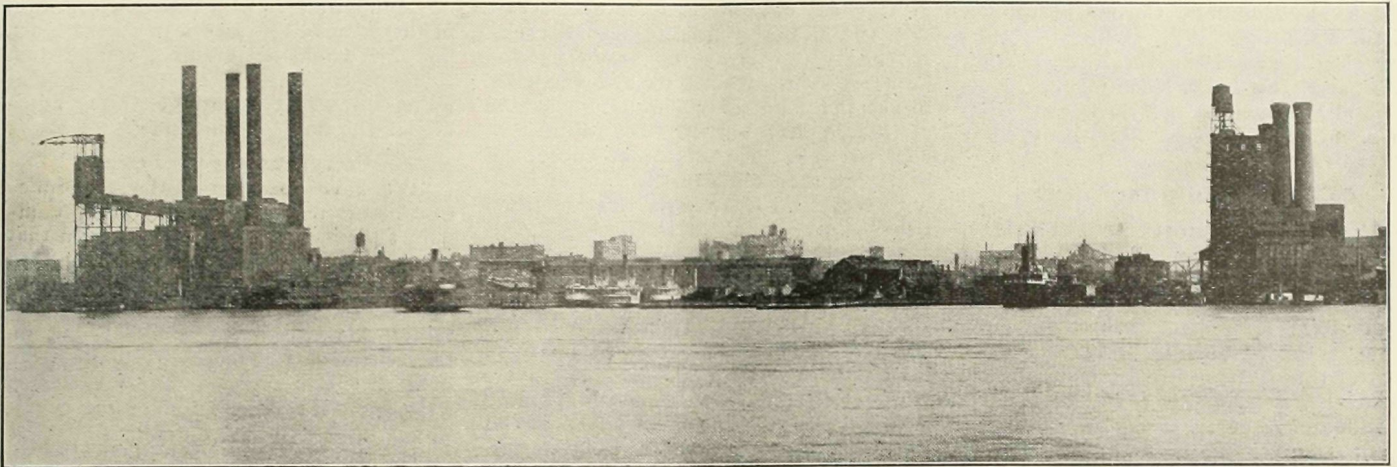


REAL ESTATE **RECORD** AND **BUILDERS** **GUIDE.**

NEW YORK, NOVEMBER 29, 1913



VIEW OF LONG ISLAND CITY FROM THE RIVER.

FUTURE OF LONG ISLAND CITY REALTY

Must Be Along Manufacturing Lines, With Dependence on the Ferry—Anxiety Caused By Expiration of Ferry Franchise—Local Efforts For Better Train Service.

WITH the opening of the Steinway Tunnel to transit operations within six months, and the completion of the new railroad station at Van Alst avenue and Fourth street, Long Island City will take on a new importance as a transit center. Not until then will the district come into the enjoyment of the facilities for interurban traffic under the river anticipated for many years. The Steinway tunnel for trolley lines, and the Pennsylvania tubes, for through trains, will then provide the facilities for business men of Long Island City to go conveniently and rapidly to their homes in other parts of the borough.

The Long Island Railroad will operate electric trains from the new station, and a great commuting service will be built up at this point of passengers to and from the many manufacturing plants in Long Island City, and also of passengers to and from Manhattan via the Steinway tunnel and its connection with the subway system in Manhattan.

Startling Rumor About the Ferry.

With the near completion of these arrangements there has been some public anxiety over the ferry service, whether it is to be continued in full effect after the tunnels are in full service; and rumors have even been circulated that the service, recently curtailed, is to be discontinued altogether eventually. The train service out of Long Island City has also been shortened to such a degree as to menace the stability of real estate that depends on good communication.

At the last meeting of the Chamber of Commerce of the Borough of Queens, the transit committee was directed to take up with the officials of the Long Island Railroad and the Public Service Commission the matter of better train service out of the Long Island City station. With the inauguration of the winter schedule of the Long Island Railroad the last train had been leaving Long Island City for Flushing at 7:17 and for Jamaica at 8:02, creating a great hardship

for the traveling public of Long Island City.

Messrs. John Adikes, chairman of the Transit Committee, and George J. Ryan, representing the chamber, held a conference with the railroad officials, and as a result, on November 6 a revised schedule went into effect on the railroad, giving additional steam trains from the Long Island City station at 8:18 p. m., 9:12 p. m., 10:19 p. m., 11:36 p. m., which make connections at Winfield and Woodside stations with the electric trains from the Pennsylvania station for not only Flushing, Bayside, College Point, Whitestone and other points on the North Shore, but to Jamaica, Far Rockaway, Hempstead and other points on Long Island.

The influence of the remarkable industrial development now going on in the Long Island City section of the Borough of Queens has caused a great demand for homes in the outlying sections for the executives of the different manufac-



VIEW OF JACKSON AVENUE FROM THE VIADUCT.

turing concerns and a large demand for tenement construction near to the factory for other employees. Within the past year new factory buildings estimated to cost \$10,000,000 and to employ 10,000 new employees have been started within a half mile radius of the Queensboro Bridge Plaza. Employees of not only the old industrial concerns, but also of all these new concerns, live in various parts of the borough served by the Long Island Railroad—on the North Shore Division at Elmhurst, Corona, Flushing, College Point, Whitestone, Bayside, Douglaston and Great Neck; on the Main Line, at Forest Hills, Kew, Jamaica, Hollis and Queens; on the Rockaway Division, at Woodhaven, Rockaway, Far Rockaway, etc.

Ferry Franchise Terminates.

At a hearing before the Public Service Commission an official statement was made that the franchise of the Long Island Railroad Company to operate the 34th street ferry had expired and was being extended only from year to year. Out of this fact has grown a rumor that the railroad company contemplates the abandonment of the ferry in due time, when all passengers and freight will be carried into Manhattan by all rail routes. The Record and Guide has obtained from the office of President Peters of the Long Island Railroad Company positive denial of the rumor.

The 34th street ferry is a very necessary convenience to the industrial establishments in Long Island City, as will appear hereafter, and the Queensborough Bridge cannot take its place for various reasons.

"It would be quite a detriment to our business if we were to be deprived of the use of this ferry," said Walter Roberts, general manager of William Bradley & Son, cutstone and marble contractors. "You may judge this is so from the fact that so far this year we have paid the ferry company nine hundred dollars for ferriage on our trucks. From our own observation it would seem that the number of vehicles using this ferry warrants its continuance.

"When we established our plant here in Long Island City the ferry was one of the facilities that appealed to us in making our choice as to location."

Ferry More Available Than the Bridge.

A large proportion of the heavy industries of Long Island City are naturally situated on the waterfront, and this will be increasingly so in the future, notwithstanding that the automobile industry is concentrating at the extreme end of Queensborough Bridge. In order to reach the bridge the trucks from works on the waterfront must mount a heavy grade over a considerable distance, and then follows a long haul over the bridge, part of which is upgrade.

Mr. H. Coope, secretary and treasurer of the Edwin Shuttleworth Company, cutstone and marble contractor, said he found the bridge impractical for heavy trucking; first, because of the long, heavy grade; second, because of the slippery condition; third, because they can in most cases make one more load to Manhattan by the ferries than by the bridge, and it is also easier on the horses. The firm's hauling charges would be increased materially if the ferry service should be suspended.

An Indispensable Convenience.

Benjamin D. Traitel, head of the Traitel Marble Company, with works at Webster avenue and East River, said that one of the inducements to locate in Long Island City in preference to any other section of New York was the existence of three ferries running between Queens Borough and Manhattan Island, which Mr. Traitel designated in this way:

- A—Ferry to 92d street, Manhattan.
- B—Ferry to 34th street, Manhattan.
- C—Ferry to Roosevelt street Manhattan.

"You will see," explained Mr. Traitel, "that A served for all hauls to the northerly section of Manhattan; B for all hauls to the middle section of Manhattan, and C to the lower or downtown district, where the heaviest work is done and consequently the heaviest hauling necessitated.

"C was discontinued several years ago, and as the grade of Queensborough Bridge is too great for heavy hauling by horse-drawn trucks, we are compelled to use B for not only the middle section of Manhattan, but for the downtown haul as well. The discontinuance of C has more than doubled the cost of hauling every load of material that we send to the lower or C district.

"In consequence of this longer haul, we can make but one round trip per day, where, when the ferry was operating, we made two trips. In addition to this the wear and tear on horses, harness and trucks is greater, because when the Roosevelt ferry was operating, more than half the distance was by boat, and horses and trucks were at rest during the passage. You can therefore readily appreciate how calamitous the discontinuance of the 34th street ferry would be to this district, which is rapidly developing into the greatest manufacturing section of New York City.

Would Be a Serious Setback.

"Nearly all of the exterior and interior stone-working plants are located here, and enormous factories in many lines requiring heavy hauling for deliveries are established or being built. If the 34th street ferry is discontinued I firmly believe that this movement will be permanently discouraged and checked. This would be serious, for this is the section best and most adaptable to relieve Manhattan Island of factories, a condition devoutly to be wished.

"Land is comparatively cheap here, both for factories and for better homes for the operatives than in the congested sections of Manhattan, besides being convenient for the working people to their work, thus saving much time in going and returning, making their working day a shorter one.

Future of the District.

"New York City cannot permit any abridgment of transportation facilities between its various boroughs. It certainly cannot permit of it between Manhattan and Queens, which requires and should have increased facilities."

Walter E. Irving, C. E., president of the Irving Iron Works, which makes structural steel and ornamental iron, of 3d, 4th and Creek streets and Dutch Kills Creek, Long Island City, said the discontinuance of the 34th street ferry would be disheartening if not disastrous to manufacturing in that section.

"The particular advantage of this section of Long Island City is," Mr. Irving said, "the ease with which we can make deliveries from it to the business portion of Manhattan Island. The withdrawal of the James Slip ferry was a hard blow, but this would be infinitely worse. Just think of landing a 31st street shipment up at 60th street via bridge, to say nothing of the haul on this side.

Ferry Passengers Fewer.

"We have not studied the economies of the matter from the railroad company's viewpoint, but it would seem that there ought to be business enough to warrant a private corporation continuing the wagon service anyway. Certainly this will never decrease, but on the contrary, will increase rapidly from now on. Passenger service, of course, will, upon the completion of the Steinway tunnel, amount to nothing.

"It should be borne in mind that up to the present moment the development of this particular section has been wrought under the same 'inconveniences' that have existed for over a quarter of a century. Even the discontinuance of the James Slip ferry has not prevented its growth. We have seen built during the past few years not only our own buildings, but the several buildings of the American Druggists' Syndicate, the Blanchard Building, the Brunswick-Balke Building, the General Vehicle Building and others, and the development of the different works, none of which make any appreciable use of the bridge.

"What the developments here will amount to shortly after the opening of the Steinway tunnel, and provided a ferry for wagon service remains, is something that only imagination can picture. It will, however, be along manufacturing lines."

—The Snug Harbor trustees who are seeking the permission of the trustees to modernize the buildings on the estate in this city, and in order to raise funds for this purpose, to sell and mortgage premises, will not rest satisfied with the favorable decisions upon their application by the Supreme Court and Appellate Division, but will carry their appeal to the highest court for final decision.



OCEANSIDE AVENUE AT WINDSOR LAND AND IMPROVEMENT COMPANY'S PROPERTY.

THE SALE OF THE MANOR OF FORDHAM

How a Great Tract of Bronx Land Was Set Apart For Church Support and Afterward Disposed of to the Public—Jan Arcer and His Successors.

THE 1914 calendar of the Title Guarantee and Trust Company will represent a scene connected with the largest sale of Bronx real estate which ever took place, involving a plot of 3,332 acres, or something over five square miles, to wit: the sale of the Manor of Fordham by the Reformed Protestant Dutch Church in the City of New York. We know of only one larger real estate transaction in Greater New York, Peter Minuit's purchase of the whole Island of Manhattan, and that was depicted in the calendar which the same company issued ten years ago, in 1904.

The property belonged to the Dutch Church and had been received by it under a joint will of Cornelis Steenwyck and his wife. The will, which was dated November 20, 1684, left "The Manor of Fordham to the use of the Dutch congregation in the City of New York for the better support and maintenance of the minister of the same."

In those days, as now, the ownership of land brought its own troubles with it. The tenants of Fordham did not like the Dutch church as a landlord. Some of them refused to pay rent. Lewis Morris, of Morrisania, claimed a large portion of the manor adjoining his own lands of Morrisania, and threatened, as the church records show, "In case we would not willingly give up that to him, he would then see what right he had to the whole manor."

The amount of rent collected was not sufficient to support the minister in a style that had been hoped, and those managing the financial interests of the church cast about for some way to overturn the provision in the will which forbade the sale of the property.

Following the advice of counsel, on November 21, 1753, the church petitioned the General Assembly to be allowed to sell its land and apply the money thus received to support its minister as provided by the Steenwyck will.

Posting the Notice of Sale.

It was necessary that an advertisement be posted on the door of the parish church, giving notice of the intended application to the Council and General Assembly. It is the posting of this notice that will form the subject of a fine picture on the calendar, printed in colors. Remember that the advertisement was not to be posted on the door of the Dutch Church of Fordham Manor. This was located at what is now the northwest corner of Aqueduct avenue and Fordham Landing road. It was posted on the door of the English Church at Westchester, which was the parish church and the only established church under the colonial government.

This parish church, a portion of which is shown in a picture on the calendar, was a curious little square box. Its rector was the Rev. Thomas Standard, who ministered there from 1727 until his death in 1760. He is shown in the picture in conversation with Joost Vredenburg, who is nailing up the notice on the door.

The notice was nailed on the door on Saturday, the 29th of September, 1753. We know little about Vredenburg, except that according to his affi-

davit he was a shoemaker. His two official companions were farmers—Hendrick Michaels, who spells his own name "Magiesle," and Benjamin Corsen. Michaels was the ancestor of the present Ryer family, well known in Bronx real estate, one of Hendrick Michaels' sons having been named Ryer and the succeeding generation having taken their father's first name instead of his last. The descendants of Benjamin Corsen are known by the name of Corsa.

The petition was read in council and granted November 27, 1753, and the sale of lands proceeded during a period of ten years, all being disposed of except the plot on which the Dutch Church then stood. This site is now occupied by a little park at the corner of Fordham Road and Aqueduct avenue.

Buyers of the Land.

Among the more important purchasers are the following, the names of many of whom are household words in the Borough of the Bronx:

Lewis Morris, Theophilus Hunt, Oliver Delancey, Isaac Valentine, Peter Delancey, Walter Briggs, John Delancey, Isaac Varian and Jacob Dyckman

The history of the Manor of Fordham before it became the property of Cornelis Steenwyck is interesting. Its first general proprietor was Jan Arcer, who was a Hollander from Amsterdam. He had two nicknames; one was "Neuswys," which, when translated into modern English, means "nosey;" the other, "Koop-al," which meant "grab all" or "buy all." From these nicknames we have some notion of the character of the man. He succeeded in accumulating all the property comprised in the Manor of Fordham. The village was located near the present King's Bridge Station at the Fording Place at Spuyten Duyvil, from whence the name of "Fordham." He obtained from Governor Lovelace, on November 13, 1671, a patent which made him Lord of the Manor.

Arcer married an English girl and anglicized his name, after a familiar fashion of the time, to "John Archer." Like some more modern New Yorkers, Archer borrowed all he could get on mortgage. Cornelis Steenwyck, New York's wealthiest merchant and afterwards its Mayor, was the mortgagee. The total amount of indebtedness was 38,800 guilders, or about \$15,500, an amount which could be borrowed on many a corner lot in the territory to-day.

Failing the payment of principal and interest, the vast domain became the property of Cornelis Steenwyck and soon after, as the records show, John Archer came "to a sudden and unexpected end" and the property was willed, as we have seen, by the Steenwycks to the Dutch church.

The Title Guarantee and Trust Company has in its security vault a deed signed by Cornelis Steenwyck during his last term as Mayor of New York City. Since the will in which he gave the Manor of Fordham to the Dutch church has played so important a part in the real estate history of the Bronx, a photographic copy of his signature is to be printed on the calendar.

The little square church, built about

1701, was replaced by a larger and more pretentious one in 1790, the old building being removed to the meadows adjoining. It has been remodelled and still stands, being used for storage purposes by its present owner, Mrs. John T. Pultz. It is in an excellent state of preservation and the interior timbers are exactly as in the old church, although the outside has been much changed. It is hoped that some time an historical society will take the building and restore it to its former condition so that it can be used for a museum or some similar purpose.

St. Peter's Church, under the direction of its rector, the Rev. F. M. Clendenin, D.D., is doing a noble work in that vicinity. The church is a beautiful stone edifice, well located on a large plot of land, and resembles, especially when viewed from the southwest, one of the old English cathedrals.

New Bronx Sectional Map.

A public hearing will be held by the Board of Estimate on December 18 upon the adoption of the final map for Section 59, Borough of the Bronx.

Engineer reports (13175) that this plan relates to the territory bounded approximately by the East River, Hale avenue, Cary avenue, Randall avenue and Huntington avenue, comprising an area of about 250 acres. The treatment shown is identical with that indicated on a tentative plan approved in 1911, excepting that provision is made for a change in the position of the bulkhead line to conform with a recent determination of the War Department.

The territory is generally unimproved and is without a street system at the present time. In reporting upon the tentative map attention was called to the desirability of decreasing the width of some of the streets in the section adjoining the waterfront, in order that the commercial value of the property might not be prejudicially affected, and also to what appeared to be an extravagant street area at the junction of Randall avenue, Foote avenue and Cary avenue.

New Developments at South Yonkers.

The American Real Estate Company, which recently purchased the Lawrence estate at South Yonkers, is about to put the lands on the market. The homestead at Riverdale avenue and Valentine Lane is being torn down. The southerly half of the estate will be restricted to private houses, and the northerly half will be devoted to apartment and two-family houses. The American Real Estate Company is also completing an addition to its property at Park Hill. Hillcrest avenue has been extended on the north to connect with Rumsey Boulevard, thus making a short cut to the Dunwoodie Club, and at the same time opening up a new section in Park Hill.

—A branch of the public library will be erected in Manhattan street, running through to 126th, from plans of Carrere & Hastings, who received the commission this week. A public library is a welcome adjunct to any community.

AUSTIN, NICHOLS & CO. TO LEAVE MANHATTAN

Will Move the Bulk of Their Establishment, the Largest in the World, to the Brooklyn Waterfront—Sales Force to Stay—Street Congestion Furnishes Motive

THE wholesale grocery house of Austin, Nichols & Co., Inc., signed a long-term lease this week for a combined warehouse, factory and office building to be erected on the Brooklyn waterfront by the Brooklyn Eastern Terminal Company, of which H. O. Havemeyer is president. Austin, Nichols & Co., with headquarters at 61 Hudson street, occupy nine buildings in Manhattan, mostly on the lower West Side. When the new Brooklyn headquarters is finished next September, the firm's various departments, of which there are about fifty, including manufacturing plants, will be assembled under one roof, leaving only the main sales force, with its necessary sample rooms, in this borough.

The Brooklyn building is to cover the block front on the west side of Kent avenue from North 3d to North 4th street. It is to be six stories high, with a ground area of 468 feet by 180, and will contain 500,000 square feet of floor space. The building, which is to be of reinforced concrete, has been designed by Cass Gilbert, and the general contract for its construction was awarded this week, upon the signing of the lease, to the Turner Construction Company. Particulars concerning the cost of the building and the terms of the lease are not obtainable. It is understood, however, that the great structure, exclusive of the site, will represent an investment of about \$1,000,000.

The building will be equipped with every modern device for the rapid loading and unloading of ships and trains, including spiral chutes, overhead conveyors and pneumatic tubes, besides elevators and lowerators. A quadruple trackage, accommodating sixty cars, will enable great quantities of goods to be handled with notable savings in time and labor.

Cost of Cartage Eliminated.

The main cause of the removal to a waterfront location in Brooklyn is the great and constantly growing expense of cartage through the congested streets of downtown Manhattan. The cost of cartage to a firm like Austin, Nichols & Co., which does a business averaging upwards of \$100,000 a day, exceeds a quarter of a million a year. Under the new arrangement cartage will be eliminated, except for local deliveries.

The Brooklyn Eastern District Terminal extends from North 3d to North 4th street, running back from the East River across Kent and Wythe streets to Berry street. It is adjacent to the large manufacturing districts of Williamsburg, Greenpoint and Long Island City; and has a branch terminal at Warren street, Jersey City. Its carfloats make fast freight connections with rail and water carriers. To supplement this service members of the firm of Austin, Nichols & Co. have organized the New York Trucking & Transportation Company, which will supply lighters, as well as automobile trucks, for rapid local distribution of goods.

The Brooklyn Eastern District Terminal is opposite 14th street in Manhattan, and is convenient to East River ferries and bridges. It is comparatively new, and Austin, Nichols & Co. are its first notable acquisition from Manhattan.

Because of the removal there of this important house it is believed that other wholesale grocery firms are likely to follow, the cost of cartage in lower Manhattan being a tax on business which all are anxious to evade.

Effect on the Wholesale District.

Austin, Nichols & Co. are the largest wholesale grocers in the city, and, indeed, in the world. The fact that by changing its location the company will be able to do business more economically, and therefore to reduce its prices, must have important consequences to the wholesale grocery district in Manhattan. Other leading firms are known to be considering the question of abandoning this borough.

The house of Austin, Nichols & Co. originated in the early fifties under the name of Fitts, Martin & Clough. It has had several changes of firm name, but it has always been identified with the wholesale grocery district of the lower West Side. The officers of the company are: Lewis E. Pierson, president; Harry Balfe, vice-president and general manager; Thomas M. McCarthy, treasurer; Walter B. Timms, assistant treasurer, and Ericsson F. Bushnell, secretary. Of the two men whose names figure in the title of the corporation, Robert F. Austin died some years ago, while James E. Nichols, now retired, is on the directorate.

Concerning the removal to Brooklyn, one of the officers said yesterday: "By locating the new plant on the waterfront, the physical movement of merchandise can be carried on at the minimum expense. As now conducted, the business is heavily taxed with the expense of cartage; in the new building this expensive feature will be all but eliminated, the only carting to be done being that required in making local deliveries.

"Having a lengthy frontage on the East River with trackage to accommodate sixty cars, vast quantities of everything in the grocery line can be handled with great economy. The wholesale grocery business of to-day centralizes the products of the entire world. No region is beyond the reach of the modern wholesale grocer, and Austin, Nichols & Co., with their highly developed system for obtaining from everywhere that which the American public likes for food, are especially in need of wharfage facilities, where steamers from Europe, Asia, the Far East and the North can be docked and relieved of their cargoes quickly, efficiently and cheaply.

Employees Considered.

"The welfare and comfort of employees is in no line of business considered more important than in the distribution of food products. This work calls for skill, strict attention to details and close application during working hours. To secure for its several thousand workers every benefit of ample light, with abundance of fresh air, is one of the motives back of the big step which this house is taking. A high class dining room, with a cuisine in charge of a competent chef, will be among the show parts of the building. In connection with this will be rest-rooms and other comfortable adjuncts. "The army of salesmen now spreading

the wares of Austin, Nichols & Co., numbering several hundred and working from branches in all parts of the country, are not restricted for trade by the Atlantic on the east nor the Pacific on the west, but find fields of activity in foreign countries as well. To each individual of this trained corps the big move the house is about to make is fraught with much in the way of greater prosperity for himself. Even the branches in Connecticut, Minnesota, Indiana, Ohio, the Carolinas, and the other houses maintained by the company throughout the country will get the benefit of reduced operating costs. This will be passed on in great part to the thousands of retail grocers who are customers of Austin, Nichols & Co. and will in turn cut down the food bills of the ultimate consumer.

"It is just such elimination of duplication of cartage and double handling in storage, with consequent reduction of losses through breakage, that points the way to lower prices to the people.

"The new building will be a most pleasing example of a combination of the skill of engineers with the experience of more than forty years contributed by the personnel of the company."

It may be added that the determination to employ reinforced concrete throughout the great building was reached after a searching investigation of the merits of this type of construction, both by the lessor and the lessee; and it is interesting to note that an architect of Mr. Gilbert's professional standing is furnishing the design. Concrete warehouses heretofore erected in New York are generally without artistic distinction, having for the most part been planned exclusively from the point of view of the engineer. It is said that reinforced concrete represents a saving of 10 per cent, compared with ordinary steel construction.

The advent of an establishment with several thousand well-paid, permanent employees should furnish a decided stimulus to the real estate and building interests in Brooklyn adjacent to the Eastern District Terminal.

Mr. L'Ecluse's New Villa.

Milton L'Ecluse, real estate agent and developer, has built a home for himself at Huntington Bay that has unusual characteristics. It is the only house on the island which is really solid concrete in construction.

The exterior design is Italian, but the interior is in Colonial style. The roof is of tile. In length the building is 145 feet, and its largest dimension the other way is 60 feet, diminishing from this to 40 feet, on the one extension from the main building, which is used as the servants' quarters. It is two and a half stories high.

The greenhouses, the garage, and other outbuildings are all in concrete. Mr. L'Ecluse maintains a large garden, and takes especial pride in his greenhouses. He also keeps a deer park, and has at the present time twelve deer. The estate consists of forty acres.

—Is there any rubbish lying around in your building waiting only a spark to start a fire?

ARCHITECTURAL LEAGUE.**Information Concerning the Next Annual Exhibition at Fine Arts Building.**

The last day for the return of entry slips for the 29th annual exhibition of the Architectural League will be Monday, January 5, 1914. Thursday and Friday, January 22 and 23, will be the only days for the reception of exhibits. The annual dinner will be held Friday evening, February 6, and the league reception on Saturday afternoon, February 7. From Sunday, February 8, until Saturday, February 28, inclusive, the public exhibition will be open. Public lectures will be given on Saturdays, February 14, 21 and 28.

The exhibition is illustrative of architecture and the allied fine arts. It will consist of drawings and models of proposed or executed work in structural, decorative and landscape architecture; sketches and finished examples of decorative painting; sketches, models and finished examples of decorative and monumental sculpture; drawings and models of works in the decorative arts; and photographs of executed work in any of the above branches.

Aymar Embury II. is the chairman of the committee on architecture; George W. Breck, chairman committee on decoration; Robert Aitken, chairman committee on sculpture; Stowe Phelps, chairman committee on catalogue.

The jury on architecture is composed of Robert D. Kohn, Cass Gilbert, Robert Aitken, George W. Breck, Walter B. Chambers, Bertram G. Goodhue, William M. Kendall, Livingston Pell, Charles A. Platt.

The New York Chapter of the American Institute of Architects has established a medal of honor for award to designers of buildings represented in the annual exhibition of the Architectural League of New York, the conditions accompanying the proposed award being as follows:

That any architectural work in the United States, or territory belonging to the United States, if completed within five years previous to the date of exhibition, may be offered for consideration.

The Medal of Honor of the New York Chapter, A. I. A., has been awarded as follows:

1905, Carrère & Hastings, architects, residence, West End, N. J.; 1907, McKim, Mead & White, architects, Madison Square Presbyterian Church, New York; 1908, Pell & Corbett, architects, Maryland Institute, Baltimore, Md.; 1909, Trowbridge & Livingston, architects, Phipps house, New York; 1910; P & M. Le Brun, architects, Metropolitan Tower, New York; 1911, no award; 1912, Charles A. Platt, architect, country houses; 1913, Cram, Goodhue & Ferguson, church work.

Financing Real Estate.

A better system of financing real estate than by short-term mortgage loans needs to be instituted, if investors are to be further encouraged, is the opinion of President McGuire of the Real Estate Board:

"Think of the amount that is annually borrowed on New York real estate and think of the cost of financing these loans. You do not find the system in vogue in the real estate business employed in other lines of enterprise. We borrow for short terms. The average life of our mortgages is three years, or perhaps five years. That means that we are continually refinancing short-term mortgages, with all the necessary expense that this involves, and very considerable incidental expenses besides. You do not find railroads, for instance, doing that sort of thing. We have got to a point where we are investing in equities, not owning real estate."

PRIVATE HOUSE DEMAND.**Dwellings Must Be Made Attractive in Order to Compete with Apartments.**

"There has been much more demand for houses from private families this year than last," said William R. Ware, in discussing renting conditions on the upper West Side, "but in all cases the houses rented have been improved with electric light, parquet flooring and in many cases white enameled throughout. If private house owners who have not improved their property could only be made to realize what a poor showing their houses make compared with the new apartment house to-day, with all its modern improvements, I feel sure they would see the importance of an expenditure sufficient to bring them up to date.

"One owner told me the highest bid he could get for his four-story 20-ft. house before he improved it was \$1,500, and that since improving it he has rented it for \$2,800 per annum. If all owners would do the same they would not only make the broker happier from a financial point of view and his task of renting far easier, but he himself would be well repaid for his expenditure."

The Joshua Jones Sale, 25 Years Ago.

Many readers will recall the famous Joshua Jones Estate auction sale by Peter F. Meyer, at the old Real Estate Exchange, twenty-five years ago; to be exact, Thursday, November 22, 1888. A Fifth avenue corner with mansion and stable, fifteen first class houses and one hundred choice lots in the most select section west of the park were shown in the catalogues of the sale. The attendance was the largest in the history of the Real Estate Exchange up to that date. John Livingston and William Rankin were among the unsuccessful bidders.

Oppenheimer & Metzger, Ottinger Brothers and Jacob Bookman, building loan operators, were among the buyers. Others in the throng were John G. Wendel, George Ward, Daniel C. O'Connell, Francis Crawford, John T. Farley, Samuel McMillan, Edward Purcell, Robert Irwin, W. A. Bigelow, L. J. Phillips, Jacob Rothschild, H. H. Cammann, Frederick Zittel and F. G. Potters.

John D. Crimmins was the first bidder on the first lot put up. He bid \$15,000 for the northwest corner of Ninth avenue and 74th street, but it was finally purchased by Judge P. H. Dugro for \$30,000. The land alone to-day is assessed at \$50,000.

Henry Morgenthau secured twenty-four lots, the street front, on the north side of 74th street between Eighth and Ninth avenues, at \$11,800 each. Owen McCorken bought the northeast corner of Ninth avenue and 74th street for \$55,750. A total of \$1,907,800 was realized, \$229,000 for the Fifth avenue corner to George DeForest Barton, \$391,300 for the West 74th street houses and \$1,287,500 for the 99 vacant lots.

The week preceding the sale had been very quiet, as buyers had been waiting to see what results would be obtained at the Jones sale. The spirited bidding proved a great triumph for the market.

Telephone Rates To Be Revised.

Proceedings have been initiated by The Merchants' Association for a general inquiry into and revision of telephone rates in the City of New York. The action already taken will lead to the establishment by order of the Public Service Commission for the Second District of fair and just rates upon a permanent basis.

BUILDING CODE HELD BACK.**Will Be Reprinted and Made the Subject of Another Hearing.**

The Building Committee did not report back to the Board of Aldermen this week on the subject of the new building code. So many changes have been made since the tentative code was printed that it was decided to reprint it and make it the subject of one more hearing before putting the ordinance on its final passage.

It is the evident hope of the Aldermanic Committee to make the code so generally acceptable that there will be no objections to it on the part of the public and no effective opposition in the board, or before the Mayor when it comes before him for a hearing.

A Hearing Called.

The Committee on Buildings will hold a public hearing at the Aldermanic Chamber on Wednesday, December 3, at 10 a. m. This hearing is intended to give an opportunity to the public to appear and voice its objections or approval of the final report of the proposed Building Code.

Alderman Herbst chairman of the committee, says that as a result of the hearings on the report of the Advisory Committee, the briefs submitted, and other additional recommendations, the members of the Building Committee endeavored to make changes in the code to cover the points raised by manufacturers, realty owners and others:

"The committee desires to call particular attention to the recommendations of the Committee on the Prevention of Tuberculosis, submitted through its director, Mr. Lawrence Veiller. These recommendations have not been embodied in the report out of courtesy to the Heights of Building Commission of the Board of Estimate, which is about to report on the same subject. Section 14, 'Limits of Area,' and Section 16, 'Light and Ventilation,' are the sections affected, and in view of the fact that the commissioners mentioned have made an especial study of these two subjects, their report will be of great value to the Board of Aldermen in considering these sections.

"The committee solicits the thorough co-operation of the public and invites sincere criticism. Having devoted many months of careful study to the preparation of this report, we are anxious to present the same to the Board of Aldermen at once for their final action. Failure to pass a Building Code before the end of this year will necessitate an indefinite loss of time before a new committee can familiarize itself with the subject and produce a desirable code."

Copies of the report can be procured by applying to Mr. P. J. Scully, City Clerk, City Hall, and at the office of the Building Committee, 51 Chambers Street.

Opportunity in Gravel and Sand.

An opportunity to purchase one of the best gravel and sand banks near this city is offered in an advertising column. The owner of the property, which is situated on the Hudson River and has both water and rail communication, will co-operate with the right parties in the development of the plant. (See page 1018.)

—Uptown residence sections of Manhattan are much disturbed at night by unlawful noises from automobiles. Many chauffeurs have a childish pleasure in cutting out their mufflers and making as much noise as possible in the dead of night. The injustice of permitting garages to settle in the midst of quiet residence blocks is thoroughly appreciated by everyone who has acquired a garage for a neighbor.

WILL STIMULATE VALUES.

Effect of Limiting Building Height Illustrated at Public Library.

THE Advisory Commission on Heights of Buildings will hand in its report to the Board of Estimate next week, and presumably in order to prepare the public mind to receive and better understand its purport, an exhibition was opened at the Public Library on Monday. Results of the commission's investigation in American and European cities have here been gathered together in the form of photographs, perspective drawings, maps and placards, which reveal what has been done to limit the height, area and situation of buildings in some cities, and they also explain why this has been done.

As the New York City public was until lately under an impression for which a former Corporation Counsel was responsible, that an attempt to limit building height would be unconstitutional and therefore ineffectual, until lately comparatively slight attention had been given to the subject by the average person. A notable article in the Record and Guide, by Bruce M. Falconer, counsel to the Fifth Avenue Association, who asserted the constitutionality of the measure, marked the beginning of the present movement.

Effect on Real Estate.

A limitation of the height of buildings would be accompanied by a train of economic results for real estate quite beyond calculation, except in their general lines. A swifter expansion of business centers, a more equable distribution of values and the elimination of many ancient houses would be some of the good results. The commissioners know of many other things that may follow. They have made some investigations as to the effect of such regulations in other cities upon fee and rental values, growth, light and ventilation; they have studied the question of the desirability of dividing the city into districts with different regulations upon heights, area and kind of occupancy; and they have studied the probable effect of each kind of restriction upon types and kinds of construction.

Many Cities Represented.

A large part of the material they have gathered is not suitable for exhibition purposes, but such as has any graphic

value can be viewed at the Public Library. Part I consists of photographs of congested streets in Lower Manhattan, perspectives showing the very general use of artificial light in downtown offices. Part II (numbers 100 to 200) consists of charts, maps and photographs, showing the height limits and districts in Boston, Los Angeles, Washington, Minneapolis, Milwaukee, Baltimore, Indianapolis; photographs showing the effect of height regulation in different cities of America and Europe. Part III (numbers 200 to 400) shows the general classification of buildings in the several boroughs of this city, the general heights of all buildings, the prevailing heights of office buildings, factories and residence buildings, percentage of lot covered by buildings and the amount of improved and unimproved land in each borough.

Interpreted, these pictures show the faults that New York City has fallen into through letting building construction run unrestrained, and, on the other hand, they illustrate how other cities, perceiving the same tendencies in themselves, have undertaken to cure these faults. One certain effect of limiting height, area and districts in this city will be to multiply the number of building operations, because of the reduction in the size of the units, and consequently to spread the city more rapidly. Depending on the nature of the report to be made by the Heights of Buildings Commission next week, this spreading may not necessarily mean the migration of the residential population merely; for if bounds should be put to manufacturing districts, as in German cities, it would be the factory population that would eventually be compelled to migrate to new districts set apart for factories, and the desirable residential sections would thus be spared.

A city planning exhibition is combined with the Heights of Building exhibition, and it is surprising to note how many cities and towns there are which have taken an interest in the subject and have done something of which they are proud. Years ago this movement began in the form of village improvement societies. Landscape architects and engineers have taken the essential principle and made a science of it. The nearest example that we ought to study, the committee tells us, is Boston. There,

following the system of some German cities, they have enacted laws forbidding the erection of buildings taller than 125 feet in a large area extending from the river docks to the Commons. Boston also sends drawings of her new waterfront improvement. Toronto, Philadelphia, Baltimore, Albany, Los Angeles, Minneapolis, Indianapolis and many other cities and towns are represented as doing something worth while.

Brooklyn Hospital for Crippled Children

The officers and Board of Trustees of the House of St. Giles for Cripples have started a campaign to raise funds for the building and endowment of an orthopedic hospital in Brooklyn. Some time ago the board of trustees, of which the Rt. Rev. Frederick Burgess, D.D., Bishop of Long Island, is the president, purchased the property at the southeast corner of Brooklyn avenue and President street, with the purpose of building a hospital for crippled children. The property is situated in a neighborhood well suited for a building of this type.

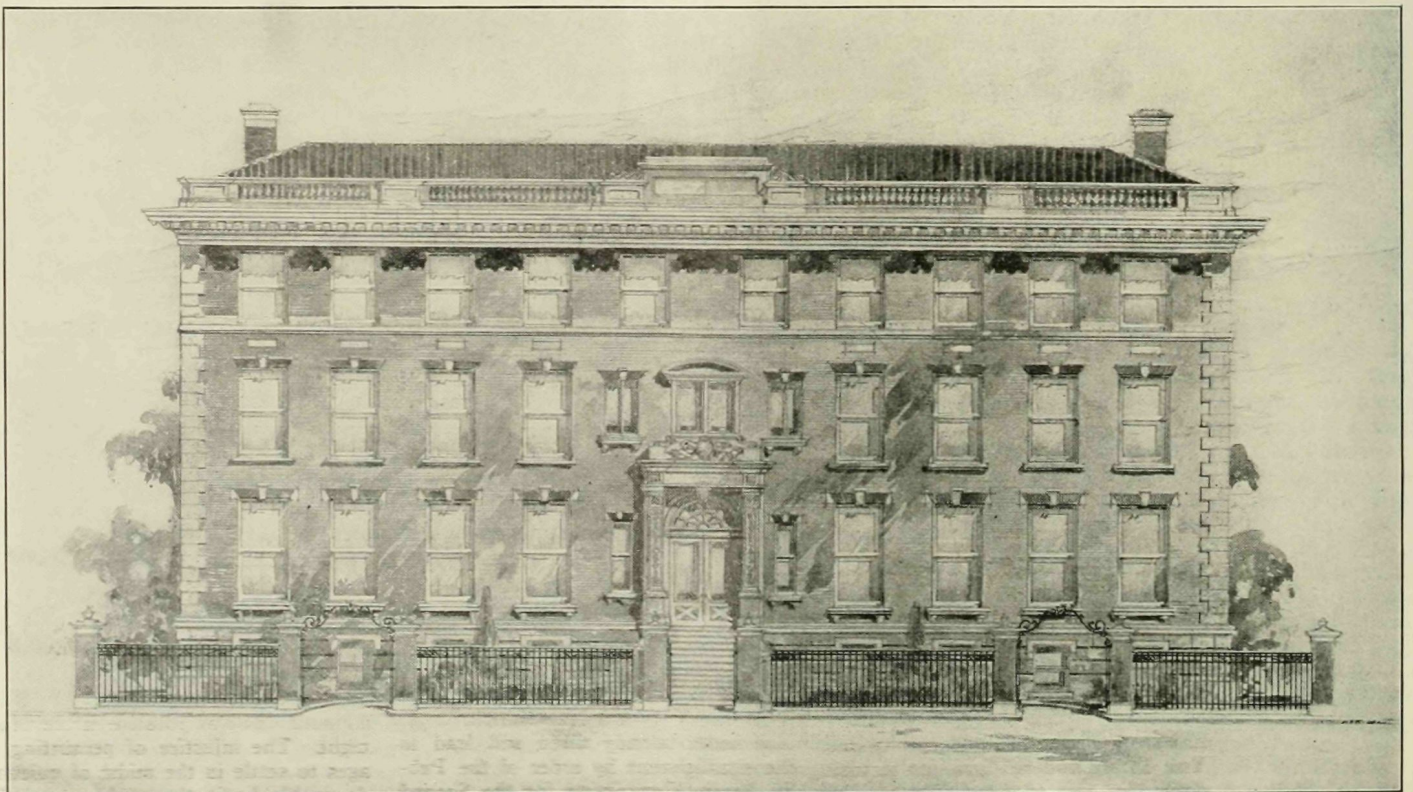
Tentative plans for the hospital have been prepared under the supervision of the building committee, of which Dr. Burr Burton Mosher, 108 Joralemon street, Brooklyn, is chairman, by Frank T. Fellner, 154 Nassau street, New York. The plans call for a 3-story and basement fireproof building, 93x35 feet, of pressed brick, with buff Indiana limestone trimmings.

The basement with entrance on Brooklyn avenue will include in its layout a waiting-room, a dispensary, examination and treatment rooms, kitchen, laundry, storerooms and bedrooms for help.

The first floor, with the main entrance to the hospital on President street will be occupied by large entrance hall, office, room for the doctor, superintendent and head nurse, lecture hall, dining-room and bedrooms for nurses and internes.

The two wards are planned, one accommodating eighteen beds, the other six beds.

The building and equipment will cost somewhere in the neighborhood of \$150,000, and it is hoped by the committee that these funds will be in hand shortly after the first of the year, so that the work of construction may be started at once.



PROPOSED BUILDING FOR THE HOUSE OF ST. GILES THE CRIPPLE.

Frank T. Fellner, Architect.

BUILDING MANAGEMENT

THE GENERAL LIABILITY OF OWNERS, AS APPLIED TO OFFICE BUILDINGS OF NEW YORK.

BY HENRY W. IVES.

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

AS we all know, need is created by conditions; and so property owners of to-day have been obliged to look about for a means of relief from the burdensome responsibilities imposed by the application of the laws of negligence, as defined by the present-day courts of justice and the legislatures of our various States. Insurance companies have been quick to meet this demand by the issuance and sale of so-called "liability insurance" policies, the coverage and protection of which will be dealt with later.

The owner of the modern office or loft and mercantile building finds himself the employer of quite a few men and women, engaged in the care and upkeep of the property. His responsibility to these servants and their families is clearly and explicitly defined by law. He finds that many thousands of pedestrians pass daily over sidewalks of his premises, for the condition of which he alone is liable, and many of these strangers to him pass in and out of his elevators going to and from the offices in his building, and these offices are full of hundreds and thousands of tenants and their employees.

His responsibility to these people is also plainly defined by the laws; elevators, halls, corridors, sidewalks, all must be in order; therefore, the need of protection by insurance is not only apparent but imperative. This owner of a thirty-story building, containing ten or twenty elevators, having two hundred to three thousand feet of street frontage, and employing from one to one thousand men and women, must know to a dollar what that building is going to cost him to maintain yearly. He cannot afford to be suddenly confronted with a ten, twenty or thirty thousand dollar court verdict, payable to one or more persons hurt by a falling elevator, caused by a broken cable or negligent operator. This legal liability will be assumed by some responsible insurance company for a nominal premium, and the owner can then close his books at the end of the year certain of the returns on his building, his expenses and his profits.

How to Obtain Insurance.

The method to pursue in the obtaining of the insurance is simple and should not be deviated from. Go to a reliable insurance brokerage office and state your needs. Explain fully your interest in the property, as owner, operator, tenant or lessee. Do not think for a moment that you are buying personal accident insurance for yourself or your employees. You are not. These are entirely different matters and must be dealt with separately, and in their class. What the broker will procure will be protection for you "against loss from the liability imposed by law for damages on account of bodily injuries, including death resulting therefrom, accidentally suffered by any person, or persons, whomsoever, while within or upon the premises insured," but subject to an accurate description of said premises in a schedule of warranties attached to the policy. And here is where due care and precaution should be taken.

You must not overlook the fact that you are now entering into a legal contract with a corporation in business



HENRY W. IVES.

Mr. Ives is president of the firm of Ream, Ives & Wrightson (Inc.), of 24 Broad street, the New York representatives of the London house of Matthews, Wrightson & Co., Ltd., also having offices in Montreal, Winnipeg, Toronto and Halifax. The firm does a general insurance brokerage business. Mr. Ives, however, is especially well qualified by experience to write on the subject discussed in his article. He was manager of the liability department of Dutcher & Edmister for several years, until 1910, when he founded the firm of Henry W. Ives & Co., which specialized in liability insurance. The firm of Ream, Ives & Wrightson (Inc.) was organized in 1912.

solely for one purpose, and that is profit. They have no intention of paying losses they are not liable for under their contract with you. Your insurable interest as individual, copartnership, corporation, receiver, or trustee, must be plainly stated, showing whether owner, lessee or tenant, whether managing the property yourself, or leaving that to a second party. Do you own, control, or maintain and operate any or all of the elevators in your building? There are many and intricate points here to be clear upon, and which determine to an alert insurance broker the basis on which the insurance company is to be allowed to charge premium.

All the statements made in the schedule of warranties must be lived up to, as they enter into and form part of the policy you buy. Right here experience forces me to state that an insurance company rarely issues a policy correct in every detail. The fault is sometimes traceable to incorrect information from insured, sometimes to poor inspection reports, but most generally to careless or indifferent clerical help, poorly informed, poorly paid and relying upon the broker to catch its errors.

Two considerations are important factors in getting your policy; one is to get a contract as broad and untechnical as possible, and the other is to see that

the company behind the contract is one that will interpret with the proper spirit the intent of same, and is strong enough financially to pay its losses and remain in business long enough to be able many years hence to meet the obligations it assumes to-day. Under the Statutes of Limitations suits may be brought any time within six years after the accident.

Fairly Broad and Liberal.

The coverage of the average liability policy issued to-day is fairly broad and liberal in its application to the risks insured. The amount of the usual policy is what is known as \$5,000 and \$10,000 limits; that is, the company's liability on account of accident resulting in injuries to one person, including death, is limited to \$5,000; and, subject to the same limit for each person, the company's total liability on account of any one accident resulting in injuries to more than one person, including death, is limited to \$10,000. If elevators are included in the policy, these limits should apply separately to each of the elevators insured. Greater limits may be had for a proportionately greater premium, and this is not the total of the company's liability under its policy.

They usually agree to pay, in addition, "first aid" charges at the time of the accident, and will pay all legal and other expenses resulting from the claims brought against the assured. They will defend suits, even if groundless, at their own cost. Attorneys' fees in this respect are, therefore, immediately dispensed with as a possible charge against maintenance. But there are, nevertheless, many conditions and stipulations contained in this legal contract of insurance which must not be ignored in the slightest way; otherwise, you may find, when the verdict has been rendered, or even when the accident is reported, that some condition has been violated and the policy thereby vitiated.

Alterations and Additions.

For instance, a limited privilege is granted under most policies to make such repairs and ordinary alterations as are necessary to the care and maintenance of the property, and if elevators are in the building their mechanical equipment may be overhauled and renewed. But this cannot be construed as giving an assured the liberty of making alterations and additions of a structural character. A written permit must be obtained from the insurance company specifically describing the work, and for this, as a rule, an additional premium is charged. If you do the work yourself, the class of employees is quite different from those employed in the care and maintenance of the building, and naturally receives a higher premium rate; but, if the work is performed by a contractor, and no material, equipment, superintendent, watchman, or labor is furnished by assured, the additional premium is correspondingly reduced, and a very slight charge is made, based upon the cost of the work. Many owners overlook this stipulation in their policy at the time such conditions exist, and for that reason find themselves without adequate insurance when the accident occurs.

The great advantage in buying steam boiler insurance is the inspection ser-

vice rendered by the insurance company. This same may be and quite justly should be said of elevator insurance. Immediately a company accepts a risk an inspection is made. All cables, motors, machinery and appurtenances connected with any or all passenger or freight elevators, sidewalk lifts, or other hoisting apparatus on or about the premises, are subjected to a rigid inspector's test, and a report of same made, not only to the insurance company, but to the owner or operator of the property. This inspection is repeated several times every year. If the sole care, maintenance and upkeep of the building and elevators rests with a tenant, under lease, or some third party, and the assured has no employees upon the premises and does not operate any elevator, heating or power plant, a recognition of this should be made by the company, and a very much reduced premium should result to the owners, the "direct liability" rate being applicable in this case to the tenant or operator.

Very often certain portions of the work of upkeep are given out on contract, such as the window cleaning, for example. Most building owners apply to regular window-cleaning companies to have this work done. Under such circumstances no direct liability for these men rests with the owner or operator, as the cleaning companies carry insurance of their own. If the window cleaners are employees of the owner, however, they are insured under the regular building liability policy in the same manner as elevator operators, engineers, scrub women, etc.

Report Accidents Promptly.

Accidents of any nature whatsoever must receive immediate attention. Blanks for the reporting of accidents to the company are furnished with the policy, and should be properly filled out and forwarded to the insurance company, or assured's broker. Attorneys' notices, summonses and complaints, etc., when received, should also be quickly forwarded through the same channels. Very often an apparently minor accident occurs which one might think unworthy of reporting, and no further attention or thought is given to it. Two or three months later, however, it suddenly shows life and action. A summons to court is served upon the owner, and the case is then turned over to the insurance company, which, quite naturally, refuses it, claiming that had the company been advised at the time of the accident a settlement could have been made with the injured party and a release obtained. Now the expense of litigation and a costly settlement must be borne by the assured, as it was his own negligence or indifference that created the consequent conditions, and sometimes, quite truthfully, the claim.

The simple circumstances of being the owner only, and having nothing to do with maintenance operation and its dependent liabilities does not relieve one of being made a party to a suit for damages by reason of accident. Too often an estate, receiver or individual goes under the impression that they are absolved from any liability on account of these conditions. But frequently this must be proved in court, and the expense of proving is oftentimes beyond belief, and more often real proof is impossible. Claimants win their cases quite frequently. The insurance company recognizes, as just stated, the merely contingent liability of such owners by the concession they make in rates, but agrees to protect all claims nevertheless.

An Old-Time Practice Discontinued.

The privilege of settlement by the assured at the time of accident is not allowed under the present-day policy. This was an old-time practice, which proved very expensive to the companies, as the

moral hazard was too prevalent. All payments are now made by the companies direct, except where the compulsory Compensation Act has become an operative feature in some States. There conditions govern their respective cases.

Accidents reported to the average up-to-date insurance company receive prompt attention and investigation. Immediate settlement of cases warranting such treatment is made. Where it is found that the claimant has not an honest claim for settlement a vigorous contest is instigated by the company in behalf of the assured and themselves. The mere reporting of an accident and claim by an assured is not considered by the company as any criterion for payment to the claimant. We all know that the world is full of fraudulent people, and that a large percentage of that class try their level best on the insurance companies. So do not criticize too harshly a refusal on their part to pay some claims. More than one company can be named who recognize "that an assured's own views and business necessities are to be considered as important factors in determining the disposition to be made of the case," and thereby hangs, and always will hang, the company's reputation and its future.

FLY SPECKS AND WINDOW SIGNS.

What to Do to Prevent Pinhole in the Gilt Lettering.

THE manager of a modest business building in Fulton street, not far from the fish booths of Fulton Market, is firm in the conviction that the most populous center of flydom is in the particular neighborhood where his building is located. He says they come earlier and stay later than flies do in any other part of New York, and he offers to prove it by his sign painter.

A large portion of the building in question has plate glass facades. On the glass is a large area of gilt letters reciting the extensive list of cities in which a certain product is sold and going into details regarding the character of the goods handled by the distributors having quarters in the building. Over the large transoms at the three entrances to the building are gilt letters giving the name and street number of the structure on plate glass.

The manager wondered why the lettering wore off so quickly. He had to have it done over twice a year to keep it looking well. Both tenants and manager employed the same window washing company. They changed to another company. After one year the same renewal of lettering had to be made. The manager suspected that the window cleaners used washing compounds that were too strong for the material that protected the gilt. He made up a compound of castile soap and plain water and had his own porters wash the windows. Result, the same. Then he took away the rubber squeegees. No improvement.

Finally he climbed up the ladder and examined the lettering, suspecting that his sign-painter had fallen into the temptation of using inferior materials to fatten his own pocketbook. No; the materials seemed to be hard enough when scraped with a knife, but everywhere were little pinholes. He incidentally noticed that the flies, as thick as the proverbial molasses, had a particular penchant for the black letter backing.

Next he obtained a magnifying glass and again examined the lettering, whereupon a great light dawned upon him. Flies were costing him about one hundred dollars a year for new signs. Each speck seemed to have the ability of eat-

ing through the protecting paints, through the gold leaf to the glass. Spar, wearing body, and even gear varnish seemed powerless to stay the speck, as soap and water quickly wore it away. Finally, with the co-operation of his painter, he had prepared a hard gum spirit varnish that was comparatively proof against alkaline soap, moderate rubbing and yet would make harmless the costly fly speck.

Shampooing a Skyscraper.

The Ingalls Building at Cincinnati was the first reinforced concrete skyscraper. In the ten years since it was built it had become very much soiled in the smoky atmosphere. At first it was thought that a sand blast would be the only solution, but upon trial it was discovered that the dirt gave way more readily to a good old-fashioned shampoo of soap-suds and water, with the aid of a muriatic bath to cut the dirt. Consequently, the building has been getting a shampoo and is again clean and white.

Glue Making Kinks.

The right temperature for cooking glue is from 150 to 160 degrees F. in a water-jacketed pot. Never let it boil. If it boils the molecules are dilated and their adhesive qualities are gone forever.

Soak the glue in cold water over night before it is heated. Mix up only the quantity needed for the day. Glue goes stale quickly and a recooked glue is not dependable. It is recooked glue that fails in damp or humid atmospheric conditions. If fresh glue is added to stale glue the new is spoiled, not the old strengthened.

QUESTIONS and ANSWERS

When a Fire Brick Fuses.

Will you inform me at what temperature a fire brick fuses or melts?

Answer.—According to the United States Bureau of Standards, common firebrick, or those made of clay in which the main ingredient is kaolin, will melt at a temperature ranging from 2,831 to 3,137 degrees Fahrenheit; bauxite brick, from 2,949 to 3,245 degrees; silica brick, from 3,092 to 3,101 degrees; chromite brick, at 3,722 degrees, and magnesia brick, at 4,929 degrees. These melting points, which represent the lowest temperature at which a small piece of the brick could be distinctly seen to flow, were determined in an electric vacuum furnace, the temperature being measured with an optical pyrometer.

Brick Market Conditions.

How are the "conditions of market" arrived at as they appear in your weekly brick tables?

Answer.—There are five market temperaments: Dull, easy, firm, stiff and nervous. The market is dull when arrivals are in excess of sales and for some reason the dealers are not buying; easy, when the buying is normal and prices are easily maintained; firm, when the sales are greatly in excess of arrivals over a period of several days and prices tend upward, or when the higher range of prices represents the most sales; stiff, when sales and arrivals are both high and good brick is scarce and hard to get, while the market is called nervous when it is low on supply and demand is keen, or when the market is high on supply and demand is light, so that quoted prices are secretly shaded.

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.

Padlock Your Lamp Bulbs.

ONE of the surest ways to safeguard incandescent lamps from the thief who purloins them at every opportunity is to put them under lock and key. At once the objection is raised that an incandescent lamp is of little use locked in a closet or drawer.

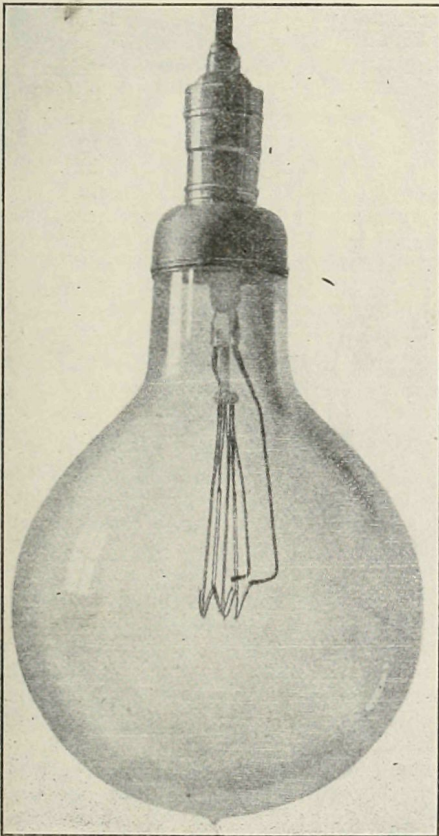


But the Crouse-Hinds Company, of 30 Church street, has perfected a way for putting the lamp under lock and key while

it is in actual use. The cut shows how. Each one of these conduits includes casting, lamp receptacle, sealing plate, gaskets, globe and guard and a padlock to go along with it. Another important mission of this little device is that it safeguards the globe from breakage and makes it unaffected by vibration, for the socket of this holder retains the globe in a firm grasp at all times and under all conditions.

A 2,000,000-c.p. Incandescent Lamp.

THE best answer Science has yet made to the question, "What is life," is summed up in three words: oxygen, hydrogen and nitrogen. These three elements are compounded into sixteen chemicals making up the same elements as compose fertile garden earth. It was during the course of an experiment with an electric current to find, if possible, the secret of life that the principle of the incandescent lamp was discovered, when it was found that a thin carbonized thread would glow under current in a



vacuum, or a space from which oxygen, hydrogen and nitrogen had been completely exhausted. This form of lamp gave off a degree of light denoted as 8, 10, 16, 32 or other low candle power. Science got no further toward the secret of life, but it gave to mankind a new and cooler light than it had had up to that time. Then came tungsten, which

substituted metal for carbonized wood or textile.

Science argued that if an incandescent lamp could give a small candle power why could it not give a higher. So it went back to the three chemical graces, oxygen, hydrogen and nitrogen. Oxygen, in combination with hydrogen, with its resultant dampness, offered no solution; but nitrogen did. The usual vacuum was made, but instead of being left so, nitrogen was pumped in. The result is the 2,000 or a 2,000,000 candle power incandescent lamp, a lamp which gives forth a radiance equal to that of an ordinary arc lamp with its complicated mechanism.

By the use of nitrogen in the bulb it was found that evaporation from the carbon filament actually was prevented. The better the vacuum in the ordinary bulb the slower the filament burns up, but the more rapidly it evaporates. There is nothing inside to keep the particles from jumping off.

The idea is to fill the space with something to press back these particles and hold them in place. Enter nitrogen.

It is the presence of this gas which produces the extraordinary efficiency of one-half watt per candle. When the lamp is burning nitrogen gas heated to a very high degree issues from the filament and circulates in the globe, rising and falling like a fountain spray. As it circulates the intense heat is rapidly dissipated, and this makes it possible to subject the filament to a much higher temperature than is obtained in a vacuum lamp. The filament is different from that used in a standard Tungsten lamp. It is wound in a close spiral and has a V-shaped formation.

The General Electric Company has not developed these lamps far enough yet to commercialize them. There is still the objectionable feature regarding the heat conducting proclivities of nitrogen-filled lamps, but this heat-generating tendency may prove inconsequential, in view of its power to control evaporation and thus give long life to the lamp. Even two million candle power is possible in these lamps, so that a few of these lamps placed at the top of the Bankers' Trust, Singer, Woolworth, Metropolitan, Lewisohn, Times, U. S. Tire, City College and other conspicuous high buildings will be sufficient to give the city all the light it needs for general illumination; and a cluster of a hundred, suspended by balloon several thousand feet in the air would give forth a brilliance over the entire city that would take the moon's night job away.

Copies Drawings and Documents.

PLANS, sketches, contracts, specifications, and a myriad of other papers that pass through the hands of architects, builders, contractors and others should be preserved for ready reference. Originals may become finger worn, torn or soiled, but any document or drawing copied by the new Photostat, a new instrument being introduced by the Commercial Camera Co., of 323 Grosvenor Building, Providence, R. I., will last forever.

It does this by the application of photography. The essential feature of the instrument is a camera. Combined with it is a developing apparatus. The sensitive paper is supplied in a roll, from which the camera is fed. After exposure the paper passes directly into the developing bath, where it remains for thirty seconds. It is then permitted to pass into the fixing bath, after which the paper is washed and dried ready for use, all of this being done automatically by the instrument, in less than one minute. The result is a photograph on durable bromide paper.

The sensitive paper comes in a roll of 350 feet, 11½ inches wide. An automatic device measures off the paper in

lengths of either fourteen or seventeen inches. This determines the size of the photographs, which are either fourteen by eleven and a half inches or seven by eleven and a half inches. A subject larger than fourteen by eleven and a half inches may be reduced to those dimensions; if small, it may be enlarged up to that limit.

A remarkable feature about the Photostat is that it photographs any color. Consequently a reproduction of any sort of a map may be obtained. A photostat print shows white lettering on a dark background. To make a copy with white background and black lines as in the original, the first photostat print may be finished and then placed on the copy board and photographed, giving the result desired. The photostat may be operated by daylight.

A Quick Ash-Handler.

IF more than one man is required to handle the ash barrels in your stoke room, you are wasting money, because the Cleveland Wire Spring Company, of Cleveland, Ohio, has a simple, inexpensive truck that permits one man to do the work of several.

The picture tells the story. The barrel is filled, the trucker picks it up with his truck by trunnions, as shown, and rides it to the hoist. As it emerges at the sidewalk level another truck picks it up in the same manner and runs it



over to the waiting truck. If he has to tip it, the truck is so constructed that it has a free swing without removing it from the carrier. If you are face to face with the necessity of putting in a new floor in your fire room or sooner or later of repairing your sidewalk where your men have been sliding heavy barrels over concrete or stone surfaces for some time, the trucking system of handling ashes may show you the way to indefinitely postponing the operation.

Portable Porters' Perches.

THE porter who cleans windows high above the city streets need not longer depend for safety upon a strap



with holding appliances that may or may not serve in the emergency. A portable perch is provided that encloses him on the window sill while he is at work and does not fetter his movements in any way. The Boston Iron Works, of 176 Federal street, Boston, is manufacturing the device, which consists of a light metal framework as shown in the illustration, that fits over the widest sill. Being adjust-

able, it can be made to fit snugly so that the porter need have no concern regarding his safety.

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.'

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| Trade Society Events..... | 1010 |
| Voluntary Auction Sales..... | 1000 |

On Monday of last week the number of shares traded in on the Stock Exchange fell to the lowest point touched since 1888. On the same day a suburban operator was quoted to the effect that no one was buying lots. However, there continued to be a fair demand for bonds and for suburban houses of moderate cost. Perhaps the investing public is really investing just now, instead of speculating.

The fourteenth annual meeting of the National Civic Federation will be held at Hotel Astor on Thursday and Friday, December 11 and 12. The program will include reports from the various departments of the federation, involving many important propositions of national interest on such matters as workmen's compensation, pure food and drugs, conciliation and mediation laws, welfare work, regulation of municipal utilities, and regulation of industrial corporations. Ralph M. Easley is chairman of the executive council.

The Prefect of the Seine, M. Delanney, has worked out the details of a plan for extending the municipality of Paris so as to include its numerous suburbs. The plan would enlarge the area of the French metropolis from 20,000 to 120,000, and make it the third largest city in the world, with a population of more than 4,150,000. As in the case of Greater New York, Greater Berlin and other cities which have extended their limits in recent years, the expansion is regarded as necessary for reasons connected with the administration of sanitation, water supply, transportation and other public affairs.

The Advantage of Diagonal Streets.

The passage of the constitutional amendment authorizing excess condemnation will permit the City of New York to undertake certain street improvements which under former conditions would have been impracticable, and it is very much to be hoped that the new municipal administration will turn this opportunity to good and frequent use. A careful study should be immediately made of all those street improvements in Manhattan which are supposed to be required by local conditions, with a view to deciding not only upon their desirability but also upon their probable cost in cash. Part of the expense could be paid for by the purchase and resale of the property immediately fronting on the new street.

Some such investigation is necessary, because in certain instances the existence of too many tall buildings along the line of the proposed street extension and widening would make the cost almost prohibitive. In other instances the proposed improvement might refer to a neighborhood which, while it is still covered with old buildings, is yet situated along the line of future speculative building operations, so that the cost ten years from now would be certain to be very much higher than it is at present. In cases such as these the work must be undertaken soon or not at all.

One proposed improvement which has received strong backing of late years, and which will not remain financially possible for more than a few years, is the proposed diagonal avenue connecting Seventh avenue with Fifth avenue and perhaps even with Park avenue. As to the real need and enormous value of some such "crossway" there can be no doubt.

The great defect of the street system of Manhattan always has been the lack of diagonal avenues through which streams of traffic could get conveniently from one longitudinal avenue to another. Broadway has helped in this respect, but Broadway runs only from the lower East Side to the upper West Side. A similar means of communication is necessary from the upper East Side to the lower West Side. Ideally such an avenue should run through the whole borough of Manhattan, but any such extensive plan would be impracticably expensive. The next modest proposal which has been mentioned above would be extremely useful without being excessively costly.

Some of the readers of the Record and Guide may remember that the idea was to run a connecting street on a gentle curve from 40th street and Fifth avenue to 34th street and Seventh avenue. The possibility was also discussed of widening 40th street through to Park avenue for the purpose of affording a sufficiently spacious connection for the new street with Madison and Park avenues. The effect of such an improvement would be to enable vehicles coming from anywhere on the upper East Side to reach the Pennsylvania station and other points on the lower West Side much more conveniently than can now be done. The existing congestion of traffic would be relieved not only on Fifth avenue but also in 34th and 42nd streets. The most effective way of relieving traffic congestion is to divert it, which can be done only by laying out new streets for its convenient accommodation; and if anybody has ever suggested a way in which more traffic can be diverted at smaller expense, the suggestion has not been called to our attention.

In another way also the proposed new street would be of real economic value.

It would leave Fifth avenue at the very centre of the shopping district where property values are extraordinarily high and where space is extremely useful for retail stores. If it were built, the frontage on the new street would undoubtedly provide lots which would be quite as desirable for retail stores of a high class as is Fifth avenue itself. It would add, that is, additional room for the transaction of business in the very neighborhood where additional room is most necessary, and this room would be placed upon a thoroughfare which, unlike ordinary side streets, would be extremely desirable for retail shops of the highest class.

On account of the reasons just given the proposed "crossway" would constitute a peculiarly favorable experiment in the new method of excess condemnation. As a result of the laying out of the new street, property which is now worth \$4,000 a front foot more or less might well become worth two and a half or three times that figure. Not only are there many retail firms not now situated on Fifth avenue, which would be glad to obtain locations on some equally desirable thoroughfare, but there are firms now situated on the side streets near Fifth avenue which would jump at a chance of locating their business on a street which might compare to Fifth avenue in advantages without equalling it in rentals. The city should consequently be able to make a very large profit on the resale of the lots fronting on the new street—all the more so because the property could be sold in large or small plots adapted to the needs of the individual buyer.

It is quite possible that the profits from the resale of the property, which the city would condemn beyond the actual lines of the new street, might in this instance be sufficient to pay the entire cost of the improvement. The lines of the crossway were carefully drawn for the purpose of avoiding, so far as possible, expensive buildings, which was possible because this particular district remains at present under-improved. But it will not be under-improved for long. The vast wave of mercantile construction will cover the streets penetrated by the proposed "crossway" with tall buildings, whose construction will take all possible profit out of the laying out of the new street. The waste in that event would probably exceed the gain. It is very much to be hoped that these arguments will be sufficient to the new administration, and that they will result in the adoption of early and decisive action. They will have no better opportunity to serve the public interest without any strain either on the municipal income or the municipal credit.

Express Stations Near Times Square.

All patrons of the new subway system will hope that the Public Service Commission will decide upon a change in the location of the express station on the Brooklyn Rapid Transit line near Times Square. There can be no doubt at all that the plans proposed by the engineer of the Broadway Association will be immensely more convenient for the travellers on both branches of the dual subway system than are the plans proposed by the engineers of the Commission. At Broadway and 42nd street the Interborough system and the Brooklyn Rapid Transit system will have their most important point of intersection. A real public need will exist for the promotion of the fullest possible interchange of traffic at this peculiarly popular centre. It has already been decided that the Interborough system is to have an express station running from 42nd to 40th street on Seventh avenue. People

travelling by that system should be able, if it suited their convenience, to transfer to an express train on the Brooklyn Rapid Transit—after, of course, the payment of an extra fare.

The advantages of the arrangement are so great that the only objection of sufficient strength to forbid its consummation should be one founded on public safety or engineering difficulties. The Record and Guide does not understand that the opposing argument carries any such force. There are engineering difficulties, of course; but they arise apparently from the interference which the construction of the concourse, necessitated by the interchange of traffic, would necessarily bring with it in the sewerage system. Difficulties of this kind can certainly be overcome; and while the cost may be considerable it can hardly be commensurate with the enormous benefits which the public would obtain from the fullest possible interchange of traffic at this point.

If such a clearing house is not provided in advance, the demand for it after the roads are once in operation will prove to be irresistible. So far from resulting in congestion the proposed underground concourse would, assuming that it could accommodate the traffic, prevent it. The way to prevent congestion is to provide adequate measures for meeting popular convenience and needs. Inconvenient arrangements, such as the separation of the express stations of the Brooklyn Rapid Transit and Interborough systems at this point, would cause an enormous amount of delay, waste of time, unnecessary transferring and popular exasperation.

Real Estate Agents Not Required to Withhold Income Tax From Landlord.

Editor of the RECORD AND GUIDE:

Referring to the article entitled "Application of the Income Tax Law," discussed by Walter Lindner, Esq., and published in your issue of November 22, 1913, I would say that some of the questions raised by Mr. Lindner had puzzled me, particularly the one "Following an Item of Rent" from the tenant through the hands of an agent to the hands of the landlord.

Withholding advice to various clients in my endeavors to resolve these questions into positive opinions, I have received assistance in my labors from the Commissioner of Internal Revenue. I give the following questions propounded to the Commissioner of Internal Revenue under date of November 10, 1913, and his answers thereto under date of November 24, 1913, in order:

1. Q. "A tenant under his lease pays a gross rental exceeding \$3,000; but the landlord, on account of fixed charges upon the property, actually receives of the amount paid considerably less than \$3,000. Should the tenant hold out the tax on the gross rental?"

A. "The tenant should withhold the tax from the gross rental paid if in excess of \$3,000 and no exemption is claimed."

2.—Q. "A real estate agent collects rents from the tenant referred to in (1). Is the agent also to hold out the amount of the tax from the amount received by him?"

A. "The real estate agent, collecting the rent from the tenant, is not required to withhold the tax from the landlord. The debtor (tenant) is the withholding agent."

3.—Q. "A real estate agent collects the rents for a customer who has various parcels of real estate under lease or otherwise producing rent. The aggregate of these rents exceeds \$3,000. Should the agent hold out the tax on the gross

amount of the rents collected by him without regard—

(a) To whether the tenants have also held out the tax where the rent paid exceeded \$3,000;

(b) Or where the individual items of rent of the different parcels exceeds \$3,000;

(c) Or whether he is governed entirely by the mere amount of the gross rents which he receives though he may pay out of said rents the fixed charges upon the property and other charges such as taxes and water rents, repairs, and other charges of maintaining the property in a tenable condition."

A.—(a) "The real estate agent is not required to withhold the tax in case of collection from several tenants even though the aggregate rental exceeds \$3,000.

(b) "No, the real estate agent should not withhold.

(c) "The gross amount of rents paid is to govern; the tax to be withheld from gross amount received, irrespective of expenses of maintaining property. The tenant or debtor is not supposed to have knowledge of the expense of maintenance incurred by the landlord."

My difficulty, to some extent, was to determine who the "withholding agent" might be, as mentioned on page 5 of the Treasury Department Regulations (Part 2). The Commissioner of Internal Revenue in his answer (No. 2) states: "The debtor (tenant) is the withholding agent."

From the Commissioner's letter it appears that he construes the word "source" as used in the act to mean "beginning," "origin," "original source," and that no "withholding" is required at any intermediate step, as where the money passes through several hands so that at some point, before the aggregate reaches the owner, it exceeds the \$3,000.

The publication of this information will probably be of interest to many of your readers.

WALTER F. PEACOCK.

34 Pine Street, Nov. 25, 1913.

The Garage Menace.

Editor of the RECORD AND GUIDE:

It is fervently hoped for the good of real estate values in this city that the Heights of Building Commission will take a stand in its forthcoming report against the obtrusion of garages into residential blocks. I have lived for a long period in an upper West Side block, into which there was allowed to come a year ago a big garage. A high-class boarding stable at the lower end of the long block was converted for the purpose. Aside from the danger of a conflagration generating there, the people in the private dwellings and choice apartments along the block are constantly disturbed by the unnecessary roaring of passing auto cars, especially in the night time.

We do not blame the cars, but the demons who run them and persist in showing off by making as much noise as their engine exhausts are capable of. When I am using my own car I do not find it necessary to be noisy; one can be a gentleman even in handling an automobile. What I am complaining of particularly is the dereliction of duty on the part of the police department in failing to enforce the ordinance against the use of the cutout. As a rule, according to my personal observation, owners are careful and considerate, but the overbearing and life-imperilling ways of their hired chauffeurs (especially when the owners are not with them) have come to be a public outrage against which the power of government should be directed.

J. R. T.

New York, November 25,

Light on the New Factory Laws.

For the information of owners of factory buildings and the proprietors of industrial establishments, the Law Department of the City of New York has had printed a pamphlet compiled by the city's fire-law expert, Assistant Corporation Counsel MacNulty. This publication contains the Hoey Fire Prevention Law, as amended to date, and all provisions of the recent amendments to the Labor Law relating to fireproof construction and other safeguards against fire perils in factory buildings, with Mr. MacNulty's interpretation thereof, as confirmed and promulgated in the opinions of the Corporation Counsel, dated September 30 and October 29, 1913, respectively.

This pamphlet will be of much value to architects, builders and owners of prospective loft-buildings, as well as to persons interested in existing structures of that class. Copies of the publication may now be had, without charge, on application to the Corporation Counsel, Hall of Records, Manhattan.

Realty Board's "Actives" Gone.

Governors of the Real Estate Board acted favorably on several applications and thereby filled all the vacancies in the active membership, which is limited to 200. The two hundredth member chosen was William Cruikshank of the firm of William Cruikshank's Sons. Among others admitted were Duff & Conger, Frederick S. Winant, and Joseph Berger of the firm of John J. Clancy & Co.

25 MILLIONS AT STAKE.

New York Real Estate Security Co. Goes Into Bankruptcy.

The New York Real Estate Security Company, with sixty-six realty holdings in Manhattan and the Bronx, valued at about \$25,000,000, was put into bankruptcy yesterday through an action for non-payment of a loan brought by the Nethul Realty Company, of which Berry B. Simon is president and Charles Weschler a director. James N. Rosenberg has been appointed receiver. Weschler & Kohn are his attorneys.

The company owns the twenty-story office building at 42 Broadway, running through to New street. The bulk of its holdings were elevator apartment houses on the upper West Side and in the Bronx. The company's 6 per cent. bonds are in the hands of investors all over the country.

The company was formed in 1908, with a capital of \$3,950,000. Its officers are Thomas B. Hidden, president; W. E. G. Gaillard, vice-president; Legare Walker, treasurer; Charles R. McCarthy, secretary. The directorate is made up of the officers and C. E. Bateson, C. F. Lenz, O. B. Hill, H. P. Rice and N. J. Mitchell.

Statement by Counsel.

Mr. Gustavus A. Rogers, of Rogers & Rogers, 160 Broadway, counsel for New York Real Estate Security Company, stated on behalf of the company that the proceedings in bankruptcy which have been commenced in the United States District Court, resulted from a temporary embarrassment of the company, which has arisen on account of the unprecedented condition of the real estate and mortgage market.

"The company owns a great number of valuable parcels of improved properties in New York City, which are subject to mortgages. Calls have been made on account of the principal of some of these mortgages and on account of inability to replace the mortgages which were called, the company was obliged to make reductions on account of the principal of these mortgages, and of its current income, which income ordinarily

would have been used to pay taxes and interest on mortgages.

"By reason of the non-payment of taxes for the current year many holders of mortgages have threatened to foreclose and other creditors have threatened action, and in order to conserve the property for the benefit of all the creditors, this proceeding was commenced by certain creditors on whose application receivers have been appointed. The company in view of the conditions existing, decided that it was wise to consent to the appointment of the receivers, although it believes the present acute condition of its affairs to be temporary only, and believes that the management of its properties under the direction of the court will conserve the interests of all and prevent precipitate action by individual creditors to the detriment of the creditors at large. The action of the company in consenting to the appointment was arrived at after consultation with the firm of Statson, Jennings & Russell, representing a number of its general mortgage bonds."

Receiver for a West End Builder.

Inability to borrow money to carry his operations through a depressed real estate market proved to be the undoing of Harry Schiff, the West End builder, who is just completing the Cleburne on Bloomingdale Square, one of the finest apartment houses of the section. Mr. Schiff's affairs, as represented by the West Eighty-second Street Realty Co., were placed in the hands of J. Clarence Davies as receiver, on Monday, by Judge Hough of the Federal District Court. The alleged insolvent owns, besides the "Cleburne," a new apartment building, uncompleted, at the northwest corner of Broadway and 94th street, mortgaged for \$135,000; the former Bloomingdale Reformed Church building on West End avenue, between 106th and 107th streets, valued at \$210,000; the building at the corner of 96th street and West End avenue, valued at \$285,000, and 570 lots at Roselle Park, valued at \$150,000, and mortgaged for \$75,000. The aggregate value of the realty controlled by the realty company is placed at \$2,535,000, encumbered by mortgages aggregating \$1,560,000.

J. Clarence Davies was appointed receiver, with a bond fixed at \$75,000, in a creditor's suit brought by the Otis Elevator Company, on a claim of \$8,000 for balance on a contract amounting to \$20,300. In addition to this alleged debt and the mortgages, the Otis Company asserts that the realty company owes other creditors \$140,000, of which \$90,000 is due banks for money loaned, the remainder representing unpaid notes. The receiver is authorized to continue the business, make leases, complete building operations, and prosecute suits.

Mr. Davies, the receiver, said that Mr. Schiff had been known to him for some time as a successful builder who had always met his engagements. He added: "The present embarrassment is, I believe, of a temporary nature. I hope such arrangements will be made as to satisfy all creditors and save from foreclosure the valuable properties of which I am receiver."

Beekman, Menken & Griscom, attorneys, representing the West Eighty-second Street Realty Company, issued the following statement:

"This bill has been filed with Mr. Schiff's cognizance and a desire to provide for the protection of the very valuable properties held by his company, which finds itself embarrassed owing to its inability to obtain loans which would in normal times be easy to obtain. The assets of the company are undoubtedly

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. 21 to 26 | Nov. 22 to 27 |
| Total No. | 100 | 130 |
| Assessed value | \$6,328,600 | \$8,724,068 |
| No. with consideration | 11 | 25 |
| Consideration | \$348,223 | \$1,079,100 |
| Assessed value | \$360,500 | \$1,242,000 |
| Jan. 1 to Nov. 26 | | |
| Total No. | 7,011 | 7,946 |
| Assessed value | \$441,453,361 | \$601,805,693 |
| No. with consideration | 944 | 854 |
| Consideration | \$38,300,399 | \$51,096,625 |
| Assessed value | \$41,514,262 | \$49,062,200 |
| Mortgages. | | |
| | Nov. 21 to 26 | Nov. 22 to 27 |
| Total No. | 69 | 69 |
| Amount | \$980,211 | \$1,155,633 |
| To Banks & Ins. Cos. | 17 | 15 |
| Amount | \$303,500 | \$272,000 |
| No. at 6% | 24 | 24 |
| Amount | \$155,486 | \$96,900 |
| No. at 5½% | 4 | 1 |
| Amount | \$37,000 | \$13,000 |
| No. at 5% | 20 | 20 |
| Amount | \$420,400 | \$745,733 |
| No. at 4½% | 2 | 4 |
| Amount | \$70,000 | \$130,000 |
| No. at 4% | | |
| Amount | | |
| Unusual rates | 1 | |
| Amount | \$5,000 | |
| Interest not given | 18 | 20 |
| Amount | \$292,325 | \$170,000 |
| Jan. 1 to Nov. 26 | | |
| Total No. | 4,440 | 5,470 |
| Amount | \$159,527,636 | \$263,454,913 |
| To Banks & Ins. Cos. | 1,007 | 1,163 |
| Amount | \$90,254,099 | \$161,065,159 |
| Mortgage Extensions. | | |
| | Nov. 21 to 26 | Nov. 22 to 27 |
| Total No. | 32 | 32 |
| Amount | \$2,353,250 | \$928,911 |
| To Banks & Ins. Cos. | 8 | 15 |
| Amount | \$1,763,000 | \$514,351 |
| Jan. 1 to Nov. 26 | | |
| Total No. | 1,727 | 1,936 |
| Amount | \$77,312,922 | \$68,151,740 |
| To Banks & Ins. Cos. | 569 | 620 |
| Amount | \$47,655,550 | \$39,593,551 |
| Building Permits. | | |
| | Nov. 22 to 28 | Nov. 23 to 29 |
| New buildings | 3 | 10 |
| Cost | \$318,000 | \$825,625 |
| Alterations | \$277,890 | \$54,325 |
| Jan. 1 to Nov. 28 | | |
| New buildings | 524 | 511 |
| Cost | \$54,819,935 | \$100,546,990 |
| Alterations | \$10,981,568 | \$10,203,485 |
| BRONX. | | |
| Conveyances. | | |
| | Nov. 21 to 26 | Nov. 22 to 27 |
| Total No. | 137 | 138 |
| No. with consideration | 15 | 19 |
| Consideration | \$91,094 | \$107,737 |

greatly in excess of the liabilities, and we are confident that a readjustment will be effected to the satisfaction of the creditors and stockholders at an early date."

The Eighty-second Street Realty Company was incorporated on February 6, 1911, with a capital stock of \$5,000.

Brooklyn Awards Considered Excessive.

The awards made for waterfront property in Bay Ridge, between 57th and 61st streets, are regarded as excessive by the Corporation Counsel, and he will oppose the confirmation of the awards in the Supreme Court, provided the whole proceeding to condemn the property be not abandoned, as Dock Commissioner R. A. C. Smith has officially recommended to the Board of Estimate. It is the opinion of the Dock Commissioner that the city will not be able to use the property in question for several years to come, and although the land is at present practically undeveloped, the three commissioners have made awards of \$1.44 per square foot.

The owners of the land are the Langley estate and Clarence Kenyon.

| Total No. | | |
|------------------------|-------------------|-------------------|
| | Jan. 1 to Nov. 26 | Jan. 1 to Nov. 27 |
| Total No. | 6,819 | 6,875 |
| No. with consideration | 678 | 1,029 |
| Consideration | \$5,919,739 | \$8,960,851 |
| Mortgages. | | |
| | Nov. 21 to 26 | Nov. 22 to 27 |
| Total No. | 89 | 102 |
| Amount | \$862,640 | \$875,172 |
| To Banks & Ins. Cos. | 6 | 5 |
| Amount | \$255,400 | \$65,500 |
| No. at 6% | 28 | 50 |
| Amount | \$184,350 | \$261,697 |
| No. at 5½% | 9 | 12 |
| Amount | \$115,000 | \$48,900 |
| No. at 5% | 29 | 25 |
| Amount | \$342,267 | \$443,400 |
| Unusual rates | 4 | 1 |
| Amount | \$7,273 | \$1,570 |
| Interest not given | 19 | 14 |
| Amount | \$213,750 | \$119,605 |
| Jan. 1 to Nov. 26 | | |
| Total No. | 5,093 | 5,284 |
| Amount | \$36,253,688 | \$47,206,283 |
| To Banks & Ins. Cos. | 338 | 494 |
| Amount | \$6,078,641 | \$9,557,369 |
| Mortgage Extensions. | | |
| | Nov. 21 to 26 | Nov. 22 to 27 |
| Total No. | 9 | 12 |
| Amount | \$163,500 | \$249,500 |
| To Banks & Ins. Cos. | 1 | 5 |
| Amount | \$60,000 | \$153,000 |
| Jan. 1 to Nov. 26 | | |
| Total No. | 556 | 640 |
| Amount | \$12,101,060 | \$10,587,596 |
| To Banks & Ins. Cos. | 109 | 132 |
| Amount | \$3,105,150 | \$3,726,390 |
| Building Permits. | | |
| | Nov. 21 to 26 | Nov. 23 to 29 |
| New buildings | 5 | 18 |
| Cost | \$18,900 | \$537,000 |
| Alterations | \$14,550 | \$11,350 |
| Jan. 1 to Nov. 26 | | |
| New buildings | 769 | 1,187 |
| Cost | \$18,978,341 | \$31,862,335 |
| Alterations | \$1,188,618 | \$1,016,890 |
| BROOKLYN. | | |
| Conveyances. | | |
| | 1913 | 1912 |
| | Nov. 20 to 25 | Nov. 21 to 26 |
| Total No. | 359 | 384 |
| No. with consideration | 55 | 23 |
| Consideration | \$281,304 | \$348,768 |
| Jan. 1 to Nov. 25 | | |
| Total No. | 21,475 | 22,566 |
| No. with consideration | 2,040 | 1,405 |
| Consideration | \$12,017,735 | \$12,265,771 |
| Mortgages. | | |
| | Nov. 20 to 25 | Nov. 21 to 26 |
| Total No. | 274 | 270 |
| Amount | \$1,146,758 | \$1,060,750 |
| To Banks & Ins. Cos. | 59 | 72 |
| Amount | \$428,250 | \$584,900 |
| No. at 6% | 132 | 148 |
| Amount | \$515,388 | \$355,255 |
| No. at 5½% | 75 | 30 |
| Amount | \$315,900 | \$270,950 |
| No. at 5% | 53 | 75 |
| Amount | \$287,820 | \$410,475 |
| Unusual rates | 3 | 1 |
| Amount | \$4,000 | \$700 |
| Interest not given | 11 | 16 |
| Amount | \$23,650 | \$23,370 |
| Jan. 1 to Nov. 25 | | |
| Total No. | 15,477 | 17,827 |
| Amount | \$61,179,475 | \$72,325,627 |
| To Banks & Ins. Cos. | 3,353 | 4,567 |
| Amount | \$22,212,006 | \$41,912,780 |
| Building Permits. | | |
| | Nov. 21 to 26 | Nov. 22 to 27 |
| New buildings | 58 | 49 |
| Cost | \$312,520 | \$931,950 |
| Alterations | \$46,075 | \$51,060 |
| Jan. 1 to Nov. 26 | | |
| New buildings | 3,350 | 5,056 |
| Cost | \$27,442,146 | \$35,771,017 |
| Alterations | \$3,826,355 | \$3,991,807 |
| QUEENS. | | |
| Building Permits. | | |
| | Nov. 21 to 26 | Nov. 22 to 27 |
| New buildings | 91 | 68 |
| Cost | \$372,200 | \$214,300 |
| Alterations | \$12,445 | \$36,640 |
| Jan. 1 to Nov. 26 | | |
| New buildings | 4,211 | 4,378 |
| Cost | \$15,490,721 | \$16,885,966 |
| Alterations | \$1,212,159 | \$946,965 |
| RICHMOND. | | |
| Building Permits. | | |
| | Nov. 20 to 26 | Nov. 22 to 27 |
| New buildings | 21 | 11 |
| Cost | \$44,625 | \$28,750 |
| Alterations | \$2,435 | \$3,325 |
| Jan. 1 to Nov. 26 | | |
| New buildings | 871 | 856 |
| Cost | \$2,027,414 | \$2,518,173 |
| Alterations | \$283,193 | \$286,235 |

BUILDING MATERIALS AND SUPPLIES

THE FOUR MILLION DOLLAR Y. W. C. A. BUILDING FUND
AND ITS POSSIBLE EFFECT UPON THE 1914 SEASON.

The Coming Year Now Looms Up on a Cash Rather Than a Speculative Basis.

OLD Father Knickerbocker woke up on Thursday morning to discover a big dent in his exchequer, and the hungry eyes of building supply interests throughout the district followed the transfer of four millions in the coin of the realm from the philanthropic recesses of the old gentleman's money belt into the coffers of the two Christian associations. Four millions of dollars actually available for building construction that will go ahead at once, leaving no sickening, lurking suspicion that the successful bidders will be forced to take notes, bonds and other paper in lieu of cold cash upon completion of the job, is like a Thanksgiving feast before a famished boy.

It ought to have a good effect upon the general tone of the 1914 building season. In 1912 it was not until after January 22 that the \$4,000,000 mark had been passed in new building plans filed in Manhattan, and it took sixty-three buildings to do it. It was not until after February 7 of this year that the filing of the forty-sixth plan for a new building brought the total for Manhattan past the \$4,000,000 mark. And yet here is \$4,000,000 actually available for new building construction, not for one building, but for eleven, all but one of which will be erected in Manhattan.

Most of these buildings will be pioneers of neighborhood improvement and the ultimate influence of the \$4,000,000 that the associations will spend at once will be powerfully exerted in the expenditure of other large sums by other owners in the vicinity in which these buildings are to be placed.

With one building factor of considerable importance determined and assured even before the new year opens, much of the gloom that building material manufacturers have carried with them of late certainly ought to be lifted, if not actually dispelled. The chief worry has been to carry even the small stocks at a profit. Up to within the last few weeks the future seemed to have no encouraging feature, but private capital is venturing into fields barred by banking and insurance laws to institutional lenders, and building material men are beginning to feel more justified in holding their prices firm, at least until after the first of the year has been turned.

The late season's stagnation has been due to over-extended credit resulting from the artificial stimulus given to business just after the 1907 depression. Liquidation is bound to follow forced commercial resuscitation and, unfortunately, it came at a time when new national policies, with their consequent disturbance to Wall street, were being introduced and building construction naturally felt the resultant retrenchment first and hardest.

Instead of the building market being stimulated by a speculative movement with its doubtful permanency, it promises to start the new year on a cash basis and the nucleus is a four million dollar building fund. Compulsory expansion of industries near this port to meet the new international competition is another factor. Hence gratitude this week should not be strictly confined to turkey and the latest football victory of

our Alma Mater, for the brightening prospect of the building material market should have at least one note in the general Te Deum.

BRICK BARGES COVERING. For Protection, However, and Not in Anticipation of Winter.

SO LONG have some cargoes been in this market awaiting a market that they have been put under cover to protect them from the weather pending sale. The report that has spread about the city to the effect that manufacturers are already covering their barges for winter was based upon this action. As a matter of fact manufacturers are figuring upon all the eighty-five barge loads now in the city being unloaded and returned to the sheds for winter loading before navigation closes, so that dealers and consumers who have been holding off in expectation that the manufacturers are going to force the market by covering now, should not be deceived. Prices have held at the same level quoted for the last few weeks and, instead of stiffening, some shading is being done.

The manufacturers will follow their usual custom this year in loading the barges that go back from the city and holding them until the last open water is covered by a thin layer of ice. Then they will hook them onto the last tows and run them down under cover. In this way they will avoid demurrage and watching charges while the season continues open. The Greater New York Brick Company has made an inventory of the quantity of brick available in the Hudson district for this market and its statistics show that there are from 125,000,000 to 150,000,000 fewer brick available this year than there was last at the close of November.

Official transactions for Hudson common brick covering this week, ending Thursday, Nov. 27, in the wholesale market, with comparisons for the corresponding period last year and a comparative statement of Hudson brick unloaded from barges for consumption here, follow:

| 1913. | | 1912. | |
|---|----|----------|-------|
| Left over, Friday A. M., Nov. 21-71. | | Arrived. | |
| Friday, Nov. 21..... | 8 | 5 | Sold. |
| Saturday, Nov. 22..... | 7 | 5 | 5 |
| Monday, Nov. 24..... | 8 | 6 | 6 |
| Tuesday, Nov. 25..... | 3 | 4 | 4 |
| Wednesday, Nov. 26..... | 1 | 10 | 10 |
| Thursday, Nov. 27..... | 7 | 0 | 0 |
| Total | 44 | 30 | |
| Reported enroute, Friday A. M., Nov. 27-4. | | | |
| 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 \$7.75 (yard). Dull. Left over, Friday A. M., Nov. 27-85. | | | |

| HUDSON BRICK UNLOADED. (Current and last week compared.) | | | |
|---|-----------|--------------|-----------|
| Nov. 14..... | 1,150,500 | Nov. 21..... | 1,056,500 |
| Nov. 15..... | 361,500 | Nov. 22..... | 540,500 |
| Nov. 17..... | 832,000 | Nov. 24..... | 892,000 |
| Nov. 18..... | 945,500 | Nov. 25..... | 818,500 |
| Nov. 19..... | 1,050,000 | Nov. 26..... | 1,133,000 |
| Nov. 20..... | 1,168,000 | Nov. 27..... | Holiday. |
| Total | 5,507,500 | Total | 4,400,000 |

| 1912. | | 1913. | |
|--|----|----------|-------|
| Left over, Friday A. M., Nov. 22-38. | | Arrived. | |
| Friday, Nov. 22..... | 12 | 11 | Sold. |
| Saturday, Nov. 23..... | 9 | 9 | 9 |
| Monday, Nov. 25..... | 16 | 12 | 12 |
| Tuesday, Nov. 26..... | 1 | 6 | 6 |
| Wednesday, Nov. 27..... | 6 | 8 | 8 |
| Thursday, Nov. 28..... | 11 | 3 | 3 |
| Total | 55 | 49 | |
| Condition of market, dull. Prices: Hudsons, \$6.75 to \$7.25; Raritan, \$6.75 to \$7.00. Left over Friday A. M., Nov. 29-44. | | | |

| OFFICIAL SUMMARY. | |
|--|-------|
| Left over, Jan. 1, 1913..... | 113 |
| Total No. barge loads arrived, including left over barge loads, Jan. 1 to Nov. 28, 1913 | 1,849 |
| Total No. barge loads sold Jan. 1 to Nov. 28, 1913 | 1,764 |
| Total No. barge loads left over, Friday, A. M., Nov. 28, 1913..... | 85 |
| Total No. barge loads left over Jan. 1, 1912 | 71 |
| Total No. barge loads arrived, including left over, Jan. 1, to Friday A. M., Nov. 29, 1912 | 2,086 |
| Total No. barge loads sold, Jan. 1 to Friday A. M., Nov. 29, 1912..... | 2,042 |
| Total No. barge loads left over, Friday, A. M., Nov. 29, 1912..... | 44 |

LINSEED OIL TENDS UPWARD. Continuation of Painting Season Due to Warm Weather.

LINSEED oil, now ranging at the 48 to 49-cent levels, shows a tendency to move to higher price levels owing to the continuation of painting season due to warm weather. Paint manufacturers have come into the market for supplemental orders for linseed oil and sub-

stitutes to take care of the exceptional activity in the wholesale market considering the general dullness of business in other lines. Varnish manufacturers also report a good credit business, with the result that they, too, are in the market for linseed. Floor oil and dressing interests are also important inquirers for December and January deliveries.

Current prices run as follows: City raw, American seed, 48 and 49 cents; city boiled, American seed, 49 and 50 cents; out of town raw, American seed, 47 and 48 cents and raw Calcutta seed, 70 cents.

WARM WEATHER HURTS COAL. Anthracite in Little Demand—Bituminous Also Dull.

COAL is suffering from unseasonable weather. Both anthracite and bituminous are weak on demand. Retailers who were offering liberal premiums on stove coal have withdrawn their offers for the time being, finding that the amount being received from the companies and from the individuals at circular quotations suffices for their present needs. Even big buildings have not been taking coal in the usual quantity because the continued warm weather has eased up on heating requirements. In anthracite the demand about equals the supply instead of exceeding it by a wide margin, as is often the case at this season, and a change in market conditions is not generally expected until cold weather sets in to stay.

The gradual settling down of bituminous prices to lower levels which has been in process for several weeks still continues to be the distinguishing feature of the trade. The dullness in the spot market remains unbroken.

STANDARD WOOD CONSTRUCTION. Yellow Pine Manufacturers' Association Issues Manual on Subject.

ENGINEERS and architects using wood as a structural material have of late years labored under a handicap owing to the fact that all tables pertaining to the strength of the timbers are based upon the nominal size of the timbers. These nominal sizes do not exist commercially as they are reduced by dressing to what are termed the "actual sizes." It is not necessary to enter into the reasons for this, as it is a condition that exists. No one expects to procure 13" and 14" steel eye-beams for the reason that they are not standard nor rolled by any manufacturers—it is also a condition that exists.

In order that designs for the use of Yellow Pine for structural purposes may be made intelligently and economically the Yellow Pine Mfrs. Assn. have had prepared, and issue for free distribution, a hand-book containing information pertaining to their products.

In 1904 a small book was issued. In 1906 it was followed by a second, and somewhat enlarged edition. In 1911 a third and enlarged edition succeeded it. This latter edition was in such demand that 10,000 copies were printed in two years. The usefulness of the book being established, it was decided to issue a fourth edition in 1913.

This fourth edition confines itself to Southern Yellow Pine exclusively, and aims to give information not obtainable in any other publication, with a short digest of the results of authentic tests and recommended working stresses by various authorities. In many respects the work follows the lines of the Cambria and Carnegie hand-books, and aims to be to the lumber industry what these mentioned hand-books are to the steel industry. The book is not intended to be a text-book, but rather to supplement such books with specific data pertaining to Southern Yellow Pine.

In this edition such tables as were incorporated in previous editions and used in this one, were entirely recalculated and rearranged in form. The present form is more usable. All tables are based upon the actual size of dressed timbers as manufactured by the Yellow Pine Mfrs. Assn. in accordance with their Standard Rules for manufacturing and grading their products. About 95% of the Yellow Pine lumber produced in Missouri, Arkansas, Texas, Louisiana, Mississippi, Alabama, Georgia and Florida is manufactured and graded in accordance with these standard rules.

MARBLE FOR LINCOLN MEMORIAL. Local Dealers Disappointed in Not Getting Chance to Furnish It.

LOCAL marble men have been interested for some time in the ultimate selection that would be announced for the Lincoln Memorial temple that is to cost \$2,000,000 and is to be located on the banks of the Potomac in Washington. Colorado marble from the Sopris national forest is to be used, according to word received here.

This is said to be the first great building in the East to be constructed of this stone, known to the building trades as Denver marble, though much of it has been used as an interior finish in public buildings. In the west a notable example of its use is found in the new federal building at Denver.

While the marble quarries are in the midst of the national forest, they are on private land secured under the laws by which areas bearing deposits of building stone are disposed of by the government. Under the law prospectors can locate and secure title to mineral deposits on the national forests just as they can on the open public domain. The marble company which owns the quarries is a large user of national forest timber in the working of its properties, situated near Marble, Colo.

The history of the company is said to be of considerable interest, as representing indomitable enterprise against difficulties. The country in which the marble deposits occur is extremely rough and precipitous, and for a long time was inaccessible because of a lack of transportation facilities. Large sums had to be expended before the stone could be got out and brought to market. Up to 1907, when the product first began to attract attention, it is said that \$1,200,000 had been expended in developing the property.

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THE WEEK'S REAL ESTATE NEWS

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

The Bronx and Brooklyn Markets Were Moderately Active.

While a fair amount of business was transacted in Manhattan, in spite of the fact that it was a "holiday" week, it remained for the Bronx, Brooklyn and Queens to furnish what strength there was in the market. There was a steady demand for dwellings and investment properties in Brooklyn and the Bronx. In the latter borough, a Prospect avenue block front to be improved by builders, figured prominently. In Queens, the Long Island Railroad acquired a large tract for development.

The more important of the Manhattan sales involved a loft building on Fourth avenue and a plot on West 44th street to be improved. The appearance in the field of the small investor, as indicated by many of the transactions reported during the week, is regarded as encouraging and may be the forerunner of continued activity.

The total number of sales in Manhattan this week was 24, against 22 for last week and 28 a year ago.

The number of sales south of 59th street was 15, against 5 last week and 6 a year ago.

The sales north of 59th street aggregated 9, compared with 17 last week and 22 a year ago.

From the Bronx 15 sales at private contract were reported, against 11 last week and 20 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was \$985,466, compared with \$636,650 last week, making a total since January 1 of \$46,575,886. The figure for the corresponding week last year was \$594,575, making the total since January 1, 1912, of \$42,979,934.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

GREENE ST., 204-206, 7-sty loft and store building, on plot 50x100, south of 3d st, sold by Nathan Hutkoff to the D. H. Jackson Co. The seller acquired the building last April from Andrew F. Murray.

27TH ST., 519 West, 5-sty tenement, on lot 25x98.9, near 10th av, resold for J. Giordano to a client by the H. M. Weil Co.

31ST ST., 36 East, 4-sty dwelling, on lot 20x 98.8, east of Madison av, sold for Dr. Alexander Lambert to the Charles McBurney Estate, by the Douglas Robinson, Charles S. Brown Co. The property was held at \$75,000. The adjoining houses at 22 and 34 were reported sold last August to Joseph F. Brody, of Brody, Adler & Koch, for improvement with a loft building.

36TH ST., 343 and 345 West, 6-sty stable, on plot 36x98.9, bet 9th and 10th avs, sold for William J. Connors and Christian F. Tietjen, trustees of the P. A. Geoghan Estate, to a client by the H. M. Weil Co.

44TH ST., 15 and 17, the old Brearley School property, on plot 50x100, adjoining the Berkeley Lyceum, sold for Viola M. Flannery to the 11 West 25th St. Co., by F. B. Robert. The plot was acquired by the seller from the Brearley School in 1911, when the school bought a plot for a new building on Park av. It has been held at \$300,000. Plans are being prepared by the new owners for erecting a 12-sty structure on the site. Just west, and adjoining the Berkeley Lyceum, is the property of the Harvard Club, which is about to be improved with a new building to enlarge the club quarters. Building and permanent loans have been obtained for the new improvement.

52D ST., 141 East, 3-sty and brick dwelling, on lot 17x100.5, east of Lexington av; contract for sale has been made by Frank J. Tyler, as executor, etc., of the estate of Benjamin Hawker to William P. McCormick.

BROADWAY, s w c 169th st, 6-sty apartment house, "the Courtwood," on plot 90x150, sold by the Pembroke Realty Co. to the Central Building Improvement & Investment Co. (Sonn Bros.), who gave in part payment the plot of 10 lots, comprising the block front on the west side of Northern av, between 179th and 180th

sts valued at \$125,000. This property has been resold to the Munden Construction Co. (Charles Flaum, president), which will improve the site with four 3-sty apartment houses. A building and permanent loan of \$270,000 at 5 per cent. has been secured for the operation. The "Courtwood" has been held at \$325,000. The brokers in the deal were William S. Baker and Henry J. Kantrowitz.

PARK AV., s e c 54th st, plot 100x115, sold for W. Emlen Roosevelt to the Putnam Construction Co., Samuel A. Herzog, president, by Henry D. Winans & May. The buyer will erect upon this site a high-grade 12-sty apartment house, similar in design to the structure now being erected by the Robert Goelet estate at the southwest corner, opposite. The buying company gave in part payment the new 12-sty apartment house, on plot 63x100, 68 East 86th st. The entire transaction involved close to \$1,000,000.

4TH AV., s w c 32d st, 12-sty store and loft building, on plot 115.10x83.10, sold for the Fourth av and 32d St. Co. to Robert Lee Morrill, Isabel de P. Kelley and Julia B. Peck, by Everett A. Brett, of the firm of N. Brigham Hall and Wm. D. Bloodgood. The purchasers were the original owners of the land which, with the new building, has been held at \$1,000,000. Negotiations for the sale of the property have been pending for some time and the purchase was made by the present owners as an investment and it is understood that the price paid by them was very close to the holding figures. N. Brigham Hall and Wm. D. Bloodgood have been appointed managing agents for the building by the new interests. The structure was erected about a year ago and has been nearly all leased by these brokers.

6TH AV., 3, 3-sty tenement with store, on lot 20x70, sold for the estate of Philip M. Smith to John J. Robinson, by Joseph P. Day. The property was to have been offered at auction on Tuesday.

7TH AV., 133, old 3-sty building, on lot 21x75, s e c 18th st, sold for E. T. Gerry to Moses G. Byers, by the Cruikshank Co. Mr. Byers also owns the adjoining 4-sty stable property and now controls a plot 81x75 on 7th av.

11TH AV., 602, 5-sty brick tenement, with store, on lot 19.5x70, south of 45th st, sold for Adelia J. Sparks to a client, by the Herman Arns Co.

Manhattan—North of 59th Street.

96TH ST., 15 West, 4-sty and basement dwelling, on lot 20x100.11, reported sold by the estate of Edwin F. Ward.

99TH ST., 206-210 West, 6-sty elevator apartment house, on plot 62.6x100.11x irreg, adjoining the southwest corner of Amsterdam av, sold by Isaac Polstein to Maurice Bowers, who gave in part payment 106 West 43d st, a 3-sty remodeled dwelling, on lot 22.6x100.5, adjoining the Elks Club.

125TH ST., 551 West, 5-sty tenement, on lot 25x99.11, sold for F. R. Pexiotto to Harry Green and Samuel H. Hunter, by John J. Clancy & Co.

138TH ST., 629 West, 5-sty flat, on plot 50x 99.11, reported sold by the Edward Waters Construction Co.

142D ST., 506 West, 4-sty dwelling, on lot 16x 100, adjoining Hamilton pl, reported sold by Emele A. Schulz.

159TH ST., 540 West, 5-sty triple flat, on plot 37.6x99.11, sold for Mary Herkert to a client, by Henry Wacker.

176TH ST., 611 West, 5-sty fireproof apartment house, recently completed, on plot 46.6x87.8x100, sold by the Louis E. Bates Co. to William Fisher, for all cash above the first mortgage.

8TH AV., 2440, 5-sty 4-family tenement, with stores, on lot 25x100, between 130th and 131st sts, sold by William Hutter to Lewine & Kemper. The building was later resold to Leonard Weil.

Bronx.

FAILE ST., 813-817, two 5-sty flats, on plot 80x100, sold for the Kavaes Constn. Co. to the Crosby Estate, by Pease & Elliman and W. E. & W. I. Brown. The buyer gave in part payment the 3-sty dwelling, on lot 18x80, at the northeast corner of Edgcombe av and 139th st.

MINFORD PL., 1558-1562, two 5-sty flats, on plot 87x100, north of 172d st, resold by Lowenfeld & Prager to Annie Oppenheimer, who is reported to have given in part payment the 4-sty tenement, on lot 29.11x100.8, at 177 East 93d st.

TIFFANY ST., 908, 5-sty apartment house, on plot 50x100, sold by the Steinmetz Construction Co. to an investor.

138TH ST., 353 East, 5-sty building, with stores, on lot 25x100, near the new Alexander av subway station, sold for George Schaefer to an investor, for cash, by Eugene J. Busher.

130TH ST., 413 East, 3-sty brick dwelling, on lot 16.8x100, sold for Gertrude E. Mahoney to Louis A. Britt, by S. H. Frankenheim.

167TH ST., 846-848 East, 5-sty modern flat, on plot 50x161, sold for the Angel Construction Co. to the Hudson Realty Co. by Charles Lopard.

ARTHUR AV, s e c 180th st, 5-sty apartment house, sold for Henry H. Grote to Michael Scanlon, by M. H. Meyers.

BRIGGS AV, 2592, 2-sty dwelling, on lot 19.6x95, sold by the 5th Av Bond & Mortgage Co. to D. Hoblock.

BRYANT AV, 1429, 5-sty apartment house, on plot 50x100, sold for James T. Barry by Alfred J. Madden, John Jervis and Charles F. Desler.

EDSON AV, 4081, 2-family house, on plot 25x100, sold to Max Gerstman through the Westchester Realty Co.

HULL AV, 3075, two-family frame house, on plot 25x110, in the Bedford Park section, sold for Isaac Ratman to Annie Epstein, by A. Martinbar.

PROSPECT AV, w s, block front bet 166th and 167th sts, plot 200x100, sold for the Hudson Realty Co. to the Carmine Cioffi Co. by Andrew Cullen. The buyer will improve with five 6-sty flats.

VALENTINE AV to Ryer av, plot of 8 lots, between 183d and 184th sts, sold for Leslie Acker to a builder, by A. J. Madden, John Jervis and Charles F. Desler.

3D AV, s w c 180th st, 1-sty building, containing 6 stores and a theatre, on plot 88x95, resold for a client to Peter J. McCoy, by Arnold, Byrne & Baumann. The buyer gave in part payment the vacant block front on the west side of Grand av (11 lots), from 188th to 190th sts.

Brooklyn.

CLINTON ST, ETC.—James H. Gilvary has sold for Francis Loughlin 403 Clinton st, a 3-sty and basement dwelling, on lot 20x106, to Charles Wilson, who has resold his contract to Anthony De Simmo; also sold for H. J. Walsh 40 4th pl, a 3-sty and basement 3-family house, on lot 21x133, to Mary Blank, and for Ellen Lacey and Mary E. Donohoe 141 and 143 Harrison st, two 3-sty and basement brick flats on plot, 40x100, to Ethel E. Sanderson.

CLINTON AND PIERREPONT STS.—The purchase of the present home of the Brooklyn Club, at Clinton and Pierrepont sts, by the Brooklyn Trust Co., whose building adjoins the club property in Montague st, was made public on Wednesday. The purchase price was not revealed. Since the consolidation of the Brooklyn Trust Co. and the Long Island Loan & Trust Co. was effected several months ago, the former corporation has been crowded for room and an extension of its premises was decided upon. The trust company, it is said, contemplates the erection, in about a year, of a modern fireproof building which will be used as an annex to the main office building now in use. The Brooklyn Club has made no announcement concerning its future location, but it is rumored that a merger with some other well known clubs in Brooklyn may be effected.

HALSEY ST, 648, 2-sty and basement brick dwelling, near Reid av, sold for John F. Cohn to the Frandell Realty Co. by De Poix & Von Glahn. The buyer gave in exchange the unimproved plot on the east side of Classon av, 49 ft. south of Pacific st.

PIERPONT ST, s w c Henry st, residence, on plot 37x110, sold by M. L. McLaughlin to Mrs. Flora Howes for \$60,000. The house is one of the landmarks of the Heights section.

ROEBLING ST, 320, lot 15x35, sold for Ferdinand Aumann to Jaffe & Hirsch, to Charles Buermann & Co. Plans are being drawn for an 8-sty building to be erected on the site.

UNION ST, 473, 4-sty tenement, sold for Lawyers Mortgage Co. to Antonio Silano, by the H. M. Weill Co. The same brokers have also sold for M. Hover the dwelling at 162 Hawthorne st.

4TH ST, 359, 4-sty single apartment building, on lot 22x75x100, sold for Mrs. Caroline L. Pearson to a client for investment, by the John Pullman Real Estate Co.

7TH ST, 581, 3-sty and basement stone dwelling, near Prospect Park West, sold for S. Aukus to a client for occupancy, by E. T. Newman.

23D ST, 60 ft n 7th av, 2-sty and cellar frame dwelling, on plot 40x50, sold for the Claris Realty Co. to a client for occupancy, by Joseph C. Bonadonna.

75TH ST, 918, two-family brick house, sold for William Searing, to an investor, by Frank A. Seaver & Co.

CARLTON AV, ETC.—Louis Arnold reports the following sales by him: 304 Carlton av, 3-sty and basement, brownstone dwelling, 22x100, for Katharina D. Gravenhorst to a buyer who will occupy it; and also 509 Vanderbilt av, 2-sty and basement brick dwelling, lot 20x80, for Matilda Lovett of Ridgewood, N. J., to a buyer who will occupy it as a residence.

JEFFERSON AV, ETC.—Charles F. Miller, Jr., reports the following recent sales made by him: 869 Jefferson av, near Ralph av, a 4-sty single apartment house, on lot 20x82, sold for Ralph Joyce to Benjamin Wein for investment; also 515 to 519 Park pl, near Classon av, four 4-sty single apartment houses, on plot 60x125, sold for Meruk & May to a client for investment. These houses are the last of a row of 30 similar buildings erected by Meruk & May on the old Adelphi Athletic Field, which was purchased by them a few years ago, and represented a transaction involving \$500,000, and also sold for Lueder Hollenbeck to a client a plot of ground on the corner of Grove st and Carlton av, Jamaica, size 165x175x128x177. This property is located close to the new Jamaica depot of the Long Island Railroad, and will be improved with high-class apartments.

METROPOLITAN AV, ETC.—The C. B. French Cabinet Co., of Brooklyn, bought from C. Prosbacher about three acres, fronting about 60 ft. on Metropolitan av, 400 ft. on the Long Island Railroad tracks, Bushwick Division, and running across 250 ft. The property was held at \$50,000. A brick factory, containing not less than 100,000 sq. ft. of floor space, will be erected.

SARATOGA AV, 85, 2-sty and basement brick dwelling, on lot 18x80, sold for Louis Schiesser to a client, by Friday & Lehman.

5TH AV, 4710-4712, 3-sty double brick stores and apartments, on plot 25x100, sold for Max Simon to a client for investment, by Tutino & Cerny.

COLUMBIA HEIGHTS, 156, 4-sty dwelling on lot 25x150, sold for the estate of Augustus Low to Edward H. Mitchell and Alexander R. Carmichael, by Mooyer & Marston. The buyers will alter the house into apartments.

RIDGEWOOD—The G. X. Matthews Co. purchased from the estate of Joachim Meyerrose and Richard and Joseph Meyerrose and Margaret Brunjes 10 lots fronting 190 ft on the west side of Putnam av and 100 ft on Onderdonk av. Plans have been filed for the erection of apartment houses at a cost of \$150,000.

Queens.

FLUSHING CREEK.—A tract of 140 acres, bordering on Flushing Creek, has been purchased by the Long Island Railroad from the Flushing Bay Improvement Company. The land is situated on the west bank of the creek, and is in two parcels, extending to the tracks of the Whitestone branch of the railroad. With this purchase the company has acquired all the land between the creek and the Whitestone branch of the railroad and between the Main st line and the Main st drawbridge. The railroad has completed plans for the development of its holdings in the district for the accommodation of freight barges and steamers. Along the creek front wharves will be erected. The creek will be made available for commercial use, plans already having been approved by the New York City Dock Department and the United States War Department. The land was formerly marshy, but much of it has been made available by filling in. Several streets will be cut through the property and warehouses and industrial plants will be built there.

JAMAICA.—A Brooklyn man, whose name is withheld, has purchased through Piquet & Piquet 24 houses from Max Gross, a builder. He has agreed to pay \$107,400 for the houses, which are on Jeffrey and Wells avs and West and King sts. The houses range in value from \$3,500 to \$6,000.

LONG ISLAND CITY.—John Greer has sold this month 250 ft. on 9th av, 200 on Pierce av, 250 on 8th av to a New York investor. Also to a church, a house and 3 lots on 17th av, east side, 100 ft. north of Jamaica av, and 75x100 on Paynter av, north side, 85 ft. east of Crescent st; also a 4-sty tenement on the corner of Broadway and 3d av, 25x100, to a New York client.

Richmond.

CONCORD.—D. T. Cornell sold the Davenport property at a corner of Clove av and Danube av to William S. Van Clief.

NEW BRIGHTON.—H. C. Senior & Co. sold for Margaret Mulligan her 2½-sty Queen Anne dwelling, on a plot 100x100, at 42 Clinton av, to Rachel Singer.

Nearby Cities.

NEWARK, N. J.—Feist & Feist of Newark, N. J., have just sold to Oscar Michael, formerly a member of the firm of L. S. Plaut and Company, owners of the Bee Hive Department Store, another centrally located plot of ground upon which stands a 5-sty brick and stone (elevator) store and office building at 17 and 19 West Park st, being on the south side of the street, 127 ft west of Broad st, and connecting with the rear of the property at 689 and 691 Broad st, also owned by Mr. Michael. The plot measures 45 ft on West Park st, with an average depth of nearly 100 ft. The seller was Frederick C. J. Wiss, proprietor of J. Wiss & Sons, the big cutlery manufacturers who purchased the property a few years ago. Mr. Michael, by acquiring this West Park st property, is now one of the largest owners of plotage with a Broad st frontage. This purchase has established new values on this street. This is the second large centrally located parcel sold to Mr. Michael by Feist & Feist this year, he having recently purchased the Dennis property two doors from the new \$1,000,000 Military Plaza Hotel, now in the course of erection. Mr. Michael controls six parcels on Cedar st, six parcels on Halsey st, and with the above acquisition owns 40,000 sq ft, making it a most desirable plot for future development; doubly so by the proposed new \$6,000,000 Public Service terminal building to be erected opposite. Among the tenants in the West Park st building are Dr. L. B. Hilborn, optician; Dr. Edward S. Folley, dentist; Newark Cut Glass Company, Bolles School of Music, Newark Institute of Music, and the Berlin School of Music.

Rural and Suburban.

EAST ORANGE, N. J.—A plot of 2 acres with the southwest corner of Prospect and Springdale av has been sold by Edward P. Hamilton & Co., to Harrison Hathaway.

EAST ROCKAWAY, L. I.—The Windsor Land & Improvement Company sold to W. E. Engelbrechs a plot, 40x100, on Baiseley av; to the Overland Investment Company a plot, 120x110, on Fulton st East; to V. Von der Lin a plot, 60x120, on Lawrence st, and a plot 40x110 on Rhame av; at Floral Park, to D. Dwane a plot, 40x100, on Geranium av; at Hempstead, to R. P. Fitch a plot, 60x100, and to A. C. McColl, M. J. Sullivan, M. McCook and M. McArdle each a plot, 40x100, on Homan Boulevard; to J. Binder a plot, 40x100, on Kane av; to W. I. Auld a plot, 85x90, on Milburn av; to J. W. Alexander a plot, 40x100, on Kennedy av; to W. J. Vaughan a plot, 40x78, on Miller st. The same company sold at Lynbrook to J. and F. Schulz a plot, 40x100, on Lawrence st. The same company sold at Valley Stream to J. Fichel a plot, 40x100, on Albemarle av.

MT. VERNON, N. Y.—The residence at 109 Averlook st has been purchased by Alma Gluck, the grand opera singer, from Louise E. Packer.

MT. VERNON, N. Y.—The Anderson Realty Co. sold for Anna Starr Bell the residence at

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New York City**Rural and Suburban Sales (Continued.)**

328 Langdon av; for Louise G. Parker, residence at 100 Overlook st, Chester Hill, and for Charles Flomm a new residence in Chester Hill Park.

PELHAM, N. Y.—C. S. McClellan & Co. have sold to William C. Baxter of Wibberly & Baxter the block bounded by the Boulevard, Cliff st and Irving pl, on which the buyer intends to erect a dwelling for his own occupancy.

RIDGEWOOD, N. J.—The H. M. Weill Co. sold a cottage at 47 Westena Park for the Ridgewood Development & Construction Co., to a client.

ROCHELLE PARK, N. Y.—W. P. Small has sold to Walter Gieb for occupancy a frame dwelling occupying a plot 100x200 ft. in 11th Court. The consideration was \$10,500. The English stone dwelling at 33 Hamilton av, Rochelle Heights, occupying a plot 100x125 ft., has been sold by A. Sundberg to Claire Phillips for \$20,000.

SHIPAN POINT, CONN.—Kenneth Ives & Co. have sold to Frederick Weaverson his residence at corner of Fairview av and Ocean Drive West, to William T. Evans, treasurer of Mills & Gibb, of New York, for occupancy.

TARRYTOWN, N. Y.—Nichols & Hobbie have sold the estate of the late Leva A. Costello at Tarrytown, consisting of 8 acres with a residence and other buildings, to Julia F. Detmer. The consideration was \$46,100.

LEASES.**Manhattan.**

ALBERT B. ASHFORTH, INC., leased for Mrs. Marie H. Clemens the dwelling at 603 5th av for a term of years. The lessee intends to alter the property into stores and apartments.

THE MARTIN B. BROWN PRINTING & BINDING CO. leased for a term of years the old American News Company Building at 39 and 41 Chambers st, running through to 21 to 25 Read st. The building has a frontage of 75 ft. on each street by 151 deep, and is opposite the Hall of Records and also adjoins the Emigrant Industrial Savings Bank on the west. The Brown firm, which prints the City Record, is one of the largest printing houses in the city, and has been located at 53 Park pl for nearly half a century. The cause of the removal is due to the construction of the subway down West Broadway, which, it was believed, would make the building untenable for the printing and publishing business. The American News Building in Chambers st was vacated by that firm a few years ago, when it secured the property at 9 to 15 Park pl and 8 to 12 Murray st for its new home.

THE WILLARD S. BURROWS CO. leased for Annie Biehn to the Childs Co. 427 7th av for 20 years at an aggregate rental of \$100,000. The Childs Co. occupies the adjoining building at No. 425, which it leased a few years ago through the same brokers.

BURROWS, NEELY & CO., real estate operators, leased from Emelia J. G. Stolte the 4-sty dwelling, on lot 20x75, at 738 Lexington av.

BYRON & CO., photographers, of 1328 Broadway, leased the front half of the 11th floor in the Leavitt Building at 126 to 132 West 46th st.

THE CHURCH OF THE DIVINE INSPIRATION OF AMERICA, understood to be a new congregation, has taken a 4-year lease of the 4-sty dwelling, on a lot 22x102.2, at 324 West 76th st, owned by Mrs. E. Monroe Hand. The house is to be extensively altered and converted into a chapel at an estimated cost of \$15,000. The plans are being drawn by Paul B. La Velle and the changes will be made by Isaac A. Hopper, Inc.

THE CLARK ESTATE leased the 5-sty American basement dwelling at 32 West 74th st to John W. Masury.

CORN & CO. leased for a term of years the 4 upper floors in 40 East 23d st to the Joint Board of Cloak and Skirt Makers' Union, to be used as executive offices; also for I. J. Mayer the 1st loft in 15 West 45th st to Lebeau, Inc.; also the 8th, 9th and 10th floors, containing 32,500 sq. ft., in 131 to 137 West 35th st to J. Dryfoos Son & Co., of 31 East 23d st.

THE CROSS & BROWN CO. leased for the American Locomotive Co. to Peter J. Fischer the entire building at 243 and 245 West 64th st; and for Klein & Jackson to the R. L. V. Co., of 1771 Broadway, the store at the southwest corner of Broadway and 57th st.

THE CROSS & BROWN CO. leased in 245 and 247 West 55th st the basement and top floor to Emanuel Silberman; the 7th floor to the Isotta Fraschini Co., of 5th av and 57th st; the front half of the 8th floor to the Shaarer Patent Auto Top Co.; the rear half of the 8th floor to the Jesco Equipment Co., of 245 West 55th st; the cigar stand in the main hall to Adolf Pershitz.

THE CROSS & BROWN CO. leased the 3d floor in 13 West 46th st to Helene C. Crosby.

THE DUROSS CO. leased the 1st loft in 140 to 144 West 14th st to the White Milk Chocolate Co. for a term of 3 years.

DOUGLAS L. ELLIMAN & CO. leased for the Bretagne Co. a large apartment in the "Bolk-hayn," at 763 5th av, to Louis J. Pooler, of Tuxedo; also an apartment in 27 East 62d st to Harry I. Caesar; and an apartment in 829 Park av for Mrs. Edwin S. Cramp to Harry S. Parker.

DOUGLAS L. ELLIMAN & CO. leased an apartment in 383 Park av for William M. Wright to William H. Busk; also in the same building, in conjunction with Seton Henry & Douglas Gibbons, an apartment for C. Norman Fay to Thomas G. Eastman, of Eastman, Dillon & Co., bankers; also an apartment in 157 East 51st st to Thomas J. Goddard; and an apartment in 507 Madison av to Mrs. Latham Bartlett.

DOUGLAS L. ELLIMAN & CO. leased for a term of years the store and basement in the new building which Edward Margolies will remodel at 603 5th av, the lease of which from

Mrs. Clemens was announced recently. The new tenant is A. L. Audrain & Co., dealers in bric-a-brac and china, etc., who for nearly 20 years were located at 261 5th av.

THE FIFTH AVENUE BOND & MORTGAGE CO. leased the 9th floor in 10 3d st to Probst & Gannon; the 7th floor in 102 and 104 West 38th st to J. Seydel & Sons, of 37 West 17th st; a loft in 429 6th av to Halpern & Koot, of 247 6th av, the 1st loft in 68 West 37th st to A. De Marte, and offices in 2 West 33d st to Henry McNair, and in 303 5th av to M. A. Kuh, of 41 Union sq.

FREDERICK FOX & CO. leased for the Seventh Av. Property Co. the top floor in 245 to 251 7th av for a long term of years to Frederick Osann Co., of 130 West 25th st; and for Charles Kaye the 14th loft in 12 and 14 West 27th st for a term of years to Arthur Friedman, of 245 7th av.

JOHN N. GOLDING leased the 4-sty house at 120 West 43d st to Bartholomew Peck and Charles Bogart.

GOODALE, PERRY & DWIGHT, INC., as agents, leased to Goldman, Sommerfield & Co., of 51 West 24th st, the 9th and 10th lofts in 49 and 51 West 24th st.

GOODWIN & GOODWIN leased for William Young to the "Renega, Inc.," a domestic corporation, the 3-sty dwelling at 270 Lenox av.

GUARANTOR REALTY CORPORATION leased for Walter J. Salomon store in the Bristol Building, at 500 5th av, to S. Ash, jeweler, of 350 6th av, for a term of years; also a store in the same building to I. Miller, shoes, of 202 West 23d st, for a term of years; also to Charles M. Cohen, cloaks and suits, of 15 East 26th st, the top floor in 37 East 28th st for the Fabian Construction Co.

HEIL & STERN leased for the S. F. Adams Realty Co. 1st loft in 25 to 29 West 31st st to Morris & Bendien, of 872 Broadway; for Alexander R. Peacock, 11th loft in 137 and 139 West 25th st to L. & I. Gleichenschau, of 119 Greene st; for Fabian Construction Co., 8th loft in 31 and 33 East 28th st, to Samuel Abrams & Co., of 34 West 17th st; for H. Hein, 6th loft in 15 and 17 East 16th st to L. Gerstein, of 269 Canal st; for David Spero, 9th loft in 16 to 20 West 19th st to Lass & Finkelstein, of 521 Broadway, and for Lucie F. Post, 2d loft in 547 Broadway to Siller & Gottfried.

M. & L. HESS leased the 3d loft in 880 to 890 Broadway to I. Isaac & Co., now at 11 to 15 Union sq.

CHARLES E. HEYDT has negotiated a 21-year lease for the estate of Bradish Johnson, of three lots on the south side of 49th st, 75x100, 275 ft west of 11th av. The lessee is Daniel Darrow, dealer in building materials, who will erect brick and cement buildings for his own occupancy.

HORNER & CO. leased in the Johnson, Kahn Co. Building, at 5th av and 26th st, two floors to the Liggett & Meyers Tobacco Co., of 7th av and 16th st for a term of years.

E. H. LUDLOW & CO. leased offices in 42 and 44 Broad st to Leopold Spingarn, of 50 Broadway; the Moving Picture Security Co., the Telegraphers Union, John R. Weeks, Lewis J. Morrison, W. E. Lown, of 50 Broadway, and P. Connelly.

McVICKAR, GAILLARD REALTY CO. leased for Alfred Jammes the southerly half of the store that is to be divided at 543 5th av to the Keep Shirt Co., of 15 West 32d st, for a term of years.

J. S. MAXWELL rented for Charles E. Atleby the house at 550 West 140th st to the Twenty-first Assembly Progressive Club.

THE OLIVER A. OLSON CO. leased from Archibald D. Russell the 2-sty store building at the northeast corner of Broadway and 79th st, on a plot 102.2x99.6x100.7x irregular, for sixteen years from May 1, 1915, at an annual rental of \$16,000. The building is now tenanted by the lessees as a dry goods establishment. The lease is virtually an extension of the one now in force. The block front in the east side of Broadway, between 78th and 79th sts, was purchased last May by Paterno Brothers, Inc., for improvement with two 12-sty apartment houses, estimated to cost \$1,200,000, by Schwartz & Gross, architects. The store at the southeast corner of 79th st was leased last September from the plans to Frederick Degner for 10 years from next August.

W. R. MOORE rented for Pease & Elliman 34 West 45th st to Mrs. Breunner; also for Wm. Archibald the dwelling at 277 West 122d st, and for Kessler Bros. the top loft in 106 West 46th st.

NELSON & LEE leased for a term of 15 years the store and basement in 2708 Broadway, at a rental of \$6,000 per annum. The lessee is Emil B. Abbott, long established in the restaurant business at Broadway and 104th st. The owner, Henry Lowenthal, will immediately remodel the entire premises, a 5-sty apartment house, size 30.6 ft. on Broadway by 122 ft. in depth, light on four sides. This property is in the center of the block, just north of the 2-sty taxpayer and theatre now being completed on the northeast corner of Broadway and 103d st by the Mayfield Construction Co. The store adjoins the entrance to the theatre, which has been recently leased for high class amusement purposes. The alterations of the premises is expected to be completed by April 1, 1914.

PEASE & ELLIMAN leased for the Odell-Townsend Realty Co. to Morris S. Langel an apartment of 7 rooms at 640 West End av; one of 6 rooms and bath, furnished, for Mrs. Anna Lukens to Mrs. Kathleen Howard at 485 Central Park West; one in Harperley Hall," at 64th st and Central Park West to Mrs. Louisa Donaldson, and one in 235 West 71st st for the A. Campagna Construction Co. to Mrs. C. L. McHugh; also leased, as agents for the new apartment house at 27 West 62d st, two suites of 3 rooms each, one to Walter Murphy and the other, in conjunction with D. L. Elliman & Co., to Harry J. Caesar; also leased an apartment of 8 rooms and 3 baths at 116 East 58th st, for which they are also agents, to Dr. Elliee McDonald; also leased for Frances C. Ryder to J. N. Rosenberg the 4-sty house, 20.2x100, at 449 West End av; also leased an apartment in the "Riverdale," at

67 Riverside drive, to Erwin Wardman; also an apartment for the Hennessey Realty Co., in its new apartment house at 119 West 1st st, to Thomas D. Day; and one in the "Wellesbourne," at 56 West 11th st, to Mrs. A. Tebbs; also leased for O. S. Cockey to F. K. Van Troy the artistic 4-sty American basement dwelling, 16 S. E. wide, at 257 West End av; also representing Alexander Smith Cochran as agents, leased an apartment in the new apartment house that he is building on the site of the old "Boston," at 24 to 28 West 59th st, to Dr. H. L. Lynah, of 70 West 56th st; and leased a large apartment of 9 rooms and 3 baths in the "hotel housekeeping apartment" at 780 Madison av to Mrs. George McLanahan.

PEASE & ELLIMAN leased to the Mortgage Bond Co. of New York, whose assets are well over \$7,000,000, the entire banking floor of the Liberty Tower, at the northwest corner of Liberty and Nassau sts. Owing to the large increase of business done by the Lawyers Mortgage Co. and the rapid growth of the Mortgage Bond Co. of New York, the quarters occupied jointly by these concerns in the Chamber of Commerce Building have been found inadequate and, therefore, George A. Hurd, president, has decided to move his company into the handsome banking room of the Liberty Tower. Pease & Elliman, agents, representing the owners of the building, are having these quarters fitted up in a most approved method for the transaction of the new tenant's business.

PEASE & ELLIMAN have leased for Charles Morgan the 3-sty private stable at 152 West 56th st, for a long term of years, to Michael Buckley, at an aggregate rental of over \$30,000. The property is to be extensively remodeled for garage purposes; at 26-28 West 59th st, an apartment to Mrs. Leon Houghton; and also one in the same house to Isabelle T. Hills; and also have leased apartments in 105 East 15th st to Theodore C. Deitrich; one in 601 Madison av to Pauline Fitzg; and one in 11 East 28th st to Cora Hughes.

H. C. SENIOR & CO. leased for Mrs. J. Ida L. Hurlbut the 3-sty dwelling at 132 West 65th st to Kunt Peters for a term of years.

SHARP & CO. leased to the Stratford Amusement Co. for a term of years the plot of 15,000 sq. ft. at the southwest corner of 135th st and Broadway by 150 ft. on 135th st. The lessees will improve the plot with a theatre, with a seating capacity of 1,500, for the production of photo plays. The building will also contain stores and offices. The transaction together with improvements involves over \$500,000. Plans are now in preparation and the theatre will be opened about April 1.

SPEAR & CO. rented for the Brown-Weiss Realities the store and basement in 177 Prince st to Camposarcone Wine Importing Co., of 246 Mulberry st; for the Schlegel Investing Co., 5,000 sq. ft. in 310 to 316 2d av to G. Reiss & Bro.; for the Nameloc Co. the 6th loft in 138 and 140 Greene st to the Arrow Hat Works; for the Astor Place Corporation the 4th loft in 746 to 750 Broadway to Levine Bros.; for the Security Mortgage Co. the 4th loft in 149 to 155 West 24th st to H. Marcus Skirt Co., of 216 Wooster st; for Cohen, Endel & Co. the 4th loft in 591 Broadway to Rival Hat Co., of 39 Great Jones st.

UNGER & WATSON leased the parlor floor store in 620 Lexington av to William R. Matier for a term of years.

SIDNEY L. WARSAWER leased the 4-sty building at 218 West 37th st for a term of 21 years to the Columbia Transfer Co., of 248 West 27th st.

THE H. M. WEILL CO. leased a store in 200 West 34th st for D. A. Schulte, Inc., to Langman's Parisian shop; the 3 upper floors in 312 West 34th st for Albert J. Appell to Mrs. Alexander; 143 West 63d st, a 4-sty dwelling, for C. F. Purdy to M. Voiron; space in 254 West 34th st for Joshua Silverstein to Madam Francis; parlor floor in 214 West 34th st for N. Weintraub to M. Sperling, of 461 Broome st; a store in 233 West 34th st for Elizabeth Stackenberg to the Scott Restaurant Co.; and the store in 2822 Broadway for the United Store Realty to Elias J. Shashou.

Brooklyn.

BAILEY & BARRERA leased for a term of 10 years a half block on Mermaid av, between West 32d and West 33d sts, Coney Island, owned by Albert C. Herzberg, of Brooklyn, to Fred F. Harris, of Tuxedo, N. Y., Frank Corneby and Arthur D. Harris, of Athens, Pa. They intend to begin improving the property immediately by the erection of 21 frame bungalows. The bungalows are to be of the latest type and to contain all modern improvements.

Queens.

THE LEWIS H. MAY CO. leased for the S. & L. Construction Co. hotel and casino under construction, adjoining the railroad station on Gaston av, Arverne, to E. Spierman for a term of years.

JOHN STICH & CO., of Far Rockaway, reports the following rentals: to Mrs. M. O'Brien her cottage on Remsen av to N. Burke; for W. S. Devery his cottage on Cedar av to Isidore Cohen; for A. S. Talley his cottage on Cedar av to J. De Leon; for W. J. Morse his cottage on Broadway to B. D. Fidanque; for Willett & Willett a store on Mott av to R. Steintal; for W. S. Devery a store on Mott av to J. Pollock; and for Joseph F. Bischoff the Rossmore Hotel on Mott av to Ben Marx for a term of 10 years.

Suburban.

THE SUNNINGDALE COUNTRY CLUB, organized recently has secured a three-year lease of the old home and grounds of the Siwanoy Club, of Westchester, from May 1, 1914. The property is owned by George W. Hunt, and comprises a clubhouse and a nine-hole golf course. The new club, limited to 150 members, will be directed by Isaac Gimbel, president; B. J. Greenbut, E. J. Bloomingdale, William Car-

dozza, Monroe Rothschild, B. F. Gimbel, and Richard Wallach. The Siwanoy Club has acquired land for a large golf course in the Pelham locality.

REAL ESTATE NOTES.

M. & L. HESS (INC.) have been appointed sole renting agents of the 16-sty and basement building at 7-9-111 West 45th st.

THE H. M. WEILL CO. has been appointed agent for the office building at 254 West 34th st, by Joshua Silverstein and for 111 West 69th st, by the First National Bank of Hoboken.

EUGENE J. BUSHER has placed a first mortgage loan of \$11,000, at 5 1/2 per cent, for 3 years on the vacant plot, 100x200x100, running through from Valentine to River av, 210 ft. north of 183d st, to Hugh D. Smith.

HENRY HOTCHNER has sold out his interest in the Woodmere Homes Construction Co. to the other stockholders, David Levy, William Goldberg and Julius Goldberg. The company owns a number of plots at Woodmere, L. I.

PEASE & ELLIMAN have been appointed agents for the new 12-sty fireproof apartment house, 929 Park av, on lot 53.3x100, by the 929 Park Avenue Company. There is one apartment on a floor, consisting of 10 rooms and 4 baths, and the rents are from \$3,500 up.

THE DUROSS CO. were the brokers in the lease of the top floor of the former Rothenburg store on 14th st, running through to 13th st, reported in last week's Record and Guide. The lessee, the new Hospital Supply Co., will take possession before Jan. 1.

JOSEPH P. DAY and N. W. Bowe & Son, of Richmond, Va., were the brokers in the sale of the Curl's Neck Farm property, on the James River, in Henrico County, Virginia, to C. K. G. Billings, of this city, for \$300,000. The transfer was made by Frederick W. Senff, executor of the will of the late Charles F. Senff, the sugar magnate, and by Gustavia A. Senff, his widow, of Whitestone, L. I.

REAL ESTATE APPRAISALS.

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

ESTATE OF MICHAEL C. GROSS—premises 159 West 106th st, valued at \$29,000; 157 West 106th st, \$29,000; and 248 West 52d st, \$30,000.

JOSEPH C. DOWNEY—433 Pleasant av, \$5,500.

ISABEL L. RITCHIE—1184 Tinton av, \$4,500.

The Auction Market.

Buying in the Exchange Salesroom was confined in nearly every instance to plaintiffs this week. There was a wide assortment of properties in many sections of the city, but little enthusiasm among the buying public. There were seven properties offered at voluntary auction sale by Joseph P. Day on Tuesday. Of these five were knocked down to parties in interest and two went to outsiders.

Thirty-two properties were offered at advertised legal sales. Plaintiffs in foreclosure suits bought twenty-two out of this number, five were adjourned or withdrawn and only five were purchased by outsiders. Prominent among the holdings offered were the 9-sty building at 12 Fifth avenue, which was bought by the Metropolitan Life Insurance Co., the plaintiff, and the 9-sty factory and addition, plot occupying the entire block on Montgomery street, from Water street to South street, which was also bought by a plaintiff, David Dows.

For the coming week twenty-five legal sales are scheduled. Joseph P. Day will sell tenements at 1141-5 Fox street, 223-231 West 33d street, 421 East 65th street, 425 East 65th street, 1948 Amsterdam avenue, 2902-2904 Eighth avenue, 56 First avenue, 763-765 Columbus avenue and 2379 Eighth avenue. He will also offer dwellings at 290-292 East 153d street and 425 East 122d street. Other offerings scheduled for sale include vacant plots on East 91st street, near Madison avenue, on Manida street, near Spofford avenue, and Matilda street, northeast corner of Westchester avenue, Wakefield, and the 3-sty hotel at the northeast corner of Jerome avenue and Bedford Park Boulevard.

Henry Brady will sell 55 Bond street, 3-sty brick loft and store building, tenements at 4009-4019 Third avenue, near 17th street, and the dwelling at 327 West 55th street.

D. Phoenix Ingraham offers a number of vacant lots in Eastchester as a result of an action brought against the Spencer-Blake Realty Co., and also a plot at 764 South Oak drive.

James L. Wells will sell the vacant plot, 50x 121xirregular, on Intervale avenue, 155 ft. south of 16th street.

Jacob H. Mayers contributes to the week's offerings, a vacant plot on East 50th street, west of Second avenue, and 1 and 2-sty dwelling and store at 1937x1939 Washington avenue.

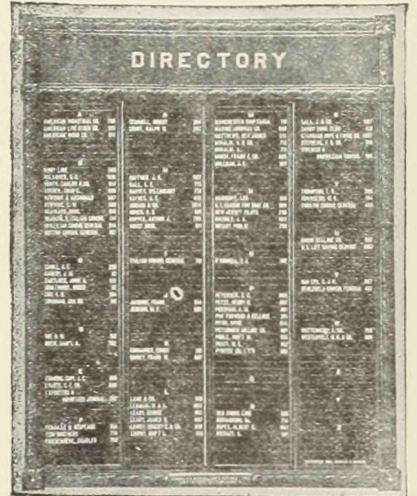
Herbert A. Sherman and Bryan L. Kennelly have single offerings, both dwellings. The former will sell 331 East 124th street and the latter 111 West 112th st.

Mr. Kennelly also offers at voluntary sale to close the estate of R. Rust, 318 2d, a 4-sty tenement.

Concrete Stairs in a Concrete Building.

In discussing the construction of concrete buildings in a paper read before the Boston Society of Civil Engineers, Leonard C. Wason, President of the Aberthaw Construction Co., Boston, advises casting the stairs considerably later than the floors and in a separate operation. In casting the floors, rods are left projecting from the floor to bond in the stairs, thus preserving the same measure of strength in the latter as would be the case were the whole job done at once.

WILLSON'S OFFICE BUILDING DIRECTORY

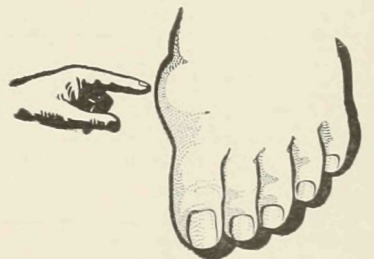


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We are entirely out of the New York Edition of the Record and Guide of May 11, 1912, and July 19, 1913. We will pay 20 cents for these numbers, if both sections are delivered to us in good condition. We also need Brooklyn Edition of July 5 and October 25, 1913, for which we will pay for both sections 15 cents if in good condition. This offer will expire on December 1, 1913. Record and Guide Company, 119 West 40th St.

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Editor of the RECORD AND GUIDE:

Having front and rear fire-escapes to a tenement, I am ordered to remove the rear escapes or undergo expensive repairs. One rear escape is a party one connecting the next house with mine. Do I become liable to any damages by cutting my part of the escape and severing the fire-escape between the two tenements? An answer will be appreciated by an old subscriber. I am of opinion an easement is created in my neighborhood.

Answer—After being required to remove your part of the joint fire-escape by due legal authority, your continuing to maintain it would be to constitute a nuisance and a breach of law. To do that, your "duty towards your neighbor" does not require.

Your wisest course is to notify your neighbor or his representative of what has been required of you, and to give him opportunity to support his portion or also take it down, when you remove yours.—Editor.

Removing Encroachment.

On June 17, 1908, the Rhinelander Real Estate Company and Ogden Chisholm, each owners of adjoining property in West 14th street, entered into leases of said properties to Mr. Morrissy for a term of years. The leases contained the following covenants: "The party of the second part further covenants and agrees with the party of the first part that he will, at his own expense, perform, comply with and discharge all orders, requirements, rules and regulations of every nature and kind whatsoever of the Corporation of the City of New York, or of any Department thereof, or of the Borough of Manhattan, or any Department thereof, or of the State of New York, or other governmental authority having jurisdiction in the premises, and that the party of the second part will at his own expense, perform and comply with all requirements, rules and regulations of the Board of Fire Underwriters," etc.

On the 9th day of June, 1910, plaintiff sub-leased both parcels to the defendants Finkelstein by an agreement in writing for a term of twelve years, eight months and twenty-nine days. This sub-lease contained identical covenants to those above quoted, and the sub-lease was made under the consent in writing of the two owners.

Prior to the execution and delivery of the leases to Morrissy, quoted above, and in the year 1906, while the said tenant was holding under previous leases between the same parties, he, with the consent of the landlords, made certain alterations in the entranceways, window spaces and show windows of the said premises, the cost of which alterations was shared equally between the tenant and the landlords, and consisted in changing the glass and framework of said entranceways, window spaces and show windows, but the fronts as reconstructed or altered were placed on the identical lines as previously inclosed the same. At the time of the execution and delivery of the leases hereinbefore first mentioned, and up to the 2d of October, 1912, the ground or store floors of said buildings on 14th street included entranceways, window spaces and show windows projecting for the entire length of said buildings about four feet beyond the building line of the southerly side of 14th street, which projections were encroachments upon said street.

In July, 1910, the owners and Morrissy executed agreements in writing to the Finkelsteins consenting to certain alterations to said buildings to be made by the Finkelsteins at their own expense. Thereafter and in pursuance of said last agreements the Finkelsteins altered the entranceways, window spaces and show windows of said buildings so as to shape the fronts with a rounded effect instead of a square, but the new windows were placed upon the identical lines with the old windows and no greater encroachments were created by the rebuilding of the windows than theretofore existed.

In May, 1911, the board of estimate and apportionment passed a resolution directing the removal of all encroachments of store fronts, show windows and entranceways projecting on 14th street between Third and Sixth avenues in the borough of Manhattan.

The Supreme Court, First Department, holds that under the covenants in the lease, neither the owner nor the original tenant is liable for the expense, but the sub-tenant; especially so when the sub-tenant rebuilt the encroaching show window.

Principal and Agent.

The old principle that a real estate broker may make a contract for commissions from both parties and is under no legal or moral obligation to disclose his contract with one to the other has been reaffirmed in the Appellate Division of the New York State Supreme Court, Third Department, in a case on appeal from a judgment of the County Court of Schenectady.

The action was brought to recover commissions for the sale or exchange of the defendants' property. The plaintiff was a real estate agent and the defendants sought his services to sell or exchange their real property for farm property. On the 22d of July, 1912, the plaintiff took the defendants to the farm of one Ernest Brown, where the farm was looked over, and in the afternoon Ernest Brown and his wife came to the property of the defendants and looked

that over. Upon the same day after the property had all been examined, a contract was entered into whereby the Brown property was put in at \$4,000, and the Winnie property at \$5,000, Mr. Brown paying \$1,000 in cash in the exchange. The plaintiff sued the defendants upon contract to pay five per cent. of \$250 as commission, and \$2.50, the costs of a search that he was required to make.

The court, in the opinion handed down, says: "The judgment is first challenged because the defendants were allowed to show that the plaintiff had received \$200 from Brown in the making of the exchange. This evidence is claimed to have been improperly admitted, and to have influenced the jury. That it had some weight with the jury is undoubtedly true, and if illegally admitted the judgment should be reversed. The evidence, however, is, I think, clearly competent. This service was upon the evidence rendered for the defendants. It might well be argued by the plaintiff before the jury that the plaintiff was not rendering these services gratuitously, and the inference might be claimed that there must, therefore, have been a contract as claimed by the plaintiff with the defendants for the commission as claimed. The evidence, however, to the effect that he was receiving a commission from Brown would show that he was not in any event working without expectation of reward, and is a fact which is competent to be shown as bearing upon the question of the actual contract made between the plaintiff and the defendants. The plaintiff had a lawful right, however, to make a contract for commissions from both parties, and he was under no legal or moral obligation to disclose his contract with one to the other. He was given no discretion in the matter, but was simply a broker to bring the parties together. They made their own contract after they were brought together. This rule is held in the case of Knauss v. Krueger Brewing Co. (142 N. Y. 70)."

Overlooking Good Business.

The president of one of the biggest eastern trunk lines was going over his monthly reports which gave an analysis of the company's freight tonnage and receipts. He observed that "dressed meats and packing house products" represented 0.40% of the company's total traffic. Further down the column he observed that "sand, stone, cement and other mason's materials" represented 2.61% of the company's total traffic.

The president leaned back in his chair and began to reminisce. He could recall his traffic manager having told him, on numerous occasions, of taking packing house officials and agents out to lunch and entertaining them in various other ways, in explanation of heavy expense accounts turned in. But the president could not recall having heard about any shippers of mason's materials being entertained or in any way being shown particular favors or attention.

He sent for his traffic manager. "You have been devoting a good part of your time and the company's money to the packers, with the indifferent results shown here. Now look at that. Suppose you put a little of your time in on these people. They deserve it. They have given us all of that business without any of your high-priced luncheons. Let's see what they will give us if you show them a little attention. It seems to me you have been overlooking something.—Wall Street News.

Stable Floors.

Since the common council of Hartford, Conn., passed an ordinance requiring stable floors of that city to be made of concrete, many inquiries have reached the Aberthaw Construction Co., Boston, regarding the suitability of this material for this purpose. Not content to rely upon its own extensive experience in this line the Aberthaw Company has started an inquiry and will study the subject with the idea of settling once for all the claim made in some quarters that concrete is bad for horses' feet. Any special experiences in this connection, which might indicate either one side or the other of this subject, would be gladly received by the Aberthaw Company and incorporated, so far as possible, in the report.

Arbitration in New York City Building Trades.

According to a Bureau of Labor bulletin just issued, conciliation and arbitration agreements between employers' associations and unions in the building industry in New York City have been in effect for more than 28 years with varying success. The agreement to which the bureau's study is devoted came into operation in July, 1903, and, while it formally expired in July, 1910, disputes within the industry are by mutual agreement still settled practically according to the provisions of the original plan.

According to the method of procedure under the agreement the secretary of the General Arbitration Board was expected in the first instance to exhaust every possible means to effect a settlement by conciliation. If this method failed, the complaint, formally made in writing, was referred to the executive committee of 12 members. The executive committee then had to meet within 24 hours and endeavor to adjust the dispute. If the question at issue was found to be a matter for arbitration, a special arbitration board of four members was organized. This special board was empowered to call in an umpire to assist in carrying out its duties.

During the period Oct. 1, 1903, to Dec. 31, 1909, a total of 2,751 grievances were submitted to the secretary of the arbitration board, 2,433 of them by labor unions and 318 by employers' associations. The secretary adjusted 1,070 of these disputes by conciliatory methods; 1,681 went to arbitration, and of these 24 were compromised, 251 abandoned and 52 referred to trade boards for adjudication, the remainder, 1,354, being settled by the decision of the arbitration board.

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REPAIRS

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under 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. 28, 1913, at the New York Real Estate Salesroom, 14 and 16 Vesey st., and the Bronx Salesroom, 3208-10 3 av.

JOSEPH P. DAY.

Beck st, 560, see Prospect av, 604.
Minetta la, 18-20 (*), ns, 122.1 e 6 av, 42.11x70x45.1x70, two 3-sty bk & fr tnnts; due, \$10,874.10; T&c, \$235; Italian Savgs Bank of City N Y. 11,100
Montgomery st (*), ws, whole front bet Water (Nos 585-95) & South (Nos 296-302), 140x185.10x143x184.10, 9-sty bk storage & vacant; due, \$104,587.34; T&c, \$2,710; David Dows. 90,000

South st, 296-302, see Montgomery, ws, from Water to South.

Water st, 585-95, see Montgomery, ws, from Water to South.

Willett st, 90 (*), es, 200 n Rivington, 25x100, 4-sty bk tnt & str & 4-sty bk tnt in rear; due, \$20,715.44; T&c, \$860; Minna Kreuder extr. 18,500

21ST st, 107 W, ns, 85 w 6 av, 20x98.9, pt 6-sty bk str; due, \$10,837.58; T&c, \$—; Saml C Sternhardt. 11,110

30TH st, 25 W, ns, 162.9 e Bway, 20x98.9, 4-sty stn bldg & str (extr); bid in at \$58,800.

80TH st, 140 E, ss, 19.2 w Lex av, 18.4x 102.2, 3-sty & b stn dwg (vol); bid in at \$28,000.

98TH st, 127 W, ns, 201.7 w Col av, 24.9x 100.11, 5-sty stn tnt (extr); David Dreyfuss. 20,400

112TH st, 70-2 E, ss, 26.3 w Park av, 52.6 x75.11, 2 5-sty stn tnnts (vol); bid in at \$28,000.

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

137TH st, 457 E, ns, 216.2 w Brown pl, 16.8x100, 3 2-sty & b bk dwgs (vol); Michl H Kennedy. 5,800

172D st, 447 E (*), ns, 90 e Park av, runs n100xe10xn30xe130xw40 to beg, 2-sty fr dwg; due, \$7,804.44; T&c, \$520.97; Josephine A Bertin. 7,500

Amsterdam av, 1414, swc 130th (No 500), runs s24.11xw43xs—xw4xsw7xsw—xn51 x e 100 to beg, 1-3 and 1-4-sty bk tnnts & str on cor; adj sine die.

Davidson av, swc Buchanan pl, 100x100, vacant (vol); bid in at \$10,400.

Lexington av, 1745 (*), es, 84.3 n 108th, 16.8x65, 4-sty stn tnt & str; due, \$11,029.21; T&c, \$1,091.53; J Frederic Kernochan trste. 12,500

Prospect av, 604 (*), see Beck (No 560), 30x139.6x105.6x96, 5-sty bk tnt & str; due, \$22,069; T&c, \$633.50; Robt S Smith. 65,100

Southern blvd, 2149-53 (*), ws, 193.5 s 182d, 94.1x123.2x88.11x90.3, two 5-sty bk tnnts; due, \$61,750.42; T&c, \$4,731.75; Mary S Croxson. 60,000

2D av, 381, nwc 22d, 24.3x64, 4-sty bk tnt & str (extr); bid in at \$23,000.

5TH av, 12 (*), ws, 28.6 n 8th, 26.8x100, 9-sty bk tnt; due, \$135,001.97; T&c, \$9,738.50; Metropolitan Life Ins Co et al. 100,000

6TH av, 3, ws, — n Carmine, 20x70, 3-sty bk tnt & str (extr); withdrawn.

JACOB H. MAYERS.

Eldridge st, 135-7 (*), ws, 125 n Broome, 50x100, 6-sty bk tnt & str; due, \$6,194.90; T&c, \$840; pr mtgs aggregating \$83,839.90; Diana Zipser. 85,841

Madison st, 256 (*), ss, 26.6 w Clinton, 26x80, 6-sty bk tnt & str; due, \$9,138.35; T&c, \$895; sub to mtg \$19,000; Alex Rosenthal. 24,500

215TH st, 752 E (*), ss, 225 e Holland av, 25x125; due, \$4,843.63; T&c, \$504.30; Benj F Elgar. 5,500

Bronx & Pelham Pkway (*), ss, 100.2 w Bogart av, 25.1x165.2x25.1x166.6; action 4; due, \$3,890.23; T&c, \$269.75; Hudson Trust Co. 2,500

Bronx & Pelham Pkway (*), ss, 100.2 e Muliner av, 25.1x141.7x25.1x143.6; action 5; due, \$3,887.23; T&c, \$219.96; Hudson Trust Co. 2,500

Bronx & Pelham Pkway (*), ss, 50.1 w Bogart av, 25.1x144.6x25.1x143.1; action 6; due, \$4,240.47; T&c, \$219.95; Hudson Trust Co. 2,500

Bronx & Pelham Pkway (*), ss, 25.1 w Bogart av, 25.1x144.6x25.1x146.1; action 7; due, \$4,829.18; T&c, \$219.95; Hudson Trust Co. 3,000

Muliner av (*), es, 210.9 s Bronx & Pelham Pkway, 25x100; Action 1; due, \$1,885.4.; T&c, \$159.34; Hudson Trust Co. 1,000

Muliner av (*), es, 185.9 s Bronx & Pelham Pkway, 25x100; action 2; due, \$2,120.95; T&c, \$159.34; Hudson Trust Co. 1,000

Muliner av (*), es, 160.9 s Bronx & Pelham Pkway, 25x100; action 3; due, \$2,238.75; T&c, \$159.34; Hudson Trust Co. 1,200

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W 12TH ST, ws, 325 s Av Q, 20x100; Antonio Pellegrini—Jno N Ostrander et al; Milton A Willment (A), 35 Nassau, Manhattan; Edw Q Carr (R); Wm H Smith.

20TH ST, ss, 62 w 6 av, 19x100; South Brooklyn Savgs & Loan Assn—Pasquale Brienza et al; Wm J Bolger (A), 149 Bway, Manhattan; Alex McKinny (R); Chas Shongood.

HEGEMAN AV, swe Watkins, 80x95; Harry Silverstone—Harry Bernstein et al; Geo Wiener (A), 1757 Pitkin av; Jacob A Freedman (R); Chas Shongood.

DEC. 3.

E 2D ST, ws, 360 s Av J, 40x125; Isaac Meyerson—Realty Sales Co et al; Benj Berger (A), 116 Nassau, Manhattan; Richd E Walsh (R); Wm H Smith.

59TH ST, ss, 300 w 13 av, 20.4x100; Thos Walsh—Adam C James et al; Jno R Jones (A), 55 Liberty, Manhattan; Wm L O'Malley (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.

MYRTLE AV, ss, 80 e Hall, 20x87; Guiseppe Damato—Maria Damato et al; Henry Bonawitz (A), 375 Fulton; Saml Silbiger (R); Chas Shongood.

ROGERS AV, nec Lefferts av, 25x106.6; German Savgs Bank of Bklyn—Gabrielle Constan Co; Fisher & Voltz (A), 84 Bway; Fred L Gross (R); Wm H Smith.

12TH AV, ses, intersec nes 56th, 30.6x100x irreg to Kouwenhoven la; Martha Garside—Abr L Kass et al; Hirsh & Newman (A), 391 Fulton; Wm Howard, Jr (R); Wm P Rae.

DEC. 4.

COLUMBUS PL, ws, 114.7 n Atlantic av, 23x 105; Mary E Gabb—Allsop Heating Co et al; Malcolm R Matheson (A), 2 Rector; Rufus T Griegs (R); Wm H Smith.

SOMERS ST, ss, 120 e Sackman, 20x51; Herbt C Smith—Israel Schwartz et al; Smith, Doughty & Weynberg (A), 44 Court; Henry A Sayer (R); Jas L Brumley.

FRANKLIN AV, es, 80 n DeKalb av, 28x120; Jno H Rowland—Abels Gold Realty Co et al; Phillips & Avery (A), 41 Park Row, Manhattan; Jos J Reiher (R); Wm H Smith.

MERMAID AV, ns, 55.6 e W 15th, 56x125x irreg; Mary J Bray—Emma J Arnheiter et al; Marcus B Campbell (A), 26 Court; Edw R W Karutz (R); Wm P Rae.

ST MARKS AV, ss, 100 e Nostrand av, 33.4x 150.7; Home Life Ins Co—Jas B Coombs et al; Harry L Thompson (A), 175 Remsen; Edw E Rosenblum (R); Wm H Smith.

12TH AV, ss, 375 w Chester av, 100x100; Danl G Wild et al—Mary A Sexton et al; Harry L Thompson (A), 175 Remsen; Jos P Conway (R); Wm H Smith.

12TH AV, sec 36th, 136.10x98.10; Robt A Libdsay—Mary L Behrens et al; Henry J Davenport (A), 375 Pearl; Abner C Surpluss (R); Wm H Smith.

DEC. 5.

BERGEN LA, sws, intersec es E 4th 267.3x 249.1x irreg; also E 3D ST, es, 300 s Av I, 80x 160x irreg to Av J; Title Guar & Trust Co—Realty Sales Co et al; Harry L Thompson (A), 175 Remsen; Israel Ellis (R); Wm P Rae.

E 3D ST, ws, 151 s Av I, 20x100; Stephen D Pyle—J D Ranck Realty Co et al; Harvey O Dobson (A), 189 Montague; Wm C Rodger (R); Wm H Smith.

E 17TH ST, ws, 340 s Av S, 40x100; Hallie P Bates—Wm B Rosencrans et al; Action 1; Chas A Clayton (A), 44 Court; Frank Obernier (R); Wm H Smith.

E 17TH ST, ws, 380 s Av S, 40x100; same—same; Action 2; same (A); Elmer G Sammis (R); Wm P Rae.

60TH ST, sws, 120 se 16 av, 30x100; Thos C Pepper, exr, &c—Michl J Grady et al; Jos A Kennedy (A), 189 Montague; Eugene Sherk (R); Jas L Brumley.

BROOKLYN AV, es, 255 s Farragut rd, 40x 100; Blanche E Watson—Homesborough Realty Co et al; Action 1; Roy, Watson & Naumer (A), 44 Court; J Nathan Helfat (R); Wm H Smith.

BROOKLYN AV, es, 295 s Farragut rd, 40x 100; same—same; Action 2; same (A); same (R); Wm H Smith.

DEC. 6.

No Legal Sales advertised for this day.

DEC. 8.

STERLING ST, ns, 260 w Bedford av, 20x 100; Dimes Savgs Bank of Brooklyn—Aronson Realty Co et al; Dykman, Oeland & Kuhn (A), 177 Montague st; David Siegelman (R); Chas Shongood.

22D ST, ss, 100 w 5 av, 50x100; J Herbert Watson—Homesborough Realty Co et al; Roy, Watson & Naumer (A), 44 Court; J Nathan Helfat (R); Wm H Smith.

57TH ST, ns, 180 e 7 av, 100x100.2; Walter H E Schmitt—York-Penn Co et al; Roy, Watson & Naumer (A), 44 Court; Francis X Carmody (R); Wm H Smith.

SHEFFIELD AV, ws, 50 n Belmont av, 50x 100; Jno Klueg—M A Havey Co et al; Jacob Brenner (A), 26 Court; Chas F Murphy (R); Wm P Rae.

1ST AV, es, 75.2 n 57th, 25x100; Julia H Sherry—Fred P Huff et al; Walter Thorn (A), 371 Fulton; Duncan Campbell (R); Jas L Brumley.

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

Manhattan and Bronx.
NOV. 22.
 117TH ST, ss, 354.11 e Pleasant av, 18.1x100; Anna R Morris—Sarah A Fanning et al; amended; H L Morris (A).
 CONCORD AV, ws, 250 n Division av, 20x100; Thos H Reynolds—Frank J Neuberger et al; Todd & St John (A).
NOV. 24.
 FOX ST, ws, 485 n 163d, 100x104.1; Abr L Kass—Rebecca Goldber et al; Horwitz & Feinberg (A).
 13TH ST, ns, 394 e 2 av, 16.6x103.3; Wm G Fellows—Irrington Constn Co et al; Olin, Clark & Phelps (A).
 50TH ST, ss, 250 w 10 av, 25x100.5; Geo H Valentine et al—Jno C Maximos et al; R C Birkbahn (A).
 107TH ST, ns, 190 e 5 av, 40x100.11; Jos Kendall—Jos Selenke et al; A A Shlickerman (A).
 116TH ST, 28 W; Sigmund Wechsler—Anna E Jones et al; R V Wechsler (A).
 136TH ST, ss, 287.6 w Bway, 43.9x99.11; Stephen O Lockwood—Rosalia Meli et al; amended; Crane & Lockwood (A).
 BATHGATE AV, ws, 181.11 n 3 av, 25x105.6; Herman Kappes—Elise Liess et al; G H Hyde (A).
 MAPLE AV, ns, 50 w 1 av, 25x100; North Bronx Realty Co—Wm Moore et al; amended; Kramer & Bourke (A).
 VYSE AV, es, 34 n 179th, 42x101.3; Norma Realty Co—Philip Sugarman et al; O E Davis (A).

NOV. 25.
 44TH ST, ns, 169.8 e 2 av, 26.4x100.5; Lawyers Mtg Co—Danl E Barry et al; Cary & Carroll (A).
 62D ST, 219 W; Cornelia B Schwartz—Saml Liebowitz et al; Beekman, Menken & Griscom (A).
 113TH ST, 58 W; Danl J O'Connor—Simon Ginsburg et al; Gannan, Selbert & Riggs (A).
 181ST ST, 581 W; also BROADWAY, 3860-66; Moe A Isaacs et al—Frances Mendham et al; J S Rosalsky (A).
 RIVERSIDE DR, sec 119th, 100x100; Emily Loewy—N Y Real Estate Security Co et al; Strauss, Reich & Boyer (A).
 SENECA AV, ss, 123.6 e Hunts Point av, 50x100; Manhattan Mtg Co—Geo C Graham Constn Co et al; Carrington & Pierce (A).
 5TH AV, nec 105th, 100.11x100; N Y Life Ins Co—Edw Fagan et al; G W Hubbell (A).
NOV. 26.
 CHERRY ST, ns, 100 w Jefferson, 26.2x113.1; Jonas Weil et al—Leib Koenigsberg et al; M Sundheimer (A).
 HOUSTON ST, 194; also 1ST ST, 89; Irving Finkelstein—Isaac Applebaum et al; P Cohen (A).
 WILKINS PL, sec Jennings, 50x100; Barry Bros—Jos A Richter et al; Rose & Paskus (A).
 10TH ST, swe 2 av, 105x75; Ebling Brewing Co—Albt Mielko; E Cohn & J Levy (A).
 100TH ST, 68 E; Excelsior Savgs Bank of City of N Y—Chas W Bancker et al; J C Gullick (A).
 119TH ST, 17 W; Fredk de P Foster et al—Morris Franklin et al; F F de Rahn (A).
 122D ST, 207 W; Edw Kent et al—Magdalene Walter et al; H H Whitman (A).
 133D ST, 171 W; Albt Schaefer—Mirror Realty Co et al; A Josephson (A).
 145TH ST, ss, 46 e Amsterdam av, 16x99.11; Minna G Goddard—Paul B Pugh et al; F F De Rahn (A).
 145TH ST, ss, 30 e Amsterdam av, 16x99.11; Minna G Goddard—Ellen A Pugh et al; F F De Rahn (A).
 FOREST AV, ws, 144.3 s 165th st, 21x91; Polonia Co-operative Savgs & Loan Ass'n—Victor Jeschke et al; F X Wazeter (A).
 JEFFERSON AV, ns, 50 w Murdock av, 100x100; Lillian Lowenstein—Sarah Feinberg et al; J J Speth (A).
 LOTS 43 & 44, map No 1 of Olinville at Williamsbridge depot, Bronx; Cath C Hill—Wm Greenlees et al; G Hill (A).

NOV. 28.
 BROOME ST, 260-4; Excelsior Savgs Bank of City NY—Mary O'Neill et al; amended; Cary & Carroll (A).
 PIKE ST, 68; Hebrew Orphan Asylum of the City NY—Henrietta Lewis et al; Hoadly, Lauterbach & Johnson (A).
 WOOSTER ST, 97; Rector, Churchwardens & Vestrymen of St Bartholomews Church in the City of NY—Mary E Flomerfelt et al; amended; H L Morris (A).
 107TH ST, 60 West; Harold Nathan—Mary Block et al; Leventritt, Cook & Nathan.
 116TH ST, 227-33 W; two actions; Lawyers Mtg Co—Marie M Mills et al; Cary & Carroll (A).
 135TH ST, ss, 175 w Alexander av, 50x100; two actions; Frederic de P Foster et al; Saml Well; F F de Rahn (A).
 FRANKLIN AV, 1391; Eltz A May et al—Chas J Fahrenkopf et al; H Breunich (A).
 RAILROAD AV, es, 104 ne 170th, 25x150; Jno Ruser—Julia A Ruser et al; G Goodmann (A).
 8TH AV, 2504; Sigmund B Helne—Chas Cohen et al; S A Potter (A).

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

Manhattan and Bronx.
NOV. 20 & 21.
 No Judgments in Foreclosure Suits filed these days.
NOV. 22.
 3D AV, ws, 201.9 n 173d, 50.2x131.7; David F Butcher—Worcester, Constn Co; Woodford Bovee & Butcher (A); Melvin G Palliser (R); due, \$4,710.
NOV. 24.
 GREENWICH ST, es, 25 s Charlton, 25x75; Wolcott G Lane—Charlton Greenwich Co et al; Miller, King, Lane & Trafford (A); Henry M Stevenson (R); due, \$68,797.92.
 25TH ST, ns, 375 w 7 av, 80x98.9; Hugo E Distelhurst—Brown Weiss Realities et al; Elsmann, Levy, Corn & Lewine (A); Richd C Murphy (R); due, \$22,799.33.
NOV. 25.
 LOT 18, map of Catholic Protectors, Bronx; Mary D Nesmith—Gidale Lion; Grant Squires (A); Melvin G Palliser (R); due, \$1,022.83.
NOV. 26.
 6TH ST, ns, 145.4 ne Hall pl, 23.5x90.10; Phillip Tenzer—Philip Lien; Jacob I Berman (A); due, \$6,017.51.
LIS PENDENS.
 The first name is that of the Plaintiff,
 the second that of the Defendant.

Manhattan and Bronx.
NOV. 22.
 CLAREMONT PARKWAY, 540 to 544; Wolf Weinraub—Cunard Realty Co; to foreclose mechanics lien; Siegeltuch & Silverman (A).
 ST NICHOLAS AV, sec 188th, 94.10x100; also 184TH ST, ns, 200 e St Nicholas av, 90x99.11; Henry Goldwater—Henry Kitzenger et al; partition; E Cohn & J Levy (A).
NOV. 24.
 HAMILTON ST, 42-6; and property in Kings Co; Jno E Collins—Philip F Collins et al; partition; Bailey & Sullivan (A).
 2D ST, ws, 23 s 20 av, 23x102.6; Borth Bronx Realty Co—Jno J Reynolds et al; foreclosure of transfer of tax lien; Kramer & Bourke (A).
 62D ST, 36-8 E; Lillian W Porter—Louise J Denny et al; action to determine claim, &c; Bowers & Sands (A).
 128TH ST, 28-30 W; Emerico Grimaldi—Leonhard Realty Co et al; action to foreclose mechanics lien; Menken Bros (A).
 DALY AV, ws, 555.10 s 177th, 116.10xirreg; Isaac O Farber—Defender Constn Co et al; action to foreclose mechanics lien; S N Freedman (A).
 LOT 143, map of Village of Wakefield, Bronx; Peter Duncan—Anna A Owen et al; foreclosure of transfer of tax lien; Kramer & Bourke (A).
 LOT 258, map of Tremont ter, Bronx; Aron Altman—Oscar L Lyons et al; foreclosure of transfer of tax lien; C H Schwartzman (A).
NOV. 25.
 60TH ST, ns, 135 e 3 av, 20x100.5; Lucy Hardy—Jno A Hardy et al; partition; T M Simonton (A).
 72D ST, 61 E; Telamon Cuyler—Isabella T Barton; notice of attachment; Earle & Russell (A).
 LOT 274, map of Wakefield, Bronx; Louis Pines—Fanny Johnston et al; foreclosure of transfer of tax lien; T I Schwartzman (A).

NOV. 26.
 CATHEDRAL PKWY, nec Lenox av, 250x100; Max Hochstim—Jno A Sonntag; action to impress lien; M J Gordon (A).
 MONROE ST, 171; Luigi Nacoarato—Miles Realty Co, Inc, et al; action to foreclose mechanics lien; Menken Bros (A).
 28TH ST, 111 W; Edw B Dunne et al—Chas A Dunne; action to set aside deed; R Stewart (A).
NOV. 28.
 74TH ST, 220 W; Rebecca H Jacobs—Fanny Gotlieb et al; action to declare lien; Cohen Bros (A).
 CROTONA AV, ws, bet Southern blvd and Fordham rd; Annie W Baker—Sarah G Fuller et al; foreclosure of transfer of tax lien; L F Moynahan (A).
 ZULETTE AV, ss, Lot 209; Aron Altman—Henry B Howell et al; foreclosure of transfer of tax lien; C H Schwartzman (A).
Brooklyn.
NOV. 20.
 AINSLIE ST, s s, 100 w Humboldt, 25x100; Rebecca A Pagan—Jno W Weaver et al; G A Logan (A).
 PINE ST, sec New Lots rd, runs s93.7xe100 xn20xe20xn103.3xw123.7 to beg; Louis Reinhardt—Jos Wagner et al; C Reinhardt (A).
 W 1ST ST, nec Sheephead Bay rd, runs n 49.6xne117.3xne114.6xs47.5xsw232.8 to beg; Susan E Davis—Rosa C Lundy et al; H J Davenport (A).
 E 35TH ST, ws, 127.8 s Tilden av, 20x100; also E 35TH ST, ws, 147.8 s Tilden av, 20x100; also E 35TH ST, ws, 167.8 s Tilden av, 20x100; Postal Life Ins Co—Dorey Realty Co et al; Hirsch & Newman (A).

64TH ST, ns, 140 e 14 av, 20x80.5x20x88.2; Johanna Eden & ano—Rocco V Ursine et al; E L Holywell (A).

73D ST, ss, 256.3 w 11 av, 31.3x100; Jeremiah J Heary—Lillian B Koepke et al; Cary & Carroll (A).

SUMNER AV, es, 125 n Ellery, runs e66.5x39.27.6xw56.1x25 to beg; also SUMNER AV, es, 150 n Ellery, 56.1x27x45.8x25; also BROADWAY, sws, 50 se Sumner av, 67.8x27x78x25; also BROADWAY, sws, 75 se Sumner av, 78x27x88.4x25; also BROADWAY, sws, 100 se Sumner av, 88.4x27x98.9x25; Home Life Ins Co—Nathan Levy et al; T F Redmond (A).

15TH AV, ses, 20 ne 75th, 40x90; Phebe L Geran—Anne M Lennon et al; Hubbard & Rushmore (A).

15TH AV, ses, 60 ne 75th, 20x90; same—same; same (A).

15TH AV, ses, 80 ne 75th, 20x90; same—same; same (A).

LOTS 463 & 464, block 15, on map of Eleven hundred and ninety-seven lots in town of Flatbush and New Utrecht; Julia Nolan—Jos Coots et al; J J Meagher (A).

NOV. 21.

GREENE ST, nwc Provost, runs w175xn100xe50xn100xe125xs200 to beg; Jas B Chatterton—Jno C Wiarda & Co; foreclosure of mechanics' lien; I L Rosenson (A).

HEWES ST, swc 12th, 120x150; Gustave A Gardner—Isotha Realty Co et al; L Levy (A).

PROSPECT PL, ss, 440 e Howard av, runs s127.9xe4.7xne15.7xn125.3xw20 to beg; Ames Nostrand Realty Co—Rose Tapis et al; J A Kohn (A).

QUINCY ST, ns, 140 w Reid av, 20x100; also GUNTHER PL, ws, 147 s Herkimer, 20x95; Henry J Wellbrock—Jacob H Kohlmann & ano; Eacher & Klein (A).

12TH ST, sws, 97.10 nw 8 av, 50x100; Hamilton Trust Co—David Kane et al; T F Redmond (A).

W 13TH ST, es, bet Ays Y & Z, —x—; Lillie Karasik—Harway Impt Co et al; foreclosure of tax lien; L Karasik (A).

23D ST, ns, 175 w 6 av, runs n100xw25xs78.10xe—xs21.2xe25.10 to beg; Geo J Osterle—Johanna Brielmann et al; Wing & Wing (A).

56TH ST, ss, 320 w 5 av, 20x100.2; Eagle Savings & Loan Co—Sarah Newland et al; Latson, Tambllyn & P (A).

AV X, nwc 73d, —x—; David Pines—Wm F Huntington et al; foreclosure of tax lien; T I Schwartzman (A).

FT HAMILTON AV, swc 95th, —x—; Laurence J Morton—Cath Lawrence et al; foreclosure of tax lien; L F Moynahan (A).

HOWARD AV, ws, 25 s Sumter, 25x123.2x25x124.9; Jennie N Copeland—Vito Pallitto et al; H A Ingraham (A).

KNICKERBOCKER AV, sws, 75 se Eldert, 25x100; Wm Runge—Citizens Union Realty & Mtg Co et al; W G Rooney (A).

SHERIDAN AV, es, 240 n Glenmore av, 20x100; Annie E Hommel & ano—Jas R Adams Realty Co et al; R K Jacobs (A).

LOTS 304, 5, 6, 8 & 9, block 11, on map of property in 26th Ward belonging to Estate of Jacob Snediker; Carl S Herdenreich & ano—Eva Weisman et al; B Bloch (A).

LOT 64, block 95, on Gravesend Town assessment map; Wm H Nunez—Sacharo Rubens et al; to create a deed; H A Ingraham (A).

NOV. 22.

E 17TH ST, es, 300 s Av U, 40x80; Home Title Ins Co—Guzepa Rosiello et al; H P David (A).

20TH ST, ss, 250 w 6 av, 25x100; Jeannette Gardam—Francesca Fraumeni et al; Stanton & Hopkins (A).

80TH ST, ns, 100 w 13 av, 100x160; Thornton F Greeg—Assets Realities Corp; Cauldwell & Holmes (A).

CHURCH AV, nec E 34th, 100x140; Chas J Schriefer—Sarah D Fogelson; H P Burr (A).

CHURCH AV, swc E 34th, 40x80; same—same; same (A).

GRAVESEND AV, ws, 180 s Av C, 40x100; Anna K Erregger—Hugh C Billings et al; B R Duncan (A).

THATFORD AV, ws, 50 s Belmont av, 25x100; Moses Freed—Minnie Hoffman; to remove a record of mtg; Morris & Meyers (A).

WILLOUGHBY AV, ses, 225 sw Knickerbocker av, 25x100; Graham Witschies—Carrie L Buntin et al; A H F Seeger (A).

LOTS 88 to 109, & 112 to 117, in block 728, on map of prop of Ocean Breeze Bldg Lot Assn; Albt H F Seeger—Jacob H Wollkof & ano; P Cantline (A).

N Y MUNICIPAL RAILWAY CORPN & ano, relative to acquiring title to real estate for widening its right-of-way between Kings Hwy and a point 65 ft south of Av R—Sam J Parkhill et al; G D Yeomans (A).

NOV. 24.

DOUGLASS ST, ss, 200 e Smith, 16.8x100; Wm H Reid—Johanna Christina Spring et al; C F Corner (A).

STERLING PL, ns, 235.5 w 7 av, 55.6x100; Jno E Collins—Phillip F Collins et al; Bailey & Sullivan (A).

VAN BUREN ST, ss, 50 w Stuyvesant av, 20x100; Mary J Egan—Geo Alexander Co et al; E J Donegan (A).

W 19TH ST, ws, 270 n Mermaid av, 20x118; also W 19TH ST, ws, 290 n Mermaid av, 20x118; Cath Arnold admrx—Giovanna Marino et al; Reynolds & Geis (A).

E 24TH ST, ws, 212.6 n Av L, 37.6x100; Westminster Heights Co—Saml Peck et al; E A Freshman (A).

56TH ST, ss, 80 e 8 av, 80x100.2; Arthur Holland—Jno Francis Hawkins; foreclos tax lien; Schwartzman & Schwartzman (A).

AV R, nwc W 10th, 518x100; also AV R, nec W 10th, 336x100; also W 10TH ST, es, 382 n Av R, 108x100; Rudolph Reimer—Otto Singer Development Co et al; Sackett & Lang (A).

ATLANTIC AV, swc Georgia av, 99.8x25; Eliza J Boehme—Rudolph C Werner et al; Sackett & Lang (A).

LIBERTY AV, sec Sheffield av, 90x21; Eagle Savings & Loan Co—Harry Musikow et al; J C McLeer (A).

MANHATTAN AV, nwc Milton, 112.6x95; Jno J Cashman—Isabella C N Smith, W S Miller (A).

NEPTUNE AV, ns, — w W 15th, 39.7x100; Adolph Davidson—Frank Speio et al; Leonard McGee (A).

NEW UTRECHT AV, es, 49.11 s 53d, 20x68.6; Jno J Connelly—Rostof Co et al; Meyer & Schwersenski (A).

OVINGTON AV, nwc 11 av, 92.4x100; Arthur Holland—Johanna Holland et al; foreclos tax lien; Schwartzman & Schwartzman (A).

RYDER AV, ns, 42.6 w E 10th, 67.8x20; Rachel Maria Pendleton—Frandel Realty Co et al; H J Davenport (A).

14TH AV, swc 43d, 20.2x100; Jos Dougan et al—Deborah Berlowitz et al; Henry M Beltinger (A).

LOTS 893 & 894, on map of 929 lots of Morris Bldg Co; E A Swartwout—Jennie E T Blankley et al; Harry L Thompson (A).

PLOT begins 100 e Bristol & 300 n Sackett, 10x39.9; interior lot; Mamie Colish—Julius Kronrot et al; G C Young (A).

NOV. 25.

GUERNSEY ST, es, 84 s Meserole av, 16x50; Bklyn Trust Co—Wm F Taylor; Dykman, Oel- and & Kuhn (A).

MAUJER ST, ns, 400 e Waterbury, 25x89; Maria Gabriel—Anthony J Smith et al; Abraham Lehman (A).

OAKLAND ST, es, 250 s Meserole av, 25x100; Title Guar & Trust Co—John Haiselman et al; T F Redmond (A).

PROSPECT ST, ns, 80 w Hudson av, 20x75; Antonio Nitti—Nicolo Cilentano et al; J C Danzilo (A).

SACKMAN ST, ws, 18 n Dean, 18x80; Wm M Allison—Saml E Reynolds et al; Bonyng & Bonyng (A).

STERLING PL, ns, 145 w Ralph av, 70x100; also DUMONT AV, ns, 60 e Douglass, 40x80; also DOUGLASS ST, es, 80 s Elake av, 30x100; Saml Bernstein—Bernstein Bldg Co, Inc, et al; to set aside judgt; Henry Hetkin (A).

UNION ST, sws, 155 se 6 av, 31x95; Jno A Still—Jos H McGowan et al; T H Nektan (A).

BAY 31ST ST, nws, 200 sw Benson av, 33.4x96.8; Eliz DeMund—Brill Constn Co et al; Robt O'Byrne (A).

BAY 31ST ST, nws, 333.4 sw Benson av, 33.4x33.8; Elib DeMund—Brill Constn Co et al; Robt O'Byrne (A).

58TH ST, ss, 400 w 16 av, 20x100; Anna W Irvin—Jas Hartnett et al; A W Burlingame Jr (A).

96TH ST, nwc Stewart av, 100x592.6; U S Title Guaranty Co—Wm N Kenyon et al; Hirsh & Newman, (A).

CHURCH AV, swc E 34th, 40x80; Chas J Schriefer & ano—Sarah D Fogelson et al; J F Conran (A).

DRIGGS AV, ws, 25 s N 9th, 25x100; Amalia Mertz & ano—Marcella Filan et al; H C Gollmar (A).

EUCLID AV, nec Sutter av, 100x100; Bertha Trautmann—J S Wagner et al; H C Huelle (A).

NEW LOTS RD sec Euclid av, runs e102xs196xw100xn174; Eliz Froehlich—Jos Wagner et al; H C Huelle (A).

NEW UTRECHT AV, ses, 202 ne Atlantic av, 25x100; Edw J McCabe—Eliz Hunt et al; J W Bryant (A).

ST MARKS AV, ss, 180 e Saratoga av, 20x128; Sol Solovinsky—Louis Black et al; M M Black (A).

13TH AV, nws, 106 ne 37th, 18x100; Title Guar & Trust Co—Owen McCormack et al; T F Redmond (A).

15TH AV, ec 75th, runs se335xne100xnw242xsw80xnw90 to 15 av, xsw20 to beg; Home Title Ins Co—Thos J Lennon et al; H J Davenport (A).

LAND of Norton Point Land Co at Sea Gate, City of N Y—Alrick H Man; to recover property; A R Watson (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. 22.

CANAL ST, 79; Jacob Rubln—Saml J Sullivan, Rublnowitz Bros & Kaplan & A S Wexler (252). 41.35

GRAMERCY PARK, 6 & 7; Wm F Clark Co—Christian Workers Home & Theo Starrett Co (242). 1,336.50

37TH ST, 44-6 W; American Sheet Metal Lath Co—Est of Jno McKeon & Frank Kreyfetz, Inc (250). 111.50

50TH ST, 37 E; Benj W McCormick et al—S Albt Reed (247). 1,295.00

88TH ST, 47 E; Louis Goldsmith—Julius Herman, Arenal Realty Co, Louis Korn & Adjustment Realty Co (253). 151.50

88TH ST, 2 W; Sam Malatzky—Louis Stern, Louis Korn & Adjustment Realty Co, Inc (249). 90.54

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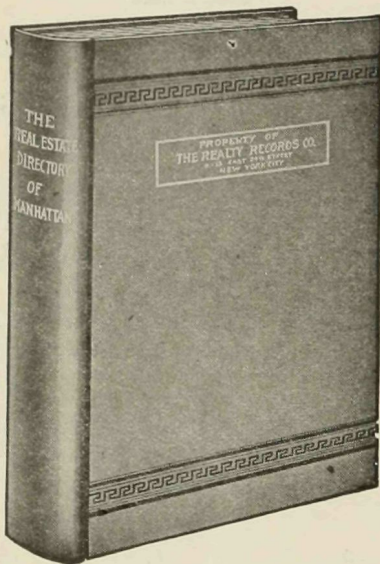
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The Realty Records Co. 115-119 W. 40th St. New York

94TH ST, 216 W; Julius Blum—Bonta Hotel Co & Selly Iron Works, Inc (251). 45.82
113TH ST, 66 W; Harlem Wall Paper Supply Co—Sadle Bronstein, Eita Rosenbaum & Herman Gottlieb (244). 11.92
149TH ST, 236 W; Leshinsky & Prestup—Leo Abraham (246). 59.00
EOWERY, 312; Shanker Metal Ceiling Co, Inc—Abr King & J & E J Epstein (240). 100.00
MADISON AV, 1225; Sam Malatsky—Nathan Hirsch, Louis Korn, Adjustment Realty Co & Snouben & Smith (248). 32.60
MADISON AV, 1225; Louis Goldsmith—Arenal Realty Co, Nathan Hirsch, Louis Korn & Adjustment Realty Co (254). 370.50
PARK AV, 929; Dahlstrom Metallic Door Co—929 Park Av Co (209). 1,934.35
TINTON AV, 807; Leshinsky & Prestup—Leo Abraham (245). 157.00
7TH AV, 2308; Harlem Wall Paper Supply—Manis Hyams, Josephine Hyams & Herman Gottlieb (243). 36.92

NOV. 24.

36TH ST, 38 E; Harry F Dabelstein et al—Anna Moore & Geo Mulligan Co (271). 269.75
37TH ST, 44-6 W; Isidore Shkolnik—Jno H Henshaw trste, Mary A Henshaw & Frank Krefetz, Inc (260). 1,150.00
57TH ST, 500 W; Feinberg & Feinberg, Inc—N Y Ophthalmic & Aural Institute & Wills & Marvin Co (264). 18.00
94TH ST, 216 W; Bklyn Foundry Co—Bonton Hotel Co & Selly Iron Works (258). 28.80
105TH ST, ns, whole front bet Bway & West End av, 192.3x109.4x150x100; Otis Elevator Co—W Eighty-Second St Co (257). 2,000.00
105TH ST, ns, whole front bet Bway & West End av; same—same (275). 4,760.00
114TH ST, 83 E; Isidor Katzen et al—Chas S Meyerson & Henry S Zack (273). 45.50
121ST ST, 342 E; Hiller Slavin et al—Giuseppe De Maria (263). 1,900.00
178TH ST, 508 W; Nathan Goden—Louis Ross recvr Morris Winer (269). 23.90
BOWERY, 136; Philip Wiener—Julia A Chase & Leviton Gas & Light Co (267). 59.00
BROADWAY, nec 94th, 33.6x114.7; Otis Elevator Co—Harry Schiff (256). 6,000.00
BROADWAY, nec 94th, 33.6x142.7; Selig Rosenberg—W 82d St Realty Co (274). 4,800.00
BROOK AV, 1502; Davis Levin—Jas S Bryant & J Wilson Bryant (261). 395.00
CASTLE HILL AV, 1635; Abr Monk—Anthony Buonicore (255). 86.73
PARK AV, sec 153d, 55x88; Houghtaling & Wittpen—Kahn & Meyer Friedlander, Hulda Friedlander, Supreme Eldg Co & Kahn & Friedel (renewal) (268). 513.00
PARK AV, 929; Acme Sanitary Safe Co—929 Park Av Co (259). 34.00
PARK AV, 929-31; Jno H Sturk & Son—Nine Hundred & Twenty-nine Park Av Co (220). 245.00
ST NICHOLAS AV, 157; Edw Lindhol—Bernard Rosenstock & Jno R Johnson (266). 49.75
SOUTHERN BLVD, nwc Baretto, 200x95; also SOUTHERN BLVD, swc Baretto, 200x95; Adilotta & Dellacorte—Baronet Realty Co & Austin Stone Works, Inc (265). 85.25
7TH AV, 2420; Jacob Efron—Marion S I Martin & Max Barth (262). 483.63

NOV. 25.

ORCHARD ST, 164; Reliable Plumbers & General Contractors—Kate Livingston & Rose Fehrer (289). 30.00
PEARL ST, 453-5; Abr Kaplan—Michele Baccl, Torregiani & Lorenzo Severino (298). 351.30
25TH ST, 11 W; Louis F Bergman—11W 25th St Co (280). 30.00
37TH ST, 44-6 W; Union Cornlice & Skvlight Works—Estate of Jno McKeon, Jno A Henshaw, trstes & Frank Krefetz, Inc (279). 420.00
46TH ST, 17 W; Louis F Bergman—Edw B Dench, Peter Jay & Co (281). 129.00
105TH ST, ns, whole front bet Broadway & West End av; Eureka Tile Co—W 82d St Realty Co & Harry Schiff (291). 2,097.75
105TH ST, ns, whole front bet Broadway & West End av; Jno P Kane Co—W 82d St Realty Co, J Clarence Davies & Wm F Campbell (282). 900.50
SAME PROP; J & F Wennemer, Inc—82d St Realty Co & J Clarence Davies, rec'r (283). 12,970.31
105TH ST, ns, whole front bet Broadway & West End av, 192.3x109.4x150x100; McLaury Tile Co—W 82d St Realty Co & Harry Schiff (278). 3,847.25
105TH ST, ns, bet Broadway & West End av; Wolfinger & Lasberg—W 82d St Realty Co & Harry Schiff (286). 17,250.00
105TH ST, ns, whole front bet Broadway & West End av, 192.3x109.4x150x100.11; Jos B Friedlander Co—W 82d St Realty Co & Harry Schiff (290). 2,271.22
SAME PROP; American Clothes Dryer Co—Harry Schiff (300). 600.00
105TH ST, ns, whole front bet Broadway & West End av, 192.3x109.4x150x100.11; Jas H Young—W 82d St Realty Co & Harry Schiff (293). 3,000.00
105TH ST, 116-36 W; Eagle Artificial Stone Co—Mary A Loeffler, Louis Burchard, Wm A Caney, Chas J Miller, Maud C Miller, Lillian L Caney & Wm H Heddendorf (301). 655.00
BROADWAY, nec 94th, 33.6x142.7; Interborough Marble Co—W 82d St Realty Co (297). 2,800.00

BROADWAY, 2520; G Schaile & Son—W 82d St Realty Co & Harry Schiff (295). 2,200.00
BROADWAY, nec 94th, 33.6x142.6; Frank Morell, Inc—W 82d St Realty Co & Harry Schiff (303). 7,500.00
BROADWAY, nec 94th, 33.6x142.7; Wolfinger & Lasberg—W 82d St Realty Co & Harry Schiff (287). 3,750.00
SAME PROP; Thos C Edmonds & Co—same (288). 1,150.00
BROADWAY, nec 94th, 33.6x143.6; J & F Wennemer, Inc—W 82d St Realty Co & J Clarence Davies, rec'r (285). 23,500.00
BROADWAY, nec 94th, 33.6x142.7; Jas H Young Stone Co—W 82d Realty Co & Harry Schiff (276). 3,750.00
SAME PROP; Stuhlinger Mantel Works—same (277). 6,511.00
BROOK AV, swc 141st, 100.6x104.2; Shepard La Spina—Consolidated Improvement Co & Austin Stone Works, Inc (294). 137.00
PARK AV, 929; Jas W Johnson—929 Park Co (290). 157.21
WEST END AV, 924; Pittsburgh Plate Glass Co—W 82d St Realty Co & Harry Schiff (284). 490.00

1ST AV, es, whole front bet 110th & 111th, 200x200; Northern Waterproofing Co—Standard Gas Light Co & Great Eastern Constn Co (302). 35.00
7TH AV, 2420; Wm Rosenbaum et al—Marion S J Martin, Marvin S J Martin, Max Barth & Philip Repatzky (292). 492.87
7TH AV, 2420; Saml Perlmutter—Marion S I Martin, Philip Repatzky & Marion S I Williams (296). 220.00

NOV. 26.

CHERRY ST, 297-303; David Eisenberg et al—Cherry St Realty Co (321). 61.00
WASHINGTON ST, 449; F Eckenroth & Son—Danl Edgar, Newbold Edgar & Herman Cannann, exrs, &c, Power Bros & Feldman & Bigel (323). 406.63
4TH ST, 9 E; Tippet & Wood—Marie M Mills (313). 550.00
24TH ST, 142-6 W; Harbison-Walker Refractories Co—District Realty Co & Peter Guthy (324). 1,221.25
87TH ST, 44-6 W; Abr Earkan—Mary A, Jno H Henshaw & Frank Krefetz, Inc (310). 172.00
49TH ST, 128 W; Clement B Brun—Carolyn M Swiney & W W Swiney (305). 510.00
88TH ST, 2 W; N Y Moulding Mfg Co—Louis Stern & Adjustment Realty Co (322). 96.53
105TH ST, ns, whole front bet Broadway & West End av, 192.3x109.2x150x100; N Y Roofing Co—Harry Schiff or W 82d St Realty Co & Harry Schiff (304). 250.00
105TH ST, ns, whole front bet Broadway & West End av, —x—; Heyman Denker—82d St Realty Co, J Clarence Davies, rec'r & Harry Schiff (312). 6,325.00
142D ST, 146 W; Lenox Sand & Gravel Co—146 W 142d St Corp'n & Kramer Contracting Co (319). 191.03
149TH ST, ss, 216 w Brook av, 91x206; Ideal Gas & Electric Fixture Co—Bronx-149th St Realty Co & Matthew B Carson (315). 681.00
169TH ST, 912 E; Harlem Wall Paper Supply—Adam Happel & Herman Gottlieb (325). 45.28
226TH ST, ss, 505 w Barnes av, 100x104; Fiorenzo Esposito—Giosue Arcolee (316). 350.00
AMSTERDAM AV, 1201-9; Crystal & Gold Contracting Co, Inc—Ralpaul Co, Inc (309). 263.25
BOWERY, 136; Isaac Schwartz—Loviton Gas Light Co & Julia A Chase (307). 1,485.00
BROADWAY, nwc 94th, 33.6x144.7; Saml Zucker—Henry Schiff (320). 1,250.00
BROADWAY, nec 94th, 33.6x142.7; Heyman Denker—82d St Realty Co, J Clarence Davies, rec'r, & Harry Schiff (311). 500.00
BROADWAY, nec 94th, 33x144.7; N Y Roofing Co—Harry Schiff or W 82d St Realty Co & Harry Schiff (305). 650.00
TREMONT AV, 259 E; Nicholas V Casson—Berta Rabas (317). 90.00
3D AV, 1164; Beni Giannalone et al; Kathryn B O'Reilly & Wolf Shapiro & Son, Inc (308). 420.00
7TH AV, 2420; Saml Perlmutter—Marion S I Martin, Philip Repatzky & Marion S I Williams (318). 220.00
7TH AV, 2420; Jacob Vieter et al—Marion S I Martin & Philip Repatzky (314). 800.00

NOV. 28.

GREENWICH ST, 398; Sam Plotnick—Bernard Karp & Joe Rothman (336). 177.00
HOME ST, 936; Geo W Bancroft—Keilbert Constn Co (326). 402.93
64TH ST, 205-7 E; Patrizio & Hendrickson, Inc—Cath M Sanders, Black Garage Co & Blight-Overfield Co (355). 675.00
93D ST, 4 W; Louis H Apirian et al—New York Real Estate Security Co & McVirkar-Gaillard Realty Co (345). 548.75
103D ST, 150 E; Moses Asen—Jacob Vogel-fanger & Berman & Berman (333). 35.00
105TH ST, ns, whole front bet Broadway & West End av, —x—; L H Mace & Co, Inc—W 82d St Realty Co & Harry Schiff (328). 1,300.00
105TH ST, ns, whole front bet Broadway & West End av, —x—; Empire Architect Bronze Co—Harry Schiff or W 82d St Realty Co & Harry Schiff (343). 3,319.25
105TH ST, ns, whole front bet Broadway & West End av, 192.3x109.4x150x100.11; Union Bldg Material Co—W 82d St Realty Co, Wm F Campbell & Harry Schiff (354). 180.00
142D ST, 146 W; Standard Plumbing Supply Co—No 146 W 142d St Corp'n, Montrose Realty Co, Saml Alkepf & Kramer Contracting Co (327). 1,184.00

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172D ST, ns, whole front bet Ft Washington av & Haven av; also 172D ST, ss, whole front bet Ft Washington av & Haven av; Dominick Donato—Ft Washington Realty Co; Jas Garafano & Son (347). 24.30
 SAME PROP; Tony F Carfagno—same (348). 25.65
 SAME PROP; Bartolomeo Dipolito—same (349). 24.30
 173D ST, ns, whole front bet Ft Washington av & Haven av; also 173D ST, ss, whole front bet Ft Washington & Haven avs; Dominick Donata—Ft Washington Realty Co & Mary R Wright & Jas Garafano & Son (350). 29.70
 SAME PROP; Bartolomeo Dipolito—same (351). 29.70
 SAME PROP; Tony F Carfagno—same (352). 31.35

179TH ST, 815 W; Franklin & Walsh—Estates Mortgage Securities Co; Mabel G Meyer & Saml B Althouse (340). 27.45

180TH ST, 820 W; Franklin & Walsh—Estates Mortgage Securities Co, Mabel G Meyer & Saml B Althouse (337). 205.35

AUDUBON AV, sec 171st, 20x95; Louis Schneider—Gustav Boehme & Carl L Rieger (353). 278.97

BROADWAY, ws, bet 50th & 51st, 201.10x103x irreg; Fredk J Kloes—Albany Apartments Corpn (356). 44.20

CENTRAL PARK WEST, 418; Philip Poholsky et al—N Y Real Estate Security Co & McVickar-Gaillard Realty Co (341). 1,700.00

CENTRAL PARK WEST, 385; Louis H Apirian et al—N Y Real Estate Security Co & McVickar & Gaillard Realty Co (344). 274.80

PINEHURST AV, 44-6; Franklin & Walsh—Estates Mortgage Securities Co, Mabel G Meyer & Saml B Althouse (338). 37.15

PINEHURST AV, 48-50; same—same (339). 6.60

RIVERSIDE DR, 468; same—same (342). 1,700.00

CENTRAL PARK WEST, 448; Louis H Apirian et al—N Y Real Estate Security Co & McVickar-Gaillard Realty Co (346). 203.50

Brooklyn.

NOV. 20.

BRISTOL ST, swc Sutter av, 100x125.3, Manhattan Rolling Mill—Safe Constn Co & Jacob Rabinowitz doing business as Rabinowitz Bros. 773.80

CHAUNCEY ST, 419; G Auslander—Emelie M Smith. 16.65

DEAN ST, 280 to 284; I Krassner—Hartman Bldg Co. 336.40

FULTON ST, ss, 20 e New York av, 60x80; Chas Strebel & Sons—Ridgewood Realty Associates. 225.00

GOLD ST, nwc York, —x—; J D Johnson Co—Bklyn City Mission & Tract Soc, Bklyn Soc of M E Church & Jno Holtje. 294.31

REMSEN ST, nec Hicks, 78x100; J M Sanderson—Louis Bossert Estate & Wm Vail, Inc. 303.60

ATLANTIC AV, swc Beach 42d, 100x100; American Hardware Corpn—Henry E Verran & Jno C Udall. 1,055.41

BEDFORD AV, 2231; Eastern Woodworking Co—Mitchael & Matilda Higgins & J L Brassington. 28.40

5TH AV, nwc 36th, 140.8x100; American Hardware Corpn—Greenwood Cemetery & Jno Clark Udall. 127.00

NOV. 21.

WARWICK ST, 584; I Singer—Danl Dugan. 64.00

SUTTER AV, swc Milford, 60x90; S Gasner & Sons—Joe Cohen & Chas Breen Plumbing Co. 60.00

VANDERBILT AV, nwc Prospect av, 85x100; Isidor Rofelson—Acme Homes Co & Jas N Cunningham. 325.00

VANDERBILT AV, nwc Prospect av, 84.5x100; B Schwartz—Acme Homes Co & Jas V Cunningham. 570.00

14TH REG ARMORY; Dooley Bros—N G N Y 14th Reg Armory & R J McKennon. 37.50

NOV. 22.

STERLING PL, ss, 89 e Bedford av, 25x100; Sun Fireproof Sash & Door Co—M & J Constn Co. 100.00

ATLANTIC AV, ss, 300 w Troy av, 100x100; D Minden—Atlantic Garage, United States Garage, Jacob M Simon & Henry D Bristol. 249.60

ST MARKS AV, ns, 125 e Kingston av, 25x100; Sun Fireproof Sash & Door Co—M & J Constn Co. 70.00

NOV. 24.

E 13TH ST, nwc Av P, 100x100; Oliver B Taylor Inc—Provident Associates, Midwood Plumbing Co & Maurice Goldstein. 180.39

BEDFORD AV, nec Erasmus, 75x100; Bklyn Builders Supply Co—M M Higgins & J L Brassington. 78.89

LAFAYETTE AV, 1138; Gustav Auslander—Helena Metzger. 72.50

NOV. 25.

HALSEY ST, 347; Abr Segal—Minnie T Sellers. 58.00

McDONOUGH ST, 128; Abr Segal—Minnie T Sellers. 88.00

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Mechanics' Liens—Brooklyn—Continued.

VAN BRUNT ST, 283; Tony Russo—Dom-
nick Lazzarini. 15.00
67TH ST, ss, 100 w 2 av, 40x100; Pederson &
Anderson—Jos Fuhrer & Nelson Constn Co. 75.00
BEDFORD AV, 2231; Sylvester Ross, Jr, Inc
—Michl & Matilda Higgins & J L Brassington. 44.08
MARCY AV, 679; Layman & Elkind—Ike
Schwartz. 165.00
8TH AV, 708; Aik Rosenman—Edw Grote-
cross, Helene B & Eenoni Tardif. 72.00

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that of the Owner or Lessees, and the third
that of Contractor or Sub-Contractor.

Manhattan and Bronx.

NOV. 22.

14TH ST, 431 W; D E Wood & Son—Jno J
Gillen et al; Oct6'13. 49.00
172D ST, ns, whole front bet Ft Washington
& Haven avs; also 172D ST, ss, whole front bet
Ft Washington & Haven avs; Chas Wilson—Ft
Washington Realty Co et al; Nov21'13. 18.00
173D ST, ns, whole front bet Ft Washington &
Haven avs; also 173D ST, ss, whole front bet
Ft Washington and Haven avs; Chas Wilson—
Ft Washington Realty Co; Nov21'13. 21.90
178TH ST, ns, whole front bet Northern &
Haven avs; also 178TH ST, ss, whole front bet
Northern & Haven avs; Metropolitan Sewer Pipe
Co—Wm B Sommerville et al; July22'13. 129.09
SAME PROP; Ames Transfer Co—same; July
22'13. 261.80
NORTHERN AV, 65; Fishel Wunsh—Adolph
Weschler et al; Feb27'13. 134.02
NORTHERN AV, 63; same—same; Feb27'13. 133.02
NORTHERN AV, 63-5; same—same; Feb27'13. 134.02
ST NICHOLAS AV, nwc 127th, Wm Algie—
Israel Samuels et al; Nov14'13. 50.00

NOV. 24.

29TH ST, 119 E; Frank C Buckhout—Fredk
L Merriam et al; Oct28'13. 48.29
173D ST, ss, whole front bet Haven av & Ft
Washington av; J P Duffy Co—Ft Washington
Av Realty Co et al; Sept3'13. 236.85
190TH ST, 607 W; Dellon Watnik Co—Weber
Turek Bldg Co, Inc, et al; Nov3'13. 1,000.00

NOV. 25.

172D ST, n & ss, bet Ft Washington & Haven
avs; Francisco Savino—same; Nov21'13. 14.18
SAME PROP; Carmeno Matarazzo—same;
Nov21'13. 21.60
SAME PROP; Vito Spinello—same; Nov21'13. 13.50
SAME PROP; Guiseppe Fierro—same; Nov21
'13. 13.23
SAME PROP; Anthony Rusciano—same; Nov
21'13. 46.80
SAME PROP; Nicola Daresta—same; Nov21
'13. 15.12
SAME PROP; Vito Manazaro—same; Nov21
'13. 13.50
SAME PROP; Rocco Rusciano—same; Nov21
'13. 18.00
173D ST, n & ss, from Ft Washington to Haven
avs; Rocco Rusciano—Ft Washington Realty Co
et al; Nov21'13. 22.00
SAME PROP; Vito Manazaro—same; Nov
21'13. 16.50
SAME PROP; Guiseppe Fierro—same; Nov
21'13. 16.17
SAME PROP; Francisco Savino—same; Nov
21'13. 17.32
SAME PROP; Anthony Rusciano—same; Nov
21'13. 57.20
SAME PROP; Nicola Daresta—same; Nov21
'13. 18.48
SAME PROP; Carmeno Matarazzo—same;
Nov21'13. 26.40
SAME PROP; Vito Spinello—same; Nov21'13. 16.50

HAVEN AV, FT WASHINGTON AV, 171st to
175th, lots, parcels bet same; Rocco Rusciano—
Ft Washington Realty Co et al; Sept10'13. 40.00
SAME PROP; Anthony Rusciano—same; Sept
6'13. 104.00
SAME PROP; Nicola Daresta—same; Sept6
'13. 33.60
SAME PROP; Francisco Savino—same; Sept
6'13. 31.50
SAME PROP; Vito Manzaro—same; Sept6'13. 30.00
SAME PROP; Vito Spinello—same; Sept6'13. 30.00
SAME PROP; Carmeno Matarazzo—same;
Sept6'13. 48.00
SAME PROP; Guiseppe Fierro—same; Sept6
'13. 29.40
MADISON AV, sec 30th; Lidgerwood Mfg Co
—Charles Kaye et al; Nov19'13. 1,022.81
OGDEN AV, 1207; Jackson Bros—Carr Bldg
Co et al; May29'13. 175.00
2D AV, 11-7; Berger Mfg Co—Minsker Realty
Co et al; Oct31'13. 113.45
4TH AV, nec 31st; Empire City Gerard Co—
Wm F Connor et al; Sept2'13. 1,881.00

NOV. 26.

29TH ST, 119 E; Lewis & Egginton—Fredk L
Merriam et al; Oct30'13. 65.23
173D ST, 940 E; B Caro—Marazzi Constn Co
et al; Nov13'13. 200.00
AV B, swc 20th; Crescent Sand & Gravel Co
—Jno U Bookman et al; July30'13. 1,042.14

MADISON AV, swc 42d; R C Routledge, Inc—
Lincoln Trust Co et al; Sept22'13. 43.47
35TH AV, 615; Tozzini & Co—Geo Kemp Realty
Co et al; Sept11'13. 759.50

NOV. 28.

NASSAU ST, 113; David S Greenberg—Jno R
Thompson Co et al; Nov21'13. 75.50
BROADWAY, 1450; Kalmein Co—41st St Re-
alty Co et al; July30'13. 816.06
81ST ST, 156-60 W; Pittsburgh Plate Glass Co
—Wesley Realty Co et al; Nov22'13. 536.53
158TH ST, 310 E; Barnet Miller et al—Hoet-
zel Constn Co et al; Nov24'13. 312.80
172D ST, n & ss, bet Ft Washington & Haven
avs; Alphonse Di Pasquale—Ft. Washington
Realty Co et al; Nov28'13. 70.20
172D ST, n & ss, bet Ft Washington & Haven
avs; same—same; Nov28'13. 40.50
172D ST, n & ss, bet Ft Washington & Haven
avs; Antonio Rusciano—Ft Washington Realty
Co et al; Nov28'13. 78.30
172D & 173D STS, HAVEN & FT WASHING-
TON AVS, block, &c; G M Flagaus & Co—
same; Aug8'13. 140.00
172D ST, n & ss, bet Haven & Ft Washington
avs; Giachemo Tanzello—same; Nov21'13. 13.50
173D ST, n & ss, bet Ft Washington & Haven
avs; Alphonse Di Pasquale—same; Nov28'13. 85.80
173D ST, n & ss, bet Ft Washington & Haven
avs; Michael Rusciano—same; Nov28'13. 49.50
173D ST, n & ss, bet Ft Washington & Haven
avs; Antonio Rusciano—same; Nov28'13. 95.70
173D ST, n & ss, bet Haven & Ft Washington
avs; Giachemo Tanzello—Ft Washington Realty
Co et al; Nov21'13. 16.50
HAVEN & FT WASHINGTON AVS, 171ST
& 175TH STS, lots, &c in same; Antonio Rusci-
ano—Ft Washington Realty Co et al; Sept10'13. 174.00
HAVEN & FT WASHINGTON AVS, 171ST &
175TH STS, lots, &c, bet same; Michl Rusciano
—same; Sept10'13. 90.00
SAME PROP; Alphonse Di Pasquale—same;
Sept10'13. 156.00
HAVEN AV, FT WASHINGTON AV, 171ST &
175TH STS, lots, &c, bet same; same; same;
Sept6'13. 30.00

Brooklyn.

NOV. 20.

GRAFTON ST, swc Blake av, 100x100; B
Goetz—Kay Bldg Co; Dec27'12. 34.45
PRESIDENT ST, ns, 140 e Albany av, 40x
120.7; Thos Parker Co—P F Emmet Co; Oct
30'13. 3,010.50
E 8TH ST, es, 100 n Av T, 324x100; Sherman
& Telsner—Sheffield Constn Co, Thos A Ken-
nedy, Carrie M Newton, Nellie S Minniefe, Aus-
tin W Knox, Mary Grim, Ada H Kaufman &
Nathaniel Realty Co; Oct28'13. 504.00
60TH ST, ss, 395.3 w New Utrecht av, 25x100;
I Isserson—Jno A & Ida Thomasson & Olga
Soderstrom; Nov1'13. 80.75
67TH ST, ss, —x—; Colonial Mantel & Re-
frigerator Co—Harris Nevin & J W Greenwood;
July3'13. 192.00

NOV. 21.

SNEDIKER AV, ws, 216.2 n Livonia av, 23x
100; S Robb—New Lots Constn Co; Oct14'13. 135.00
WYONA AV, swc Belmont av, —x—; I Wortz-
man—Rachel Melnick & David Wortzman; Aug
20'13. 240.00
SURF AV, nwc W 30th, —x—; Williamsport
Radiator Co—Emil F Hemberger & Schlitz &
Poulsen; July31'13. 650.00

NOV. 22.

E 17TH ST, es, 250 n Beverly rd, 49x100; M
G Williams Co—Louisville Realty Co; Nov19'13. 170.00
SAME PROP; I Krassner—same; Nov17'13. 297.31
SUMNER AV, swc Hart, —x—; E Lazansky—
Burwell-Blume Constn Co, Carrie Adler & Sa-
rah Alexander; Feb24'13. 259.70
NEWTON CREEK & DUCK ST, —x—; Con-
crete & Foundation Co—Sicilian Asphalt Co &
F Alber Eng Works; Nov5'13. 5,102.12

NOV. 24.

UNION ST, ss, 150 e Nostrand av, 50x127.9;
Roberts Mfg Co—Sylfred Const Co; Nov17'13. 151.35
S 6TH ST, ns, near Bedford av "Old Empire
Theatre"; Paul Schaad—Hyde & Behman Amuse-
ment Co & Jas E Lewless, doing business as Jas
E Lewless Co; Apr14'13. 512.89
ATLANTIC AV, ss, 300 w Troy av, 100x100;
Henry Reiche & ano—Jacob M Simon, Henry D
Bristol, Atlantic Garage Co & U S Garage Co;
Nov21'13. 811.75
ATLANTIC AV, 1620; Danl M Heyman—At-
lantic Garage Co (Inc) & H D Bristol, Jacob
M Simon & U S Garage (Inc); Oct17'13. 518.00
ATLANTIC AV, 1620-1630; Sun Fire Proof
Sash & Door Co—Bristol & Simon, Atlantic
Garage Co & Washington Garage Co; Nov5'13. 160.00
SUTTER AV, swc Bristol, 125.3x100; Man-
hattan Rolling Co—Safe Constn Co & Jacob
Rabinowitz. 773.80
PLOT bounded by Etna st, Hale av & Force-
tube av; Curtis Bros Lumber Co—Levyne Con-
struction Co, Inc, & Herman S Levyne. 480.75

NOV. 25.

LUQUER ST, 92; B Jankowitz—Margaret
Quinn; Junel1'13. 75.00

ATLANTIC AV, 1620; Sage Bros—Henry D
Bristol & Jacob Simon; Oct17'13. 46.83
ATLANTIC AV, 1620; J A Johnston—Henry
D Bristol, Jacob Simon & Atlantic Garage Co;
Oct18'13. 96.25

Discharged by deposit.
Discharged by bond.
Discharged by order of Court.

ATTACHMENTS.

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

Manhattan and Bronx.

NOV. 20 & 21.

No Attachments filed these days.
NOV. 22.
Barton, Isabella T; Telmon Cuyler; \$500,000;
Earle & Russell.
United Metal Products Co; Thos J Norton; \$12,-
000; Weschler & Kohn.

NOV. 24.

Cummings, Marguerite T; Fifth Av Bank; \$21,-
834.38; Rushmore, Bisbee & Stern.
Polaire, Mary; Georges Baud; \$4,000; Coudert
Bros.

NOV. 25 & 26.

No Attachments filed these days.

CHATEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan and Bronx.

NOV. 21, 22, 24, 25, 26.

Frazer & Bereau Constn Co. Crotona park-
way, sec 182d, —x—. Colonial Mantel & Re-
frigerator Co. Refrigerators. 669.25
Paldow Constn Co. Washington av, es, 90 s
183d, —x—. Colonial Mantel & Refrigera-
tor Co., Refrigerators (R) 110

Borough of Brooklyn.

NOV. 20, 21, 22, 24 and 25.

Milford Constn Co. Dumont av, e of Elton st
Columbia Gas Fix Co. Gas Fix. \$73
Sylfred Constn Co. Union st e Nostrand av
A Entenman, Inc. Lumber. 2,000
Wingeroth, A S E 38th st bet Avs I & H..
Manhattan Mantel Co. Consols. 160

BUILDING LOAN CONTRACTS.

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

Manhattan and Bronx.

NOV. 22.

No Building Loan Contracts filed this day.

NOV. 24.

KELLY ST, ws, 100.5 s 165th, 25x100; Jacob
& Abraham Mendelsohn loan Keilbert Constn
Co, Inc, to erect a 6-sty bldg; 10 payments. 19,000
BLACKROCK AV, ss, 102.7 e Virginia av, 25x
103.1; Jno Gallagher loans Wm Ruhl, Inc, to
erect two 2-sty dwellings; 3 payments. 5,000
LACOMBE AV, ss, 30 e Beach av, 25x100; Wm
Grosspeter loans Henry A Stadler Jr to erect a
— sty bldg; — payments. 4,000

NOV. 25.

2D AV, es, 40 n 123d, 60x100; Mutual Alliance
Trust Co of N Y loans Isaac Silverman & Benj
Marks to erect a 1-sty moving picture show; —
payments. 5,000

NOV. 26.

No Building Loan Contracts filed this day.

NOV. 28.

SOUTHERN BLVD, es, 550 s Jennings, 25x
100; Albt Mamlock loans Danl Ostrow to erect
a — sty bldg; — payments. 2,500

ORDERS.

Borough of Brooklyn

NOV. 20, 21, 24 & 25.

No Orders filed these days.
NOV. 22.
W 17TH ST, ws, 220 n Neptune av, 40x80;
Jos Koppel on Home Title Ins Co to pay Crop-
sey & Mitchell. 350.00

An Architect's Best Monument.

Almost every important provincial city in
England reflects in the character of its architec-
ture the life-work of one particular man who at
some period led the local school then working
for the betterment of the city. This assertion
is as true of the older cities as of those North-
Country villages which came into prominence as
towns at the close of the eighteenth century,
and which to-day rank as among the greatest
cities of the Empire. Dublin owes its dignity to
Gandon, Liverpool to Elmes, Newcastle to Grain-
ger, Edinburgh to Robert Adam, and Glasgow to
"Greek Thomson."—London Builder.

INCOME TAX RULES.

For Corporations—Instructions for Computing the Tax on Net Income.

Washington.—Treasury Department has issued additional rules for the collection of the income tax. These instructions in full are:

"The Federal income tax law authorizes corporations, joint stock companies, etc., under certain conditions to make their returns on the basis of an established 'fiscal year' or consecutive twelve-month period, which may be other than the calendar year.

"Pursuant to this provision the following instructions are issued for the guidance of collectors and other interested parties:

"Any corporation, joint stock company or association or insurance company subject to the tax imposed by this act may at its option have the tax payable by it computed upon the basis of the net income received (accrued) from all sources during its fiscal year, provided that it shall designate the last day of the month selected as the month in which the fiscal year shall close as the day of the closing of its fiscal year, and shall, not less than thirty days prior to the date upon which its annual return is to be filed, give notice in writing to the Collector of Internal Revenue of the district in which its principal business place is located, of the day it has thus designated as the closing of such fiscal year.

"In pursuance of this provision, a corporation or like organization subject to this tax may, for example, designate the 30th day of September as the day for the closing of its fiscal year, whereupon its return of annual net income shall be filed with the collector of internal revenues of the district in which its principal place of business is located, not later than sixty days after the close of its said proposed fiscal year; that is to say, or before the 29th day of November next succeeding.

"The date of the closing of the fiscal year having been designated, notice therefore must be given to the collector not less than thirty days prior to the last day of such sixty-day period. In the case just instanced the notice must be given not later than October 31.

"If such designation (September 30, 1913) had been made and notice given as hereinbefore indicated as to the closing of the fiscal year 1913, the corporation would be authorized to make its return and have the tax payable by it computed upon the basis of the net income received (accrued) by it during the period from January 1 to September 30, 1913, both dates inclusive.

"In the absence of such designation and notice of the closing of the fiscal year, corporations and like organizations subject to this tax will be required to make their returns and have the tax computed upon the basis of the net income for the calendar year.

"Collectors of internal revenue receiving notices of the selection and designation of the 'fiscal year' as above indicated will make record of the same recording (a) the name of the corporation or like organization; (b) the date when the notice was given; (c) the day designated for the closing of the fiscal year and (d) the date when the return under such designation must be filed, which must be, as above stated, not later than the last day of the sixty-day period next following the day designated as the close of the fiscal year.

"If it shall appear that for the current year the notice was given within the prescribed time, that is within thirty days of the last day of the sixty-day period, the 1913 return may be made on the fiscal year so established, otherwise it will be made on the basis of the calendar year until such time as the designation shall be duly made and notice thereof properly given.

"The designation and notice cannot be retroactive; that is to say, if a corporation now designates April 30, 1914, as the date of the closing of its fiscal year and gives notice of such designation it would not be authorized to make a return for the four months ended April 30, 1913, and then for the fiscal year ended April 30, 1914; nor would it be authorized to make one return covering the entire sixteen months ended April 30, 1914.

"In the case of such corporation the return for the current year must be made for the calendar year ended December 31, 1913, and then, assuming that designation and notice had been properly made and given, it may make a return for the four months ended April 30, 1914, and thereafter the return will be made on the basis of the fiscal year so established.

"In all cases where a fiscal year is not established as above prescribed returns must be made on the basis of the calendar year, in which case such returns must be filed on or before the first day of March next succeeding such calendar year.

"Such returns for the period covered must be true and accurate, definite and complete and in as far as consistent with the provisions of the law must conform to the showing made by the books of the company and must be verified under oath of affirmation to its president or other principal officer and its treasurer or assistant treasurer; that is to say, by two different persons acting in the official capacity indicated.

"If it shall appear in any case that returns have been made to the collector on the basis of a fiscal year not designated as above indicated, the corporations making such returns will be advised that such returns cannot be accepted, but must be made to cover the business of the calendar year.

"Returns made under this act and pursuant to these instructions must be made on the new forms prescribed by this department.

"The forms heretofore in use under the special excise tax law cannot be used for making returns for either the fiscal year or calendar year 1913.

"If returns of such corporations as have properly established a fiscal year are due to be made before the new forms are available, the collector will be authorized to grant an extension of time to such corporations, not exceeding thirty days for the filing of such returns, by which time the new forms prescribed will be available for distribution."

DEPARTMENTAL RULINGS.

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

- A--Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.

BUREAU OF FIRE PREVENTION. 157 East 67th Street. ORDERS SERVED.

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

Orders marked "H" are omitted from these records.

MANHATTAN ORDERS SERVED.

Named Streets.

- Astor pl, 13-29—The Review of Reviews.....A
Astor pl, 13-29—The American Book Co.....A
Astor pl, 13-29—The Corn Exchange Bank....A
Barclay st, 28—Alfred L Simonson.....B-A
Battery pl, 17—U S Realty & Imp Co.....A
Bleecker st, 127-9—N Levy & Sons.....G
Bleecker st, 127-9—Freeman Eros.....G
Bond st, 30—Ida B Cook.....A
Broad st, 25-33—Broad Exchange Co.....G
Canal st, 55-7—Harry Schukurman.....C
Canal st, 99-105—Albert & Louis Rubenstein..A
Canal st, 221-7—Edward Anderson.....C
Canal st, 221-7—Timothy J Collins.....C
Canal st, 221-7—Moses Golding.....A
Canal st, 264—Frank Madlener.....A
Cherry st, 360—Bernard Goldberg.....C
Chrystie st, 43-5—Abraham Brinker.....C
City Hall pl, 23-7—Buckley & Wood Co.....G
Clinton st, 225—Cong Bais David Society...A
Clinton st, 225—Wolf Goldman.....G-C-A
Clinton st, 225—Isidor Gilbert.....G-C-A
Clinton st, 225—Lena Wilson.....A
Crosby st, 151—Josephine M Carney.....C
Division st, 247—Joseph Davidson.....C
East Broadway, 51—Woodman Kelzer.....C
East Broadway, 51—Max Weinstein.....C
East Broadway, 51—Joseph Solomon.....C
East Broadway, 189—Nathan Schmelkin.....I
East Houston st, 182—Morris Lavine.....C
Elizabeth st, 49-51—Otto Lorenz.....D
Elm st, 28—Nelson Bros.....G
Franklin st, 54-6—The Irving Pitt Man. Co.G
Front st, 214—James T Smith.....A-K
Fulton st, 178—Albert A Newman.....A
Fulton st, 227-9—John Glackner.....A
Gold st, 88-90—A Healey & Sons.....A
Grand st, 62—Isidor Stern.....D-C
Great Jones st, 7—L Lipschitz, Inc.....G
Greene st, 53—Julius Rosenberg.....G
Greene st, 53—Sherman Bros & Kenefsky...G
Greene st, 53—J Kessler & L Temkin.....G
Greene st, 53—Flax Bros.....G
Greene st, 53—Isaac J Jacobson.....G
Greene st, 145-51—Spiegelberg & Sons...A-G
Greene st, 145-51—Benj Schwartz & Sons A-G-F-C
Greene st, 197—Benjamin Lavinger.....A
Greene st, 197—Max Hyman.....A
Greene st, 199-201—Pearlstein & Strom.....G
Greene st, 203-5—Louis D Sugar.....A-G
Greene st, 204-6—Manhattan Feather Dyeing Co.....C-A
Greene st, 259—Gus Stockman & Saml Schwartz G-C
Lafayette st, 203-5—James C Fargo.....A
Leonard st, 56—Chas H Selick.....C
Liberty st, 106-10—G Von Glahn & F Fastenam.C
Liberty st, 120-22—Francis H Robinson.....A
Liberty st, 139-47—Central R R of N J.....A
Madison st, 158—Joseph Solomon.....C
Madison st, 158—Harry Barnett.....C
Maiden la, 51-3—Edward A Schmidt.....A
Manhattan st, 48—Hyman Schuman.....A-G
Monroe st, 47—Henry Brenner.....C
Monroe st, 47—Marcus Koslovsky.....C
Monroe st, 47—Harry Ost.....C
Monroe st, 47—Israel Posnick.....C
Monroe st, 47—Max Kamin Kavitz.....C
Montgomery st, 2-6—Gosino Cirello.....C
Montgomery st, 2-6—Max Isenberg.....D
Mott st, 63—Miller & Banks.....K
Pearl st, 551—James Reilly's Sons Co.....G
Ridge st, 20—Hyman Finkelstein.....C
Rivington st, 177—Max Low.....C
Rutgers st, 35—Meyer Zichman.....C
Rutgers st, 35—Jacob Zlotneck.....C
Spring st, 97—Herman Fishbein.....G
Spring st, 264—Caroline B Sellow.....A
Stanton st, 61-5—Tony Berardi & Frederick Caroselle C
Sullivan st, 5-15—John H Bunnell & Co.....D
Sullivan st, 5-15—Alex M Powell.....D
Union sq, 17-19—Frank T Van Buerin.....A
Vesey st, 26—Oswald G Villard.....A
Vesey st, 39—Hush L Fox.....G-A
Warren st, 51—Farmers' Loan & Trust Co.A-C
Warren st, 51—Consolidated Gas Co.....C
Warren st, 51—Wm R Payne & Co.....C-A
Warren st, 51—Armet & Reichert.....C-A-G

- Warren st, 51—Anderson & Co.....C-A-G
Warren st, 51—Shipman & Evans.....C-A
Warren st, 51—Anthony Oechs & Co.....C-A
Washington pl, 8—Isaac H Clothier.....C-A
Washington pl, 13-15—Jacob Davids Sons Co.G
Washington pl, 18-24—Samuel Goldberg.....A
West st, 90—West St Improvement Co.....A
White st, 42—Peter McDonald Est.....A
William st, 84—N Y Life Ins Co.....C-B-A-F

Numbered Streets.

- 3d st, 75 E—Mrs Minnie Heinds.....C
4th st, 28-30 W—J B Mast & Co.....G
4th st, 28-30 W—Est of Stephen F & Thos S ShorthandG
4th st, 28-30—W Lyons Koffler Clothing Mfg CoG
4th st, 56 E—Jacob Frumkes.....G
9th st, 612 E—William Standing & Jacob Reissburg.....C
10th st, 33 E—Lillian B Koepke.....A
11th st, 61 E—David Lippman.....A
12th st, 10-14 E—Sarah H Withaus Estate...C
12th st, 43-5 E—Frederick Potter.....A
13th st, 329 W—Adolph Wexler.....G
14th st, 29 E—William Crawford.....A
16th st, 5-7 E—Realty Assets Co.....A
17th st, 13 E—Mrs Elizabeth Armstrong.....A
17th st, 15 W—The Wilward Realty Corp..C-A
19th st, 40-2 E—Edwall Mommer.....A
20th st, 6-8 W—Jacob Neadle.....A
20th st, 39 E—Cleveland Cady.....A
20th st, 40-6 W—Eliza Guggenheimer.....A
21st st, 30-2 W—Chas Kaye.....A-C
21st st, 33-5 E—Est Geo D Wick.....A
21st st, 37-9 E—Est Geo D Wick.....A
21st st, 40 E—Roland M Morgan.....A
21st st, 507 W—Millard H France...G-C-A-E
22d st, 4 W—James McCutchen.....A
22d st, 28 E—Guy Witthaus.....A
22d st, 36 E—Frank G Ormsby.....A
22d st, 54-8 W—Mary A Chrisolm.....A
22d st, 129-31 W—National Costume Co.....G
22d st, 134 E—Eloise L Brees Norrie.....C
22d st, 414 W—Samaritan Home.....A
23d st, 42 E—Aebie Mangels.....A
23d st, 153 W—Joseph Weller.....G
23d st, 153 W—Aballah Barsa.....G
23d st, 153 W—Joseph Mirsky.....G
24th st, 417 W—John W McDougall Co.....C
24th st, 524-6 W—John J O'Connor & Nathan Richman.....C
25th st, 39 W—Samuel Mintz.....C-G
25th st, 39 W—Mrs. Wallis D Coggeshall...C
27th st, 242 W—Joseph C Strout.....C
28th st, 37-9 W—Abraham Schwartz.....G
29th st, 29 E—The Woman's Hotel Co.....E
31st st, 19 W—Life Publishing Co.....A-B-C
33d st, 16 E—John Patterson & Co.....C-G-E
33d st, 10 E—Thos Howitt & Sons.....C-E
36th st, 247 W—Louise McAllister.....C
37th st, 512-14 W—Peter White.....K-L-A-C
37th st, 604-10 W—John S Sills & Sons.....L
40th st, 9-11 E—Yale & Towne Co.....A
42d st, 343-9 W—Convent & College.....F
42d st & 6th av—Smith, Houser, Locher & Co.D
43d st, 200 E—Margaret Delaney.....C
49th st, 330-2 E—Joseph J Wallach & Co...A
62d st, 42 W—Cadillac Motor Car Co.....C
64th st, 205-7 E—Henry Black.....K
76th st, 210 W—Mary A Goodsell.....C-K
79th st, 157 W—William M Sperry.....A
80th st, 100 W—Orleans Real Estate Co...C
81st st, 225 E—Edward Lamb.....C
82d st, 308 W—Water Gatling Imp Co...B-C-A
87th st, 3 W—Anthony Reichardt Est.....C
89th st & East End av (Carl Schurz Park)—Home Thrift Society.....G-A
91st st, 422-4 E—Hellgate Garage Co...L-G-A
100th st, 125 W—Patrick O'Hare.....G
106th st, 300 W—Sally L Julian.....D
111th st, 132-42 E—Uptown Talmund Torah.D-C
136th st, 2 W—Christian Luckey.....C
168th st, 554-6 W—Joseph O Adler.....K-L-A

Named Avenues.

- Amsterdam av, 1712—E Ullman & Son.....A
Amsterdam av, 1960—Philip Farber.....G
Av B, 5—Morris Hirschhorn.....D
Av B, 5—Joseph Stoller.....D
Av B, 29—Samuel Berkowitz.....D
Av B, 253—Roy Kondla.....C
Av D, 83—John G Wendle.....C
Av D, 83—New Amsterdam Gas Co.....C
Broadway, 1-3—Edward F Searls.....A
Broadway, 5-11—Broadway Realty Co...A
Broadway, 15—Est of Wm H Mairs.....C-A-E-G-B
Broadway, 395—Equitable Life Assurance SocietyA
Broadway, 752-4—Darius Goff & Sons.....A
Broadway, 753-55—Sailors Snug Harbor...A
Broadway, 1393—Ralph Pulitzer.....C
Broadway, 1568—Emil C. Jessurun & Co...G
Broadway, 1758—Julius Hilder.....G
Broadway, 2532—Lewis Leibowitz.....G
Lexington av, 1126-8—Frederick D Cordes..G
Madison av, 572-6 (Hotel Essex)—Est of Francis S KinneyE
Madison av, 1672—Goldesman Real Estate CorporationC
Manhattan av, 210—Lee Yen.....C
Park av, 1901-15—W P Haines Co.....D
Park av, 1901-15—Henry Haas & Son.....D
Park av, 1901-15—Carlton S Welch.....D
Park av, 1901-15—Elisha D Hurlbut, Jr....D
Park av, 1901-15—Joseph C C Mantle.....D
Park av, 1901-15—Davenport & Tracy.....D
Park av, 1901-15—Wielert Silk Mfg Co...D
Park av, 1901-15—Adelbert S Nichols.....D
Park av, bet 41st & 42d sts (Grand Union Hotel)—Simon Ford & Sam Shaw.....E-B
Park av, swc 42d st (Hotel Belmont)—The Subway Realty Co.....E
West Broadway, 422—Emerman & Baumohl Co.....A-G

Numbered Avenues.

- 1st av, 667-73—Manhattan Brush Mfg Co...C-G
1st av, 2227—Salvator Tocco.....G
2d av, 954—Max Koppel.....A-G
3d av, 940—Katherine C O'Keefe.....C
3d av, 992-1008—Bloomingdale Bros.....E
4th av, 220—Ellen Hennessee.....A
4th av, 222—Vedvedere Building Co.....A
7th av, 364—Thomas Ruth.....G
7th av, 877—Paul Von Erden.....E
8th av, 582—William C Mauch.....A-G
8th av, 2234—Henry Freedman.....A-G
10th av, 452-6—Wm Tonk & Bro, Inc.....G

BRONX ORDERS SERVED.

- Named Streets. Exterior st, swc 149th st—Lehigh Valley Road. L
Numbered Streets. 144th st, 213-21 E—Morris F Westergreen... A
144th st, 226-8 E—Columbia Metal Box Co... C
178th st, 1178 E—Theodore Berg... C-I
225th st, 759 E—David Mayer Brewing Co... C
Named Avenues. College av, 426—Seeler & Schoene... K
Railroad av, bet 212d & Mechanic sts—Hodgman Rubber Co... A
Southern Blvd, 1030—The Boulevard & Realty Corp... F

BROOKLYN ORDERS SERVED.

- Named Streets. Bergen st, 1796—Samuel Katze... G
Bradford st, 313—Isaac Rudowitz... C
Chestnut st, 269—Columbia Machine Works & Malleable Iron Co... C-A-B
Eldert st, 345—Leyser Green Co... C
Franklin st, 153—Theodore Tapken... E
Hanson pl, 103—Catharine Underhill, Margaret & Anna W Underhill... C-M-E
Jefferson st, 382—Brooklyn Union Gas Co... C
McKibben st, 164 (rear)—Wm L Cahn... E-C
Seigel st, 16-20—Lyric Vaudeville Co... C
Seigel st, 40 (rear)—Louis Quittel... F
Smith st, 155—Morris Koss... G
State st, 205—Orlando Harriman... C
State st, 564—Edw W Dolphen... C
Steuben st, 131—Emanuel Baptist Church... E-C-F-A
Summit st, 70—Edwin Walsh... B-E-C
Watkins st, 496—John Firsichbaum... C-G
Wyckoff st, 90—Elijah Debs... A-G

- Numbered Streets. 1st st, 219—Michael Ambivo... A-G
8th st, 116 S—Taylor & Fox Realty Co... G
19th st, 143—Biaggio Nardone... M-C
23d st, 2952 W—Antony Paturzo... C-E-B-D-A
32d st, 133-137 E—Jacob Mass... G
77th st, 2038—Edward Benedict... B-M-C
40th st, 641 E—Mrs. Catherine J Hittle... G

- Named Avenues. Atlantic av, 1007—Henry Utard... C-M
Atlantic av, 1007—Lincoln & Rector Co... C-G
Atlantic av, 2912—Victor Nobis Sons & Co... C-A
Atlantic av, 2912—Brooklyn Union Gas Co... A
Belmont av, 83—Brooklyn Union Gas Co... A
Belmont av, 83—Sachs Bros... A-G
Belmont av, 83—Samuel Mittlepunst... G
Board Walk (Brighton Beach)—Inter City Car Advertising Co... F
Broadway, 594—Brooklyn Union Gas Co... A
Broadway, 594—Max Bloomberg... A-G-E
Broadway, 594—Harry Schere, Ike Rice & Jacob Nathanson... A
Broadway, 594—Samuel Borkan... A-E
Bushwick av, 387—John Diemer... G
Driggs av, 780-786—S & M Amusement Co... F
Flatbush av, 1520—Mrs M Craf... D
Graham av, 22—Geo A Levenson... D
Hudson av, 434—James Fallon... G
Hudson av, 473—Mrs Wm H Bolton... C
Irving av, 348—William Haedelein... C
Lafayette av, 2—Miss Gertrude Perego... C
Manhattan av, 90—The Royal Dress & Suit Co... D
Morgan av, 659—Geo Davis Co... G-C-D
Nassau av, 160—Samuel Nadelbach... D-C
New Jersey av, 776—Ralph Ginsberg... C-M
Nostrand av, 1752—Frederick W Harre... C-M
Park av, 770—Brooklyn Union Gas Co... A
Park av, 770 (rear)—Bernard Morris... C-G-A
Pitkin av, 1673—Morris Entin... G
Reid av, 159—Mrs. Amelia Felthouse... C
Shepherd av, 583—John Kruger... B
Surf av, 3311-13—John McSweeney... D-A-C
Surf av, nwc West 30th st—Emil Hamburger... B-C
Sutter av, 568-78—Mathus Lemberg... A
Van Sinderen av, 273-7—Ideal Novelty Co... G

- Numbered Avenues. 3d av, 4809—Chas Lipan... F

QUEENS ORDERS SERVED.

- Named Streets. Franklin st, 28-30 (L I C)—Long Island Machine Works... A
Numbered Streets. 10th st, 83-85 (L I C)—T B Ackerson & Co... D-A
Named Avenues. Atlantic av, 4555—Jose Rosati & Annibile Caltalo... A-C
Flushing av, 200 (L I C)—East River Gas Co... A
Flushing av, 200 (L I C)—Chas H Schwartz Estate... G-C-A
Hudson av & Ocean (Edgemere)—Abraham S Iserson... M
Jamaica av, 1344 (Woodhaven)—Reynolds & Pfeiffer... A
Meyer av, 9 (Jamaica)—Albert Weinkauff... C
Numbered Avenues. 4th av & 17th st (College Point)—Hyhnepo Ribbon Mills... D-A

RICHMOND ORDERS SERVED.

- Named Avenues. Douglas rd, 12—Chas F Brown... K
Douglas rd, 150 n Emerson Hill—Walter W Price... K
Richmond rd, 1386—Philip Licht... K

Department of Water Supply, Gas and Electricity.

Under date of November 6, the Department of Water Supply, Gas and Electricity issues the following ruling on the service requirements of the New York Electrical Code:
1st. Service conduits or metallic coverings protecting service wires must be electrically separated from the conduit system in the building. This metallic pathway may be broken by the

porcelain service switch or by insulating material, such as fiber or transite board, so installed as to provide a separation and insulation between the incoming service conduits or metallic coverings and the interior electric system.
It is suggested that a connection between the service conduit or metallic covering and the neutral wire of a grounded system on the street side of service switch be permitted if desired, and it was requested that, if adopted, the above would not be made retroactive but would apply to future installations only.

2d. New code conduit wire may be used for service connections provided the service conduit does not enter the building more than six feet. In case the conduit is concealed or is extended beyond the six foot limit, it is recommended that the wire used in same be provided with an additional 1-64-inch of rubber of be protected by an additional 1-32-inch braid over each conductor or multiple conductors.

3d. All wires entering a building and constituting source of supply shall be carried through approved service devices. This will permit of all wires entering building being controlled either by one device having the requisite number of connections or by two or more approved devices so installed that when any one is operated the entire installation depending upon that circuit will be entirely disconnected.

4th. Fuse protection must be provided as called for in the rules of the National Electrical Code and the Electrical Code of The City of New York at a point where connection is made between all branches and main feeders, or as near thereto as possible. A neutral fuse will not be required at this point provided the circuits are fused on house side of meter, as called for in the Codes.

5th. Where two-wire meters are installed on three-wire circuits, and the neutral system is grounded, the loop connecting the two outer wires must be on the meter side of the three-pole cutout protecting the three-wire branch circuit.

In case the neutral is not grounded, a three-wire meter must be installed in order that all three wires of the final branch circuit will be protected by proper fuses.

In cases where the final branch circuit is properly protected by the cutout in the meter case, no additional cutout on the house side of the meter will be required.—Henry S. Thompson, Commissioner.

KINGS COUNTY COURT HOUSE.

If Schermerhorn-Clinton Site Is Not Approved, the Justices Will Pick Another.

The Board of Estimate has received a letter from the Justices of the Supreme Court in Brooklyn, explaining the attitude of that body on the Brooklyn Court House site question, which has been pending for more than three years. The Judges insist that the site of the present building is not suitable for the construction of a new building unless three streets in the vicinity are closed, and add that if the Estimate Board will not approve the site bounded by Court, Clinton, Livingston and State streets, an effort will be made to find some other suitable location.

"What the justices desire," said the letter, "is to have a court house that is central and adequate, and one that affords light, air and freedom from noise. These are essential. They would not select the site suggested in your resolution as such site now exists, because they are convinced that it would not afford the said essentials; yet if it be deemed unwise to obtain the site which they have selected they would not object to the site suggested in your resolution, provided that its present condition be changed so as to afford said essentials. This, in our opinion, would require the closing of Joralemon street, between Court and Fulton streets, and the closing of Livingston street, between Court street and Court square, as well as acquiring the block to the south, all of which the justices deem impracticable."

How Tariff Duties Are Laid.

The Bureau of Research of the Merchants' Association has received the following inquiry from a member of the association:

"We wish to ask you whether, according to the new tariff, the ad valorem duties are assessed on the actual price at which the importer purchases goods or at the market price of goods at time of shipment."

To this the following reply has been made: "Section 3, paragraph D of the new Tariff Act, which may be found upon page 77, provides that the duties shall be assessed upon the actual market value or wholesale price thereof at the time of exportation to the United States in the principal markets of the country from whence exported; that such actual market value is the price at which the merchandise described in the invoice is freely offered for sale to all purchasers in such markets. Paragraph I (page 79), provides:

"That the owner, consignee, or agent of any imported merchandise may, at the time when he shall make entry of such merchandise, but not after either the invoice or the merchandise has come under the observation of the appraiser make such addition in the entry to or such deduction from the cost or value given in the invoice or pro forma invoice or statement in the form of an invoice, which he shall produce with his entry, as in his opinion may raise or lower the same to the actual market value or wholesale price of such merchandise at the time of exportation to the United States, in the principal markets of the country, from which the same has been imported."

"The provision of the law is therefore plain that where the values stated in the invoice differ from the market price at the time of exportation, the importer must make addition to the invoice prices to make them conform to the market price at the time of exportation. This is a construction adopted and daily enforced by the collector of this port."

CITY PLANNING.

New Thoroughfares Suggested for Greenpoint by a Brooklyn Committee.

The Brooklyn Committee on City Plan, a semi-official organization which has undertaken to study street conditions and point out the best ways in which the needs of the future may be met, has made interesting suggestions in a tentative map that has been prepared under the direction of Architect Edward H. Bennett.

If these plans are ever carried out, two new traffic arteries will be cut through Greenpoint in order that Brooklyn may have better street connection with Long Island City. It is pointed out that at present there are entirely inadequate facilities for handling the immense and growing vehicular traffic which now passes through Greenpoint between the industrial portions of Long Island City and lower Brooklyn.

Practically all of this traffic passes over the Vernon avenue bridge, which is one of the busiest bridges for its length in the city and which crosses the busiest waterway in the world, for its length—Newtown Creek.

It has been recognized for years that Manhattan avenue is too narrow and it is likely that before many years definite steps will be taken to widen it, especially south of Greenpoint avenue.

The Brooklyn Committee on City Plan recommends that a new street be cut diagonally from the corner of Noble street and Manhattan avenue to Wythe avenue at Banker street. This proposed street would be a wide one and it would involve the acquisition by the city of much valuable property.

Under this plan Wythe avenue would be widened to Division avenue, where a viaduct would cross over the Wallabout along Washington avenue to Park avenue.

Another proposed route through Greenpoint would encircle the easterly edge of the ward, the idea being to widen Morgan avenue to Meeker avenue, cut across to Hausman street and widen that street as far as Front street at its intersection with the line of Sutton street, then continue northerly to Paigde avenue, which would be widened, and across Whale Creek on a viaduct to Ash street and the entrance to the Vernon avenue bridge.

Such a route as this, although its realization seems far in the future, would open up a big territory that is now nearly inaccessible in some parts. This proposed street, it is pointed out, would add immensely to the usefulness of the Whale Creek section.

Valuable Subway Corner to Go Under Hammer.

The valuable subway corner plot, located at the northeast corner of Jerome avenue and Southern Boulevard (200th street) is scheduled to be sold at Supreme Court Sale on Wednesday, December 3, at the stand of Joseph P. Day. The plot, measuring 50 feet on Jerome avenue and 114 feet on Southern Boulevard, with rear lines 104 feet and 100 feet respectively, is partly improved by the three-story frame Bedford Park Hotel. It is situated right at the station of the Broadway-Lexington avenue subway now under construction, which will connect with the West Side elevated system at 155th street, and enable the residents of the West Bronx to have their choice of either east or west side routes through Manhattan for a five cent fare.

Pennsylvania Terminal Zone Plot in Partition.

On Wednesday, December 3, at twelve o'clock noon, at the Vesey Street Salesroom, Joseph P. Day will offer at public auction at Supreme Court partition sale, in accordance with instructions from Harry N. Wessel, Esq., referee, Nos. 223 to 231 West 38th street, between Seventh and Eighth avenues, a plot 102.11x98.9, occupied by five four-story tenements. The property adjoins a twelve-story loft building, and is located in the Pennsylvania Terminal zone. The premises will be sold subject to existing leases terminable on sixty days notice, and to mortgages aggregating \$135,000 at 4 1/2 per cent., due Aug. 15, 1917, held by the Greenwich Savings Bank.

Tenement House Law Nullified.

Justice Newburger declared unconstitutional that part of the Tenement House act which provides that the owner or lessee of a property after being twice convicted of harboring persons of ill repute may, without trial, be adjudged guilty if arrested a third time within six months.

The test case was made by Max Raymond, who was held in the Court of Special Sessions on the charge of permitting disorderly persons to occupy rooms in his house. Raymond obtained a writ of habeas corpus, which Justice Newburger sustained, discharging Raymond from custody. The court said of the law.

"It invades the rights of liberty because it arbitrarily denies to this class of citizens to have their day in court; it provides that the guilt of tenants shall operate to convict the landlord without any evidence of knowledge or intent on the part of such landlord."

Ashokan Dam Filling with Water.

The west basin of the Ashokan dam is now filling with water, which is being admitted mainly to prevent a growth of new vegetation, which if it were left dry would quickly cover the basin. Next spring the east basin will be covered with water for the same purpose. Probably no draft will be made upon the west basin supply for another year, but in case of a dry season it will be possible to replenish the Croton Lake from the west basin of Ashokan. This means that by the first of next year it will be possible for residents of New York to draw directly from the Catskill Mountains. The dam will have in the two basins a capacity of 130,000,000 gallons of water, sufficient to supply New York City with 500,000,000 gallons daily.

CURRENT BUILDING OPERATIONS

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

New Public Library Branch.

Carrere & Hastings, 225 Fifth avenue, have just been commissioned by trustees of the New York Public Library to prepare plans for the new branch building which is to be erected on the south side of Manhattan street, running through to 126th street, adjoining the Eleventh Municipal Court Building, which occupies the gore plot, where Manhattan street, Amsterdam avenue and 126th street meet. The frontages are 50.10 feet in Manhattan street, 57.3 feet in 126th street, and 90.6 and 114 feet respectively on the east and west lines. This library is to replace the Bruce Memorial Library in 42d street, west of Seventh avenue, whose property was sold some time ago to Asa G. Candler, for improvement with a business structure. The exterior will be of limestone. W. W. Appleton, of 26 East 80th street, is chairman of the building committee, with George L. Rives, of 34 Nassau street, chairman of the executive committee. Dr. Anderson, of 425 Lafayette street, is director.

Hotel and Pavilion at Coney Island.

The Richman Holding Company, 435 Neptune avenue, Coney Island, is completing arrangements for the erection of a hotel and bathing pavilion on the block bounded by Surf avenue, West 20th and West 21st streets, Coney Island. No architect has been retained and nothing definite regarding construction has been determined. Work will not go ahead before January.

Furniture Makers to Build.

Mann Brothers, furniture manufacturers, 250 South street, contemplate the erection of a two-story reinforced-concrete factory, 100x200 feet in size. The selection of a site has not yet been made. The report to the effect that ground had been purchased at Tarrytown, N. Y., is incorrect. No plans have been prepared.

Park Avenue and 54th Street Corner.

The Putnam Construction Company, Samuel A. Herzog, real estate, 43 Cedar street, owner of the southeast corner of Park avenue and 54th street, will soon start the erection of a twelve-story apartment house on the site. No architect has yet been selected.

Senators to Build Hotel.

Senators Charles J. Hewett, Locke, N. Y., James A. Emerson, Warrensburg, N. Y., William L. Ormrod, Churchville, N. Y., and Seth G. Heacock, Iliou, N. Y., are looking for a site at Albany upon which to erect a fireproof hotel with a capacity of 400 rooms. An architect will probably be selected by December 15.

New Office Building for Brooklyn.

The Martin Holding Company, care of Herman Galitzka, 16 Court street, will soon complete plans for the improvement of 176 to 182 Montague street, Brooklyn, with a twelve-story office building. In all probability, work will begin soon after January 1. No architect has yet been selected.

PERSONAL AND TRADE NOTES.

W. A. HEWLETT, architect, has moved from 4-6 East 42d st to 1181 Broadway.

CHAS. C. THAIN, architect, formerly of 4-6 East 42d st, has moved to 1181 Broadway.

ALBERT RANDOLPH ROSS, architect, formerly of 26 East 42d st, announces the removal of his offices to 15 East 40th st.

EDWARD C. KING, architect, has given up his profession at 15 East 42d st and is succeeded by Caretto & Forster, 30 East 42d st.

CONSIGNED & HASKELL, architects, have moved from 18 Robinson Building, Elmira, N. Y., to 612 Hewlett Building, Lake and Water sts, Elmira, N. Y.

HUGH McATAMNEY & CO., advertising agents, have moved their offices from 42 Broadway to the Woolworth Building. Telephone—Barclay—7760.

WALTER H. STORM CO., waterproof paints, has moved its office from 1182 Broadway to larger quarters in the Grand Central Terminal Office Building.

THE FIRM of Von Beren & LaVelle has dissolved. Paul B. LaVelle will remain at 507 5th av, N. Y. C., and Fred Von Beren at the Exchange Building, New Haven, Conn.

MESSRS. LOCKE & KAY, Chatsworth avenue, Larchmont Manor, N. Y., will establish a general building material yard, and desire catalogues and prices on all building materials.

STACY S. RUMPELTIN, architect, formerly employed by the Endicott-Johnson Co., as superintendent of construction on new buildings, has opened an office for the practice of his profession at 7 Washington avenue, Endicott, N. Y.

JAMES A. WATSON, architect, 34 Warburton avenue, Yonkers, who was injured Election night in an automobile accident, has been in a serious condition since then. It was found necessary to amputate the leg which was broken and it is hoped now that Mr. Watson's recovery will be rapid.

BUILDING TRADES COUNCIL.—The building trades department of the American Federation of Labor, in session at Seattle, decided that a building trades council, representative of the American Federation of Labor and its policies, should be established in New York City as a rebuke to the various so-called central bodies which grant recognition to dual and seceding unions.

NOTICE TO ARCHITECTS.—In a communication from Superintendent of Buildings Rudolph P. Miller, to all architects and builders in Manhattan, he asks them to refrain from filing plans for new buildings and alterations between the dates of December 12-18, when the department will move from its old quarters at Fourth avenue and Eighteenth street to the new Municipal Building.

BROOKLYN ELKS.—The cornerstone of the new home of the Brooklyn Elks, South Oxford street, near Hanson place, will be laid Dec. 20. Governor Martin H. Glynn has been invited to make an address and all exalted rulers of lodges of the order within a radius of one hundred miles of Brooklyn have been invited to attend and Grand Lodge officers will take part in the ceremonies.

THE EDISON PORTLAND CEMENT CO. is sending to architects, builders, contractors and other friends a large size sheaf calendar beginning from December 1, 1913. It has a distinct feature in that each page has besides the current month a calendar for the month preceding and the month to follow. The calendar is of sufficient size to be seen at any distance in the office and is an ornament.

TUBE MAKING IN MOVING PICTURES.—At the West 23d st Y. M. C. A. next Thursday evening Prof. Bradley Stoughton of Columbia will introduce Prof. William Campbell of the Columbia School of Mines, who will lecture on the making of tubing. There will be a moving picture illustration of the work of making tubing, these pictures having been taken at the works of the National Tube Company expressly for his purpose. The lecture will be free to those holding invitations which may be obtained by applying to the West 23d street Y. M. C. A.

ART LECTURES.—The Board of Education has decided that it will supplement the course on "The Architecture of Great Cities," given by Prof. A. D. F. Hamlin of Columbia at Wadleigh High School, 114th st and 7th av, with a series of special lectures on similar topics. On Wednesday evening last Joseph M. Tilden lectured on "The History of Architecture as Seen in New York Buildings." This will be followed by two lectures by John Quincy Adams and will be concluded with a talk on "The City Beautiful" by Arthur A. Stoughton. The board will also continue the special courses on art now being delivered by Louis Weinberg of the College of the City of New York on "The Art Spirit of the North" at

the Public Library, 121 East 58th st, on Saturday evenings and by Alexander T. Van Laer on "The History of Painting" at Cooper Union, 3d av and 8th st, on Wednesdays.

UNION MEN, members of the Building Trades Council of Indianapolis, who have been employed on jobs where members of the Bricklayers', Masons and Plasterers' International Union of America were working, have been ordered on strike by the trade council officers. Eighteen trades are affected. The fight between the Building Trades Council and the Bricklayers' Union, which is not affiliated with the American Federation of Labor, is national in its scope, as a result of the action taken at the American Federation of Labor convention at Seattle. War has been declared by the federation on the Bricklayers' International Union because it was charged that the bricklayers have attempted to extend their jurisdiction over work which is alleged to be rightfully a part of that done by the Marble Workers' Union, a member of the A. F. of L. The action taken in Indianapolis was taken in support of the marble workers of that city who are engaged in a controversy over the laying of inside marble.

CATHEDRAL DESIGN.—Differences of opinion have arisen among the trustees of the Cathedral of St. John the Divine over the new design for the Cathedral exterior. Finding themselves unable to agree, they have voted to call in the judgment of the public. A choice is to be made between the old Heins & La Farge design and the new Cram design. Duplicate designs are at once to be placed on exhibition in the new Synod Hall of the Cathedral grounds, and at the Architectural League Building in 57th st, near Broadway. It will be recalled that the original design, adopted some years ago, was made by Heins & La Farge, and selected after sharp competition from four other designs. Recently Mr. La Farge, the surviving architect, was supplanted by Ralph A. Cram, of Cram, Goodhue & Ferguson. Mr. Cram was asked to make a new exterior, and to make such alterations as he thought wise in interior plans. The design he has drawn does not meet the approval of some of the church authorities.

OBITUARY

JOHN HEILER, general contractor, died Friday, Nov. 21, at his home 1165 Myrtle av, Brooklyn, aged sixty-five years.

THOMAS A. McMAHON, plumbing contractor, died Thursday, Nov. 20, at his home, 1605 Fulton st, Brooklyn, aged thirty-five years.

FRANK A. LUDDEN, building contractor, died Saturday, Nov. 22, at his home, 32 Rochester avenue, Brooklyn, of a complication of diseases, aged thirty-three years.

WILLIAM H. PEARSALL, general contractor, Oceanic, N. J., died of Bright's disease at his home in Oceanic, Friday, Nov. 21. He was born in Brooklyn, N. Y., sixty-three years ago.

EDWARD H. WEBBER, real estate broker, died Thursday, Nov. 20th, at his home, 24 Fiske av, Winfield, L. I. He was 72 years of age and a Civil War veteran. He served as a sergeant in the 37th New York Volunteer Infantry.

BATEMAN THATCHER, a retired general contractor, well known for the many fine buildings erected by him in and around Plainfield, N. J., died at his home at East Fourth and Sycamore streets, Plainfield, Friday, Nov. 21, aged seventy years.

RICHARD GODEFFROY, architect and consulting engineer, died Tuesday, Nov. 25, in the Villa Normandie, Clifton, N. J. He was sixty-seven years old and was well known as a designer. Chief among his notable achievements was the designing of the dome of the Congressional Library at Washington, D. C.

SAMUEL MANNING, formerly chief engineer in the State Architect's office at Albany, N. Y., committed suicide Tuesday, Nov. 25, at Syracuse, N. Y., by shooting himself through the right temple. Upon his removal from office last May he had been associated with Green & Wickes, architects, of Buffalo, N. Y., but had recently left them and returned to his former home in Syracuse. His suicide was undoubtedly caused by despondency.

DONALD MITCHELL, of the firm of Donald Mitchell & Son, carpenters and builders, of 302 West 53d street, died at his home, 911 West End avenue, from diabetes, aged 75. Mr. Mitchell was one of the best known carpenter contractors in the city, and was favored with work by many old families and estates. He was a member of the Master Carpenters' Association, the Building Trades Employers' Association, and the General Society of Mechanics and Traders, besides being an officer and former president of the Century Bank and affiliated with various societies. Mr. Mitchell was one of the old school builders, who had a reputation for doing good work, with plenty to do without striving for precarious contracts.

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TRADE AND TECHNICAL SOCIETY EVENTS.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS will hold their annual meeting Dec. 2-5 in the Engineers Building, 29 West Thirty-ninth street. The programme prepared for the sessions has been worked out by the committee on meetings, and an additional attraction is offered in connection with the meeting, in the presentation of the Grashof medal to George Westinghouse, a former president of the society. This medal was conferred upon Mr. Westinghouse by the Verein Deutscher Ingenieure at Leipzig, on the occasion of the joint meeting there last June. Following the presentation of the medal, John W. Leib, Jr., past-president of the American Institute of Electrical Engineers, will lecture on Leonardo da Vinci. The customary reunion on Thursday will take the form of a German dinner, to be held at the Deutscher Liederkrantz, and on Friday evening the technical schools will hold their reunions. Papers will be presented during the convention on the following subjects: Boilers and Their Operation; Cement; Enameling; Fire Protection, with Special Reference to Turbo-Generators; Oils, and the Novel Use of Sprinkler Systems; Gas Measurement; Gas Power Engineering; Lineshaft Bearings; Machine Tools; Management; Properties of Steam; Rope Drive; Steel Railway Cars; Textiles, covering Mill Engineering, and Vacuum Cleaning.

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. Frank A. Wallis, chairman, 346 4th av, N. Y. City.

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.

THE ANNUAL MEETING and election of the Building Material Men's Association of Westchester County will be held at the rooms of the association at White Plains on Thursday, December 11.

HEATING AND VENTILATING.—The annual meeting of the American Society of Heating and Ventilating Engineers will be held January 20, 21 and 22, 1914, at the Engineering Societies Building, 25 West 39th street.

AMERICAN INSTITUTE.—The forty-seventh annual convention of the American Institute of Architects will be held at New Orleans on Dec. 2, 3 and 4. Delegates from the New York Chapter will be Robert D. Kohn, Egerton Swartwout, Charles Buller, Lansing C. Holden, William A. Boring, J. H. Freedlander, William Emerson, A. B. Trowbridge, Chester Holmes Aldrich, Kenneth M. Murchison, Louis Ayres, C. B. J. Snyder, Everts Tracy, Electus D. Litchfield, James Otis Post, A. D. F. Hamlin, Lionel Moses, Charles I. Berg and Julian C. Levi. Alternates are John V. Van Pelt, Wainwright Parish, F. L. Ackerman and William O. Ludlow.

MUNICIPAL ENGINEERS.—The eleventh annual dinner of the Society of Municipal Engineers of New York City will be held Jan. 10, 1914.

RECENT INCORPORATIONS.

HALL-LARY-COOKE REALTY CO. has been chartered with \$50,000 capital stock to do a realty and construction business with offices in Manhattan. The directors are William H. Hall, Ella H. Cooke and Jennie H. Lary, all of 66 West 89th st. The attorney is Jacob Marx, 10 Wall st.

ELDORA BUILDING CORP. has been incorporated with a \$10,000 capitalization to do a realty, general contracting and construction business with offices in Brooklyn. The directors are Louis Fishman, 612 Saratoga av, Horace P. Linton and George J. Brown, both of 26 Court st, Brooklyn. Van Mater Stillwell, 26 Court st, Brooklyn, is the attorney for the company.

CORONUM EQUIPMENT CO. has been chartered to manufacture and deal in boilers, hardware, cement, engines and construction with

offices in Manhattan. The directors are Milton Cohen, 115 West 113th st; George E. Rothenbuecher, 114 East 10th st, and David Tim, 508 West 151st st. The attorney is David Tim, 89 Fulton st.

CRONELLA REALTY CORPN. has been chartered with a \$10,000 capitalization to do a realty, construction and general contracting business with offices in Manhattan. W. Gibbs Whaley, and Timothy F. Fay, both of 27 William st, and John W. Ahern, 149 Broadway, are the directors. The attorneys are Whaley, Walker & Fay, 27 William st.

ALEX G. CALDER BUILDING CO. has been incorporated with offices in Brooklyn to do a general contracting, building and realty business with Alexander G. Calder, 420 8th st, Brooklyn, Alexander G. Calder, Jr., and Elizabeth W. Calder, both of 315 Ocean Parkway, Brooklyn, as directors. The attorneys are Jones, McKinny & Steinbrink, 215 Montague st, Brooklyn.

OHIO APARTMENT CO. has filed papers with offices in Manhattan to do a realty and construction business, with William J. Magee, 608 10th st, Brooklyn, Harry F. Mela, 217 East 61st st, and Mortimer H. Hess, 24 West 85th st, as incorporators. The attorneys are Hirsch, Scheuerman & Limburg, 160 Broadway.

M. L. MAXWELL has been chartered to do a general contracting, construction, decorating and realty business with offices in Brooklyn. The directors are Martin L. Maxwell and Rose M. Maxwell, 9124 Ridge boulevard, and Jos. G. Maxwell, 329 91st st, all of Brooklyn. Bergen & Prendergast, 25 Broad st, are the attorneys for the company.

PITZ & WEBER IRON FOUNDRY is a \$10,000 corporation with offices in Manhattan, to do a general foundry, contracting and construction business. The directors are John F. Pitz and Jos. H. Weber, both of 87 Frankfort st, and Morris Blau, 154 Nassau st, who is also the attorney for the company.

SOUTH AMERICAN HARD WOODS CO. is a \$100,000 corporation chartered to do a general hardwood and timber business with offices in Manhattan. The directors are George H. Hill, Medellin, Columbia, S. A., F. C. Altinger, 1133 Broadway, N. Y. C., E. H. Vines, M. D., 3495 Broadway, N. Y. C., and four others. E. H. Vines, M. D., is the attorney for the company.

RUTTER CO. has been incorporated with offices in Manhattan to do a general manufacturing, mercantile, realty and construction business. The incorporators are Bertice E. Marshall, 269 West 72d st, J. Willard Burke, 246 5th av, and Gertrude L. Rutter, Park Avenue Hotel. H. E. Neiman, 50 Church st, is the attorney.

THE WOODBURY G. LANGDON CO. is a \$1,800,000 corporation chartered to do a realty and construction business with offices in Manhattan. The directors are Woodbury G. Langdon, Sophia E. Langdon, both of 155 Madison av, Morristown, N. J., and William M. Cruikshank, 31 Liberty st, N. Y. C. Lord, Day & Lord, 49 Wall st, N. Y. C., are the attorneys.

BERLAND CONSTRUCTION CORP. has been incorporated with offices in Brooklyn to do a realty and general contracting business. The directors are Harry S. Manus, 130 South Elliott pl, Nathan Alpert and Max Alpert, both of 494 Sneider av, Brooklyn. Kiendl, Smyth & Gross, 2590 Atlantic av, Brooklyn, are the directors.

SCALZO BROS. CONTRACTING CO. has been incorporated with offices in Brooklyn to do a general contracting and construction business. The directors are Pasquale Scalzo, 6511 15th av, John and Gomenica, 6813 16th av, and Michelina Scalzo, 6511 15th av, Brooklyn. The attorneys are Ruebsamen & Yuzzolindo, 11 Broadway, N. Y. C.

CULLO MARBLE & TILE WORKS has been chartered to deal in marble and to do a realty and contracting business with offices in Manhattan. The directors are Harvey Sand, 289 9th st, John Carlson, Jr., 944 74th st, and Harold Nickols, 506 East 7th st, all of Brooklyn. The attorney is Albert W. Meisel, 165 Broadway.

D. HOUSTON & CO. is a \$10,000 corporation chartered to deal in metals, ores, products and realty with offices in Manhattan. The directors are Robert J. Houston and Ralph O. Houston, 97 South Grove st, East Orange, N. J., and Harry J. Alheim, 483 Manor av, Woodhaven, L. I. Aron & Vanderveer, 50 Pine st, N. Y. C., are the attorneys.

ROGERS & TULLEY have filed papers at Albany to do a general plumbing, jobbing and contracting business with offices in Brooklyn. The directors are Jas. Rogers and Alice Rogers, 127 McDonough st, and William H. Tulley and Irene Tulley, of 225 Macon st. Halbert & Quist, 1293 Myrtle av, Brooklyn, are the attorneys.

NO. 452 FOURTH AVENUE CORP., realty and construction, has been incorporated with offices in Manhattan. The incorporators are Alfred L. Rose, William H. Jeffers and Louis S. Ehrlich, Jr., all of 128 Broadway. The attorneys are Rose & Paskus, 128 Broadway.

FACTORY SITES, realty and construction, has been incorporated with offices in The Bronx. The incorporators are Jacob Leitner, 565 West 144th st; B. Schmidt, 763 Jennings st, and Harry Schrader, 977 Stebbins av. The company's attorney is Arthur Knox, 198 Broadway.

M. D. H. CO. has been chartered to do a realty and construction business with offices in Manhattan. The papers were filed by Cornelius Dacey, 374 West 116th st; Arthur Measures, 530 West 124th st, and Louise M. Stevens, 63 Grant st, Corona, L. I., as directors. H. Wellman, 26 West 32d st, is the attorney.

GLICKSTRAM REALTY CO. has filed papers with offices in Brooklyn to do a realty and construction business with Max Strammer, 996 Sutter av; Abraham Weinstein, 465 Barbery st, and Rosie Glickman, 454 Jerome st, Brooklyn, as directors. The attorney is Samuel Seiderman, 26 Court st, Brooklyn.

J. H. GOETSCHUIS CO. has been chartered to do a general contracting and construction business with offices in Manhattan. The directors are John H. Goetschuis, 375 Orange rd, Montclair, N. J.; William R. Goetschuis, Ramsey, N. J., and John Allison, 323 West 21st st. The attorney is Sol Levi, 320 Broadway.

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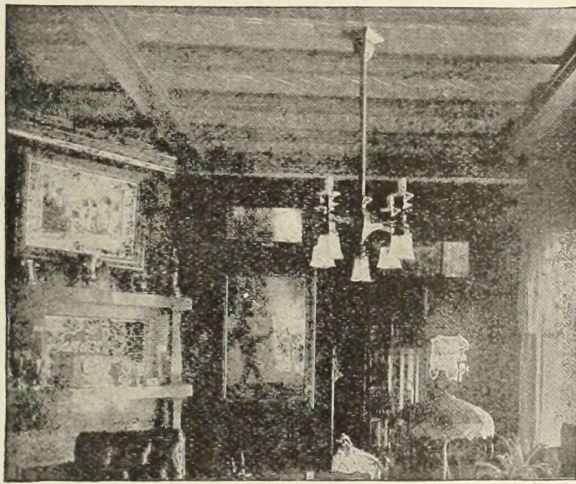


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NEW YORK

44-46 WEST 37TH STREET is the name of a \$90,000 corporation chartered to do a realty and construction business with offices in Manhattan. The incorporators are Walter G. Merritt and Scott McLanahan, 135 Broadway, John H. Henshaw, 20 Nassau st, and N. Preston Coursen, 135 Broadway. The attorneys for the company are Austin, McLanahan & Merritt, 135 Broadway.

WALL ENGINEERING & CONTRACTING CO. is a \$10,00 corporation chartered to do a general contracting, mechanical engineering, heating and plumbing business with offices in Manhattan. The directors are Thos. F. Glack, 55 John st; Caesar Simis, 27 Cedar st, and Amelia G. Larasina, 80 Maiden la. The attorney is Caesar Simis, 27 Cedar st.

NO. 7 EAST 47TH STREET CORP. is a \$75,000 corporation chartered to a realty and construction business with offices in Manhattan. The directors are Frank Pavay, 32 Nassau st; Chesleigh H. Briscoe, 116 West 75th st, and Frederic Culver, 25 Broad st. Culver & Whittlesse, 27 William st, are the attorneys.

JOHN C. WATSON has filed papers at Albany to do a general contracting and architectural business with offices in Manhattan. The incorporators are Henry J. Masson, 271 West 125th st; Harvey Bloomer, 271 West 125th st, and John C. Watson, 995 Southern Boulevard. J. C. Watson, 271 West 125th st, is the attorney.

PITKIN CONSTRUCTION CO. has been chartered with offices in Brooklyn to do a realty and construction business with Israel Wezeke-witch, 110 Grafton st; Benjamin Shapiro, 106 Grafton st, and Morris Sillar, 635 Watkins st, Brooklyn, as directors. Isaac Allen, 132 Nassau st, N. Y. C., is the attorney.

NO ARCHITECTS SELECTED.

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

MANHATTAN.—The Putnam Construction Co., Samuel A. Herzog, 43 Cedar st, contemplates the erection of a 12-sty apartment house at the southeast corner of Park av and 54th st, for which no architect has been selected. Operations will not start before spring.

BROOKLYN.—The Canarsie Yacht Club, care of Commodore Louis Wedel, 1930 Fulton st, contemplates rebuilding the clubhouse, which was recently destroyed by fire. It is expected that an architect will be selected by competition.

BROOKLYN.—The Martin Holding Co., care of Herman Galitzka, 16 Court st, contemplates the erection of a 12-sty office building at 176-182 Montague st, for which no architect has been selected. Project will probably not go ahead until after the first of January.

BROOKLYN.—The Richman Holding Co., 435 Neptune av, Coney Island, contemplates the erection of a hotel and bathing pavilion on the block bounded by Surf av, West 20th and 21st sts, for which no architect has been retained.

BROOKLYN.—Harry Wilson, 1914 Av J, Brooklyn, contemplates the erection of two 4-sty apartment houses at the southeast corner of Eastern Parkway and Franklin av, for which no architect has been selected.

WEST NEW YORK, N. J.—The Board of Education of West New York, Joseph Stiltz, president, 687 Bergenline av, contemplates the erection of a brick school on Broadway, from 18th to 19th sts, for which no architect has been selected. Cost about \$175,000.

HARTSDALE, N. Y.—Dr. George M. Fowles, Chatterton Parkway, White Plains, contemplates the erection of a 2½-sty frame residence on the south side of Coburn pl, west of Green-acres av, to cost about \$10,000. No architect has been selected, and it is undecided when project will go ahead.

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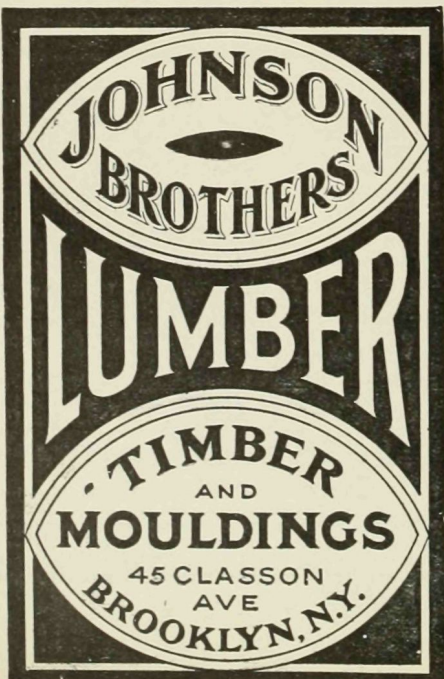
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No Architects Selected (Continued).

NEWARK, N. J.—The J. S. Mundy Co., 22 Prospect st., contemplates the erection of a 1-sty brick and steel factory, 90x300 ft., in Prospect st., near the present factory, to cost about \$100,000. No architect or engineer has been selected. Bids on general contract will be taken about the first of March.

UNIONVILLE, N. J.—The Manning Co., Sussex, N. J., contemplates the erection of a 2-sty concrete storage building, 30x120 ft., here, for which no architect has been selected, and project will probably not go ahead until spring.

BINGHAMTON, N. Y.—The Thomson Specialty House, M. F. Thompson, president, 73 Court st., contemplates rebuilding the brick and steel business buildings at Court st and Commercial av for which no architect has been selected. Cost about \$100,000.

ELMIRA, N. Y.—The Knights of Columbus, Carroll st., contemplates the erection of a clubhouse in State st., near Market st., for which no architect has been selected.

FORT PLAINS, N. Y.—The Board of Education of Fort Plains contemplates the erection of a school here, the present one having been condemned. No architect has been selected.

ALBANY, N. Y.—Senator Chas. J. Hewett, Locke, N. Y., Senator James A. Emerson, Warrensburg, N. Y., Senator William L. Ormrod, Churchville, N. Y., and Senator Seth G. Heacock, Iliou, N. Y., contemplates the erection of a 12-sty hotel here to contain 400 rooms. Architect and site will be selected about Dec. 8.

FRANKLINVILLE, N. Y.—The Board of Education of Franklinville, J. L. Burritt, president, is receiving competitive plans for alterations and additions to the 2-sty brick public school, 80x100 ft., to cost about \$40,000. No architect has been selected.

SCARSDALE, N. Y.—The Board of Education, William H. Sage, president, 156 Broadway, N. Y. C., contemplates the erection of a school here. No architect has been selected.

PLANS FIGURING.

CHURCHES.

ELIZABETH, N. J.—Bids will close Dec. 3 for the 1-sty brick church, 30x75 ft., to be erected at the corner of Grier av and South st., for the Greek Inthenion Catholic Church, Rev. Michael Lysiak, 2 Stewart pl., owner. Reiley & Steinback, 481 5th av, N. Y. C., are architects. Cost, about \$25,000.

DWELLINGS.

STAMFORD, CONN.—Hunt & Hunt, 28 East 21st st., N. Y. C., architects, are taking bids for a 2½-sty brick and frame residence, 31x71 ft., to be erected at Shippan Point for Mrs. E. D. Smith, care of architect, owner. Cost about \$30,000.

GLENWOOD, L. I.—Wilhelm Kiorboe, care of Kirby & Petit, 103 Park av, N. Y. C., owner and architect, is taking bids for a 2½-sty brick and stucco residence, 52x88 ft., to be erected here.

FACTORIES AND WAREHOUSES.

MANHATTAN.—Plans are being refigured for the 4-sty brick storage and factory, 50x95 ft., to be erected at 553-555 West 57th st for Morris B. Baer, 60 Liberty st., owner. Cost about \$40,000.

184TH ST.—Mortensen & Co., 114 East 28th st., have completed plans for the brick, steel and concrete ice plant, consisting of several buildings, to be erected at 184th st and Laurel Hill rd., for the Knickerbocker Ice Co., 1170 Broadway, owner, Wesley M. Oler, president. Cost, about \$300,000. The architects will take bids on separate contracts at once.

BRONX.—Figures are being received for the 2-sty brick ice plant, 130x150 ft., to be erected at Faile and Bronx River avs, Hunts Point, for the McConnell Coal Co., Garrison and Bronx River avs, owner, Jas. McConnell, president. Frank Wennemer, 2316 Honeywell av, is architect. Cost, about \$90,000.

MUNICIPAL WORK.

ASPHALT PAVEMENT.—Bids will be opened by the President of the Borough of Brooklyn Wednesday, Dec. 3, for regulating and paving with permanent asphalt pavement on a 6-in. concrete foundation the roadway of Coney Island av, from Kings Highway to Av U, 18th av, from Ocean Parkway to Gravesend av, 57th st, from 14th av to 16th av, 68th st, from 3d av to 4th av, East 35th st, from Tilden av to Beverly rd.

SEWERS.—Bids will be received by the President of the Borough of Brooklyn, Wednesday, Dec. 10, for furnishing labor and materials required for constructing storm sewers and sanitary sewers in Maspeth av, from Newtown Creek to Vandervoort av; sanitary sewer in Maspeth av, from Vandervoort av to Morgan av; combined sewers in Maspeth av, from Morgan av to Conselyea st.; in Conselyea st, from Maspeth av to Humboldt st.; storm sewer in Gardner av, from Maspeth av to the west branch of Newtown Creek, known as English Kills, and siphon under Newtown Creek, at Maspeth av, from the Borough of Brooklyn to the Borough of Queens, together with a pumping station and all appurtenances, to be located on the site to be acquired by the city on the easterly side of Morgan av, between Maspeth av and Bullion st., and a force main and all appurtenances at Maspeth and Morgan avs.

STEEL CASES.—Bids will be received by the President of the Borough of Manhattan at the offices, Commissioner of Public Works, 20th floor, Room 2091A, Municipal Building, until Thursday, Dec. 4, Item No. 1, for labor and materials required for constructing and delivering six steel pigeon-hole cases of two separate unit sections with simplex curtains for the Department of Public Works, Municipal Building, Manhattan. Item No. 2, for labor and materials required for constructing and delivering six steel pigeon-hole cases of one unit section with duplex curtains, for the Department of Public Works, Municipal Building, Manhattan.

WATER SUPPLY, SEWERAGE AND PLUMBING.—Bids will be received by the President of the Borough of Manhattan, Municipal Building,

until Thursday, Dec. 4, Item No. 1, for labor and materials required for the installation of a complete system of water supply, sewerage and plumbing at the Municipal asphalt plant, 90th st, Av A and East River, Manhattan. Item No. 2, for labor and materials required for the installation of a complete system of water supply, sewerage and plumbing—omitting the shower room installation—at the Municipal asphalt plant, 90th st, Av A and East River, Manhattan.

ELECTRIC FAN AND MOTOR.—Bids will be received by the Department of Health until Tuesday, Dec. 9, for labor and material required for furnishing and erecting an electric fan and motor on outside of record vault and installing two electric book lifts from cellar to first story of the Department of Health Office Building, on the southwest corner of Centre and Walker sts, for the Department of Health, City of New York.

CAST IRON LAMP-POSTS.—Bids will be received by the Commissioner of Water Supply, Gas and Electricity, until Wednesday, Dec. 3, for furnishing and delivering 550 cast-iron lamp-posts, etc., in the Borough of Manhattan.

TRACK EQUIPMENT.—Bids will be received by the Commissioner of Bridges until Thursday, Dec. 4, for the equipment of the easterly tracks of the upper deck of the Manhattan Bridge.

PLUMBING AND DRAINAGE.—Bids will be received by the Superintendent of School Buildings until Monday, Dec. 8, Item 1, general construction, also Item 2, plumbing and drainage of new Public School 56, on the northerly side of East 207th st, between Hull and Decatur avs, Bronx.

STEAM AND HOT WATER SUPPLY.—Bids will be received by the Department of Public Charities until Friday, Dec. 5, for furnishing labor and materials required for constructing and installing a steam and hot water supply system for the New York City Farm Colony, Borough of Richmond.

STEAM HEATING.—Bids will be received by the Park Board until Thursday, Dec. 4, for labor and materials for the erecting and completion (excepting plumbing, drainage and water supply system and steam heating apparatus) of the annex to the Colonial Mansion in Van Cortlandt Park, Bronx.

WIRE MESH.—Bids will be received by the Park Board until Thursday, Dec. 4, for furnishing and delivering 35 rolls of wire mesh in Prospect Park, Brooklyn.

SCHOOLS AND COLLEGES.

BRONX.—The Libman Contracting Co., 107 West 46th st, is figuring the general contract for P. S. 56 to be erected at East 207th st, between Hull and Decatur sts, from plans by C. B. J. Snyder, architect, and desires all bids on sub-contracts prior to Dec. 6.

THEATRES.

149TH ST.—Henry B. Herts, 35 West 31st st, is completing plans for a 1-sty brick and terra cotta theatre, 100x175 ft., to be erected at 149th st and Cortland av for Samuel E. Jacobs, 30 East 42d st, owner. Cost about \$65,000. The architect is ready for bids.

BROOKLYN.—William B. Greenman, 350 Fulton st, owner, is taking bids on subs for alterations to the 2-sty brick moving picture theatre, 60x120 ft., to be erected in the north side of Fulton st, 100 ft. east of Bedford av.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

ST. NICHOLAS AV.—Excavating is under way for two 5-sty apartment houses at the southwest corner of St. Nicholas av and 186th st, for the Aldus Construction Co., Jacob Kahn, president, Harry A. Lanzner, secretary, 950 Hoe av, owner. Samuel Sass, 32 Union sq, is architect. The Brandt Construction Co., 192 Bowery, has the brick mason work. Mularkey & Muller, 859 Southern Boulevard have the plumbing. Cost about \$150,000.

RIVERSIDE DRIVE.—Samuel Katz, 1 Madison av, has nearly completed plans for a 6-sty apartment house, 102x128x151 ft., to be erected in the north side of Riverside drive, 475 ft. west of Broadway, for the P. & W. Holding Co., 163d st and Hunts Point av, owner. Cost about \$200,000. Bids on subs will be taken by the owner.

LENOX AV.—Gronenberg & Leuchtag, 303 5th av, are preparing plans for two 9-sty apartment houses to be erected at the northeast corner of Lenox av and Cathedral Parkway, for the Winston Holding Co., Abraham Weinstein, president, 18 East 108th st. Cost about \$300,000.

70TH ST.—Rouse & Goldstone, 40 West 32d st, are preparing plans for two 9-sty apartment houses, 66x105 ft. each, to be erected at 226-240 West 70th st for I. Randolph Jacobs, 160 Broadway, owner. Robert E. Moss, 26 Liberty st, is steel engineer. Plans are expected to be completed about the 15th of December. Cost about \$150,000 each.

HOTELS.

184TH ST.—John J. Regan, Jerome and Burnside avs, contemplates the erection of a 2-sty frame hotel and cafe at 184th st and Cedar av, from plans by J. J. Vreeland, Jerome and Burnside avs, architect. Cost about \$5,000.

STABLES AND GARAGES.

LEROY ST.—Work is under way for alterations to the residence at 19 Leroy st for stable purposes, for Margarita Campiglia, 88 McDougal st, owner. R. E. Rogers, 5 East 42d st, is architect. A. Epifanio, 183 Bleeker st, has the general contract. Cost about \$4,000.

STORES, OFFICES AND LOFTS.

6TH AV.—Bruno W. Berger & Son, 121 Bible House, have been retained to prepare plans for alterations to the store building at the southwest corner of 6th av and 23d st, for the Sixth Av. and Twenty-third St. Co., care of Jerome H. Buck, 2 Rector st.

181ST ST.—Buchman & Fox, 30 East 42d st, are preparing new plans for the 2-sty brick department store, 60x75 ft., to be erected at 617-625 West 181st st for Chas. C. Marshall, 34 Pine st, owner. Thos. Barwick Eng. Co., 21 Park Row, is electrical engineer. C. Matlock, 30 East 42d st, is steam engineer. Cost about \$20,000. New bids will be called for.

5TH AV.—Alfred F. Jammes, 6 West 37th st, contemplates making alterations to the jewelry store at 543 5th av, from plans by H. Craig Severance, 4 West 37th st, architect.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

163D ST.—Grossman Bros. & Rosenbaum, Wil- low av and 133d st, Martin Grossman, presi- dent, contemplate the erection of stores and apartments in the south side of 163d st, be- tween Stebbins av and Rogers pl. Nothing defi- nite will be done until spring.

PROSPECT AV.—L. Piscietta, 391 East 149th st, has been selected to prepare plans for five- 6-sty flats to be erected on the west side of Prospect av, between 166th and 167th sts, Bronx, for Carmine Cioffi, 1228 Hoe av.

SCHOOLS AND COLLEGES.

207TH ST.—C. B. J. Snyder, 500 Park av, has nearly completed plans for the 3-sty brick P. S. 56 to be erected in the north side of 207th st, from Hull to Decatur avs, for the Board of Education. Cost about \$100,000. Bids will be advertised for about Dec. 1.

146TH ST.—A. F. Schmitt, 604 Cortlandt av, has completed revised plans for the 3-sty brick and stone parochial school, 69x69 ft., to be erected at the southeast corner of 146th st and College av, for the Church of St. Rita of Cascia, 145th st and College av, Rev. Father J. P. O'Brien. The architect will call for new bids on the general contract.

STORES, OFFICES AND LOFTS.

SOUTHERN BOULEVARD.—The Kreyborg Architectural Co., 163d st and Southern Boule- vard, has completed plans for a 3-sty brick loft, 72x134 ft., to be erected on the west side of Southern Boulevard, 338 ft. north of 163d st, for the Kellwood Realty Co., 163d st and South- ern Boulevard, owner. Cost about \$25,000. Bids will be taken by the owner in the spring.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

FOSTER AV.—The M. Englehardt Real Estate Co., 1503 Cortelyou rd, contemplates the erec- tion of a 4-sty brick and stone apartment, 40x89 ft., on the north side of Foster av, between East 21st and East 22d sts, from plans by Cohn Bros., 361 Stone av, architects. Cost about \$25,000. The owner will take bids.

MILLER AV.—S. Millman & Son, 1780 Pitkin av, are preparing plans for a 4-sty brick tenement, 40x90 ft., to be erected at the northeast corner of Miller and Sutter avs, for the Rubin Contracting Co., 1933 Clinton av, owner. Cost about \$32,000. Bids will be taken by the owner.

DUMONT AV.—Chas. Infanger, 2634 Atlantic av, is preparing plans for two 4-sty brick tenements, 50x88 ft., to be erected at the northwest corner of Dumont av and Powell st for J. P. Slater, 156 Glenmore av, owner. Total cost, \$50,000.

SOUTH 1ST ST.—Charles M. Straub, 147 4th av, N. Y. C., is preparing plans for a 6-sty apartment house, 50x70 ft., to be erected at the northwest corner of South 1st and Keap sts for Joseph Seagal, 220 Rockland av, owner. Cost about \$40,000.

MONROE ST.—Cohen Bros., 363 Stone av, are preparing plans for a 4-sty brick tenement, 50x 85 ft., to be erected in the north side of Monroe st, 125 ft. west of Throop av, for the Lanoor Realty Co., owner, Joseph Shure, president, 539 Greene av. Cost about \$28,000.

HAVEMEYER ST.—Farber & Markwitz, 189 Montague st, have completed plans for a 6-sty brick tenement, 50x90 ft., to be erected in the east side of Havemeyer st, 50 ft. south of Hope st, for the Havemeyer Construction Co., 1104 Broadway, owner. Cost about \$35,000.

JEFFERSON AV.—L. Allmendinger, 926 Broadway, is preparing plans for two 3-sty brick tenements, 20x55 ft., to be erected on the south side of Jefferson av, 100 ft. east of Knick- erbocker av, for Anthony Meyer, 1015 Hancock st, owner. Cost, about \$5,500 each.

DWELLINGS.

14TH AV.—Lew Koen, 9 Debevoise st, has com- pleted plans for fifteen 3-sty brick residences, 20x55 ft., to be erected on the west side of 14th av, between 40th, 41st and 42d sts, for the J. J. Lock Construction Co., 15th av and 43d st, owner. Cost about \$6,500 each. The owner will take estimates on subs.

UNION ST.—Benj. Driesler, 153 Remsen st, has completed plans for fifteen 2-sty brick and limestone residences, 20x55 ft., to be erected in the south side of Union st, 100 ft. east of Rogers av, for the Cooper Co., Inc., Chas. Cooper, presi- dent, 1351 Bedford av.

FACTORIES AND WAREHOUSES.

DUFFIELD ST.—Henry Otis Chapman, 334 5th av, N. Y. C., is preparing plans for a 7-sty concrete factory, 62x100 ft., to be erected in Duffield st, near Willoughby st, for Towns & James, 174 Fulton st, owners.

56TH ST.—Francisco & Jacobus, 200 5th av, N. Y. C., are preparing plans for a factory and power house to be erected in 56th st, between 1st and 2d avs, for the American Machine & Foundry Co., 346 Carroll st, owner, B. T. Burchardi, manager, 8203 12th av, Brooklyn. Cost about \$150,000. Bids will be called for by the engineer about Feb. 1.

HALLS AND CLUBS.

MACON ST.—Excavating is under way for the exhibition building, called the Broadway Athletic Club building, at Macon st, between Broadway and Saratoga av, for the T. A. Clarke Co., 26 Court st, owner. Harde & Short, 3 West 29th st, N. Y. C., are architects. John Weismantel, care of the Irving Athletic Club, Irving av, near Flushing av, is lessee. Cost about \$100,000.

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SCHOOLS AND COLLEGES.

BROOKLYN.—Bids were opened by the Board of Education November 24 for the general construction and for the plumbing and drainage of P. S. 48. All bids were laid over.

BROOKLYN.—The Board of Education opened bids November 24 for installing electric equipment in P. S. 176. All bids were laid over.

THEATRES.

FULTON ST.—Plans have been completed privately for alterations to the 2-sty brick moving picture theatre in the north side of Fulton st, 100 ft. east of Bedford av, for William B. Greenman, 350 Fulton st, owner. Cost about \$18,000.

DE KALB AV.—L. Allmendinger, 926 Broadway, is preparing plans for a 1-sty brick moving picture theatre, 50x100 ft., to be erected at the southeast corner of DeKalb and Irving avs, for Frank Follner, 1507 DeKalb av, owner. Frank Berlenbach, 36 Suydam st, is general contractor. Cost, about \$20,000.

CHAUNCEY ST.—J. C. Wandell, 4 Court st, is preparing plans for a 2-sty brick moving picture theatre, 75x140 ft., to be erected in the north side of Chauncey st, 100 ft. west of Broadway, for Julius Hilder, Hotel Astor, Broadway and 44th st, owner. Herman Mayer, 1746 Broadway, Brooklyn, is the lessee. Cost, about \$50,000.

Queens.

DWELLINGS.

FOREST HILLS, L. I.—Eugene Schoen, 25 West 42d st, N. Y. C., is preparing plans for a 2½-sty residence of terra cotta blocks, for W. T. Grant Co., 279 6th av, N. Y. C., owner. Cost, about \$14,000. The Sage Foundation Company, 47 West 34th st, will have the general contract.

CORONA, L. I.—J. A. Dioguardi, 1 Bridge Plaza, L. I. City, has completed plans for two 2-sty brick residences, 18x47 ft., to be erected in Grand st, between Jackson and Smith sts, for Paul Dioguardi, 1 Bridge Plaza, owner and builder. Cost, about \$4,000 each.

CORONA, L. I.—J. A. Dioguardi, 1 Bridge Plaza, L. I. City, is preparing plans for a 2-sty brick store and residence, 20x54 ft., to be erected on Jackson av, between Grand and Washington sts. Paul Dioguardi, 1 Bridge Plaza, L. I. City, is general contractor. Cost, \$6,500.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—John Boese, Bridge Plaza, is preparing plans for a 6-sty reinforced concrete paint factory, 75x150 ft., to be erected at the corner of 14th and Hancock sts, for the C. A. Willey Co., Vernon and Mott avs, owner. Cost, about \$125,000.

LONG ISLAND CITY.—Henry Holder, Jr., 242 Franklin av, Brooklyn, is preparing new plans for the 2-sty brick factory, 45x85 ft., to be erected on the south side of Ely av, 100 ft. east of Wilbur av, for the Grady Manufacturing Co., 509 West 30th st, N. Y. C., owner. Bids on general contract will be taken by the architect about December 5. Cost, about \$18,000.

HALLS AND CLUBS.

ASTORIA, L. I.—The members of the Masonic fraternity in the neighborhood of Astoria are engaged in raising funds for the erection of a new Masonic temple in Long Island City. The officers and brethren of Advance Lodge No. 635, whose headquarters have been located at 165 Fulton av, Astoria, for years, have undertaken the work for the new temple and important meetings have just been held by a special committee consisting of Ebrothers Howard R. Slaght, Robert R. Wangeman and Henry Martin.

SCHOOLS AND COLLEGES.

QUEENS.—Bids were opened by the Board of Education Nov. 24 for installing electric equipment in P. S. 94. All bids were laid over.

STORES, OFFICES AND LOFTS.

LONG ISLAND CITY.—Edward Hahn, Bridge Plaza, L. I. City, has nearly completed plans for a studio building, 100x140 ft., to be erected here for the New York Studios, Times Building, owner, William K. Laverty, president. Cost about \$100,000.

Nassau.

MISCELLANEOUS.

LONG BEACH, L. I.—Dodge & Morrison, 135 Front st, N. Y. C., have been commissioned to prepare plans for rebuilding the 4-sty bathing pavilion, 100x150 ft., probably of reinforced concrete, for the National Bathing Co., care of Walter Randall, 30 Broad st, N. Y. C., owner. Cost about \$100,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

39TH ST.—The Almon Engineering Contracting Co., 27 East 22d st, has received the general contract to alter the residence at 45 West 39th st into store and bachelor apartments for C. L. Magnus, 28 West 96th st, owner. Harry C. Magnus, 284 Hicks st, Brooklyn, is architect. Cost about \$8,000.

WEST END AV (sub.).—M. Arnstein, 792 Amsterdam av, has received the contract for the exterior glazed sash for the building at the southeast corner of 98th st and West End av, for T. J. McLaughlin's Sons, 345 Amsterdam av, owners. George & Edward Blum, 505 5th av, are architects. Cost, about \$500,000. The Standard Iron Works, 540 West 58th st, has the ornamental iron work.

DWELLINGS.

13TH ST.—The Miller & Dyatt Co., 47 West 34th st, N. Y. C., has received the general contract to erect the 2½-sty frame residence, 29x65 ft., in the east side of East 13th st, 255 ft. south of Av A, Brooklyn, for F. J. W. Diller, 177 Montague st, owner. Gillespie & Carrel, 1123 Broadway, N. Y. C., architects. Cost about \$10,000.

WESTHAMPTON BEACH, L. I.—Gould & Rogers, Westhampton Beach, have received the general contract to erect a residence and garage, 90x40 ft., on West Bay for William H. Thurston, 18 Broadway, N. Y. C., owner. Alex Mackintosh, Bible House, N. Y. C., is architect. Cost between \$17,000 and \$18,000.

FACTORIES AND WAREHOUSES.

WILLIAMSBURGH.—The Turner Construction Co., 11 Broadway, N. Y. C., has received the contract to construct a warehouse of reinforced concrete for the wholesale grocery firm of Austin, Nichols & Co., in Williamsburgh, Brooklyn. The building will be 5-stys, 170x450 ft. in base area, and is to be built in the old Brooklyn Eastern District Terminal property on Kent av and North 3d st. Cass Gilbert, 11 East 24th st, is architect.

24TH ST.—John O. Delvin Co., Woolworth Building, has received the general contract to erect a warehouse and loft at 504-506 West 24th st for Edward H. Binns, 521-523 West 23d st, owner of building, and Katherine E. Moore, Paris, France, care of Sarah E. Stokes, 746 St. Nicholas av, owner of land. Paul C. Hunter, 191 9th av, is architect. Cost about \$12,000.

MUNICIPAL WORK.

BROOKLYN.—The Public Service Commission this week awarded the contract for the construction of section No. 2 of route No. 39, the elevated railroad on New Utrecht av, Brooklyn, to Post & McCord, Inc., the lowest bidder, for \$1,672,190. The New Utrecht av line leaves the 4th av subway, Brooklyn, at 38th st, and runs through that street, New Utrecht av, 86th st and Stillwell av to Coney Island. The road will be a three-track elevated structure. The contractor has 60 days within which to begin work and must complete it within 18 months after the delivery of the contract. The contract now goes to the Board of Estimate and Apportionment for approval, and after approval by that body it will be executed and delivered to the contractor. The official figures for the bidding on this section were as follows: Post & McCord, Inc., \$1,672,190; Cooper & Evans Co., \$1,692,722; Oscar Daniels Co., \$1,734,655; Terench Co., \$1,758,540; Snare & Triest Co., \$1,768,768; Degnon Contracting Co., \$1,828,280; Mulcahy & Gibson, Inc., \$1,848,735; Underpinning & Foundation Co., \$1,851,237; Carter Construction Co., \$1,927,995; P. J. Carlin Construction Co., \$2,059,310. This is the first contract let for the elevated portion of the subway extensions to Coney Island.

PUBLIC BUILDINGS.

MOUNT VERNON, N. Y.—Dawson & Archer, 15 East 40th st, have received the general contract to erect the police headquarters and prison in North 5th st, from Stevens to Valentine avs, for the city of Mount Vernon, Edward W. Fiske, Mayor, G. E. B. Williams, chairman of building committee. George Bartlett, 103 Park av, N. Y. C., architect. John R. Rockhart, 424 Nuber av, supervising architect. William McGonigal, Brookdale pl, has the heating work; W. G. Dawson & Co., 39 Prospect pl, plumbing; the Blackall & Baldwin Co., 39 Cortlandt st, wiring; and Pauly Jail Building Co., 1 Madison av, jail equipment. Cost about \$160,000.

SCHOOLS AND COLLEGES.

SOUTH ORANGE, N. J.—John Lowry, Jr., 235 5th av, N. Y. C., has received the general contract to erect the Essex County school here, to cost \$60,000. D'Oench & Yost, 105 West 40th st, N. Y. C., are the architects. Three stories, 85x130, brick, stone and terra cotta.

STABLES AND GARAGES.

MANHATTAN (Sub.).—John Jay Gallagher Co., Inc., electrical contractor, 118 East 28th st, has received the electric wiring equipment for the car barn for the Manhattan 3 Cent Line. The National Bridge Works, 1123 Broadway, are the engineers and general contractors. Cost, about \$50,000.

STORES, OFFICES AND LOFTS.

24TH ST.—Freeman & Gates, 139 West 24th st, have received the general contract for alterations to the residence 140 West 24th st for store and office purposes. The District Realty Co., Alfred M. Rau, president, 505 5th av, is owner. George M. Pollard, 127 Madison av, is architect. Cost about \$4,000.

THEATRES.

BROOKLYN.—Peter Guthy, Inc., 926 Broadway, has received the general contract to erect a 2-sty brick moving picture theatre on the north side of Myrtle av, 60 ft. west of Linde st, for the Ridgewood Amusement Co., 189 Eldert st, owner, Emily Kellar, president, L. Allmendinger, 926 Broadway, is architect. Cost, \$10,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

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STORES AND TENEMENTS.

186TH ST & ST. NICHOLAS AV, s w c, 6-sty brick stores and tenement, 100x90; cost, \$100,000; owner, The Aldine Const. Co., 946 Hoe av; architect, Samuel Sass, 32 Union sq. Plan No. 478.

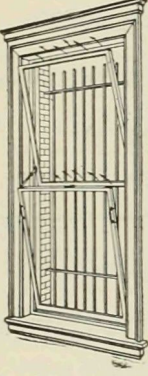
STORES, OFFICES AND LOFTS.

ELACKWELL'S ISLAND, opp East 80th st, 3-sty brick stores, office and shop, 122x103; cost, \$200,000; owner, The City of New York, Dept. Public Charities, foot East 26th st; architect, Chas. B. Meyers, 1 Union Sq. Plan No. 480.

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THEATRES.

110TH ST, 3 West, 3-sty brick moving picture theatre, 50x100; cost, \$18,000; owner, Louis W. Morrison, 2 West 45th st; architect, Chas. Hess, 209 East 163d st. Plan No. 479.

Bronx.

DWELLINGS.

226TH ST, n s, 280 e White Plains av 2-sty frame dwelling, tin roof, 19x43.6; cost, \$1,900; owners, Edward and Minnie Martin, 730 East 227th st; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 607.

VILLA AV, w s, 126.5 s 204th st, 2-sty frame dwelling, tin roof, 15.10x26; cost, \$800; owner, Jos. Castaldo, 3079 Villa av; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 609.

STORES AND DWELLINGS.

TRUXTON ST, s e cor Longwood av, 2-sty brick store and dwelling, slag roof, 25x89.10½; cost, \$15,000; owner, John Lynch, on premises; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 608.

STORES AND TENEMENTS.

180TH ST, s s, 125.6 w Hughes av, 1-sty brick stores, tin roof, 21.10x28; cost, \$1,000; owner, Pasquale D'Auria, 670 East 180th st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 611.

MISCELLANEOUS.

THERIOT AV, e s, 12.9 n Davis st, 1-sty frame shed, 10x10; cost, \$200; owner, Raffalle Dimatteo, 265 East 153d st; architect, Salvatore Naccarato, 371 East 149th st. Plan No. 610.

Brooklyn.

DWELLINGS.

CARROLL ST, s s, 20 e Albany av, 15 2-sty brick dwellings, 20x38, gravel roof, 1 family each; total cost, \$82,500; owners, Heights Building Corporation, 288 Bay 11th st; architects, Slee & Bryson, 154 Montague st. Plan No. 6326.

WEST 23D ST, e s, 110 s Surf av, 2-sty frame dwelling, 17x54.2, gravel roof, 2 families; cost, \$3,800; owner, Leo Bleitman, 2925 West 15th st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 6333.

WEST 28TH ST, w s, 360 s Mermaid av, two 2-sty frame dwellings, 30x12, gravel roof, 2 families each; total cost, \$2,000; owner, Cath. Guido, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 6331.

WEST 31ST ST, w s, 100 n Mermaid av, 1-sty frame dwelling, 17x41, gravel roof, 1 family; cost, \$1,450; owner, Wm. J. Tierney, 2970 West 29th st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 6334.

SCHENECTADY AV, w s, 357.6 s Av N, three 2-sty frame dwellings, 13.4x43.6, gravel roof, 1 family each; total cost, \$7,200; owner, Jas. B. Roche, 899 East 37th st; architect, G. B. Webb, 104 West 42d st, N. Y. Plan No. 6339.

ESSEX ST, s w cor Dumont av, 2-sty brick dwelling, 20x52, gravel roof, 2 families; cost, \$5,000; owners, Cutler Building Co., 312 Wyona st; architect, Morris Rothstein, 627 Sutter av. Plan No. 6292.

FULLER PL, w s, 105 s Windsor pl, 2-sty brick dwelling, 17x38, gravel roof, 1 family; cost, \$3,000; owner, Wm. M. Calan, Sherman st and 11th av; architect, B. F. Hudson, 319 9th st. Plan No. 6290.

MERMAID AV, s s, 80 e East 32d st, 1-sty frame dwelling, 12.8x28.6, shingle roof, 1 family; cost, \$600; owner, Edith K. Winton, on premises; architect, Wm. Richter, 4411 18th av. Plan No. 6293.

DOVER ST, w s, 100 s Oriental boulevard, 2-sty frame dwelling, 20x45, tile roof, 1 family; cost, \$7,000; owner, Cath. Wilton, 414 Homestead av, Mt. Vernon; architect, P. J. Gallagher, Manhattan Beach. Plan No. 6286.

JEROME ST, w s, 100 n Livonia av, 2-sty brick dwelling, 18x42, tin roof, 1 family; cost, \$3,000; owner, Joel Elisberg, 130 Ashford st; architect, L. F. Schillinger, 167 Van Sicken av. Plan No. 6270.

EAST 3D ST, e s, 280 s Albemarle rd, two 2-sty frame dwellings, 20x40, shingle roof, 1 family each; total cost, \$6,000; owner, Louis Obermeyer, 317 East 2d st; architect, B. F. Hudson, 319 9th st. Plan No. 6269.

BEAUMONT AV, w s, 100 s Hampton av, 2-sty brick dwelling, 26x45, shingle roof, 1 family; cost, \$8,000; owner, J. Homan, Prince st and West Broadway, New York; architect, P. J. Gallagher, Manhattan Beach. Plan No. 6284.

NEPTUNE AV, s s, 180 e Highland av, 2-sty frame dwelling, 22x37.4, shingle roof, 1 family; cost, \$3,000; owner, Ernest Kraft, 193 Montague st; architect, R. I. Dodge, 233 Broadway, New York. Plan No. 6276.

OCEAN PARKWAY, e s, 100 n Av T, two 2½-sty frame dwellings, 17x40, shingle roof, 1 family each; total cost, \$8,000; owner, Jas. S. Rourke, 197 Winthrop st; architect, C. Bauer, Jr., 6 Bedford av. Plan No. 6267.

EAST 5TH ST, e s, 220 s Albemarle rd, 2-sty frame dwellings, 20x48, shingle roof, 2 families each; total cost, \$6,000; owner, Louis Obermeyer, 317 East 2d st; architect, B. F. Hudson, 319 9th st. Plan No. 6300.

45TH ST, s s, 420 w 12th av, 2-sty frame dwelling, 24x54, shingle roof, 2 families; cost, \$6,000; owner, Harris Wilner, 1244 49th st; architects, Eisenla & Carlson, 16 Court st. Plan No. 6307.

45TH ST, s s, 500 w 12th av, 2-sty frame dwelling, 24x54, shingle roof, 2 families; cost, \$6,000; owner, Harris Wilner, 1244 49th st; architects, Eisenla & Carlson, 16 Court st. Plan No. 6308.

EAST 18TH ST, e s, 200 s Av N, 2-sty frame dwelling, 21.8x37.8, shingle roof, 1 family; cost, \$4,200; owner, F. H. Hill, 805 Flatbush av; architects, Slee & Bryson, 154 Montague st. Plan No. 6347.



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Plans Filed—Alterations, Brooklyn (Continued).

48TH ST, n s, 260 e 13th av, 2-sty frame dwelling, 27.6x39, shingle roof, 1 family; cost, \$5,000; owner, Harris Wilner, 1244 49th st; architects, Eisnela & Carlson, 16 Court st. Plan No. 6363.

EAST 46TH ST, w s, 100 n Av M, two 2-sty frame dwellings, 16.2x38.4, shingle roof, 1 family each; total cost, \$5,000; owner, Frank Schule, 1730 East 49th st; architect, C. S. Wessel, 1563 East 46th st. Plan No. 6344.

SURF AV, n s, 57.9 w West 30th st, 2-sty frame dwelling, 20x25, gravel roof, 2 families; cost, \$1,800; owner, Adolf Eisman, Surf av and West 25th st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 6350.

FACTORIES AND WAREHOUSES.

44TH ST, n s, 290 w 3d av, 4-sty brick factory, 60x90, slag roof; cost, \$25,000; owner, Frank S. Aliano, 4518 6th av; architect, Wm. H. Ludwig, 801 Eastern Parkway. Plan No. 6322.

NOBLE ST, n e cor West st, 1-sty brick warehouse, 40.8x200, gravel roof; cost, \$10,000; owner, American Mfg. Co., on premises; architect, Wm. Higginson, 21 Park Row, New York. Plan No. 6271.

CLASSON AV, e s, 245 s DeKalb av, 5-sty brick factory, 25x98, slag roof; cost, \$15,000; owner, Jos. Bucham, 417 Canal st, N. Y.; architect, C. F. Rose, 1 Madison av, N. Y. Plan No. 6367.

HOSPITALS AND ASYLUMS.

PENNSYLVANIA AV, e s, 180 s Livonia av, 4-sty brick hospital, 100x78, tin roof; cost, \$10,800; owner, City of New York; architect, F. J. Helmle, 190 Montague st. Plan No. 6361.

STABLES AND GARAGES.

50TH ST, s s, 300 e 16th av, 1-sty concrete garage, 20x14, shingle roof; cost, \$220; owner, Geo. Autenreith, 1356 East 8th st; architect, John Brook, 22 Tompkins pl. Plan No. 6330.

51ST ST, s s, 180 w 13th av, 1-sty frame barn, 18x20, shingle roof; cost, \$2,500; owner, Chas. Johnson, 1262 51st st; architect, F. H. Fuller, 1835 67th st. Plan No. 6360.

DOVER ST, w s, 100 s Oriental boulevard, 1-sty brick garage, 11.6x15, — roof; cost, \$650; owner, Cath. Wilton, 414 Homestead av, Mt. Vernon; architect, P. J. Gallagher, Manhattan Beach. Plan No. 6288.

NEW JERSEY AV, w s, 181.2 s Livonia av, 3-sty brick garage and laundry, 81.8x38, tile roof; cost, \$32,000; owner, City of New York; architect, F. J. Helmle, 190 Montague st. Plan No. 6362.

WORTMAN AV, n w cor Linwood st, 1-sty frame stable, 33x67, gravel roof; cost, \$2,100; owner, Louis Fish, on premises; architect, E. Dennis, 241 Schenck av. Plan No. 6351.

14TH AV, w s, 82.6 s 63d st, 1-sty brick stable and dwelling, 22.7x22, tin roof, 1 family; cost, \$500; owner, Niehl Burgess, 1324 64th st; architect, C. A. Olsen, 1021 61st st. Plan No. 6355.

STORES AND TENEMENTS.

SUTER AV, n e cor Wyona st, 1-sty brick store, 20x32, gravel roof; cost, \$1,200; owner, Alfred Shilkerman, 1775 Pitkin av; architect, E. Adelsohn, 1776 Pitkin av. Plan No. 6313.

THEATRES.

CUMBERLAND ST, s e cor Greene av, 1-sty brick theatre, 62x80, iron roof cost, \$20,000; owners, Sheffield Construction Co., 1973 East 8th st; architect, Wm. Dilthey, 1 Union sq, N. Y. Plan No. 6329.

MISCELLANEOUS.

BLEECKER ST, n s, 86 e Hamburg av, brick chimney, 16.7x16.7; cost, \$5,000; owners, North American Brewing Co., Bushwick av and Grove st; architect, T. Engelhardt, 905 Broadway. Plan No. 6317.

TILLARY ST, n s 25 w Adams st, 1-sty brick heating plant, 25x51, gravel roof; cost, \$4,000; owners and architects, Edison Electric Illuminating Co., 360 Pearl st. Plan No. 6335.

GRAND AV, e s, 148.9 n Park av, 3-sty wagon room and dwelling, 26.9x21.3, gravel roof, 1 family; cost, \$6,000; owner, Jennie Capestro, 27 Emerson pl; architects, P. Tillion & Sons 381 Fulton st. Plan No. 6273.

CALYER ST, n e cor Jewell st, 1-sty frame shed, 200x23.7, gravel roof; cost, \$3,000; owner, Empire City Gravel Co., 40 East 22d st, New York; architect, Wm. H. Davis, 185 Madison st. Plan No. 6302.

Queens.

DWELLINGS.

ARVERNE.—Summerfield av, w s, 210 s Amstel boulevard, two 2-sty frame dwellings, 18x36, shingle roof, 1 family, steam heat; cost, \$4,000; owners and architects, Molle & Mejo, 488 Boulevard, Rockaway Beach. Plan Nos. 3385-86.

BELLE HARBOR.—Suffolk av, w s, 300 n Bayside Drive, 2-sty frame dwelling, 27x33, shingle roof, 1 family, steam heat; cost, \$4,000; owner, Thomas Lennane, 307 West st, N. Y. C.; architect, Wm. Hogan, 17 North Park av, Rockaway Park. Plan No. 3373.

BELLE HARBOR.—Dennison av, e s, 340 n Bayside Drive, 2-sty frame dwelling, 27x33, shingle roof, 1 family, steam heat; cost, \$4,000; owner, Patrick Flynn, 80½ Jane st, N. Y. C.; architect, Wm. Hogan, 17 North Park av, Rockaway Park. Plan No. 3372.

BELLE HARBOR.—Suffolk av, w s, 420 n Bayside Drive, 2-sty frame dwelling, 27x33, shingle roof, 1 family, steam heat; cost, \$4,000; owner, Chas. Culklin, 48 Jane st, N. Y. C.; architect, Wm. A. Hogan, Rockaway Park. Plan No. 3371.

BELLE HARBOR.—Suffolk av, w s, 380 n Bayside Drive, 2-sty frame dwelling, 27x33, shingle roof, 1 family, steam heat; cost, \$4,000; owner, John F. Walsh, 84 Jane st, N. Y. C.; architect, Wm. Hogan, Rockaway Park. Plan No. 3374.

BELLE HARBOR.—Washington av, s e cor Hanly av, 3-sty frame dwelling, 30x73, shingle roof, 1 family, steam heat; cost, \$10,000; owner, Miss Margaret Halpin, 17 West 106th st, N. Y. C.; architects, Colton Bros., Washington av, Rockaway Beach. Plan No. 3397.

CORONA.—Randall av, w s, 175 n Shell rd, 2-sty frame dwelling, 20x38, shingle roof, 1 family; cost, \$2,400; hot water heat; owner, John Martin, Bay 2d st, Elmhurst; architect, A. Schoeller, Mulberry av, Corona. Plan No. 3375.

CORONA.—48th st, w s, 210 n Smith av, 2-sty brick dwelling, 20x49, tin roof, 2 families; cost, \$3,500; owner, T. Gange, 120 48th st, Corona; architect, A. Magnino, 112 50th st, Corona. Plan No. 3406.

CORONA.—Randall av, w s, 214 s Jackson av, 2-sty frame dwelling, 20x54, tin roof, 2 families; cost, \$3,800; owner, Thos. Daly, 39th st, Corona; architect, R. W. Johnson, 60 Hunt st, Corona. Plan No. 3435.

CORONA.—Benjamin st, e s, 325 n Shell rd, four 2-sty frame dwellings, 18x39, tin roof, 2 families; cost, \$15,200; owner, Thomas Daly, 39th st, Corona; architect, Robert W. Johnson, 60 Hunt st, Corona. Plan Nos. 3389-90-91-92.

ELMHURST.—11th st, w s, 275 n Lamont av, 2-sty frame dwelling, 18x38, shingle roof, steam heat, 1 family; cost, \$3,500; owner and architect, J. L. Gundry, Jr., 173 9th st, Elmhurst. Plan No. 3423.

EVERGREEN.—Charlotte pl, e s, 140 s Millwood av, 2-sty brick dwelling, 20x55, tin roof, 2 families (six houses); cost, \$24,000; owners, Burkard & Burkard, 352 Sandol st, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 3419.

FLUSHING.—29th st, e s, 120 n Av A, 2-sty frame dwelling, 16x28, shingle roof, 1 family; cost, \$1,600; owner, G. G. Miller, 227 South 25th st, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 3421.

FOREST HILLS.—Greenway North, s e cor Slocum Crescent, 2½-sty tile dwelling, 26x36, tile roof, 1 family, steam heat; cost, \$21,000; owners and architects, Sage Foundation Homes Co., 47 West 34th st, N. Y. C. Plan No. 3384.

JAMAICA.—Williams st, s s, 400 w Jeffrey av, four 2½-sty frame dwellings, 18x39, shingle roof, 1 family, steam heat; cost, \$8,000; owners, Lashen Bros., Franklin and George sts, Jamaica; architect, Robert Kurz, 324 Fulton st, Jamaica. Plan Nos. 3393-94-95-96.

JAMAICA.—Shore av, n s, 225 e Henry st, 2-sty frame dwelling, 20x36, tin roof, 2 families; cost, \$2,400; owner, Andrew Waschewski, Rockaway rd, Jamaica; architect, Adam Fialkowski, Jamaica. Plan No. 3416.

MIDDLE VILLAGE.—Memorial st, n s, 220 e Proctor st, 2-sty frame dwelling and shop, 18x32, tin roof, 1 family; cost, \$2,500; owner, Adolph Krause, 31 Pulasky st, Middle Village; architect, Morris Perlstein, 37 Fulton av, Middle Village. Plan No. 3439.

ROCKAWAY BEACH.—Eldert av, 67, 1-sty frame dwelling, 14x30, felt roof, 1 family; cost, \$300; owner, Chas. F. Dorman, 276 Washington av, Rockaway Beach. Plan No. 3380.

ROCKAWAY BEACH.—Hollywood av, w s, 200 n Boulevard, eight 1-sty frame bungalows, 14x17, felt roof, 1 family; cost, \$2,800; owner and architect, Mrs. Annie Baker, 918 Madison st, Brooklyn. Plan Nos. 3408 to 3415.

ROCKAWAY BEACH.—Clarence av, e s, 380 n Grand boulevard, 2½-sty frame dwelling, 18x37, shingle roof, 1 family, steam heat; cost, \$3,500; owner, V. C. Minnes, 355 Fulton st, Jamaica; architects, H. T. Jeffrey & Son, Lefferts av, Richmond Hill. Plan No. 3383.

ROCKAWAY BEACH.—Thetis av, w s, 140 s Boulevard, fourteen 1-sty frame bungalows, 14x42, felt roof, 1 family; cost, \$9,800; owner, Anna Tweedy, 88 Boulevard, Rockaway Beach; architect, Wm. Rothschild, Boulevard, Rockaway Beach. Plan Nos. 3398 to 3404.

SOUTH OZONE PARK.—Davis av, n s, 329 s Rockaway rd, 2-sty frame dwelling, 20x26, shingle roof, 1 family, steam heat; cost, \$2,000; owner, D. P. Leahy, Boos av, South Ozone Park; architect, A. West, Boos av, South Ozone Park. Plan No. 3437.

SOUTH OZONE PARK.—Messing av, n e cor Helen av, 2-sty frame dwelling, 18x26, shingle roof, 1 family, steam heat; cost, \$2,000; owner,

D. P. Leahy, Boos av, South Ozone Park; architect, A. West, Boos av, South Ozone Park. Plan No. 3438.

WOODHAVEN.—Fulton st, s s, 20 e Boyd av, two 2-sty brick dwellings, 19x57, tar and gravel roof, 2 families; cost, \$10,000; owners, Gascoyne Realty Co., 1264 Jamaica av, Woodhaven; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan Nos. 3427-28.

WOODHAVEN.—Boyd av, e s, 80 s Fulton st, 2-sty frame dwelling, 19x50, tar and gravel roof, 2 families, hot air heat; cost, \$3,000; owners, Gascoyne Realty Co., 1264 Jamaica av, Woodhaven; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan No. 3432.

WOODHAVEN.—Oceanview av, w s, 80 s Fulton st, 2-sty frame dwelling, 19x50, tar and gravel roof, hot air heat, 2 families; cost, \$3,000; owners, Gascoyne Realty Co., 1264 Jamaica av, Woodhaven; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan No. 3433.

FLUSHING.—28th st, w s, 60 n Cypress av, 2½-sty frame dwelling, 24x28, shingle roof, 1 family, steam heat; cost, \$4,200; owner, Ferd Harms, 1 Madison av, Flushing; architects, Behrens & Mahon, 20th st and Sandford av, Flushing. Plan No. 3450.

ROCKAWAY BEACH.—Rider pl, e s, 117 s Lefferts av, 2-sty frame dwelling, 19x20, shingle roof, 1 family; cost, \$1,200; owner, Chas. Matty, premises; architect, J. B. Smith, 67 North Fairview av, Rockaway Beach. Plan No. 3442.

ROCKAWAY PARK.—10th av, e s, 340 n Newport av, 2-sty frame dwelling, 25x34, shingle roof, 1 family, steam heat; cost, \$8,000; owner, Frank Koch, 8th av, Rockaway Park; architect, Wm. McKenzie, West End av, Rockaway Park. Plan No. 3443.

FACTORIES AND WAREHOUSES.

FAR ROCKAWAY.—Central av, n s, 523 e Mott av, 4-sty brick storage, 75x90, slag roof; cost, \$33,000; owners, John & G. M. Winkler, Far Rockaway; architect, Morrell Smith, Far Rockaway. Plan No. 3441.

JAMAICA.—Middleton av, w s, 150 s Fulton st, 1-sty frame storage shed, 89x20, paper roof; cost, \$600; owners, N. Y. & Queens Electric Power Co., 444 Jackson av, L. I. C. Plan No. 3424.

LAUREL HILL.—Hobson av, e s, 230 n Halle av, erect water tank for factory; cost, \$2,500; owners, Nichols Copper Co., Laurel Hill. Plan No. 3376.

LAUREL HILL.—Creek st, s s, 300 w Brook av, 1-sty brick factory, 37x189, corrugated iron roof; cost, \$50,000; owners, Nichols Copper Co., Laurel Hill. Plan No. 3377.

SOUTH OZONE PARK.—Brinkmeyer av, e s, 163 s Rockaway rd, 1-sty frame storage, 14x20, rubberoid roof; cost, \$350; owners, Carroll & Cape, Boos av, South Ozone Park; architect, A. West, Boos av, South Ozone Park. Plan No. 3436.

WHITESTONE.—10th st, e s, 235 e 8th av, 2-sty brick factory, 95x95, tar and slag roof; cost, \$25,000; owner, Louis Trilsch, 11th st, Whitestone; architect, E. Leo McCracken, Manhattan st, College Point. Plan No. 3378.

STABLES AND GARAGES.

COLLEGE POINT.—11th st, e s, 200 s 5th av, 1½-sty frame stable, 14x25, shingle roof; cost, \$700; owner, I. Marino, 122 11th st, College Point; architect, Harry T. Morris, 321 13th st, College Point. Plan No. 3379.

FLUSHING.—29th st, e s, 218 s Crocheron av, 1-sty frame garage, 12x18, shingle roof; cost, \$100; owner, H. A. Curine, 29th st, Flushing. Plan No. 3434.

JAMAICA.—Ackroyd av, e s, 80 n 1st st, 1-sty frame garage, 17x20, shingle roof; cost, \$400; owner, David H. Meldin, Fulton st, Jamaica. Plan No. 3382.

JAMAICA.—Johnson av, s s, 238 w Bryant av, 2-sty frame stable, 20x20, tar and gravel roof; cost, \$900; owner, Amillo Lorentino, 110 Rockaway rd, Jamaica; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan No. 3431.

RICHMOND HILL.—Jamaica av, s s, 20 w Grant st, 2-sty frame stable, 20x18, tar and gravel roof; cost, \$500; owner, H. G. Maybeck, 2396 Jamaica av, Richmond Hill; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan No. 3429.

CORONA.—Main st, 42, 1-sty frame garage, 14x18, tin roof; cost, \$150; owner, Frank Blair, premises. Plan No. 3446.

STORES AND DWELLINGS.

CORONA.—Jackson av, n s, 80 w Cleveland st, two 2-sty brick stores and dwellings, 20x60, tin roof, 1 family; cost, \$9,000; owners, Thompson Eros., Jackson av, Corona; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 3417-18.

JAMAICA.—Johnson av, s s, 238 w Bryant av, 2-sty brick store and dwelling, 20x55, tar and gravel roof, 1 family; cost, \$5,500; owner, Amillo Lorentino, 110 Rockaway rd, Jamaica; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan No. 3430.

WOODHAVEN.—Fulton av, s w cor Oceanview av, two 2-sty brick stores and dwellings, 19x57, tar and gravel roof, 2 families; cost, \$11,000; owner, Gascoyne Realty Co., 1264 Jamaica av, Woodhaven; architect, Geo. E. Crane, 67 Welling st, Richmond Hill. Plan Nos. 3425-26.

STORES AND TENEMENTS.

RIDGEWOOD.—Fresh Pond rd, s e cor Woodbine st, 4-sty brick store and tenement, 24x80, slag roof, 6 families; cost, \$14,000; owners, Ring-Gibson Co., 766 Fresh Pond rd, Ridgewood; architect, Carl L. Otto, 130 Fulton st, N. Y. C. Plan No. 3405.

RIDGEWOOD.—Madison st, n s, 73 w Woodward av, 3-sty brick tenement, 28x68, slag roof, 6 families; cost, \$9,000; owner, G. X. Mathews, Putnam and Onderdonk av, Ridgewood; architect, Louis Allmendinger, 926 Broadway, Brooklyn. Plan No. 3444.



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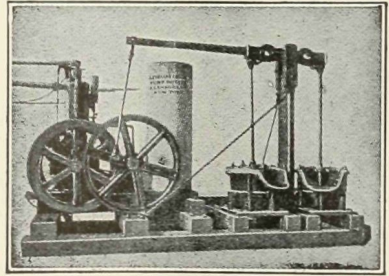
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PROPOSALS

INVITATION FOR PROPOSALS.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., November 15, 1913.—Sealed proposals will be opened in this office at 3 p. m. on December 27, 1913, for the construction (including the mechanical equipment, interior lighting fixtures and approaches) of a 2-story and basement, stone and brick faced building of 4,200 square feet ground area, fireproof construction (except the roof), copper, composition and tile roof, for the United States post office at Macomb, Ill. Drawings and specifications may be obtained from the custodian at Macomb, Ill., or at this office, in the discretion of the Supervising Architect. O. Wenderoth, Supervising Architect.

Albany, N. Y., November 17, 1913.

PROPOSALS.—Sealed proposals subject to the usual conditions will be received up to 10:00 A. M., December 9, 1913, for furnishing the New York State Hospitals for the Insane with the following supplies: Flour, fresh meats, white lead, table oil-cloth, damask, toilet paper, whiskey, absorbent cotton and waste, bed spreads, crockery, and fertilizers, for such periods as indicated on the printed specifications, deliveries beginning January 1, 1914, and April 1, 1914. For further information apply to the Committee. Address all proposals to W. C. O'HERN, Secretary of the Purchasing Committee, Room 138, Capitol, Albany, N. Y.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., November 26, 1913.—Sealed proposals will be opened in this office at 3 p. m., January 7, 1914, for the construction complete (including mechanical equipment, interior lighting fixtures, and approaches) of the United States post office at Salem, Ohio. The building is one story with a mezzanine and basement, having a ground area of approximately 5,340 square feet; brick facing, with stone portico and cornice; composition roof; fireproof construction. Drawings and specifications may be obtained from the custodian of site at Salem, Ohio, or at this office, in the discretion of the Supervising Architect. O. Wenderoth, Supervising Architect.

NOTICE TO CONTRACTORS.

Sealed proposals for concrete retaining wall along part of the southerly property line of the New York State Quarantine Station, Rosebank, Staten Island, N. Y., will be received by Dr. Joseph J. O'Connell, Health Officer of the Port of New York, Rosebank, Staten Island, New York, until Wednesday, December 10th, 1913, 11 A. M., when they will be opened and read publicly. Proposals shall be accompanied by 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 30 days after official notice of award of contract and in accordance with terms of Specification No. 1811. The right is reserved to reject any or all forms of proposal obtained at the office of Dr. Joseph J. O'Connell, Rosebank, Staten Island, N. Y., 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.

JOSEPH J. O'CONNELL, M. D.,
Health Officer of the Port of New York,
Quarantine Station, Rosebank, New York,
November 21st, 1913.

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

RIDGEWOOD.—Catalpa av, n w cor Anthon av, two 3-sty brick tenements, 20x55, tin roof, 3 families; cost, \$8,000; owner, Christian Doe-neck, 216 Washington av, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 3448-49.

STORES, OFFICES AND LOFTS.

JAMAICA.—L. I. R. R. station, platform, 1-sty frame station master's office, 8x20, tin roof; cost, \$600; owners, L. I. R. Co., Penn Terminal, N. Y. C. Plan No. 3440.

THEATRES.

RICHMOND HILL.—Jamaica av, s s, intersection Elm st, 2-sty brick theatre, 51x120, concrete roof; cost, \$25,000; owners, Hillside Amusement Co., 1796 Jamaica av, Richmond Hill; architects, J. P. Powers Co., Rockaway Beach. Plan No. 3407.

WINFIELD.—Woodside av, s e cor Myers av, 1-sty brick moving picture, 27x90, slag roof; cost, \$7,000; owner, Mrs. Tereca Schultz, 51 Elmhurst av, Elmhurst; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 3381.

MISCELLANEOUS.

FLUSHING.—Bowne av, e s, 250 s Queens st, 1-sty frame laundry, 10x14, shingle roof; cost, \$200; owner, Wm. Ey, premises. Plan No. 3422.

FLUSHING.—Central av, 79, 1-sty frame coop, 10x36, shingle roof; cost, \$75; owner, Carl Petersen, premises. Plan No. 3420.

LONG ISLAND CITY.—1st av, e s, 200 n Webster av, 1-sty frame shed, 25x25, tin roof; cost, \$50; owner, Wm. A. Walsh, 223 1st av, L. I. City. Plan No. 3387.

LONG ISLAND CITY.—Sherman st, e s, 200 n Webster av, 1-sty frame shed, 16x12, gravel roof; cost, \$75; owner, G. Desano, 70 Sherman st, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 3388.

LONG ISLAND CITY.—Honeywell st, e s, 220 s Jackson av, 1-sty frame freight shed, 30x196, corrugated iron roof; cost, \$3,000; owner and architect, L. I. R. Co., Penn Terminal, N. Y. C. Plan No. 3447.

Richmond.

DWELLINGS.

MARY ST, s e cor Laurel av, Richmond, 1½-sty brick dwelling, 40x32; cost, \$3,000; owner, Robt. C. Turnbull, Richmond; architect and builder, John Schroll, Richmond. Plan No. 797.

4TH ST, n w cor Guyon av, New Dorp, 2-sty frame dwelling, 21x25; cost, \$2,200; owner, H. M. Bailey, 194 Nassau st, N. Y. C.; architects, Archibald & Bailey, 194 Nassau st, N. Y. C. Plan No. 805.

5TH ST, n w cor Guyon av, New Dorp, 2-sty frame dwelling, 21x25; cost, \$2,200; owner, Jas. W. Hughes, New Dorp; architects, Archibald & Bailey, 194 Nassau st, N. Y. C. Plan No. 804.

5TH ST, w s, 280 n Maple av, Grant City, 1-sty frame bungalow, 14x36; cost, \$350; owner, W. A. Carp, Grant City; architect and builder, A. W. Mortensen, Grant City. Plan No. 807.

GRAND AV, w s, 640 n Richmond rd, New Dorp, 2-sty brick dwelling, 24x28; cost, \$2,600; owner, Daniel H. Hanckel, New Dorp; architect, Jas. E. Grunert, New Dorp; builder, Hugh C. Murphy, New Dorp. Plan No. 812.

LEXINGTON AV, w s, 972 s Palmer av, Port Richmond, 2-sty frame dwelling, 18x40; cost, \$1,800; owner architect and builder, A. G. Clausan, Port Richmond. Plan No. 796.

LAFAYETTE AV, e s, 300 n Hatfield pl, Port Richmond, 2½-sty frame dwelling, 20x28; cost, \$2,400; owner, architect and builder, John O. Johnson, Port Richmond. Plan No. 806.

MIDLAND AV, s s, 45 w 2d st, Dongan Hills, 1-sty frame bungalow 12x26; cost, \$100; owner and builder, Sam Dolgin, New Brighton. Plan No. 801.

OAKLAND AV, w s, 300 s Castleton av, West New Brighton, 2-sty frame dwelling, 28x26; cost, \$4,200; owner, Anna Hermansen, West New Brighton; architect and builder, H. Hermansen, West New Brighton. Plan No. 813.

RICHMOND RD, s s, 100 w Locust av, New Dorp, 1½-sty frame dwelling, 30x24; cost, \$3,000; owner, Virginia Lockhart, Rosebank; architect and builder, E. H. Lockhart, Rosebank. Plan No. 811.

TYSON AV, s s, 179 e Jefferson av, New Dorp, 2-sty frame dwelling, 24x38; cost, \$2,800; owner, Chas. Whitaker, New Dorp; architect, Jas. E. Grunert, New Dorp; builders, Buttermark Bros., Stapleton. Plan No. 810.

1ST AV, s s, 120 e Pine st, New Brighton; two 2-sty frame dwellings, 42x46; total cost, \$4,000; owner, Max Ginsberg, New Brighton; architect and builder, Louis Meyerson, New Brighton. Plan No. 808.

4TH AV, n s, 348 w Westervelt av, New Brighton, 2½-sty frame dwelling, 22x30; cost, \$3,500; owner, Geo. F. Blackburn, New Brighton; architect, John Davies, Tompkinsville; builder, T. Bensen, Tompkinsville. Plan No. 814.

FACTORIES AND WAREHOUSES.

SAND LA, s s, 250 w Barrett av, South Beach, 1-sty frame plumbing shop, 20x25; cost, \$185; owner and builder, Arthur Manoville, South Beach. Plan No. 799.

STORES AND DWELLINGS.

CASTLETON AV, s s, 52 w Richmond st, West New Brighton, two 2-sty frame stores and dwellings, 20x52; total cost, \$10,240; owner, H. E. Fischer, West New Brighton; architect, John Davies, Tompkinsville; builder, W. H. Lynch, West New Brighton. Plan No. 803.

MIDLAND AV, s s, 20 w 2d st, Dongan Hills, 2-sty frame store and dwelling, 20x46; cost, \$900; owner and builder, Sam Dolgin, New Brighton; architect, John Davies, Tompkinsville. Plan No. 802.

STORES, OFFICES AND LOFTS.

AMBOY RD, cor Sequine av, 6420, Princess Bay, 1-sty frame store, 12x20; cost, \$100; owner, I. W. Decker, Princess Bay; builder, Martin Olsen, Princess Bay. Plan No. 809.

MISCELLANEOUS.

LITTLE COVE RD, s s, cor Clove rd, Stapleton, 1-sty frame chicken shed, 105x20; cost, \$600; owner and builder, F. E. Mathez, Stapleton. Plan No. 800.

POMMER AND MARION AVS, s w cor, Stapleton, stone retain wall; cost, \$450; owner, Chas. Miller, Stapleton; builder, R. Langen, Stapleton. Plan No. 798.

PLANS FILED FOR ALTERATIONS.

Manhattan.

ATTORNEY ST, 123-135, fireproofing to 5-sty brick school No. 174; cost, \$6,560; owner, City of New York, Board of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 3980.

BAYARD ST, 98-100, fireproofing to 3-sty brick tenement; cost, \$350; owner, John Lardi, 62 Mulberry st; architect, W. G. Clark, 438 West 40th st. Plan No. 3987.

DELANCEY ST, 100, plumbing fixtures to 5-sty brick stores and dwelling; cost, \$100; owner, Marcus, Jalien, 365 West 118th st; architect, Jno. J. Jalien, 365 West 118th st. Plan No. 3974.

ELDRIDGE ST, 50-52, masonry and fireproofing to 8-sty brick store and lofts; cost, \$500; owner, Wilty Realty & Const. Co., 59 Eldridge st; architects, Farber & Martwitz, 189 Montague st, Brooklyn. Plan No. 3982.

GREENE ST, 168, new stairs to 5-sty brick lofts; cost, \$50; owner, Estate of Lewis L. Mandel, 1515 East 22d st; architect, Jno. S. Gordon, 176 Wooster st. Plan No. 3951.

LEROY ST, 19, 2-sty brick extension to 3-sty brick stable and dwelling; cost, \$4,000; owner, Margarita Campiglia, 88 MacDougal st; architect, Robt. E. Rogers, 5 East 42d st. Plan No. 3962.

LEROY ST, 3, new partition and door to two 3-sty brick dwellings; cost, \$250; owners, Nelly and Ida Garety, 39 East 76th st; architect, Otto Reissmann, 30 1st st. Plan No. 3997.

MANHATTAN ST, 73-75, new store fronts to 6-sty brick stores and tenement; cost, \$250; owner, Aaron Buchsbaum, 350 West 88th st; architect, George M. Lawton, 30 East 42d st. Plan No. 3964.

ROOSEVELT ST, 19-21, new partition to 6-sty brick store and loft; cost, \$100; owner, Cecelia Garrick, 65 Morningside av; architects, Schwartz & Gross, 347 5th av. Plan No. 3957.

STANTON ST, 267, new store front to 6-sty brick store and tenement; cost, \$1,000; owner, Solomon Becker, 267 Stanton st; architect, Jacob Fisher, 25 Av A. Plan No. 3981.

WARREN ST, 2, new store front to 12-sty brick stores and offices; cost, \$50; owners, Smith, Gray & Co., 138 Broadway, Brooklyn; architect, Chas. Dingeldein, Jr., 535 East 138th st. Plan No. 3975.

WOOSTER ST, 20, alterations to 3-sty brick lofts and warehouse; cost, \$25; owner, J. S. Barclay, 19 Liberty st; architect, Jas. H. O'Brien, 404 Pearl st. Plan No. 3938.

1ST ST, 95, extension to 6-sty brick stores and tenement; cost, \$1,000; owner, Barney Ershowsky, 200 East Houston st; architect, Jacob Fisher, 25 Av A. Plan No. 3960.

3D ST, 238-240 East, masonry, steel and new partitions to 1-sty brick moving picture theatre; cost, \$8,000; owners, Margaret L. White et al, 59 Wall st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 3947.

7TH ST, 97 East, new partitions to 5-sty brick store and tenement; cost, \$1,000; owner, Rosa Engel, 97 7th av; architect, Otto Reissmann, 30 1st av. Plan No. 3971.

10TH ST, 393 East, new partitions and show windows to 5-sty brick store and tenement; cost, \$2,500; owner, Adele Backhaus, 163 Av C; architect, Otto Reissmann, 30 1st st. Plan No. 3961.

13TH ST, 107-109 East, masonry and steel to two 1 and 4-sty brick stores and lofts; cost, \$6,000; owner, August Luchow, 110 East 14th st; architect, Frank Wennemer, 2136 Honeywell av. Plan No. 3978.

16TH ST, 414 West, masonry to 6-sty brick warehouse; cost, \$300; owner, Alexander P. Knapp et al, Baltimore, Md.; architect, Robert Teichman, 22 William st. Plan No. 3936.

20TH ST, 216 West, alterations to 3-sty brick factory and show room; cost, \$45; owners, Fuller-Smith Realty Co., 216 West 20th st; architect, Ernest Langlois, West 8th st, Brooklyn. Plan No. 3944.

26TH ST, 122-124 West, drying room to 12-sty brick stores and lofts; cost, \$350; owners, Fabian Constn. Co., 39 East 28th st; architect, Wm. Macey, 167 West 18th st. Plan No. 3998.

22D ST, 103-117 West, alterations to 5-sty brick store and lofts; cost, \$6,000; owners, Evelyn L. Ehrich et al, 1 West 72d st; architects, Bruno W. Berger & Son, Bible House. Plan No. 3967.

23D ST, 35-37 West, fireproofing to 5-sty brick store and lofts; cost, \$12,000; owner, Chas. A. Belden, 299 Broadway; architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 3995.

26TH ST, 37-41 West, new partitions and stairs to 12-sty brick stores and lofts; cost, \$2,000; owner, The West 26th St. Corp., Abraham Beller, Pres., 725 Broadway; architects, Horenburger & Bardes, 122 Bowery. Plan No. 3970.

37TH ST, 218 West, new store fronts to 4-sty brick store and lofts; cost, \$1,000; owner, Wm. J. Ginger, 314 West 42d st; architect, Jacob Fisher, 25 Av A. Plan No. 3992.

Plans Filed—Alterations, Brooklyn (Continued).

UNION AV, e s, 49 s Skillman av, extension to store and dwelling; cost, \$150; owner, Pasquale De Crescenzo, 232 Union av; architects, Laspia & Salvati, 525 Grand st. Plan No. 6327.

3d av, e s, 50.2 s 37th st, exterior and interior alterations to 2-sty dwelling; cost, \$1,000; owner, Thos. J. Simoni, 314 39th st; architects, L. Berger & Co., Myrtle and Cypress avs. Plan No. 6298.

3D AV, e s, 60 n 27th st, interior alterations to 3-sty store and dwelling; cost, \$150; owner, Jos. Chelmonski, 213 27th st; architect, Harry Rocker, 9004 5th av. Plan No. 6352.

Queens.

CORONA.—Smith st, s s, 250 e Corona av, 1-sty frame extension, 16x14, front 2-sty frame dwelling, tin roof; cost, \$800; owner, Nicholas Lombardi, 116 Smith st, Corona. Plan No. 2171.

FAR ROCKAWAY.—Bay st, n s, 100 e Mott av, 1-sty frame extension, 13x9, side 2½-sty frame dwelling, new plumbing; cost, \$1,000; owner, B. H. Goodwin, 45 East 20th st, N. Y. C.; architect, J. H. Cornell, Far Rockaway. Plan No. 2179.

FAR ROCKAWAY.—Greenwood av, s s, 80 e Rue De St Felix, 2-sty frame extension, 13x36, side 2½-sty frame dwelling, new plumbing, interior alterations; cost, \$1,200; owner, Daniel Cunningham, 104 Barclay st, N. Y. C.; architect, Morell Smith, Far Rockaway. Plan No. 2183.

FLUSHING.—15th st, 12, install new plumbing in dwelling; cost, \$25; owner, L. H. Dixon, premises. Plan No. 2185.

FLUSHING.—Lawrence st, 286, install new gas piping in dwelling; cost, \$10; owner, J. J. O'Brien, Flushing. Plan No. 2174.

FLUSHING.—Sandford av, 167, install new plumbing in dwelling; cost, \$100; owner, Mary E. Walker, 205 Sandford av, Flushing. Plan No. 2175.

JAMAICA.—Rockaway rd, 97, install new plumbing in dwelling; cost, \$100; owner, Dora J. Altor, 19 Av D, N. Y. C. Plan No. 2186.

JAMAICA.—South st, 558, erect new water closet compartments in dwelling, new plumbing; cost, \$200; owner, Chas. Belfrey, 712 Broadway, Brooklyn. Plan No. 2172.

LONG ISLAND CITY.—Queens st, 10, install new gas piping in tenement; cost, \$50; owner, Mrs. Lyman, premises. Plan No. 2176.

LONG ISLAND CITY.—Clifton av, e s, 200 s Old Bowery Bay rd, install new gas piping in dwelling; cost, \$10; owner, J. McKenna, premises. Plan No. 2177.

LONG ISLAND CITY.—Fulton av, 119, replacing new plumbing fixtures in tenement; cost, \$150; owner, Mrs. Hutchison, premises. Plan No. 2180.

LONG ISLAND CITY.—3d st, s s, 250 e Van Alst av, erect 1-sty frame extension to shed on rear; cost, \$100; owners, Pratt & Lambert Co., premises. Plan No. 2182.

LONG ISLAND CITY.—Steinway av, 501, install new gas piping in factory; cost, \$50; owner, Carl Mack, premises. Plan No. 2184.

L. I. CITY.—Van Alst av, w s, 63 n Noble st, general interior alterations to store and dwelling; cost, \$2,000; and Noble st, n w cor Van Alst av, interior alterations to dwellings; cost, \$3,500; owner, Consumers Brewing Co., 54th st and Av A, N. Y. C.; architect, owner. Plan Nos. 2190-91.

BELLE HARBOR.—Dover av, e s, 200 n Newport av, 1-sty frame extension, 18x14, rear 2-sty frame dwelling, tin roof; cost, \$300; owner, E. Schissel, 599 Grand st, Brooklyn; architect, J. B. Smith, Rockaway Beach. Plan No. 2188.

GLENDALE.—Edson pl, e s, 175 n Cooper av, install new plumbing in dwelling; cost, \$50; owner, Frank Meigher, Wyckoff av, Glendale. Plan No. 2187.

SPRINGFIELD.—Springfield av, s e cor Fairview av, 2-sty frame extension, 7x14, on both sides 2-sty dwelling, tin roof, new plumbing, interior alterations; cost, \$2,500; owner, Geo. W. Higbie, premises; architect, Wm. A. Decker, Springfield. Plan No. 2173.

WOODHAVEN.—3d st, w s, 150 n University pl, repair dwelling after fire damage; cost, \$800; owner, Anton Oldergar, premises. Plan No. 2178.

LITTLE NECK.—Clinton av, e s, 1500 s Broadway, 1-sty frame extension, 26x26, front 2½-sty frame store and dwelling, tar and gravel roof; cost, \$1,700; owner, Yustan Dudik, premises; architect, H. T. Morris, Jr., 321 13th st, College Point. Plan No. 2123.

OZONE PARK.—McCormack av, e s, 200 n Broadway, install new plumbing in dwelling; cost, \$200; owner, F. Gaslmann, premises. Plan No. 2168.

OZONE PARK.—Messing av, e s, 200 s Railroad av, install new plumbing in dwelling; cost, \$90; owner, Henry Striefel, premises. Plan No. 2160.

OZONE PARK.—Jerome av, n w cor Thadford av, install new plumbing in dwelling; cost, \$90; owner, C. Wieting, premises. Plan No. 2140.

QUEENS.—Hempstead and Jamaica Plank rd, s e cor 1st st, 1-sty frame extension, 6x14, on side of dwelling, new plumbing; cost, \$475; owner, Geo. Barb, premises. Plan No. 2162.

QUEENS.—1st st, s e cor Fulton st, 1-sty frame extension, 14x6, rear of hotel; cost, \$100; owner, G. Barb, premises. Plan No. 2157.

RIDGEWOOD.—Myrtle av, 2328, erect electric sign on dwelling; cost, \$100; owner, Edw. Mutehke, premises. Plan No. 2159.

UNION COURSE.—Jamaica av, s e cor Shaw av, erect porch on dwelling; cost, \$100; owner, M. D. Kamaue, 1114 Jamaica av, Union Course. Plan No. 2167.

Richmond.

JERSEY ST, 444, w s, 200 s Brighton av, New Brighton, concrete piers and new chimneys to frame store and dwelling; cost, \$600; owner, Rudolph Hedeger, Brighton av, New Brighton; architect, John Davies, Tompkinsville; builder, M. Siegle, Pine st, New Brighton. Plan No. 467.

KING ST, s s, 450 e Bradley av, West New Brighton, masonry and interior stucco to brick hotel; cost, \$750; owner and builder, Giuseppe Pozzo, West New Brighton; architect, C. E. Egbert, Jr., 113 Todt Hill rd, Castleton Corners. Plan No. 464.

PROSPECT ST, 43, Port Richmond, new partitions, stucco and new chimney to frame dwelling; cost, \$500; owner and builder, John Mastropieri, 38 Barnes av, Port Richmond. Plan No. 469.

STEBEN ST, RHINE & DANUBE AVS, Stapleton, alterations to brick school No. 12; cost, 100; owner, City of New York; architect, S. R. Brick, New Brighton. Plan No. 453.

SUMMIT, GARRISON & PROSPECT STS, Dongan Hills, alterations to brick School No. 1; cost, \$400; owner, City of New York; architect, S. R. Erick, New Brighton. Plan No. 456.

WRIGHT ST, s w cor Water st, Stapleton, new store front and yellow pine girders to frame store and dwelling; cost, \$350; owners, W. & J. Schmeiser, Stapleton; architect, Otto Loeffler, Stapleton; builder, H. J. Langworthy, Stapleton. Plan No. 468.

AMEOY RD, s s, 510 e Huguenot av, Huguenot, alterations to frame School No. 5; cost, \$1,000; owner, City of New York; architect, S. R. Brick, New Brighton. Plan No. 455.

ANDROS AV, e s, 195 s Bay av, Mariners Harbor, alterations to brick School No. 23; cost, \$100; owner, City of New York; architect, S. R. Brick, New Brighton. Plan No. 458.

CEDAR AV, w s, 70 s Sand la, Arrochar, brick piers and new chimney to frame dwelling; cost, \$70; owner and builder, Vincenzo Zagarello, South Beach. Plan No. 466.

MANOR RD, e s, 150 n Turnpike, Castleton Corners, new extension to frame dwelling; cost, \$165; owner, E. Vroome, 561 Manor rd, West New Brighton; builder, J. O. Johnson, 200 Lafayette av, Port Richmond. Plan No. 465.

OSGOOD AV, e s, 250 s Vanderbilt av, Stapleton, alterations to frame dwelling; cost, \$125; owner, A. Gottschaldt, Stapleton; architect and builder, M. Gottschaldt, Stapleton. Plan No. 463.

LINDENWOOD AV, w s Park ter and School st, Huguenot, alterations to frame School No. 8; cost, \$400; owner, City of New York; architect, S. R. Brick, New Brighton. Plan No. 454.

MANOR RD, w s, cor Schmidts la, West New Brighton, alterations to brick beer cellar; cost, \$3,700; owners, Monroe-Eckstein Brewery Co., West New Brighton; architect and builder, Henry Spruck & Son, Stapleton. Plan No. 462.

PROSPECT AV, s s, cor Linden st, New Dorp, alterations to brick School No. 17; cost, \$2,800; owner, City of New York; architect, S. R. Brick, New Brighton. Plan No. 452.

SHERMAN AV, s w s, 200 n Sand st, Arrochar, alterations to brick School No. 21; cost, \$100; owner, City of New York; architect, S. R. Brick, New Brighton. Plan No. 457.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision at the main office, Newark, N. J., to be erected in these counties for the week ending Nov. 29. The location is given, but not the owner's address:

BAYONNE.—Bruno Godleskie, 27 East 21st st, 3-sty frame, alteration, \$400.

BAYONNE.—Solomon Silberberg, 35 East 21st st, 3-sty frame alteration, \$300.

NEWARK.—Kaplan Bros., 239-241 South Orange av, 4-sty brick, \$30,000; Brodick & Kantowitz, 697 Summer av, 3-sty frame, \$6,000; John Mariove, 556-55 South 19th st, two 3-sty frame, \$11,000; Harris Kanterowitz, 524-26 South 16th st, 3-sty frame, \$8,000; Frederick W. Haschert, 98 Houston st, 3-sty frame, \$5,000.

NEWARK.—George Schmitter, 104-106 Belmont av, 4-sty brick, \$15,000; Clara Weitlauf, 460 Avon av, 3-sty frame, \$5,000; Butensky & Portnoff, 278-280 18th av, 3-sty frame, \$8,000; John Yerrier, 66 North 13th st, 3-sty frame, \$6,000; Butensky & Portnoff, n w cor 18th av and Lillie st, 3-sty frame, \$9,000; George Brown, Jr., s w cor Elizabeth and Hawthorne avs, 3-sty frame, \$16,000.

NEWARK.—Chinich & Densky, 141 and 141½ Lillie st, two 3-sty frame, \$9,000; Harry Morris and Morris Steinberg, 436 and 438 Avon av, two 3-sty frame, \$10,000; Samuel Cohn, 16 7th av, 3-sty brick alteration, \$3,500; Frank F. Ward, 296-8 Park av, 4-sty brick, \$18,000; Chinich & Densky, 137 and 139 Lillie st, two 3-sty frame, \$10,000; Chinich & Densky, n w cor Waverly av and Lillie st, 3-sty frame, \$10,000; Mathias Hiltgen, 687 South 18th st, 3-sty frame, \$6,000; Herman Katz, 20 Avon pl, 3-sty frame alteration, \$2,000; Pellegrino Pellechia, s w cor Boyden st and 8th av, 4-sty brick, \$16,000; Gustave D. Strecker, 352 South 12th st, 3-sty frame, \$9,000; Andrea Santangelo, 98 Tichenor st, 3-sty frame alteration, \$4,000.

IRVINGTON.—Frederick Heinemeyer, w s Sharon av, 150 ft. s of Springfield av, 3-sty frame, \$9,000; Harry & Meyer Robinovitch, s s 17th av, 50 ft. e Grove st, two 3-sty frame, \$12,000.

ELIZABETH.—Frank Trallo, 408 Niles st, 2-sty frame, \$4,000.

APARTMENTS, FLATS AND TENEMENTS.

WEST NEW YORK, N. J.—E. D. Monahan, Woodcliff, N. J., is preparing plans for a 4-sty brick store and flat building, 50x90 ft., to be erected at 8th st and Hudson av, for Chas. Goldberger, 10th st and Park av, owner. Cost, about \$30,000.

EELMAR, N. J.—Thomas H. Bennett 52d st and 3d av, Brooklyn, is preparing plans for a 3-sty brick apartment with stores, 50x60 ft., to be erected on 4th av for Theo. H. Bennett, Madison av, Spring Lake, N. J., owner, who will soon take bids on general contract. Cost, about \$10,000.

CHURCHES.

NEWARK, N. J.—Ludlow & Peabody, 101 Park av, N. Y. C., have been commissioned to prepare plans for a church for the Newark Presbyterian Church, care of architect, owner. Cost, about \$20,000.

FACTORIES AND WAREHOUSES.

BAYONNE, N. J.—E. A. Ellis, care of owner, 26 Broadway, N. Y. C., is completing plans for a reinforced concrete manufacturing plant at the Bayonne Works Standard Oil Co., for the Standard Oil Co., of New York. C. B. Clifford, in charge, 26 Broadway, N. Y. C. Cost about \$500,000. Bids will be taken by the owner.

JERSEY CITY, N. J.—The Continental Can Co., 616 West 43d st, N. Y. C., and 1016 East Water st, Syracuse, Thomas G. Cranwell, president, is having plans prepared privately for a 5-sty reinforced concrete can factory, 30x80 ft., to be erected on Hoboken av, south of S. L. & W. Railroad tracks. Owner will call for bids on general contract about December 1.

LODI, N. J.—A. Preisel, Hobart Trust Building, Passaic, N. J., is preparing plans for a 2-sty brick factory, 75x145 ft., for Joseph Nelson & Levine, S. Joseph, president, 119-121 Bleecker st, N. Y. C., owner. Cost between \$15,000 and \$20,000.

BAYONNE, N. J.—A. G. Zimmermann, 11 East 24th st, N. Y. C., is preparing plans for a brick, steel and concrete oil refinery, consisting of several buildings, to be erected at Kill Von Kull for the American Cotton Oil Co., 27 Beaver st, owner, Robert F. Munroe, president, C. O. Phillips, care of owner, is engineer. Owner will call for bids on general contract about the first of January. Cost about \$500,000.

HOBOKEN, N. J.—The Elevator Supply & Repair Company, 105 West 40th st, N. Y. C., will erect a factory on Park av, 16th st, Willow av and 15th st, Hoboken, 350x165 ft. in size. The plans are being prepared by the owners' own architectural force.

JERSEY CITY, N. J.—Francisco Jacobus, 200 5th av, N. Y. C., architect and engineer has prepared plans for a 3-sty reinforced concrete and brick factory and power house, 40x125x150 ft., to be erected on Baldwin av, for the Durham Duplex Razor Co., 200 5th av, owner; Benjamin N. Duke, president. Cost, about \$40,000.

HOSPITALS AND ASYLUMS.

JERSEY CITY, N. J.—John T. Rowland, Jr., 98 Sip av, is preparing preliminary plans for a brick and stone addition to the hospital and nurses' home on Baldwin av, near Montgomery st, for the Board of Commissioners of Jersey City, Mark Fagan, mayor. Cost, about \$250,000.

HOTELS.

SPRING LAKE, N. J.—Foundations are under way for the new Essex and Sussex Hotel, 270x214 ft., to be erected on Ocean av, from Essex to Sussex avs, for the Hastings Square Hotel Co., O. H. Brown, president, Guy King & Co., 1513 Walnut st, Philadelphia, Pa., are architects. J. R. Taylor & Co., Railroad av, Asbury Park, N. J., have the general contract. Jas. E. Harrigan, Point Pleasant, N. J., has the mason work. Cost, about \$250,000.

PUBLIC BUILDINGS.

JERSEY CITY, N. J.—John T. Rowland, Jr., 98 Sip av, is preparing preliminary plans for a brick police headquarters to be erected at Bergen av and Montgomery st, for the Board of Commissioners of Jersey City. M. I. Fagen, mayor.

SCHOOLS AND COLLEGES.

BAYONNE, N. J.—The Board of Education of Bayonne, N. J., have decided to expend \$200,000 for the erection of a new school building to accommodate 1,200 children on the site of the old Eastern League baseball grounds, corner Boulevard and 47th st.

IRVINGTON, N. J.—Joseph B. Allen, 11 Sarford av, Irvington, is preparing plans for a 3-sty brick and reinforced concrete public school, 76x124 ft., to be erected at Nesbit Terrace for the Board of Education. Edward R. Folsom, 142 Orange av, is chairman. Cost about \$60,000.

WESTFIELD, N. J.—Wilson Potter, 1 Union sq, N. Y. C., is preparing plans for a 3-sty brick high-school to be erected at the corner of Elm and Walnut sts, for the Board of Education of Westfield, Dr. C. N. F. Egel, president; J. E. Grape, chairman of building committee. Cost, about \$100,000.

STORES, OFFICES AND LOFTS.

JERSEY CITY, N. J.—E. M. Patterson, 1 Montgomery st, is preparing plans for a 3-sty brick loft building, 25x100 ft., to be erected at Morgan and 1st sts, for Samuel Kleinhaus, 100 Newark av, owner, who will call for bids in the spring. Cost, about \$8,000.

THEATRES.

ORANGE, N. J.—David M. Ach, 1 Madison av, N. Y. C., has prepared plans for a 1-sty brick and terra cotta moving picture theatre, 36 x175 ft., for the Lyric Amusement Co., 199 Main st, owner, Harold Nunn, president. Cost, about \$20,000.

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. 2385

New York, November 29, 1913

(22)

PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

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

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| <p>*Barclay st, 90 (or Washington st, 222). Barrow st, 77. Bleecker st, 41. Bond st, 27. Canal st, 350. Cannon st, 61. *Charles st, 73 (or Van Nest pl, 10). Chrystie st, 225. *Eldridge st, 191-3 (or Rivington st, 52). Hamilton st, 12. Horatio st, 17-9. *Howard st, 44 (or Broadway, 433). Howard st, 50-2 (or Mercer st, 16). Laurel Hill Ter (n w c 184th st), 2149-45. *Mercer st, 16 (or Howard st, 50-2). Mott st, 66. Pike st, 68. Rivington st, 52 (or Eldridge st, 191-3). St Marks pl, 68. Stone st, 47 (or William st, 21). Van Nest pl, 10 (or Charles st, 73). Vesey st, 50, 58-60, 74-S. Washington st, 222 (or Barclay, 90). *William st, 21 (or Stone st, 47). 10th st, 295 E. 11th st, 53 E. 11th st, 363 W. 15th st, 102-6 E. 27th st, 310-12 E. 27th st, 342 W. *32d st, 52 E (or 4th av,</p> | <p>470-8). 36th st, 243-5 E. 39th st, 248 W. 41st st, 331 E. 43d st, 106 W. 46th st, 222-6, 337 E. 54th st, 161-3 E. 55th st, 147 E. *56th st, 65-9 W (or 6th av, 994-1002). 60th st, 11 E. *60th st (n e c 5th av), blk 1375-1. *66th st W (n w c West End av), blk 1178-29. 75th st, 327-9 E. 77th st, 337 E. 80th st, 154, 530-4 E. 82d st, 22 E. 84th st, 439 E. *88th st W (n e c Bway) 1236-17. *89th st W (s e c Bway) 1236-44. 92d st, 6 E. 95th st, 166, 209 W. 99th st, 167 E. 99th st, 68 W. 100th st, 203-5 E. 100th st, 314-16 W. 102d st, 334-6 E. 102d st, 302 W. 104th st, 25 E. *106th st E (n s) (or 107th st E, s s), 1700-50. 106th st E (n s), 1700-50½. 107th st E (s s), 1700-50.</p> | <p>*109th st W (s w c Manhattan av), 1844-pt lt 12. 112th st, 239 E. 113th st, 70 E. 113th st, 6-8 W. 114th st, 21 W. 116th st, 451-3 E. 116th st, 455-7 (or Pleasant av, 301-5). 117th st, 516-18 E. 117th st, 15-17 W. 118th st, 58, 349 E. *118th st, 351 E (or 1st av, 2295). 121st st, 151, 240 W. 123d st, 118-22 E. 123d st, 247 W. 126th st, 225 E. 126th st, 311 W. 131st st, 45-7 E. 139th st, 300 W (or 8th av, 2609). 139th st, 303, 321 W. 175th st, 530 W. 183d st, 552 W. *184th st W (nwc Laurel Hill Ter), 2148-45. 206th st W (s s), 2202-13. 211th st W (s s), 2191-17. Broadway, 433 (or Howard st, 44). Broadway, 3115. Broadway (n e c 88th st), 1236-17. Broadway (s e c 89th st), 1236-44. Lenox av, 249. Lexington av, 284, 581, 1938.</p> | <p>Manhattan av, 25. Manhattan av (w s), s w c 109th, 1844-pt lt 12. *Pleasant av, 301-5, (or 116th st, 455-7). Riverside dr, 64, 145. West Bway, 475. West End av, 139 (n w c 66th st). West End av, 143-5. 1st av, 2295 (or 118th st, 351 E). 2d av, 2404-8. 3d av, 509. 4th av, 470-8 (or 32d st, 52 E). 5th av, 790 (n e c 60th st), blk 1375-1. 5th av, 2216. 5th av (e s), 1506-pt lt 3. 6th av, 994-1002 (or 56th st, 65-9 W). *8TH av, 2609 (or 139th st, 300 W).</p> <p style="text-align: center;">WILLS.</p> <p>Bleecker st, 376. *Jane st, 34 (or 4th st, 331 W). Prospect pl, 48. 4th st, 331 W (or Jane st, 34). 33d st, 462 W. *102d st, 62 W (or Manhattan av, 35). 102d st, 17 W. Manhattan av, 35 (or 102d st, 62 W). 1st av, 809.</p> |
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EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranties.

C. a G. means a deed containing Covenant against Grantor only, in which the covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000-\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1913.

T. S. preceding the consideration in a

conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings. All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in () preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrix—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
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.
tns—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. 21, 22, 24, 25 & 26.

Barclay st, 90, see Washington, 222. Barrow st, 77 (2:584-19), ss, 175 e Hudson, 25x100, 5-sty bk tnt; Jas W Hyde, ref, to Wm W Conley, 306 W 93; PARTITION Oct14; Nov20; Nov21'13; A\$13,000-26,500. 20,150

Bleecker st, 41 (2:529-61), nes, 470 nw Bowery, 30,11x75.9 to alley x-883.3; all title to alley, 4-sty bk loft & str bldg; Arthur J Grosz et al to Clarence W Seamans, 789 St Marks av, Bklyn [293 Bway, Man]; Nov20; Nov24'13; A\$25,000-27,000. O C & 100

Bleecker st, 41 (2:529-61), nes, 470 nw Bowery, 30,11x75.9 to alley x-883.3; all title to alley, 4-sty bk loft & str bldg; A \$25,000-27,000; also BOND ST, 27 (2:529-23), sws, abt 120 e Lafayette, 25x114.4 to alley 15 ft wide; all title to alley, 3-sty bk loft & str bldg, 2-sty bk rear stable; A \$28,000-31,000; also WEST BROADWAY, 475 (2:515-13), es, 120 s Houston, runs e 100x25xw50.2x8xw49.8 to West Bway xs 21.4 to beg, 5-sty bk tnt & str; A\$17,500-21,000; Edw De Witt TRSTE Fredk H Grosz to Josephine Blament, 10 rue de la Mairie, Boulognesur, Seine (Dept of the Seine), France; Henrietta Echeverria, 60 W 71; Marie C Crookes, Scarsdale, NY; Arthur J Grosz, 590 W 172; Juanita G Dalby, Red Bank, NJ; Children Fredk H Grosz & Thos, Jr, Fredk & Evelyn A O'Callaghan, 546 W 162, children Evelina A O'Callaghan; all title; Apr5; Nov24'13. nom

Bond st, 27, see Bleecker, 41. Canal st, 350 (1:211-37), ss, 51.3 w Church, 25,7x57.9x25x52.6, 4-sty bk loft & str bldg; Ida Lachtrup to Louis Surut, 138 W 121; AL; Nov21'13; A\$16,500-21,000. nom

Cannon st, 61 (2:333-63), ws, abt 195 n Delancey, 27x100, 5-sty bk tnt & str; Isidor Silverman to Ignatz Leblang, 49 Clinton, Bklyn; AT; mtg \$28,000; Nov24; Nov 25'13; A\$17,500-32,500. O C & 100

Charles st, 73, or Van Nest pl 10 (2:621-70), ns, 202.1 e Bleecker, 20x94.10, 3-sty & b bk dwg; Addie S Browne to Henry A Vieu, 169 W 10; mtg \$9,500 & AL; Nov21; Nov22'13; A\$10,000-13,000. nom

Christie st, 225 (2:427-34), ws, 214.8 ne Stanton, 20x100, 4-sty bk tnt & str, 1 & 2-sty ext; L Frooks Engine Co to Jacob Nussbaum, 225 Christie; mtg \$30,000; Nov 22; Nov24'13; A\$16,000-21,000. O C & 100

Eldridge st, 191-3, see Rivington, 52.

Hamilton st, 12 (1:253-57), ss, 133.5 e Cath, 25.1x104.1x25x103.11, 6-sty bk tnt & str; Carmela De Luca et al to Anthony J Pascoello, 218 Lafayette; AL; Nov19; Nov 22'13; A\$8,500-27,500. O C & 100

Hamilton st, 12; Anthony J Pascoello to Carmela De Luca, 174 W 109 & Vincenzo Messineo, 107 1 av; AL; Nov19; Nov 22'13; O C & 100

Horatio st, 17 (2:627-54), ns, 99 w 4th, 16.8x87.6, 2-sty & b bk dwg; Jane A Miller EXTRX Erastus H Miller to Queen Mab Co, a corpn, 60 Wall [r 904]; Oct27; Nov25'13; A\$6,500-7,500. O C & 4,400

Horatio st, 17; Jane A Miller widow & ano to same; QC; Oct27; Nov25'13. nom

Horatio st, 19 (2:627-55), ns, 115.8 w 4th, 16.8x87.6, 2-sty & b bk dwg; Henriette Garrison & ano EXRS & Jno Garrison to Queen Mab Co, a corpn, 60 Wall; AL; Nov22; Nov25'13; A\$6,500-7,500. 4,000

Howard st, 44, see Bway, 433.

Howard st, 52-52½, see Vesey, 58-60.

Howard st, ns, 58.5 e Mercer, see Vesey, 58-60.

Mercer st, 16, see Vesey, 58-60.

Mott st, 66 (1:201-6), es, abt 175 n Bayard, 25x94, 4-sty bk tnt & str & 5-sty bk rear tnt; Martin Rothschild to Bertha Baum, 76 W 86; ½ pt all title; AL; June5; Nov26'13; A\$19,000-26,000. O C & 100

Mott st, 66; same to Amanda Marcus, 1187 Lex av; ½ pt; A; AL; June5; Nov 26'13. O C & 100

Pike st, 68 (1:254-27), ws, 94.5 s Monroe, 25.3x62.3, 6-sty bk tnt & str; Henrietta Lewis to Rachel Solow, 238 E 112; QC & B&S; AL; Nov26'13; A\$11,500-20,500. 150

Rivington st, 52 (2:421-74), nwc Eldridge (Nos 191-3), 20x75, 6-sty bk loft & str bldg; Julius Martinson to Jennie Neuman, 2230 Ams av; AT; AL; Nov20; Nov22'13; A \$20,000-36,000. O C & 100

St Marks pl, 68 (2:449-23), ss, abt 200 w 1 av, 25x89, with all title to strip in front bet St Marks pl & 8th, 4-sty stn tnt; Sol Goldenkranz to Louis Jacobs, 149 W 118; mtg \$24,000; Nov21; Nov22'13; A\$21,000-26,000. 250

South William st, 21, see Stone, 47.

Stone st, 47 (1:29-49), ns, abt 260 e Broad, 22.3x83.6 to ss South William (No 21), 19.9x83.10, es, 4-sty bk office & str bldg; Eloise T Freeman to Mae R Wilber, 52 Bway, NY, & 127 Palisade av, Jersey City, NJ [c/o Parker & Aaron, 52 Bway]; Nov18; Nov21'13; A\$31,000-38,000. nom

Van Nest pl, 10, see Charles, 73.

Vesey st, 58-60 (1:86-30), ns, abt 65 e West Bway, 50x100, 2 5-sty stn loft & str bldgs; A\$112,000-125,000; also VESEY ST, 50 (1:86-26), ns, abt 195 e West Bway, 23.2x101.2x23.5x101.2, 5-sty bk loft & str bldg; A\$50,000-55,000; also HOWARD ST, 52½ (1:231), ns, 30.5 e Mercer, 14x57.6x14x57.7; also HOWARD ST, 52 (1:231), ns, 44.5 e Mercer, 14x57.5x14x57.6; also HOWARD ST (1:231), ns, 58.5 e Mercer, 20x75; also MERCER ST, 16 (1:231-this & Howard st lot 16), es, 58 n Howard, 21x58.7, this & Howard st, 5-sty stn loft & str bldg; A\$57,000-72,000; also 56TH ST, 65 W (5:1272), ns, 51.1 e 6 av, 25.8x100.5x26.10x100.5; also 6TH AV, 994-1002 (5:1272-this & 56th, 65 W, lot 1), nec 56th (Nos 67-9), 99.11x49.8x106.2x51.1, this & 56th, 65 W, 1-sty bk market; A\$180,000-205,000; also ADAMS PL (11:3071), nec 182d (Nos 601-9), runs ne along av 122.6xnw127.6 to rd xsel79 to beg, gore, 5 2-sty fr dwgs, str on cor; also CRESCENT AV, 658-60 (11:3088), sec Belmont av (Nos 2336-8), 128.11x148.7x100x67.3, 2 4-sty bk tnts, str on cor, & 2-sty fr dwg; also BEAUMONT AV (11:3089), swc 187th, 200x200 to Cambreleng av, vacant; also BEAUMONT AV (11:3103), sec 187th, 200x100, vacant; also PROSPECT AV (11:3115), es, 100 n 187th, 100x100, vacant; also PROSPECT AV (11:3104), ws, 300 n 187th, 100x100, vacant; also CROTONA AV (11:3102), see 187th, 100x100, vacant; also CROTONA AV (11:3102), sec, 200 sw 187th, 100x100, vacant; also CROTONA AV (11:3102), nec 183d, 100 x100, vacant, except parts for str; also 5TH AV, nec 41st, 3 lots, Brooklyn; also OTHER LAND in Bklyn; deed recorded in Kings Co Oct9'13; also LAND in Cayuga Co, NY, & all OTHER LAND in State of NY wheresoever located, of which Adam Spies died seized; deed of trust; Cornelia E McDonald et al, heirs & c Adam W Spies, to Adam W S Cochrane, 44 W 44 [375 Park av] & Henry S Kip, at Rhinebeck, NY, as TRSTES in trust for A De Witt Cochrane & Garrett B Kip et al; B&S & confirmation deed; AL; Jan4; Nov24 '13. O C & 100

Vesey st, 50, see Vesey, 58-60.

Vesey st, 74-8 (1:84-49-51), ns, 41.2 w Greenwich, 41.5x49x41.5x49.10, 2 & 3-sty fr str; Geromina Roncoroni to Silvio J Roncoroni, 7 Wegman Court, Jersey City, NJ [c/o P Roncoroni & Co, 76 Vesey, Man]; mtg \$25,000; Nov24; Nov25'13; A\$41,000-43,500. nom

Washington st, 222 (1:84-29), swc Barclay (No 90), 21.3x48.7x20x41.4, 3-sty bk str; Emma Moller to Jno Moller, her husband, 132 New York av, Bklyn; Nov21; Nov22'13; A\$29,000-31,000. nom

10TH ST, 295 E (2:404-58), ns, 24 e Av A, 23.10x109.4, 4-sty & b bk dwg; Julius Martinson to Jennie Neuman, 2230 Ams av; AL; Nov20; Nov22'13; A\$20,000-23,000. O C & 100

11TH ST, 58 (26), E (2:562-13), ss, 230.8 e University pl, 21.4x94.9x21.5x94.9, 8-sty bk loft & str bldg; Saml Strasbourger, ref, to Metropolitan Life Ins Co, a corpn, 1 Mad av; AL; FORECLOS Nov21; Nov24 '13; A\$32,000-70,000. 70,000

11TH ST, 363 W (2:638-33), ns, 176 w Washington, 20x93.2, 4-sty bk tnt; Lewis S Burchard ref to Herman Reher, 276 W 11; mtg \$3,000 & AL; FORECLOS Nov6; Nov24; Nov25'13; A\$7,500-9,500.

deposit of 800 15TH ST, 162-6 E (3:870-71), ss, abt 125 e Union sq, —x—, 7-sty bk Hotel America; L A Dodsworth to Blanche D, wife Jno R Van Ness, of Mecklenburg County, NC [Charlotte, N C]; AT; mtg \$45,000; Nov22; Nov24'13; A\$110,000-190,000. 6,839.28

27TH ST, 310-12 E (3:932-49), ss, 148 e 2 av, 37x98.9, 6-sty bk tnt & str; Jno H Bodine to Hamilton Holding Co, a corpn, [c/o Lowenfeld & Prager, 149 Bway]; mtg \$30,000; Nov25'13; A\$16,000-42,500. nom

27TH ST, 310-12 E (3:932-49), ss, 148 e 2 av, 37x98.9, 6-sty bk tnt & str; Pincus Lowenfeld et al to Jno H Bodine, 1427 Mad av; mtg \$36,000; Nov21; Nov22'13; A\$16,000-42,500. nom

27TH ST, 342 W (3:750-63), ns, 307 e 9 av, 16.6x98.9, 3-sty & b stn dwg; Charlotte M Hamilton ADMTRX Thos L Hamilton to Alex H Hamilton at 2d st & Ashburton av, Bayside, Hamilton of Q; Nov3; Nov21'13; A\$8,000-10,500. 13,500

32D ST, 52 E, see 4 av, 470-8.

36TH ST, 243-5 E (3:917-24-25), ns, 85 w 2 av, runs n74.1xw20xn24.8xw20x98.9 to st xe40 to beg, 2-4-sty bk tnts; Roger S Hart to Ellen F H Fogarty, 1142 Franklin av; ½ pt; AT; B&S; mtg \$5,000; Nov24'13; A\$17,300-23,000. nom

39TH ST, 248 W (3:788-73), ss, 305 e 8 av, 20.6x98.9, 3-sty & b bk dwg; Wessex Realty Co to Jesse W Ehrich, 393 West End av, & Sivel Realty Co, a corpn, 31 Liberty; mtg \$25,000; Nov7; Nov21'13; A \$32,500-34,000. O C & 100

41ST ST, 331 E (5:1334-14), ns, 330 e 2 av, 20x98.9, 3-sty & b stn dwg; Oscar R Schneidenbach et al to Edw O Schneidenbach, 331 E 41; ½ pt; AL; Nov22; Nov24 '13; A\$6,500-9,000. O C & 100

43D ST, 106 W (4:995-37), ss, 102.6 w 6 av, 22.6x100.5, 3-sty stn loft & str bldg; Edgar A Wix to Morris D Bowers, 337 W 23; mtg \$65,000; Nov12; Nov25'13; A\$62,000-64,000. nom

46TH ST, 222-6 E (5:1319-39-40), ss, 237.2 e 3 av, runs s70xw56.6x830.5xe115.9xn100.5 to st xw59.2 to beg, 1-4 & 2-5-sty bk tnts & str & 1 & 2-sty bk rear stable; Strange & Slawson Co, a corpn, to G H Masten Realty Co, a corpn, 103 Park av; mtg \$45,000 & AL; Nov20; Nov21'13; A\$26,000-43,000. nom

46TH ST, 337 E (5:1339-18), ns, 200 w 1 av, 25x73.1, 5-sty bk tnt; Jno Donnelly to Donnelly & Riccio, Inc, a corpn, 451 W 54 [337 E 46]; mtg \$22,000; June18; Nov 22'13; A\$9,000-15,000. Q C & 100

54TH ST, 161-3 E (5:1309-32-32½), ns, 75 w 3 av, runs n25.5xw20xn75xw25x100.5 to st xe45 to beg, 4-sty bk tnt & str & 4-sty bk garage; Cornelia R Boyle EXTRX Dennis W Buckley to Josephine G Buckley, 375 Park av; Nov1; Nov24'13; A\$20,000-30,500. 36,000

55TH ST, 147 E (5:1310-28), ns, 208.4 e Lex av, 16.8x100.5, 3-sty & b stn dwg; Lillian C Raymond to Mary J Duncan, 4050 Chestnut st, Phila, Pa; AL; Nov21; Nov 22'13; A\$10,500-14,000. nom

56TH ST, 65-9 W, see Vesey, 58-60.

60TH ST E, nec 5 av, see 5 av, 790.

60TH ST, 11 E, see 5 av, 790.

75TH ST, 327-9 E (5:1450-16-17), ns, 228.4 w 1 av, 56.8x102.2, 2-4-sty stn tnt; Wm L Hayward to Mary C Stewart, 28 St Johns pl, Bklyn; B&S; AL; Oct30'12; Nov21'13; A \$21,000-35,000. nom

77TH ST, 337 E (5:1452-16), ns, 375 e 2 av, 25x102.2, 4-sty stn tnt; Herman Wagner to Augusta Samuels, 212 W 143; AL; Nov12; Nov21'13; A\$9,000-15,000. nom

77TH ST, 337 E; Augusta Samuels to Jos B Peck, of Rochester, NY; AL; Nov15; Nov 21'13. nom

80TH ST, 154 E (5:1508-51), ns, 51.3 e Lex av, 19.3x102.2, 4-sty bk tnt & 3-sty bk rear stable; Edw G Soltmann TRSTE Philip Wendland et al to Henry Faeth, 832 Eagle av; B&S; mtg \$16,000 & AL; Nov 24'13; A\$10,000-22,000. O C & 100

80TH ST, 530-4 E (5:1576-32), ss, 448 e Av A, 75x102.2, 3-sty bk loft bldg; Dry Dock Realty Co to Reed Realty Co, Inc, a corpn, 99 Nassau [r 601]; mtg \$20,000 & AL; Nov22; Nov24'13; A\$25,000-40,000. O C & 100

82D ST, 22 E (5:1493-59), ss, 62 w Mad av, 30x102.2, 5 & 6-sty & b stn dwg; Jos S Uiman to Sarah K Weid, 49 E 80; B&S; mtg \$100,000; Nov25; Nov26'13; A\$65,000-155,000. O C & 100

84TH ST, 439 E (5:1564-17), ns, 194 w Av A, 25.1x102.2, 5-sty stn tnt; Stephen O'Brien ref to Gus A Meyer, 1331 Lefferts av, B of Q [147 4 av, Man]; mtg \$15,000; FORECLOS Oct28; Nov22; Nov25'13; A \$8,500-22,500. 9,850

89TH ST W (4:1236-17 & 44), ss, at cl Old Bloomingdale rd (closed), runs w80.6 to es Bway (Nos 2400-2), xs— to ns 88th (Nos 219-23), xe100xn100.8xw— 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; Jane B Balch to Metropolitan Impt Co, a corpn, 100 Bway [r 1818]; June4; Nov21'13; A\$970,000-975,000. nom

89TH ST W (4:1236-17 & 44), ss, at cl old Bloomingdale rd (closed), runs w80.6 to es Bway xs— to ns 88th, xe100xn100.8xw— to cl said old rd xne— to beg, being all R, T & I to land formerly in said old rd; 1 & 2-sty bk & fr bldgs of coal yard; Eleanor J Chapman to Metropolitan Impt Co, a corpn, 100 Bway [r 1818]; Nov20; Nov25'13; -A\$970,000-975,000. nom

89TH ST W; same prop; similar re; QC, &c, as above; Geo A Peabody to same; A T; Nov19; Nov21'13. nom

89TH ST W; same prop; similar re; QC, &c, as above; Lewis Balch to same; QC; Nov18; Nov21'13. nom

92D ST, 6 E (5:1503-67), ns, 120 e 5 av, 20x100.8, 4-sty & b stn dwg; Jas Bishop to Anna E Donald, 39 W 46; B&S; mtg \$42,000; Sept24; Nov21'13; A\$36,000-43,000. O C & 100

95TH ST, 166 W (4:1225-58), ss, 151 e Ams av, 17x100.8, 3-sty & b bk dwg; Es-ther Underhill to Julius Tishman & Sons, Inc, 299 Bway; mtg \$10,000; Nov24'13; A \$9,500-13,500. nom

95TH ST, 209 W (4:1243-28), ns, 167.10 w Ams av, 29.4x100.9x30.8x100.9, 1-sty bk theatre; Wm Ostrow, to Frank R Greene, 27 Grace ct, Bklyn; AL; Nov24; Nov25'13; A\$20,000-\$—. nom

99TH ST, 167 E (6:1627-30), ns, 150 w 3 av, 25x100.11, 5-sty bk tnt; Isaac Silberberg to Star Mtg Co, a corpn, 258 Bway [r 508]; AL; Jan2; Nov25'13; A\$9,000-19,000. nom

99TH ST, 68 W (7:1834-59), ss, 125 e Col av, 25x100.11, 5-sty bk tnt & str; Alfred Steckler, Jr, to Franklin Savings Bank 656-8 8 av; FORECLOSED & drawn Nov 20; Nov21'13; A\$15,000-19,000. 15,500

100TH ST, 203-5 E (6:1650-5-6), ns, 100 e 3 av, 50x100.5, 2-5-sty bk tnts, str in 203; Moses Kinzler to Leah K R Goldfarb, 2100 Mapes av; mtg \$34,000; Sept24; Nov25'13; A\$18,000-37,000. O C & 100

100TH ST, 314-16 W (7:1888-81), ss, 209 w West End av, 80x100.11, 8-sty bk tnt; Isaac Simons to Maryland Mtg Co, a corpn [c/o Simons & Mayer], 143 Av D; AL; Nov14; Nov25'13; A\$73,000-220,000. O C & 100

102D ST, 334 E (6:1673-33), ss, 137.6 w 1 av, 37.6x100.11, 6-sty bk tnt & str; Arthur R Walsh, ref, to Irma M Ferulli, 2109 Bway; FORECLOS Nov18; Nov26'13; A\$10,500-36,500. 39,000

102D ST, 336 E (6:1673-31), ss, 100 w 1 av, 37.6x100.11, 6-sty bk tnt & str; Henry H Bottomore, ref, to Irma M Ferulli, 2109 Bway; FORECLOS Nov18; Nov26'13; A \$10,500-36,500. 39,000

102D ST, 302 W (7:1889-62), ss, 75 w West End av, 25x50.11, 4-sty bk dwg; Jno F Farrell, ref, to Grace M Birdsall at West Orange, NJ [c/o A M Birdsall, 115 Bway]; mtg \$15,000; FORECLOS Oct16; Nov13; Nov24'13; A\$14,000-17,000. 1,700

104TH st, 25 E (6:1610-11), ns, 250 e 5 av, 25x100.11, 5-sty bk tnt; Wm H Smith to Arthur G Muhlker, 16 E 88; QC & correction deed; AL; Sept12; Nov21'13; A\$12,000-25,500.
 nom

104TH st, 25 E; Harry C Shaw to same; QC & correction deed; AL; Sept12; Nov21'13.
 nom

106TH st E (6:1700-50-50½), ns, at exterior line of ws Harlem River, runs n 204.10 to ss 107th xw89 to cl Pleasant av, xs100.11xe35xs100.11 to ns 106th xe90 to beg, fr bdgs of coal yard; Abr Mann to Burns Bros, a corp, 50 Church; mtg \$50,000 & AL; Nov26'13; A\$80,000-90,000.
 50,000

106TH st E (6:1700-50-50½), ns, at ws exterior line Harlem River, runs n204.10 to ss 107th xw89 to cl Pleasant av or Av A xs100.11xe35xs100.11 to ns 106th xe90 to beg, fr bdgs of coal yard; Andw D Baird to Abr Mann, 976 Tinton av; B&S; AL; Nov24; Nov26'13; A\$80,000-90,000.
 O C & 100

107TH st E, ss, at Harlem River, see 106th E, ns, at Harlem River.

109TH st W (7:1844-pt lot 12), ss, 275 e Col av, 8x102.5x25.6x100.11, vacant; Meyer A Bernheimer et al, EXRS & of Isaac & Simon Bernheimer, to Manhattan Avenue Theatre Corp, 200 Manhattan av [2 Rector, r 724]; Oct27; Nov26'13; A\$—\$—\$—
 nom

112TH st, 239 E (6:1662-18), ns, 167.6 w 2 av, 17.6x100.11, 4-sty bk tnt; Henrietta Neylan to Mary Buckley, 480 2d, Bklyn; mtg \$7,000 & AL; Nov22; Nov25'13; A\$5,500-9,000.
 nom

113TH st, 72 E (6:1618-45), ss, 180 w Park av, 25x100, 5-sty bk tnt & str; Abr Liebhoff to Chas Bloom, 120 E 82 [169 E 82]; mtg \$19,200; Nov10; Nov20'13; A \$11,000-20,500. Corrects error in last issue as to grantee's address.
 O C & 100

113TH st, 6 W (6:1596-41½), ss, 135 w 5 av, 17.3x100.11, 4-sty stn loft bldg; A\$9,500-13,500; also 113TH ST, 8 W (6:1596-42) ss, 152.3 w 5 av, 17.9x100.11, 4-sty stn loft & str bldg; A\$9,500-13,500; Isaac Haft to Saml Williams, 71 W 113 & Saml Grod-ginsky, 60 E 93; 1-3 pt; AT; mtg \$19,500 & AL; Nov22; Nov25'13.
 nom

113TH st, 8 W, see 113th, 6 W.

113TH st, 70 E (6:1618-46), ss, 205 w Park av, 25x100.11, 5-sty bk tnt & str; Jas A Farrell ref to Mary G Cook & Eliz C Marston, Glen Ridge, NJ; FORECLOS; Nov20; Nov24; Nov25'13; A\$11,000-20,500.
 19,000

114TH st, 21 W (6:1598-24), ns, 320 w 5 av, 25x100.11, 5-sty bk tnt & str; Rebecca Bernstein now Wolbarst & Edw Bernstein to Harold Simpson, 124 W 114; AT; mtg \$25,000; Nov20; Nov21'13; A\$14,000-28,000.
 nom

116TH st, 451-3 E (6:1710-22), ns, 48 w Pleasant av, 46x86, 6-sty bk tnt & str; A\$15,500-42,000; also PLEASANT AV, 301-5 (6:1710-24), nwc 116th (Nos 455-7), 86x 48, 6-sty bk tnt & str; A\$25,000-60,000; Michl Palladino to Antonina Laurino, 4133 Park av; AL; Nov13; Nov22'13. O C & 100

116TH st, 455-7 E, see 116th, 451-3 E.

117TH st, 516-8 E (6:1715-43), ss, 175 e Pleasant av, runs s100.10xe25xs0.1xe25xn 100.11 to st xw50 to beg, 6-sty bk tnt & str; Stephen P Sturges to Alice H Sturges at Shelter Island, LI [c/o Stephen P Sturges, 56 Liberty, Man]; mtg \$40,000; Oct 23; Nov21'13; A\$10,000-44,000.
 500

117TH st, 15-7 W (6:1601-25), ns, 265.7 w 5 av, 34.8x100.11, 6-sty bk tnt; Phoenix Ingraham, ref to Jay Kay Co., a corp, 141 Bway [r 800]; FORECLOS Nov25; Nov 26'13; A\$19,500-48,000.
 500

118TH st, 58 E (6:1623-47½), ss, 120 e Mad av, 20x100.11, 5-sty bk tnt; Jos K Ellenbogen to Sauton Realty Co, Inc, 220 Bway [r 23C]; B&S; AL; Nov21; Nov24'13; A\$9,000-18,000.
 nom

118TH st, 349 E (6:1795-23½), ns, 75 w 1 av, 25x50, 5-sty bk tnt & str; A\$5,500-10,500; also 1ST AV, 2295 (6:1795-24), nwc 118th (No 351), 25x75, 5-sty bk tnt & str, A\$12,000-23,000; Michl Palladino to Teresa Labriola, 415 E 116; AL; Nov13; Nov22'13.
 O C & 100

118TH st, 351 E, see 118th, 349 E.

121ST st, 151 W (7:1906-9), ns, 166 e 7 av, 19x100.11, 3-sty & b stn dwg; Edw Greenebaum to Aaron Goodman Realty Co, 117 W 119; mtg \$11,000; Nov21'13; A\$10,600-17,000.
 nom

121ST st, 240 W (7:1926-49½), ss, 391.8 w 7 av, 16.8x100.11, 3-sty & b stn dwg; Jas M Scofield to Henry Presser, 207 Graham av, Bklyn; mtg \$8,500; Aug2'12; Nov24'13; A\$9,300-10,500.
 O C & 100

123D st, 118-22 E (6:1771-63-64), ss, 190 e Park av, 50x100.11, 3-2-sty & b fr dwgs; Lizzie E Gray, 17 W 84 to Geo W Gray of Poughkeepsie, NY; mtg \$15,000; Nov15; Nov22'13; A\$21,000-22,500.
 O C & 100

123D st, 247 W (7:1929-11½), ns, 266.10 e 8 av, 16.4x100.11, 3-sty & b stn dwg; Ella S West to Adele Jacobson, 1294 Lex av; mtg \$7,000; Nov24; Nov26'13; A\$9,300-11,500.
 O C & 100

126TH st, 225 E (6:1791-11½), ns, 254.6 e 3 av, 17x99.11, 5-sty bk tnt; Lillian B Koepke to Axel H Komstedt, 505 5th, Bklyn [29 Bway, Man]; AL; Nov20; Nov21'13; A\$5,500-11,000.
 nom

126TH st, 311 W (7:1953-25), ns, 175.10 w 8 av, runs ne2.1xn97.11xw17.11x89.11 to st xe17.1 to beg, 3-sty & b bk dwg; Stuard Hirschman to Meta K Oetjen, 1205 Tinton av; mtg \$7,000; Nov15; Nov24'13; A\$8,500-10,000.
 O C & 100

131ST st, 45-7 E (6:1756-26), ns, 225 w Park av, 50x99.11, 6-sty bk tnt; Tilmil Realty Co to Dora Haft, 244 Hewes, Bklyn; ½ pt; mtg \$48,000 & AL; Nov1; Nov26'13; A\$14,000-51,000.
 O C & 100

139TH st, 300 W, see 8 av, 2609.

139TH st, 303 W (7:2042-11), ns, 100 w 8 av, 17x99.11, 3-sty & b stn dwg; Annie Q Gary to Jas C Fargo, 56 Park av; B&S; Nov18; Nov21'13; A\$6,800-11,500.
 nom

139TH st, 321 W (7:2042-5), ns, 80 e Edgecombe av, 17x99.11, 3-sty & b stn dwg; Jas C Fargo to Annie Q Gary, 303 W 139; B&S; Nov18; Nov21'13; A\$6,800-11,500.
 nom

175TH st, 530 W (8:2131-36), ss, 55 e Audubon av, 18x78.8, 2-sty bk dwg; Mary M Martin to Walter H Martin, her husband [530 W 175]; mtg \$6,000; May29'09; Nov22'13; A\$5,300-8,600.
 O C & 100

183D st, 552 W (8:2154-51), ss, 306.3 e St Nicholas av, 18.9x104.11, 3-sty bk dwg; Henry Hofheimer, ref to Zane Hughes, 547 W 159; FORECLOS Nov12; Nov25; Nov 26'13; A\$6,700-13,000.
 12,073

184TH st W (8:2149-45), ns, 225 e Ams av, 75x99.11, except pt taken by city for park purposes; vacant; N Y Co-Operative & L Assn to Fernando Wood [Demarest av, Englewood, NJ]; AL; Mar16'03; Nov26'13; A\$100-\$100.
 4,080

206TH st W (8:2202-13), ss, 200 e 10 av, 100x99.11, vacant; Jas McClenahan to Alex J Boyle, 531 W 39; Nov20; Nov25'13; A \$18,000-18,000.
 nom

211TH st W (8:2191-17), ss, 275 e 9 av, 25x88.2x25x86.5, vacant; Mamaroneck Mtg & Security Co to Hermann Frommel, 321 W 23; CaG; mtg \$2,500 & AL; Nov25; Nov 26'13; A\$2,500-2,500.
 nom

211TH st W (8:2191-17), ss, 275 e 9 av, 25x88.2x25x86.5, vacant; Lydia A Reynolds to Mamaroneck Mtg & Security Co, a corp of Mamaroneck, NY [Thos L Reynolds, 299 Mad av]; mtg \$2,500; June 12; Nov25'13; A\$2,500-2,500.
 nom

Broadway, 433 (1:231-44), nwc Howard (No 44), 26x75, 5-sty bk loft & str bldg; Charlotte R Lowrey & Lucy M Rice to Edwin A Cruikshank, 438 Washington av, Bklyn [141 Bway, Man]; mtg \$65,000 & A L; Nov5; Nov21'13; A\$88,000-100,000.
 O C & 100

Broadway, nec 88th, see 89th W, ss, at cl old Bloomingdale rd.

Broadway, 2400-2, see 89th st W, ss, at cl Old Bloomingdale av.

Broadway, 3115 (7:1993-21), ws, 297 s 125th, runs w91.6 to cl old Bloomingdale rd, closed, xn— to ss 124th, closed, xn30 to cl 124th, closed, xe97.6 to Bway, xs55.2 to beg, 6-sty bk tnt; Wm H Hall to Hall-Lary-Cooke Realty Co, Inc [c/o Wm H Hall], 66 W 89; AL; Nov19; Nov21'13; A \$42,000-85,000.
 O C & 100

Lenox av, 249 (7:1907-32), ws, 100.8 s 123d, 19x80, 4-sty & b stn dwg; Jas M Scofield to Henry Presser, 207 Graham av, Bklyn; mtg \$20,000 & AL; Jan10; Nov24 '13; A\$15,000-23,000.
 O C & 100

Lexington av, 284 (3:892-20), ws, 98.5 s 37th, 24.6x100, 4-sty & b stn dwg; Jno M Ryan ref to Farmers Loan & Trust Co, 22 Wm; FORECLOS Nov18; Nov21'13; A \$86,500-45,000.
 27,000

Lexington av, 581 (5:1306-21), es, 56.7 n 51st, 18.4x67, 4-sty stn tnt & str; Lillian C Rainbow to Mary J Duncan, 4050 Chestnut, Phila, Pa; AL; Nov21; Nov22'13; A\$11,500-16,500.
 nom

Lexington av, 1938 (6:1768-56½), ws, 60.11 s 120th, 20x64.10, 4-sty stn tnt; Mary C Rooney, widow, et al heirs, &c, of Mary Delaney, decd, to David M Prowler, 101 W Bway [1987 7 av]; mtg \$9,000; Nov18; Nov21'13; A\$9,000-12,000.
 O C & 100

Manhattan av, 25 (7:1837-13), ws, 54.6 n 101st, 27x99.11, 5-sty bk tnt; Andw P Roos Jr to Emma M Classen, 870 Col av; B&S & CaG; mtg \$29,500; Nov14; Nov21'13; A\$19,400-30,000.
 50

Pleasant av, 301-5, see 116th, 451-3 E.

Riverside dr, 64 (4:1186-56), es, 87 n 78th, 25.4x101.8x25x105.10, 4-sty & b bk dwg; 1-sty bk rear bldg; Rivardale Realty Co, a corp, to Chas E Miller, 67 Riverside dr; mtg \$25,500; Nov26'13; A\$27,000-43,000.
 O C & 100

Riverside dr, 145 (4:1248-59), es, 48 s 87th, 32x100, 4-sty & b bk dwg; Inner Circle Realty Corp, a corp, to Gardiner Stewart, 46 W 75; mtg \$65,000; Nov21; Nov 21'13; A\$45,000-75,000.
 nom

West Broadway, 475, see Bleecker, 41.

West End av, 139-43 (4:1178-29-31), nwc 66th (No 301), 80.5x100, 2-6-sty bk tnts & str; Saml H Davis Constn Co to Chas H Bohland, 1936 Anthony av, Bronx & Arthur Alkier, 243 E 5, Bklyn; mtg \$67,825; Nov21; Nov22'13; A\$43,000-90,000.
 O C & 100

West End av, 145 (4:1178-33), ws, 80.5 n 66th, 40x100, 6-sty bk tnt & str; Chas H Bohland et al to Saml D Davis Constn Co, a corp, 511 W 111 [131 E 23, r 602]; mtg \$29,000; Nov18; Nov22'13; A\$18,000-38,000.
 O C & 100

1ST av, 2295, see 118th, 349 E.

2D av, 2404-8 (6:1800-54), es, 40 n 123d, 60x100, vacant; Mutual Alliance Trust Co of NY, a corp, to Isaac Silverman, 530 E 2; 148 & Benj Marks, 772 Forrest av; Nov22; Nov25'13; A\$25,000-25,000.
 O C & 100

3D av, 509 (3:915-2), es, 25 n 34th, 24.8 x100, 5-sty stn tnt & str; Jennie R Irving to Robt L Irving, 231 E 237; mtg \$27,300; Nov21; Nov22'13; A\$29,000-36,000.
 O C & 100

4TH av, 470-8 (3:861-44), sw 32d (No 52), 115.10x83.10x110x83.8, 12-sty bk loft & str bldg; Fourth Av & 32d St Co, a corp, to Robt L Morrell, 258 Riverside dr [27 Cedar], Isabel de P Kelley, 25 E 83, & Julia B Peck, 48 E 76; mtg \$885,000 & AL; Nov21; Nov22'13; A\$485,000-P570,000.
 nom

5TH av, 790 (5:1375-1), nec 60th, 100.5 x200, 3, 4, 5 & 7-sty stn club house (Metropolitan); A\$1,350,000-1,800,000; also 60TH ST, 11 E (5:1375-9), ns, 200 e 5 av,

25x100.5, 6-sty bk club house; A\$90,000-P135,000; Chas Lanier & ano to Chas Lanier, 30 E 37; Jno L Cadwalader, 3 E 56, & Henry A C Taylor at South Portsmouth, RI; as joint tenants; B&S & confirmation deed; mtg \$1,150,000; Oct29; Nov 5TH av (5:1506-pt lot 3), es, 35 n 94th, a strip 5x102.2%, with all RT&I to a strip 7-24 of an inch wide adj on e, vacant; Al Hayman to Dorothy W Straight, at West-bury, LI [c/o W D Straight, 22 E 67]; A L; Nov12; Nov26'13; A\$—\$—\$—
 nom

5TH av, 2216 (6:1732-39), ws, 24.11 s 135th, 25x90, 5-sty bk tnt & str; Josefa Zayas y Gobel to Angelo Canessa, 306 W 135, & Jno Borella, 334 E 47; July 14; Nov 26'13; A\$14,000-25,000.
 nom

6TH av, 994-1002, see Vesey, 58-60.

8TH av, 2609 (7:2041-56), swc 139th (No 300), 19.11x75.4, 5-sty bk tnt & str; Lillias F Combier to Caroline A Buhler, at Manhasset, LI [Box 73]; AL; Nov26'13; A\$17,000-30,000.
 O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Charles st, 88 (2:620); also 72D ST, 417 E (5:1467), asn rents; The Ninth Ward Realty Co, 720 Riverside dr, to Royal Co of NY, 93-5 Nassau; Nov19; Nov21'13. 2,500

Essex st, 29 (1:310), ws, 75 n Hester, 25 x44, owned by party 1st pt; also HESTER ST, 53, adj above on w, owned by party 2d pt; boundary line agmt; The Rudolph Wailach Co, a corp, 68 Wm, with Realty Redemption Co of NY, a corp, & ano; Nov 19; Nov22'13.
 ncm

Franklin st, 132 (1:189); consent to subway stairway; D S Walton to City NY; Nov18; Nov22'13.
 nom

Greenwich st, 526 (2:596); consent to 3d track; Rose Lippmann to Manhattan Railway Co; mtg \$8,000; Nov7; Nov26'13. 465

Greenwich st, 526; consent by mortgagee to above; Josephine M Nicholas, GDN Josephine E Egan, to same; Nov8; Nov26 '13.
 nom

Greenwich st, 728-36; consent to 3d track; Henry-William Co to Manhattan Railway Co; mtg \$195,000; Nov11; Nov26 '13. 2,726.66

Greenwich st, 728-36; consent by mortgagee to above; U S Trust Co of N Y to same; Nov12; Nov26'13.
 nom

Hester st, 53, see Essex, 29.

Thompson st, 14, see Thompson, 16.

Thompson st, 16 (1:227), owned by party 1st pt; also THOMPSON ST, 14, owned by party 2d pt; party wall agmt, &c; David Schwartz, 107 6 av, & Chas Schwartz, 123 E 94, with Missionary Soc of the Most Holy Redeemer, a corp, 173 E 3; Sept24; Nov26'13.
 nom

27TH st, 342 W (3:750-63), ss, 307 e 9 av, 16.6x98.9, 3-sty & b stn dwg; re dower; Charlotte M Hamilton, widow, to Alex H Hamilton at 2d st & Ashburn av, Bay-side, B of Q; QC; Nov12; Nov21'13; A\$8,000-10,500.
 nom

52D st, 141 E (5:1307-24), ns, 100 e Lex av, 17x100.5, 3-sty & b bk dwg; CON-TRACT; Frank J Tyler EXR &c Benj Hawker with Wm P McCormick of Bklyn; mtg \$12,000; Nov6'12; Nov22'13; A\$10,000-13,000.
 14,000

G1ST st, 106 W (4:1132); asn rents to extent of \$1,725; Kath Gallaher to Royal Co of NY, 93 Nassau; Nov19; Nov24'13.
 1,725

66TH st, 301 W, see West End av, 139-43.

68TH st W (4:1120-pt lot 38), ss, 120 w Central Park W, 5x100.5; re mtg; Wm D Baldwin, individ & as EXR &c Nahum Sullivan to Second Church of Christ, Scientist B of M City NY, 10 W 68, & Helen R Baldwin, 175 W 58; Nov17; Nov26'13; A\$—\$—\$—
 2,500

68TH st W (4:1120); same prop; grant of easement for light & air; Helen R Baldwin to Second Church of Christ Scientist, B & M City NY, 10 W 68; Nov17; Nov26'13.
 nom

72D st, 417 E, see Charles st, 88.

75TH st, 55 E (5:1390-32), ns, 108.4 w Park av, 20x102.2, 4-sty & b stn dwg; also OTHER prop at Rockland Co, NY, &c; certf as to payment of transfer tax for \$11,890.93; Jas A Wendell, Deputy Comptroller of State N Y, to Margt Lawrence, EXTRX Lydia G Lawrence, late of Rockland Co, NY [c/o Miss Margaret Lawrence, 55 E 75]; Oct31; Nov26'13; A\$40,000-47,000.
 47,000

88TH st, 20 E, see Madison av, swc 88.

88TH st E, swc Madison av, see Madison av, swc 88.

114TH st, 21 W (P A); power of attorney to manage or superintendent above premises; Edw Bernstein to Mrs Abr L Wolbarst, 21 W 114 [113 E 19]; Oct29; Nov 21'13.

128TH st, 240 E (6:1792), ss, 153 w 2 av, 26x99.11; asn rents; Morris Landsberg to Jas A Mooney, 100 Fenimore st, Bklyn [c/o Deed Realty Co, 68 Broad, Man]; Nov21; Nov24'13.
 nom

136TH st W, see Riverside dr, see Riverside dr, 587.

150TH st, 304-10 W (7:2045); asn rents; Abr Gabriel of Bklyn to Royal Co of NY, 93-5 Nassau; mtg \$75,000; Nov20; Nov21 '13. 1,500

Madison av (5:1499), swc 88th, 100.8x95 (owned by party 1st pt); also 88TH ST, 20 E (5:1499), ss, adj above on w (owned by party 2d pt); agmt as to metal fue; Robt A Chesebrough with Frederic de P Foster, Tuxedo Park, NY [44 Wall]; Nov 19; Nov24'13.
 nom

Riverside dr, 587 (7:2002-101), sec 136th 109.4x99.11x32.2x102.7, 6-sty bk tnt; re mtg; Park Av & 62d St. Co to Lowell Realty Co [c/o Edgar A Levy, pres], 505 5 av; Oct13; Nov25'13; A\$130,000-270,000.
nom

2D av, 1577 (5:1527); consent to 3d track; Jacob Holzman to Manhattan Railway Co; Nov5; Nov24'13.

2D av, 2349 (6:1785); consent to 3d track; Fred Deicke to Manhattan Railway Co; Nov12; Nov25'13.

Agmt (misc) that party 1st pt shall pay to party 2d pt for life a sum of money equal to 1-6 pt of income of Estate of Jacob Wise (decd); Sanford J Wise, NY; to Gertrude B Wise, 1250 Pacific, Bklyn; Apr29'04; Nov26'13.
nom

Power of atty (Misc); Gioacchino Liguori of Providence, RI, to Maria Liguori; July18'12; Nov25'13.

Power of atty (misc); Edith M de Moltke-Huitfeldt to Albt G Millbank, at Seabright, NJ, & Walter E Hope, 53 E 73; Nov13; Nov26'13.

Revocation of power of atty (misc); Israel & Benj Freedman to Morris & Frank Freedman; Nov21; Nov26'13.

Trust deed (misc), the sum of \$16,763.01 in trust for party 1st pt to invest & pay net interest or income during his lifetime & thereafter the principal to Ida, Kate & Frances Campion; Louis J Mitchell, of Ridgewood, NJ, to Jere J & Ida Campton, 20 E 10; Nov24; Nov26'13.
nom

WILLS.

Borough of Manhattan.

Bleecker st, 376 (2:621-20), ws, 85.1 n Charles, 21.3x70, 4-sty bk tnt & str & 2-sty bk bldgs in rear, ¼ int; A\$10,000-14,000; also 4TH ST, 331 W (2:615-60), sec Jane (No 34), 22x55, 3-sty bk & fr tnt & str, ¼ int; A\$11,000-13,500; Mary E Schilling Est, Xenophon P Huddy, EXR, 40 Elton pl, E Orange, NJ; atty, Wm E Butler, 41 Park Row. Will filed Nov24'13.

Prospect pl, 48 (5:1335-19¼), ws, 17 n 41st, 16.8x73, 3-sty bk dwg; A\$4,000-6,500; also 1ST AV, 809 (5:1338-24¼), ws, 40.5 n 45th, 20x80, 4-sty bk tnt & str; ½ int; A\$8,000-11,500; Thos A Nevin Est, Theresa Nevin EXTRX, 48 Prospect pl; atty, Theo J Breitwieser, 76 Wm. Will filed Nov20'13.

4TH st, 331 W, see Bleecker st, 376.

33d st, 462 W (3:730-82), ss, 127.6 e 10 av, 23x99, 4-sty bk tnt; Mary E Hutchinson Est, Harriet O Hutchinson EXTRX, London, Eng; attys, Carozza & Engelhard, 111 Bway; A\$11,500-13,000. Will filed Nov 22'13.

102D st, 17 W (7:1838-22), ns, 95 e Manhattan av, 19x100.11, 5-sty bk tnt; A\$11,000-21,000; also MANHATTAN AV, 35 (7:1837-54), s/wc 102d (No 62), 27.10x100, 5-sty bk tnt & str; A\$30,000-55,000; August Kriete Est, Anna Kriete, EXTRX, 17 W 102; atty, Terry Kriete, 257 Bway. Will filed Nov24'13.

Manhattan av, 35, see 102d, 17 W.

1ST av, 809, see Prospect pl, 48.

CONVEYANCES.

Borough of the Bronx.

Adams pl, nec 182d, see Vesey, 58-60, Manhattan.

Augusta pl (*), es, 385.1 n Eastern Blvd, 25x100; Lambert G Mapes to Grace H Mack on w s Augusta pl, n of Eastern Blvd; Nov21'13.
nom

Augusta pl (*), ws, 99.5 n Eastern Blvd, 25x100.4x25x99.10; Lambert G Mapes to Wojciech Karol Wozniak, 66 Swinton; Nov 22; Nov26'13.
nom

Beck st, 886-90 (10:2711), ses, 55.7 ne Intervale av, 107.5x100, 2-5-sty bk tnts; Aaron Goodman Realty Co to Edw Greenebaum, 151 W 121; mtg \$80,000; Nov21'13.
O C & 100

Beck st, s/wc Longwood av, see Longwood av, 950-78.

Chisholm st, s/wc Intervale av, see Intervale av, 1237-9.

Chisholm st, ss, 157.10 w Intervale av, see Intervale av, 1237-9.

Clifford pl, nec Jerome av, see Jerome av, nec Clifford pl.

Faile st (10:2762), es, 260.5 s Seneca av, 77.1x100x96.4x101.10, vacant; Jas F Meehan & ano EXTRS Michl Meehan to Cath Meehan, 815 Hunts Pt rd; AL; Nov21; Nov 26'13.
nom

Faile st (10:2762), same prop; Nellie M Tully to same; QC; AL; Nov21; Nov26'13.
nom

Featherbed la, nec Davidson av, see Davidson av, nec Featherbed la.

Featherbed la, s/wc Jerome av, see Featherbed la, ss, 95 w Jerome av.

Featherbed la (11:2860), ss, 120 w Jerome av, 50x100, vacant; Moss Estate, Inc, to Abr M Feldman, 201 W 107; Nov25; Nov 26'13.
O C & 100

Featherbed la (11:2860), sec Inwood av, 50x100, vacant; Moss Estate, Inc, to Saml Eisnitz, 1219 Hoe av; Nov25; Nov26'13.
O C & 100

Featherbed la (11:2860), ss, 50 e Inwood av, 25x100, vacant; Moss Estate, Inc, to Edw F Eilers, 4 W 129; Nov25; Nov26'13.
O C & 100

Featherbed la (11:2860), ss, 95 w Jerome av, 25x100; also FEATHERBED LA, s/wc Jerome av, 25x95; also JEROME AV, ws, 25 s Featherbed la, 75x95, vacant; Moss Estate, Inc, to Francis McDermott, 315 W 92; Nov25; Nov26'13.
O C & 100

Featherbed la (11:2860), ss, 75 e Inwood av, 25x100, vacant; Moss Estate, Inc, to Virginia Ballman, 413 W 30; Nov25; Nov 26'13.
O C & 100

Featherbed la (11:2865), ses, 135.4 sw on curve from Inwood av, runs sw 42.1x129.5 to Inwood av on along ws Inwood av 25xw 60xs abt 3.8xwn 60.9 to beg, vacant; Moss Estate, Inc, to Albt Peterson, 647 Newark av, Jersey City, NJ; Nov25; Nov26'13.
O C & 100

Featherbed la (11:2865), ses, 177.4 sw on curve from Inwood av, 124.3x87.8x123.4x64.5, vacant; Moss Estate, Inc, to Thos H Reynolds, 980 Anderson av, & Jno F Kaiser, at Mt Vernon, NY; Nov25; Nov 26'13.
O C & 100

Featherbed la (11:2865), ses, 92.7 sw on curve from Inwood av, 42.9x60.9x28.3x47.2, vacant; Moss Estate, Inc, a corp, to Wm Conley, 222 W 13; Nov25; Nov26'13.
O C & 100

Featherbed la (11:2874), ss, 48.8 w Nelson av, 24.4x110x24.1x113.6, 5-sty bk tnt; A L Guidone & Co, a corp, to Mary A Dempsey, 215 E 61; mtg \$15,000; Nov24; Nov26'13.
O C & 100

Home st, 975-85, see Hoe av, 1200-2.

Julianna st, s/wc Bronx Blvd, see Bronx Blvd, sec Julianna.

Kelly st, sec Longwood av, see Longwood av, 950-78.

Lisbon pl, n/wc Mosholu Pkwy, see Mosholu Pkwy, n/wc Lisbon pl.

Lisbon pl (12:3311), ss, 50 w Cadiz pl or 45.10 w Mosholu Pkwy S, 25x100, vacant; Mosholu Realty Co to Thos F Bligh, 2306 7 av; mtg \$1,500; Nov26'13. O C & 100

135TH st, 285 E (9:2311), ns, 125 e Lincoln av, 25x100, 5-sty bk tnt; Chas T Streeter Constn Co to Jennie Tackney, 355 E 155; Nov21; Nov22'13.
O C & 100

135TH st, 356 E (9:2297), ss, 326.6 w Willis av, 20x100, 3-sty & b fr dwg; Caroline Ridgely to Michl McLaughlin, 354 E 135; AL; Nov26'13.
O C & 100

136TH st, 747 E (10:2565), ns, 496.1 e So Blvd, 25x100, 3-sty fr tnt & str; Mosholu Realty Co to Thos F Bligh, 2307 7 av; mtg \$8,300; Nov25; Nov26'13.
O C & 100

139TH st, 413 E (9:2284), ns, 183.4 e Willis av, old line, 16.8x100, 2-sty & b bk dwg; Evelyn Mahony to T Louis A Britt, 453 E 57; mtg \$4,500; Nov24; Nov25'13.
O C & 100

140TH st, 485 E (9:2285), ns, 725 e Willis av, 37.6x100, 5-sty bk tnt; Sadie Levy to Hattie Rosenfeld, 485 E 140 & Gertrude Mandel, 789 E 166; 1-3 pt; mtg \$25,000 & AL; Nov21; Nov25'13.
nom

151ST st, 340 E, see Courtlandt av, 603-7.

154TH st, 413 E (9:2376), ns, 270 w Elton av, 25x100, 3-sty bk tnt; Edw L Parris ref to Carolina Bohlinger, 411 E 154; mtg \$4,000; FORECLOS Nov 14; Nov20; Nov 21'13.

155TH st, 767 E (10:2654), ns, 120.2 w Tinton av, 20x93.8x20.1x100, 2-sty & b fr dwg; Leon Lann to A Goldner Inc, a corp, 769 E 155; mtg \$6,500 & AL; Nov20; Nov 22'13.
O C & 100

155TH st, 769 E (10:2654), ns, 100 w Tinton av, 20.2x100, 2-sty & b fr dwg; Adolf Alper to A Goldner Inc, a corp, 769 E 155; mtg \$6,000 & AL; Nov20; Nov 22'13.
O C & 100

156TH st, 413 E (9:2378), ns, 250.3 w Elton av, 49.9x99.1x49.9x98.11, 5-sty bk tnt; Jno B Furey to Peter M Furey, 680 Melrose av; mtg \$40,000; Nov20; Nov26'13.
O C & 100

158TH st, nec Park av, see Park av, 3105-7.

163D st, 410 E (9:2384), ss, 75.6 e Melrose av, 37.6x100, 5-sty bk tnt; Mabel L wife & Robt C Kraft to Henry C Schilling, 1170 Forest av; AL; Nov24'13. O C & 100

170TH st, 609 E, see Franklin av, 1401.

171ST st W, n/wc Ogdan av, see Ogdan av, n/wc 171st.

174TH st (11:2991), n/wc Hoe av, 21.5x 100.8x15.4x100, except pt for 174th, vacant; Kellwood Realty Co to Elkin Holding Co, a corp, 103 Park av; mtg \$3,400 & AL; Nov14; Nov21'13.
nom

174TH st E, n/wc Hoe av, see Hoe av, n w 174.

174TH st E, nec Jerome av, see Jerome av, es, 125 s Clifford pl.

174TH st W, s/wc Grand av, see Grand av, s/wc 174th.

174TH st W (11:2861 & 2867), ss, at ss Grand av, runs ne219 to ws Davidson av x nw60 to ns 174th xsw200 to es Grand av x se41.1x26.9 to beg, land in bed of st; Moss Estate to City NY; B&S; Oct3; Nov22'13.
nom

174TH st W (11:2866), ss, 100 e Macombs rd, 25x99.4x25x111.11, vacant; Moss Estate, Inc, to Eliz Burkhardt, 406 W 57; Nov25; Nov26'13.
O C & 100

174TH st W (11:2866 & 2867), sec Macomb's rd, runs ne278.4 to ws Grand av xnw61.11 to ns 174th xsw300.6 to Macomb's rd x—60.5 to beg, being land in bed of st; Moss Estate Inc to City NY; B&S; Oct3; Nov22'13.
O C & 100

175TH st, 713 E (11:2949), ns, 119 w Clinton av, 30.10x90, 4-sty bk tnt; Lena Hoffman to Lillian Seigner Saltillo, Mexico; Nov7; Nov25'13; O C & 100

175TH st W (11:2866-2867), sec Macomb's rd, runs ne391.9 to ws Grand av xnw61.11 to ns 175th xsw419.3 to es Macomb's rd x se61.2 to beg, land in bed of st; Moss Estate Inc to City NY; B&S; Oct3; Nov22'13.
nom

176TH st E, nec Bryant av, see Bryant av, nec 176th.

176TH st W (11:2860-2865-2866), ss, 100 e Macombs rd, 25x100x4.11x102.2; also MACOMBS RD, es, 57.9 n Grand av, runs n 25xe35.7xse35.7xsw25xn24.10xw24.10 to beg; also INWOOD AV, es, 250 s Featherbed la, 12.10x32.11x18.10x26.7, vacant; Moss Estate, Inc, to Andrey Avitable, 919 Union av; Nov25; Nov26'13.
O C & 100

177TH st W (11:2885), former ss at wl of S D & P M R Co, now of N Y C & H R R Co, runs nw along st 418.1 to U S Impt line of es of Harlem River xsw 201xsx through lands under water & uplands 401.7 to ws of R R xne 46.8xwn40x ne125xse40 to ws of R R xne28.4 to beg, with all rights to lands under water, tracks, bulkheads, &c, except pts for street opening & bridge approach, 2-sty bk stable & fr bldgs of coal yd; Bronx Coal Co, a corp, to Olin J Stephens, Inc, 220 E 138; mtg \$60,000; Nov20; Nov21'13. nom

178TH st E, s/wc Daly av, see Daly av, 1987.

182D st, 601-9 E, see Vesey, 58-60, Manhattan.

183D st E, nec Crotona av, see Vesey, 58-60, Manhattan.

184TH st, 463 E (11:3039), ns, 128.8 w Washington av, 16.8x100, 3-sty fr tnt; Frank Fischer to Unexcelled Sales Corp, 1465 Bway; mtg \$6,500; Nov21; Nov26'13.
O C & 100

186TH st E, n/wc Washington av, see Washington av, n/wc 186th.

187TH st E, s/wc Arthur av, see Arthur av, s/wc 187.

187TH st E, sec Beaumont av, see Vesey, 58-60, Manhattan.

187TH st E, s/wc Beaumont av, see Vesey, 58-60, Manhattan.

187TH st E, sec Cambreleng av, see Vesey, 58-60, Manhattan.

187TH st E, sec Crotona av, see Vesey, 58-60, Manhattan.

187TH st E (*), ns, 225 w Cruger, 25x 119.8x27.2x108.11; Frances M Collins to Louisa M Ayerlee, 342 E 146; mtg \$1,000; Nov24'13. O C & 100

204TH st E, nec Jerome av, see Jerome av, 3116-8.

205TH st, 183 E (12:3312), ns, abt 433.6 sw on curve from ss Grenada pl, 28x105.7x 25x117.11, 3-sty fr tnt; Phoenix Ingraham, ref, to Madeleine G France, 132 High av, Nyack, NY, EXTRX Jos R France; FORECLOS Sept17; Nov26'13. 4,500

205TH st E, nec Lisbon pl, see Mosholu Pkwy, n/wc Lisbon pl.

210TH st E, cl, 55 e cl Kossuth pl, see DeKalb av, cl, 290 n from cl of an 80-ft st.

224TH st E, ss, 171 nw Bronx Blvd, see Bronx Blvd, s/wc 224.

224TH st E, s/wc Bronx Blvd, see Bronx Blvd, s/wc 224.

224TH st E (*), ss, 100 w Bronx Blvd 55x—x—x63.8; Fredk Stahl to Jno Stahl on E 240th, Wakefield; Nov14; Nov22'13. O C & 100

225TH st E (*), ss, 361.3 w Paulding av, 25x100; Anna Covello to Pasquale Covello, 308 Pleasant av; B&S & CaG; Nov22; Nov 25'13. O C & 100

225TH st E (*), ss, 336.3 w Paulding av, 25x100; Pasquale Covello to Anna Covello, 721 E 223; B&S & CaG; Nov22; Nov25'13. O C & 100

237TH st, 231 E (12:3378), ns, 260 e Kepler av, 120x100, 2-sty fr dwg & vacant; Jennie R Irving to Robt L Irving, 231 E 237; AL; Nov21; Nov22'13. nom

Alexander av, 281 (9:2314), ws, 33.7 n 139th, 16.7x70, 3-sty & b bk dwg; Frank J Forster to Alice Forster, 415 W 115; 2-7 R. T & I; B&S; AL; Feb26; Nov25'13.
nom

Amsterdam av, ws, 125 n Tremont rd, see Tremont rd, ns, 75 w Ams av.

Arthur av (11:3065), s/wc 187th, 39.7x51.2 x40.8x50.9, vacant; Giovanni Russo & Frank Iodice to Russo-Iodice Realty Co, Inc, a corp, 2400 Cambreleng av; Nov21'13. O C & 100

Beaumont av, s/wc 187th, see Vesey, 58-60, Manhattan.

Beaumont av, sec 187th, see Vesey, 58-60, Manhattan.

Belmont av, 2336-8, see Vesey, 58-60, Manhattan.

Briggs av, ws, abt 250.4 s 196th, see Valentine av, ss, 250.4 w 196th.

Bronx Blvd, es, at nws Duncombe av, see Bronx Blvd, ws, 133 ne Julianna.

Bronx Blvd (*), ws, 133 ne Julianna, runs nw126.10 to cl Bronx River xne110.3 to Blvd xsw32.3 & 137.5 to beg; also BRONX BLVD (*), es at nws Duncombe av, runs ne along Blvd 111.8 & 42.5xse113.3 to st xsw106.7 to beg, both parcels containing 12,606 sq ft; Leo Boeder, 3443 Duncombe av, to Bronx Pkwy Commission, 22 Pine; Nov26'13. 5,168.47

Bronx Blvd (*), ws, 215.4 s 222d, 21.9x88, contains 1,917 sq ft; Mary McGarry to Bronx Parkway Commission, 22 Pine; Nov 21'13. 750.37

Bronx Blvd (*), ws, 164.4 ne 224th, 69.9x 122, contains 8,504 sq ft; North Bronx Realty Co to Bronx Parkway Commission, 22 Pine; Nov21; Nov22'13. 2,402.37

Bronx Blvd (*), ws, 301.2 sw Julianna, 50.2x100, contains 5,020 sq ft; Edw C Brennan, 3601 Olinville av, to Bronx Parkway Commission, 22 Pine; Nov21; Nov22'13. 2,502.47

Bronx Blvd (*), ws, 100 sw 224th, 25x50, contains 1,250 sq ft; North Bronx Realty Co to Bronx Parkway Commission, 22 Pine; Nov21; Nov22'13. 519.40

Bronx Blvd (*), swc 224th, 63.8x103x63.8
x105; also 224TH ST E (*), ss, 171 n
Bronx Blvd, runs sw100xse66xsw64.10&45.2
xsw151 to es 1st xne42.11&171.8 to 224th x
se66 to beg, both parcels contain 28,939
sq ft; Jno Stahl, 674 E 240, to Bronx PK-
way Commission, 22 Pine; Nov21; Nov22'13.
6,518.77

Bronx Blvd (*), ws, 100 s Rosewood,
100x125; Emily R Doak to R Parker Doak,
Ossining, NY; QC; all title; May16; Nov
24'13. nom

Bronx Blvd (*); same prop; Mary J
Platt to same; QC; AT; July19; Nov24'13.
nom

Bronx Blvd (*); same prop; Agnes M
Fitz Gerald to same; QC; AT; May2; Nov
24'13. nom

Bronx Blvd (*); same prop; Aline D
Doak & ano, GDN Aline Doak, to same;
B&S; AT; Oct31; Nov24'13. 808.68

Bronx Blvd (*), same prop; Cath M Rice,
daughter Geo Doak, to same; QC; AT;
May1; Nov24'13. nom

Bronx Blvd (*); same prop; Aline Doak,
widow, to same; QC; AT; May6; Nov24'13.
nom

Bronx Blvd (*), ws, 100 sw Elizabeth,
100x100; R Parker Doak to Bronx Pkway
Commission, 22 Pine; Nov20; Nov24'13.
5,007.40

Bronx Blvd (*), swc Julianna, 100x175;
all title to strip adj on s; Alice G or Alice
O'Hara to Bronx Pkway Commission, 22
Pine; Nov24'13. 8,412.42

Bronx Blvd (*), nwc Burke av, runs nw
along av, 241.10 to es Newell av xne67.6x
sel25xsw100xse100 to ws Blvd xsw54.6 to
beg, contains 14,984 sq ft; Patk Dwyer,
819 E 218 to Bronx Pkway Commission, 22
Pine; Nov25'13. 8,013.15

Brook av, 1462 (11:2895), es, 59.2 n St
Pauls pl, 25x100.7 to land N Y & H R R
x25x100.6, 4-sty bk tnt; Ida Lerman to
Wm J Diamond, 499 E 175; mtg \$14,500;
Nov25; Nov26'13. O C & 100

Bryant av (11:3004), nec 176th, runs e
1.5xnw9.3 to av xs9.4 to beg, gore, vacant;
Augusta M K Olssen, heir & David T Key-
ser, to Jno H Ward, 721 E 27, Paterson,
NJ; B&S & CaG; Nov27'11; Nov26'13. nom

Bryant av (11:3004), nec 176th; same
prop; Jno H Ward to Laura F Leddy, 599
Walton av; B&S; Nov5; Nov26'13. O C & 100

Burke av, nwc Bronx Blvd, see Bronx
blvd, nwc Burke av.

Cambreleng av, sec 187th, see Vesey,
58-60, Manhattan.

Carpenter av (*), ses, 200 sw 241st, 50x
100; Emily J Wirth to Geo H Donahue,
4630 Matilda av; June30; Nov22'13. nom

Cauldwell av, 893 (10:2627), ws, 181
n 161st, 18x100, 3-sty & b bk dwg; Mary
Roberts wid & ano heirs & Henry Rob-
erts to Mary H Roberts, 893 Cauldwell
av; QC & CaG; Oct1; Nov25'13. O C & 100

Center av, nwc City Island av, see City
Island av, nwc Center av.

City Island av (*), nwc Center av, 108.3x
60; City Island; Jno Walsh EXR Rose T
Mosher to Thos J Matthews, 471 E 143;
mtg \$2,500; Mar17; Nov21'13. 3,300

Clay av, 1297 (11:2782), ws, 50.1 n 169th,
24.9x88.5x24.9x88.10, 2-sty fr dwg; Moritz
Kleinmann to Luiza Kleinmann, 2114 Wal-
ton av; Oct25; Nov26'13. gift

Clinton av, 1353 (11:2933), ws, 120.10 s
Jefferson pl, 24.9x87.4, 2-sty & b fr dwg;
Franciska B Hohmann to Harry Reich,
125 W 101; mtg \$5,000 & AL; Nov24'13.
O C & 100

Courtlandt av, 603-7 (9:2410), swc 151st
(No 340), 59.2x100, 5-sty & b tnt & str; Isaac
Haft to Saml Grodinsky, 60 E 93;
1-4 pt; AT; mtg \$56,000 on whole & AL;
Nov22; Nov25'13. O C & 100

Creasant av, 658-60, see Vesey, 58-60,
Manhattan.

Crotona av, 2160 (11:3098), ses, 175.7 sw
182d, 25.1x97.9x25x95.4, 3-sty fr tnt; Julius
Buersing & Bertha his wife to Mathilda B
Buersing, 2160 Crotona av; mtg \$6,000;
Nov21; Nov22'13. nom

Crotona av, 2160; Mathilda B Buersing
to Julius Buersing & Bertha his wife, 2160
Crotona av as tenants by entirety; mtg
\$6,000; Nov21; Nov22'13. nom

Crotona av, nec 183d, see Vesey, 58-60,
Manhattan.

Crotona av, ses, 200 sw 187th, see Vesey,
58-60, Manhattan.

Crotona av, sec 187th, see Vesey, 58-60,
Manhattan.

Daly av, 1957 (11:3121), swc 178th, 50x
80, 4-sty bk tnt; Empire City Savgs Bank
to Advane Constn Co, a corp, 71 Nassau;
Nov22; Nov26'13. 38,000

Davidson av (11:2861), nec Featherbed
la, runs nwl, 026xsw along ss 176th, 61.11
to ws Davidson av xse81.07 to ss 174th xn
e10 to ws Davidson av xsel00xne20xse100
to la xne30 to beg, land in bed of av; Moss
Estate Inc to City N Y; B&S; Oct3; Nov22
'13. nom

Decatur av (12:3275), ss, 128.6 e Kings-
bridge rd, 50.2x77.9 to Webster av (Nos
2543-5) x50x71.8, 2-2-sty fr tnts & str; Jane
L Kenn to Henry F Keil, 2525 Cres-
ton av; mtg \$12,000; Nov15; Nov21'13.
O C & 100

DeKalb av (12:3327), cl, 290 n from cl
of an 80-ft st, runs n50xw130xse50xcl30 to
beg; also 210TH ST E (12:3327), cl, 55 e of
cl Kossuth pl, runs n130xe25xe130xw25 to
beg, vacant; Wm J Baker to May V Baker,
216 E 5; AL; June23; Nov21'13. nom

Edgewater rd, 1493 (11:3012), ws, 547.5
n Westchester av, 25x100, 2-sty bk dwg;
Ida Lode to Annie McGovern, 1358 Boone
av; mtg \$4,000; Nov24; Nov26'13. O C & 100

Ely av (*), es, 116.3 s Boston rd, 25x95;
Realty & Commercial Co to Fredk F By-
ron, 1138 Forest av; AL; Nov26'13. O C & 100

Franklin av, 1401 (11:2932), nwc 170th
(No 609), 44x94.11, 5-sty bk tnt & str; Geo
H Leopold to Lizzie J Waugh, 210
Neptune av, Bklyn; mtg \$46,500; Nov24;
Nov26'13. O C & 100

Garrison av (10:2761), ss, 75 w Long-
fellow av, 50x100, vacant; Lawrence Davis
to Goldie Cowen, 778 Beck; mtg \$5,500 &
AL; Apr17; Nov21'13. nom

Grand av, ss at ss 174th, see 174th W, ss
at ss Grand av.

Grand av (11:2866-2867 & 2865), swc
174th, 41.2x98.5x15.7x103.3, vacant; Moss
Estate, Inc, to Paula Wagner, 589 West-
chester av; Nov25; Nov26'13. O C & 100

Grand av (11:2865 & 2866), nws, 207.9
ne Macombs rd, runs ne50xnw100xsw54.5x
se89.3 to beg, vacant; Moss Estate, Inc, to
Friedrich Wagner, 589 Westchester av;
Nov25; Nov26'13. O C & 100

Grand av (11:2865 & 2867), see Ma-
comb's rd, runs ne along av 447.5 to 174th,
xnw still along es of av 740.3 to ss 176th
xsw82.7 to ws of av xse686.5xsw along ns
of av 338.2 to es of rd xsel10.3 to beg, be-
ing land in bed of av; Moss Estate Inc to
City NY; Oct3; Nov22'13. nom

Grand av, 2534 (11:3204), es, 200 s 192d,
50x100, 2-sty fr dwg; Franc T, wife Chas
N Green to Sarah M Devoe, 59 Park av;
B&S; Nov14; Nov21'13. nom

Hoe av (10:2743), ws, 330 s 165th, 25x
150, vacant; Mercury Realty Co to Indelli
& Conforti Co, 837 Bryant av; AL; Nov21;
Nov22'13. nom

Hoe av (11:2991 & 2983), nwc 174th, 21.5
x100.2x15.4x100, vacant; Nellie M Tully to
Cath Meehan, 815 Hunts Pt rd; QC; AL;
Nov21; Nov26'13. nom

Hoe av, 1200-2 (11:2986), nec Home (Nos
975-85), runs e176.2xn94.2xw75x ab 6xw
100 to av xs109.3 to beg, 4 5-sty bk tnts;
Hoe Realty Co to First Preferred Realty
Corp, 115 Bway; mtg \$164,000; Nov21;
Nov24'13. 100

Hoe av, nwc 174th, see 174th E, nwc Hoe
av.

Hull av, 3075 (12:3333), ws, 175 s 204th,
25x110, 2-sty fr dwg; Isaac Rotman to
Annie Epstein, 422 Brook av; mtg \$6,700
& AL; Nov24; Nov26'13. nom

Hunt av (*), ws, 200 n Sagamore, 50x
100; Charlotte, wife August Rehbock, to
Thos P Howley, 421 W 34; Dec9'11; Nov
22'13. nom

Intervale av, 1135 (10:2692), ws, 405.7 n
167th, 25x125.2x25x123.9, 5-sty bk tnt &
str; Sampson H Weinhandler, ref, to Ar-
nold & Geo A Thayer at Port Washington,
LI, & Henry H Hogins, at Roslyn, LI
TRUSTES Geo A Thayer, decd; FORECLOS
Nov20; Nov21'13. 3,000

Intervale av, 1237-9 (11:2973), swc Chis-
holm, 50x184.10, 2-sty fr tnt & str, except
CHISHOLM ST (11:2973), ss, 157.10 w In-
tervale av, 27x50, vacant; Phoenix Ingraham
ref to Carrie Kroutil, 1239 Intervale
av, & Sidney R Fleischer, 100 W 89;
FORECLOS Oct16; Nov20; Nov21'13. 5,000

Inwood av, ws, 75.5 s Featherbed la,
see Featherbed la, ses, 135.4 sw on curve
from Inwood av.

Inwood av, ses, 250 s Featherbed la, see
176th W, ss, 100 e Macombs rd.

Inwood av, see Featherbed la, see
Featherbed la, see Inwood av.

Jackson av, 483-5 (10:2557), ws, 25 s
147th, old line, 50x100, vacant; Rosina
Graziadio to Antonio Di Lanciano, 2321
Hughes av; mtg \$6,000 & AL; Nov20; Nov
21'13. O C & 100

**Jackson av, es, abt 99.11 ne Westches-
ter av**, see Westchester av, nws, 99.11 ne
Jackson av.

Jerome av, ws, 25 s Featherbed la, see
Featherbed la, ss, 95 w Jerome av.

Jerome av, swc Featherbed la, see
Featherbed la, ss, 95 w Jerome av.

Jerome av (11:2848), es, 25 s Clifford
pl, 50x58.4x50.1x62.3, vacant; Moss Estate,
Inc, to Henry J Bumiller, 1349 Ams av;
Nov25; Nov26'13. O C & 100

Jerome av (11:2848), nec Clifford pl, 200
x51.8x200.7x36.1, vacant; Moss Estate, Inc,
to Ira H Parker, 342 E 140; Nov25; Nov
26'13. O C & 100

Jerome av (11:2848), es, 125 s Clifford
pl, runs s280.2 to ns 174th xea64xne38.11x
258.3xw66.2 to beg, vacant; Moss Estate,
Inc, to Wm Weidenburner, 1586 Av A;
Nov25; Nov26'13. O C & 100

Jerome av (11:2849), es, 90 s 175th, 100x
36.1x101.6x20.6, vacant; Moss Estate, Inc,
to Philip Woolley, 116 Rockwood, Bronx,
NY; Nov25; Nov26'13. O C & 100

Jerome av (11:2849), es, 5 s 175th, 85x
87.5x20.6, gore, vacant; Moss Estate, Inc,
to Gustave Eckstein, 301 W 108; Nov25;
Nov26'13. O C & 100

Jerome av (11:2860), ws, 100 s Feather-
bed la, 29.5x140.5x68.1x135, vacant; Moss
Estate, Inc, to Wm C Mead, 405 W 17; Nov
25; Nov26'13. O C & 100

Jerome av (11:2861), ws, 475 n Feather-
bed la, runs sw200 to es Davidson av xnw
30xne200 to Jerome av xse30 to beg, part
of steps opposite Clifford pl; Moss Estate
Inc to City NY; B&S; Oct3; Nov22'13. nom

Jerome av (11:2861), ws, 400 n 176th,
75x100; vacant; Jas M Scofield to Henry
Presser, 207 Graham av, Bklyn; mtg \$9,-
000; Feb27'11; Nov24'13. O C & 100

Jerome av, 2635-45 (11:3202), ws, 162.7
s Kingsbridge rd, 100x114.1x100x114.8, 2
5-sty bk tnts & str; Lizzie J Waugh to
Geo H Leopold & Pauline E, his wife,
tenants by entirety, 1350 Fulton av; ½
pts; & Wm Gundlach & Johanna, his wife,
tenants by entirety, 531 E 170, ½ pt; mtg
\$77,000; Nov24; Nov26'13. O C & 100

Jerome av, 316-S (12:3322), nec 204th,
50x100x48.1x100, 2 3-sty fr tnts & str; Mosholu
Realty Co to Thos F Bligh, 2306
7 av; Nov26'13. O C & 100

Jerome av, 3120 (12:3322), es, 50 n 204th,
25x100, 3-sty fr tnt & str; Mosholu Realty
Co to Thos F Bligh, 2306 7 av; mtg \$4,-
000; Nov26'13. O C & 100

Jerome av, 3170 (12:3322), es, 136.4 s
Van Cortlandt av, 25x100, 3-sty fr tnt &
str; Mosholu Realty Co to Thos F Bligh,
2306 7 av; mtg \$4,000; Nov26'13. O C & 100

Lacombe av (*), ss, 50 e Beach av, 25x
100; Clarence W Beach to Henry A Stad-
ler, Jr, 1350 Leland av; Nov3; Nov24'13.
O C & 100

Longfellow av, 1427 (11:2999), ws, 275 n
Freeman, 25x100, 2-sty fr dwg; Louise I
MacLean to Emma G Lake, 7718 4 av, Bk-
lyn; AL; Nov25; Nov26'13. nom

Longwood av, 950-78 (10:2708), sec Kelly,
200 to ws Beck x110, 2 6-sty bk tnts &
str; Rentiel Constn Co to East Bay Land
& Impt Co, a corp, 25 Pine; mtg \$260,000
& AL; Nov25; Nov26'13. O C & 100

Longwood av, swc Beck, see Long-
wood av, 950-78.

Macomb's rd, sec 174th, see 174th W, sec
Macomb's rd.

Macombs rd, es, 57.9 n Grand av, see
176th W, ss, 100 e Macombs rd.

Macomb's rd, sec Grand av, see Grand
av, sec Macomb's rd.

Macombs rd (11:2860), es, 138.7 s 174th,
25.5x67.9x27.2x78.10, vacant; Moss Estate,
Inc, to Chas Schwartz, 256 W 39; Nov25;
Nov26'13. O C & 100

Marion av, 2674 (12:3282), es, 25 s 195th,
25x90, 2-sty fr dwg; Isabel A Cerrute to
Margt B Cerrute, 2674 Marion av; mtg
\$6,000; Nov23; Nov25'13. nom

Mosholu Pkway (12:3312), nwc Lisbon
pl, runs n93.11 to ss 205th xsw111.9 to ns
Lisbon pl xe93.11 to beg, 2-sty fr dwg &
1-sty fr stable; Mosholu Realty Co to Wm
H Chadderton at Milford, Conn; mtg \$14,-
000; Nov24; Nov26'13. O C & 100

Newell av, nec Burke av, see Bronx
blvd, nwc Burke av.

Ogden av (9:2535 & 2536), nwc 171st,
50x100, vacant; Annie Waters to Edw
Waters; June23'09; Nov25'13. O C & 100

Park av, 3105-7 (9:2420), nwc 158th, 87.6
x86.11x78x47, with all title to strip bet
old & new lines of av, 2 5-sty bk tnts;
Robt J Illwitzer to Jno Eggers, 2973 Perry
av; B&S; mtg \$37,000; July21; Nov24'13.
nom

Park av, 3105-7; Jno Eggers to Alice A
Henry & Carrie R & Julia L Stumpf, all
at 3109 Park av; mtg \$34,000; Nov20; Nov
24'13. O C & 100

Park av, 3736-46, see Washington av,
1453.

Pelham rd, ws, see Terrace av, nwc
Pelhamdale av.

Pelhamdale av, nwc Terrace av, see Ter-
race av, nwc Pelhamdale av.

Prospect av, es, 100 n 187th, see Vesey,
58-60, Manhattan.

Prospect av, ws, 300 n 187th, see Vesey,
58-60, Manhattan.

Robbins av (10:2623), ws, 200 s Willow
now 152d, a strip, runs s70xe1 to ws Jack-
son av xw70xw1 to beg; Isaac J Mayer to
Alt Realty Co, a corp, 15 W 45; QC &
correction deed; Nov25; Nov26'13. nom

Terrace av (*), nwc Pelhamdale av,
runs w along ns Terrace av, 183.6 x124.2
xe163.7 to ws Pelhamdale av, xs on curve
50 to beg, Pelham Manor; also PELHAM
RD (*), ws, adj land Pelham Bay Park,
runs nw along park 588.5 to Forest av xnw
425.8xse849.10 to rd xsw375 to beg, being
at Pelham Manor & City N Y, parts ex-
cepted; also LOTS 3 & 4 (*) map sec 1 of
Roosevelt Park filed in vol 27 of maps,
page 61, in Westchester Co, & being in
Pelham Manor & City NY; also OTHER
LANDS at Pelham Manor, New Rochelle &
Roosevelt Park, with all title to lands
below original h w mark of L I Sound;
Roosevelt Estates, a corp, at Pelham
Manor, NY, to Arthur W Cole, at Pelham
Manor, NY; AL; Nov1; Nov26'13.
O C & 1,000

Terrace av, &c (*), same prop; all RT&I;
also PELHAM RD (*), ws, at ns Pelham
Bay Park, runs w211x—50xne135.4 & 8.6
xse to rd xsw182.1 to beg, at Pelham
Manor, NY; Mabel E Roosevelt, at Pel-
ham Manor, NY, to same; AL; Dec14'12;
Nov26'13. nom

**Tremont av, ns & ss, abt 405 e Castle
Hill av**, see Watson av, ss, 405 e Castle
Hill av.

Tremont rd (*), ns, 75 w Ams av, 25x
100; also AMSTERDAM AV (*), ws, 125 n
Tremont rd, 25x100; Alice Endres & Mad-
eline Bowne to Thos Hamilton, 108 W 43;
AT; QC; Aug14; Nov25'13. nom

Tremont av & Amsterdam av (*), same
prop; Anne Jacobs to same; AT; QC; Aug
16; Nov25'13. nom

Trinity av, 968 (10:2639), es, 392.6 s
165th, 27.6x100, 3-sty fr tnt; Mary E Doyle
to Geo W McDermott, 980 Trinity av; mtg
\$7,500 & AL; Nov24'13. O C & 100

Tyndall av, es, 189.9 n 261, see Tyndall
av, ws, 200 n 261.

Tyndall av (13:3423), ws, 200 n 261st,
36.7x81.3x33.11x95, vacant; also TYNDALL
AV (13:3423), es, 189.9 n 261st, 46.3x
95x50x95, vacant; Arthur Weisbecker to
Chas Weisbecker, Jr, 181 W 126; B&S;
AL; May23; Nov24'13. 100

Valentine av, 2823 (12:3304), ws, 18 n 197th, 18x83.1x18x84.1, 3-sty bk dwg; Geo E Buckbee to Mary G Lawrence, 2797 Morris av; mtg \$7,500; Nov26'13.

O C & 100

Van Nest av (*), ns, 25 e Hancock, 25x 100; Nicola Coppola to Lilly Coppola, 557 Van Nest av; mtg \$1,500; Nov14; Nov21'13.

O C & 100

Villa av, 3132 (12:3311), es, 132.6 n 204th, 25x130x25x130.6, 4-sty bk tnt & str; Fredk A Van Slyck & ano ADMRS Geo Brown to Giuseppe Scotellaro, 168 Mulberry; B&S; Nov21; Nov22'13.

nom

Walton av, 2114 (11:3180 & 3185), es, 50 s 181st, 25x100, 3-sty fr tnt; Mgritz Kleinmann to Luiza Kleinmann, 2114 Walton av; Oct25; Nov26'13.

gift

Washington av, 1135 (9:2388), ws, 175 s 167th, 25x100, except pt for 2-sty & b fr dwg; Hannibal Engelholm et al heirs; &c Hannibal Engelholm Sr to Adeline Engelholm widow, 1135 Washington av; QC; Oct6; Nov25'13.

nom

Washington av, 1135; Henry Engelholm, heir Hannibal Engelholm Sr, to same; &c; Oct4; Nov25'13.

nom

Washington av, 1135; Mary A McDonald to same; QC; Sept17; Nov25'13.

nom

Washington av, 1135; Adeline Engelholm to Emanuele Trotta, 1344 75th, Bklyn; mtg \$2,500; Nov24; Nov25'13.

O C & 100

Washington av, 1135; Howard Engelholm by Ferdinand Engelholm GDN to same; 1-15 pt; AT; Nov24; Nov25'13.

466.67

Washington av, 1135; Emanuele Trotta to Wm F Kaysser, 1711 Pitman av, Bronx; B&S; mtg \$2,500; Nov24; Nov25'13.

Washington av, 1308, see Washington av, es, 148.7 n 169.

Washington av (11:2910), es, 148.7 n 169th, 51.2x106x51.2x105.5, vacant; 3/4 pt A T; also WASHINGTON AV, 1308 (11:2910), es, 123.2 n 169th, 25.7x106x25.7x105.5 1-3 pt AT, vacant; Matilda Monness to Isaac Haft, 86 W 119; AL; Sept19'12; Nov 25'13.

nom

Washington av, 1308 (11:2910), es, 123.2 n 169th, 25.7x106x25.7x105.5; Isaac Haft to Saml Williams, 71 n 113 & Saml Grodinsky, 60 E 93; 1-3 pt; AT; mtg \$2,250 & AL; Nov22; Nov25'13.

nom

Washington av (11:2910), es, 148.7 n 169th, 51.2x106x51.2x105.5, vacant; Isaac Haft to Saml Grodinsky, 60 E 93; 3/4 pt; AT; AL; Nov22; Nov25'13.

nom

Washington av, 1453 (11:2902), ws, 390 s 171st, runs w290.10 to es Park av (Nos 3736-46) xs100xe150xn75xe140.1 to Washington av xn25 to beg, except pt for Washington av, 1-2 & 3-sty bk & fr bldgs of varnish works; Richd F Otto to Lila O, wife Carl O Deis, 2469 Bway; B&S; mtg \$14,000; Nov22; Nov24'13.

nom

Washington av, 1453; Lida J Peat to Lillian A Ward, 4678 Park av; mtg \$12,000; Nov22; Nov24'13.

O C & 100

Washington av (11:3040), nwc 186th, 50 x91, 1-sty bk theatre & vacant; Wm J Ward & Lillian A, his wife, to Lida J Peat, 4678 Park av; mtg \$12,000; Nov22; Nov24'13.

O C & 100

Washington av, 1453, & Park av, 3736-46; Lila O, wife Carl O Deis, to Richd F Otto & Maria A, his wife, 660 E 170, as tenants by entirety; B&S; mtg \$14,000; Nov22; Nov24'13.

nom

Watson av (*), ss, 405 e Castle Hill av, runs e200xs160 to nes Tremont av or 177th xnw233xn40 to beg; Henry E Taylor to H E Taylor & Co, a corpn, 154 E 23; mtg \$5,000 & AL; Nov24; Nov25'13.

O C & 100

Webster av, 2543-5, see Decatur av, ss, 128.6 e Kingsbridge rd.

Webster av (12:3360), es, 270.11 n Gun Hill rd, runs n80.4xs80.1xw13.11 to beg, vacant; Fannie A Dodge to Margt M & Thos J Sheridan, 813 E 218; Nov26'13.

1,500

Webster av (12:3398), ws, 353.7 n 236th, 50.2x133.10x50x137.1, vacant; Adele G Backhardt to Mary A Wellenbuesher, 4304 Webster av; Nov24; Nov25'13.

O C & 100

Whitlock av, 951-3 (10:2735), ws, 120 n Barretto, 40x100, 2-3-sty bk dwgs; Jas F Meehan & Michl J Tully EXRS Michl Meehan to Nellie M wife & Michl J Tully, 953 Whitlock av; AL; Nov21; Nov22'13.

nom

Whitlock av, 951-3; Cath Meehan to same; QC; AL; Nov21; Nov22'13.

nom

Whitlock av, 955 (10:2735), ws, 160 n Barretto, 20x100, 3-sty bk dwg; Teresa Meehan to Nellie M wife & Michl J Tully, 953 Whitlock av; B&S & CaG; AL; Nov21; Nov22'13.

nom

3D av, 3218 (10:2620), es, 226.6 s 163d, 25.2x123x25x120.1, 5-sty bk tnt & str; Kate Cuneo to Anthony Cuneo, 871 Forest av; AL; Feb16'12; Nov21'13.

O C & 100

Plot (*) begins 340 e White Plains rd at point 425 n along same from Morris Park av, runs e100xn25xw100xs25 to beg, with right-of-way over strip to Morris Park av; Josephine Steiner to Jas C & Caroline Johnson, tenants by the entirety, 1829 Holland av; mtg \$3,500; Nov24; Nov 25'13.

O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Home st, 975-85, see Hoe av, 1200-2.

Kelly st, 1013 (10:2704), ws, 100.5 s 165th, 25x100, vacant; re judgment; Barrett Mfg Co to Francis X Keil & Francis X Keil Co & Keilbert Constn Co, 535 E 166; Nov24; Nov25'13;

nom

Loring pl, 2296 (11:3225); re asn rents; Bronx Security & Brokerage Co to Onawin Constn Co, 2296 Loring pl; Oct8; Nov24'13.

350

138TH st, 504 E (9:2265); consent to subways stairway; Meta Rohdenburg et al heirs, &c Louis Rohdenburg to City NY; Nov14; Nov22'13.

nom

139TH st, 413 E (9:2284), ns, 183.4 e Willis av, old line, 16.8x100, 2-sty & b bk dwg; re mtg; Geo F Tiffany to T Louis A Britt, 453 E 57; Nov24; Nov25'13.

1,000

189TH st, 624-36 E (11:3076), ss, 37.6 e Hughes av, 137.6 to ws Belmont av x100, 3-4 & 1-5-sty bk tnts, str on corner; re mtg; Title Guar & Trust Co to Durbar Realty Co, Inc, 91 Wm; Nov25'13.

O C & 100

231ST st W, see Bway, see Bway, see 231.

Belmont av, svc 189, see 189th, 624-36 E. Caudwell av, nwc Westchester av, see Westchester av, nwc Caudwell av.

Broadway (12:3266), see 231st, 28.1x74.11 x27x74.11, except pt for str; agmt as to covenants & restrictions; Jno Gilbert with David Mayer Brewing Co; Nov20; Nov21 '13.

nom

Ely av (*), es, 116.3 s Boston rd, 25x95; re mtg; Crawford Real Estate & Bldg Co to Realty & Commercial Co, 30 Church; Nov26'13.

3,751

Grand av (11:2861, 2865, 2866 & 2867), being lands in beds of Davidson av, 174th, 175th & 176th sts & steps opposite Clifford pl & said Grand av; re mtg; Stephen C Clark of Cooperstown, NY & N Y Trust Co to City NY; QC; Oct17; Nov22'13.

Grand av, etc, same prop; re mtg; Edw S Clark of Cooperstown, NY, & N Y Trust Co to same; QC; Oct16; Nov22'13.

nom

Hoe av, 1200-2 (11:2986), nec Home (Nos 975-85); asn rents to secure payment of \$8,500; First Preferred Realty Corpn to Rental Mtg Securities Corpn; Nov21; Nov24'13.

nom

Lacombe av (*), ss, 50 e Beach av, 25x 100; re mtg; Willard P Beach to Clarence W Beach, at Clason's point; Nov3; Nov24 '13.

O C & 100

Sheridan av, es, 214.7 n 167, see Sherman av, ws, 214.7 n 167.

Sherman av (9:2453), ws, 214.7 n 167th, runs n25xw93.9 to es Sheridan av xsw128 xel21.5 to beg, vacant; re mtg; Dollar Savgs Bank to Jno R Todd at Summit, NJ & Henry C Irons, at Plainfield, NJ; Nov17; Nov21'13.

1,200

Valentine av, 2823 (12:3304), ws, 18 n 197th, 18x83.1x18x84.1, 3-sty bk dwg; re mtg; Wm A Cameron to Geo E Buckbee, 1941 Grand blvd & concourse; Nov24; Nov 26'13.

nom

Valentine av (Williamsbridge rd) (12:3300), ss, 250.4 w Ridge (now 196th), 25x 195 to ns 1st av (now Briggs av) x25x 194.8, vacant; Sarah wife & Robt Reis, 609 West End av, to Morris Drey, 1507 Bway, EXR Edw Sallinger; QC; re dower & correction deed; Nov25; Nov26'13.

Waldo av (13:3415), es, 781.9 n 246th, 101.11x110x106.8x105, vacant; certif by Delafield Estate to Title G & T Co that bldg & improvements on above were built & completed before Sept26'13, on which date said premises were conveyed to Eliz Cooper; Nov26'13.

Westchester av (10:2624), nwc Caudwell av, 57.9x84.5x55.4x74.10, vacant; re mtg; Chas W O'Connor & ano EXRS Wainwright Hardie to City NY; QC; May 21; Nov25'13.

nom

Westchester av (10:2645), nws, 99.11 ne Jackson av, runs nw67.7 to es Jackson av xs0.1xse67.5 to Westchester av xne0.2 to beg; re mtg; N Y Bible & Common Prayer Book Soc to J F M Co, 1029 E 163; June5; Nov24'13.

nom

3D av, 3482 (10:2609); consent to 3d track; Thos G Dodsworth to Manhattan Railway Co; Sept13; Nov22'13.

LEASES.

Borough of Manhattan.

NOV. 21, 22, 24, 25 & 26.

Allen st, 106 & Delancey st, 73 & 75 (2:414), all; Morris Weinstein to Max Himmel, 73 Delancey; from Decl to Apr30'20; Nov26'13.

8,400

Cathedral Pkwy, 26-S (7:1845), two stores; Saml I Ferguson & ano to Nils Mathisen, 240 Manhattan av & ano; 7yf Oct1; Nov26'13.

1,560

Cherry st, 116-S (1:253), all; sub & subordinate to two leases on portions of said premises known as 87 Catherine st; Minnie Garone to Rosa Jameo, 1446 71st, Bklyn; 5yf Oct1; Nov26'13.

4,500

Delancey st, 73-5, see Allen, 106.

Grand st, 207 (1:238), str & pt b; Leonard Weill to Raffaele Romano, 57 Kenmare; 3yf Oct1; Nov26'13.

1,320

Hudson st, nec 14, see 14th, 342 W.

Manhattan st, 31-3 (7:1966), w str & b; Kath D Storer to Anton Larson, 100 Morningside av; 6yf Nov1; Nov25'13.

1,200 & 1,320

Orchard st, 184 (2:412); asn Ls; Moses Mann to Saml Mann, 250 South; Sept2'04; Nov24'13.

nom

Orchard st 184; consent to asn Ls; Eliz N Blake to Moses Mann; Feb'05; Nov24 '13.

nom

113TH st, 405-9 W (2:646), agmt as to payment of rent to party 1st pt & to deposit of \$300 as security for payment of same; Fish Realty Co with Wm M Small, 121 Pavonia av, Jersey City, NJ; Oct16; Nov21'13.

nom

14TH st, 342 W (2:629), nec Hudson, west section, 1st loft; Newton Bldg Co to Columbia Towel Supply & Laundry Co, a corpn, 676 Hudson; 10yf Apr1; Nov21'13.

3,000

126TH st, 128 W (3:801); asn Ls; Saml Tischler to Abr Krieger, 152 E 113; Nov 25; Nov26'13.

nom

126TH st, 151-63 W (3:802), east str; Fabian Constn Co to Edgar P Lawson, 151-163 W 26; 10yf Jan1'14; Nov24'13.

4,000 & 4,500

127TH st, 230 W (3:776), all; Ottavio Drago to Benedetto Prospero, of West Hoboken, NJ; 5yf Decl; Nov22'13.

excess taxes & 2,500

133D st E, see 5 av, see 5 av, see 33.

142D st, 20 (10) E (5:1276); also 42D ST, 22 (12) E; leasehold; CONTRACT to purchase for \$17,000 all R T & I of party 1st pt to agmt made by Caroline Cachard & recorded June5'13 as to 1st parcel; also an option to purchase lease of 2d parcel for \$250; the purchase price of same to be \$9,000; N Y Real Estate Security Co, a corpn, 42 Bway, with Agnes Daly, 542 W 148; Nov20; Nov24'13.

142D st, 22 E, see 42d, 20 E.

149TH st, 322 W (4:1039); asn Ls; Jno Hartney to Jos Lee, 369 W 50; Oct28; Nov 25'13.

149TH st, 322 W (4:1039), w str fl & pt c; Barbara M Gillen to Jno Hartney, 456 W 37; 10yf Nov1; Nov25'13.

159TH st, 313-5 W (4:1112); asn Ls; Auto Transportation & Sales Co to Wm M Felton, 336 W 59; Feb20; Nov20'13. Corrects error in last issue when address of lessor was omitted.

nom

160TH st W, svc Bway, see Bway, svc 60.

175TH st, 422 E (5:1469), west str &c; Jos Krejci to Aug Kovar, 507 E 73; 3yf Decl; Nov21'13.

360

179TH st W, nec Bway, see Bway, nec 79.

101ST st E, sec 1 av, see 1 av, 1946.

117TH st, 538-40 E (6:1715); asn Ls; Mike Smilek to Andw Pish, 540 E 117; AT; mtg \$---; Nov13; Nov25'13.

nom

120TH st E, sec 1 av, see 1 av, sec 120.

125TH st, 307 W (7:1952); asn Ls & bill of sale of chattels, etc; Jos Cohen, Auctioneer, to Chas H Abbott, at Hartsdale, NY; Oct25; Nov22'13.

2,200

125TH st, 307 W (7:1952); asn Ls & bill of sale; Chas H Abbott to Chas L Baxter & Chas J Hutchinson, both at 307 W 125; AT; Nov21; Nov26'13.

O C & 100

131ST st, 527 W (7:1986); bill of sale & asn Ls; Danl J Nolan to Jas J Traut, 132 Lawrence; mtg \$3,600; Nov20; Nov26'13.

nom

135TH st, 602-8 W, see 135th, 609-19 W.

135TH st, 609-19 W (7:2001); also 135TH ST, 602-8 W (7:2002), all; Rosenthal & Grotto to Jos Shenk, 62 W 107; 10yf Oct1 '11; Nov24'13.

34,000 to 37,500

137TH st E (6:1762), ns, 150 e 5 av, 25x 99.10, the land; J Sergeant Cram TRSTE Henry A Cram to Gabriel Composto, 345 E 119; 5yf May1; Nov24'13. taxes, &c, & 400

120TH st, 552 W (8:2226), the theatre bldg & the auditorium of said bldg located on Sherman av; Gustavus L Lawrence to Jack T Harris, 241 W 108 & Wm E Jacobs, 127 E 72; 10yf Jan1'14; Nov24 '13. 10,000 to 21,000, being a net rental for term of 176,000

1Amsterdam av, 2109 (8:2111), str & b; Louis Ritterbusch to Franz Grimm, 2109 Ams av & ano; 1yf Oct1; 3y ren at \$1,440; Nov26'13.

1,380

Bowery, 292 (2:521), str & c; Mayer Sanft et al to Harry Friedman, 342 Bowery; from Mar1'14 to Apr30'19; Nov25'13.

1,500 & 1,600

Broadway (4:1112), svc 60th, 5 lts with Circle Theatre, except top floor of 10 W 60; Felix Isman to Mascot Amusement Co, a corpn, 260 W 42; f Nov14 to Nov1'18; 2 1/2 y ren at \$20,000, taxes, &c, & 5 yrs more per agmt; Nov24'13; taxes, &c, & \$28,000 & 32,000 to May1'17 and thereafter at \$20,000 per annum.

Broadway (4:1227), nec 79th, 102.2x99.6x 102.2x100.7, all; Archibald D Russell to Oliver A Olson Co, Inc, a corpn, 2220 Bway; 16yf May1'15; Nov25'13.

taxes, &c, & 16,000 to 22,000

Broadway, 2708 (7:1875), str fl & pt c; Henry Lowenthal to Emil B Abbott, 998 Ams av; 15yf May1'14; Nov26'13.

5,000 to 6,000

Lenox av, 586 (6:1737), n str & b; Theresa Proops to Max Goldgraben, 17 E 117; 5 yf Junel'12; re-recorded from July12'12; Nov25'13.

720 & 780

Lenox av, 586; asn Ls; Max Goldgraben to Paul Dabow & Isaac Kemelhor, both at 586 Lenox av; Oct23; Nov25'13.

St Nicholas av, 1366 (8:2153), being 3d str s of entrance to bldg & known as 1370 St Nicholas av; Rosie Levy to Trifon Chisuras, 145 Wadsworth av; 4yf Nov1; Nov 21'13.

1,500 & 1,560

1ST av, 1946 (6:1694), sec 101st, cor str; Morris Mufson to Nicholas Scapichio, 1946 1 av; from Nov1'13 to Apr30'14, at \$840 per annum & said str & b for 4yf May1'14; Nov21'13.

1,200

1ST av (6:1807), sec 120th; asn Ls; Timothy Corcoran to Henry E Berghorn Jr, 2321 1 av; mtg \$---; Nov11; Nov25'13.

nom

2D av, 205 (2:468), 1st fl above str; agmt as to ext of Ls on same terms as 5th year in Ls recorded July13'11; Bernard Rosens to Jacob S K

12D av, 462 (3:932); asn Ls; Obermeyer & Liebman to Robt W Chedister, 141 7 av, Bklyn; Nov11; Nov25'13. nom
 12D av, 2030 (6:1676), s str fl & b; Christian Moesinger to Jos Laefsky, 2030 2 av; 3 5-12yf Decl; Nov26'13. 420
 13D av, 134 (3:870); asn Ls; Eliz Bally to Christo Efcilibis & Demetrois Gadjouris, both at 109 W 54; Oct31; Nov22'13. nom
 15TH av (3:862), sec 33d, 24.8x70; Jno M Martin to Martin & Martin Inc, a corpn, 333 5 av; Nov18; Nov24'13. nom
 17TH av, 128-32 (3:767), cor str & pt b; Midtown Constn Co to Karl Gloss, at Ocean pkwy & Sheepshead Bay rd, Bklyn; 410-12yf Decl; Nov21'13. 1,500 & 1,800
 17TH av, 2226 (7:1937); asn Ls; Chas A Goldreyer to Goldreyer Amusement Co, Inc, a corpn, 2226 7 av; Nov17; Nov21'13. nom
 19TH av, 229 (3:722); asn Ls; Thos Cavanaugh to Michl J Connelly, 916 6 av; mtg \$—; Nov7; Nov25'13. nom
 140TH av, 506 (3:736); s str & pt c; Jno Goebel to Lester Loewenstein, 349 W 35; 5yf Decl; Nov21'13. 480

LEASES.

Borough of the Bronx.

1Freeman st, nec Bryant av, see Bryant av, nec Freeman.
 1Kelly st, 1013 (10:2704); sobrn of Ls to mtg; Keilbert Constn Co Inc, a corpn, & Jacob & Abr Mendelsohn with Nathan Bernkopf, 231 W 141; Nov13; Nov24'13. nom
 133D st, 705 E, see 134th, 702 E.
 134TH st, 702 E; all; also 133D ST, 705 E (10:2562); stable in rear; Andw Wachter to Peter Becker, 702 E 134; 5yf Decl; 5y ren; Nov21'13. 1,560
 147TH st E, sec Willis av, see Willis av, 486.
 149TH st E, swc 3 av, see 3 av, swc 149.
 1Blondell av, swc Eastchester rd, see Eastchester rd, 1634.
 1Bryant av (11:2999), nec Freeman, cor str & c; Carroccio Realty Co to Leopold Weinberg, 386 Ashburton av, Yonkers, NY; 10yf Nov1; Nov21'13. 1,400 to 1,800
 1Bryant av (11:2999), same prop; asn Ls; Leopold Weinberg to Dennis A Martin, 980 Freeman; Nov20; Nov21'13. nom
 1Claremont Pkwy (11:2903), sec Park av, 48x82, str; Louis E Kleban to Jos Lesser, 56 W 118 & ano; from Sept1 to May1'16; 1 y ren; Nov22'13. 2,400 & 2,700
 1Eastchester rd, 1634 (*), swc Blondell av, 3-sty bldg; Salvatore Di Coprio to Jos Marano, 1634 Eastchester rd; 5yf Jan1; Nov24'13. 1,200
 1Hoe av, ws, 424-11 s Aldus, see Southern blvd, es, 354.5 s Aldus.
 1Jackson av, es, at nws Westchester av, see Westchester av, nws at es Jackson av.
 1Monterey av (11:3061), nwc 178th, str; Monterey Building Co, Inc, to Max Corn, 2011 La Fontaine av; 5 1-12yf Decl; Nov 26'13. 600 to 840
 1Park av, sec Claremont Pkwy, see Claremont Pkwy, sec Park av.
 1Southern blvd, nwc Westchester av, see Westchester av, 1051.
 1Southern blvd (10:2742), es, 354.5 s Aldus, runs s14.6xe17xs80xe249 to ws Hoe av xn20.1lxw150xn70.6xw150 to beg, all; Jos Corn to Chas Friedman, 474 E 141; 10 yf Mar1'14; Nov24'13. 5,000
 1Southern blvd, 1823 (11:2958); str & c; M M & M Corpn to Wm Brookman, 987 Union av; 3yf Sept15; Nov21'13. 480 to 720
 1Westchester av (10:2645), nws at es Jackson av, runs ne99.1lxw67.7 to es Jackson av xs117.6 to beg, gore; also WESTCHESTER AV, nws, 99.11 ne from e s Jackson av, 28.10xs85.1 to es Jackson av x29.1lxw67.7 to beg, both parcels owned by party 1st pt; beam right agmt; J F M Co, a corpn, 1029 E 163, with N Y Bible & Common Prayer Book Soc, 37 E 28, who consent to above, & U S Savings Bank, a corpn, 606 Mad av; June5; Nov24'13. nom
 1Westchester av, 1051 (10:2727), nwc Southern blvd; str & pt b; Chas Kling to Frank Caspary, 949 E 167; 5 1/2yf Nov1; Nov21'13. 1,080 & 1,200
 1Willis av, 486 (9:2291), sec 147th; asn Ls; Jno Grondahl & ano to Meter Rugen, 463 E 149; mtg \$10,200; Nov22; Nov26'13. nom
 13D av (9:2327), swc 149th; agmt that the sum of \$1,000 as a deposit on lease shall be applied toward the rent; United Stores Realty Co to Jno Counes, 598 Bergen av; Nov18; Nov24'13. nom
 13D av, 3012 (9:2363), s str & b; Gottlob Brenzinger to Chas W Buggeln, 3012 3 av; 3 5-12yf Decl; 2y ren; Nov22'13. 600 & 660
 1Clason Point (*), "Clason Point Baths"; Clinton Stephens to Clason Point Baths, a corpn, at Clason Point, NY; 5yf July16; Nov24'13. 1/2 of taxes & 8,000

MORTGAGES.

Borough of Manhattan.

NOV. 21, 22, 24, 25 & 26.

1Bleeker st, 41 (2:529), nes, 470 nw Bowery, 30.1lx75.9 to alley x—xs83.3; all title to alley; PM; Nov20; Nov24'13; due, &c, as per bond; Clarence W Seamans, 789 St Marks av, Bklyn to Arthur J Grosz, 700 W 179 et al. 15,000

1Canal st, 65 (1:299); ext of \$30,000 mtg to Nov19'18 at 5%; Nov19; Nov22'13; NY Protestant Episcopal Public School with Rachel L Pasinsky, 109 W 118 & ano exrs & c Henry Pasinsky. nom
 1Clinton st, 97 (2:348), ws, 225.4 s Rivington, 25.4x100; pr mtg \$32,000; Nov25'13; 3y6%; Morris Mandelskorn to Fanny Kohn, 35 W 115. 10,000
 1Columbia st, 32 (2:332); ext of \$22,000 mtg to Nov1'16 at 5%; Nov1; Nov22'13; Louis Prybil, 14 W 83 with Moritz Itzkowitz, 32 Columbia. nom
 1Essex st, 29 (1:310), ws, 75 n Hester, 25x44; Nov1; Nov26'13; due &c as per bond; Rudolph Wallach Co, 68 William, to Lewis Q Jones, at Hallidan & Wellington avs, Newport, RI. 13,000
 1Essex st, 29; certf as to above mtg; Nov26'13; same to same.
 1Fulton st, 214 (1:81); ext of \$18,000 mtg to Dec1'14 at 5%; Nov24; Nov25'13; Andw Freedman as committee Ida A Flagler with Hudson & Manhattan Railroad Co, 30 Church. nom
 1Hamilton pl, 11-5 (7:1988), es, 136.2 n 136th, runs n80.10xe28.2 to ws Old Bloomingdale rd xe10.11 to cl Old Bloomingdale rd xsw73.8xw62.11 to beg; pr mtg \$75,000; Nov20; Nov21'13; 3y6%; Domain Realty Co, 3487 Bway, to Fenimore Mortgage Corpn, 32 Nassau. 12,000
 1Hamilton pl, 11-5; certf as to above mtg; Nov20; Nov21'13; same to same.
 1Hamilton st, 19 (1:253), ns, abt 225 e Cath, 17.9x66x18.3x66; Nov25'13; 5y5%; Jas Carneal, Bklyn, to Emigrant Indus Savngs Bank. 6,000
 1Horatio st, 17-9 (2:627), ns, 99 w 4th, 33.4x87.6; PM; Nov24; Nov25'13; 3y5%; Queen Mab Co, 60 Wall, to Jennie Currier, 5 W 81, & ano exrs Geo C Currier. 8,400
 1Horatio st, 17-9; certf as to above mtg; Nov24; Nov25'13; same to same.
 1Madison st, 224 (1:271); ext of \$36,000 mtg to Nov10'18 at 5 1/4%; Nov17; Nov21'13; Lawyers Mort Co with Morris Singer. nom
 1Manhattan st, 31-3 (7:1966), sal Ls; Nov 25'13; demand, 6%; Anton Larson to Geo Ehret, 1197 Park av. 2,500
 1Monroe st, 114 (1:255); ext of \$11,000 mtg to Dec1'18 at 5%; Nov25; Nov26'13; Jos Glass with N Y Public Library, Astor, Lenox & Tilden Foundations, 476 5 av. nom
 1Morton st, 43 (2:584), ns, 126.6 w Bedford, runs nw100xsw23.6xs93.4 to Morton xe13.9xne11.9 to beg; Oct27; Nov26'13; 3y 5%; Bedford Street Methodist Episcopal Church of City NY to Sarah E Romaine, 75 Perry. 7,000
 1Mulberry st, 139 (1:236), ws, 175 n Hester, 25x100; pr mtg \$26,000; Nov15; Nov 26'13; 3y6%; Antonio Cagliostro, 1856 Bath av, Bklyn, to Augusta Earley, 449 81st, Bklyn. 2,500
 1Mulberry st, 141 (1:236), ws, 199.6 s Grand & 199.6 n Hester, runs w100xn25.1 xe99.3 to Mulberry xs24.11 to beg; pr mtg \$25,000; Nov15; Nov26'13; 2y6%; Antonio Cagliostro, 1856 Bath av, Bklyn, to Fredk Tietig, 796 Jefferson av, Bklyn. 2,000
 1Pearl st, 2-8 (1-9), sec State (Nos 17-9), runs sw3.10xs8.6xne34.2&15.3xn85.10 to ss Pearl xw107.9 to beg; ext of \$450,000 mtg to Nov15'16 at 5%; Nov21; Nov25'13; Chesebrough Bldg Co with Seamen's Bank for Savgs, 76 Wall. nom
 1Pearl st, 2-8; consent to above mtg; Nov21; Nov25'13; same to same.
 1Pearl st, 2-8; certf as to above mtg; Nov21; Nov25'13; same to same.
 1Pearl st, 476 (1:160), ns, abt 170 w Park Row, 25x110x25x115; Oct27; Nov21'13; 3y 5 1/2%; Albt J Delatour, Bklyn, to Jno T Sackett, South Amenia, NY, 1-6 pt. 1,500
 1Pell st, 26-32 (1:163), ns, 48.10 e Mott, runs e93.3xn66.1xw0.2xn24.6xw45.7xs0.4x w 23.6xs0.3xw23xs102.10 to beg; all title to strips adj; Nov7; Nov21'13; 3y5%; Bridge Cafe, a corpn, to Union Trust Co of N Y, 80 Bway. 65,000
 1Pell st, 26-32; certf as to above mtg; Nov5; Nov21'13; same to same.
 1South William st, 21, see Stone, 47.
 1State st, 17-9, see Pearl, 2-8.
 1Stone st, 47 (1:29), ns, abt 260 e Broad, 22.3x83.6 to ss South William (No 21), x 19.9xs83.10, es; PM; Nov20; Nov21'13; 3y5%; Mae R Wilber to Danl Schnakenberg, 229 Tompkins av, New Brighton, SI. 30,000
 1Whitehall st, 45 (1:8), es, abt 65 n Front, 36.1lx28.8x36.1lx26.9; pr mtg \$—; Dec 31'12; Nov21'13; due Jan1'15, 6%; Barnett I Seckel, 353 W 57, to Moses H Levy, 260 Riverside dr. 4,000
 1Worth st, 17 (1:179), ns, abt 100 w West Bway, 25x100; Nov18; Nov25'13, due, &c, as per bond; Fredk G Rust, Staunton, Va, to Jno G Butler, 15 E 38. 7,000
 1Worth st, 17; sobrn agmt; Nov13; Nov 25'13; same & Nicholas W Day, Lyman N Jones & Jno Naylor, exrs, &c, Jos Naylor with same. nom
 17TH st, 127 E (2:435); ext of \$24,000 mtg to Sept29'15 at 5 1/2%; Nov11; Nov26 '13; Eliz J Fitz Gerald with Rebecca Boriss & Rose Frankel. nom
 111TH st, 242 W (2:613), ss, 90 e 4th, 20x 80; Nov21'13; 5y5%; Ida B Hawkins, East Orange, NJ, to Emigrant Indus Savings Bank. 7,500
 111TH st, 363 W (2:638), ns, 176 w Washington, 20x93.2; PM; Nov24; Nov25'13; 5y 5%; Herman Reher to American Mort Co, a corpn, 46 Cedar. 5,000
 122D st, 158 W (3:797), ss, 150 e 7 av, 25 x98.9; Nov24'13; 5y4 1/2%; Cercle Francais de l'Harmonie, a corpn, to Ella A Gray, 1977 Bway. 20,000

123D st, 112 E (3:878); ext of \$70,000 mtg to Jan10'17 at 4 1/2%; Nov20; Nov26'13; Cath G Clarkson with Oswald Oelschlaeger, 918 Hudson, Hoboken, NJ. nom
 127TH st, 310-2 E (3:932); ext of \$30,000 mtg to Nov21'18 at 5%; Nov21; Nov24'13; Lawyers Mort Co with Jno H Bodine. nom
 127TH st, 342 W (3:750), ss, 307 e 9 av, 16.6x98.9; PM; Nov3; Nov21'13; due, &c, as per bond; Alex H Hamilton at Bayside, B of Q, to N Y Savings Bank, a corpn, 81 8 av. 7,000
 132D st, 19 E (3:862); ext of \$50,000 mtg to Oct21'15 at 5%; Oct16; Nov21'13; Edwin A Ely with 19 E 32d St Co, 100 Wm. nom
 134TH st, 311-21 W (3:758), ns, 175 w 8 av, 125x197.6 to ss, 35th (Nos 322-32); certf as to mtg for \$75,000; Nov19; Nov21'13; Hammerstein Opera Co to Leo S Bing et al. nom
 135TH st, 322-32 W, see 34th, 311-21 W.
 137TH st, 319 E (3:943), ns, 267 e 2 av, 25x98.9; ext of \$8,000 mtg to Nov1'16 at 4 3/4%; Nov12; Nov24'13; Chas & Babette Bachman with Rosalie Kaufmann, 285 Central Pk W et al trste for Rosalie Kaufmann will Leopold Kaufmann. nom
 138TH st, 525-31 W (3:710), ns, 350 w 10 av, 100x98.9; Nov26'13; 3y5%; McDermott Dairy Co to Emigrant Indus Savgs Bank. 30,000
 138TH st, 525-31 W; certf as to above mtg; Nov18; Nov26'13; same to same.
 139TH st, 38 W (3:840), ss, 385 e 6 av, 25x98.9; Nov24; Nov25'13; due, &c, as per bond; Cath L Olcott & Anna T Van Santvoord to Lewis Dusenbery, 333 Central Park W. 45,000
 145TH st, 71-9 W (5:1261), ns, 60 e 6 av, 97.6x100.5; pr mtg \$—; Nov17; Nov24'13; 2y6%; Danl S McElroy to Jos H Banigan, 51 W 58. 35,000
 146TH st, 222-6 E (5:1319); ext of \$45,000 mtg to Sept15'16 at 5%; Nov19; Nov21'13; Lawyers Title Ins & Trust Co with Strange & Slawson Co, 17 Madison av. nom
 146TH st, 222-6 E; ext of \$45,000 mtg to Sept15'16 at 5%; Nov19; Nov21'13; same with same. nom
 146TH st, 222-6 E; agmt as to share ownership in mtg; Nov19; Nov21'13; Geo L Loton H & Jno W Slawson, Alberta S Woodruff & Harriette S Hobbs with Lawyers Title Ins & Trust Co. nom
 148TH st, 251 E (5:1322), ns, 80 w 2 av, 20x100.5; Nov26'13; 5y5%; Clara Freese, 251 E 48, to Helena Koch, 209 W 102, & ano, exrs Wm Koch. 7,000
 148TH st, 251 E; pr mtg \$7,000; Nov26'13, 4y6%; same to Otto Kuphal, 385 Palisade av, Jersey City, NJ. 3,000
 148TH st, 221 W (4:1020), ext of \$25,000 mtg to Sept28'16 at 5%; Nov21; Nov25'13; Laura Von C Stier with Leonard L Hill. nom
 149TH st, 322 W (4:1039), sal Ls; Nov17; Nov25'13; demand, 6%; Jos Lee to Lion Brewery, 104 W 108. 2,386.56
 150TH st, 516 W (4:1078), ss, 250 w 10 av, 25x100.5; ext of \$16,000 mtg to Apr19 '14 at 5%; Feb2; Nov24'13; Geo H Valentine et al with Flatiron Realty Co. nom
 151ST st, 226 E (5:1324); ext of \$5,250 mtg to Oct6'18 at 5%; Nov14; Nov21'13; Lawyers Mort Co with Jacob Bernardik, 226 E 51. nom
 153D st, 217-21 E (5:1327); ext of \$20,000 mtg to Nov25'16 at 5%; Nov25; Nov26'13; Anna Schaaf with Walter F Kingsland, 22 Av du Bois de Boulogne, Paris, France. nom
 153D st, 217-21 E (5:1327), ns, 185 e 3 av, 50x100.5; pr mtg \$20,000; Nov25; Nov26'13; 3y6%; Anna Schaaf to Adam Muller, 44 E 87. 4,000
 160TH st, 11 E, see 5 av, 790.
 166TH st, 160 E (5:1400), ss, 120.9 w 3 av, 18.6x100.5; leasehold; Nov20; Nov26'13; 18 mos without interest; Margt Hellman, 160 E 66, to Jno C Orr Co, Java & West sts, Bklyn. notes 1,866
 169TH st, 17 W (4:1122), ns, 220 w Central Park W, 20x100.5; pr mtg \$20,000; Nov 20; Nov21'13; demand, 6%; Kate M Bauer to Rudolph Oelsner, 135 W 72. 4,500
 171ST st, 239 W (4:1163), ns, 379 e West End av, 18x102.2; Nov25'13; due, &c, as per bond; Annie M, wife Geo F Warren, Jr to North River Savings Bank, 31 W 34. 12,000
 175TH st, 422 E (5:1469), sal Ls; Nov20; Nov21'13; demand, 6%; August Kovar to Jacob Ruppert, a corpn, 1639 3 av. 1,600
 177TH st, 262 W (4:1168), ss, 156.3 e West End av, 18.9x102.2; pr mtg \$—; Nov14; Nov25'13; 2y6%; Rock Island Impt Co to Francis A Lowe, Lawrence, NY. 3,600
 180TH st, 205 W (4:1228), ns, 100 w Ams av, 25x102.2; Nov25'13; 5y5%; Cath Collins to Frances I Schramme, North Hempstead, LI. 25,000
 181ST st, 156-60 W (4:1211), ss, 256.3 e Ams av, 56.3x102.2; pr mtg \$—; Nov25; Nov26'13; 2y or sooner, 6%; Wesley Realty Co, a corpn, 2245 Bway, to Lincoln Mtg Co, a corpn, 100 Bway. 20,000
 181ST st, 156-60 W; certf as to above mtg; Nov25; Nov26'13; same to same.
 184TH st, 439 E (5:1564), ns, 194 w Av A, 25.1x102.2; PM; Nov22; Nov25'13; due Nov 1'16, 6%; Gus A Meyer, B of Q, NY, to Eliz R Maas, 201 Hendrix, Bklyn. 8,000
 184TH st, 359 W, see Riverside dr, 120-5.
 185TH st, 205 W (4:1233), ns, 110 w Ams av, 40x102.2; pr mtg \$3,000; Nov20; Nov21 '13; due, &c, as per bond with option to pay off principal after 1 yr; Gertrude D Hawes, 596 West End av, to Mary Keckissen, 789 Cauldwell av. 3,000

90TH st, 54 W (4:1203), ss, 156.3 e Col av, 18.9x100.11; Nov12; Nov21'13; due, &c, as per bond; Gottfried Piel to Title Guar & Trust Co. 17,000

96TH st, 303 W (7:1887), ns, 100 w West End av, 25x91.10; leasehold; Nov15; Nov25 '13; 1y6%; Jas Theford to Metropolitan Impt Co, 100 Bway. 5,500

97TH st, 233 E (6:1647); ext of \$10,000 mtg to July14'16 at 5%; May21; Nov25'13; Rebecca Von Inten with Paola Locurto, 313 E 48. nom

97TH st, 226 W (7:1868), ss, 100 e Bway, —x—; ext of mtg for \$110,000 to Nov15'18 at 5%; Nov15; Nov26'13; Saml Borchardt with Seamen's Bank for Savgs, a corpn, 76 Wall. nom

97TH st, 230 W, see Bway, 2568-74.

101ST st, 178 E (6:1628); ext of \$17,500 mtg to Oct23'16 at 5%; Nov1; Nov21'13; due, &c as per bond; Emma B Freudenthal with Clara Rothschild. nom

102D st, 110 W (7:1856), ss, 175 w Col av, 25x100.11; Nov20; Nov21'13; 5y5½%; Ann T Slowey McLane to Lawyers Mort Co, 59 Liberty. 18,000

102D st, 110 W, with sobrn agmt; Nov21'13; Jos McGuire with same. nom

104TH st, 251 W (7:1876), ns, 131.6 e West End av, 18.6x100.11; Nov26'13; 2y 5%; Wm B Ellison, 900 West End av, to Emigrant Indust Savgs Bank. 12,000

106TH st E (6:1700), ns, at Harbor Commissioner's exterior line of 1866 on ws Harlem River, runs n204.10 to ss 107th xw 89 to cl Pleasant av xs100.11xe35xs100.11 to 106th xe90 to beg; PM; Nov24; Nov26 '13; due &c as per bond; Abr Mann to Andw D Baird, 140 Hewes, Bklyn. 50,000

107TH st E, ss, at Harlem River, see 106th E, ns, at Harlem River.

116TH st, 105-7 E (6:1644), ns, 90 e Park av, 40.10x100.11; Nov21'13; 3y int as per bond; Wm F Mittendorf to Farmers Loan & Trust Co, 22 Wm. 20,000

118TH st, 365-7 W (7:1945); ext of \$68,000 mtg to Nov15'18 at 5%; Nov15; Nov26'13; Bernard Brindze with Seamen's Bank for Savgs, 76 Wall. nom

121ST st, 341 E (6:1795), ns, 200 w 1 av, 25x100.11; pr mtg \$—; Nov25; Nov26'13; due Jan23'15, 6%; Michelina Esposito & Angelo Sirico to Giovanni Guglielmetti, 322 E 104, & ano. 500

123D st, 116 E (6:1771); ext of \$16,000 mtg to Jan1'19 at 5%; Nov21'13; Henry Reckhart with Edw H & Julia Burger, 25 St Nicholas av. nom

124TH st, 150 E (6:1772), see Lex av (Nos 2027-31), 37.6x100.11; pr mtg \$90,600; Nov1; Nov24'13; due, &c, as per bond; Gussie Declade to Harry E Aronson, 512 12th, Bklyn. 1,175

124TH st, 169-73 E (6:1773), ns, 150 w 3 av, 100x100.11; Nov26'13; 2y5%; Rachel Hoffman & Mina & Pauline Kaufman, heirs Felix Kaufman, to Emigrant Indust Savgs Bank. 10,000

125TH st, 307 W (7:1952), sal Ls; Nov21; Nov22'13; demand; 6%; Chas L Baxter & Chas J Hutchinson to Beadleston & Woerz, 291 W 10. 2,300

130TH st, 579 W, see Bway, 3240-52.

134TH st, 311 W (7:1959), ext of \$9,000 mtg to Nov24'16 at 6%; Nov24; Nov25'13; Jas Devlin with Simon Nachtigall, 59 E 87. nom

137TH st, 13 E (6:1762), ns, 150 e 5 av, 25x99.10; leasehold given as collateral security for payment of all sums due to party 2d pt by reason of purchase & sale of certain poultry; Nov24'13; due Oct23'15, 6%; Gabriel Composto, 345 E 119, to Kraukauer Poutry Co, Inc, 24 13 av. 1,000

139TH st, 303 W (7:2042), ns, 100 w 8 av, 17x99.11; Nov20; Nov21'13; 3y4½%; Jas C Fargo, 56 Park av, to Eugene S Reynal, White Plains, NY. 5,000

158TH st, 474-6 W (8:2108), ss, 122.3 e St Nicholas av, 45.11x99.11; Nov19; Nov21 '13; 5y5%; Riverview Consn Co, a corpn, 594 Bway, to Josephine E Carpenter at Bar Harbor, Maine. 43,000

158TH st, 474-6 W; certf as to above mtg; Nov18; Nov21'13; same to same.

158TH st, 474-6 W (8:2108), ss, 122.3 e St Nicholas av, 45.11x99.11; pr mtg \$43,000; Nov18; Nov21'13; due Oct18, 6%; Riverview Consn Co, 594 Bway, to Sarah M Bernstein, 1845 7 av. 10,000

158TH st, 474-6 W; certf as to above mtg; Nov18; Nov21'13; same to same.

158TH st, 478-80 W (8:2108), ss, 72.3 e St Nicholas av, 50x99.11; pr mtg \$50,000; Nov18; Nov21'13; due Decl18, 6%; Riverview Consn Co, a corpn, 594 Bway to Noah S Sheifer, 124 W 114. 12,000

158TH st, 478-80 W; certf as to above mtg; Nov18; Nov21'13; same to same.

158TH st, 478-80 W (8:108), ss, 72.3 e St Nicholas av, 50x99.11; Nov19; Nov21'13; 5y5%; Riverview Consn Co, a corpn, 594 Bway, to Agnes Carpenter at Bar Harbor, Maine. 50,000

158TH st, 478-80 W; certf as to above mtg; Nov18; Nov21'13; same to same.

176TH st, 509-13 W (8:2132); ext of two mtgs for \$30,000 each to Nov17'18 at 5½%; Nov17; Nov25'13; Lawyers Mort Co with Paulward Co. nom

183D st, 552 W (8:2154), ss, 306.3 e St Nicholas av, 18.9x104.11; PM; Nov25'13; 3y 5½%; Zane Hughes to Phillips Weeks Estate, 119 W 70. 9,500

190TH st W (8:2169), ns, 120 w St Nicholas av, 80x100; sobrn agmt; Oct30; Nov25 '13; Henry Morgenthau Co with City Mort Co, 15 Wall. nom

190TH st W, nwc St Nicholas av, see St Nicholas av, nwc 190th.

206TH st W (8:2202), ss, 200 e 10 av, 100 x99.11; PM; Nov24; Nov25'13; due, &c, as per bond; Alex J Boyle to Geo F Martens, New Germantown, NJ, & ano exrs Geo F Martens. 12,000

Amsterdam av, 509 (4:1215), es, 75.1 s 85th, 27.1x100; Nov20; Nov21'13; 5y5%; Annie McDaniels widow to Bowery Savings Bank, 128 Bowery. 25,000

Amsterdam av, 1745 (7:2061); ext of \$25,000 mtg to Jan2'19 at 5%; Nov21'13; Mary C Van Cott with Walter F Kingsland, 22 Av du Bois de Boulogne, Paris, France. nom

Broadway, 588-90 (2:511); ext of \$425,000 mtg to Nov15'18 at 5%; Nov24; Nov26'13; Bertha Kaufmann with Seamen's Bank for Savgs in City NY, 76 Wall. nom

Broadway, 2568-74 (7:1868), see 97th (No 230), 100.11x99.8 to ws Old Bloomingdale rd x100.11x100; ext of \$185,000 mtg to Nov15'18 at 5%; Nov15; Nov26'13; Saml Borchardt with Seamen's Bank for Savgs, 76 Wall. nom

Broadway, 2568-74; ext of \$30,000 mtg to Nov15'18 at 5%; Nov15; Nov26'13; same with same. nom

Broadway, 3240-52 (7:1985), nec 130th (No 579), runs e99.6xn99.11xe0.6xn49.11xw 100x149.10 to beg; Nov26'13, 5y5%; Jas Pringle, 356 College av, to Metropolitan Savgs Bank, 59 Cooper sq E. 20,000

Columbus av, 985 (7:1844); ext of \$22,000 mtg to Nov24'16 at 5%; Nov24'13; Herman Brand & Julius Felsenthal with Chas de Rham, Cold Spring, NY, trste for Mary L Foster. nom

Haven av (8:2139), ws, 50 s 170th, 50x 103.3; Nov20; Nov21'13; due, &c, as per bond or sooner; Jno W Springer to 2415 Broadway, Inc, a corpn, 149 Bway. 10,000

Lenox av, 586 (6:1737), str Ls; Oct23; Nov25'13; due, &c, as per bond; Paul Dabow & Isaac Kemelhor to Max Goldgraben, 586 Lenox av (assigned to Stenhardt Bros & Co). 1,150

Lexington av, 2027-31, see 124th, 150 E.

Park av, 817 (5:1409); ext of \$23,500 mtg to Sept3'16 at 4½%; Nov19; Nov25'13; N Y Bible & Common Prayer Book Society with Jos Geisenheimer, 151 E 71. nom

Riverside dr, 120-5 (4:1246), nec 84th (No 359), 137.5x130.9x127.2x79; ext of mtg for \$610,000 to Oct1'16 at 5%; Nov24; Nov25'13; Riverside Dr Apartments, a corpn, with Metropolitan Life Ins Co, a corpn, 1 Mad av. nom

St Nicholas av, 110 (7:1825), es, abt 120 n 115th, runs e63.8xn34.11xw85.1 to av xs 40.11 to beg; Nov21'13; 3y5%; Geo H Huber to N Y Trust Co, 26 Broad. 30,000

St Nicholas av, 254, see 8 av, 2283-5.

St Nicholas av (8:2169), nwc 190th; sal Ls; Nov26'13; demand; 6%; Ernst Reimann & Jno Veigil to Geo Ehret, 1197 Park av. 4,000

Sherman av (8:2224), ns, 225 e Dyckman, 25x150 to cl Vermilyea av; Nov26'13; 3y5½%; Louis Goldstickler, 256 W 113, & Martin Goldstickler, 256 W 98, to Jno Duffy, 97 Marble Hill av. 8,000

Vermilyea av cl, 225 e Dyckman, see Sherman av, ns, 225 e Dyckman.

West End av, 738 (4:1243); ext of \$42,000 mtg to Oct9'18 at 5%; Nov11; Nov21 '13; Alice I Connolly indiv & as extrs Sarah L Holly with Alvin Holding Corpn. nom

West End av, 883 (7:1890), ws, 20.11 n 103d, 20x100; Nov21; Nov22'13; due &c as per bond; Elberta L wife Augustus H Sands, 883 West End av to Union Dime Savgs Bank, 701 6 av. 1,500

1ST av, 974 (5:1365), es, 80.5 n 53d, 20x 94; Nov25'13; 3y5%; Christopher Fuchs, Amityville, LI, to German Savings Bank, 157 4 av. 2,000

1ST av, 974; sobrn agmt; Nov25'13; same with same. nom

1ST av, 1946 (6:1694), sal Ls; Nov18; Nov21'13; demand; 6%; Nicola Scapichio to Clausen-Flanagan Brewery, 441 W 25. 4,100

2D av, 88-90 (2:447), agmt as to payment of \$5,000 on acct of mtg, leaving a balance of \$20,000 to be paid as per bond; Nov20; Nov22'13; Morris Rose & Louis Norman with Julius Rose, 1044 Bryant av. nom

2D av, 2404-S (6:1800), es, 40 n 123d, 60x 100; bldg loan; pr mtg \$22,500; Nov22; Nov25'13; installs, 5%; Isaac Silverman & Benj Marks to Mutual Alliance Trust Co of N Y, 35 Wall. 27,500

5TH av, 557 (5:1281), es, 50.5 s 46th, 25 x100; pr mtg \$235,000; Nov24; Nov25'13; due, &c, as per bond; Danl H Morgan to Edw S & Stephen C Clark, Cooperstown, NY, joint tenants. 65,000

5TH av, 790 (5:1375), nec 60th (No 11), 100.5x225; pr mtg \$1,150,000; Oct21; Nov26'13; 5y4½%; Chas Lanier, Jno L Cadwalader, of NY, & Henry A C Taylor, South Portsmouth, RI, trstes of prop Metropolitan Club, to Helvetia Realty Co, New Rochelle, NY. 50,000

5TH av, 2216 (6:1732), ws, 24.11 s 135th, 25x90; PM; Nov25; Nov26'13; 5y5%; Jno Borella & Angelo Canessa to American Mtg Co, 46 Cedar. 10,000

6TH av, 823 (misc); certf as to chattel mtg for \$600; Nov19; Nov21'13; National Lunch Co, a corpn, to Carl Ahlers, of Summit, NJ. nom

6TH av, 987 (misc); certf as to chattel mtg for \$600; Nov19; Nov21'13; National Lunch Co, a corpn, to Carl Ahlers, of Summit, NJ. nom

8TH av, 2283-5 (7:1949), ws, 50.11 s 123d, runs w100xs34.5 to es St Nicholas av (No 254), xs18.3xe90.3 to av xn50 to beg; Nov21; Nov22'13; due &c as per bond; Sophia Pinkney to Title Guar & Trust Co. 11,000

8TH av, 2698 (7:2029); ext of \$10,000 mtg to Nov1'16 at 5%; Nov19; Nov25'13; Title Guar & Trust Co with Minnie Low indiv & as trste Nathan Low & Milton, Morris & Eugene Low & Rebecca Roth. nom

8TH av, 2930 (8:2108), leasehold; Nov21; Nov24'13; due, &c, as per bond; Paul Babin, 3 Hart, Bklyn, to Melville H Bearn, 95 Joralemon, Bklyn. 1,500

9TH av, 551 (4:1050), ws, 98.9 n 40th, 24.8x100; pr mtg \$9,000; Nov24; Nov25'13; due Decl23, 6%; Carroll Cunneen to Hulbert Peck, 154 W 92. 1,000

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Consent (misc) & certf as to mtg for \$1,100; Nov24; Nov25'13; Stillman Appellate Ptg Co to Rathbun & Bird Co, 8 Dutch st.

Rockaway Park, B of Q (misc); certf as to mtg for \$5,250; Nov19; Nov21'13; Vito Contessa Realty Co, a corpn, to Fredk Middendorf.

MORTGAGES.

Borough of the Bronx.

Augusta pl (*), es, 385.1 n Eastern Blvd, 25x100; PM; Nov21'13; 1y5%; Grace H Mack to Jno S Mapes, 1547 Eastchester rd. 300

Chisholm st, swc Intervale av, see Intervale av, 1237-9.

Cunord pl, nec Jerome av, see Jerome av, nec Cliford pl.

Crotona Park N (11:2944), ns, 35 w Crotona av, 40x95.11x39.10x98.2; Nov26'13; 3y 5%; Benenson Realty Co, 407 E 153, to Christian Sprado gdn Millie Sprado et al, 1133 Teller av, & ano. 26,000

Crotona Park N (11:2944); same prop; certf as to above mtg; Nov25; Nov26'13; same to same.

Featherbed la (11:2860), ss, 95 w Jerome av, 25x100; also FEATHERBED LA, swc Jerome av, 25x95; also JEROME AV, ws, 25 s Featherbed la, 75x95; PM; Nov25; Nov26'13; 3y5½%; Francis McDermott to Moss Estate, Inc, 62 Cedar. 15,890

Featherbed la (11:2860), see Inwood av, 50x100; PM; Nov25; Nov26'13; 3y5%; Saml Eisnitz to Moss Estate, Inc. 4,830

Featherbed la (11:2860), ss, 120 w Jerome av, 50x100; PM; Nov25; Nov26'13; 3y 5%; Abram M Feldman to Moss Estate, Inc. 4,200

Featherbed la (11:2860), ss, 50 e Inwood av, 50x100; PM; Nov25; Nov26'13; 3y5%; Edw F Eilers to Moss Estate, Inc, 62 Cedar. 2,100

Featherbed la (11:2865), ses, 135.4 sw on curve from Inwood av, runs sw42.1xe 129.5 to Inwood av xn along ws Inwood av 25xw60xs abt 3.8xw60.9 to beg; PM; Nov25; Nov26'13; 3y5%; Albt Peterson, Jersey City, NJ, to Moss Estate, Inc. 2,100

Featherbed la, swc Jerome av, see Featherbed la, ss, 95 w Jerome av.

Featherbed la (11:2865), ses, 177.4 sw on curve from Inwood av, 124.3x87.8x123.4x 64.5; PM; Nov25; Nov26'13; 1y5%; Thos H Reynolds & Jno F Kaiser to Moss Estate, Inc, 62 Cedar. 4,200

Featherbed la (11:2874), ss, 48.8 w Nelson av, 24.4x110x24.1x113.6; Nov24; Nov26 '13; due, &c, as per bond; Mary A Dempsey, 215 E 61, to Mary L Henry, 1575 E 9, Bklyn. 3,000

Fletcher pl, nec Washington av, see Washington av, 2240-2.

Fox st (10:2711), nws, 100 ne Intervale av, 73.5x100; Nov22; Nov26'13; 3y5%; Adavine Consn Corpn, 71 Nassau, to Empire City Savgs Bank, 231 W 125. 53,000

Fox st (10:2711); same prop; certf as to above mtg; Nov22; Nov26'13; same to same.

Fox st (10:2711), nws, at ws Tiffany, 100x110.11x145x140; Nov22; Nov26'13; 3y 5%; Adavine Consn Corpn, 71 Nassau, to Empire City Savgs Bank, 231 W 125. 47,000

Fox st (10:2711); same prop; certf as to above mtg; Nov22; Nov26'13; same to same.

Fox st (10:2712), ws, 190.10 n Tiffany, runs w6.6xn135xell10.7 to Fox xs170.6 to beg; pr mtg \$57,000; Nov26'13; 3y6%; Rosenberg Bldg Corpn to Henry Morgenthau Co, 30 E 42. 14,000

Fox st (10:2712); same prop; certf as to above mtg; Nov26'13; same to same.

Fox st, 1067 (10:2717), ws, 25.4 s 167th, 37.6x100; pr mtg \$—; Nov21; Nov22'13; due May21'16, 6%; Reliable Consn Co Inc, 1905 Marmion av, to Jacob Marx, 170 W 74. 5,000

Fox st, 1067; certf as to above mtg; Nov21; Nov22'13; same to same.

Freeman st, nec Bryant av, see Bryant av, nec Freeman.

Garden st (11:3099), sws, 303.7 se Crotona av, 50x200 to 182d; also 182D St E (11:3099), ns, 221.4 e Crotona av, 100x100; pr mtg \$—; Nov1; Nov22'13; demand; 6%; 182nd & Garden Streets Co Inc, 784 E 179, to Norma Realty Co, 156 Bway. 2,000

Garden st (11:3099), same prop; certf as to above mtg; Nov20; Nov22'13; same to same.

Home st, 975-85, see Hoe av, 1200-2.

Horton st (*), see City Island av, 204x 75.3x202x82.3, except pt for av & part sold to Jas Horton, City Island; Nov22; Nov24 '13; 3y6%; Annie Weaver to Grace D Gaylor, Stamford, Conn. 600

- Jessup pl** (11:2872), es. 205.10 n 170th, 100x115; pr mtg \$5,500; Nov25; Nov26'13; due &c as per bond; Mary Ga Nun, 1400 Jessup av, to Marie Voigt, 426 E 138. 1,000
- Kelly st** (10:2704), ws, 100.5 s 156th, 25x 100; PM; Sept7; Nov24'13; due April14; 6%; Keilbert Constn Co, Inc, a corp, to Jacob Mendelsohn, 38 Ft Washington av & ano. 19,000
- Kelly st** (10:2704), same prop; sobrn agmt; Nov17; Nov24'13; same & Jas C Meyers with same. nom
- Kelly st, 1013** (10:2704), ws, 100.5 s 165th, 25x100; certf as to mtg for \$19,000; Nov22; Nov25'13; Keilbert Constn Co Inc to Jacob & Abr Mendelsohn. 1,500
- Ruskin st (*)**, ss, lots 210 & 211, map J S Wood, Wmsbridge, 50x90.4x50x89.1; pr mtg \$—; Nov25'13; due May25'14; 5%; Michelangelo Verini, 291 E 149 to Nathan Becker, 38 Orchard. 1,500
- Tiffany st, ws, at nws Fox**, see Fox, nws, at ws Tiffany. 1,500
- 133D st E, nec Willow av**, see Locust av, nec 136.
- 134TH st E, sec Willow av**, see Locust av, nec 136.
- 136TH st E, nec Locust av**, see Locust av, nec 136.
- 137TH st E, sec Locust av**, see Locust av, nec 136.
- 139TH st, 413 E** (9:2284), ns, 183.4 e Willis av, old line, 16.8x100; pr mtg \$4,500; Nov24; Nov25'13; 2y6%; T Louis A Britt, 453 E 57, to Geo F Tiffany, 1888 Arthur av. 1,000
- 140TH st E** (10:2552), ns, 380 e St Anns av, 40x95; agmt as to share ownership in mtg; Nov18; Nov22'13; Fredk W Marks with Lawyers Mtg Co, 59 Liberty. nom
- 144TH st E** (9:2325), ns, 77 e College av, 23x100; Nov25; Nov26'13; 3y5%; Luigi Cerruti to Angelina Ambruso, 282 E 144. & ano. 2,500
- 148TH st, 360 E** (9:2327), ss, 51 s Courtlandt av, 25x101.2x25x101.1; pr mtg \$7,000; also 3D AV (10:2620), es, 167.10 s 163d, 58.9x120.1x58.4x113.3; pr mtgs \$50,000; also 3D AV (10:2620), es, 226.6 s 163d, 25.2 x123x25x120.1; pr mtg \$24,000; Nov20; Nov 21'13; 3y or sooner; 6%; Anthony Cuneo, 871 Forest av to Edw Robitzek, 1001 E 163. 12,000
- 150TH st, 521 E** (9:2276) ns, 100 e Brook av, 25.2x100.3x25.4x100; Nov22; Nov24'13; demand; 6%; Meta Rugen to Bernheimer & Schwartz Pilsener Brewing Co, Ams av & 128th. 2,500
- 152D st E, nwc Morris av**, see Morris av, 641.
- 156TH st, 413 E** (9:2378), ns, 250.3 w Elton av, 49.9x99.1x49.9x98.11; pr mtg \$35,000; April10; Nov26'13; 3y5%; Jno B Furey to Peter M Furey, 680 Melrose av. 6,500
- 156TH st E** (10:2645), ss, 33.6 w Forest av, 27x90; Nov21'13; 5y5%; Anna Hole to Kate Douglas, 2145 Washington av. 15,500
- 161ST st E** (9:2383), ns, 233.2 w Elton av, 99.11x65.8x100x63.6; Nov24'13; 3y6%; Chas F Conover & Edith C Neuroth to Park Mtg Co, 41 Park Row. 10,000
- 162D st E** (9:2383), ss, 163.4 w Washington av, 100x100; Nov24'13; 3y6%; Chas F Conover & Edith C Neuroth to Margt Kerby, 15 E 42. 12,000
- 167TH st E, ss, 140 w Prospect av**, see Prospect av, nwc 167.
- 167TH st E, nwc Prospect av**, see Prospect av, nwc 167.
- 172D st E** (11:2966), ws, 150 s Boston rd, 200x100; pr mtg \$—; Nov26'13; due Feb 26'14, 6%; Sole Realty & Constn Co, 641 E 183, to Morris Morgenstern, 53 Lenox av. 6,000
- 172D st E** (11:2966); same prop; certf as to above mtg; Nov26'13; same to same.
- 174TH st E, nec Jerome av**, see Jerome av, nec 174th.
- 178TH st E, swc Daly av**, see Daly av, 1987.
- 178TH st E, sec Bryant av**, see Bryant av, sec 178.
- 178TH st E, nwc Burnside av**, see Burnside av, nwc 178.
- 179TH st, 612 E** (11:3068-3069), ss, 138.5 w Hughes av, 47.8x85.2x47.2x78.1; Nov24'13; 5y5½%; Adele E Broomfield & Eliz A Thomson to Lawyers Mtg Co, 59 Liberty. 2,500
- 179TH st E, swc Bryant av**, see Bryant av, swc 179.
- 180TH st, 1007 E** (11:3138), ext of \$5,000 mtg to Nov25'16 at 5½%; Nov14; Nov21'13; Lawyers Mtg Co with Jno A Steinmetz. nom
- 182D st E, ns, abt 303.7 & 221.4 s Crotona av**, see Garden, sws, 303.7 s Crotona av.
- 184TH st E** (11:3024-8), es, bet Webster & Marion avs; transfer of tax lien for years 1902 to 1908, assessed to C A Weeks; April12; Nov21'13; 3y12%; City NY to Simeon M Barber, 176 Bway. 1,542.16
- 187TH st E, swc Arthur av**, see Arthur av, swc 187th.
- 189TH st E, swc Belmont av**, see Belmont av, swc 189.
- 189TH st E, swc Belmont av**, see 189th st E, ss, 37.6 e Hughes av.
- 189TH st E** (11:3076), ss, 37.6 w Belmont av, 33.4x100; Nov25'13; due, &c, as per bond; Durbar Realty Co Inc, a corp, to Edw A Ridley, Fanwood, NJ. 15,000
- 189TH st E** (11:3076), ss, 37.6 e Hughes av, two lots, each 33.4x100; two mtgs, each \$15,000; Nov25'13; due, &c, as per bond; Durbar Realty Co Inc, a corp, to Edw A Ridley, Fanwood, NJ. 30,000
- 189TH st E** (11:3076), ss, 37.6 e Hughes av, 100x100; also BELMONT AV (11:3076), swc 189th, 37.6x100; certf as to four mtgs aggregating \$70,000; Nov25'13; Durbar Realty Co Inc, a corp, to Edw A Ridley, Fanwood, NJ. nom
- 189TH st E**; also BELMONT AV (11:3076), same prop; sobrn agmt; Nov25'13; Flordave Realty Co with same. nom
- 199TH st E** (12:3279), ss, 103 w Webster av, 27x100; Nov21; Nov24'13; 3y6%; Fox-Hall Realty Co, a corp, to Ruth Morgan at Shippin Pt, Stamford, Conn. 2,500
- 199TH st E** (12:3279), same prop; certf aa to above mtg; Nov21; Nov24'13; same to same.
- 227TH st E, ns, — w Paulding av**, see Paulding av, ws, 114 s 228th.
- 231ST st W, sec Bway**, see Bway, sec 231.
- Anthony av, 1854** (11:2803), es, 203 n 176th, 33x100; Nov21; Nov25'13; due, &c, as per bond; Wm E Burkhardt to Max F Schmidt, 231 Tremont av. 1,500
- Anthony av** (11:2888), es, 78.9 s 173d, 99.11x100x99.11x100.6; Nov17; Nov25'13; 3y 5½%; Danl McLean, 1141 Havemeyer av, to R Meredith Arnold, 529 Scotland rd. 5,000
- Anthony av** (11:2888), same prop; sobrn agmt; Nov19; Nov25'13; Margt Knox with same. nom
- Arthur av** (11:3065), swc 187th, 39.7x 51.2x40.8x50.9; bldg loan; Nov26'13; demand, 6%; Russo-Iodice Realty Co, Inc, a corp, to Jas G Wentz, 335 West End av. 16,500
- Baisley av (*)**, ns, 25 w Kearney av, 50x 100; Nov25'13; due &c as per bond; Frank P Schirentino to Kathleen Bland, 455 Clarkson, Bklyn. 750
- Bergen av, 404** (9:2292); ext of \$14,500 mtg to Nov18'16 at 5%; Nov18; Nov24'13; Lawyers Mtg Co with Jas L Van Sant. nom
- Bergen av, 498** (9:2292), ext of \$13,000 mtg to Nov18'16 at 6%; Nov18; Nov21'13; Geo A Quinby, Committee Julia T Sneden with Jas L Van Sant. nom
- Belmont av, swc 189th**, see 189th E, ss, 37.6 e Hughes av.
- Belmont av** (11:3076), swc 189th, 100x 37.6; Nov25'13; due, &c, as per bond; Durbar Realty Co, Inc, a corp, to Edw A Ridley, Fanwood, NJ. 25,000
- Blackrock av (*)**, ss, 102.7 e Virginia av, 25x103; bldg loan; Nov20; Nov22'13; 3y 5½%; Wm Buhl, Inc, to Jno Gallagher, 214 E 35. 5,000
- Blackrock av (*)**, same prop; certf as to above mtg; Nov20; Nov22'13; same to same.
- Broadway** (12:3266), sec 231st, 28.1x74.11 x27x74.11, except pt for 231st; Nov20; Nov 21'13; 1y6%; Jno Gilbert to Oscar J Mayer, 2085 5 av. 20,000
- Bryant av** (11:2999), nec Freeman, —x —; sal Ls; Nov20; Nov21'13; demand; 6%; Dennis A Martin to Jacob Ruppert, a corp, 1639 3 av. 6,500
- Bryant av** (11:3131), swc 179th, 116.9x 118.1x115.11x117.5; pr mtg \$20,000; Nov18; Nov21'13; due &c as per bond; Lillian M Williams, 2013 Bryant av to Minnie G Frankel, Syracuse, NY. 4,000
- Bryant av** (11:3135), sec 178th, 133x50, except strips of 10 on 178th & 1.6 on av, taken for opening said sts; ext of \$11,000 mts to Sept18'16 at 5½%; Nov17; Nov24'13; Lawyers Mort Co with Geo S Runk. nom
- Burnside av** (11:2815), nwc 178th, runs n128.9x80x84.3x155x138.6 to st xw60.1 to beg; PM; Oct1; Nov22'13; due, &c, as per bond; Conesus Realty Corp, to Bronx Borough Bank, 440 Tremont av. 90,000
- Carpenter av (*)**, ss, 200 sw 241st, 50x 100; PM; Nov21; Nov22'13; 3y6%; Geo H Donahue to Westchester Mtg Co, Pleasantville, NY. 400
- City Island av (*)**, ws, 1417.4 n Ditmars, 50x57x50x58, except pt for av, with lands under water Eastchester Bay on ws of City Island, begins at n w mark of island at s line lot 664, runs n50xw into waters of bay 400x50x58x40 to beg; Nov24; Nov25'13; 3y6%; Margt Zoller, 80 George, Bklyn, to Anna Kraus, on Hunters Island, Pelham Bay Park, Bronx, NY. 4,000
- City Island av, sec Horton**, see Horton, sec City Island av.
- Daly av, 1987** (11:3121), swc 178th, 50x 80; PM; Nov22; Nov26'13; 3y5%; Adavine Constn Co, 71 Nassau, to Empire City Savgs Bank, 231 W 125. 30,400
- Davidson av** (11:3199), es, 229 s Fordham rd, 32.8x106.2x36.9x109.1; Nov24; Nov 25'13; 1y4½%; Harry J Douglas, 40 W 190, to Cath A Millard, 46 So. Walnut st, East Orange, NJ. 2,500
- Decatur av** (12:3275), ss, 128.6 e Kingsbridge rd, 50.2x77.9 to Webster av (Nos 2543-5) x50x71.8; PM; Nov15; Nov21'13; 1y 5%; Henry F Keil to Jane L Kenn, 2545 Webster av. 9,750
- Forest av** (10:2646), ws, 260 n 156th, 20.9x87.6; Nov25'13; 5y5½%; Jacob Meyer, Newark, NJ, to Lawyers Mort Co, 59 Liberty. 5,000
- Heath av, 2888** (12:3256), es, abt 210 n 229th, 20.2x100.7x20.2x100.6; Nov25'13; 3y 5½%; Julius Brenzinger to Danl E Lynch, 35 Maine av, Rockviller Centre, LI, & ano trste Sara G Arundell. 4,000
- Hoe av** (10:2752), es, 241.8 s Home, 37.6 x100; pr mtg \$—; Sept18'12; Nov21'13; 2y6%; Charlotte Horn to Thos Mulligan, nec 172d & Shakespear av (re-recorded from Sept19'12). 6,000
- Hoe av** (11:2981), ws, 275 s 172d, 50x100; pr mtg \$36,000; Nov22; Nov24'13; due Dec 31'16; 6%; Martin Tully Realty Co to Stefan Pelger, 1184 Fox. 6,000
- Hoe av** (11:2981), same prop; certf as to above mtg; Nov22; Nov24'13; same to same.
- Hoe av, 1200-2** (11:2986), nec Home (Nos 975-85), runs e176.2x94.2xw75x abt 6xw 100 to av xs109.3 to beg; Nov21; Nov24'13; due &c as per bond; First Preferred Realty Corp, 115 Bway to Hoe Realty Co, 975 Home. 12,500
- Hoe av, 1200-2**; pr mtg \$164,000; Nov21; Nov24'13; due May21'14; 6%; same to Rental Mtg Securities Co, 15 Broad, 8,500
- Hoe av, 1200-2**; certf as to above mtg; Nov20; Nov24'13; same to same.
- Intervale av, 1237-9** (11:2973), swc Chisholm, 50x157.10; equal lien with mtg for \$7,000; PM; pr mtg \$7,000; Nov20; Nov21'13; 3y5%; Carrie Kroulitz, 1239 Intervale av to Sidney R Freischer, 100 W 89. 1,000
- Inwood av, ws, 75.5 s Featherbed la**, see Featherbed la, ses, 135.4 sw on curve from Inwood av.
- Inwood av, sec Featherbed la**, see Featherbed la, sec Inwood av.
- Jackson av, 483-5** (10:2557), ws, 25 s 147th, old line, 50x100; PM; pr mtg \$—; Nov20; Nov21'13; due as per agmt; 5%; Antonio Di Lanciano, 2321 Hughes av to Rosina Graziadio, 1040 Fox. 325
- Jackson av** (10:2623), ws, 194 s Westchester av, 70x104; Nov25; Nov26'13; 5y 5%; Alt Realty Co, 15 W 45, to German Savgs Bank, 157 4 av. 30,000
- Jackson av** (10:2623); same prop; certf as to above mtg; Nov25; Nov26'13; same to same.
- Jackson av** (10:2635), ws, 271.10 s 156th, 18.1x73.6x18.1x73.8; pr mtg \$—; Nov20; Nov21'13; 3y6%; Saml Solomon & Philip Solomon to Germania Holding Co, 190 Montague, Bklyn. 1,000
- Jerome av, swc Featherbed la**, see Featherbed la, ss, 95 w Jerome av.
- Jerome av** (11:2849), nec Clifford pl, 100 x51.8x100.2x43.10; PM; Nov25; Nov26'13; 3y 5%; Ira H Parker to Moss Estate, Inc. 5,800
- Jerome av** (11:2848), nec 174th, runs n 105.2x79.10x82.9xsw38.11xw54.6 to beg; PM; Nov25; Nov26'13; 3y5%; Wm Weidenburner to Moss Estate, Inc. 7,020
- Jerome av** (11:2848), es, 125 s Clifford pl, 100x73.11x100.3x66.2; PM; Nov25; Nov 26'13; 3y5%; Wm Weidenburner to Moss Estate, Inc. 5,040
- Jerome av** (11:2849), es, 100 n Clifford pl, 100x36.1x100.3x43.10; PM; Nov25; Nov 26'13; 3y5%; Ira H Parker to Moss Estate, Inc. 4,000
- Jerome av** (11:2849), es, 90 s 175th, 100x 36.1x101.6x20.6; PM; Nov25; Nov26'13; 3y 5%; Philip Woolley to Moss Estate, Inc, 62 Cedar. 4,270
- Jerome av** (11:2848), es, 25 s Clifford pl, 50x58.4x50.1x62.3; PM; Nov25; Nov26'13; 3y5%; Henry J Bumiller to Moss Estate, Inc. 2,975
- Jerome av** (11:2848), es, 105.2 n 174th, 75x73.11x75.2x79.10; PM; Nov25; Nov26'13; 3y5%; Wm Weidenburner to Moss Estate, Inc. 3,780
- Jerome av** (11:2860), ws, 100 s Featherbed la, 29.5x140.5x68.1x135; PM; Nov25; Nov26'13; due &c as per bond; Wm C Mead, 405 W 17, to Charlotte M Hammel, 134 E 87. 3,500
- Jerome av** (11:3202), ws, 212.7 s Kingsbridge rd, 50x114.1x50x114.4; PM; pr mtg \$38,000; Nov24; Nov26'13; due June1'16, 6%; Geo H Leonard & Wm Gundlach to Harry B Davis, Mt Vernon, NY. 5,000
- Lacombe av (*)**, ss, 50 e Beach av, 25x 100; Nov3; Nov24'13; 3y6%; Henry A Stadler, Jr, 1350 Leland av, to Wm Grosspeter, 1107 Castleton av, West New Brighton, LI. 4,000
- Lacombe av (*)**, same prop; PM; pr mtg \$4,000; Nov3; Nov24'13; 3y6%; same to Clarence W Beach at Clasons Pt. 650
- Lind av, 1247** (9:2530); ext of mtg for \$15,500 to Nov20'16; 5%; Nov20; Nov21'13; Arthur L Livermore trste Jno P Kennedy with Lamberti Constn Co, a corp, nom
- Locust av, sec 137th**, see Locust av, nec 136.
- Locust av** (10:2595), nec 136th, 232.10 to cl 137th, if extended, x— to bulkhead line; all title to land under water bet said bulkhead line & exterior line of water grant dated Aug23'53; also WILLOW AV (10:2585), nec 133d, runs e225x102.11x25x103.3 to ss 134th xw25 to av xs206.5 to beg; Nov25'13; due Nov1'16, 5%; Port Morris Land & Impt Co to U S Trust Co 45 Wall. 50,000
- Locust av** (10:2595); also WILLOW AV (10:2585), same prop; certf as to above mtg; Nov25'13; same to same.
- Locust av** (10:2595); also WILLOW AV (10:2585), same prop; agmt as to ext of \$60,000 mtg to Nov1'16 at 5% & that said mtg shall be equal in lien with above mtg; Nov25'13; same with same. nom
- Macombs rd** (11:2866), es, 138.7 s 174th, 25.5x67.9x27.2x78.10; PM; Nov25; Nov26'13; 3y5%; Chas Schwartz to Moss Estate, Inc, 62 Cedar. 787
- Morris av, 641** (9:2442), nwc 152d, 25.2x 100x25x100; ext of mtg for \$14,000 to Nov 15'18, 5%; Oct7; Nov21'13; Waldron K Post trste at Bayport, LI, with Gerardo & Saverio Rosato, 265 E 152. nom
- Mt Hope av** (11:2792), ws, 70 n 173d, 25x 95; Nov10; Nov25'13; due, &c, as per bond; Bernard Badanes to Phoenix Tube Co, 182 N 11, Bklyn. 3,000
- Paulding av (*)**, ws, 114 s 228th, runs w105x114 to 227th x32xne— to av, except pt for av nwc— to beg; pr mtg \$—; Nov24; Nov25'13; 1y6%; Franz Fitzek to

Polonia Co-Operative Savgs & Loan Assn, 106 St Marks pl. 4,700

ℳPelham rd, ws, see Terrace av, nwc Pelhamdale av.

ℳPelhamdale av, nwc Terrace av, see Terrace av, nwc Pelhamdale av.

ℳPerry av (12:3348), es, 225 s Gun Hill rd, 34x100; Nov10; Nov25'13; 5y5½%; Mary E Marshall to Waldron K Post, Bayport, LI, trste for Clara T Lincoln & ano. 3,500

ℳPerry av (12:3348), same prop; sobrn agmt; Nov10; Nov25'13; same & Barbara Ludwig with same.

ℳPlympton av, 1325 (9:2522), ws, 119.7 s 170th, 22x100; Nov22; Nov24'13; 5y5½%; Harry S Van Demark to Frank Leslie, also known as Mrs Frank Leslie, 2039 Bway. 6,000

ℳProspect av (10:2680), nwc 167th, 50x100; also 167TH ST E (10:2680), ss, 140 w Prospect av, 80x100; pr mtg \$118,000; Nov24; Nov25'13; 4y int as per bond; Adolph & Anthony Deutsch to Aetna Accident & Liability Co of Hartford, Conn, 100 Wm. 4,000

ℳSouthern blvd (10:2743), es, 134.3 n Aldus, 120x—; sobrn of mtg for \$80,000 to mtg for \$200,000, but only to extent of \$155,000; Nov10; Nov25'13; American Real Estate Co, a corpn, 527 5 av, with City Mtg Co, a corpn, 15 Wall. nom

ℳSummit av (9:2325), es, 225 s 165th, 50x100; Nov20; Nov21'13; 2y5%; Mary H O'Reilly, 745 St Nicholas av to Emile H Roth, Munich, Germany. 1,000

ℳTerrace av (*), nwc Pelhamdale av, runs w along ns Terrace av 183.6xn124.2xe 163.7 to ws Pelhamdale av xs on curve 50 to beg, Pelham Manor; also PELHAM RD (*), ws, adj land Pelham Bay Park, runs nw along Park 588.5 to Forest av xnw 425.8xse849.10 to rd xsw375 to beg, being at Pelham Manor & City NY, parts excepted; also LOTS 3 & 4 (*) map sec 1 of Roosevelt Park, filed in vol 27 of map, page 61 in Westchester Co, & being in Pelham Manor & City NY; also OTHER

lands (*) at Pelham Manor, New Rochelle & Roosevelt Pk with all title to lands below original h w mark L I Sound; Nov1; Nov26'13; 3y5½%; Arthur W Cole, of Pelham Manor, NY, to Elise Boyd, of Larchmont, NY. 75,000

ℳTownsend av (11:2846-47), ws, bet 172d & Belmont; transfer of tax lien for years 1899 to 1907, assessed to unknown; Nov27 '11; Nov21'13; 3y12%; City NY to David Wallace, 176 Bway (assigned to Eliz W Childs, 137 E 55). 2,200.04

ℳTownsend av (11:2849), ws, 90 s 175th, 75x100; pr mtg \$5,380; Nov25; Nov26'13; 3y 6%; Philip Woolley to J Romaine Brown, 340 Convent av. 2,500

ℳUniversity av, 1711 (11:2878), ws, 88.6 n 176th, 52.6x100; pr mtg \$35,000; Nov21; Nov 22'13; due, &c, as per bond; Henry Cleland Inc, a corpn, 1849 Anthony av, to Harry W Davis, 76 W Tremont av. 5,000

ℳUniversity av, 1711; certf as to above mtg; Nov11; Nov22'13; same to same. —

ℳUniversity av, 2235 (11:3217), ws, 137.8 s 183d, 50x100; Nov24; Nov25'13; due, &c, as per bond; Amandus Meyer to Title Guar & Trust Co. 8,000

ℳUnionport rd, 1846 (*), es, 513.7 w White Plains rd, at pt 445 n along same from Morris Park av, runs e73.7xn16.8xw67.7 to rd xs17.8 to beg, with right of way over strip to Morris Park av; Nov26'13; due &c as per bond; Jno B Dosso, 1742 Adams, to Elbert P Callender, Pasadena, Cal. 2,500

ℳUnionport rd, 1848 (*), es, 507.7 w White Plains rd, at pt 461.5 n along same from Morris Park av, runs e67.7xn16.8xw61.8 to rd xs17.8 to beg, with right of way over strip to Morris Park av; Nov26'13; due &c as per bond; Jno B Dosso, 1742 Adams, to Amelia M Callender, 215 E 15. 2,000

ℳValentine av (12:3304), ws, 18 n 197th, 18x83.1x18x84.1; PM; pr mtg \$7,500; Nov 26'13; due &c as per bond; Mary G Lawrence, 2797 Morris av, to Geo E Buckbee, 1941 Grand blvd & concourse. 1,000

ℳVilla av (12:3311), es, 132.6 n 204th, 25x 130x25x130.6; PM; Nov22; Nov24'13; 3y 5½%; Giuseppe Scatellaro, 168 Mulberry to Fredk W Van Slyck, at Wappinger, NY & ano admrs Geo Brown. 9,000

ℳWaldo av (13:3415), es, 781.9 n 246th, 101.11x110x106.8x105; agmt as to payment of \$1,000 on a/c of mtg on Decl'14; Nov 25; Nov26'13; Eliz Cooper with Title Guar & Trust Co. nom

ℳWalton av (11:3181-8), es, bet Cameron pl & 182d; transfer of tax lien for years 1902 to 1908, assessed to unknown; Apr15 '12; Nov21'13; 3y12%; City NY to Simeon M Barber, 176 Bway. 1,031.86

ℳWashington av, 1135 (9:2388), ws, 175 s 167th, 25x100, except part for av; Nov25 '13; due, &c, as per bond; Wm F Kaysser to Caroline A Wheeler, 1824 Arthur av. 5,000

ℳWashington av, 1752-4 (11:2916); ext of \$27,000 mtg to Sept10'16 at 5½%; Oct30; Nov21'13; Geo W Murray exr &c Jas Hedges with Sarah Ensler. nom

ℳWashington av, 2240-2 (11:3050), nec Fletcher pl, sal Ls; Aug5; Nov21'13; demand; 6%; Bernhardt C Wenke to Clauson Flanagan Brewery, 441 W 25. 8,500

ℳWebster av, 2543-5, see Decatur av, ss, 128.6 e Kingsbridge rd.

ℳWebster av (12:3360), es, 270.11 n Gun Hill rd, runs n80.4xss80.1xw13.11 to beg; also PLOT (12:3360), begins at swc above lot, runs n100xe100xs100xw90 to beg; Nov 15; Nov26'13; 3y6%; Margt M, Thos J & Peter Sheridan, 813 E 218, to Edw Brennan, nec Flower st & Pleasant av, Bronx, NY. 3,500

ℳWillow av, nec 133d, see Locust av, nec 136.

ℳWillow av, sec 134th, see Locust av, nec 136.

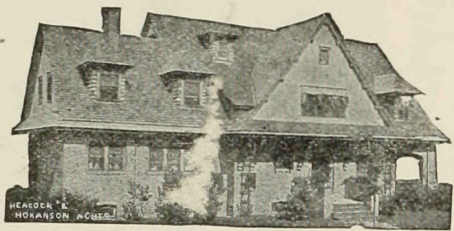
ℳ3d av, es, 167.10 & 226.6 s 163, see 148th, 360 E.

ℳ3D av, 3351 (9:2370), ws, 25x62.10x25x 60.1; ext of \$3,500 mtg to Oct28'14 at 6%; Oct28; Nov21'13; Wm R Rose, 309 W 81, with Susie E Piser, 762 Union av. nom

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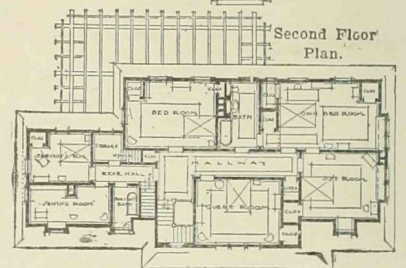
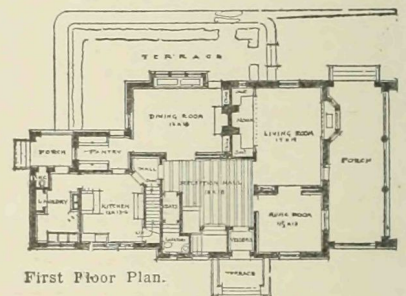
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