.4 n 53d, runs e70xs25.4 to ns 53d (No 103), xe20xn 100.5xw90 to es Park av xs75.1 to beg, 12-sty bk tnt & 1-sty bk bldg in 53d; 385 Park Avenue Apartments, a corp, to Montana Realty Co, a corp, 30 E 42; mtg \$373,000 & AL; Nov11; Nov12'13; A\$105,000-400,000. O C & 100

Park av, 1330 (6:1606-67), ws, 75.1 s 101st, 25x80, 3-sty & b fr dwg; Wm F Gray to Andw Gray, 32 McDonough, Bklyn; 1-9 pt; QC; Aug8; Nov10'13; A\$7,000-7,500. 600

Park av, 1330; Andw Gray et al to Hyman Tarnarutsky, 154 E 109; Oct22; Nov 10'13. nom

Park av, 1348, see 102d, 67 E.

Pleasant av, 415 (6:1809-29), ws, 34.2 s 122d, 16.8x50, 4-sty & b fr dwg; Sarah Cripps to Harry V Bowman, 2409 1 av; mtg \$1,000; Nov10'13; A\$3,000-4,000. 4,000

Riverside dr, 153 (4:1249-8), es, 75.8 n 87th, 25x100, 5 & 6-sty & b bk dwg; Elijah D Murphy to Marketable Title Co, a corp, 100 Wm; mtg \$48,000 & AL; Nov7; Nov10'13; A\$33,000-60,000. O C & 100

St Nicholas av, 360 (7:1955-1), nec 128th (No 311), 20.2x89.6x20x92.6, 5-sty bk tnt; Agnes M Scoville to Jno Rankin, 123 W 44; mtg \$26,500; Nov6; Nov7'13; A\$16,500-26,000. O C & 100

St Nicholas av, 1320-30 (8:2133-30), nec 176th, 99.11x100, 6-sty bk tnt; Phoenix Ingraham, ref, to Wm W Blair, 319 W 116; FORECLOS Sept26; Nov12'13; A\$67,000-185,000. 173,000

St Nicholas av, 1320-30 (8:2133-30), nec 176th, 99.11x100, 6-sty bk tnt & str; Wm

W Blair to Security Mtg Co, a corp, 128 Bway; AL; Nov12; Nov13'13; A\$67,000-185,000. nom

Sherman av (8:2221-9), ss, 200 e Academy, 50x160, 1-sty bk bldg; Jno Laue to Laue Realty Co, Inc, a corp, 305 W 45; mtg \$12,500; Nov12'13; A\$5,500-5,500. nom

West End av, 372-8 (4:1169-60½-63½), sec 78th (Nos 262-4), runs e68xs71.2xe19.3 xs12xw87.3 to av xn83.2 to beg, 4-5 & 1-6-sty bk dwgs; Purdue Realty Co, a corp, to Herald Square Holding Co, a corp, 56 W 45; mtg \$141,750 & AL; Nov10; Nov11'13; A\$102,500-151,000. O C & 100

West End av, 738 (4:1243-61), sec 96th (No 272), runs 26.4xe57.5xs0.6xe37.7xn0.6xe1.9xn26.4 to ss 96th xw96.9 to beg, 5-sty bk tnt & str; Anita Piza to Alvin Holding Corp [c S A Piza], 391 E 149; AL; Nov 11; Nov12'13; A\$40,000-52,000. nom

2D av, 455-7, see 40th, 151 E.

2D av, 884-90, see 26th, 448-62 W.

2D av, 1202-8 (5:1438-1-4), nec 63d (No 301), 100.8x80, 4-5-sty stn tnts & str; Richd Price & Bertha R his wife to Port Jervis Land Impt Co, a corp, 35 Nassau; mtg \$66,000; Nov5; Nov10'13; A\$61,500-104,000. O C & 100

2D av, 1202-8; Port Jervis Land Impt Co, a corp, to Richd Price, 124 W 120; mtg \$72,000; Nov8; Nov10'13. O C & 100

2D av, 1828 (5:1557-3), es, 50.8 n 94th, 25x79.9, 5-sty bk tnt & str; Geo P Andrae to Emily Munsterman, 287 Nicholls av, Bklyn [c F H W, U S Custom House, r 112]; mtg \$5,000; Nov11; Nov12'13; A \$11,500-19,500. nom

3D av, 1701 (5:1541-4), es, 75.8 n 95th, 25x100, 5-sty bk tnt & str; Bertha Kaufmann to Sophia Mayer, 41 E 72; B&S; AL; Oct29; Nov7'13; A\$15,000-25,000. O C & 100

7TH av, 2027 (7:1906-4), es, 63.5 n 121st, 37.6x92, 5-sty bk tnt; Henrietta St Denis Wallace to L Harding Rogers, Jr, 2027 7 av; Sept9; Nov10'13; A\$29,000-42,000. nom

10TH av, 262-6, see 26th, 448-62 W.

14TH av, ws, or Bolton rd, es (8:2256-455), from ns 214th to ss 215th & bounded w by Hudson River, contains 3 144-1,000 acres; A\$27,000-27,000; also HUDSON RIVER, es, or BOLTON RD, ws (8:2257-95 & 2259), begins at stake in fence between lands of Childs & de Rivera, which stake is 1.9 se from cl of a sawed Hemlock stump & 75 w 14 av, runs 259.10 xw389.5 to original h w mark of Hudson River xn259.11 to said fence x382.3 to beg, being w pt lot 23 on map Saml Thomson, contains 2 301-1,000 acres, with all title to land under water in front of said lot 23; sub to rights of way & right of wharfage & right of city to land in said river, &c; Jno J Hynes, ref, to Lewis A Mitchell, 59 W 76; mtg \$55,000; FORECLOS Oct23; Nov7'13; A\$5,000-5,000. 40,000

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Allen st, 104 (2:414), es, 129.5 s Delancey, 24.8x87.6; asn rents; Morris Lipschitz of Bklyn to The Royal Co of NY, 93-5 Nassau; Nov10; Nov12'13. 1,650

Bleecker st, 297-9 (2:591), agmt that party 2d pt will assume indebtedness on notes for \$3,975 upon conveyance of ½ int in above by party 1st pt, &c; Abr H Levy with Rosa Levy, 794 E 158; May19'11; Nov7'13. nom

Morris st, 1-5 (1:13-24-26); also BROADWAY, 1327 (1:13-27-34); also BROADWAY, 55 (1:20-16); copy of last will & codicil of Wm H Mairs, late of Brooklyn, NY, & of South Nyack, NY [c Guggenheimer, U & M, 37 Wall]; Nov3'77; Nov7'13. 500

3D st, 71 W (2:538-26), ns, 75 e Thompson, 25x90, 2-sty bk loft & str bldg; re judgment; Annie M Kretzmer to Henry A Glander, 312 Hudson, Hoboken, NJ; AT; Oct25; Nov7'13; A\$13,500-14,000. 500

3D st, 71 W; re-dower; Beta Glander widow of Chas Glander, decd, an heir Herman Glander, decd, to Louis Malavita, 15 Charlton; Oct27; Nov7'13. O C & 100

26TH st, 320 E (3:931-44), ss, 325 w 1 av, 25x98.9, 5-sty bk tnt; re mtg; Adolph Pawel to Dora Cohn, 229 E 12; June28'09; Nov12'13; A\$10,000-20,000. 1,350

32D st, 37 W (3:834-21), ns, 520 w 5 av, 25x98.9, 5-sty bk loft & str bldg; re judgment; Jenny K Stafford to Guardian Holding Co, Inc, a corp, 1256 Bway; Nov1; Nov11'13; A\$105,000-128,000. nom

103D st, 215 E (6:1653), ns, 222.6 e 3 av, 37.6x100.11; asn rents; Isaac & Morris Lipschitz of Bklyn to The Royal Co of NY, 93-5 Nassau; Nov10; Nov12'13. 1,650

142D st W (7:2088-110-114), ss, 350 w Bway, 142 to Riverside rd x102.6x165x99.11, vacant; re mtg; Oaklawn Corp to Newmark & Davis, Inc, 3470 Bway; Nov7'13; A \$53,000-53,000. 45,000

Broadway, 55, see Morris, 1-5.

Broadway, 1327, see Morris, 1-7.

Park row (1:121), ss, 101 w from former ws Duane, runs s65xeln65 to Park row xw1 to beg; re mtg; Bowery Savings Bank to Eversley Childs, Setauket, LI [17 Battery pl]; Nov10; Nov13'13. nom

Riverside dr, see 142d, see 142d W, ss, 350 w Bway.

2D av, 2404-8 (6:1800-54), es, 40 n 123d, 60x100, vacant; CONTRACT to sell for \$25,000 with bldg loan for \$27,500, a moving picture theatre to be erected; Mutual Alliance Trust Co of NY, a corp, with Isaac Silverman & Beni Marks, 772 Forest av; Oct29; Nov7'13; A\$25,000-25,000. nom

Last will (Wills) & testament of Christopher Gullmann & certf of probate; Oct 1'90; Nov1'13.

Power of atty (misc): Marquis Charles Leray de Chaumont de Saint-Paul to Couderet Bros, 2 Rector, et al; Aug'12; Nov 11'13.

Power of atty (PA): Bertha F Abrams to Edwin W Well; Nov3; Nov13'13.

Power of atty (misc): Emily H Hopkin to Saml H Hopkin, 43 Cedar; May'01; Nov 13'13.

WILLS.

Borough of Manhattan.

20TH st, 512-14 W (3:691-41 & 42), ss, 191 w 10 av, 33.4x92, 2 4-sty bk tnts; A \$13,000-15,000; also 39TH ST, 50 W (3:840-75), ss, 265 e 6 av, 20x98.9, 4-sty bk bldg & 2-sty bk ext; A\$76,000-84,000; Mary A Lockman Est, De Witt M Lockman, EXR, Windham, Conn; atty, Edward Smith, 88 Nassau. Will filed May31'13.

39TH st, 50 W, see 20th, 512-14 W.

1ST av, 2291 (6:1689-29), ws, 22 s 118th, 28x67, 4-sty bk tnt & str; Isaac Pick Est, Fannie Pick, EXTRX, 158 W 121; attys, Kantrowitz & Esberg, 320 Bway; A\$9,000-\$15,000. Will filed Nov6'13.

10TH av, 779 (4:1081-33), ws, 75 s 53d, 25.5x100, 5-sty bk tnt & str, 1/2 int; Karoline Reis Est, Bertha Melchner, ADMRX, 779 10 av; atty, Thos C Patterson, 647 Cortlandt av, Bronx; A\$14,000-29,000. Will filed June10'13.

CONVEYANCES.

Borough of the Bronx.

Ash st, sws, 123 se Eastchester rd, see road leading from Westchester to Eastchester, see, at nes Maple.

Beck st, 10 (2:684), ss, 110 e Av St John, 81.3x125, vacant; Jos Rosenthal Realty Co to Bertha Rosenstein, 314 W 99; mtg \$13,000 on this & other prop adj on e; Apr 9; Nov8'13. O C & 100

Coster st, 656 (10:2764), es, 200 s Spofford av, 20x100, 2-sty bk dwg; David Israel to Matilda Levy, 153 W 103; B&S; AL; Oct7; Nov7'13; nom

Fox st, swc Av St John, see Av St John, swc Fox.

Garrison sq or Longwood av (10:2767), sws, 104.9 nw Tiffany, 25x100, vacant; Tiffany Development Co to Jno Lynch, 1188 Longwood av; AL; Oct30; Nov13'13. O C & 100

Grote st, 701 (late Fordham to West Farms rd) (11:3101), ns, 24.10 w Clinton av, old line, 21x107.6x17.9x108.2, except pts for Crotona av & Grote, also being Crotona av, nec Grote; Meyer Goldberg et al to Goldberg & Greenberg, Inc, a corpn, 134 W 26; AL; Feb18; Nov8'13. O C & 100

Guerlain st (*), ss, 30.11 w White Plains rd, 51.6x94.7x50x106.8; Park Versailles Realty Co to Mary E Hammill, 1876 Guerlain; mtg \$2,800 & AL; Nov6; Nov8'13. O C & 100

Herschel st (*), land lying in bed of st in front of lots 6 & 7 map Cebrie Park; deed of cession; Bernard Gaffney to City NY; B&S; July31; Nov8'13. nom

Kappock st, nec Netherland av, see Netherland av, nec Kappock.

Kappock st, nwc Arlington av, see Arlington av, 2615.

Kelly st, 1013 (10:2704), ws, 100.5 s 165th, 25x100, vacant; Francis X Keil Co, a corpn, to Keilbert Constn Co, Inc, a corpn, 535 E 166; mtg \$4,300; Sept10; Nov 7'13. O C & 100

Kelly st, 741 (10:2701), ws, 250 n 156th, 25x100, 2-sty bk dwg; Henrietta H Sailer to Yetta Herskowitz, 394 E 8, & Gussie Raynes, 16 E 105; mtg \$8,000 & AL; Nov 12; Nov13'13. O C & 100

Lorillard pl, 2419 (11:3056), ws, 105.4 s 188th, 25x90, 2-sty bk dwg; Wm J Taylor to Francesco Forcino, 737 E 187; Oct22; Nov11'13. O C & 100

Maple st, nes, 54.6 se Eastchester rd, see road leading from Westchester to Eastchester, see, at nes Maple.

Marcy pl (Mott st or av) (11:2841, w 1/2 lot 85), ns, abt 204.2 e Walton av, 30x100.4, being w 1/2 of st on map 531, old 70, of Inwood, which lies n of Marcy pl —, vacant; Chas W Hoffman to Saml B Hamburger, 36 W 35; B&S & CaG; Nov11; Nov 12'13. nom

Marcy pl (Mott st or av) (11:2841, e 1/2 lot 85), ns, 234.2 e Walton av, 30x100.4, being e 1/2 of st on same map which lies n of Marcy pl, —, 2-sty fr dwg; Saml B Hamburger to Chas W Hoffman, 307 W 137; B&S & CaG; Nov11; Nov12'13. nom

Minford pl, 1429 (11:2977), ws, 138.6 n Charlotte or Jennings, 16.8x100, 2-sty fr dwg; Rebecca Cohen to Estella DeMar Schell, 1429 Minford pl; Nov12; Nov13'13. O C & 100

Minford pl, 1449-51 (11:2977), ws, 200 s 172d, 51.6x100, 2 4-sty bk tnts; Chas Dammeyer to Thos H Roff of Morganville, NJ; mtg \$34,000 & AL; Nov11; Nov12'13. O C & 100

Rose st, swc Van Nest av, see Van Nest av, swc Rose.

Roselle st (*), es, 100 n Silver, 28x100x 26x100.1; Wm A Townner to Ada A Townner, his wife, 1510 Roselle; Nov3; Nov7'13. nom

Seabury pl, es, 230 s 172d, see Seabury pl, es, 140 s 172d.

Seabury pl, 1464-S (11:2977 & 2966), es, 185 s 172d, 90x100, 2 5-sty bk tnts; Henry & Fanny Simonoff to Angel Constn Co Inc, a corpn, 1228 Hoe av; mtg \$71,500; Sept14; Nov11'13. O C & 100

Seabury pl, 1468 (11:2966 & 2977), es, 185 s 172d, 45x100, 5-sty bk tnt; Angel Constn Co Inc to Vincenzo Ursone, 152 E 116; mtg \$36,250; Nov10; Nov12'13. O C & 100

Seabury pl (11:2977 & 2966), es, 140 s 172d, 45x100, 5-sty bk tnt; also SEABURY PL (11:2977-2966), es, 230 s 172d, 45x100, 5-sty bk tnt; Angel Constn Co to Harry N Baruch, 2040 7 av; mtg \$68,700 & AL; Nov10; Nov11'13. exch & 100

Seddon st, nes, 108.5 ne St Raymonds av, see St Peters av, sws, 108.5 ne St Raymonds av.

Willow la (*), ss, 75 e Gainsburg av, runs e92.1xs113.10xw100xn25xe1.9xw89.5 to beg; Baxter Howell Bldg Co to Jno H Burk, 1519 Benson av; mtg \$3,500; Nov3; Nov7'13. O C & 100

132D st E, ns, 500 e Cypress av, see 133d E, ss, 500 e Cypress av.

133D st E (10:2561), ss, 500 e Cypress av, runs s210 to 132d xe150xn110xw50xn 100 to 133d xw100 to beg, vacant; Ann Gaynor widow Jno Gaynor to Knickerbocker Marble Co, Inc, a corpn, 43 Cedar; mtg \$12,000 & AL; Nov6; Nov7'13. O C & 100

143D st, 445 E (9:2288), ns, 425 e Willis av, 16.8x100, 2-sty & b fr dwg; Kate Bleo to Jas Bleo, 445 E 143; AL; Nov10'13. O C & 100

157TH st, 407 E (9:2379), ns, 325 w Elton av, 25x100, 3-sty fr tnt & 1-sty fr rear bldg; Jno Lyons to Pauline L Fajans, 409 E 157; mtg \$5,000; Nov12; Nov13'13. O C & 100

158TH st, 408 (664) E (9:2379), ss, 300 w Elton av, 50x98.1, 6-sty bk tnt; Louis Lese to Belwood Realty Co, a corpn, 35 Nassau; AL; Nov8'13. nom

160TH st, 322 E, see Courtlandt av, 843.

161ST st, 780 E (10:2667), sec Tinton av, 21.2x76.2, 2-sty fr dwg & str; Max or Josef M Pfaffenweiler to Elisa Bartoli, 766 E 161; Nov1; Nov11'13. O C & 100

164TH st W (9:2511), ss, 100 e Ogden av, 50x100, vacant; Cath Preusser to Jno Preusser; B&S & CaG; mtg \$1,150; Nov2 '08; Nov11'13. 1,800

168TH st, 762-S E (10:2662), sws, 312.4 s e Boston rd, 75x125, 3-2-sty & b fr dwgs & 1 & 2-sty fr rear stable; Robt J Moorehead to Moorehead Realty & Constn Co, a corpn, 415 E 140; AL; Nov10; Nov11'13. O C & 100

168TH st E, nec Findlay av, see College av, sec 169.

168TH st E, nwc Teller av, see College av, sec 169.

169TH st, 362 E (9:2436 & 2431), ss, 60 w Teller av, 20x90, 3-sty fr tnt; Wm Maschman to Max F Schober, 830 E 156; B & S; mtg \$6,500; Sept10; Nov11'13. O C & 100

169TH st, 362 E; Max F Schober to Fredk Oesch, 283 Berkely av, Orange, NJ; mtg \$6,500; Nov5; Nov11'13. nom

169TH st, 369 E (11:2782), nwc Teller av (No 1303), 20x90, 3-sty fr tnt & str; Marie Roth to Sam Spieshandler, 19 Monroe; mtg \$12,200; Nov7; Nov8'13. O C & 100

169TH st, 369 E (11:2782), nwc Teller av (No 1303), 20x90, 3-sty fr tnt & str; Louisa M Esche to Marie Roth, 399 Willis av; mtg \$12,200 & AL; Nov5; Nov7'13. O C & 100

169TH st E, sec Morris av, see College av, sec 169.

169TH st E, swc College av, see College av, sec 169.

169TH st E, sec College av, see College av, sec 169.

173D st, 308 E (11:2791), ss, 45 e Mt Hope av, 50x95, 2-sty fr dwg & 2-sty fr rear bldg; Auguste B, wife of David Valkenburgh, to Edwin M Hydeman, 330 W 88; B&S & CaG; mtg \$6,500; Oct27; Nov7 '13. nom

174TH st, 510-2 E, see 3 av, 4021-9.

175TH st W (11:2876), ss, 321.8 w Macomb's rd, 75x100, vacant; Maurice Muller to Melville H Bears, 95 Joralemon, Bklyn; collateral to secure notes for \$7,000; mtg \$6,000; Nov6; Nov10'13. nom

178TH st, 915 E (11:3122), ns, 59.1 w Daly av, 25.7x65.1, 3-sty bk dwg; Wilhelm Wiegand & Christine, his wife, to Valentine Holch, 157 E 18; mtg \$8,000; Nov10; Nov11'13. O C & 100

178TH st, 929 E (11:3127), ns, 92 e Daly av, 20.1x122.1x20.1x121.3, 2-sty fr dwg; Chas M Breidenbach to A Vincent Rockwell, 931 E 178; Nov7; Nov8'13. O C & 100

178TH st, 931 E (11:3127), nes, 111.11 se Daly av, 25x122.3, 2-sty fr dwg; Chas M Breidenbach to A Vincent Rockwell, 931 E 178; QC; Nov7; Nov8'13. nom

179TH st, 817 E, see Bathgate av, 1993.

179TH st, 611 E, deed reads Interior lot (11:3108), begins 100.2 se Mapes (Johnson) av, old line, & 560 ne Tremont (Locust) av, new line runs nel33xe25xsw 133.1xne25 to beg, 2-sty fr dwg; Chas E Heinecke to Henriette M Sandidge, 811 E 179; 1/2 pt; mtg \$4,000 & AL; Aug18; Nov 12'13. nom

180TH st, 960-S E, see Vyse av, sec 180.

183D st, 548 E, see 3 av, 4523-9.

209TH st E, sec Perry av, see Perry av, sec 209.

226TH st E (*), ss, 400 e White Plains av, 100x114; Arresmeo Constn Co, Inc, to Lina Romeo, 752 E 226; AL; June20; Nov 12'13. O C & 100

230TH st E (*), ns, 200 e Barnes av, 25.3x114, Wakefield; Constantine H Kraus to Benedict Liuzzo & Giovanna Livolzi, both at 467 E 183; each 1/2 pt; mtg \$400; Nov6; Nov7'13. O C & 100

235TH st W, sec Cambridge av, see Cambridge av, sec 235th.

236TH st, 238 E (12:3376), ss, 375 e Kepler av, 25x100, 2-sty fr dwg; Louis Eickwort to Dora M Schrenkeisen, 29 Fletcher av, Mt Vernon, NY; mtg \$3,000; Nov10; Nov12'13. nom

236TH st, 242 E (12:3376), ss, 425 e Kepler av, 25x100, 2-sty fr dwg; Mary Kiebel to Emma A Mayhew, 1522 Pacific, Bklyn; mtg \$5,200; Nov11'13. nom

239TH st W, ss, at nws Spuyten Duyvil Pkway, see Spuyten Duyvil Pkway, nws, at ss 239th.

261ST st W (13:3423), nec Av Von Humboldt, 50x100, vacant; Jas Devaney to Maggie Scanlon, 323 E 80; mtg \$3,500 & AL; Oct30; Nov7'13. nom

Av St John (10:2683), swc Fox, 50x100, vacant; Isaac Haft to Ekin Holding Co, a corpn, 15 Wall; mtg \$6,000 & AL; Nov6; Nov11'13. nom

Av Von Humboldt, nec 261st, see 261st W, nec Av Von Humboldt.

Arlington av, nwc Kappock, see Arlington av, 2615.

Arlington av (Troy st), 2615 (13:3407), ws, 240 s 227th (Sidney), runs w70.5xs157.4 to ns Kappock xse4.11 to Arlington av x ne on curve — to beg, 2-sty fr dwg; Harold H Herts, ref, to Kate C Boyer, 54 Harrison st, East Orange, NJ; FORECLOSED & drawn Nov5; Nov12'13. 12,500

Arthur av, 2503 (11:3067), ws, 85 s Fordham rd, 23x50, 2-sty fr dwg & str; Jennie M Brady to Katie Geist, widow, 2503 Arthur av; QC; Nov6; Nov8'13. nom

Arthur av, 2503, except pt for av; Katie Geist, widow, to Antonio Storti & Giuseppe, his wife, 500 E 119, tenants by entirety; Nov7; Nov8'13. O C & 100

Baisley av (*), swc Fairfax av, 50x100; Julian E Ingle Jr to Cecilia Sudendorf, 177 W Bway; AL; Feb20; Nov10'13. nom

Bathgate av, 1993 (11:3044), nws, 75 sw 179th, 37.6x100, except pt for av, 5-sty bk tnt; mtg \$29,000; also 179TH ST, 617 E (11:3069), ns, 86.8 w Hughes av, runs n 94.8xw20.10xn25.1xw24.5xs25.1xe12.5 x s89.8 to st xe33.2 to beg, 4-sty bk tnt; mtg \$18,500; Annie M Cox, widow, to Kate Upton, 4140 West Jackson Blvd, Chicago, Ill; Nov 7; Nov11'13. O C & 100

Belmont av, 2139 (11:3082), ws, 78.7 n 181st, 17.11x84.10x17.11x84.7, 2-sty fr dwg; Mary Laub to Wm A Daly, 100 W 92; mtg \$4,000; Nov12; Nov13'13. nom

Benedict av (*), land in bed of av bet Storrow st & Pugsley av, in front of lot 49 map (1130A) N Y Cath Protectory; Richd M Christensen to City NY; Aug9; Nov8'13. nom

Benedict av (*), land in bed of av bet same sts in front of lot 54 same map; Otto Bartels to City NY; Aug8; Nov8'13. nom

Benedict av (*), land in bed of av bet same sts in front of lot 107 same map; Mathilde M C M Claus; to City NY; Aug 8; Nov8'13. nom

Benedict av (*), land in bed of av bet same sts in front of lot 52 same map; Wm B Handelmann to City NY; Aug8; Nov8'13. nom

Benedict av (*), land in bed of av bet same sts & in front of lot 108 same map; Adolf Langmack to City NY; Aug8; Nov 8'13. nom

Benedict av (*), land in bed of av bet same sts & in front of lot 47 same map; Jas A Clynes to City NY; Aug11; Nov8'13. nom

Benedict av (*), land in bed of av bet same sts & in front of lot 53 same map; Wm E Koechling to City NY; Aug8; Nov 8'13. nom

Benedict av (*), land in bed of av bet Storrow st & Pugsley av in front of lot 55 map (1130A) N Y Cath Protectory; Bernard J Loonam to City NY; B&S; Aug11; Nov8'13. nom

Benedict av (*), land in bed of av bet Storrow st & Pugsley av in front of lot 106 map (1130A) N Y Cath Protectory, land lying in bed of av in front of above; Wm G Steers to City NY; B&S; Aug8; Nov 8'13. nom

Benedict av (*), land in bed of av bet Storrow st & Pugsley av in front of lot 48 map (1130A) property N Y Cath Protectory; Alwin H A Borgmann to City NY; B&S; Aug8; Nov8'13. nom

Bogart av (*), es, 300 s Neill av, runs s25xw30 to cl Bogart av xn25xe30 to beg; also BOGART AV (*), es, 175 n Brady av, runs n50xw30 to cl Bogart av xs50xe30 to beg, land in bed of av; Morris Park Estates to City NY; Sept18; Nov8'13. nom

Boston rd, 1033-43 (10:2607), ws, 465 s 166th, runs s140.3xw170.8xn69.9xe32.8xne 69.8xs157.6 to beg, vacant; Lawyers Realty Co to Lawyers Title Ins & Trust Co, a corpn, 160 Bway; AL; Apr18'11; Nov7'13. nom

Boston rd, 1033-43; Lawyers Title Ins & Trust Co to Normal Constn Co, a corpn, 661 Tinton av; B&S; AL; Nov6; Nov7'13. O C & 100

Briggs av, 2599 (12:3293), ws, 261.6 s 194th, 38.11x88.6x38.11x90.4, 5-sty bk tnt; Wm C Oesting Co to Christian Beck, 299 E 136; mtg \$20,000 & AL; Nov3; Nov7'13. O C & 100

Cambridge av (13:3409), sec 235th, runs s — to line bet lands party 1st pt & Harriet Hayden xw — to ws of av xn — to pt 125 s 235th xe — to cl of av xn125 to ss 235th xe — to beg, being lands in bed of av; deed of cession; Margt E Putnam & ano, EXRS & Albt E Putnam, to City NY; July5; Nov8'13. nom

Carpenter av, 4236 (*), es, 150 n 234th, 25x106.6; Ella P Fay to Pequannock Estates, a corp, 47 W 34; mtg \$5,500; Sept 24; Nov12'13. nom

Cauldwell av, 695 (10:2624), ws, 325 s 156th, 16.8x115, 2-sty & b bk dwg; Martin Saxe ref to Harry Meyer, 141 Park Row; FORECLOS Nov6; Nov7'13. 5,000

Cauldwell av, 758-64 (10:2629), es, 168.8 n 156th, 78.8x100, 2-5-sty bk tnts; Philip Goerlitz to Eliz Smith, 2034 Muliner av; mtg \$50,000 & AL; Nov5; Nov7'13. O C & 100

Cauldwell av, 916 (10:2631), es, 133.4 s 163d, 16.8x100, 3-sty fr dwg; Lizzie McCarthy to Eva Weichsel, 918 Cauldwell av; mtg \$4,300 & AL; Nov8; Nov13'13. O C & 100

Classon av (*), ws, 75 s Beacon, 25x 102.1x25x102.9; David C Lewis, ref, to Martha A Arnaw, 2525 Westchester av; FORECLOS Oct29; Nov10'13. 3,000

College av, swc 169, see College av, sec 169.

College av (9:2436 & 2439), sec 169th, 100x200 to ws Findlay av, vacant; also MORRIS AV (9:2439), sec 169th, 95x185 to ws College av, vacant; also FINDLAY AV (9:2436), nec 168th, runs n280xe100xs56e 100 to ws Teller av xs275 to ns168th xw 200 to beg, vacant; Chas H & Edw A Thornton to Thornton Brothers Co, a corp, 1320 Clay av; mtg \$52,500; Aug30; Nov7'13. O C & 100

College av, 1269 (9:2439), ws, 380 s 169th, 20x85, 2-sty fr dwg; Jas L Dowsey, ref, to Phelan Bros' Constn Co, a corp, 2045 Rver av; AL; FORECLOS July30; Nov10; Nov12'13. 5,000

College av (9:2439), ws, 340 s 169th, 20 x85, 2-sty fr dwg; Phelan Bros Constn Co to Mount Vernon Mtg Co, a corp, 1910 Webster av; mtg \$4,500 & AL; Aug5; Nov 11'13. O C & 100

College av, 1342 (11:2783 & 2785), es, 443.1 s 170th, 16.8x100, 2-sty & b fr dwg; Kingston Securities Co, a corp, to Frances N, wife of & Jno J Sullivan, 1475 Lex av, tenants by entirety; B&S; Nov12; Nov13'13. O C & 100

College av, 1344 (11:2783 & 2785), es, 426.5 s 170th, 16.8x100, 2-sty & b fr dwg; Kingston Securities Co to Henry Messikommer, 415 E 148; B&S; mtg \$3,000; Nov 12; Nov13'13. O C & 100

College av, 1346 (11:2783 & 2785), es, 409.10 s 170th, 16.8x100, 2-sty & b fr dwg; Kingston Securities Co to Abr Kaufman, 1518 Bryant av; B&S; mtg \$3,000; Nov12; Nov13'13. O C & 100

College av, 1348 (11:2783 & 2785), es, 393.1 s 170th, 16.8x100, 2-sty & b fr dwg; Kingston Securities Co to Charlotte A Dunne, 516 E 148; B&S; Nov12; Nov13'13. O C & 100

College av, 1354 (11:2783 & 2785), es, 342.11 s 170th, 16.8x100, 2-sty & b fr dwg; Kingston Securities Co to Thos L Byrnes, 224 E 69; B&S; Nov12; Nov13'13. O C & 100

College av, 1356 (11:2783 & 2785), es, 326.5 s 170th, 16.8x100, 2-sty & b fr dwg; Kingston Securities Co to Thos J Corcoran, 158 E 79; B&S; Nov12; Nov13'13. O C & 100

College av, 1358 (11:2783 & 2785), es, 309.10 s 170th, 16.8x100, 2-sty & b fr dwg; Kingston Securities Co to Thos J Corcoran, 158 E 79; B&S; Nov12; Nov13'13. O C & 100

Courtlandt av, 843 (9:2419), swc 160th (No 322), 23.6x97.7, 3-sty & b bk dwg; Millie Schwarz to Carrie N Miller, cor 8th & Stewart av, Stewart Manor, Nassau Co, LI; AL; Nov5; Nov11'13. O C & 100

Crotona av, nec Grote, see Grote, 701.

Fairfax av, swc Baisley av, see Baisley av, swc Fairfax av.

Findlay av, nec 168th, see College av, sec 169.

Findlay av, swc 169th, see College av sec 169.

Franklin av, 1230 (10:2615), es, 35 n 168th, 22x100, 2-sty fr dwg; Harry Bijur, ref, to Geo B Price at Rahway, NJ, GDN Rector PUNCHARD; FORECLOS May12; July 11; Nov10'13. 3,000

Gerard av (9:2477), es, 200 s 165th, 100x 150, vacant; Realty & Brokerage Co to Tillie Meyerheim, 202 W 140; B&S; AL; Nov6; Nov8'13. nom

Gerard av (9:2477); same prop; Tillie Meyerheim to Maurice B Dean, 129 Columbia Heights, Bklyn; Nov7; Nov8'13. nom

Haight av (*), ws, 300 s Van Nest av, 50x100; Richd D Morse to Jacob Bauman or Betensky, 1927 3 av; AL; Nov1; Nov8'13. nom

Hoe av, 1481 (11:2981), ws, 250 n Jennings, 25x100, 2-sty fr dwg; Maria Del Balso to Bryant Avenue Bldg Co, 1481 Hoe av; AL; Oct—; Nov7'13. nom

Houghton av, ss, 140.1 & 100.1 e Pugsley av, see Watson av, swc Pugsley av.

Houghton av (*), ss, 305 e Havemeyer av, 100x216 to Quimby av; Annie M, wife, & Jno B Harrison to Augusta F Walsh, 2339 Quimby av; B&S & CaG; mtg \$9,000 & AL; Sept4; Nov10'13. nom

Johnson av (10:2636), ws, 225 n 156th, 57.1x79.10x57.9x79.3, 2-sty fr dwg; Dora A Schwannecke to Hyman Rossberg, 701 Prospect av; mtg \$3,000 & AL; Oct28; Nov 10'13. nom

Johnson av (*), ns, 248.4 w Unionport rd, 25x100; Felix Farago to Frank Neff, 311 Willis av; Nov10; Nov11'13. O C & 100

Johnson av (13:3407), new sws, at n1 lot 267 on tax map, runs se49.11 to sl lot 268 xw5 to old sws said av xnw49.11x—5 to beg, being a strip of land in bed of old

Johnson av; Thos E Huser to Estate of Isaac G Johnson, a corp, at Spuyten Duyvil; B&S; Oct8; Nov13'13. nom

Johnson av (13:3407), sws, at ns lot 273 on blk 3407 on tax map—rolonged, runs se100xw3 to old sws Johnson av xnw100x—3 to beg; also JOHNSON AV (13:3407), sws, at sw line lot 277 on blk 3407 tax map prolonged, runs se94.6 to old sws Johnson av xnw94.6x— to beg, being strips in bed of old Johnson av; Thos E Hauser, 450 Riverside dr, to Eliz J Cox, 59 W 45; Isabel, Ella E, Walter & Helena Cox, of Edgehill Inn, Spuyten Duyvil, NY; CaG; Oct8; Nov13'13. nom

Johnson av (13:3407), new sws, at n1 JOHNSON AV (13:3407), new sws, at n1 lot 269 on tax map, runs sel10.6 to sl lot 270xw5 to old sws said av xnw110.6x—5 to beg, being a strip of land in bed of old Johnson av; Thos E Huser to Wm H Ball, at Spuyten Duyvil; B&S; Oct31; Nov13'13. nom

Middletown rd, 3073 (*), ns, 75 w Robin av, 25.1x106.1x25x104.5; Baxter Howell Building Co to Margt Cambels, 1437 Wmsbridge rd; mtg \$5,000 & AL; Nov3; Nov10 '13. O C & 100

Montgomery av (11:2877-2878), ns, 140 w Popham av, 50x100, vacant; Maurice M Casey to Margt M Casey, 540 W 165; Nov7'13. nom

Morris av, sec 169th, see College av, sec 169.

Morris Park av (*), ss, 87.2 w Unionport rd, 25.7x120.10x25x115.4; Robt Adelman to Christina Adelman, his wife, 1760 Westchester av; mtg \$8,000; Nov8; Nov10'13. O C & 100

Netherland av, es, at Spuyten Duyvil Pkway, see Spuyten Duyvil Pkway, nws, at ss 239th.

Olmstead av (*), ws, 58 s Blackrock av, 25x100, except pt for st; Gustav Kaul to Gustav Killenberg, 1379 Taylor av; mtg \$5,000; Oct24; Nov7'13. O C & 100

Olmstead av (*), es, 105 s Starling av, 25x100; Celia Levy to Wm L Phelan, 2045 Rver av; AL; Nov7; Nov10'13. nom

Netherland av (13:3407), nec Kappock, runs e—ss—to cl of av x— to es Kappock xn—to beg, being land in bed of av in front of property of party 1st part; Agnes G, wife & Hy S Livingston, to City NY; May20; Nov12'13. nom

Newbold av (14th st) (*), ns, 105 w Zerega av, 100x108; Geo Dannenfelser to Minnie Zimmerman, 720 Tinton av; Sept 30; Nov11'13. O C & 100

Park av, 4512 on map 4514 (11:3038), es, 198.2 s 183d, 36.8x135.10x36x138.1, 5-sty bk tnt; Henry Lang to Wm F Carell, 55 Pierrepont, Bklyn; ½ pt; mtg \$20,000; Nov11; Nov12'13. nom

Park av, 4516 on map 4518 (11:3038), es, 162.1 s 183d, 36.8x138.1x36x140.2, 5-sty bk tnt; Henry Lang to Wm F Carell, 55 Pierrepont, Bklyn; ½ pt; mtg \$20,000; Nov11; Nov12'13. nom

Perry av (12:3347), sec 209th, 125x100, vacant; Harry Bijur, ref, to Jno P Lamerdin, 84 Barbye, Bklyn; FORECLOS Oct10; Nov10; Nov11'13. 7,500

Perry av (12:3347), same prop; Fredk C Thyson et al heirs Chas Thyson to same; QC; Nov7; Nov11'13. nom

Plympton av, es, 192.10 s Featherbed la, see Plympton av, ws, 108 s Featherbed la.

Plympton av (11:2875), ws, 108 s Featherbed la, 25x75, vacant; also PLYMPTON AV (11:2874), es, 192.10 s Featherbed la, 125x96.5, vacant; Allard A Dederer to Martha M Dederer, 549 W 113; QC; AT; Oct25; Nov8'13. nom

Prospect av (11:3102), nws, 400 ne 183d, 100x100, vacant; Edmund H Kayser, a son of Jas B Kayser, decd, to Letitia H Elliott, widow, 407 Vose av, South Orange, NJ; QC; Nov8; Nov10'13. nom

Prospect av (11:3102), same prop; Julia A Kayser, widow Jas B Kayser, to same; QC; Nov8; Nov10'13. nom

Prospect av (11:3102), same prop; Fredk K Kayser to Letitia H Elliott widow, 407 Vose av, South Orange, NJ; QC; Nov7; Nov10'13. nom

Pugsley av, swc Watson av, see Watson av, swc Pugsley av.

Quimby av, ns, 305 e Havemeyer av, see Houghton av, ss, 305 e Havemeyer av.

Road (*), leading from Westchester to Eastchester, ses, at nes Maple, 200x112x 200x54.6; also MAPLE ST (*), nes, 54.6 se Eastchester rd, 100x125; also ASH ST (*), sws, 123 se Eastchester rd, 100x125, Westchester; Christian Becker to Edw R McLaurry, 226A Willoughby av, Bklyn; Nov 6; Nov8'13. O C & 100

St Lawrence av, 1227 (*), ws, 275 n Gleason av, 25x100; Augusta Borchardt, widow, to Jno T Hannigan, 218 E 51; mtg \$4,500 & AL; Nov6; Nov7'13. nom

St Peters av (*), sws, 108.5 ne St Raymonds av, 100x200 to nes Seddon, except pts for St Peters av & Seddon; Steinmetz Constn Co to E Colgate Jones, 2128 Westchester av; mtg \$7,500 & AL; Oct28; Nov 7'13. O C & 100

Sheridan av, es, 214.7 n 167th, see Sherman av, ws, 214.7 n 167th.

Sherman av (9:2453), ws, 214.7 n 167th, 125x93.9 to es Sheridan av, x128x121.5, vacant; Rudolph A Seligmann, ref, to Jno R Todd, of Summit, NJ, & Henry C Irons, at Plainfield, NJ; mtg \$25,900 on this & other prop; FORECLOS Oct31; Nov13'13. 2,500

Spuyten Duyvil Pkway (13:3417), nws, at ss Northern ter or 239th, runs w234.3 to es Netherland av xs—to Spuyten Duyvil Pkway x—to beg, vacant; Mary A, wife Chas H Mulligan, to Stadacona Co, 99 John; mtg \$6,500; Nov13'13. O C & 100

Spuyten Duyvil pkway (13:3417), begins 300 s 259th & 100 e Blackstone av, runs s 132.10 to Spuyten Duyvil pkway xn56.8x n106.2xw50 to beg, vacant; Kate Chapman to Jno Burfeindt, 5586 Bway; Nov7'13. O C & 100

Starling av (*), ss, 271 w Glebe av, 25x 112; Bernard J Tinney, ref, to Thos F Keating, 201 W 85; FORECLOS Nov11; Nov12'13. 4,300

Story av (*), ns, 84.4 w Evergreen av, runs e1033.3xse332xsw112 to ss Story av xw974.5xw171.10 to beg, being land in bed of av; Henry R C Watson, EXR Wm Watson, to City NY; B&S; July24; Nov 8'13. nom

Teller av, 1303, see 169th, 369 E.

Teller av, nwc 168th, see College av, sec 169.

Tinton av, sec 161st, see 161st, 780 E.

Undercliff av (11:2877), es, 886.7 n 176th, runs n 75 xe 105.4xse30xse29.3xe25x49.1xw 167 to beg, vacant; Jas Rowan, ref, to Geo E Cullom, 211 Oakland av, West New Brighton, SI; FORECLOS Sept25; Nov8; Nov12'13. 5,500

Van Nest av (*), swc Rose, 25x100, except pt for Van Nest av; Timothy A Golden to Jno C Heintz, 2201 Bway & Jacob Siegel, 1297 Fulton av; Nov10; Nov11'13. O C & 100

Vyse av, 1553 (11:2989), ws, 250 s 173d, 25x100, 2-sty bk dwg; Henry Morgenthau Co to Utility Realty Co, a corp, 30 E 42; B & S; Sept15; Nov7'13. nom

Vyse av, 1901 (11:2992), nws, abt 185 n Boston rd & adj land sold by Thos E Walker to Wm H Ward, runs nw150xne50 xse150 to av xsw50 to beg, except pt for av, 2-sty fr dwg; Robt Adelman to Christina Adelman, his wife, 1760 Westchester av; mtg \$9,000; Nov8; Nov10'13. O C & 100

Vyse av (11:3132), sec 180th (Nos 960-8), 100x114.8x100x116.2, 3-5-sty bk tnts & str; Forbes Constn Co to Jas Forbes, 1710 Fillmore; mtg \$93,000; Nov8; Nov10'13. O C & 100

Washington av, 2006 (11:3044), es, 30.2 s 179th, 20x93.2, 4-sty bk tnt; Wm F Byrnes to Hannah & Georgianna O'Connor, 2006 Wash av, ½ parts; mtg \$8,300; Nov12'13. nom

Washington av, 2006; same to Mary E Kinney, 388 7th, Bklyn, 1-3 pt; mtg \$8,300; Nov12'13. nom

Washington av, 2047 (11:3036), ws, 360.10 s 180th, 25x142.6, 4-sty bk tnt; Wm A Towner to Ada A Towner, his wife, 1510 Roselle; mtg \$11,000; Nov3; Nov7'13. nom

Watson av (*), swc Pugsley av, 217.3x 108; also HOUGHTON AV (*), ss, 190.1 e Pugsley av, 100x206.1 to ns Quimby av; also HOUGHTON AV (*), ss, 140.1 e Pugsley av, 50x206.1 to Quimby av; Jas W Miller to Howard P Weir, 307 Lenox av; ½ pt; AL; Oct13; Oct11'13. O C & 100

Westchester av (*), ses, at nes Green av, now Zerega av, runs ne30xsw100xsw 31 to Green av xnw100 to beg, except pt for Zerega av; Thos Scott to Clementina McElroy at Bearbrook, Russell Co, Can; mtg \$2,000; Nov7'13. O C & 100

Wright av (*), es, 325 s Randall av, 50x 105; Michl Fleming to Jno J Fleming, 1257 Park av; mtg \$470 & AL; Nov7'13. O C & 100

Zerega av, nes, at ses Westchester av, see Westchester av, ses, at nes Green av.

3D av, 4009-19 (11:2921), ws, 100 s 174th, 100x128.8x100x125.2, 3-2-sty bk tnts & str; Henry Berlin to Jacob King, 331 Grand; mtg \$—; Nov7; Nov12'13. O C & 100

3D av, 4009-19, see 3 av, 4021-9.

3D av, 4021-9 (11:2921), swc 174th (Nos 510-2), 100x125.2x100x121.1, 3-sty fr tnt & str, 1-sty bk theatre & 1-sty bk str; also 3D AV, 4009-19 (11:2921), ws, 100 s 174th, 100x128.8x100x125.2, 3-2-sty bk str & tnts; Arthur M Levy, ref, to Henry Berlin, 55 Bayard; mtg \$118,000; FORECLOS Oct21; Nov7; Nov12'13. 1,000 over mtg

3D av, 4171 (11:2924), ws, 30 n 176th, 26 x97.10x26x98.10, 4-sty bk tnt & str; Morris Heights Realty Co to Gertrude Siebold at Ramsey, NJ; mtg \$15,000; Nov8; Nov12 '13. O C & 100

3D av, 4523-9 (11:3051), swc 183d (No 548), 94x58, 5-sty bk tnt & str; M Cleland Milnor, ref, to Wm Sudbrink, 2280 Bathgate av; FORECLOS Oct30; Nov6; Nov10'13. 69,000

S 14TH AV (*), ws, 96.9 n 3d, 30.10x68.11x 25x86.2; Donato Grippo to Filavia Grippo, Mt Vernon, NY; Nov7; Nov12'13. O C & 100

Plot (*), begins 840 e White Plains rd at point 1,007.6 n along same from Morris Park av, runs e100xn12.6xw100xs12.6 to beg, with right of way over strip to Morris Park av; Apollino Gallo & ano to Givina Calletti, 1919 Barnes av; mtg \$1,700; Nov10; Nov12'13. nom

Plot (*), begins 840 e White Plains rd at point 970 n along same from Morris Park av, runs e100xn50xw100xs50 to beg, with right of way over strip to Morris Park av; Henry F Windeknecht to Apollonio Gallo & Filippa Laguidara, 1923 Barnes av; AL; Nov10'13. nom

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Garrison sq or Longwood av (10:2767), sws, 104.9 nw Tiffany, 25x100, vacant; re mtg; Jno J Tierney to Tiffany Development Co, a corp, 49 Wall; Oct30; Nov13'13. nom

Gilbert pl, 1201 (10:2761), nec Hunts Pt av, 108.4x50x120.1x51.4; also HUNTS PT AV, 854 (10:2761), es, 51.4 n Gilbert pl, 51.4 x131.1x50x120.1; declaration that court yard be used for fire exit or passage, &c; Burnett-Weil Constn Co, a corpn, 30 E 42, owners of above, to occupants of bldg erected on 2d parcel; Nov12; Nov13'13. —

Herschel st (*), land lying in bed of st in front of lots 6 & 7 map Cebrie Park; re mtg; Jos O'Hara to City NY; July29; Nov8'13. nom

Herschel st (*), land lying in bed of st in front of lots 6 & 7 map Cebrie Park; re mtg; Jos O'Hara to City NY; July29; Nov8'13. nom

Seabury pl (11:2977 & 2966), es, 140 s 172d, 45x100; re mtg; Gussie Morgenstern to Angel Constn Co, Inc, a corpn, 1228 Hoe av; Nov5; Nov11'13. nom

175TH ST, 731 E, see Clinton av, 1812-20.

175TH st, 731 E, see Marmion av, es, 61 s Fairmount pl.

178TH st, 915 E (11:3122), ns, 59.1 w Dalv av, 25.7x65.1, 3-sty bk dwg; re mtg; August Elmer to Wilhelm & Christine Wiegand, 917 E 178; Nov10; Nov11'13. 1,100

179TH st, 617 E, see Bathgate av, 1993.

Baisley av (*), swc Fairfax av, 50x100; re dower; Edna H R wife Julian E Ingle Jr to Julian E Ingle Jr, 612 W 146; QC; Feb6; Nov10'13. nom

Bathgate av, 1993 (11:3044), nws, 75 sw 179th, 37.6x100; also 179TH ST, 617 E (11:3069), ns, 86.8 w Hughes av, runs 94.8xw 20.10x25.1xw24.5xs25.1x12.5xs89.8 to st x e33.2 to beg; asn rents to secure \$1,115; Kate Upton, 4140 West Jackson blvd, Chicago, Ill, to P J Brennan, 509 Willis av; Nov7; Nov11'13. nom

Benedict av (*), land in bed of av bet Storrow st & Pugsley av in front of lot 107 map (1130A) of N Y Cath Protectory; re mtg; Eliz K Dooling to City NY; Oct 31; Nov8'13. nom

Benedict av (*), land in bed of av bet same sts in front of lot 52 same map; re mtg; Effe V V Knox to City NY; Oct31; Nov8'13. nom

Benedict av (*), land in bed of av bet same sts & in front of lot 47 same map; re mtg; Eliz K Dooling to City NY; Apr17'12; Nov8'13. nom

Benedict av (*), land in bed of av bet same sts & in front of lot 53 same map; re mtg; Effe V V Knox to City NY; Oct 31; Nov8'13. nom

Benedict av (*), land in bed of av bet Storrow st & Pugsley av in front of lot 48 map (1130A) N Y Cath Protectory; re mtg; Amelie Schaaaf to City NY; Aug11; Nov8'13. nom

Benedict av (*), land in bed of av bet Storrow st & Pugsley av in front lot 106 map (1130A) N Y Cath Protectory; re mtg; Eliz K Dooling to City NY; Apr17'12; Nov 8'13. nom

Benedict av (*), land in bed of av bet Storrow st & Pugsley av in front of lot 55 map (1130A) N Y Cath Protectory; re mtg; Eliz K Dooling to City NY; Aug9; Nov8'13. nom

Caldwell, 916 (10:2631); certf of satisfaction of asn of rents recorded Dec22'11; Rose Lukather to Eva Weichsel, 918 Caldwell av; Nov11; Nov13'13. —

Clinton av, 1812-20 (11:2949), nec 175th (No 731), 116.5x90.2x116x90.2; re-asn rents recorded Aug29'13; Rental Mtg Securities Corp to Inter-City Land & Securities Co, a corpn, 115 Bway; Nov7'13. nom

Clinton av, 1820, see Marmion av, es, 61 s Fairmount pl.

Clinton av, nec 175th, see Marmion av, es, 61 s Fairmount pl.

College av, 1342-8, see College av, 1354-8.

College av, 1354-8 (11:2783 & 2785), es, 309.10 s 170th, 50x100, 3 2-sty & b fr dwgs; also COLLEGE AV, 1342-8 (11:2783 & 2785), es, 393.1 s 170th, 66.8x100, 4-2-sty & b fr dwgs; re mtg; Northern Bank of NY, by Geo C Van Tuyl Jr, as Supt of Banks, to Kingston Securities Bank, a corpn, 60 Bway; Mar31; Nov13'13. nom

Crescent av, 616-18 (11:3072), ss, 36.8 w Hughes av, 42.5x55.7x33x82.3, 4-sty bk tnt & str; re mtg; Theo Wentz to Tesoro Constn Co, Crotona av, nwc 189th; Oct20; Nov7'13. 12,000

Fairfax av, swc Baisley av, see Baisley av, swc Fairfax av.

Hunts Point av, 854, see Gilbert pl, 1201.

Hunts Point av, nec Gilbert pl, see Gilbert pl, 1201.

Marmion av (11:2959), es, 61 s Fairmount pl, 35.1x74.11 & 35.8x42.3x106.10; also CLINTON AV (11:2949), nec 175th (No 731), 19.5x90.2; also CLINTON AV, 1820 (11:2949), es, 97 ne 175th, 19.5x90.2; asn rents to secure \$2,400; Inter-City Land & Securities Co to Rental Mtg Securities Corp, 15 Broad; Nov6; Nov7'13. nom

Netherland av (13:3407), es, at nws of land conveyed by Livingston Edgehill Terraces Co by deed dated July12'10, runs n on curve 110.4 to Kappock st xse48.10xs 71.1xne6.3 to beg, being lands in bed of said av; re mtg; New York Physicians Mutual Aid Asscn to Agnes G Livingston on Arlington av, Spuyten Duyvil; Mar27 '12; Nov12'13. nom

Teller av (9:2429 & 2434), ws, 116.8 s 167th, 114.1x100.1; agmt as to re from terms, conditions, etc, contained in mtg agmt dated Apr10'13; City Mtg Co, a corpn, 15 Wall, with O J Schwarzler Co, a corpn, 1150 Brook av, & N Y Trust Co, a corpn, 26 Broad; Nov11; Nov12'13. nom

Power of attorney (*), Jno W Minturn to Frederic de P Foster, Tuxedo, NY; Oct 31; Nov11'13. —

LEASES.

Borough of Manhattan.

NOV. 7, 8, 10, 11, 12 & 13.

Attorney st, nec Rivington, see Rivington, 180.

Battery pl, 5, see Greenwich, 2.

Broome st, 37½-47 (2:326), the stand in lobby; Jacob Senter & ano to Pauline Littman, 522 E Houston; 1yf Nov12, with extension to Nov16; Nov11'13. 96

Greenwich st 2; also BATTERY PL, 5 (1:14), 2 str & 3 flrs above str; also WASHINGTON ST, 1 & 1½, upper flrs; Rudolph Spiegel to Jno Booras, 5 Battery pl; from Jan1'12 as long as party 1 part shall remain a tenant. 5,700

Monroe st, 28 (1:253), all; Wolf Somer & ano to Louis Nathanson, 28 Monroe; 3yf Dec1; Nov7'13. 3,816

Rivington st, 180 (2:344), nec Attorney, cor str; David Rosenkrentz to Jacob Nass, 180 Rivington; 5yf May1'14; Nov12'13. 1,920

2D st, 10 E (2:458); all; Mary L Coster, 50 E 81, to Jacob Goldner, 26 Bond; 4½yf Nov1; Nov8'13. 1,500

4TH st, 374-8 E (2:357); agmt correct- ing rental from \$9,000 which should have been \$6,000 per annum in Ls dated Oct28 '13; Helena Brand with J Brand Realty Co Inc, a corpn, 132 Nassau; Nov11; Nov12'13. nom

5TH st, 509 E (2:401), str, b & 8 rooms above store; Wm Roth to Henry Holowczak, 509 E 5; 5yf Nov1; Nov12'13. 1,200 & 1,260

14TH st, 426 W (2:646), str & b; Morris Krim to Jno Haverliko, 107 St Marks pl & ano; 6½yf Nov1; Nov11'13. 2,400

15TH st, 19 E (3:834), str fl; J Allen Townsend & ano to Louis Asimakis, 19 E 15; 5yf Oct1; Nov7'13. 600 to 720

23D st, 149 E (3:879); asn Ls; Kate C Alton to Alwold Realty Co, 111 Bway; Nov 6; Nov7'13. nom

23D st, 437 W (3:721); general release especially as to lease; Adolph Engler Jr, heir, &c, Julia E Engler, decd, & ano, to Adolph or Adolphus W Engler; AT; Nov-'94; Nov11'13. 2,500

23D st, 437 W; asn Ls; Henry R Engler to Minna F Lieb & Julia E Engler at Far- ragut Circle, Sutton Manor, New Roch- elle, NY; AT; Oct17; Nov11'13. nom

23D st, 437 W, 24x117.6; asn Ls with con- sent by Francis L Ogden; Minna F Lieb & Julia E Engler to Edw A McCann, Jr, 437 W 23; Oct29; Nov11'13. nom

29TH st, 236 E (3:909), str; Santo Flume- freddo to Guiseppe Sorce, 236 E 26; from June1'13 to Apr30'18; Nov7'13. 420

29TH st, 407 E (3:961), all; Leonardo Cario & ano to Luigi Costa, 403 E 29; 4yf Sept1; Nov12'13. 1,350

30TH st, 7-9 W (3:832), 2d loft; Geo Neiman as AGENT for Therese Neiman, to Harry H Sonnehill & Judith M Fell, 171 W 71; 2yf Feb1'14; Nov13'13. 3,000

30TH st, 301 W, see 8 av, 403.

31ST st, 313-5 E (3:937), all, with op- tion to purchase during 1st 5 yrs for \$80,000 & thereafter for \$85,000; Geo H Shaffer to Sophie Sterns, 36 W 77; 10yf Nov1; Nov 10'13. 6,250

32D st, 37 W (3:834); sur Ls with con- sent by Saranac Realty Co; Max Sonntag to Guardian Holding Co, Inc, a corpn, 1256 Bway; AT; Nov1; Nov11'13. nom

37TH st, 241-5 W (3:787), 10th fl; Mar- mac Constn Co to Caulon Press, 64-8 Ful- ton; 10yf Feb1'14; Nov7'13. 3,250 to 3,500

37TH st, 241-5 W (3:787), 4th loft; Mar- mac Constn Co to Gibbs & Van Vleck, a corpn, 26 City Hall pl; 10yf Feb1'14; Nov 12'13. 3,500

37TH st, 313-5 W (3:761); asn two Ls; Thos Murtha to Bernard Murtha, 428 W 35; July29; Nov12'13. nom

37TH st, 313-5 W; asn two Ls; Bernard Murtha to Thos Murtha, 411 W 51; Oct30; Nov12'13. nom

37TH st, 313-5 W, 30x ½ blk, all; also 37TH ST, 317-21 W (3:761), the yard & sheds in rear; Emily A Long to Thos Murtha, 411 W 51; 4yf Feb1'15; Nov12'13. 2,100

37TH st, 317-21 W, see 37th, 313-5 W.

40TH st, nec 2 av, see 2 av, 748.

40TH st, 306 W (3:763), 25x98.9, all; Gertrude Meyer to Nathan Kiselstein, 528 E 149, & ano; 5yf Nov1; Nov12'13. 1,680

42D st E, nec Lex av, see Lex av, nec 42d.

42D st, 61 W (5:1258), str & pt b; Apex Leasing Co to Huyler's, a corpn, 64 Irving pl; 2 9-12yf Aug1; 5y ren at \$13,000; Nov 7'13. 10,000

55TH st, 553-5 W (4:1086), 50x100, all; Morris B Baer to Kelly-Springfield Tire Co, 229 W 57; from Nov8 to May1'24; Nov 12'13. gold 6,500

67TH st, 205 E (5:1422); ladies & gents wash rooms, bootblack stands, &c; Max Verschleiser to Crespi Service Co, Inc, 1570 St Johns pl, Bklyn; 5yf Nov15; Nov11'13. 1,500 to 3,750

73D st E, nec Av A, see Av A, nec 73d.

78TH st, 146 E, see Lex av, 1115.

99TH st, 205 E (6:1649), all; Sam Yudle- witz to Jacob Padolsky, 228 E 67; 3yf Aug1; Nov10'13. 3,200

100TH st, 162 W (7:1854), all; Francis E Gillies to Jno Harvey, 674 Gates av, Bklyn, & ano; 5yf Mar1; Nov7'13. 2,100

104TH st, 24 E (6:1609), ns, 95 w Mad- ison av, 25x100.11; asn rents under lease to secure \$6,000; Saml Harris to Harry B Rosen, 395 Ft Washington av; Sept4; Nov 8'13. nom

107TH st, 301 E (6:1679), two stores & pt c; David & Ida Solomon to Pietra Gui- dara, 324 E 113; 5y & ½ mo f Oct15 to Nov1'13; Nov11'13. 600

107TH st, 419-21 E (6:1701); asn Ls; Chas Bergenfeld to Fleck & Hillman, Inc, a corpn, 49 Loew av, Manhattan; AT; Sept 30; Nov10'13. nom

107TH st, 419-21 E; leasehold; all R T & I to the building thereon; Chas Ber- genfeld to Fleck & Hillman, Inc, a corpn, 49 Loew av, Manhattan; sub to rights of landlord; Sept26; Nov10'13. nom

107TH st, 419-23 E (6:1701), ns, 343 e 1 av, 50x100.11; consent to asn Ls of above to Fleck & Hillman, Inc, a corpn, 49 Loew av; Richd H Handley to Chas Bergenfeld, 51 E 108; Sept27; Nov12'13. nom

125TH st, 241 W (7:1931), w ½ str & b; Major A White, AGENT, to Thos M Con- nelly, 16 Washington Terrace; 4 11-12yf Oct1; Nov10'13. 2,500

177TH st W, nwc Northern av, see Northern av, nwc 177.

177TH st W, nec Haven av, see Northern av, nwc 177.

178TH st W, see Haven av, see North- ern av, nwc 177.

191ST st W, nwc St Nicholas av, see St Nicholas av, nwc 191.

207TH st W, nec Ams av, see Ams av, nec 207.

Av A (5:1485), nec 73d, cor str; Adam Moran to Wm Elvers, 838 Eagle av; 3yf Oct1; Nov7'13. 1,200

Av A (5:1485); same prop; asn Ls; Wm Elvers to Ebling Brewing Co, 760 St Anns av; Nov6; Nov7'13. nom

Amsterdam av (8:2204), nec 207th, 99.11 x50; asn Ls; Jas Regan to Loretta M Regan, 67 E 124; Feb25; Nov10'13. nom

Broadway, 365-7 (1:175), 1st fl, b sub b; Francis F Flagg, 1st vice-pres American Express Co, to Holtz & Freystedt Co, a corpn, 365 Bway; 15yf Feb1'15; Nov8'13. 17,000 to 19,000

Broadway, 1162 (3:829); agmt as to pay- ment of taxes & covenants in Ls & con- sent to substitution of party 2d pt as ten- ant; Wm R Appleby with Geo Gatsos, 131 W 60; Aug6; Nov8'13. nom

Haven av, nec 177th, see Northern av, nwc 177.

Haven av, see 178th, see Northern av, nwc 177.

Lenox av, 136 (6:1600); asn Ls; Alex Duff to Duff's Hat Store, Inc, a corpn, 136 Lenox av; Sept29; Nov10'13. nom

Lexington av (5:1297), nec 42d, —; agmt as to asn of Ls for 21 yrs with 21 yrs renewal to secure bonds for \$150,000; due Dec1'18, 6% for benefit Wm H Reynolds, of Bklyn, &c; First Constn Co of Bklyn with Title Guar & Trust Co, a corpn, as TRSTE; May6; Nov8'13. nom

Lexington av, 884-6 (5:1400); asn Ls; Ernst Struck to Michl Hecht, 884 Lex av; mtg \$5,000; Nov7; Nov10'13. O C & 100

Lexington av, 1115 (5:1412), cor 78th (No 146), all; Georgiana McGinley to Agnes Kirk, 951 Park av; 6yf Nov1; Nov13'13. 4,100 to 4,690

Madison av, 1767 (6:1621); asn Ls; Jas Everard's Breweries to Chas Kranz & Alex Grossman, 1767 Mad av; Nov11; Nov 13'13. nom

Madison av, 1767; sur Ls; Alex Grossman & ano to Saml H Hoppin, 125 W 73, et al; AT; Nov11; Nov13'13. nom

Northern av (8:2177), nwc 177th, runs n 130xw105x125 to ss 178th xw167 to Ha- ven av xs284.1 to 177th xe184.8 to beg; sobrn of Ls to mtg; Benj C Riley to Guar- anty Trust Co, 140 Bway; Nov10; Nov11'13. nom

St Nicholas av (8:2169), nwc 191st, 2d str on av; Almada Constructing Co to Jos Volence, 1611 St Nicholas av; 7yf Oct1; Nov11'13. 720 to 1,440

1ST av, 347 (3:926), s str fl & b & 5 rooms on 1st fl above str; Isaac E Harris to Johann Kruger, 320 Av A; 5yf Nov1; Nov8'13. 1,380

2D av, 23-7 (2:457), ws, 33.4 n 1st, 50x75; asn Ls; Fannie Langman & ano to Wm Rosenberg, 71 E 4; Oct31; Nov7'13. nom

2D av, 748 (5:1333), nec 40th; asn Ls with consent by Louis T Lehmyer; Patk Fitzsimmons to Patk J O'Reilly, 451 2 av; AT; Sept15; Nov11'13. nom

3D av, 364 (3:882), all; David Bick to Fredk Benzer & Fredk D Myers; 1yf Nov1; Nov13'13. 4,000

5TH av, 1393-5 (6:1620), n str & b; Ru- bin Siegel et al to Sam Friedman, 110-2 Delancey & ano; 5yf Dec1; 2yren; Nov12 '13. 1,380

8TH av, 403; also 30TH ST, 301 W (3:754), str & c; Mary A Donnelly & ano, as EXRS &c Maye G Schoenberger et al, to Nora Mulligan, 350 W 25; 10yf Oct1; Nov13'13. 2,000 to 3,000

8TH av, 513 (3:759), all; Almira & Cor- nelia Hoyt to Maurice Gunsburger, 513 8 av; 1yf May1'15; Nov12'13. 2,500

8TH av, 2407 (7:1955), cor str & pt c; Carrie Nauheim to Hermann Prince, 528 E 89; 5yf Oct1; Nov11'13. 900 & 1,000

8TH av, 2414 (7:1935), str & b; Saml Posner to Edwin M & Lillian B Getzler, doing business as L B Morris; 2y & 11½ mos f Oct15; Nov13'13. 1,500

18TH av, 2819 (7:2046), cor str; Bernard Schlegel to Henry Foster, 301 W 150; 7yf May'14; Nov'13. 1,704

19TH av, 796 (4:1043), n str fl & pt c; Louis Kempner et al, TRSTES Nathan Kempner, to Fredk Frenz, 796 9 av; 3yf May'14; Nov'13. 950

Pier 18, E R (1:73), being part said pier beginning at pt in bulkhead line distant 6 w from es said pier, runs s20xw20x20x e20 to beg, being stands Nos 34 & 35; Mortimer L Sullivan & Co to Chesebro Brothers, a corpn, 1 Fulton Fish Market; 5 yf Nov'1; Nov'13. 2,440

Pier 20, E R at foot Peck slip (1:73), a space 23x9 for cable landing house Hartford & New York Transportation Co, at Hartford, Conn, to N Y Telephone Co, a corpn, 15 Dey; 5yf Aug'1; 5y ren at \$1,320 & 5y more at \$1,452; Nov'13. 1,200

LEASES.

Borough of the Bronx.

Overing st or av, see Walker av, see Walker av, see Overing.

150TH st, 227 E (9:2440), 2d & 3d flrs; Israel Dubrin to Israel Kimmelblat, 2179 Washington av, & Harry Korowitz, 1857 Washington av; 3yf Oct'1; 2y ren; Nov'13. 540 & 600

163D st E, nec Jackson av, see Jackson av, nec 163.

175TH st E, nwc 3 av, see 3 av, nwc 178.

180TH st, 520 E (11:3045), cor 3 av; pt str fl; James P McEvoy to Ulysess Emilios, 520 E 180; 5yf Oct'24; Nov'13. 300 & 360

Boston rd, 1061 (10:2607); sur Ls; Harry Smolensky & ano to Kassel Oshinsky, 535 9th, Bklyn; Oct'25; Nov'13. 652.81

Boston rd, 1682 (11:2978), store; Kellwood Realty Co to Geo H Isaacs, 799 E 160; 3yf Jan'1; 2yren at \$1,000 & 1,200; Nov'13. 900

Boston rd, 2014 (11:3139), all; Cornelia E McCormack to Ernesto Trezza, 2014 Boston rd; 15yf May'14; Nov'13. 840 to 1,080

Jackson av, 938 (10:2649), nec 163d, str & c; Chas Karr to Chas Elges, 953 Jackson av; 5yf Dec'1; Nov'13. 660 to 720

Lincoln av, 82-4 (9:2308); asn Ls; Barbara Pabst to Jno Nardi, 350 E 119 & ano; Oct'4; Nov'13. 100

Southern Blvd (10:2728), ws, 222 s Home, moving picture theatre; asn Ls; Max Pollak to Toni Pollak, 999 Freeman; Nov'12; Nov'13. nom

Tremont av, 753 (11:3093-50), all; Philip & Frank Becker to Jno Dietrich, 753 Tremont av; 2y & 10½ mos from Nov'15; Nov'13. 1,500 & 1,800

Walker av (*), see Overing, str; W D Howell Co, Inc, to Theo Niedlich, 530 City Island av; from Nov'13 to Dec'17; 5y ren; Nov'8'13. 480 to 900

13D av, 2920 (9:2362), 2-sty & c fr bldg; Jere P Murphy to David Schilke, 324 Convent av; 2yf May'1, 1 yr ren at \$1,800; Nov'8'13. 1,320

13D av, 4063 (11:2922), all; Leopold Guttag to S & G Amusement Co, Inc, 35 Nassau; 5yf Dec'1; Nov'8'13. 1,200 & 1,500

13D av (11:3044), nwc 178th, cor str; also str adj on av; Jas V Ganly to Jas T Martin, 357 E 193; 7½yf Nov'1; Nov'10'13. 1,500

13D av cor 180th, see 180th, 520 E.

MORTGAGES.

Borough of Manhattan.

NOV. 7, 8, 10, 11, 12 & 13.

Bleecker st, 297-9 (2:591); agmt that party 2d part will assume indebtedness on notes for \$3,975 upon conveyance of ½ int in above by party 1st pt, etc; May'11; Nov'13; Abr H Levy with Rosa Levy, 794 E 158. nom

Canal st, 195-7 (1:205), ns, abt 100 w Mott, 50x75; Nov'3; Nov'11'13; 5y5%; Saml & Aaron Stone, of Bklyn; Israel Stone, N Y; Mary, wife Isaac Lazarus, Saugerties, NY; Sarah wife Morris Silverstein, Kingston, NY; Betsy wife Robt Strahl, Bklyn; Amelia, Edw I, Theresa & Rosetta Stone, Lillie & Louis Stone by gdn to Emigrant Indus Savgs Bank, 51 Chambers. 50,000

Canal st, 195-7; sobrn agmt; Nov'5; Nov'11'13; Sarah Silverstein, Kingston, NY, & Beatrice R Strahl with same. nom

Front st, 205 (1:96), ns, abt 95 e Fulton, 20x72.6; ext of \$13,000 mtg to Nov'16 at 5%; Oct'31; Nov'10'13; Alfd Herrman et al trstes with Josephine A Coale. nom

Cherry st, 46 (1:111), nec Roosevelt, — x—; ext of \$10,000 mtg to Nov'16 at 5%; Oct'31; Nov'10'13; Adele Kneeland, extrx Chas Kneeland, with Jno M Talbot. nom

Cherry st, 124 (1:253), ns, 90.2 e Cath, 25x103.9x25x100; Nov'3; Nov'10'13; 5y5%; Maurice J Burstein, 548 W 165, to Emigrant Indus Savgs Bank. 18,000

Cherry st, 381 (1:261), ss, 25 w Scammell, 24x72.6x24.4x73.7; also SCAMMELL ST, 55 (1:261), ws, 56 s Cherry, 25x25; ½ pt; Nov'12; Nov'13'13; due & c as per bond; Jno J Russell to Victoria Dreyfuss, Bronxville, NY. 1,000

Cherry st, 409 (1:260), ss, 272.3 e Scammell, — x—; ext of \$14,500 mtg to Nov'18, at 5½%; Nov'1; Nov'10'13; Adele Kneeland extrx Chas Kneeland with Celine Furst. nom

Columbia st, 32 (2:332), es, 150 n Broome, 24.10x100; Nov'13; 3y6%; Moritz Itzkovitz to Marie L Denner, 123 Lockwood av, New Rochelle, NY. 4,000

Columbia st, 32; sobrn agmt; Nov'5; Nov'7'13; same & Oscar R Naumann with same. nom

Division st, 253-5, see East Bway, 266.

Dyckman st, nwc Nagle av, see Nagle av, nwc Dyckman.

East Broadway, 266 (1:287), ns, 54 e Montgomery, runs n103.9 to Division (Nos 253-5) xe36xs42xw9xs61.5 to East Broadway xw27 to beg; equal lien with mtg for \$20,000; Nov'10'13; 5y5%; Rudolph Wallach Co to Terrain Realty Co, 95 Liberty. 5,000

East Broadway, 266; certf as to above mtg; Nov'8; Nov'10'13; same to same. —

Extra pl, 3, see Bowery, 311.

Henry st, 191 (1:285), certf as to payment of \$5,000 on a/c of mtg; Oct'9; Nov'12'13; Maria S Heiser to Morris Gross, 38 W 120. —

James st, 6 (1:117); es, 17x54.1x17x54.8, ss; pr mtg \$—; Nov'8'13; 3y5%; Frank Sanfilippo, 6 James, to Wm A Paton, Lakewood, NJ, & ano, trstes Annie S Paton. 6,000

Jefferson st, 80, see Water, 530-4.

Madison st, 286-S (1:269), ss, 55.11 w Montgomery, 36.1x75; pr mtg \$—; Nov'11; Nov'12'13; installs, \$50.00 monthly, 6%; Lena & Jennie Reich, 35 Attorney, to Max Borck, 1324 Mad av. 1,000

Maiden la, 51-3 (1:67); ext of \$300,000 mtg to Dec'16 at 5%; Aug'30; Nov'7'13; Equitable Life Assur Soc of U S with Edw A Schmidt, at Radnor, Pa. nom

Mulberry st, 102-4, see 125th, 542-4 W.

New st, 49-57, see Pine, 7.

Pearl st, 295½ (1:98), ns, 118.3 e Beekman, 17.5x102.4x irreg x98.5; ext of mtg for \$14,000 to Nov'16, 5%; Oct'29; Nov'10'13; Chas & Nathan Bernstein with Seig Goldstein, 600 West End av et al exrs, & c, Morris Goldstein. nom

Pearl st, 297 (1:98), ns, 135.8 e Beekman, 17.10x irreg x12.10x102.4; ext of mtg for \$14,000 to Nov'16, 5%; Oct'31; Nov'10'13; Seig Goldstein, 600 West End av, with Fannie L Strouse, 9 W 96. nom

Pine st, 7; also 77TH ST, 72 E; also RIVERSIDE DR, 468; also RIVERSIDE DR, 220-2; also CENTRAL PARK W, 385-6; also BROADWAY, 36-42 & NEW ST, 49-57; also RIVERSIDE DR, 445-6; also RIVERSIDE DR, 447-8; also 150TH ST, 408-14 W; also MT MORRIS PARK W, 35-8; also 111TH ST, 507-11 W; also 111TH ST, 517-21 W; also BROADWAY, 3441-7; also BROADWAY, 3449-59; also ST NICHOLAS AV, 66-8; also ST NICHOLAS AV, 58-60; also 7TH AV, 2022-8; also 114TH ST, 605-11 W; also CLAREMONT AV, 190; also CONVENT AV, 470; also 162D ST, 613-21 W; also 136TH ST, 520-6 W; also 136TH ST, 528-34 W; also CLAREMONT AV, 178-84; also 111TH ST, 136-42 W; also 176TH ST, 500 W; also 41ST ST, 9 E; also AUDUBON AV, 240-54; also AUDUBON AV, 220 to 226 & 228 to 234; also CLAREMONT AV, 182; also 142D ST, 605-9 W; also BROADWAY, 3100; also 135TH ST, 209-13 W; also 135TH ST, 596 W; also BROOK AV, 278-82; also 145TH ST, 546-50 E; also 138TH ST, 590 E; also BROADWAY, 3099-3103; also 141ST ST, 476 W; also CENTRAL PARK W, 447-8; also 177TH ST, 502-4 W; also 150TH ST, 462-480 W; also WASHINGTON AV, 1477; also 144TH ST, 560 W; also RIVERSIDE DR, 550; also 162D ST, 565 W; also FOREST AV, 1044-8; also ST NICHOLAS AV, 961; also 145TH ST, 155-7 W; 145TH ST, 159-61 W; also 123D ST, 449-53 W; also 124TH ST, 62-4 W; also 93D ST, 4 & 6 W; also land at East Williston, LI; appointment of (misc) and acceptance by Hudson Trust Co as successor trste under mtg and pledge of all title in all property of party 1st pt dated Dec'17'08 to fill vacancy in office of trste caused by removal of the N Y Trust Co; Nov'6; Nov'10'13; N Y Real Estate Security Co, a corpn, to Hudson Trust Co, a corpn, 1411 Bway astrste. nom

Roosevelt st, nec Cherry, see Cherry, 46.

Rose st, 55 (1:114), ss, abt 145 w Pearl, 22.10x89.2x25.5x92.5; ext of \$18,000 mtg to May'17 at 4½%; Nov'3; Nov'11'13; Emigrant Indus Savgs Bank with Clara Bloom, 170 E 64. nom

Scammell st, 55, see Cherry, 381.

Stanton st, 180 (2:350), ns, 60 w Attorney, 20x99.6; pr mtg \$21,000; Nov'3; Nov'11'13; due Oct'5'14, 6%; Congregation Bnai Jacob Anshei Brzezan, a corpn, to Acme Metal Ceiling Co, 2298 2 av. 2,500

Washington sq S, 64, see 3d, 65-7 W.

Water st, 530-4 (1:247), nwc Jefferson (No 80), 75x27; Sept'6; Nov'10'13; due, & c, as per bond; Hyman & Carl Mottufsky & Morris Azwolinsky to Sol Frankel Inc, a corpn, 54 Loew av, B of M. 5,500

3D st, 55-7 W, see West Bway, 567-73.

3D st, 65-7 W (2:538), nwc West Bway (Nos 566-76), runs n209.6 to Washington sq S (No 64) or 4th (No 72) xw25xs56.8x w25xs—xsl53 to 3d x50 to beg; pr mtg \$150,000; Oct'29; Nov'8'13; due Jan'13, 5%; Third St Realty Co to Robt L Ireland, trste Charlotte Brinckerhoff, at Bratenahl, O. 50,000

3D st, 65-7 W; certf as to above mtg; Oct'30; Nov'8'13; same to same. —

3D st, 71 W (2:538), ns, 75 e Thompson, 25x90; PM; Oct'15; Nov'7'13; 3y½% or as per bond; Louis Malavita to E Albt Widman, 353 W 120. 9,000

4TH st, 165 E (2:432); sal Ls; Nov'10; Nov'13'13; demand, 6%; Adam Shavlinsky & Adam Sawicz to V Loewers' Gambrinus Brewery Co, 528 W 42. 1,622

4TH st, 72 W, see 3d, 65-7 W.

5TH st, 619-23 E (2:388), ns, 243 e Av B, 50x97; pr mtg \$47,500; Nov'11'13; 1y6%; Jos & Herman Bauman, 79 E 4th, to Abr J Dworsky, 53 E 93. 5,000

6TH st, 340 E (2:447); ext of mtg for \$30,000 to Dec'18, 5%; Nov'10; Nov'12'13; N Y Protestant Episcopal Public School, a corpn, with Jos Langman, 120 1st. nom

8TH st, 318-20 E (2:390), ss, 308.4 e Av B, 39.8x97.6; pr mtg \$41,000; Oct'21; Nov'10'13; due Apr'17, 6%; Max I Rosenbaum, 521 W 112, to Bertha & Louis Snitman, 1939 Bergen, Bklyn. 10,000

9TH st, 218 E (2:464), ss, 329 w 2 av, 21 x75; pr mtg \$16,000; Oct'9; Nov'7'13; 4 mos, 6%; Sol Herwitz, 936 Tiffany, to Morys Weiss, 104 Rivington. 1,250

9TH st, 343 E (2:451), ext of \$13,000 mtg to Oct'30'18 at 5½%; Oct'1; Nov'11'13; Lawyers Mort Co with Henry Molthau, Jr. nom

10TH st, 351 E (2:393); ext of \$16,500 mtg to Nov'10'18 at 5%; Nov'10; Nov'11'13; Morris Meyers with New York Dispensary, 145 Worth. nom

11TH st, 142 W (2:606), ss, 480 w 6 av, 22.6x108.9; pr mtg \$15,000; Nov'1; Nov'7'13; due, & c, as per bond; Louisa Bardusch, 742 St Nicholas av, to Wm Holdrith, 1047 Coney Island av, Bklyn. 2,500

12TH st, 8 E (2:569), ss, 200 e 5 av, 25x 103.3; ext of mtg for \$98,750 to Nov'18, 5½%; Nov'13'13; 8 East 12th St Co, a corpn, 18 W 3, with Metropolitan Life Ins Co, a corpn, 1 Mad av. nom

12TH st, 415 E (2:440), ns, 197.4 e 1 av, 24.4x92.3x26.9x103.3; pr mtg \$31,000; Nov'11; Nov'12'13; installs, 6%; Gaspere Caleca to Bogert Flour Co, 1214 Metz, Bklyn. notes 475

12TH st, 707 E (2:382), ns, 110.3 e Av C, 23.10x103.3; Oct'1; Nov'10'13; 3y6%; Max Koplik to Jacob Klein, 29 W 112. 800

13TH st, 232 E, see 125th, 542-4 W.

17TH st, 44 W (3:818), ss, 625 nw 5 av, runs nw16.5xw0.4xsw91.9xsl6.8xne92 to beg; Nov'13; 3y5%; Columbia-Knickerbocker Trust Co trste Sally W Oakey to N Y Title Ins Co, a corpn, 135 Bway. 10,000

19TH st, 234 W (3:768), ss, 312.7 w 7 av, 15.5x92; agmt as to share ownership in bond & mtg for \$10,500; July'11; Nov'12'13; Alonzo P Meyer trste Jno H Meyer, 732 Macon, Bklyn, with Ferd A Dueser, 44 Court, Bklyn, gdn Elsie Dueser. —

19TH st, 455 W (3:717), ns, 150 e 10 av, 25x91.11; also 19TH ST, 457 W (3:717), ns, 125 e 10 av, 25x91.11; leasehold; Oct'31; Nov'7'13; 3y5%; Leasehold Impt Co, 191 9 av, to Carrie H Wells, 250 W 88. 3,400

19TH st, 455-7 W; certf as to above mtg; Oct'31; Nov'7'13; same to same. —

19TH st, 457 W, see 19th, 455 W.

22D st, 423 W (3:720), nes, abt 185 w 9 av, 16.8x93.8; PM; pr mtg \$10,000; Nov'6; Nov'7'13; installs, 6%; Jasper H Hawkins to Jno Slade, Elwood, LI. 2,500

23D st, 149 E (3:879), ns, 214 w 3 av, 26x98.9; PM; Nov'6; Nov'7'13; due Apr'15'18, 5%; Alwd Realty Co, 111 Bway, to Julia D Brown, 35 W 130, & ano, exrs Elias G Brown. 32,500

23D st, 437 W (3:721), nes, 390 w 9 av, 24x117.6; leasehold; Oct'15; Nov'11'13; 2y5%; Edw A McCann, Jr to Minna F Lieb at Sutton Manor, New Rochelle, NY, & ano. 3,000

25TH st, 300-2 E, see 2 av, 438.

25TH st, 231 W (3:775); ext of \$6,000 mtg to Sept'16 at 5%; Oct'27; Nov'7'13; Equitable Life Assur Soc of U S with Francis Morris, Bound Brook, NJ. nom

25TH st, 231 W; ext of \$9,000 mtg to Sept'16 at 5%; Oct'27; Nov'7'13; same with same. nom

26TH st, 320 E (3:931), ss, 325 w 1 av, 25x98.9; Nov'11; Nov'12'13; 3y5%; Dora Cohn of Bklyn to German Savgs Bank, a corpn, 157 4 av. 10,000

26TH st, 55-7 W, see 6 av, 430-4.

28TH st, 363 W (3:752), ns, 125 e 9 av, 16.8x98.9; Nov'1; Nov'10'13; 2y5%; Gertrude R & Violet L Hamilton to Elmina F Palmer, 1562 Union, Bklyn. 2,500

31ST st, 34-6 W (3:832); ext of \$265,000 mtg to July'16 at 5%; July'17; Nov'7'13; Equitable Life Assur Soc of U S with Rutgers Realty Co, 100 Bway. nom

33D st, 434-8 W (3:730), ss, 268.9 w 9 av, 131.3x98.9; pr mtg \$480,000; Aug'30; Nov'7'13; demand, 6%; McKeon Realty Co, a corpn, 27 Cedar, to Queen Mab Co, a corpn, 60 Wall. 35,000

33D st, 434-8 W; certf as to above mtg; Aug'30; Nov'7'13; same to same. —

38TH st, 34 E (3:867), ss, 155 w Park av, 25x98.9; Nov'7'13; 5y4½%; Gilbert T Rafferty of Alexandria Bay, NY, to Henry A C Taylor, on East rd, South Portsmouth, RI. 50,000

40TH st, 147 W (4:993), ns, 60 e 7 av, 20x 98.9; pr mtg \$—; Nov'12'13; due Mar'12'14, 6%; Mary M E, Zoe O & Cyprian L Deane & Camille D Power to Nathan J Packard, 411 West End av & ano. 1,400

41ST st, 9 E, see Pine, 7.

48TH st, 56 W (5:1263); ext of mtg for \$36,500 to June'30'16, 4½%; Oct'9; Nov'8'13; TRSTES Columbia University, 63 Wall, with Wm H White, 85 Neperan rd, Tarrytown, NY. nom

48TH st, 107 W (4:1001), ns, 115 w 6 av, 20x100; pr mtg \$11,000; Nov'6; Nov'7'13; 3y 6%; Elise G Van Auken to Chas Garfield, 20 E 90. 5,000

48TH st, 133-5 W (4:1001), ns, 362.6 w 6 av, 37.6x100.5; ext of \$20,000 mtg to May 10'15, at 5%; Nov'10; Nov'11'13; Margt C Magan with Thos A Howell, Quogue, LI. nom

40TH st, 428 W (4:1058); ext of \$16,000 mtg to Oct27'16 at 5%; Sept17; Nov11'13; Lawyers Mort Co with Frieda Gossett. nom

50TH st, 425-7 W (4:1060), ns, 325 w 9 av, 50x100.5; Nov13'13; 3y5%; Anna M Senger to Emigrant Indust Savgs Bank. 16,000

53D st, 146-50 W (4:1005); ext of \$20,000 mtg to Nov16'16 at 5%; Oct21; Nov7'13; Equitable Life Assur Soc of U S with Meyer D Rothschild, 165 W 8. nom

55TH st, 39-41 W (5:1271), ns, 475 w 5 av, runs n100.5xw25x0.5xw25x100.10 to 55th xe50 to beg; Nov10'13; 5y5%; 39 & 41 W 55th St Realty Co Inc to Margt O Sage, 604 5 av.. 200,000

55TH st, 39-41 W (5:1271), ns, 475 w 5 av, runs n100.5xw25x0.5xw25x100.10 to st xe50 to beg; certf as to mtg for \$200,000; Nov10'13; 39 & 41 West 55th St Realty Co Inc, a corpn, to Margt O Sage. nom

55TH st, 39-41 W (5:1271), ns, 475 w 5 av, runs n100.5xw25x0.5xw25x100.10 to n s 55th xe50 to beg; PM; pr mtg \$200,000; Nov10; Nov11'13; 5y6%; Purdue Realty Co, 165 Bway, to 39 & 41 West 55th St Realty Co, Inc, 128 Bway. 105,000

55TH st, 39-41 W; certf as to above mtg; Nov10; Nov11'13; same to same.

55TH st, 423-37 W (4:1065), ns, 300 w 9 av, runs w25x100.5xe150x31.3xe75.7xs 122.2 to beg; Nov13'13; 5y5%; Isaac A Hopper, Inc, a corpn, to Seamen's Bank for Savgs, 76 Wall. 325,000

55TH st, 423-37 W; consent to above mtg; Nov13'13; same to same.

55TH st, 423-37 W; certf as to above mtg; Nov13'13; same to same.

56TH st, 118-22 W (4:1008), ss, 275 w 6 av, 75x100.5; pr mtg \$—; Nov7; Nov10'13; due, &c, as per note; Jno S, Daniel J, Harry F & Edw Coleman to Kath C Percival, 222 W 71. 4,150

57TH st, 363 W, see 9 av, 878-86.

59TH st, 22 W (5:1274); certf as to mtg for \$15,000; Nov6; Nov7'13; Fifty-Ninth Street Real Estate Co to Blanche B Neukerch.

63D st, 301 E, see 2 av, 1202-8.

63D st, 303-11 E (5:1438), ns, 80 e 2 av, 145x100.5; pr mtg \$—; Nov6; Nov10'13; due, &c, as per bond; Port Jervis Land Impt Co, 35 Nassau, to Jos Toch, 303 E 63. 5,000

63D st, 303-11 E; certf as to above mtg; Nov6; Nov10'13; same to same.

63D st, 157 W (4:1135), ns, 270 e Ams av, 20x100.5; Nov11'13; 3y5%; Geo C Loeser to Emigrant Indust Savgs Bank. 12,000

63D st, 157 W; pr mtg \$12,000; Nov11'13; due, &c, as per bond; Geo C Loeser, 157 W 63, to Jno P Bassen, 188 W102. 2,500

66TH st E, swc Lex av, see Lex av, 884-6.

71ST st, 351 W (4:1183), ns; transfer of tax lien for yrs 1902 to 1907 assessed to Wm J Harding; July1'09; Nov10'13; 3y 6%; City N Y to Mannados Realty Co, 100 Bway. 2,990.45

72D st, 222 E (5:1426), ss, 254 e 3 av, 18 x102.2; pr mtg \$—; Nov10; Nov12'13; 5y 5%; Annie Goldberg to Gustav Basch, 765 5 av. 12,000

72D st, 105-9 W (4:1144), ext of \$340,000 mtg to Nov12'18 at 5%; Nov12'13; Lawyers Title Ins & Trust Co with One Hundred Five West Seventy Second Street Co. nom

74TH st, 210 E (5:1428), ss, 135 e 3 av, 25x102.2; agmt as to repayment of \$1,500 with int at 6% on or before Feb1'15; Nov 6; Nov7'13; Herbt Fischer with Harry Gruber, 1105 3 av. nom

74TH st, 47 W (4:1127); ext of \$32,000 mtg to Nov12'16 at 5%; Nov10; Nov13'13; L Mort Co with Blanche Page, & Wm H Page. nom

75TH st, 38 W (4:1127); ext of \$24,000 mtg to Nov4'16 at 5½%; Nov3; Nov11'13; Lawyers Mort Co with Madeleine B Comstock. nom

77TH st, 72 E, see Pine 7.

80TH st, 511 E (5:1492), ns, 120 e Mad av, 23x102.2; ext of \$30,000 mtg to Nov1'16 at 5%; Oct30; Nov11'13; Ruth L Whitman with Franklin Savgs Bank. nom

88TH st, 165-7 E (5:1517), ns, 125 w 3 av, runs n90xnel8xw1.6xsl100.8 to st xe40 to beg; Nov10'13; 1y5%; Katholischer Gesellen Verein New York (Catholic Mechanics Union of N Y) to Emigrant Indust Savgs Bank. 55,000

93D st, 9 E (5:1505), ns, 189.2 e 5 av, 20.6x100.8; ext of \$18,000 mtg to Nov15'16 at 5%; Nov6; Nov7'13; Mary D Keresey with Seamen's Bank for Savgs in City N Y, 76 Wall. nom

93D st, 9 E; ext of \$15,000 mtg to Nov 1'16 at 5%; Nov6; Nov7'13; same with same. nom

93D st, 4-6 W, see Pine, 7.

94TH st, 2 W, see Central Park W, 337.

94TH st, 172 W (4:1226), ss, 117 e Ams av, 17x93.1 to cl Apthorpes la x17x92.5; Nov10'13; 5y5%; Geo Boyd to N Y Trust Co, 26 Broad. 12,000

96TH st, 29 W (7:1932), ext of \$20,000 mtg to Jan1'17 at 5%; Oct30; Nov7'13; Equitable Life Assur Soc of U S with Francis I Peller, 29 W 96. nom

99TH st, 63 E (6:1605); ext of mtg for \$18,000 to Oct31'16, 5½%; Nov3; Nov7'13; Leopold Heyman with Wolf W Smith, 118 E 116. nom

99TH st, 70 W (7:1834), ss, 100 e Col av, 25x100.11; pr mtg \$19,000; Oct1; Nov11'13; 1y5%; Anna Galland, 202 Riverside dr, to Julius M Cohn, 307 W 105. 1,500

99TH st, 147-9 W (7:1854), ns, 275 e Ams av, 35.2x100.11; Nov8; Nov10'13; due, &c, as per bond; Hannah E Barnes to Title Guar & Trust Co. 23,000

105TH st W, nec West End av, see West End av, 920-8.

106TH st, 154 W (7:1860), ss, 165 e Ams av, 30x100.11; ext of \$30,000 mtg to Feb1'17 at 5%; Nov5; Nov13'13; Adeline S P McConihe with Jas Denholm, 154 W 106. nom

107TH st, 4 E (6:1612); ext of \$20,000 mtg to Dec8'18 at 5%; Nov7; Nov10'13; Julius Rogowski with Adolph B Ansbacher, 135 Central Park West. nom

107TH st, 301 E (6:1679); asn ls by way of mtg as collateral security for payment of \$1,300; Nov10; Nov11'13; Pietro Guidara & Salvatore Scialabra to Jacob Hoffmann Brewing Co, 211-13 E 55. nom

108TH st, 331-3 E (6:1680); ext of \$40,000 mtg to Sept1'16 at 5½%; Sept11; Nov 11'13; Louisa B Van Nostrand with Theresia Lemmon. nom

111TH st, 115-9 W (7:1821); ext of \$16,500 mtg to May14'14 at 5%; Nov7; Nov11'13; Susan R Kendall with Land Map Realty Corp, 206 Bway. nom

111TH st, 136-42 W, see Pine 7.

111TH st, 507-11 W, see Pine, 7.

111TH st, 517-21 W, see Pine, 7.

114TH st, 605-11 W, see Pine, 7.

115TH st, 69 E (6:1621); ext of \$11,000 mtg to Apr22'16 at 4½%; Aug26; Nov7'13; Dora Shapiro with Bowery Savgs Bank, 128 Bowery. nom

117TH st, 242 E (6:1666), ss, 160 w 2 av, 25x100.11; Nov12; Nov13'13; due &c as per bond; Francis E Brady, of Bklyn, to Title Guar & Trust Co, a corpn. 6,500

117TH st, 274 W (7:1922); ext of \$15,500 mtg to Oct10'15 at 5%; Nov7; Nov8'13; Ferd Brooks, 272 W 117, with Walter F Kingsland, 22 Av du Bois de Boulogne, Paris, France. nom

118TH st, 348-50 W (7:1944), ss, 25 w Manhattan av, 50x100.11; pr mtg \$63,500; Nov12'13; due June12'14, 6%; Hank Realty Co Inc to Morris Levy, 143 W 111. 2,000

118TH st, 348-50 W; certf as to above mtg; Nov12'13; same to same.

119TH st, 324-6 E (6:1795); ext of two mtgs for \$5,000 each to Oct16'18 at 5½%; Oct31; Nov11'13; Lawyers Mort Co with Abr H Sarashohn. nom

122D st, 136 W (7:1906), ss, 374.9 w Lenox av, 17.6x100.11; Nov6; Nov8'13; installs, 3y6%; Fannie V Malone to Fredk Van Wyck, Scarsdale, NY. 4,000

123D st, 449-53 W, see Pine, 7.

124TH st, 62-4 W, see Pine, 7.

125TH st, 306-10 E (6:1801); ext of \$25,000 mtg to Aug5'16 at 5%; Aug29; Nov7'13; Jno McKee, Bklyn, with Girard Trust Co, trste for Isabel B Cox, will Alex Brown. nom

125TH st, 542-4 W (7:1979), ss, 175 e Bway, 54x100.11; also 13TH ST, 232 E (2:468), sws, 256.5 nw 2 av, 21.5x103.3; also MULBERRY ST, 102-4 (1:205), es, abt 25 n Canal, 50x50; all title; Nov 12; Nov13'13; 1y6%; Martha Wagner to Mt Vernon Trust Co, Mt Vernon, NY. 4,500

126TH st, 261 W (7:1932), ns, 185 e 8 av, 20x99.11; Nov6; Nov7'13; due &c as per bond; Specialists Realty Co, a corpn, to City N Y Ins Co, a corpn, 63 Maiden la. 10,000

126TH st, 261 W; certf as to above mtg; Nov6; Nov7'13; same to same.

127TH st, 219-21 E (6:1792), ns, 205 e 3 av, 50x99.11; Nov7'13; 1y6%; Cath A McGuire to N Y Title Ins Co. 12,000

127TH st, 238-40 W (7:1932); ext of \$6,000 mtg to July1'16 at 5%; July21; Nov7'13; Equitable Life Assur Soc of U S with R T & D T Dana Co, 15 William. nom

129TH st W, swc 8 av, see 8 av, 2407.

133D st, 165 W (7:1918), ns, 150 e 7 av, 25x99.11; Nov11; Nov12'13; 5y5%; Danl Rooney to American Mortgage Co, 46 Cedar. 11,000

135TH st, 209-13 W, see Pine, 7.

135TH st, 506 W, see Pine, 7.

136TH st, 520-6 W, see Pine, 7.

136TH st, 528-34 W, see Pine, 7.

138TH st, 636-8 W (7:2086), ss, 375 w Bway, 50x99.11; pr mtg \$42,000; Nov10'13; 3y6%; Wm Cahill, 301 W 52, to Peter J Brancato, 6304 14 av, Bklyn. 5,000

139TH st, 223 W (7:2025); ext of \$10,000 mtg to Oct1'16 at 5%; Sept10; Nov7'13; Equitable Life Assur Soc of U S with Kate M McCulloch, 223 W 139. nom

139TH st, 263 W (7:2025); ext of \$9,000 mtg to Feb1'16 at 5%; Aug20; Nov7'13; Equitable Life Assur Soc of U S with Helen E Overton, 55 W 91. nom

141ST st, 230 W (7:2026), ss, 537.6 w 7 av, 37.4x99.11; Sept19; Nov12'13; 2y6%; Carl F Spaney, 230 W 141, to Dorothea Vogel, 2228 7 av. 4,000

141ST st, 476 W, see Pine, 7.

142D st, 605-9 W, see Pine, 7.

142D st W, see Riverside dr, see 142d W, ss, 350 w Bway.

142D st W (7:2088), ss, 350 w Bway, 142 to Riverside dr x102.6x165x99.11; bldg loan; Nov7'13; due Sept1'19, 6% until completion of bldg & 5½% thereafter; Newmark & Davis, Inc, a corpn, to Metropolitan Life Ins Co, 1 Mad av. 600,000

142D st W (7:2088); same prop; certf as to above mtg; Nov7'13; same to same.

142D st W (7:2088); same prop; sobrn agmt; Nov7'13; Carnegie Constn Co with same. nom

144TH st, 560 W, see Pine, 7.

145TH st, 155-61 W, see Pine, 7.

147TH st, 601 W, see Bway, 3581-95.

148TH st, 600 W, see Bway, 3581-95.

150TH st, 408-14 W, see Pine, 7.

150TH st, 462-80 W, see Pine, 7.

150TH st, 536 W (7:2081), ss, 340 w Ams av, 15x99.11; Nov10'13; 3y5%; Chrystine M Rasche, 536 W 150, to Emigrant Indust Savgs Bank. 8,000

162D st, 565 W, see Pine, 7.

162D st, 613-21 W, see Pine, 7.

176TH st, 500 W, see Pine, 7.

176TH st W, nec St Nicholas av, see St Nicholas av, 1320-30.

177TH st, 502-4 W; see Pine, 7.

177TH st W, nwc Northern av, see Northern av, nwc 177.

177TH st W, nec Haven av, see Northern av, nwc 177.

178TH st W, see Haven av, see Northern av, nwc 177.

Av A, 1601 (5:1564); ext of mtg for \$12,000 to Nov1'18 at 5%; Oct7; Nov8'13; Hermann Heidelberger, 108 E 90, with An Association for the Relief of Respectable Aged Indigent Females in City N Y, 891 Ams av. nom

Amsterdam av, 865 (7:1857); ext of \$16,000 mtg to Jan1'17 at 5%; Nov10; Nov11'13; Sigmond Bishop with Newton Ehrmann, Atlantic Highlands, NJ. nom

Amsterdam av, 1452 (7:1986), ws, 74.11 s 132d, 25x100; pr mtg \$20,500; Nov12'13; 3y 6%; Louis Katz to Isidor Eckert, 324 E 4. 1,500

Amsterdam av, 1452; ext of \$19,000 mtg to Nov12'18 at 5%; Nov12'13; Chas Dittman to Louis Katz, 1452 Ams av. nom

Audubon av, 220-234, see Pine, 7.

Audubon av, 240-54, see Pine, 7.

Bowery, 311 (2:457), es, 51.1 n 1st, 25.8x 160.7 to Extra pl (No 3) x25.2x157.10; pr mtg \$13,000; Nov7; Nov8'13; due &c as per bond; Hermann Bruns to Greenwich Savgs Bank, 246 6 av. 4,000

Broadway, 36-42, see Pine, 7.

Broadway, 2741-7, see West End av, 920-8.

Broadway, nwc 105th, see West End av, 920-8.

Broadway, 3099-3103, see Pine, 7.

Broadway 3100, see Pine, 7.

Broadway, 3441-7, see Pine, 7.

Broadway, 3449-59, see Pine, 7.

Broadway, 3581-95 (7:2094), nwc 147th (No 601), runs w125xn99.11xe50xn99.11 to ss 148th (No 600) xe75 to Bway xs199.10 to beg; leasehold; pr mtg \$21,000; Nov11; Nov12'13; due Dec11'15, 6%; 147th & 148th St Corp, 28 E 85, to Chas Roeber, 119 E 78. 20,000

Broadway, 3581-95; certf as to above mtg; Nov11; Nov12'13; same to same.

Central Park W, 337 (4:1207), swc 94th (No 2), 75.8x100; ext of \$100,000 mtg to Nov1'16 at 5%; Oct28; Nov7'13; Theresa Goldsmith with Union Dime Savgs Bank, 701 6 av. nom

Central Park W, 385-6, see Pine, 7.

Central Park W, 447-8, see Pine, 7.

Claremont av, 178-84, see Pine, 7.

Claremont av, 182, see Pine, 7.

Claremont av, 190, see Pine, 7.

Convent av, 470, see Pine, 7.

Haven av, nec 177th, see Northern av, nwc 177.

Haven av, see 178th, see Northern av, nwc 177.

Lenox av, 586 (6:1737); sal Ls; Oct22; Nov13'13; demand, 6%; Isaac Kemelhor & Paul Dabow to V Loewers' Gambrian Brewery Co, 528 W 42. 522.50

Lexington av, 884-6 (5:1400), leasehold; pr mtg \$15,000; Nov7; Nov10'13; installs, 6%; Michl Hecht, 884 Lex av, to Melville H Bearn, 95 Joralemon, Bklyn. notes, 7,750

Lexington av, 884-6 (5:1400), swc 66th; sal Ls; pr mtg \$—; Nov7; Nov11'13; demand, 6%; Michl Hecht to Geo Ehret, 1197 Park av. 8,000

Lexington av, 2141 (6:1777); ext of \$4,500 mtg to July1'16 at 5%; Oct1; Nov7'13; Equitable Life Assur Soc of U S with Rachel G McGrath, 59 E 128. nom

Madison av, 928 (5:1388); ext of \$40,000 mtg to Nov1'16 at 5%; Nov10; Nov13'13; Lawyers Mtg Co with Frank W Bruns. nom

Madison av, 1061 (5:1492), es, 83 n 80th, 22x95; ½ pt; Nov6; Nov8'13; 3y6%; Cath Dollard, Bway & Norton, Far Rockaway, NY, to Edw J Dollard, on Healy av, Far Rockaway, NY. 763.91

Madison av, 1061; ½ pt; Nov6; Nov8'13; 3y6%; Mary E Curtis, 239 W 139, to same. 1,038.91

Madison av, 1061; ½ pt; Nov6; Nov8'13; 3y6%; Gertrude Dollard, Far Rockaway, NY, to same. 763.90

Mt Morris Park W, 35-S, see Pine, 7.

Nagle av (8:2174), nwc Dyckman, 100x 100; Nov12; Nov13'13; due &c as per bond; Jno V Fitzpatrick to Title Guar & Trust Co. 55,000

Northern av (8:2177), nwc 177th, runs n 130x105xn125 to ss 178th xw167 to es Haven av xs284.1 to ns 177th xe184.8 to beg; Nov10; Nov11'13; 5y5%; Wm B Sommerville to Guaranty Trust Co of NY, 140 Bway. 50,000

Park av, 1163 (5:1521); ext of \$15,000 mtg to Nov3'16 at 5%; Oct31; Nov7'13; Title Guar & Trust Co with Douglas L Elliman, 177 W 71. nom
Park av, 1330 (6:1606), ws, 75.11 s 101st, 25x80; PM; Nov10'13; 5y5%; Hyman Tarnarutsky to Andw Gray, 32 McDonough, Bklyn, et al. 5,500
Pleasant av, 415 (6:1809); ext of \$1,000 mtg to Nov1'16 at 5%; Nov10'13; Sarah Cripps with Harry V Bowman, 2409 1 av. nom

Riverside dr, 220-2, see Pine, 7.

Riverside dr, 445-8, see Pine, 7.

Riverside dr, 468, see Pine, 7.

Riverside dr, 550, see Pine, 7.

Riverside dr, sec 142d, see 142d W, ss, 350 W Bway.

St Nicholas av, 58-60, see Pine, 7.

St Nicholas av, 66-8, see Pine, 7.

St Nicholas av, 961, see Pine, 7.

St Nicholas av (8:2131), es, 100 s 175th, 89.8x100; bldg loan; Nov12; Nov13'13; 1y 6%; L Bojenhardt Eskesen, of Perth Amboy, NJ, to Harry M Goldberg, 509 W 110. 15,000

St Nicholas av (8:2131); same prop; sobrn agmt; Nov12; Nov13'13; same & Esalmo Amusement Co, Inc, with same. nom

St Nicholas av, 1320-30 (8:2133), nec 176th, 99.11x100; PM; Nov12'13; 1y 5 1/2%, & if principal is not paid on Nov11'14 interest shall be at 6%; Wm W Blair, 319 W 116, to N Y Life Ins Co, 346 Bway. 130,000

St Nicholas av, 1320-30; PM; pr mtg \$130,000; Nov12'13; installs, 6%; Wm W Blair to N Y Mtg & Security Co, 135 Bway. 19,500

West Bway, 566-76, see 3d, 65-7 W.

West Broadway, 567-73 (2:538), nec 3d (No 55-7), 90x50; additional participation agmt to extent of \$10,000 & ext to Nov15'15 of mtg for \$100,000 at 5 1/2%; Nov3; Nov12'13; Robt L Ireland, at Bratemahl, Ohio, trste Charlotte Brinckerhoff, with Mutual Life Ins Co of NY, 32 Nassau. 10,000

West End av, 235 (4:1182); ext of \$14,000 mtg to Dec21'16, at 5%; Oct31; Nov13'13; Reinhard Siedenber, trste Aug Schoverling, with Julia L D Longfellow. nom

West End av, 920-8 (7:1877), nec 105th, 100.11x150 to ws Bway (Nos 2741-7) x109.4 x192.3; pr mtg \$900,000; Nov13'13; 2y6%; West 82d St Realty Co, 52 William, to Augustus Van Cortlandt Jr, Garden City, LI. 100,000

West End av, 920-8; certf as to above mtg; Nov13'13; same to same.

2D av, 438 (3:930), sec 25th (Nos 300-2), 24.9x100; pr mtg \$20,000; Nov10; Nov13'13; 2y6%; Conrad, Chas G & Mary A Stegmann to Mortimer Bishop, 35 Hamilton ter. 3,000

2D av, 1202-8 (5:1438), nec 63d (No 301), 100.5x80; pr mtg \$—; Nov6; Nov10'13; due, &c, as per bond; Port Jervis Land Impt Co, 35 Nassau, to Jos Toch, 303 E 63. 6,000

2D av, 1202-8; certf as to above mtg; Nov2; Nov10'13; same to same.

2D av, 1828 (5:1557), es, 50.8 n 94th, 25x 79.9; Nov11; Nov12'13; 3y5%; Emily Munstermann, 287 Nicholls av, Bklyn, to Geo P Andrae, 279 E 204. 5,000

3D av, 273-7 (3:902); ext of \$55,000 mtg to Mar15'16 at 5%; Feb28; Nov7'13; Equitable Life Assur Soc of U S with David Bloom, 58 W 77. nom

3D av, 947 (6:1657), es, 159.2 s 108th, 17.8 x100; Nov13'13; 5y5%; Harry Parker to Archibald H Macdonald Sinclair, at Regents Park Barracks, London, NW, Eng. 12,000

5TH av, 471 (5:1275), es, 78.6 s 41st, 26.5x 98.4; Nov8; Nov10'13; 5y4 3/4%; Guardian Holding Co Inc, to Guaranty Trust Co, 140 Bway. 200,000

5TH av, 471; certf as to above mtg; Nov 8; Nov10'13; same to same.

6TH av, 430-4 (3:828), nec 26th (Nos 55-7), 74x100; ext of \$25,000 mtg to Nov 15'18, at 5%; Nov7; Nov10'13; Harriet G Cogan with Seamens Bank for Savings in City NY. nom

6TH av, 430-4; ext of \$25,000 mtg to Nov 15'18 at 5%; Nov7; Nov10'13; same with same. nom

6TH av, 430-4; ext of \$125,000 mtg to Nov15'18 at 5%; Nov7; Nov10'13; same with same. nom

6TH av, 506 (3:832); ext of mtg for \$35,000 to Nov14'16, 5 1/2%; Oct24; Nov11'13; Poughkeepsie Savings Bank with Mary E Jones. nom

6TH av, 610 (3:837); all undivided rights, title, &c; pr mtg \$—; Oct14; Nov 11'13; due Apr14'15, int as per note; Henry C Clark & S Emma T Clark & Florence T Greene & Harold S Greene, all of Boston, Mass, to Rollin H Allen, 240 Commonwealth av, Boston, Mass. note 1,000

7TH av, 2022-8, see Pine, 7.

8TH av, 505 (3:759); ext of \$22,000 mtg to Dec1'16 at 5%; Sept26; Nov7'13; Equitable Life Assur Soc of U S with Benj Keller, 491 8 av. nom

8TH av, 873 (4:1043), ws, 23.5 n 52d, 22x 80; Nov7'13; 5y5%; Elise Bachmann, widow, to Franklin Savgs Bank, 656-8 8 av. 21,000

8TH av, 2407 (7:1955), swe 129th; sal Ls; Nov11'13; demand, 6%; Hermann Prince to Jacob Ruppert, 1639 3 av, 2,000

8TH av, 2790-2 (7:2034); ext of \$50,000 mtg to Nov8'16 at 5%; Sept25; Nov12'13; Challenge Realty Co with Alline P Woodworth, Rome, Italy. nom
9TH av, 878-86 (4:1048), nec 57th (No 363), 100x20; Nov12'13; 5y5%; Henry C Copeland, 242 W 101, to Emigrant Indust Savgs Bank. 45,000

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Certf (misc) & consent of stockholders to mtg for \$3,000 to secure note; Oct29; Nov12'13; N Y Auto Trucking Co, Inc, a corp, 261 Bway, to Berthold Yokel. —

Certf (misc) as to chattel mtg dated Oct20'13; Oct20; Nov8'13; Gould Office Partition Co, Inc, a corp, to Walter A Deyo. —

Certf (misc) as to chattel mtg; Oct30; Nov10'13; R E Noble Engraving Co Inc to Ransom E Noble. —

Land at New Rochelle, NY (misc); certf as to mtg for \$1,500; Nov6; Nov7'13; Lyncroft Realty Co to Westchester & Bronx Title & Mtg Guaranty Co. —

Land at Hempstead (misc); certf as to mtg for \$7,500; Nov6; Nov13'13; Long Island Realty Co to Title Guar & Trust Co. —

MORTGAGES.

Borough of the Bronx.

Albany Crescent (12:3267), ws, 141.2 n 231st, 44.6x50; Nov6; Nov10'13; 1y6%; Martin Passananto, 3158 Albany Crescent to Jos Maffia, 2896 Bway av. 1,000

Fox st (10:2717), ws, 291.6 s 167th, 37.6x 100; certf as to mtg for \$5,000; Nov3; Nov 13'13; Reliable Constn Co, Inc, to Dave J Burack, 850 E 167. —

Garrison sq or Longwood av (10:2767), sws, 104.9 nw Tiffany, 25x100; PM & agmt to sobrn of above to bldg loan for \$15,000; Oct30; Nov13'13; demand, 6%; Jno Lynch, 1188 Longwood av, to Jacob Ruppert, a corp, 1639 3 av. 3,200

Horton st (Washington av) (*), ss, 300 w City Island av, 75x100; Nov12; Nov13'13; due &c as per bond; Mary E Melville to H Schieffelin Sayers, 1 Rochelle, City Island. 2,000

Kelly st, 741 (10:2701); ext of \$8,000 mtg to Dec17'16 at 5%; Nov6; Nov11'13; Lawyers Mort Co with Henrietta H Sailer. nom

Kelly st (10:2701), ws, 250 n 156th, 25x 100; PM; pr mtg \$—; Nov12; Nov13'13; due Dec12'16, 6%; Yetta Herskowitz & Gussie Raynes to Henrietta H Sailer, 741 Kelly. 750

Minford pl, 1434 (11:2977), ext of mtg for \$5,000 to Oct21'18; 5 1/2%; Nov10'13; Kate G Broderick, — Warren, Hollis, LI, with Harry Wildfeuer, 788 Ams av. nom
Seddon st, nes, 108.5 ne St Raymonds av, see St Peters av, sws, 108.5 ne St Raymonds av.

Trafalgar pl (11:2958), ws, 174 s 176th, 25x65; pr mtg \$3,800; Oct28; Nov10'13; due Dec1'16; 5 1/2%; Jno B Riddell, 1819 Trafalgar pl to Christina Geibel, 2131 Prospect av. 3,800

Vineyard pl, es, 69 n 175th, see Mohegan av, 1817.

134TH st E (10:2563), ns, at es 134th, runs n along es 134th, 107.7 to ss Southern bldv xne122.3 to ss 135th xe88.5 xs200 to ns 134th xw168.7 to beg; Nov6; Nov7'13; 3y5 1/2% for first yr & 6% thereafter; Jos Oktave to Eliz A Le Cato, 208 Knox av, Grantwood, NJ. 12,000

138TH st, 590 E, see Pine, 7, Manhattan.

145TH st, 546-50 E, see Pine, 7, Manhattan.

152D st, 537 E (9:2412), ns, 500 w Courtlandt av, 25x100; Nov10'13; 5y6%; Kate Habelitz, 305 E 152 to Frances Meiner, 1879 Cedar av. 2,000

152D st E (9:2442), nes, 200 nw Morris av, 25x100; PM; pr mtg \$4,000; Nov1; Nov 7'13; 6 mos int as per bond; Michl J, Louisa, Lorenzo & Concetta Figliolo to Annie Calcagno, 18 Poplar st, Yonkers. 250

161ST st, 780 E, see Tinton av, sec 161.

164TH st W (9:2511), ss, 100 e Ogden av, 50x100; Nov11'13; 1y6%; Jno Preusser to Commonwealth Savgs Bank, 2007 Ams av. 3,500

166TH st E, nwc Boston rd, see Boston rd, nwc 166.

168TH st E (10:2662), ss, 112.1 e Forest av, two lots, each 37.6x125; two mtgs, each \$28,000; Nov11'13; 3y5%; Moorehead Realty & Constn Co to Lawyers Mortgage Co, 59 Liberty. 56,000

168TH st E (10:2662), same prop; two certfs as to above mtgs; Nov11'13; same to same.

169TH st E, nwc Prospect av, see Prospect av, ws, 125.3 s Freeman.

175TH st, 731 E, see Marmion av, es, 61 s Fairmount pl.

176TH st E, see Arthur av, see Arthur av, sec 176.

178TH st E, nec Daly av, see Daly av, nec 178th.

178TH st, 517 E, see 3 av, 4259.

178TH st, 931 E (11:3127), ns, 112.1 e Daly av, 20.1x122.1x20.1x121.3; Nov7; Nov8 '13; 3y5%; A Vincent Rockwell to Emma L Brown, 18 North, Pulaski, NY. 3,000

179TH st, 617 E, see Bathgate av, 1993.

209TH st E, see Perry av, see Perry av, sec 209.

Arthur av (11:2945), see 176th, runs e 100xs100xe0.8xs26xw100 to av xn126.6 to beg, except part for Arthur av & 176th; Nov10; Nov11'13; 5y6%; Wm C Bergen to Thos C Stephens, 285 Central Park West. 30,000

Bathgate av, 1993 (11:3044), nws, 75 s 179th, 37.6x100, except part for av; also 179TH St, 617 E (11:3069), ns, 86.8 w Hughes av, runs n94.8xw20.10xn25.1xw24.5 xs25.1xe12.5xs89.8 to st xe33.2 to beg; Nov 7; Nov11'13; 60 days, 6%; Kate Upton, 4140 West Jackson Blvd, Chicago, Ill, to P J Brennan, 509 Willis av. 800

Boston rd (10:2607), ws, 465 s 166th, runs s70xw148.10xn70xe157.6 to beg; PM to extent of \$29,000 & bldg loan; Nov6; Nov7'13; due Oct1'14; 6%; with agmt to extend for 5 yrs more at 5%; Normal Constn Co, a corp, to Lawyers Title Ins & Trust Co, a corp. 72,500

Boston rd (10:2607), ws, 535.2 s 166th, runs s70.1xw170.8xn69.9xe32.8xs04xe148.10 to beg; PM; to extent of \$29,000 & building loan; Nov6; Nov7'13; due Oct1'14; 6%; with agmt to extend for 5 yrs at 5%; same to same. 72,500

Boston rd, 1033-43 (10:2607), ws, 465 s 166th, 140.3x170.8x irreg x157.6; certf as to two mtgs for \$72,500 each; Nov6; Nov7'13; same to same. 12,000

Boston rd (10:2613), nwc 166th, 100x 76.8x100.1x77.5; Nov6; Nov7'13; due, &c, as per bond; Louise A, Francis A & Scott B Shepherd individ & exrs Geo Shepherd to Title Guarantee & Trust Co, a corp, 176 Bway. 12,000

Brook av, 278-82, see Pine, 7, Manhattan.

Bryant av (10:2769), ws, 425 s Randall av, runs s75xw69xnw51.9xn33.7xe100 to beg; Nov8'13; 5y5%; Henry Kiernan to Jno O'Connor, 169 E 75. 1,800

Clay av (9:2430), ws, 515 s 168th, 3 lots, ea 44x90; 3 mtgs, ea \$21,000; Nov11; Nov 12'13; 3y5%; A J Schwarzler Co to Home Savgs Bank of City of Albany, 13 N Pearl, Albany, NY. 63,000

Clay av (9:2430); same prop; 3 certfs as to above mtgs; Nov11; Nov12'13; same to same.

Clinton av, nec 175th, see Marmion av, es, 61 s Fairmount pl.

Clinton av, 1820, see Marmion av, es, 61 s Fairmount pl.

College av, 1269 (9:2439), ws, 380 s 169th, 20x85; PM; Nov10; Nov12'13; 3y5%; Phelan Bros Constn Co to Mary W C Tryon, 6 5th Walk, Madison Park, Seattle, Wash, as committee Edw L Clowes. 5,000

College av, 1342 (11:2783-2785), es, 443.1 s 170th, 16.8x100; PM; Nov12; Nov13'13; 3y 5%; Frances N, wife of & Jno J Sullivan, 1475 Lex av, to Kingston Securities Co, 60 Bway. 3,500

College av, 1348 (11:2783-2785), es, 393.1 s 170th, 16.8x100; PM; Nov12; Nov13'13; 3y 5%; Charlotte A Dunn, 516 E 148, to Kingston Securities Co, 60 Bway. 3,500

College av, 1354 (11:2783-2785), es, 342.11 s 170th, 16.10x100; PM; Nov12; Nov13'13; 3y5%; Thos L Byrnes, 224 E 69, to Kingston Securities Co, 60 Bway. 3,500

College av, 1356 (11:2783-2785), es, 326.6 s 170th, 16.6x100; PM; Nov12; Nov13'13; 3y 5%; Thos J Corcoran, 158 E 79, to Kingston Securities Co, 60 Bway. 3,500

College av, 1358 (11:2783-2785), es, 309.10 s 170th, 16.8x100; PM; Nov12; Nov13'13; 3y 5%; Thos J Corcoran, 158 E 79, to Kingston Securities Co, 60 Bway. 3,500

College av (11:2783-2785), es, 426.6 s 170th, 16.8x100; ext of \$3,500 mtg; Aprl '15 at 5%; Nov11; Nov13'13; Lincoln Trust Co trste Jas Stewart with Kingston Securities Co, 60 Bway. nom

Courtlandt av (9:2404), es, 50 n 157th, 50x100, except part for av; pr mtg \$13,000; Nov12; Nov13'13; due, &c, as per bond; Tillie Koscherak to M J Kraus & Co, 200 5 av. 6,000

Crescent av (11:3073), ns, 139.7 ne Arthur av, runs ne137.4xw86.1xs107.1 to beg, except part for av; Nov11'13; 3y6%; Patk S Treacy to Fannie M Devan, New Brunswick, NJ. 2,250

Daly av (11:3127), nec 178th, 117.1x92.3 x121.3x92; Nov7; Nov8'13; 2y5 1/2%; Chas M Breidenbach to Chas P Hallock, 2070 Honeywell av. 9,000

Forest av (10:2648), ws, 187.9 n 161st, 38.1x92.3x11x92; Nov3; Nov7'13; 1y5%; Edw J, Thos P, Jno J, Wm R & Mary A Sheeran to German Savings Bank, 157 4th av. 12,000

Forest av, 1044-8, see Pine, 7, Manhattan.

Franklin av (11:2931), ws, 229.5 s 170th, 51x212.6, except pt for av; pr mtg \$38,000; Nov11; Nov13'13; 2y6%; Realty & Commercial Co to Nathan Lipshutz, 545 Bedford av, Bklyn. 7,000

Franklin av (11:2931); same prop; certf as to above mtg; Nov11; Nov13'13; same to same.

Franklin av (11:2931), ws, 157.2 n 169th, runs w208xn52.6xe124.4xs0.6xe50.6xn0.6xe 33.1xs52.6 to beg; pr mtg \$50,000; Nov7; Nov10'13; due Nov1'17; 6%; Franklin Av Realty Co, Inc, 233 Bway, to James Douglas, north of 237th, near Palisade av. 16,000

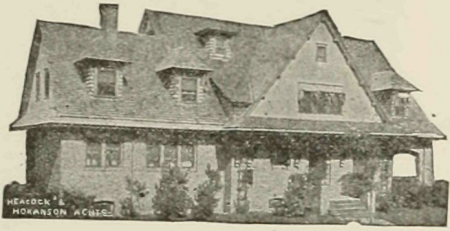
Franklin av (11:2931); same prop; certf as to above mtg; Nov7; Nov10'13; same to same.

Franklin av (11:2931), ws, 209.8 n 169th, runs w33.1xs0.6xw50.6xn0.6xw124.4xn49.6xe 208 to av xs49.6 to beg; pr mtg \$44,500; Nov7; Nov10'13; due Nov1'17; 6%; Franklin Av Realty Co, Inc, 233 Bway, to Jas Douglas, north of 237th, near Palisade av. 13,500

- Franklin av** (11:2931), same prop; certf as to above mtg; Nov7; Nov10'13; same to same.
- Franklin av** (11:2931), ws, 259.2 n 169th, 50x208; pr mtg \$45,000; Nov7; Nov10'13; due Nov1'17; 6%; Franklin Av Realty Co, Inc, 233 Bway, to Jas Douglas, north of 237th, near Palisade av. 13,500
- Franklin av** (11:2931), same prop; certf as to above mtg; Nov7; Nov10'13; same to same.
- Glebe av** (*), es, 260.7 n Westchester av, 25x147.6, Westchester; Nov10; Nov13'13; due May10'15, 6%; Thos A Robinson, 2126 Glebe av, to Edw A Acker, 776 Forest av. 500
- Haight av** (*), ws, 300 s Van Nest av, 50x100; PM; Nov1; Nov8'13; due July9'16, 5%; Jacob Bauman or Jacob Betensky to Morris Park Estates. 1,015
- Jackson av** (10:2636), ws, 225 n 156th, 57.1x79.10x57.9x79.3; PM; pr mtg \$3,000; Nov10'13; installs; 6%; Hyman Rossberg, 701 Prospect av, to Dora A Schwannecke, 765 Jackson av. 2,500
- Jackson av** (*), ns, 248.4 w Unionport rd, 25x100; PM; Nov10; Nov11'13; 2y5½%; Frank Neff to Saml Bachrach, 199 St Anns av, & ano. 400
- Lincoln av, 82-4** (9:2308), sal Ls; Oct14; Nov11'13; demand, 6%; Jno Nardi & Antonio Filippelli to Jacob Ruppert, 1639 3 av. 6,000
- Longfellow av** (10:2770), es, abt 47 n Hunts Point av, runs n102.3xse91.11xne40.4 xel.10xsl100xw100 to beg; Nov8; Nov11'13; due &c as per bond; Alex Amon, at Linden, NJ, & Paul Ostruk, NY, to Anna Ostruk, 1296 Av A. 1,800
- Marmion av** (11:2959), es, 61 s Fairmount pl, runs e106.10xsa42.3xw74.11xw35.8 to av xn35.1 to beg; also CLINTON AV (11:2949), nec 175th (No 731), 19.5x90.2; also CLINTON AV, 1820 (11:2949), es, 97 ne 175th, 19.5x90.2; Nov6; Nov7'13; due June6'14, 6%; Inter-City Land & Securities Co, 115 Bway, to Rental Mtg Securities Corp, 15 Broad. 2,400
- Marmion av**; also CLINTON AV (11:2949 & 2959); same prop; certf as to above mtg; Nov5; Nov7'13; same to same.
- Mohegan av, 1817** (11:2958), ws, 69 n 175th, 50x98.11 to es Vineyard pl, x50x 98.10; pr mtg \$—; Nov10; Nov11'13; 2y 6%; McEvoy & Koester Constn Co, 1817 Mohegan av, to Louise Koester, Vincent av, Lohbauer Park, NY. 5,000
- Mohegan, 1817**; certf as to above mtg; Nov10; Nov11'13; same to same.
- Morris av** (9:2423), es, 108.4 n Bonner pl, 41.8x100; pr mtg \$30,000; Nov12'13; 3y 6%; Thos D Malcolm to Martin M Stone, 867 E 23, Bklyn, & ano. 5,000
- Morris av** (9:2423); same prop; certf as to above mtg; Nov12'13; same to same.
- Nelson av, 1019** (9:2512), ws, 175.6 n 164th, 25x64.7x25x62.9; Nov3; Nov10'13; 2y 5%; Cath M Tubridy, 1019 Nelson av to Sterling Sterling, 420 E 136. 4,000
- Nelson av, 1019**; sobrn agmt; Nov3; Nov10'13; Armin J Sibbel with same. nom
- Paulding av, ws, 100 n Sackett av**, see Sackett av, nec Colden av.
- Perry av** (12:3347), sec 209th, 125x100; PM; Nov10; Nov11'13; 3y6%; Jno P Lamerdin, Bklyn, to N Y Title Ins Co, 135 Bway. 4,500
- Pierce av, ss, 50 w Paulding av**, see Sackett av, nec Colden av.
- Prospect av, nwc 169th**, see Prospect av, ws, 125.3 s Freeman.
- Prospect av** (11:2968), ws, 125.3 s Freeman, 50x79.11; also PROSPECT AV (11:2968), nwc 169th, 70.3x79.11x43x84.6; Nov 7; Nov8'13; due &c as per bond; Freemanstreet Co, Inc, 27 Cedar, to Bella Schullein, 560 W 144. 15,000
- Prospect av** (10:2678), ws, 473 s 165th, runs w 145.3xn120.8xw15.1xn135xe2.11xn57 xn25xe156.10 to av xs338 to beg; pr mtg \$198,000; Nov10; Nov11'13; due Jan1'14, 6%; Zarland Realty Co to David Schwartz, 107 6 av, Bklyn. 25,000
- Prospect av** (10:2678), same prop; certf as to above mtg; Nov10; Nov11'13; same to same.
- St Lawrence av, 1227** (*), ws, 275 n Gleason av, 25x100; PM; Nov6; Nov7'13; due Nov6'23, 6%; Jno T Hannigan to German-American Bldg & Loan Assn, 1 & 3 3 av. 2,000
- St Lawrence av, 1227**; pr mtg \$2,000; Nov6; Nov7'13; due Nov6'23, 6%; same to same. 2,000
- St Peters av** (*), sws, 108.5 ne St Raymond's av, 100x200, to nes Seddon; ext of \$5,000 mtg to Sept29'16 at 6%; Nov5; Nov 7'13; E Colgate Jones with Marguerite D Morgan, 102 W 130. nom
- Sackett av** (*), nec Colden av, 100x150; also PIERCE AV (*), ss, 50 w Paulding av, 50x100; also PAULDING AV (*), ws, 100 n Sackett av, 100x100; given to indemnify party 2d pt against all claims; Nov7; due as per agmt; Morris Park Estates to American Surety Co of N Y, 100 Bway. 14,000
- Saratoga av, nec Stillwell av**, see Stillwell av, nec Saratoga av.
- Sheridan av, 943** (9:2455-2461); ext of \$14,000 mtg to Aug4'16 at 5%; Nov6; Nov 13'13; Lawyers Mtg Co with Adelbert J Howe. nom
- Southern blvd, 955** (10:2725); leasehold; all title; Apr14; Nov12'13; due Aug15'14, 4%; Louis Vasiliow, 598 Bergen av, to Nicholas Booras, 5 Battery pl. 2,500
- Stillwell av** (*), nec Saratoga av, 50x 100; Nov5; Nov7'13; due &c as per bond; Rosalia Tornatore, 814 Courtlandt av, to Pietro Gaeta, 776 Melrose av. 250
- Tinton av, 660-2** (10:2665), agmt changing interest days, &c, on mtg for \$22,000; Nov10'13; Christian Sattler with German Savgs Bank, a corpn, 157 4 av. nom
- Tinton av** (10:2667), sec 161st (No 780), 76.2x21.2; PM; Nov1; Nov11'13; 5y5%; Elisa Bartoli to Max Pfaffensteller, 20 av & 67th, Bklyn. 5,250
- Topping av** (11:2798), ws, 150 s 175th, 25x100, except part taken by City of N Y; Nov5; Nov7'13; 3y6%; Jno G Walter to Robt L Woods, Pondfield rd & Maple st, Bronxville, N Y. 500
- Washington av, 1477**, see Pine, 7, Manhattan.
- Washington av, 2043-5** (11:3036), ext of \$12,000 mtg to Oct18'16 at 6%; Nov10'13; Linda Kahn to Anthony & Adolph Deutsch, 319 E Houston. nom
- Washington av, 2043-5** (11:3036); agmt as to change of interest days; Nov10; Nov 11'13; Adolph & Anthony Deutsch with German Savgs Bank, 157 4 av. nom
- Webster av** (12:3278), ws, 78.8 s 198th, 25x123.2x25.1x121.10; Nov6; Nov7'13; due &c as per bond; Duo Co, 391 E 149 to David Faith, 1239 Olmstead av. 10,000
- Webster av** (12:3278); same prop; certf as to above mtg; Nov1; Nov7'13; same to same. nom
- White Plains rd, 3331** (*), ws, 352.6 s Julianna, 50.4x103.7x50.4x103.7, except pt for rd; Nov8; Nov10'13; due &c as per bond; Wm A Keating exr Jno Skehan to Title Guar & Trust Co. 5,000
- Whitlock av** (10:2735), ws, 225 n Barretto, 25x100; ext of \$5,000 mtg to Jan1'19 at 5%; Oct30; Nov11'13; Theresa Eckhardt & Madeline Zink with Wilson M Powell Jr, & ano trstes. nom
- Wilkins av, 1455-7** (11:2965), ws, 194 n 170th, 50x85.8x50.2x90.1; ext of mtg for \$37,500 to Sept1'18, 5%; Nov7'13; Jos F Stier, 117 W 58, with Reville, Siesel Co, a corpn, 1559 Southern blvd. nom
- 3D av, 3085** (9:2379), ws, 75 s 158th, 25x 100; Nov10; Nov11'13; Andw Murray to Mary Schaefer, 378 E 161. 3,000
- 3D av, 4259** (11:3044), nwc 178th (No 517); sal Ls; Nov10'13; demand, 6%; Jas T Martin to Beadleston & Woerz, a corpn, 291 W 10; 8,134.97
- 3D av** (9:2378), ws, 25.2 n 156th, as in 1881, 25.2x112.1x25x110; Nov1; Nov13'13; due &c as per bond; Thos B Holland, 180 Chrystie, Leonia, NJ, to North Side Savgs Bank, 3230 3 av. 2,000
- Lot 4** (*), blk 452, Unionport; Nov3; Nov10'13; 1y6%; Vito Santuosce to Pasquale Coviello, 304 W 39. 244
- Plot** (10:2546), begins 325 e St Anns av & 100 n 132d, runs n100xe100xs100xw100 to beg; Nov5; Nov12'13; 3y5%; Caroline Gareiss to August E Uihlein, 600 West End av. 2,000
- Plot** (*) begins 840 e White Plains rd at point 970 n along same from Morris Park av, runs e100xn50xw100xs50 to beg, with right-of-way over strip to Morris Park av; Nov10'13; due &c as per bond; Apollonio Gallo & Filippa Laguidara to Henry F Windeknecht, 536 Washington, Hoboken, NJ. 1,700

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

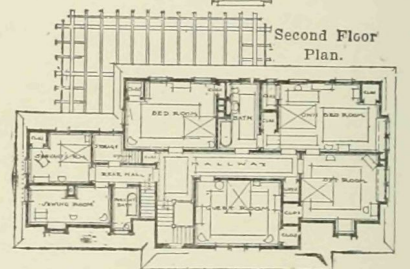
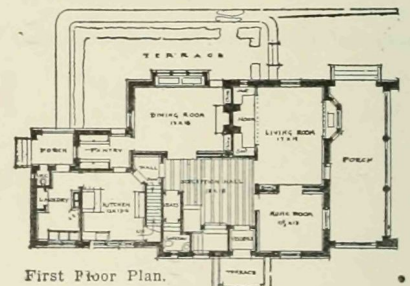
The National Magazine for Architects, Owners and Builders

A Powerful Business Producer for those firms whose products are used in Building Construction, Equipment or Furnishing
GUARANTEED CIRCULATION EXCEEDS 11,000 MONTHLY.

In these six numbers are **also** illustrated and described the numerous building-specialties that add very much to the comfort, convenience and value of the modern home, without materially increasing the initial cost; and **this** information **may** mean the **saving** of many dollars to **you**.

Our Special Offer

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 be sold. Send us your order today, tomorrow may be too late.



FIRST AND SECOND FLOOR PLANS GREATLY REDUCED

THIS \$1.00 SHOULD SAVE YOU HUNDREDS

THE ARCHITECTURAL RECORD
119 WEST FORTIETH STREET.

Enclosed is \$1.00, for which please mail your last six numbers (including the October COUNTRY HOUSE NUMBER), according to special offer in *Record and Guide*.

Name _____

Address _____



An attractive Railway Station is an important factor in the success of any town. Glazed Atlantic Terra Cotta, either dull or lustrous, has the essential quality of cleanliness; it stays clean longer than other materials, is very easily

cleaned down and never becomes permanently dirty.

In addition, it is not only fire-proof, but is unaffected by fire.

In fact it possesses every necessary quality—including economy.

D., L. & W. Station, Elmira, N. Y.

Kenneth M. Murchison, Architect; F. D. Hyde, Builder.

Entirely of matt cream glazed Atlantic Terra Cotta.

Atlantic Terra Cotta Company

1170 Broadway, New York

The Alliance Realty Company

115 BROADWAY

Capital, Surplus and Undivided Profits, \$3,000,000

W. H. CHESEBROUGH, President

EXECUTIVE COMMITTEE

H. S. Black	Daniel B. Freedman
Edwin M. Bulkley	Benj. Mordecai
W. H. Chesebrough	E. Clifford Potter
	Walter T. Rosen

Buys and Sells Manhattan Island Real Estate. Brokers are respectfully requested to make offerings of desirable parcels in active sections directly to the Company's office.

City Investing Company

165 Broadway, New York

Capital, \$5,000,000

ROBERT E. DOWLING, President

Wm. H. Whiting & Co.

Real Estate

RENTAL, MANAGEMENT AND SALE OF BUSINESS PROPERTY A Specialty

Telephone 5900 Cortlandt

41 PARK ROW

W. H. Whiting } Formerly Pres. and Sec'y
I. S. Whiting } Ruland & Whiting Co.
R. D. Whiting }

PEASE & ELLIMAN

REAL ESTATE and INSURANCE

340 MADISON AVENUE

85 LIBERTY ST. 165 WEST 72d STREET

JOHN N. GOLDING

Real Estate

Insurance and Mortgage Loans

9 PINE STREET 5th AVE., Cor. 45th ST.

SPEED AND WORKMANSHIP

LIBMAN CONTRACTING COMPANY

SPECIALISTS IN MASONRY CARPENTRY FIREPROOFING

BUILDING CONSTRUCTION

Offices

107 West 46th Street

Phone 4612 Bryant

Wm. A. White & Sons

REAL ESTATE AND MORTGAGES

62 CEDAR ST.

We are making building and permanent Loans in Kings and Queens Counties at prevailing rates of interest.

Our charges are moderate and all applications receive prompt and careful attention.

UNITED STATES TITLE GUARANTY CO.

32 Court Street, Brooklyn
51 Chambers St., N. Y. 346 Fulton St., Jamaica
Riverhead, Long Island

NEARLY Two Billions of Dollars are involved in the annual transactions of the Real Estate and Building Interests of Greater New York and Vicinity, and the **Record and Guide**, since 1868, has been the only class publication devoted to these interests. ●

CHAS. F. NOYES CO.

DOWNTOWN BUSINESS PROPERTY

Tel. 2000 John 92 WILLIAM ST.
Branch, 71 West 23d Street

Tentative Land Value Maps

for 1914

PREPARED BY THE DEPARTMENT OF TAXES AND ASSESSMENTS.

PRICE \$2.00 PER COPY

FOR SALE BY

The Record and Guide

119 W. 40th St., New York

STEPHEN H. TYNG, Jr. H. OAKEY HALL
STEPHEN H. TYNG, JR., & CO.
Real Estate
MANAGEMENT OF BUSINESS PROPERTY
Hartford Bldg. 41 Union Square West
Telephone 4000 Stuyvesant

INDIANS AND OTHERS

IN Chicago the Indians are laying claim to the Lake Front and we presume the owners are worried, unless they have title policies and then the title companies are worried.

We have heard of no Indian claims in Greater New York but there are plenty of others.

Anneke Jans—Yellis Hopper—Lancaster Symmes—the Edwards claim and more besides have been or still are nightmares to property owners.

Our title policy on your property will give you peace of mind.

TITLE GUARANTEE AND TRUST CO.

Capital . . . \$ 5,000,000
Surplus (all earned) 11,000,000
176 B'way, N. Y. 175 Remsen St., B'klyn.
350 Fulton St., Jamaica.

6% A Non-Fluctuating Bond Investment

Not affected by "money market" manipulations; because behind them is the most stable security in the world—select, improved, income-producing New York City real estate.

Call, telephone or write for new illustrated Booklet 79.

NEW YORK REAL ESTATE SECURITY CO.

Assets over \$17,000,000

42 BROADWAY NEW YORK

BERNARD SMYTH & SONS

Auctioneers and Real Estate Brokers

Entire Charge of Estates

Tel. 3524 Cortlandt 149 BROADWAY, N. Y.

J. ARTHUR FISCHER

Real Estate and Mortgages

1423-4 Bryant 690 SIXTH AVE., near 40th St.

JAMES A. DOWD

Real Estate and Insurance

874 SIXTH AVENUE, above 49th Street

The Only Mortgage Company Which

3d. Limits its investments to loans on income-producing business or residence property in New York City.

Lawyers Mortgage Co.

RICHARD M. HURD, President

Capital and Surplus, \$8,500,000

59 LIBERTY ST., MANHATTAN
184 MONTAGUE ST., BROOKLYN