

# REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, DECEMBER 6, 1913

## FUTURE OF THE GROCERY DISTRICT

Like Austin, Nichols & Co., Other Wholesale Houses May Remove Their Shipping Plants, But Manufacturers' Sales Agents Will Take the Space Vacated

DOWNTOWN real estate men are divided in their views concerning the effect on the lower West Side of the forthcoming removal of the manufacturing and distributing departments of Austin, Nichols & Co., Inc., to the Brooklyn Eastern District Terminal, the news of which was told in detail in these columns last Saturday. There was no difference of opinion as to the importance of a step of this character on the part of the leading wholesale grocery house in the city. The want of agreement was apparent only in connection with the interpretation of its significance to the old wholesale district.

That district is just now, and has been for years, in a prosperous condition. Its tenants deal for the most part in staple goods, and their business has been expanding with the growth of population

district, including warehouses as well as lofts and offices, is in active demand, a condition in marked contrast with that which prevails in other wholesale districts. In some quarters it was feared this week that the experience of the wholesale section of Broadway might be repeated, because the economic influences determining the action of Austin, Nichols & Co. in seeking a waterfront location are operative also in the case of other large wholesale grocers; indeed, it is known that at least one of them is at the moment considering a Brooklyn site on the East River.

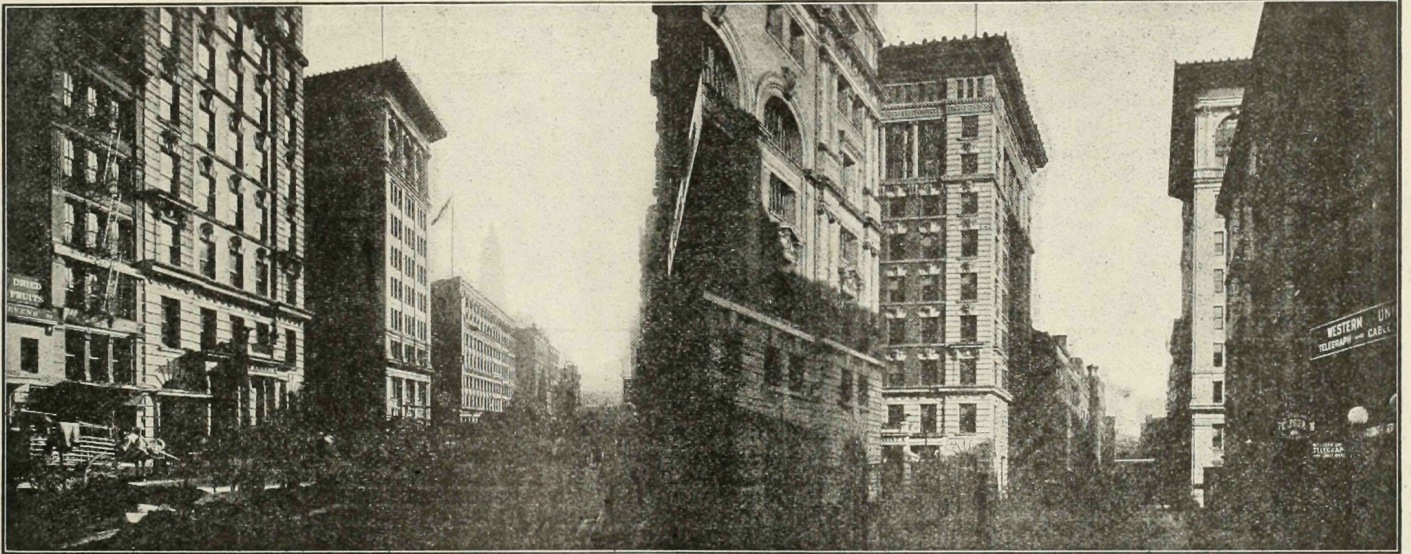
But the weight of opinion seemed to be that the lower West Side is in a class by itself, and that the loss of the manufacturing and distributing departments of one or more, or even all, of the wholesale grocers would make no im-

grows. Her port facilities to-day are inferior to those of foreign cities; there is no effective correlation between her steamship and railway lines, and she still relies upon street trucking for the local movement of goods, while other cities are providing freight subways or elevated roads." A big corporation like Austin, Nichols & Co., he added, may escape to the waterfront, but the average concern, upon the numbers and prosperity of which the growth of the city depends, has no way of reducing the high cost of doing business here.

### Real Estate Prospect.

The case for the lower West Side was stated by Frederick M. Hilton, of Wm. A. White & Sons, to this effect:

"The leasing of a large warehouse on the Brooklyn waterfront by Austin,



VIEWS IN THE WHOLESALE GROCERY DISTRICT OF MANHATTAN.

both in the city and throughout the country. The wholesale grocery trade is largely dependent upon importations by water, and a seaport location with trunk line railway connections is therefore essential. The New York wholesale grocery trade has outstripped that of other cities in development, and the larger concerns on the lower West Side have been in constant need of additional floor space.

While the wholesale houses have been expanding, brokerage houses and manufacturers' sales departments have been multiplying. The latter have generally sought quarters in modern loft and office buildings, of which there are comparatively few as yet on the lower West Side.

### A Unique Trade District.

The announcement of the removal of the bulk of the establishment of Austin, Nichols & Co., which occupies not less than nine buildings, comes at a time when housing in the wholesale grocery

district is in active demand, provided the sales departments remained in the district. The vacancies, it was argued, would quickly be taken up by brokers, by manufacturers' representatives, and especially by influx from the shoe district, the butter and egg district and certain other adjacent expanding trades to which a waterfront location is not particularly advantageous.

### Downtown Freight Congestion.

If, however, there was no great alarm over real estate values in the wholesale grocery district itself, concern was expressed with regard to the failure of the city to reconstruct the downtown waterfront promptly along modern lines and to provide economical freight transportation within the city. "As a broad proposition," according to one of the men interviewed, "the \$300,000,000 spent on subways would have been of far more vital importance to the city if spent on dock front improvements, because New York grows exactly as her commerce

Nichols & Co. is very interesting news; but those familiar with the lower West Side and the conditions in the grocery business have known for a long time that the present location and the buildings of that and other concerns were not satisfactory, and that they were considering locations outside of Manhattan. This has been brought about mainly by the expense of cartage in New York. The quantity of goods to be handled in the grocery business is enormous; the profits are small, and the cost of transportation has been growing heavier each year.

"There is no doubt that other large firms will make some similar change in the near future, but if the present plans of the New York Central Railroad on the West Side work out as we all expect I think that a part of this business may be retained in Manhattan.

"From a real estate standpoint, I do not think that this change will have a harmful effect on what is known as the

grocery district. The methods of doing business have been changing, and there are now more concerns in the grocery lines who have offices and salesrooms or showrooms in an office building and warehouses in other places. As an instance of this, I might mention the ten-story Franklin-Hudson Building which we manage and which occupies the block on Hudson street, between Franklin and Leonard. This building has been a success and is now practically fully rented. The people are the best representatives of the canned goods, cereal and confectionery trades and food products generally.

"Then, too, there are other lines of business that are gradually coming in, such as the shoe trade. An instance of this is the large plot on the corner of Duane and Hudson streets, upon which a new building was built three or four years ago for the use of Morse & Rogers, who use the entire building.

"We find that renting conditions in this neighborhood are good, and, where we have space in modern buildings, we can rent it."

#### New Firms Coming In.

The same general thought was brought out by Frank Lord, of Daniel Birdsall & Co., Inc., who said:

"As an offset to the effect of Austin, Nichols & Co.'s removal, the building of the new subway, with an express station at Franklin street and West Broadway, and a station at Chambers street and Hudson street, will give a great impetus to West Side real estate. The widening of Varick street and the building of an important subway connecting the financial district with the Pennsylvania station and the West Side will be very strongly felt from this time on.

"Too great emphasis cannot be placed on the fact that there are thousands of concerns in the fancy and staple grocery lines and allied lines of business that could not do business advantageously away from the established grocery centre. The advantages which have drawn Austin, Nichols & Co. into the plan of operating from across the river would not apply to the smaller concerns and will have no attraction for them.

"These concerns occupy buildings from 25x100 feet, or smaller, to 50x100, or 100x100; and concerns of this size will not be driven out of the old grocery district by reason of the large economic questions that have appealed to Austin, Nichols & Co.; and in the end the many concerns that are continually endeavoring to get in will more than offset the very few concerns that remove for economic advantages.

"A few years ago there was great apprehension about the damage the Bush Terminals would do to Manhattan real estate, but Manhattan has continued to grow and the only real distress that has been felt thus far has been on account of the establishment of uptown business centres, rather than on account of removals outside of the business limits of the Borough of Manhattan."

#### Waterfront Should Be Modernized.

The responsibility of the railway and steamship companies in the matter of freight congestion was dwelt on by E. A. Tredwell, ex-president of the Real Estate Board, who spoke also of the negligence of the city in providing modern waterfront facilities and means of local freight transportation. "For ten years past," he said, "the railroads have apparently been more concerned about taking care of passenger traffic—the inferior income producer—and have not adequately or properly served the city in the delivery of freight, whence come their dividends. For instance, St. John's Park is practically what it was thirty years ago, and the trucks stand in line

for a solid five hours at times at the dock front, taking on or delivering goods. It is not possible for mercantile houses economically to use a motor truck in shipping by rail or steamer in New York City. This in itself condemns present railroad and steamship practice as hopelessly out of date, so much so that it does not need reform so much as it requires to be destroyed as hopelessly inefficient.

"Within ten years the cost of carting goods in New York has doubled. Drivers who now get \$15.50 per week for single trucks and \$16.50 for double trucks, and \$18 where three horses are teamed up, ten years ago used to get \$11, \$12 and \$14 per week; everything else connected with teaming has risen in value, and merchants state that their cartage expense to-day is double what it was ten years ago. This is one of the reasons for the removal of large factories from the city, whose labor market has always been attractive. There is an increasing desire on the part of all factories to handle their own output by means of internal switching arrangements, due to the laxity and incompetency of railroads. This will also account in part for the increasing values of waterfront properties, where the element of cartage can be, to a considerable extent, eliminated.

"The move of Austin, Nichols & Co. to the waterfront indicates how necessary it is to eliminate all avoidable expense in any strongly competitive business. The difference in the cartage item alone of this great concern may be enough to insure a profit on its business turnover. The matter is up to the railroads and steamships to take some decent care of their freight as their largest income producer. Freight traffic to-day in the Borough of Manhattan is poorly

served." There can be no doubt of the need for co-operation between the transportation companies and the city toward relieving freight congestion in this borough and toward better shipping facilities throughout the port generally.

#### Renting Conditions on the West Side.

"In spite of the generally depressing real estate market, renting conditions on the West Side from 34th street to 59th street have been consistently good," said John J. Hoeckh, of 650 Ninth avenue, this week. "There has been a steady demand for flats and apartments with improvements in my neighborhood and most of the properties are fully rented. It is surprising that with buildings enjoying such good incomes there are so few purchases by investors. Within the last few months there have been very few changes in ownership. The section undoubtedly has a good future, as the new pier construction has commenced, and local properties should advance in value in consequence."

#### A New West End Apartment House.

Messrs. T. J. McLaughlin's Sons are now erecting a high-class twelve-story apartment house at the southeast corner of 98th street and West End avenue. The design of the building is of simple lines, with vertical motives, ending in elliptical balconies. The top finishes in a high-corbelled parapet wall. The materials are granite, light-glazed brick and terra cotta, relieved in spots by iron flower balconies. The upper floors contain two five-room apartments, with two baths, a six-room apartment with three baths, and a seven-room apartment with three baths. George and Edward Blum are the architects.



George and Edward Blum, Architects.

NOW BEING ERECTED ON WEST END AVENUE AT 98TH STREET.

## STILL WORKING ON THE BUILDING CODE

### Public Safety Interests and Financial Interests in Conflict—Strong Opposition Which May Defeat Enactment—Latest Concessions Not Satisfactory

NOBODY can expect a building code, drafted after the plan of the Herbst code and its predecessors, to be satisfactory to every interest affected. The Herbst code has come much nearer to succeeding in this respect than any heretofore compiled, but in several particulars it has aroused opposition of a nature which may defeat its passage. The committee had been hoping for unanimous consent, but at the hearing held on the final revision on Wednesday at City Hall important interests announced that they would oppose the adoption of the report as a whole because of dissatisfaction with parts of it.

Ernest Flagg, the architect, said the fundamental difficulty lay in the fact that the Board of Aldermen had undertaken to frame a code in an impossible way. Instead of following broad lines and general principles it had undertaken to specify details, and in consequence had encountered a multitude of difficulties. The Allied Real Estate Interests, speaking by G. Richard Davis, of B. Mordecai & Son, announced dissatisfaction with regulations which make no distinction between office buildings and hotels on the one hand and loft and factory buildings on the other in dictating the number of stairways and exits. The bricklayers' union protested against allowing terra cotta and concrete blocks for the construction of exterior bearing walls to the height of more than forty feet, as the code permits walls so constructed to go to a height of fifty-two feet.

A number of objections of a minor nature were entered, in answer to which Chairman Herbst gave the committee's point of view and the reasons for the course adopted. He disclosed the identity of the authors of sections in a number of instances to prove that the committee had consulted the highest authorities. He evidenced familiarity with the contents of the document and the highest personal motives, but said he feared it was a hopeless effort to try to make a code that would satisfy the public safety interests and the money interests at the same time.

"If you are going to haggle over every little thing," said the chairman, "we might as well stop where we are and let the next Board of Aldermen take up the subject anew."

#### A Concession to Wood Trim.

The most important amendment that the committee has conceded consists in restoring the former figure of 150 feet as the limit of the height of apartment houses and tenements in constructing which woodwork or other combustible material may be used. The tentative code had reduced the limit to 100 feet, in consequence of which objections had been interposed by the Joint Committee on City Departments, the Allied Real Estate Interests, the lumber trade and the woodworking industries. The provision in question is contained in section 103, paragraphs 4 and 5, which have been changed to read as follows:

"(4) No woodwork or other combustible material shall be used in the construction of any fireproof building, except that when the height does not exceed one hundred and fifty feet in

apartments and tenements, or one hundred feet in all other buildings, wood floors and their sleepers, grounds, bucks, nailing blocks, doors, window-frames and sashes with their jambs, trim and casings may be permitted.

"(5) In fireproof buildings exceeding one hundred feet in height wood floors may be used, providing the sleepers, grounds and nailing strips are entirely embedded in incombustible material, excepting that the floors in public halls shall be of incombustible material."

The principal grounds of objection to the 100-foot limit was that it would increase the cost of apartment house construction beyond all proportion to the benefits to be derived. For example, as under the Tenement House Law, a building may be erected to a height only one and a half times the width of the street, the excess cost involved in building more than one hundred feet high would mean that very few if any more twelve-story houses would be built on avenues; instead, the owners would choose side-street lots, where they could build nine-story buildings to a height of ninety feet and in so doing be subject to less stringent provisions. Moreover, the woodworking trades in Manhattan would have been seriously affected, as a very large share of their business consists in the trimming of twelve-story apartment houses.

#### Fire Towers Still Required.

The Allied Real Estate Interests, including many merchant builders, had also advised against the requirement contained in the first draft of the code that "in every building more than one hundred feet in height one of the means of exit shall be a tower stairway," commonly called a fire tower. This requirement is retained in the present revision, being part of paragraph 3, section 19. The Allied Real Estate Interests in a brief which they submitted to Chairman Herbst expressed the opinion that tower stairways are unnecessary for either office buildings or hotels, while it was not denied that they are desirable for factory and loft buildings. The floor spaces in office buildings and hotels are divided into such small units by fireproof partitions that the spread of flames and smoke is prevented.

#### Required Number of Exits.

A further bit of advice from the Allied Interests, that sections 18 and 19 be amended by differentiating office buildings and hotels from lofts and factories, in specifying the number of stairways and their width, and that elevators be considered as means of exit, was not followed by the Building Committee in the final revision.

The number and width of stairways required for any floor area above the first floor of any building will, under the amended code as it stands, be determined upon by the number of persons occupying that floor area, computed on the basis of fourteen persons for each full twenty-two inches width of stairway, excepting that in any building where a system of automatic sprinklers is installed the number and width of stairways may be computed upon the basis of twenty-one persons for every twenty-two inches of width of stairway;

and, excepting where horizontal exits are provided, the basis will be fifty persons for every twenty-two inches of width of horizontal exit.

#### Fire Areas and Fire Walls.

Further, the Allied Real Estate Interests suggested that office buildings and hotels be divided into fire zones or areas of 7,500 square feet each, divided by fire walls; that openings in fire walls shall be equipped with self-closing fire doors, and that but one stairway be required for each zone or area. This the real estate men and builders believed would give a protection to the occupants of hotels and office buildings superior to anything proposed, would not confiscate rentable space and would require only a reasonable number of stairways in a building.

The Building Committee did not see its way clear to follow this advice, and no distinction is made of the kind suggested between hotels and office buildings and lofts and factories. In consequence, at the hearing on Wednesday, G. Richard Davis, of B. Mordecai & Son and the Allied Real Estate Interests, stated that the association would oppose the enactment of the code on any hearing hereafter to be held. Mr. Davis said that the requirements contained in sections 18 and 19, pertaining to stairways and exits, if enacted into law, would mean the discontinuance of the construction of office buildings. Had a law like this been in force when the Hudson Terminal Buildings were erected, Colonel Wells, the architect, had said, it would have compelled the sacrifice of space for no less than thirty-five stairways. No owner could afford to sacrifice the great amount of space stipulated in sections 18 and 19. As to the rest of the code the association had no great objection, but inasmuch as the committee did not see its way clear to make the distinction in favor of office buildings and hotels which had been requested, the association could not assent to its passage.

#### The Building Committee's Position Stated.

In answer to this, Chairman Herbst said with some feeling that the responsibility for the loss of the code would then be with the Allied Interests. For eight or nine years the Board of Aldermen had tried in vain to prepare and enact a suitable building code. The present revision had been the work of the past year or more, and the committee had endeavored to get the best advice from all directions and had done its best to formulate a code fair to all concerned and at the same time fair to the public. Yet it seemed impossible to satisfy at the same time both the money interest and the public safety interests. This being now evident, the committee found itself back where it started, its work having gone for naught.

"You will never get a new code unless you are willing to co-operate and cut down your objections," continued Mr. Herbst. "Why not take advantage of the parts of the code you consider good and straighten out the objectionable parts afterwards? As I understand the Charter, you can amend the building

code every week if you wish. We have taken the best counsel we could find, and this revision is the result; we cannot now make any considerable alteration of the work that has been completed. If you are going to haggle over everything, you will never get a code passed. We want your help, not your opposition."

Ernest Flagg, architect of the Singer Building, a little later was asked, as others were, if he too intended to oppose the code because of dissatisfaction with a part of it. Mr. Flagg said he would have to declare that he was out of sympathy with the fundamental plan of the code. Instead of laying down broad rules to follow, the code undertook to specify details and to dictate how, when and where. A code prepared in such a way was wrong in principle and wrong in practice. It was unscientific, unjust and conceived in a narrow and provincial spirit. We would never get a real code until we planned it scientifically, on broad lines, as codes were drafted in the principal cities of Europe.

"I am opposed to this way of writing a code. I must say it; I don't mind standing alone. Ten years ago I stood alone when I opposed the construction of high buildings; now everybody sees the fallacy of it."

Most of the suggestions made in the brief submitted by the Joint Committee under date of August 18 appear to have been adopted by the Building Committee and its advisers who framed the amended code. An important exception will be found in section 56, relating to the use of hollow building blocks of terra cotta and concrete. The new rule permits of their use for bearing or non-bearing walls up to fifty-two feet. The Joint Committee advised that forty feet should be the maximum height for this form of construction. Chairman Herbst said that the committee and its advisers after wide investigation and careful consideration had concluded to let the limit remain at fifty-two feet.

#### Floor Areas Between Fire Walls.

The limits of floor areas given in section 15 will require in buildings hereafter erected the erection of one or more fire walls if they exceed a certain number of square feet in area. The limit for non-fireproof buildings other than tenements is 5,000 square feet when fronting on one street only; 7,500 square feet when the building fronts on two streets, and 10,000 square feet when it fronts on three or more streets. For armories, churches, auditoriums, hotels, office buildings, theatres, tenements, schools and car barns there is no restriction as

to area, but for all other fireproof buildings fronting on one street the limit is 7,500 square feet and 10,000 square feet when fronting on two streets.

Loft and factory buildings over forty feet high must hereafter be built fireproof.

#### New Requirements.

Certificates of occupancy will be required hereafter, to prevent a building erected for a specified purpose from being used for some other purpose without a certificate being obtained from the Superintendent of Buildings.

Elevators will be equipped with automatic safety devices.

Any building material which passes the tests which the Superintendent of Buildings is authorized to make may be used in the construction of buildings, whether specified in the code or not. This lets in gypsum blocks in places where they were not heretofore allowed.

The unchanged portions of the new code having been recited in these columns on past occasions they need not be gone over again here. The subject has been up now for eight or nine years in succession, and if we do not get a new revision before the close of this year, in the opinion of Alderman Herbst it will be many years before the Board of Aldermen will attempt it again.

## HEIGHTS OF BUILDINGS COMMISSION REPORTS

### Recommends Restriction to Height at Twice the Width of the Street, with Set-back Allowances, and a System of Districting to Protect Residential Sections

THE report of the Heights of Building Commission to the Board of Estimate states that the commission has found conclusive evidence of the need of greater public control over building development. The present almost unrestricted power to build to any height, over any proportion of the lot, for any desired use and in any part of the city, has resulted in injury to real estate and business interests, and to the health, safety and general welfare of the city.

There are many cases, says the report, where high buildings have destroyed rentable values of neighboring buildings and in turn, perhaps, have had their own rentable values destroyed by other buildings. There are limited areas that seem in process of being smothered by their own growth; light and air are being largely shut off and the streets are becoming entirely inadequate. There are high class business districts such as lower Fifth avenue, that have seen property values impaired by the encroachment of factories. There are high class residence districts in which great property losses have resulted through the coming of stores and apartment houses. There are areas in The Bronx and in Brooklyn where lower East Side conditions of excessive congestion of population are being repeated.

The commission heard the testimony and opinions of real estate experts, including the heads of several institutions which lend great sums of money secured by mortgages on real estate. This testimony of experienced men supported the opinion of the commission that real estate values will be conserved and rendered far more stable by regulations materially limiting the height of buildings, providing for appropriate yards and courts and restricting various districts against the intrusion of unsuitable industries.

"We believe that the State has adequate power to adopt reasonable regulations of this kind. Under the police power the State may adopt any reasonable and appropriate regulation for the promotion of the public health, safety and general welfare. If it is true, as we believe, that the adoption of a reasonable control over building development is essential to the business interests and to the general welfare of the city, we are convinced that the exercise of such control is constitutional.

The proposed regulations are in full as follows:

#### Street Walls.

1. A. Except as hereinafter provided when the street walls of any building reach a height equal to twice the width of the street, they shall be set back from the street in the ratio of one foot horizontally for each four feet vertically, but the street walls of a building facing on any street, public place, park, or body of water, more than 150 feet wide, including an intervening street, if any, must begin their set-backs not over 300 feet above the curb, except as hereinafter provided for towers.

1. B. Street walls, if erected on the building line, may reach the height of 100 feet on a street less than 50 feet wide before the set-back as stated above must begin.

1. C. When the width of a street varies in a given block, the width of the street for the purpose of determining the height of the street walls in said block shall be taken to mean the average width of said street in said block.

2. When street walls are erected inside the building line so that a space intervenes between the street and the wall, the set-back shall begin where such wall intersects the set-back plane as determined by the set-backs in paragraph 1A and 1B and above that point the wall

shall set back in the same manner as if the wall were placed on the building line.

3. Where a single building is erected upon a corner lot facing upon streets of different widths, the street of greatest width may be used to determine the height at which the set-back shall begin. The mean level of the curb in such street of greatest width shall be the point from which such height shall be measured.

4. Where a single building not on a corner lot abuts upon streets of different widths the heights and set-backs of each street wall shall be determined by the width of the street.

5. No cornice shall project more than five per cent. of the width of the street beyond the building line or the plane determined by the required set-backs in 1A and 1B.

#### Courts.

6. Every building may cover the entire area of the lot up to and including the tier of beams forming the ceiling of the first story which shall be that story the floor of which shall be not more than seven feet above the curb level at the highest point of any street on which the building abuts.

7. Except as hereinafter provided on all lots upon which buildings shall be erected, provision for light and air shall be made by leaving yards or uncovered courts above the second story floor level whose least dimension shall be not less than six feet.

8. At any story of a building the least dimension of any court, measured to an opposite wall of the same building or to a lot line, shall equal in feet at least one and one-quarter times the number of stories from the second floor to and including said story. This provision need not apply to a rear yard as required under paragraph 12.

9. In a court of irregular shape the least dimension shall be taken to mean the least distance between walls or between any wall and a lot line measured on a line erected perpendicular to the center of any side of said court.

10. The provisions of paragraph 7, 8 and 9 need not apply to a court upon which no office or work room solely depends for access to outside light and air.

11. In every building there shall be a loss in area for each story above the second story floor level of at least one per cent. of the lot area, in addition to other requirements hereinafter contained.

12. Except as provided in Paragraph 13A and 13B, there shall be an uncovered space above the second story floor level between the rear line of every building and the rear line of the lot, which shall contain not less than 10 per cent. of the area of the lot and the least dimension of which shall be not less than 10 per cent. of the depth of the lot. When the front and rear lines of the lot are not parallel, the depth of the lot shall be taken to mean the average depth.

13. A. The requirements of paragraph 12 shall not apply to a building erected on a lot at the corner of two or more streets.

13. B. When a building is erected upon a lot fronting upon two or more streets but not on a corner, there shall be an uncovered space above the second story floor level equal in area to 10 per cent. of the area of the lot.

14. No courts shall be required in a building erected on a three-sided lot in which three sides face upon public streets and in which the length of the shortest side does not exceed 100 feet.

15. No courts shall be required in a building erected upon a three-sided lot in which only two sides face upon public streets and in which the length of the third side does not exceed 100 feet.

16. No courts shall be required in a building erected upon a rectangular or trapezoidal lot in which three or more sides face upon public streets, and in which the greatest width of the lot from street to street measured in a line at right angles to either street does not exceed ninety feet.

#### Towers.

17. It is further provided, that, in addition to a building erected as hereinbefore provided, a structure to be called a "Tower" may extend without limit above such building and without loss of area, but such tower shall not occupy an area exceeding 25 per cent. of the area of the lot, and no part of such tower shall approach nearer than 20 feet to any lot or street line, except, however, that such tower may be built on that building line of a building facing on a public square, a public park, or the waterfront, with or without an intervening street as hereinbefore defined in paragraph 1A.

18. The above regulations do not apply to tenement houses and do not apply to hotels in so far as sections 6-16 in relation to courts are concerned, nor do they apply to church spires, belfries or chimneys for power and manufacturing plants. The existing laws and ordinances in relation to tenement houses and hotels will be continued in force.

#### Height Regulation Districts.

"The commission believes that any complete system of height and court restriction necessitates the application of different regulations to different parts of the city. The city should be divided into districts and the restrictions for each district worked out with reference to the peculiar needs and requirements of that particular district. The blanket restrictions which we have recommended

for immediate adoption, have as a matter of fact been devised with reference to the needs of the downtown office and financial district—the area of maximum congestion. They have been worked out with a view to securing as much light, air, relief from congestion, and safety from fire as is consistent with a proper regard for the business requirements and existing land values in this area of maximum congestion. They are so liberal as to be of practically no force in controlling actual building development except in very limited areas throughout the entire city. We believe that the needs of each district should be studied in the same way that we have studied the central office and financial district and restrictions worked out that will best serve the needs of each district."

The Commission submits the draft of an amendment to the Charter, to be known as section 242-A, to carry out these recommendations.

While the commission does not specify the exact number of districts to be created, or the precise restrictions as to height and open spaces to be imposed in each, this question has been considered particularly with reference to height regulations, and certain tentative conclusions are presented merely by way of suggestion and illustration. It is suggested that the following eight classes of districts should be provided for:

A Districts: General restrictions recommended for immediate adoption, regulating heights of all buildings.

B Districts: Twice the street width, and not over 150 feet. Set-back one foot horizontally for each two feet vertically.

C Districts: Twice the street width, and not over 125 feet. Set-back same as B.

D Districts: One and one-half times the street width, and not over 125 feet. Set-back one foot horizontally for each one and one-half feet vertically.

E Districts: One and one-half times the street width, and not over 90 feet. Set-back same as D.

F Districts: Once the street width and not over 80 feet. Set-back one foot horizontally for each one-foot vertically.

G Districts: Not over 50 feet. Set-back same as F.

H Districts: Not over 36 feet. Set-back same as F.

When the street front of any building shall have reached the height limitation, the building may still be erected to a further height at a point set back from the street to the distance provided by the set-back regulations. The set-back regulations are to be understood to permit vertical walls or pitched roofs or other structures provided only no part of such structure rising above the height limited at the front wall shall extend above the limit allowed by the particular set-back provision. Where the height limit is the street width or a multiple thereof the set-back provision is designed to preserve a certain angle of light determined for the various classes of districts as herein set forth.

The above eight classes of districts were worked out after a careful study of land values and improvements throughout the city. It seemed that every portion of the city could be appropriately placed in some one of these eight classes without sacrificing existing values.

The report is signed by Edward M. Bassett, chairman; Edward C. Blum, Edward W. Brown, William H. Chesebrough, William A. Cokeley, Otto M. Eidlitz, Abram I. Elkus, Burt L. Fenner, J. Monroe Hewlett, Robert W. Higbie, C. Grant La Farge, Nelson P. Lewis, George T. Mortimer, Lawson Purdy, Allan Robinson, August F. Schwarzler, Franklin S. Tomlinson, Gaylord S. White and George B. Ford, secretary.

#### SIXTH AVENUE RUMORS.

##### Affecting Real Estate Occupied by Department Stores.

Reports of unusual importance to real estate interests are current along Sixth avenue. One is that the Greenhut-Siegel Cooper Co. will discontinue the Greenhut store by January 1 and confine its business to the Siegel-Cooper building; and another report is that the O'Neill-Adams Co. is shortly to be consolidated with a business which, the reports have it, will be established by Claffin interests in the store at 23d street and Sixth avenue, recently vacated by James McCreery & Co.

Mr. B. J. Greenhut, of the Greenhut Siegel-Cooper Company & Co., interrogated for the Record and Guide, described the report concerning his firm as "ridiculous," and he would not comment further on the subject.

Alexander MacLachlan, the president of the O'Neill-Adams Co., when questioned regarding the report concerning his store, said:

"We are quite content with our present location. Our business every month this year has shown decided improvement over 1912, and the total sales of this year will show an increase of about \$3,000,000 over 1911."

For some time it had been the understanding of some that the former McCreery store was not to remain idle but that Claffin interests would start another business there to cater to a cheaper class of trade than McCreery's. It would not be a surprise to many if a business known as the Stewart Dry Goods Company, or with a similar title, eventually located in the 23d street building. It is with this new business project, as the report has it, that the O'Neill-Adams Co. is to be consolidated.

#### ARCHITECTS IN SESSION.

##### Members in Project for Government Bureau of Fine Arts.

New Orleans.—Beginning Tuesday morning, December 2, and extending through Thursday of this week, the forty-seventh annual convention of the American Institute of Architects was held in New Orleans. Headquarters for the convention were at the Grunewald Hotel.

One of the principal matters before the convention was the bill for the creation by Congress of a Bureau of Arts and Public Buildings and a Council of Arts. Such a bill, which incorporates ideas the organization has sought for the past eighteen years, has been introduced into the Senate by Senator Newlands and now is pending before that body.

Two sessions, which were taken up principally with the hearing of reports from various committees and a reception and tea at Newcomb College, from five to six o'clock in the afternoon, constituted the program of the first day of the convention.

Registrations of members at the end of Tuesday showed 140 in attendance. A number of delegates are accompanied by their wives, and in addition there are a number of visitors to the convention, men engaged in engineering and other professions affiliated with architecture. These, it is estimated, swell the total attendance to about 225 persons.

President Walter Cook, in his address, after speaking in some detail of the activities of the organization, concluded with an expression of confidence that interest and zeal will continue to mark the efforts of members and officers in carrying on the work.

On Wednesday evening a reception was given by Louisiana Chapter, and on Thursday evening the annual dinner was held.

## THE INDUSTRIAL BOARD.

## Committees Appointed to Work Out Its Problems.

In pursuance of the plan of the Industrial Board of the New York State Department of Labor to work out its problems with the manufacturers, the workingmen and experts familiar with the conditions obtained in the factories of the State, the Board announces the appointment of committees on the following subjects:

## Committee on Fire Hazards:

Chairman, Richard J. Cullen, member of the Industrial Board.

Representing manufacturers—C. K. Mallory, first assistant engineer Solvay Process Co., Syracuse; Geo. F. Johnson, Endicott-Johnson Co., Endicott, N. Y.

Representing labor—John Gill, Bricklayers' Union, New York City; John F. Connor, International Stereotypers' and Electrotypers' Union, New York City.

Representing real estate interests—E. A. Tredwell, Board of Brokers, New York City; Walter Lindner, Allied Real Estate Interests, New York City.

Representing public fire departments—Wm. Guerin, acting chief Bureau of Fire Prevention, New York City; P. J. Gillespie, chief engineer State Fire Marshal's Department, Albany.

Representing the public—John H. Derby, fire prevention engineer, 123 William street, New York City, representative of the National Fire Protection Association; F. J. T. Stewart, superintendent Board of Fire Underwriters, New York City; Miss Frances Perkins, executive secretary Committee on Safety (Fire Prevention) of the City of New York.

Special Committee on Fire Alarm Signal Systems, Sub-Committee of the Committee on Fire Hazards:

Richard J. Cullen, chairman; F. J. T. Stewart, New York Board of Underwriters; Wm. Guerin, acting chief Bureau of Fire Prevention; P. J. Gillespie, chief engineer State Fire Marshal's Department, Albany; M. J. Horahan, member of the Electrical Workers' Union of New York City; Wm. Newell, mechanical engineer of the Department of Labor.

Committee on Bakeries and Confectioneries:

Representing the New York Association of the Master Bakers—Max Strasser, New York City; Charles A. Hagaman, Albany.

Journeyman Bakers' Union—Charles Iffland, international secretary, Chicago; Max Freund, New York City.

Representing the public—Dr. Geo. M. Price, late director New York State Factories Investigating Commission; Miss Frances Perkins, formerly investigator of bakeries for the Commissioner of Accounts, New York City.

Committee on Sanitation and Comfort:

E. J. Barcalo, Barcalo Mfg. Co., Buffalo, N. Y., vice-president Buffalo Chamber of Commerce; Electus D. Litchfield, architect, New York State Chapter, American Institute of Architects, New York City; W. F. Farquahar, Waring, Chapman & Farquahar, sanitary engineers, New York City; Mary Van Kleek, secretary Committee on Women's Work, Russell Sage Foundation, New York City; Rose Schneidermann, member Cap Makers' Union and vice-president Women's Trades Union League; John T. Turner, chief inspector Joint Board of Sanitary Control of the Cloak, Suit, Dress and Waist Makers' Association and Union, New York City.

—The police got busy with the demon motor drivers last Sunday and since then there has been less annoyance for the public from that source.

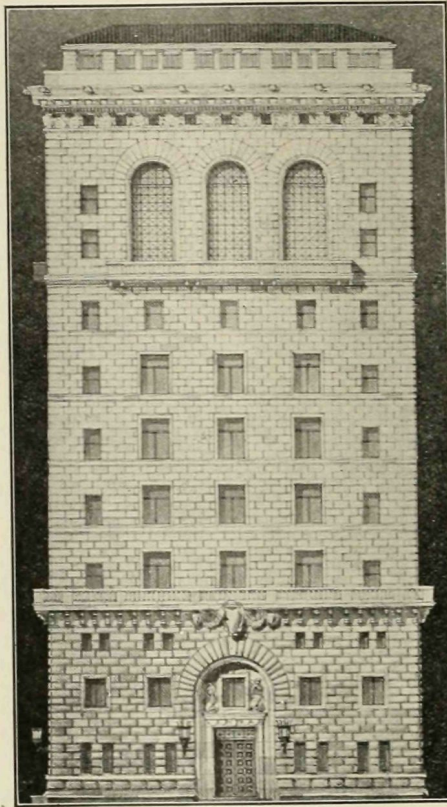
## NEW EAST SIDE COURTS.

## Alfred Hopkins Wins Architectural Competition—Building to Cost \$350,000.

Alfred Hopkins, of 101 Park avenue, was pronounced the successful competitor this week by the jury of award in the architectural competition for the new East Side court house and prison at 2d street and Second avenue. The building is to take the place of the old Essex Market court and jail, the old municipal court in Madison street and the Ludlow street jail.

The successful design shows a simple facade in the style of the Italian Renaissance. The magistrates' court, which is on the second floor, has a direct entrance from 2d street. The municipal court occupies the third, fourth and fifth floors, with two court-rooms on a floor and a full complement of subsidiary rooms. Above is a floor for the justices and for the library. The seventh, eighth, ninth and tenth floors are to be devoted to the district prison and county jail, including cells and administration offices.

The city has appropriated \$350,000 for



PROPOSED EAST SIDE COURT HOUSE.

the building, and, following Borough President McAneny's suggestion, the proceeds from the sale of the three old buildings which it replaces are to be applied to the cost of the site and building. The site measures 100x100 feet.

Mr. Hopkins, the successful architect, was born in Saratoga in 1870 and was educated in the schools of Cleveland, Ohio, and in Columbian College, Washington. Later he studied in the Ecole des Beaux Arts, Paris. He has taken part in several competitions for reformatories and prisons, and is the architect of a prison in Buffalo.

The jury of award consisted of William Rutherford Mead, Austin W. Lord and Paul P. Cret.

## More Street Encroachment Removals.

The Board of Estimate has authorized Borough President Miller to remove the sidewalk encroachments beyond the house lines in East 149th street, between St. Ann's avenue and Third avenue. A number of owners along the street had petitioned the Borough President, requesting the improvement. Charles D. Steurer, president of the North Side News Co., was the only objector.

## REAL ESTATE UNIFICATION.

## City Economy League and Allied Interests Asked to Consolidate with R. E. Board.

At a meeting of the Committee of One Hundred at the office of Elias A. Cohen, 198 Broadway, on Wednesday, a report was presented of the progress being made in writing the various realty organizations. The committee consisted of Alfred E. Marling, of the Horace S. Ely Company; Walter Stabler, of the Metropolitan Life Insurance Company; Gerald R. Brown, of the Equitable Life Assurance Society; E. A. Tredwell, of the Board of Brokers; Clarence Kelsey, of the Title Guarantee & Trust Company; Adolph Bloch, of the City Economy League; Louis V. Bright, of the Lawyers Title Insurance & Trust Company, and Mr. Grannis, of Pease & Elliman.

A tentative program was arranged which was presented to the meeting of the Allied Real Estate Interests on Thursday and will be presented to the Real Estate Board on next Tuesday. The general plan is that the Allied Real Estate Interests and the City Economy League disband and as individuals join the Real Estate Board of New York; that a committee of fifteen be appointed by the general body, including the associated members, that shall have the power to act in all matters affecting the real estate interests as to legislation, taxation or administration in the city and State.

It was further reported that an effort has been made to bring in the United Property Owners' Associations so that there will be effective co-operation by all of them. The matter will be presented to the United Property Owners at their meeting next Tuesday night, and every effort will be made for concerted action.

## Realty League Election.

The annual meeting of the Realty League was held at the offices of the League, 68 William street, December 1, and the following officers were elected for the ensuing year: President, William C. Demorest; first vice-president, Charles Buek; second vice-president, Leon Tanenbaum; secretary, Arthur R. Bastine; assistant secretary, Thomas L. Walsh; treasurer, Albert H. Mathews. The following directors were elected for the term expiring December, 1916: Charles Buek, Amos F. Eno, Harold F. Sutton, P. Gallagher, W. E. D. Stokes and Carlisle Norwood. The following is a list of the directors of the League in addition to those mentioned above: William C. Demorest, Leon Tanenbaum, John P. Leo, A. R. Bastine, A. H. Mathews, Judson S. Todd, Austin L. Babcock, Albert J. Appell, John D. Crimmins, J. Clarence Davies, Richard Deeves.

## Resolutions By the Brooklyn Board.

At a meeting of the Brooklyn Board of Real Estate Brokers held December 2, the following resolutions were adopted:

"Resolved, That it be the sense of this Board that it is for the best interests of the Borough of Brooklyn, that the Manhattan Bridge Three Cent Line be permitted to operate through Ashland place to the Long Island Railroad depot."

"Be it Resolved, That the Brooklyn Board of Real Estate Brokers, desire to place on record their endorsement of, and accord with, the resolution of the Real Estate Board of New York, against the practice of levying assessments without first having served notice on those whose property is to be affected."

# BUILDING MANAGEMENT

## THE PROBLEM OF REPAIRS IN OFFICE BUILDINGS— HOW TO APPORTION THE WORK AND EXPENSE.

BY AARON RABINOWITZ, President of Spear & Co.

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

**G**RANTED that an office building is properly rented, the question of repairs is large enough to make the difference between debit and credit. Too often the problem is rendered difficult and even impossible by improper or unsuitable construction. The line of demarcation between bills for repairs and bills for construction is often finely drawn. Every type of building, of course, needs an equipment peculiarly suited to the purposes for which it is built.

A building honestly and substantially constructed will not require any but insignificant repairs for some time after its completion. The plumbing work, electrical equipment, the elevators and the machinery originally installed should be chosen with a view to the strain and the wear and tear to which they are to be put. The building manager should participate in the planning of the building. Costly errors of construction would then be obviated. There is much in unintelligent construction. The unsophisticated investor must inevitably pay the cost ultimately in excessive repair bills.

### Three Types of Office Buildings.

In a consideration, therefore, of the general problem of repairs one must recognize the existence of three types of buildings, viz.:

(1) Such as are devoted strictly to office purposes; (2) such as are devoted not only to office purposes but which also have rooms let for the purpose of exhibiting merchandise (samples); and (3) such as are devoted to office purposes and also have space set aside for salesrooms, as well as storerooms for stock.

This distinction assumes an importance in seeking to arrive at an approximate average for the cost of repairs and should be considered in the original construction. Naturally the building that is used for other than strictly office purposes is subject to greater wear and tear.

### Basis for Computing Operating Cost.

In arriving at the cost of operating a building the proper method is to calculate on the basis of the cost per square foot of rented area. It would be impossible to use this unit strictly in calculating the definite cost of repairs. The extent of repairs are dependent in a large measure upon the type of construction and also upon the age of the building.

The chief items of repairs in the maintenance of an office building may be subdivided as follows: (1) Repairs to engine-room machinery; (2) repairs to elevators; (3) plumbing; (4) roofing; (5) painting; (6) carpentry and masonry. Some repairs are incidental to wear and tear; others are necessitated by changes in the distribution of floor space, causing partitioning of offices, or are incidental to reletting of premises; and still others are necessitated by instructions from the various city departments in compliance with an ever-increasing number of municipal ordinances and State laws.

### An Important Difference.

It is most important to bear in mind that there is an essential difference in the problem of repairs in an office build-



AARON RABINOWITZ.

*Mr. Aaron Rabinowitz is the president of Spear & Co., at 713 Broadway, a real estate firm devoted to property management. He is the head of an organization that controls nearly twenty million dollars of property in the mercantile district. Mr. Rabinowitz is well equipped to handle this subject. He has recently been appointed a member of the Building Codes Committee of the Real Estate Board.*

ing from that of a loft building. In loft buildings the burden is upon the tenant to preserve his own premises in good order and condition. In office buildings this burden falls upon the landlord. This difference in the amount and cost of repairs is substantial.

Moreover, the greater number of conveniences and the greater number of units of space in an office building, and also the general higher standard of maintenance demanded in the upkeep of an office building, are large factors in the annual cost of repairs. It must be remembered that in consequence of these greater demands office rents are substantially higher than loft rents.

The staff in office buildings should be so organized as properly to meet all reasonable ordinary demands for repairs, thus avoiding the requirement of outside assistance as much as possible. The heavy items of expense are those necessitated by calling in outside mechanics.

### Distributing the Work.

The building manager should be able to distribute the work required during the year so as to keep all ordinary repairs within the ability of his staff, keeping them constantly employed. In any very large office building the staff would be about as follows: Chief engineer, day engineer, day fireman, coal passer, general utility man, steamfitters and plumbers (2), elevator mechanic, mason, night engineer, night fireman, oiler, electrician, carpenter, painter.

This staff should be ample for the purpose of taking care of all ordinary

repairs under the guidance and supervision of either the building manager or chief engineer, depending on the work in hand. The work should be so organized as to hold each department strictly responsible for its own repairs, in connection with the general maintenance of the building.

The assistance of outside mechanics is most apt to be needed for elevator and engine-room repairs. A broad policy should be adhered to in the matter of prevention of interrupted service and in the anticipation of breakdowns or other serious trouble. A breakdown usually will give warning of its coming, and any efficient engineer will detect this in ample time. Machinery parts should be kept on hand in reserve and substituted as soon as the weakness in the machinery manifests itself.

### Make Repairs at Night.

As far as possible, even though it necessitates the payment of extra rates for overtime or night work, the repairs should be made at such time as will not interfere with the even tenor of the running of the building. It is bread cast upon the waters.

Plumbing and painting repairs are large items in the running of an office building for the reasons already given. Carpentry and masonry work are most incidental to redistribution of floor space and are usually not items of expense that a building can judiciously curtail. Roofing is a comparatively small item, though necessary, and when not timely made can be a source of great expense and annoyance to landlord and tenant.

The matter of repairs to engine-room machinery and elevators is largely dependent upon the fundamental question of the maintenance of a private plant or the purchasing of light and power from a public service corporation. Properly, therefore, these repairs are to be distinguished from other building repairs and should be figured separately. Whereas the cost of elevator service is estimated on the basis of number of miles traveled and the cost per square foot served, the cost of repairs is dependent on the type of elevator and machinery in use and their age and condition. Repairs cannot, therefore, be estimated on any such basis. In too many cases the type of elevator installed is entirely unsuited to the heavy service required in office buildings, and the bills are abnormally large.

### Winning the Good Will of Tenants.

Careful attention to complaints is in line with the object of the building manager to create a proper atmosphere of good management. However petty the complaint, it should be attended to promptly and with good grace. A leaky faucet, a broken pane of glass, a burned out electric lamp, a troublesome lock, should not be regarded as a source of trouble, but rather as an opportunity for convincing the tenant that he is in a well-managed building, and that in consideration of rental paid the building is run for the tenant's comfort and convenience.

The building manager in visiting the offices should take particular pains in noticing their condition and upkeep. If

the walls are assuming a dingy, shabby appearance, he should offer to repaint them. Such offers are not always accepted because of interference with business. The offer, however has been made, and the good-will of the tenant has been retained. A broken transom, a torn window shade, woodwork that shows peeling varnish, should be corrected. It does not pay to draw the line too fine with the tenant. While it is true that there are certain obligations devolving on the tenant, it is not a wise policy for the building manager to insist upon the letter.

How important this duty of keeping the tenant contented becomes is apparent when we consider the increasing number of new and larger office buildings, with newer and better improvements. The tenants in the older buildings are continually being canvassed, and inducements offered by the agents of the owner of the newer buildings. If unpleasantness or dissatisfaction has arisen during the occupancy, it becomes difficult for the building manager to hold his tenants.

In the type of building of recent origin, where much of the space is set aside for the purpose of exhibiting samples of merchandise and for salesrooms, there are additional problems. Buildings of this type are to be found particularly in the Fourth and Madison avenue section of the city. In these cases repairs are due largely, in the one case, to violations, and in the second case to the original faulty building construction.

#### How to Treat Departmental Orders.

Laws are constantly being passed relating to fire-escapes, sprinklers for buildings of certain height, the fireproofing of shafts and partitions, and the like. The skilful building manager here renders an important service to the owner, involving perhaps the saving of hundreds and in some cases thousands of dollars. There are several ways in which the building manager deals with violations, involving important and in some instances costly changes. An expert examination of a departmental order and report may reveal grounds for a modification of the order, or even in some cases its complete withdrawal.

In the handling of such matters the building manager when fortified by years of experience with fire conditions and a thorough familiarity with the law and routine of the department, is able to prepare the appeal and submit sound reasons to justify the changing of the terms of the order or its cancellation. If the order, on the other hand, is properly drawn and is aimed at a really dangerous condition, the building manager plans the means of removal of the cause of complaint and the compliance with the order in a manner least expensive to the owner and least disturbing to the tenants.

#### Poor Construction Ultimately Expensive

The cheap and flimsy construction of some buildings erected for speculative purposes, and which later must be turned over to new owners intending legitimate investment, has an important bearing on the question of repairs. The cost of maintaining and renewing parts easily worn out in the boiler and elevator machinery, continuous repairing of defective plumbing, and replastering of walls and ceilings, amounts to an abnormal sum in many of the newer buildings, items of expense which would have been unnecessary had the material and work been of proper standard in the original construction. Cases can be multiplied showing how poorly some of the newer buildings are being constructed as compared with the old substantial buildings of fifteen and twenty years ago.

An instance has come to our attention

of a twelve-story structure where one of the floors was completely covered with maple flooring, tongue-and-grooved without a single nail being driven in. In another case the elevator doors simply were set, and the builder in his haste had omitted to secure them in the plaster or terra cotta. In still another instance, an owner in examining his repair bills at the end of the year discovered that the plumbing bills were making inroads into the profits of his investment. Our building managers who were asked to look into the matter discovered that the plumbing therein installed was absolutely useless for the purpose intended. It would have proved adequate for an apartment house, but in a mercantile building where there were a greater number of employees on every floor breakdowns were inevitable. The water-closet bowls were of the expensive type, but unsubstantial and not devised for use in mercantile structures. These are but a few of the many instances that have come to our notice.

To sum up, intelligent handling of the problem of repairs necessitates wise and judicious expenditure and efficient business management. Many petty repairs will often become a heavier burden than will be due to a single careful and yet radical and thorough change in construction. The fundamental problem is to keep offices filled with contented tenants, and the loss due to a few vacancies will be greater than the cost of considerable repairing.

Assuming that the work is honestly and efficiently done, a broad and generous policy should be pursued. It is really the most economical and the one that pays.

### QUICK ELECTRIC SERVICE.

#### How the New York Edison Co. Divides Its Supply Offices.

For the information of managers of buildings who require electric supplies quickly it is well to know that the New York Edison Company has divided the territory served by its various supply offices into the following districts:

The first district is supplied by the office at 424 Broadway and includes all the territory south of 8th street and west of the Bowery. The telephone number is Worth 3000.

The second district is supplied by the office at 147 East 26th street and includes all the territory from 8th street to 59th street, both inclusive, from the East to the North River. The telephone number is Madison Square 6001.

The third district is supplied by the office at 173 West 107th street and takes charge of all the territory north of 59th street from the East to the North River, to and including 136th street, east of St. Nicholas avenue to the south side of 135th street, west of St. Nicholas avenue. The telephone number is Riverside 4889.

The Bronx district is served by the office at 140th street and Rider avenue and includes all the territory within the Borough of The Bronx. The telephone number is Melrose 3330.

#### Prices of Realty.

The present dormant tendency of realty may not be all high taxes. The lowered tariff insures lower prices on all commodities, and we do not see that real estate improvement which consumes many tariff concerned products can escape from the law governing commodities and take its share of the decline in prices; naturally owners will hold on until pressure from taxes and interest on vacancies becomes unbearable and when the breaking point is reached their judgment is then controlled by their necessities.—Real Estate Board's Bulletin.

### WASTING PUMPED WATER.

#### How One Manager Controls This Item in His Maintenance Charges.

DOWN in William street there is a large building devoted mainly to the insurance business. It is in every way a successful building. It was filled almost as soon as it was completed a half dozen years ago, and it has been 90 per cent. full ever since.

The building stands in what is known as the insurance zone in the lower part of the city. It is fifteen stories high and water is supplied to offices, toilets and a clubroom restaurant and private baths by a basement pumping system. The biggest leak in overhead charges in this building was in the water bill. The manager compared notes with other managers and became convinced that he was paying for more water than his tenants required. He figured out just what the water cost him after it was pumped to the tanks on the roof and finally apportioned it, by gallons daily, to each tenant, based upon the taps in offices. He arrived at this in a novel way.

First he ascertained the number of gallons of water a lavatory tap would discharge in five minutes. Then he figured out the capacity in gallons of every flush tank in the building. In the bathtubs in the club upstairs he timed the discharge from both the hot and cold water taps running simultaneously until the tub was two-thirds full, then ascertained the capacity in gallons of the tubs.

Next he went down into the engine-room and took a rating on the volume of water that passed through the injectors, flushes and hydraulic elevator valves every five minutes, and then figured out how many buckets of water his cleaning forces used in cleaning up the floors and offices every night.

All this investigation took only three hours of actual touring, yet it yielded him an estimate of the water daily consumed in the building. Later, at his desk, a half hour's figuring showed him that his meter rendered a report greatly in excess of what his estimate called for.

#### Fruits of a Sunday Search.

He watched for wastefulness, but could not find it. Finally, one Sunday, he borrowed the stethoscope of his brother-in-law, who is a physician, and, with the aid of his engineer and superintendent, went over the piping, shutting off the water supply at each cut-out station. After going over all of the open plumbing-work that was exposed, they passed to the roof tank and there made an important discovery.

One of the plate rivets had sprung and permitted a stream of water about three-quarters of an inch in diameter to escape. This water, raised to a distributing point by an expensive pump battery, found an outlet by following one of the steel columns down to the roof, where it found its way between the roof tiles and the ceiling to a point in a side wall, where it forced its way out under a window sill abutting the neighboring building, and thence flowed down fourteen stories to the ground, without revealing its presence through the roof or ceiling at any point.

Without the aid of the stethoscope, which directed the searchers to the hidden leak, the fault would probably not have been discovered until some important part of the steel framing had been weakened by rust or seepage and endangered the foundation. This little investigation resulted in a saving of a considerable amount a year. The statistics, kept on file, serve even now to help the manager keep track of the water his building consumes as shown by the meter.

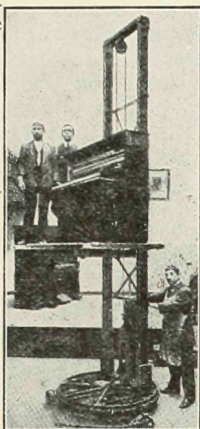


**USEFUL APPLIANCES**

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.

**Taking the Mountain to Mohammed.**

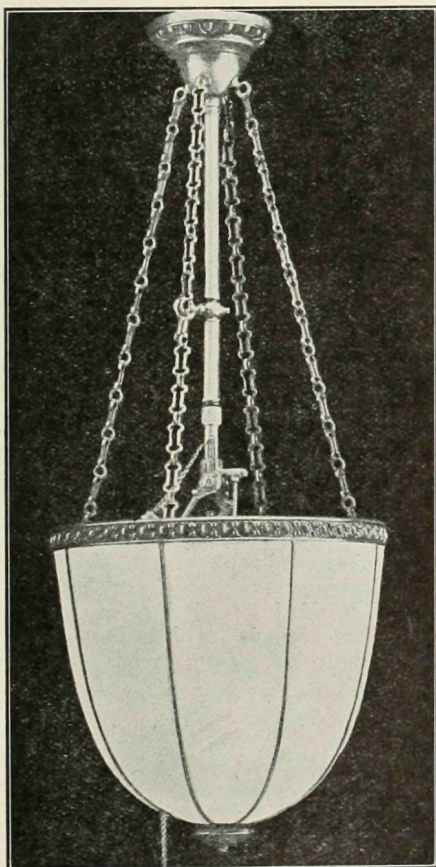
DEVELOPING the idea that if Mohammed cannot go to the mountain the mountain shall be brought to Mohammed, the New York Revolving Portable Elevator Company, of 361 Garfield avenue, Jersey City, goes the old prophet one better and says to the perplexed manufacturer or building manager that if the goods cannot conveniently be moved over to the elevator let the elevator move over to the goods. Hence the device shown in the illustration.



Incidentally it saves money. One man can do the work of several when it comes to handling heavy freight in a loft, warehouse or in an ordinary building where ashes have to be hoisted out of a basement. It is so constructed that it is a physical impossibility for it to tip over, no matter how heavy the weight applied on the platform.

**High Power Indirect Lighting.**

AN application of the indirect lighting system of high power electric lamps is being brought out by Bayley & Sons, lighting fixture manufacturers, of the Architects' Building, 101 Park avenue. The accompanying illustration shows the artistic character of the new lighting fixture, giving also a hint of the governing mechanism and showing gas



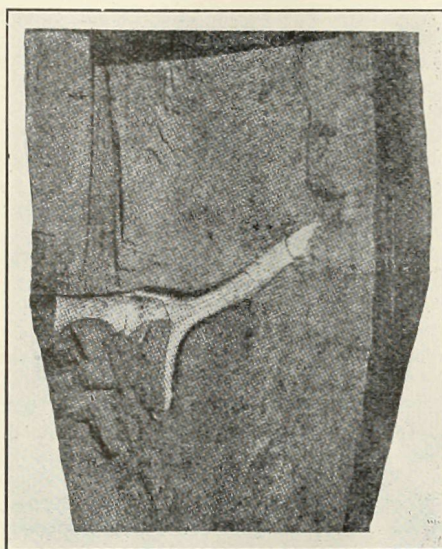
control by chain pendant through one of the metal braces of the globe and also pipe stop cock in the supply pipe. The fixture has a very close application in public building lighting, in corridors and in stores. It has been installed in some theatres.

**Movable Chuting Towers.**

THE O'Rourke Engineering & Construction Co. has installed some interesting apparatus on the site of the Equitable Building for the caisson and concrete work. Chuting towers, built together with storage bins and mixing machines on horizontal timber skids, are capable of being moved in any direction in order to clear or reach any given pier. The concrete material is chuted from wagons at the street level into the storage bins, and thence into the mixing machines, which in turn deliver to the hoists in the tower. From the tower the material is delivered by the usual system to different points. The construction of the caisson foundations will require about 12,000 yards of concrete, and the interior piers 8,000 yards more.

**Deer's Horn In a Log.**

THE force of the head-on collision that drove this horn 18 inches into a sound maple tree can hardly be imagined, says the American Carpenter and Builder. It seems that the Nappanee (Ind.) Carriage Co., while sawing up a maple log recently ruined a fine saw by



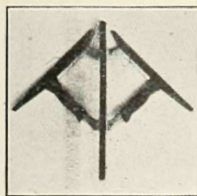
meeting a hard substance buried in the wood. It proved to be a piece of deer's horn buried 18 inches deep.

**Green Brick Now a Reality.**

FOR a long time brick makers have been trying to work into their processes a green brick, one that will stay green, but will not "go" green, says the Architect and Engineer. Recently, however, G. W. Bostwick, of the Sacramento Sandstone Brick Company, hit upon a process that will produce a green shade. While practically every other color had been possible in brick making, up to that time, green has defied the science of the chemist and the ingenuity of the inventor till the manager of the California company turned the trick. Many brick, both clay and composition, have "gone green in the wall," but this new brick has been found to stand every test to which it has been subjected, both acid and bleaching. Now that a green brick is assured, architects will have one more color to work into wall designs.

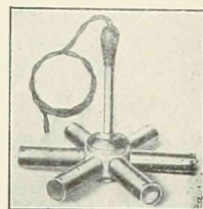
**A Mould for Plaster Cornices.**

TIMOTHY F. HORAN, 10 Maple street, Cooperstown, New York, is introducing a device on the market that will make straight cornices and perfect corners in plaster without the use of any other tools. The picture of one of these molds is shown herewith. It is simple in operation and costs little. Its chief advantage is that it insures a perfect corner, no matter how fast the work is done.



**Makes Hot Water Instantly.**

ONE might almost call this novelty a pocket hot water heater. It consists of a claw-like spread of watertight electrical coils with an upright standard into which the current is introduced from an ordinary electric light socket. It is only necessary to immerse this device in a tub of cold water and turn the switch.



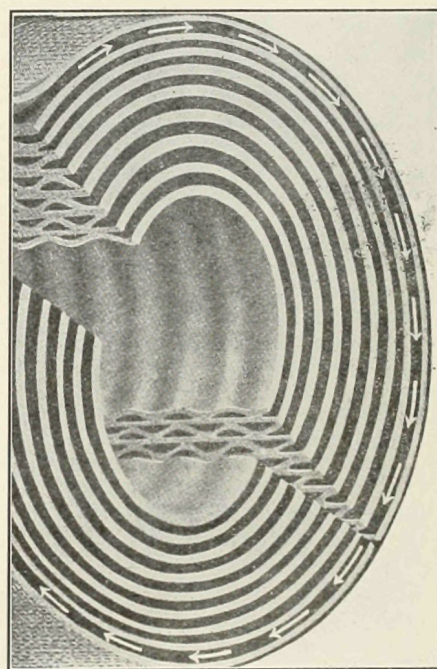
At the rate of a gallon a minute the water is raised to a temperature that is too hot for the human body to endure. It is manufactured by the Insto Electric Heater Co., of Cincinnati, O.

**New Spring Plug Pipe Cock.**

TO overcome disadvantages of the ordinary or through plug style of cock, the National Tube Co., Frick Building, Pittsburgh, has brought out one of the spring plug type. This cock has an inverted plug with a spring at the bottom, which constantly presses the plug firmly against the seat. While the plug ordinarily turns easily, if it should stick, a blow on the top will loosen the plug, which is immediately reseated by the spring. This is said to be an advantage as compared with the ordinary type, as when the plug becomes loose, the workman frequently injures it in tightening. It is pointed out that if the plug should become cemented to the body, the common practice is to loosen the nut and drive up the plug with whatever tools are at hand, no special care being taken to adjust the plug properly afterward. In this new type the spring at the bottom eliminates this trouble. These cocks are furnished with iron bodies, brass plugs and springs, or are entirely made of brass.

**Dead Air Pipe Covering.**

THE best-known insulator for both heat and cold is dead air. Developing this scientific fact, the H. W.



Johns-Manville Co., 33d street and Madison avenue, is putting on the market what they call "Asbestocel." The air cells are sealed rings of dead air encircling the pipe, whereas, in ordinary longitudinal air-cell coverings, they are cylinders or tubes running from end to end, allowing free circulation of heat, which results in radiation of heat. The company claims that it will not crush nor break down under weight and is not affected by vibrations or hard usage. It can be removed and replaced without change.

# REAL ESTATE BUILDERS RECORD AND GUIDE.

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

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The current interest in efficiency methods is finding valuable expression in the form of cooperation in the collection and dissemination of practical business knowledge. The latest example to come under notice is an announcement that the National Retail Dry Goods Association will send to its members presently a bulletin made up of complaints, questions and answers that have come up recently in the retail dry goods trade.

R. A. C. Smith, Commissioner of Docks and Ferries of New York City, at the tenth annual convention of the Rivers and Harbors Congress, held in Washington this week, expressed his conviction that the opening of the Panama Canal will greatly increase the demands upon this port to handle shipping, and urged that the Federal government should immediately remove obstructions that are causing congestion in the East River.

A conference that promises to afford unusual opportunities for learning recent developments in industrial accident and disease prevention will be held under the auspices of the trustees of the American Museum of Safety at Rumford Hall, in the Chemists' Building, 50 East 41st street, on Wednesday, Thursday and Friday of next week. It convenes in connection with the International Exposition of Safety and Sanitation. Among the numerous subjects to be discussed, those of "Factory Lighting" and "Ventilation" will be presented in addresses by G. H. Stickney and Dr. C. T. Graham-Rogers, respectively, on Thursday afternoon.

### Future of Business Property in Manhattan.

In a recent interview in the "Times" Mr. John D. Crimmins, whose long knowledge of local real estate conditions, entitles his opinions to more than usual respect, makes certain interesting predictions with respect to the future of business property in Manhattan. His anticipation is that within the next ten years all the sites available for business between 23d and 59th streets will be consumed. He expects, consequently, that the tendency for wholesale business to move up into this district will continue until the available space in the district is occupied; and he considers that this process of occupation will absorb probably another decade. At the end of that time a reverse movement will set in. Business will not travel north of the south line of Central Park, because of the comparative isolation of both the East and West Sides north of 59th street. It will be obliged, consequently, to turn on its tracks and re-occupy territory which it has recently been deserting.

These predictions of Mr. Crimmins seem to the Record and Guide to be probably correct; but we doubt whether the recovery of the district south of 23d street will be postponed for as long as ten years. It is true, no doubt, that it will take fully ten years and more for business to occupy the whole territory between 23d and 59th streets, but in all probability it will not for the present want to occupy more than a part of it—at least not for wholesale and light manufacturing purposes. While the blocks between Lexington and Eighth avenues will doubtless be occupied by loft buildings, we should imagine that the majority of merchants would prefer a location further downtown than one east of Lexington avenue or west of Eighth avenue. At best, however, as Mr. Crimmins admits, the outlook for owners of property south of 23d street, which is now under-rented is not very encouraging. They may do well enough, provided no increase in municipal charges takes place; but any further deduction from their income would be fatal.

### Improving Mortgage Money Conditions.

The efforts which the Mortgage Loans Committee of the Real Estate Board of New York is making under the leadership of Mr. Morgenthau, Jr., to improve the conditions under which money is loaned on real estate, should be cordially supported by the whole New York real estate interest. There can be no doubt that existing methods unnecessarily increase the risk to the lender, and unnecessarily increase the expenses and losses of the borrower. A few comparatively simple changes would be beneficial to both.

In the first place, if, as has been suggested, the interest is made payable quarterly instead of semi-annually, a mortgagee would have an earlier notice of any coming default in the interest, and could protect himself without incurring the same danger of a heavy accrued deficit for interest and taxes. This provision could not harm any solvent borrower and would prevent insolvent ones from imposing on the lender. Still more desirable, however, is the suggestion that the term of mortgages should be lengthened, so that the borrower would not be so often obliged to incur the expense of a new loan—a necessity which may result in the loss of his property. In return, of course, for lending his money for a longer term, the borrower would naturally desire an increase of security, which he could obtain by means of certain regular payments on the principal of the loan.

This reform would only conform to sound accounting methods and would effect an enormous change for the better in the business of lending and borrowing money on real estate. It would insure a steady supply of loanable capital, would diminish both expenses and losses and would tend to mitigate existing variations in the rate of interest. Particularly if accompanied by a general reorganization of the credit system of the country, it would do a great deal to get rid of existing evils and abuses—both from the point of view of the borrower and the lender. The prevailing methods are the result of fugitive speculative conditions which were natural as long as New York real estate was chiefly a matter of speculative holding. But, insofar as New York real estate is to be considered as an investment rather than as a speculation, provision must be made for longer loans and the gradual but partial repayment of the capital.

### Austin, Nichols & Co.'s Removal.

The decision which Messrs. Austin, Nichols & Co. have made to transfer their wholesale grocery business to Brooklyn should constitute a matter for serious reflection on the part of the property owners of Manhattan and their representatives. The reason which is given for this removal is not the high rents that must be paid in Manhattan, or any necessary disadvantage connected with doing business in the central borough. This firm is moving because Brooklyn offers certain entirely artificial advantages for the transaction of this class of business, which might also have been offered in Manhattan. It has secured accommodations connected with an Eastern District terminal which will enable it to move its freight much more cheaply than it does at present.

By means of a lengthy frontage on the East River with trackage to accommodate sixty cars its goods can be handled with a great increase in economy. Car floats will make fast freight connections with rail and water carriers. The new building will be equipped with every modern device for the rapid loading and unloading of ships and trains. By these means the company expects to get rid very largely of the cost of cartage which under the conditions prevailing in Manhattan represents an expense of over \$250,000 a year; and such a saving has become all the more necessary because the increasing congestion of traffic on the streets of Manhattan has had a tendency to make the bill for trucking progressively larger.

The Record and Guide has frequently called attention to the great and unnecessary burden imposed upon the business of Manhattan by the enormous amount of trucking which it involves. Warehouses, instead of having been situated in immediate physical connection with docks and railway tracks, have been scattering all over the borough, so that the larger part of the freight handled in Manhattan has heavy trucking and transshipping expenses charged against it. The whole tendency of modern scientific methods of handling freight has been to cut down expenses of this kind. All over the world, and perhaps more in Germany than in any other country, freight terminals have been carefully planned and equipped so as to reduce hauling and handling to a minimum. It is safe to say that no other great port is so backward in this respect as New York, or rather as Manhattan. Brooklyn already has well under way a comprehensive and excellent plan for the proper connection of water and rail terminals, for the construction of modern warehouses and for the consequent economic handling of freight.

The result inevitably will be a large

and increasing loss of business by Manhattan. That some such loss of business is natural and inevitable is undoubtedly the case. An island like Manhattan, on which land values are very high, must necessarily suffer in competition with a surrounding territory whose waterfront is just as available and cheaper. But it certainly is not fair that Manhattan should be permitted to suffer from drawbacks which are wholly artificial and are entirely remediable. The real estate and business interests of Manhattan should take care that another year does not pass without the adoption of the best practicable plan for the improvement of the freight handling machinery which is placed at the disposal of Manhattan business. It is not to be anticipated that Manhattan can retain the handling of very much heavy freight; but there is no reason why it cannot keep its share of light freight; and any goods which are handled, whether light or heavy, should be freed from as large a proportion as possible of the excessive existing charges for carting.

### REALTY SECURITIES.

#### Supervision of the State Banking Department Favored by American Real Estate Co.

The oldest and one of the largest real estate operating companies in New York has come out squarely in favor of state supervision of security offerings in an interview given out by Edward B. Boynton, president of the American Real Estate Company. Mr. Boynton expresses his belief that the time has come when all corporations doing a legitimate and conservative business should join together for the enactment of laws that will probably protect the investor. He says:

"Some recent happenings in the real estate field in New York have prompted a number of suggestions to the effect that protection should be given investors in real estate securities by bringing the business of realty corporations that sell interest bearing bonds under supervision of the Banking Department of the State, and so far as the American Real Estate Company is concerned, I want to express our entire approval of this suggestion and our willingness to cooperate in any well considered efforts to bring it to pass. Nothing could do more to establish a healthy tone in the real estate security market than a proper supervision of the securities offered therein. We regard it as an entirely proper function of the State to protect its citizens from misrepresentations and unreliable offerings of all sorts. There are several fundamental rules in the way of enforced publicity which we feel should be exacted of every security offering corporation. First, a thorough audit of its books by certified public accountants of standing, and, second, a competent outside appraisal of its assets by recognized authorities. These two steps will go far toward establishing a basis of fact upon which the investor has a right to base his judgment. Furthermore, it should be punishable to misstate facts concerning securities in advertisement, circular matter or letters descriptive of same. All such advertising matter should be issued subject to the supervision of the proper State authority.

"In this connection, however, the fact should not be lost sight of that the amount of money lost by the investors of New York State in unreliable real estate securities is negligible in comparison with the loss suffered by investors in other lines. The vast sums which have been lost in mining stocks, oil stocks, irrigation, industrial, railroad and

public utility promotions of all sorts would make a staggering aggregate, a tremendous burden of loss against which the citizen has a right to demand protection by the government.

#### An Example Needed.

"A realization of this fact has been growing all over the country and in many States so-called blue sky investment laws have been introduced and in some instances passed, bringing all investment offerings under the security of the State. None of these has been highly satisfactory or practicable and it remains for some State to set a model for such legislation. The State of Massachusetts referred this important matter to a commission which for more than a year has had under consideration the preparation of such a law and has recommended an excellent statute, but it would seem to us befitting that New York State, as the greatest investment State in the country, should be able to draft and pass a model law covering the issuance and offering of all forms of corporate securities, bringing the corporations, the brokers and the bankers handling same all under the proper State supervision.

"The few small losses incurred by the public in recent failures in the real estate field should not confuse the issue or blind the public to the fact that what is needed is a general investment law protecting all alike from all alike. There can be no justice or propriety in attempting to single out real estate in this connection or to make real estate companies alone subject to such supervision, nor do we believe that is the public's desire. The direct ownership of real estate in New York City has earned a return of more than 6 per cent. on the average for centuries and we do not believe that that day has passed. Since the tax books of New York City were first opened, through good times and bad, there has never been a decade when land values have not averaged an increase of more than 6 per cent. per annum. We feel that money can be safely and profitably invested in New York real estate in the future as in the past, and under proper safeguards this should always be one of the most attractive investment fields. There is this that can be said about real estate companies: their assets are at least tangible and visible, which is not true of many corporations offering securities. When real estate companies publish a statement of their assets people can at least look at them and reach some conclusion in their own minds as to their proper value, and even in their liquidation a residue of value remains to the creditors in excess of that which is usually found."

#### Building in November.

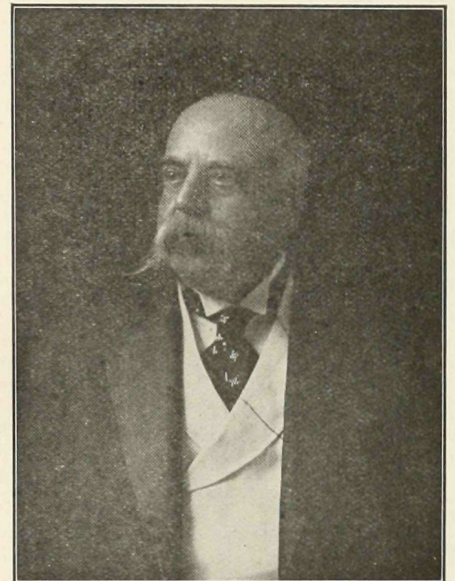
Bradstreet's December 6 will say: It is rather early in this month for the issuance of a building report for November, but the large number of cities sending in reports (eighty-three) renders it possible to get thus early in December a fairly correct idea of the trend of building affairs in the months just closed. It is to be noted that the total expenditure in the cities reporting for last month was \$31,780,473, a decrease of 18.6 per cent. from October and of 29.5 per cent. from November last year, with thirty-six cities showing gains and forty-seven cities showing losses as compared with November, 1912.

The total expenditure at all cities reporting for the present calendar year to date was \$773,945,009, a decrease of 7 per cent. from 1912, which latter year showed a gain of 7 per cent. over 1911.

#### GEORGE B. POST.

George Browne Post, who died on Friday of last week at his residence in Bernardsville, N. J., and whose funeral services were held at the University Place Presbyterian Church, this city, on Monday, was one of the select few among architects in America whose names seem to be assured of permanence in the history of their profession. His achievements in connection with the development of modern architecture, particularly in relation to steel construction, was recognized both at home and abroad, a recognition which brought him, among other honors, the gold medal of the American Institute of Architects, awarded in 1910. He was made a chevalier de la Legion d'Honneur of France in 1901, was appointed an honorary corresponding member of the Royal Institute of British Architects in 1907, was made a member of the permanent committee of the International Congress of Architects in 1908, and was appointed a member of the Bureau of Fine Arts by President Roosevelt in 1909.

Mr. Post was born in this city December 15, 1837, and was consequently in his 76th year. He was educated at



THE LATE GEORGE B. POST.

Churchill's Military School at Ossining, and was graduated as a civil engineer from the Scientific School of New York University in 1858. After studying architecture with the late Richard M. Hunt he formed a partnership in 1860 with Charles D. Gambrill, a fellow student. Upon the outbreak of the Civil War he went to the front as a captain in the Twenty-second New York Volunteers, advancing through the ranks of major and lieutenant-colonel to that of colonel. The partnership with Mr. Gambrill was dissolved when Mr. Post resumed practice after the war. The present firm of George B. Post & Sons was formed in 1905.

The manner in which Mr. Post came to enter architecture is interesting. Having graduated as a civil engineer just after the great panic of 1857, he found no work to do in his chosen profession. About that time Richard M. Hunt, returning from Europe, where he had studied under Lefuel, also found himself in want of commissions, and undertook to give instruction to a few pupils in architecture, whom Mr. Post was invited to join.

Mr. Post's training as an engineer proved to be a valuable asset in architecture at a period when steel construction was just beginning to develop. His first opportunity to distinguish himself came in connection with the old Equitable Building. The plans for this structure, so notable in its day, were selected as a result of the earliest architectural

competition in New York City. A number of architects had been invited to participate, and the jury of award was unable to decide between the plans of Guilman & Kendall and those of George B. Post. The matter was compromised by placing Mr. Post in charge of the iron work, elevators and vaults, and giving the other details to the older firm.

When the Equitable Building was begun, in the late '60's, only five buildings in the city contained iron work. They were Cooper Union, the old Herald Building, the old Times Building, the American Exchange Bank and the Ball & Black store on Broadway; two more were in the process of erection, namely, the County Court House in City Hall Park and the National Park Bank. These seven buildings were the first in which iron floor beams were used in this country, and were probably the first in the world to use rolled beams. The I-beam had just been perfected by Peter Cooper, its inventor.

Only three elevators were in use in the city and the limit for height of office buildings was four stories. The elevators in the Fifth Avenue Hotel and the Astor House were operated on a long screw which passed through the center of the car; the third elevator, in an apartment house, was lifted on a rope cable by steam power.

In designing the ironwork, elevators and vaults for the Equitable Building, Mr. Post had full opportunity to exercise his faculty for invention. How successfully he did so was shown in the fire which destroyed the Equitable Building several years ago; when the vaults were opened their contents were found to be uninjured. Shortly after the completion of the first Equitable Building Mr. Post became the Equitable's official architect, a position which he retained for more than thirty years.

The many notable buildings, both in New York and elsewhere throughout the country, which Mr. Post designed are too numerous to mention here. They include the present Stock Exchange, the Produce Exchange and the Cotton Exchange, the old Times Building, the old Evening Post Building, the Pulitzer Building, the Western Union Building and the Mills Building and other structures in the downtown district. Further uptown he designed the New York Hospital, the old Chickering Hall, and the residence of Cornelius Vanderbilt at 57th street and Fifth avenue. The Wisconsin State Capitol and the Hotel Statler in Cleveland are among his out of town works.

Mr. Post was married in New York on October 14, 1863, to Alice M. Stone, daughter of William W. Stone. He left four sons and a daughter, Geo. B. Post, Jr., William S. Post, A. Wright Post, James Otis Post and Alice W. Post, now Mrs. Arthur Turnbull. His town house was at 129 East 69th street. He was on the membership rolls of many clubs, professional and learned societies, and civic associations.

**MORTGAGE LOANS.**

**Real Estate Brokers Favor Long-Term Mortgages with Serial Payments.**

The Mortgage Loans Committee of the Real Estate Board of New York held a meeting in the Board rooms at which the recommendations which have come before the committee for increasing the supply of mortgage money, improving the present form of mortgages and introducing a system of first mortgage bonds were very carefully considered. The committee found that its work had awakened widespread interest, not only among those professionally interested in real estate, but also

## 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. 28 to Dec. 4	Nov. 29 to Dec. 5
Total No.	170	194
Assessed value.	\$12,617,600	\$11,588,600
No. with consideration.	15	21
Consideration.	\$630,950	\$810,317
Assessed value.	\$676,000	\$661,100
Jan. 1 to Dec. 4 Jan. 1 to Dec. 5		
Total No.	7,181	8,140
Assessed value.	\$454,070,961	\$613,394,293
No. with consideration.	959	875
Consideration.	\$38,931,349	\$51,906,942
Assessed value.	\$42,190,262	\$49,723,300
Mortgages.		
	Nov. 28 to Dec. 4	Nov. 29 to Dec. 5
Total No.	88	155
Amount.	\$2,222,877	\$5,860,506
To Banks & Ins. Cos.	34	31
Amount.	\$585,000	\$2,283,553
No. at 6%	38	78
Amount.	\$570,950	\$987,794
No. at 5½%	4	1
Amount.	\$67,000	\$15,000
No. at 5%	25	36
Amount.	\$749,350	\$2,969,500
No. at 4½%		6
Amount.		\$256,000
No. at 4%	1	
Amount.	\$225,000	
Unusual rates.		
Amount.		
Interest not given.	20	34
Amount.	\$610,577	\$1,632,212
Jan. 1 to Dec. 4 Jan. 1 to Dec. 5		
Total No.	4,528	5,625
Amount.	\$161,750,513	\$269,315,419
To Banks & Ins. Cos.	1,041	1,194
Amount.	\$90,839,099	\$163,348,712
Mortgage Extensions.		
	Nov. 28 to Dec. 4	Nov. 29 to Dec. 5
Total No.	24	69
Amount.	\$1,009,500	\$5,179,275
To Banks & Ins. Cos.	3	39
Amount.	\$325,000	\$4,371,000
Jan. 1 to Dec. 4 Jan. 1 to Dec. 5		
Total No.	1,751	2,005
Amount.	\$78,322,422	\$73,331,015
To Banks & Ins. Cos.	572	659
Amount.	\$47,980,550	\$43,964,551
Building Permits.		
	Nov. 29 to Dec. 5	Nov. 30 to Dec. 6
New buildings.	5	10
Cost.	\$960,000	\$1,254,200
Alterations.	\$143,173	\$153,120
Jan. 1 to Dec. 5 Jan. 1 to Dec. 6		
New buildings.	529	521
Cost.	\$55,779,935	\$101,801,190
Alterations.	\$11,124,741	\$10,356,605
BRONX.		
Conveyances.		
	Nov. 28 to Dec. 4	Nov. 29 to Dec. 5
Total No.	277	179
No. with consideration.	11	22
Consideration.	\$100,575	\$201,700

among leaders at the bar, investors and financial institutions. It was unanimously resolved to consider all sides of the various propositions presented in a thorough manner before taking any definite action, and to this end it was decided to hold weekly meetings every Tuesday noon until further notice.

Remsen Darling was appointed chairman of a committee in the matter of statistics as to the safety and advisability of mortgage loan investments.

William H. Malcolm was appointed chairman of a committee in the matter of mortgage form and first mortgage real estate bonds.

E. P. Gaillard was appointed chairman of a committee to investigate and report on mortgage investments, on life insurance companies and fire and casualty companies.

Elisha Sniffin was appointed chairman of a committee on real estate appraisals.

William S. Baker was elected secretary of the Mortgage Loans Committee. The committee reported a unanimous sentiment in favor of a publicity campaign to increase the supply of mortgage money and the unanimous sentiment in favor of the introduction of long-term mortgages with serial payments.

MANHATTAN.		
Mortgages.		
	Nov. 28 to Dec. 4	Nov. 29 to Dec. 5
Total No.	215	121
Amount.	\$891,730	\$850,082
To Banks & Ins. Cos.	9	16
Amount.	\$161,000	\$103,299
No. at 6%	35	48
Amount.	\$132,962	\$352,550
No. at 5½%	9	8
Amount.	\$64,450	\$21,233
No. at 5%	153	26
Amount.	\$604,437	\$282,850
Unusual rates.	1	
Amount.	\$1,856	
Interest not given.	17	39
Amount.	\$88,025	\$193,449
Jan. 1 to Dec. 4 Jan. 1 to Dec. 5		
Total No.	5,308	5,405
Amount.	\$37,145,418	\$48,056,365
To Banks & Ins. Cos.	347	510
Amount.	\$6,239,641	\$9,660,668
Mortgage Extensions.		
	Nov. 28 to Dec. 4	Nov. 29 to Dec. 5
Total No.	13	16
Amount.	\$266,000	\$241,275
To Banks & Ins. Cos.	1	4
Amount.	\$6,000	\$105,000
Jan. 1 to Dec. 4 Jan. 1 to Dec. 5		
Total No.	569	656
Amount.	\$12,367,060	\$10,828,871
To Banks & Ins. Cos.	110	136
Amount.	\$3,111,150	\$3,831,390
Building Permits.		
	Nov. 28 to Dec. 4	Nov. 30 to Dec. 6
New buildings.	9	16
Cost.	\$207,875	\$541,500
Alterations.	\$5,000	\$104,625
Jan. 1 to Dec. 4 Jan. 1 to Dec. 6		
New buildings.	778	1,203
Cost.	\$19,186,216	\$32,403,835
Alterations.	\$1,193,618	\$1,121,515
BROOKLYN.		
Conveyances.		
	1913	1912
	Nov. 26 to Dec. 3	Nov. 27 to Dec. 4
Total No.	520	526
No. with consideration.	56	34
Consideration.	\$248,258	\$405,181
Jan. 1 to Dec. 3 Jan. 1 to Dec. 4		
Total No.	21,995	23,086
No. with consideration.	2,096	1,439
Consideration.	\$12,265,993	\$12,670,952
Mortgages.		
	Nov. 26 to Dec. 3	Nov. 27 to Dec. 4
Total No.	332	465
Amount.	\$1,409,585	\$1,464,934
To Banks & Ins. Cos.	83	113
Amount.	\$683,300	\$519,250
No. at 6%	177	280
Amount.	\$481,574	\$676,351
No. at 5½%	80	42
Amount.	\$432,780	\$156,225
No. at 5%	69	113
Amount.	\$431,100	\$487,550
Unusual rates.	2	3
Amount.	\$23,400	\$5,000
Interest not given.	13	27
Amount.	\$40,731	\$139,808
Jan. 1 to Dec. 3 Jan. 1 to Dec. 4		
Total No.	15,809	18,292
Amount.	\$62,589,060	\$73,790,561
To Banks & Ins. Cos.	3,436	4,680
Amount.	\$22,895,306	\$42,432,030
Building Permits.		
	Nov. 28 to Dec. 4	Nov. 29 to Dec. 5
New buildings.	64	95
Cost.	\$857,000	\$697,857
Alterations.	\$74,137	\$101,075
Jan. 1 to Dec. 4 Jan. 1 to Dec. 5		
New buildings.	3,413	5,151
Cost.	\$28,299,146	\$36,468,874
Alterations.	\$3,900,492	\$4,092,882
QUEENS.		
Building Permits.		
	Nov. 28 to Dec. 4	Nov. 29 to Dec. 5
New buildings.	109	87
Cost.	\$328,402	\$325,570
Alterations.	\$16,810	\$12,370
Jan. 1 to Dec. 4 Jan. 1 to Dec. 5		
New buildings.	4,320	4,465
Cost.	\$15,819,123	\$17,211,536
Alterations.	\$1,228,969	\$959,335
RICHMOND.		
Building Permits.		
	Nov. 26 to Dec. 3	Nov. 29 to Dec. 5
New buildings.	14	38
Cost.	\$29,275	\$32,665
Alterations.	\$5,435	\$1,250
Jan. 1 to Dec. 3 Jan. 1 to Dec. 5		
New buildings.	885	894
Cost.	\$2,056,689	\$2,548,838
Alterations.	\$288,628	\$287,485

**BUILDING MATERIALS AND SUPPLIES**

**THE PRESIDENT'S MESSAGE AND ITS EFFECT UPON THE BUILDING MATERIAL OUTLOOK—STEEL MARKET OUTLOOK.**

Linseed Oil Snaps Back to 50 to 51 Cent. Level—Lumber Steady.

**P**RESIDENT WILSON'S message to the Congress contained at least one bit of encouragement to financiers and building material interests. It lacked the strident call now so familiar to the business men of the country to ride the trusts to a killing. And straightway business took a deeper breath than it has dared to take of late and gripped the mountainous problems of the moment with a little greater zeal.

The message contained no program for trust legislation, save possible amendment to the Sherman law to reach one or two particular classes of business that are not now adequately covered by the act. Perhaps the administration has come to a realization that the intricacies of the tariff, currency and income tax bills and the uncertainties of the outcome of the Mexican crisis are sufficient in themselves to upset the equilibrium of the business world without adding the last straw that would crush the already tottering props of commerce. If the omission is to be taken as a sign that Washington is not going to put further impedimenta in the path of industrial progress it will not be long after the currency bill passes that money will become comparatively easy and building construction will be permitted to go ahead unhampered.

In the meantime there is an unquestioned disposition among manufacturers to curtail production. This is as true of brick, lime, cement and lumber as it is of steel. In the brick department the maximum amount of common brick available, counting all marketable grades, on December first, was only 325,000,000 and this even includes the Kingston district. The winter has advanced so far with little demand, but from present indications the tightness of building money, not the lack of building projection, is responsible for the weakness in inquiry. When the banks begin to make loans again, materials are sure to rise in price and the manufacturers expect to have the supply under contract at that time. List prices are being shaded to some extent today, but, if there is an overabundance of materials at manufacturing sources after the depression, prices would be the last to recover. After a period of prolonged maintenance of overhead charges an increasing portion of which had to be taken out of profits it is only natural that manufacturers will want their prices to improve just as fast, if not faster, than demand. With stocks low, partly to improve and partly through enforced curtailment of output, manufacturers will have placed themselves in the safe position of being able to get list prices or better when the demand surpasses the supply.

Shrewd buyers are those who will anticipate this condition and make their contracts on the present market while they can. The pendulum has swung far into the conservative side. The return sweep is bound to come and the manufacturer has made himself ready for it. When the backward swing begins it surely will be marked by a general stiffness in building material prices and then will come a wild scramble to close for

future supplies at figures several times removed from the lists as they rule today.

**LIME INTERESTS TO MEET.**

**Association to Hold Important Session Next Wednesday.**

**T**HE lime interests of this city, particularly those who are members of the New York Lime Manufacturers' Association, are requested to attend a meeting to be held in the Building Trades building, 30 West 33d street, next Wednesday afternoon. The meeting has been called by President H. A. Brocas to determine whether the association shall continue its existence or not. Other matters of importance will be taken up at that time. Discussing the situation Mr. Brocas said:

"The time is ripe for us to know whether we are sufficiently interested in the purposes of an association of lime men or not. If the members do not take enough interest in it to attend its meetings what is the use of keeping up the form of an organized body. The meeting has been called to find out what the members think about it."

**LINSEED OIL MOVES UP.**

**Quotations Now 50 and 51 Cents Instead of 48 and 49.**

**A**LTHOUGH the crushers are still demanding 47 to 48 cents for carloads the quoted price in moderate lots in this city this week went to 50 to 51 cents. There was a steady demand for carload quantities from paint interests in the east, and the call for barrel lots among floor oil and concrete dressing interests was sufficient easily to sustain the new level.

**STEEL TONNAGE A MILLION**

**Will Show That Railroad Retrenchment Has Pulled Down Normal Total.**

**T**HE close relationship that the steel market has to other building material lines makes interesting some figures just given out by the steel company. These show that with the present rate of steel business continuing until the first of the year the total 1913 tonnage will be somewhere around a million tons, of which railroad business will represent only about 258,000. In 1912 the total steel contracts placed for commercial buildings, manufacturing plant extensions and railroad and highway bridges called for approximately 1,500,000 tons of structural steel, the railroad structural working being a little over 334,000 tons.

Discussing the significance of these figures the Journal of Commerce calls attention to the fact that 1912 was a high record year and adds:

"A more normal comparison is made with 1910 and 1911, when the total contracts for fabricated structural shapes were a little less than 1,200,000 tons, the railroads being responsible for nearly 400,000 tons. In 1911 the fabricating shops booked orders for little in excess of 1,300,000 tons, including 333,000 tons for railroad work. This year about 100,000 tons will have been derived from subway construction work, of which 80,000 will be placed during the current month. In 1912 orders were placed for about 100,000 tons of steel to be used in subway construction. Deducing these tonnages from the total will give a comparison with previous years."

The comparison is not particularly rosy when food for optimism is sought, but it has the consolation of being the product safe and sane restriction instead of blind speculative optimism at a time when the future has been more or less beclouded. The uncertainties of the day are more visionary than real. Money is scarce because financiers are timid about venturing forth under laws which the lawmakers themselves do not apparently understand and this has had its reflection not only upon railroad extension and improvement, but upon building construction throughout the country and particularly here in the east where the fitness of Wall Street seems to be so contagious.

**LUMBER ACTIVE IN JERSEY.**

**What a Tour of the Leading Distributing Yards Revealed.**

**L**UMBER, taken as a general commodity, is in fair demand in East Jersey. Throughout the entire west part of the metropolitan district there is a good demand reported from distributors. The Heidritter interests in Elizabethport, the Loizeaux interests in Plainfield, the Tuttle interests in Westfield, the leading houses in Newark, Jersey City, Hoboken and Paterson all report a good "small trade" with a substantial movement for this time of the year.

Concrete mold material and heavy rough timber have been the leading factors in the fall and early winter requirements. Building grades, including flooring have been in moderate good demand, but prices everywhere have suffered from a competition which has been extremely keen. Stocks are not heavy, and there is no in-

dication of a tendency to get away from the hand to mouth buying movement that has prevailed for almost a year.

Dealers are not particularly worried about the shortage of cars to move lumber north nor of the difficulty of getting vessels to take lumber cargoes at this time of the year. They say that is a matter for the wholesalers and jobbers to worry about and since they are apparently anxious to get any business they can, the dealers out in the suburbs are inclined to take the situation most complacently.

Here in the local market wholesalers report business quiet. The hardwood department is fairly busy, but manufacturers are keeping their output very close to demand and prices are being held stiffly at list.

**INQUIRIES FOR FUTURE BRICK.**

**Dealers Would Be Assured of 1914 Deliveries at 1913 Prices.**

**T**ENTATIVE feelers were sent out to common brick distributors this week to ascertain whether contracts covering 1914 deliveries at or near the 1913 price basis would be attractive to manufacturers.

The count of the river reserves has convinced dealers that there will not be an over-supply between now and the first of the next brick-making season, and the disposition of the North river producers to restrict their output in the coming year to even lower levels than they did this year has caused the handlers here to look to their supplies somewhat earlier than usual.

The manufacturers would like to get a line on next year's probable North river brick requirements in the Metropolitan district. The fact that a great quantity of factory construction apparently is being quietly projected, has made it difficult for manufacturers to gauge the next season's probable requirements through the volume and value of the building plans filed. Accordingly they are going to play safe and limit their repairs and overhauling this winter to provide for only a minimum output. In other words, they are not going to spend any more money on alterations and repairs than is absolutely necessary to take care of a guaranteed demand, for the simple reason that they have not the money to spend in a speculation on even a normal season's business.

This means that if dealers are going to make sure of their supply of Hudson brick next year, they will be encouraged to make contracts now. Prices now rule between \$6 and \$6.50 per M., wholesale, city.

Official transactions for Hudson common brick covering this week ending Thursday, Dec. 4, 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.		
Left over, Friday A. M., Nov. 28—*75.	Arrived.	Sold.
Friday, Nov. 28.....	4	8
Saturday, Nov. 29.....	1	3
Monday, Dec. 1.....	7	8
Tuesday, Dec. 2.....	2	8
Wednesday, Dec. 3.....	7	7
Thursday, Dec. 4.....	4	6
Total .....	25	40

\*Corrects error of 10 of last week. Reported enroute, Friday A. M., Dec. 5—6. Condition of market, dull. Prices: Hudson, \$6.00 to \$6.50; 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., Dec. 5—60.

**HUDSON BRICK UNLOADED.**

(Current and last week compared.)			
Nov. 21.....	1,056,500	Nov. 28.....	975,000
Nov. 22.....	540,500	Nov. 29.....	558,000
Nov. 24.....	892,000	Dec. 1.....	993,500
Nov. 25.....	818,500	Dec. 2.....	1,007,500
Nov. 26.....	1,133,000	Dec. 3.....	1,156,500
Nov. 27.....	Holiday.	Dec. 4.....	1,257,000
Total .....	4,400,000	Total .....	5,947,500

1912.		
Left over, Friday A. M., Nov. 29—44.	Arrived.	Sold.
Friday, Nov. 29.....	11	2
Saturday, Nov. 30.....	7	4
Monday, Dec. 2.....	25	11
Tuesday, Dec. 3.....	10	6
Wednesday, Dec. 4.....	7	14
Thursday, Dec. 5.....	6	4
Total .....	66	41

Condition of market, dull. Prices: Hudsons, \$6.75 to \$7.00; Raritan, \$6.75 to —. Left over Friday A. M., Dec. 6—69.

**OFFICIAL SUMMARY.**

Left over, Jan. 1, 1913.....	113
Total No. barge loads arrived, including left over barge loads, Jan. 1 to Dec. 5, 1913 .....	*1,864
Total No. barge loads sold Jan. 1 to Dec. 5, 1913 .....	1,804
Total No. barge loads left over, Friday, A. M., Dec. 5, 1913.....	60
Total No. barge loads left over Jan. 1, 1912 .....	71
Total No. barge loads arrived, including left overs, Jan. 1 to Friday, A. M., Dec. 6, 1912 .....	2,152
Total No. barge loads sold Jan. 1 to Friday A. M., Dec. 6, 1912.....	2,083
Total No. barge loads left over, Friday, A. M., Dec. 6, 1912.....	69

\*Error of 10 deducted. An indication of the unusual weather conditions affecting the consumption of brick in this market is found in the fact that in the corresponding week last year covered quotations were being made. At the present time manufacturers are figuring upon getting their barges back to the sheds for reloading and reshipment to New York before making provision for closing of navigation. This is another reason why dealers will do well to contract now as covered quotations will be well above the prices now ruling.

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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 Continue to be the Center of Interest.

Buyers are maintaining their indifference with regard to Manhattan properties, as evidenced by the small number of sales reported this week. There were a few good transactions, notably on Park avenue, where two prominent builders acquired plots for apartment house construction. The business generally concerned small and unimportant holdings. In Brooklyn, dwellings are in good demand. Most of the activity in the past few weeks has been centered there and in the Bronx.

The total number of sales in Manhattan this week was 18, against 24 for last week and 26 a year ago.

The number of sales south of 59th street was 6, against 15 last week and 12 a year ago.

The sales north of 59th street aggregated 12, compared with 9 last week and 14 a year ago.

From the Bronx 14 sales at private contract were reported, against 15 last week and 14 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was \$715,001, compared with \$985,466 last week, making a total since January 1 of \$47,290,887. The figure for the corresponding week last year was \$1,652,191, making the total since January 1, 1912, of \$44,450,125.

### PRIVATE REALTY SALES.

#### Manhattan—South of 59th Street.

BEDFORD ST, 102, 3-sty dwelling, on lot 22x50, sold by the Lawyers Mortgage Co. to a client of N. Rossetti.

4TH ST, 241 West, 3-sty private dwelling, on lot 22x100, reported sold by Wilbur E. Goodale.  
CHRISTOPHER ST, 114-116, 6-sty tenement, on plot 50x100, sold by Mrs. A. Kahn to an investor.

43D ST, 106 West, 3-sty dwelling, altered for business, on lot 22.6x100.5, adjoining the Elks Club, resold for Isaac Polstein to the Oliverage Co., of Philadelphia, by Thomas L. Reynolds. This is the fourth sale of this property in less than a month.

57TH ST, 32 West, 4-sty dwelling, on lot 25x100.5, between 5th and 6th avs, sold for Herman C. Von Post to a client by Herbert A. Sherman. The buyer is said to be Harold T. Matthews, who owns the adjoining house at 30.

LEXINGTON AV, 284, 4-sty and basement dwelling, on lot 24x100, sold for the Farmers Loan & Trust Co. to a client by Mooyer & Marston and Francis B. Robert. The property is in the zone covered by the Murray Hill restrictions.

#### Manhattan—North of 59th Street.

69TH ST, 14 East, 4-sty dwelling, on plot 30x100.5, west of Madison av, sold for the Buchanan Estate to a client for occupancy, by the Douglas Robinson, Charles S. Brown Co. The house had been offered at auction in May, 1912, and was bid in for representatives of the owners at \$180,000. The property is reported to have been held at \$125,000.

PARK AV, s w c 66th st, plot 100.8 ft. on Park av and 100 ft. on 66th st, occupied by 2, 3 and 4-sty buildings, sold for Elbridge T. Gerry to the Fullerton-Weaver Construction Co. by the Cruikshank Co. This is the third of the four corners at this point that has come into the hands of the Fullerton-Weaver Co. The fourth corner, that is the northeast, is occupied by a part of the Seventh Regiment Armory. The builders first purchased the southeast corner, where they erected a 12-sty apartment house which was sold on completion to Robert S. Minturn. Then they purchased the northwest corner, which they are now improving with a fine building. When they are ready to improve the plot purchased Thursday they will erect an apartment house in keeping with their other structures. The corner had been in possession of the Gerry family for many years.

74TH ST, 10 West, 4-sty and basement dwelling on lot 25x102.2, west of Central Park West, sold for Minnie Banner to Everett and I. Randolph Jacobs by N. A. Berwin & Co. The property was given in part payment for the 9-sty apartment house at 178 East 70th st, recently reported sold.

94TH ST, 78 West, 5-sty apartment house, "The Philbert," on plot 50x72.8, sold for Hannah Bass to Miss Caroline Smith by Bryan L. Kennedy. The property was offered in voluntary sale last week and was bid in for \$54,000.

111TH ST, 3 West, 5-sty tenement, on plot 30x100, sold for Isaac Goldstein to Max Black, by Freed & Rosenthal.

116TH ST, 55-59 West, 6-sty apartment house, on plot 50x100, sold for G. Bogard to a client, by Samuel Cowen.

EDGEcombe AV, 161-163, 5-sty flat, on plot 40x100, sold by William Seitz to a client of Collins, Toan & Co., who gave in part payment 17 lots on Hollis av, Jamaica, L. I.

PARK AV, 993-997, s e cor 84th st, three 3-sty dwellings, on plot 50x56, sold for the Glen Realty Co. to Bing & Bing by Carl Levis and H. A. Berwin & Co. In part payment the buyers gave the 4-sty dwelling at 61 West 82d st, on a lot 19x102.2; also the plot, 40x100, at the southeast corner of Bradhurst av and 153d st.

WEST END AV, 314, 3-sty and basement dwelling, on lot 19.11x63x irreg, south of 75th st, sold for Frederick Crownshield to a client by Pease & Elliman.

### Bronx.

BATHGATE AV, s e c 172d st, vacant plot, 55x87, sold for Thomas J. Healey and William V. McCarthy to the Taxpayers Realty Co., by W. E. & W. I. Brown, Inc. The buyer will immediately improve with a business building with stores on the grade floor.

BECK ST, 845, 5-sty flat, on plot 40x100, between Intervale and Longwood avs, sold for the D. H. Jackson Realty Co. to Nathan Hutkoff, by P. Steinman & Son. The property was given in exchange for the loft building at 204-206 Greene st, reported sold last week.

MANIDA ST, 729, two-family dwelling, on lot 20x80, sold for Mrs. J. Dufrau to a client by the Schoen-Westchester Realty Co.

UNIVERSITY PL, s e cor Brandt pl, 5-sty flat, on plot 45x100, sold for William M. Moore to Frederick E. Feigenbaum by Charles Wettler.

142D ST, 462 East, 2-sty dwelling, on lot 16x105, between Willis and Brook avs, sold for Jacob Hirsch to Dr. J. W. Hoffman by John F. Fetzer.

167TH ST, 905 East, 5-sty new law house, on plot 40x100, sold by Peter Waters to the Dayton Realty Co., which gave in part payment the plot, 75x90x irreg, on the west side of Lyman pl, 192.8 ft. north of 169th st. The house was later resold for the Dayton Realty Co. to a client by Schwab & Co.

236TH ST, 238 East, 2-sty dwelling, on lot 25x100, between Kepler and Katonah avs, sold by John F. Fetzer to Alfred Degenhardt.

CARTER AV, west side, 250 ft. south of 176th st, plot 126.8x161x irreg., sold by the Benenson Realty Co. to the Ernst Keller Construction Co., which gave in exchange 3896 Park av, southeast corner of 172d st, a 5-sty flat, on plot 35x90, and 3890 Park av, a 5-sty flat, on plot 37.6x100.

GRAND AV, west side, block front between 188th and 190th sts, resold for John A. Hallway to the E. Waters Construction Co. by Arnold, Byrne & Baumann. The plot comprises 11 lots, which will be improved with flats by the new owner. In part payment for the block the Waters company gave the Annette, a 5-sty apartment house at 627 West 138th st. It is on a plot 50x100 and was built about two years ago by the sellers. Mr. Hallway has owned the Grand av property but a few weeks. He took it from Peter J. McCoy in part payment for the taxpayer at the southwest corner of 3d av and 180th st, which was held at \$110,000.

MORRIS AV, 2025, three-family brick house, on lot 21x100, sold by Samuel Cowen to Louis Lubitz.

BRYANT AV, 1441, 4-family house, on lot 25x100, near Simpson st, sold for William Greenberger, by Alexander Selkin, with B. Lichtig and Nicholas Lopard.

### Brooklyn.

COURT ST, ETC.—Cullen & Terrence have sold for Robert Rosenblum the business building at 445 Court st to a client for investment; also for Marie Wagner, the business building at 380 Court st to E. Lauricella; also for Patrick Meagher, the 3-sty dwelling at 69 2d pl to Lillian Kalb for occupancy, and for Joseph Coonan the 3-sty dwelling at 115 2d pl to Mary Ehrad for occupancy.

HAWTHORNE ST, 170, detached frame cottage, on plot 75x106, sold for the City Real Estate Co. to A. Schnelle, by Frank E. Foster.

MACON ST, 601, 2-sty and basement dwelling, on lot 18x100, sold for I. Gletcher to a client for occupancy, by Richard Goodwin.

RODNEY ST, 218-220, 3-sty and basement brick dwelling, on plot 33.4x100, sold by David Dugan to S. Alexander, who will alter the house into apartments.

ST. JOHNS PL, 1233-1239, sold for Oxfield & Aaron to Charles F. Harms, by Ghegan & Levine. The buyer gave in part payment his residence in Hoboken, N. J.

ST. JOHNS PL, etc.—Wm. Reitman sold 1311 St. John's pl, a 4-sty apartment house, 26.4x100, to David Horin; also to John F. Huggy, of Manhattan, the block front on East 10th st and Ryder av, 206x107x70, and a 1-family house in Elmhurst, L. I., to John Gallocco.

STERLING PL, 864, 2-sty and basement dwelling sold for a client to Harry G. Philps by E. T. Everett. The same broker also sold for Mrs. Catherine Nissen, 1067 Pacific st, a 2-family dwelling, on lot 25x100.

4TH PL, 132, 3-sty, 4-family building sold for Joseph F. Ryan and Frederick R. Stoll to Raffaele Tramontano for investment by Visco Brothers and William H. Bowne.

56TH ST, 468, 2-sty and basement brownstone dwelling, on plot 40x100.2, sold for William S. Hassan to a client by James Watters. The same broker has also sold for Colin D. Mawer to a client a vacant plot, 50x109.4, on the north side of 77th st, between 2d and 3d avs, on which the buyer intends erecting a detached stucco dwelling for his own use.

65TH ST, s s, 130 ft west of 11th av, plot 115x100, sold for the Convent of the Sisters of Mercy to a client by B. J. Sforza.

73D ST, 1048, one-family frame detached house, sold for M. & E. Wintermeyer to an investor by Frank A. Seaver & Co.

BOWERY, CONEY ISLAND.—Samuel E. Klein has just purchased a block of property situated on the Bowery, Coney Island, between Schweickert's and Stratton's Walks. This plot is one of the most centrally located plots in Coney Island, and one of the most valuable in said section. It is situated directly opposite Stauch's Dancing Pavilion, and adjoins Henderson's Theatre. The property contains various small buildings used for cabaret entertainments and other amusements. The plot is also directly opposite the proposed entrance of the Fourth Avenue Subway, and has a tendency to increase considerably within the next few years, when Mr. Klein contemplates erecting a substantial structure for amusement enterprises. The purchase price is said to have been \$150,000.

CLASSON AV.—Permission has been granted by Supreme Court Justice Benedict to the Memorial Hospital for Women and Children to sell the plot, 56x127, on Classon av, between Prospect pl and St. Marks av, willed to the institution about 20 years ago by Alanson Trask, father of the late Spencer Trask. The buyer is the Novelty Building, which will erect on the site a 4-sty flat. The purchase price was \$5,000.

GATES AV, 123, 3-sty brick private residence, on lot 20x100, sold for a client by Bulkeley & Horton Co.

MYRTLE AV.—Finch, Coleman & Jones sold to Theresa Bigall the gore plot fronting 278.6 ft. on Myrtle av, 230 ft. on Grove st, and 34.6 ft. on Linden st. A contract has been let to erect a motion-picture theatre seating 600, to be operated by the Ridgewood Amusement Co. The property is adjacent to the Ridgewood terminal of the Brooklyn Rapid Transit lines.

NORMAN AV, ETC.—Corwith Bros. have sold for Augusta S. Bogen to Margaret Wallace 96 Norman av, a 3-sty frame tenement, on lot 25x100; also for Mary F. and Elizabeth F. Rooney to John and Annie Ward 155 Russell st, a 3-sty single frame tenement, on lot 20x100; also for the estate of Stephen Nichols to Peter Balton 177 Eckford st, a 2-sty brick dwelling, on lot 16.9x100; also for Herman E. Christensen to Henry Hoops, Jr., 91 North Henry st, a 2-sty and basement frame dwelling, on lot 20x100, and for Samuel T. Munson to Michael Szarzynski 54 Newell st, a 2-sty and basement frame dwelling, on lot 25x100.

HYDE PARK, ETC.—Wood, Harmon & Co. report the sale of lots here to V. J. Robinson, A. L. Coltery, J. Van Vleet, M. L. Smith, B. C. Nalle, M. H. Goodale, W. C. McCarthy, J. M. Dillon, Samuel Hunter, W. H. Cone, L. F. Mulen, James T. McWilliams, Geo. W. Cotton, S. N. Hunter, Jr., R. P. Dale, Jos. E. Thom, Chas. H. Cone and L. A. Braswell. The same company also sold at Kingsboro, lots to L. D. D. Kamm, C. M. Anderson, M. McCullough, A. T. Triller, L. L. Hockney, W. E. Hughes, E. O. Jennings, J. P. Monroe and B. C. Nalle.

### Queens.

FAR ROCKAWAY.—Herman Frankfort has sold for Arthur W. and Walter Connable to the Hirschmann, Blier & Adelstein Co. a plot of ground on the westerly side of James st.

HILLSIDE, JAMAICA.—The estate of Adolph Starke sold to an investor a tract of 16½ acres adjoining the south side of the Montauk division of the Long Island Railroad, Jamaica. Mr. Starke bought this property five years ago at \$1,700 an acre and has sold it at \$5,000 an acre. There is an old farmhouse on the property which is rented to a truck farmer. The buyer paid cash.

LONG ISLAND CITY.—Cross & Brown have sold for William Sierrich the northwest corner of Washington av and the Boulevard, plot 46x90, to a builder, who will immediately improve with a 4-sty brick apartment house, with stores.

LONG ISLAND CITY.—The American Ever Ready Co., manufacturers of automobile accessories, has purchased from the Degnon Realty Co. the entire block bounded by Thompson av, Nott av, Orton and Manley sts, which will be improved with a \$1,000,000 factory.

SPRINGFIELD PARK.—Thomas L. McNeece and Milton F. Kestler sold to Kathryn M. Flanders 34 lots in the Springfield Park Annex, south of Springfield Village, east of Farmers av and west of 6th st.

WOODHAVEN.—The Glenmore Drew Corporation has sold to Daniel Lyden 140 lots in the Woodhaven section, lying partly in Queens and partly in Brooklyn, for development. It lies south of Liberty av, north of the Brooklyn conduit, east of Forbell av, East New York, and west of Center st, in Queens.

### Richmond.

STAPLETON.—D. T. Cornell sold for S. Rawson, referee, the Aylward estate in Vanderbilt av, Irving pl and Laurel av to Katherine M. and William Aylward.

### Nearby Cities.

JERSEY CITY, N. J.—The Mutual Chemical Company bought through Charles E. Hendrickson, Jr., from Laura C. Detwiller a tract, 173x729, adjoining its plant west of the West Side Connecting Railroad Company, Jersey City; also from Clarence J. Detwiller a tract, 246x738, fronting in the west side of the Morris Canal, extending to Newark Bay.

JERSEY CITY, N. J.—Thomas C. Sheehan, vice-president of the Durham Duplex Razor Co., bought from Christian F. Muller the plot 192x125 at the northwest corner of High st and Baldwin av. A factory building will be erected on the site.

### Rural and Suburban.

BLOOMFIELD, N. J.—Hughes & Whitby sold for the John M. Dodd estate to the Condensite Company of America a large factory site at the junction of Bloomfield av and the Orange branch of the Erie Railroad, Bloomfield, N. J.; also for E. W. Robinson to G. W. Carnrick, the residence at No. 92 Elm st, Montclair, N. J., on a plot 100x339.

DOBBS FERRY, N. Y.—H. C. Van Auken, Jr., purchased through Kenneth Ives & Co. from David Link, his residence. The property is situated on a terrace overlooking the Hudson River. EAST MORICHES, L. I.—A plot of 28½ acres near the Great South Bay, has been sold by Harvey B. Newins, president of the Windsor Realty Co., to an investor, who is preparing plans to develop the property by the erection at once of several attractive dwellings at moderate cost.

EGG HARBOR CITY, N. J.—Kurz & Uren have sold for Siegfried Loewenthal a block of land, comprising 72 lots at Egg Harbor City, N. J., to an investor.

ELIZABETH, N. J.—The Standard Assets Co., of Newark, sold the Menier Cocolate Co. 16 acres in Elizabeth av, between Butler and 1st sts. It is understood that the company will build a plant where 400 persons will be employed.

PLAINFIELD, N. J.—G. W. Cooper has sold the dwelling at the corner of Watchung av and Pine st for W. H. Abbott to a client for investment. The consideration was \$13,500.

STEPHENSBURG, N. J.—E. E. Slocum has sold to Samuel Lehrer, of this city, a farm of 279 acres. It is known in that section as an especially productive farm, there being 190 acres of rich valley land and the balance in woods and pasturage bordering the Musconetcong River. The buyer intends to depart from the rotation of crops so commonly practiced and to gradually transform it into a big alfalfa, potato and hog raising place. The farm was owned by James L. Shields. The purchase price, including live stock and farm machinery, was approximately \$15,000. The land alone cost Mr. Shields's father \$18,300 in 1852.

VALLEY STREAM, L. I.—The Windsor Land and Improvement Co. sold at Valley Stream to T. Kenney a plot 40x100 on Beverly parkway; to J. McCoy a plot 40x100 on Cottage st; to M. Mulleney a plot 100x147 on Corona av. The same company sold at Rockville Centre to W. H. Hendry a plot 40x100 on Allen st; to M. Cosgrove and D. Talty each a plot 40x100 on Columbus av; to G. and J. Roth a plot 100x109 on Allen st; to J. and H. Fritz a plot 20x105 on Christian Hook rd. At Hempstead to A. De Raay a plot 80x100; to K. Basis, to B. Klein, to F. G. Kash, Jr., and to C. Ruehl each a plot 40x100; to J. J. Brunckerhoff a plot 100x100, and to S. A. Donatini a plot 45x120, all on Homan boulevard; and at Oceanside to W. Wolf and R. Cohen a plot 20x100 on Bayside av.

WHITE PLAINS, N. Y.—L. R. Genung sold for Mrs. Julia H. Waller her residence at 37 Lafayette st to E. W. Elliott; also for Grace D. Laube a plot in Kensico av, 50x125 ft., to James A. Caprani.

### LEASES.

#### Manhattan.

M. & L. HESS (INC.) have leased for Thos. Ward the large plot on the west side of Fort Washington av, 250 ft. north of Broadway, with a frontage of 43 ft. and a depth of 154 ft., to the Fort Washington Theatre Co., Charles M. Rosenthal, president. The lease is for a term of 21 years with an aggregate rental of approximately \$100,000. The lessee will erect on the plot a 1-sty modern moving picture show-house at a cost of \$20,000. Plans have been prepared and filed by Louis A. Sheinart, architect, for such a structure.

M. & L. HESS, INC., leased the 3d loft to the Standard Felt Co., of 100 Reade st; the 6th loft to Otto C. Feldheim of 491 Broadway, and the 11th loft to Henry Kryn, of 381 4th av, in the building at 115 and 117 East 23d st, and in conjunction with Forman & Co., the store and basement in 22 to 28 West 21st st, to Robinson & Golluber, of 14 West 17th st.

M. & L. HESS, INC., leased for the Sixth Ave. and Twenty-Third Street Co. the 4th loft, 5th floor in 357 to 371 6th av, including 110 to 116 West 23d st, running through to 103 to 117 West 22d st, containing about 35,000 sq. ft. (formerly the department store of J. L. Kesner & Co.) to the Ocean Bathing Suit Co., of 29 West Houston st, where this firm has been located for a great many years; also leased to M. D. Mirsky & Co., manufacturers of wrappers, of 123 Bleecker st, the entire 3d loft, 4th floor, containing a like amount of space, the tenant being represented by Spear & Co.

WILLIAM H. ARCHIBALD has leased for William E. Good to a client the 5-sty building at 132 West 15th st.

BARNETT & CO. leased for Daniel Birdsall the store in 29 East 125th st to the Tokio Tea Co. and the store in 33 East 125th st to a novelty company.

THE BERLIN RENTING AGENCY leased to a client for a term of years the elevator apartment house known as the San Samone, occupying the entire block on Amsterdam av, from 141st to 142d sts.

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1st loft at the northeast corner of Amsterdam av and 115th st to the Columbia Billiard Academy for 10 years, at an aggregate rental of \$47,000.

LOUIS SCHRAG leased for Charles H. Mayne, the 4th loft in 116 West 22d st to Samuel Arnloff, of 263 Greene st; for Charles Connor, the 5th loft in 120 West 20th st to the Ideal Cloak & Suit Co., of 154 Spring st, and for Maurice Rose, the 2d loft in 51 East 8th st to Jassen & Rosen.

ROYAL SCOTT GULDEN has leased for Pease & Elliman, agents, offices on the 12th floor of the Aeolian Building to Messrs. Linn & Brown for a term of years.

SENIOR & STOUT, INC., leased the 4-sty building at 113 West 48th st to Joseph Holroyd, for a term of 21 years to be used for restaurant purposes; also leased the dwelling at 243 West 54th st for William Sommers to Julius Sandt.

H. C. SENIOR & CO. leased for Hamilton Carhartt, the building at 1989 Broadway to the Phillips Rubber Works for a long term of years; for Mrs. Eliza J. Arkenburgh, the upper part of building at the northwest corner of 67th st and Broadway to John Beras for restaurant purposes for a long term of years; for Mrs. Eliza J. Arkenburgh, the upper part of building at 1985 Broadway to Mrs. Seiffert and Mrs. Gerber, and for Jane Riley, the building at 243 West 69th st to the Capital Paint Co., successors to the Separate Recovery Co., of Relee, Va.

SHELDON & BECKER leased to Henry Sanford the dwelling at 118 West 44th st, for the Rocky Mountain Realty Co. for a term of years. The same brokers leased No. 114.

FRED'K SOUTHACK & ALWYN BALL, JR., leased for the Ess Eff Realty Co. the 5-sty building at 448 Broome st for a term of years to J. Spaulding & Sons Co., dealers in hard and flexible fibre specialties, of 434 Broome st, who will occupy same as their New York headquarters.

MME. L. SPADAFORA, gowns and suits, now at 13 East 43d st, has rented for a term of years a loft in 45 West 46th st.

SOL STERN leased about 15,000 sq. ft. of space in the Langsdorf Building, 72-78 Spring st, to the Brodskin-Straw Works for a long term of years.

W. E. D. STOKES has leased the 4-sty dwelling at 545 West End av to J. Jacobsky.

NATHAN STRAUS leased as executive offices, in connection with his plan to devote all his time to humanitarian work, the front half of the 10th floor of Aeolian Hall at 29 West 42d st. Pease & Elliman were the brokers. Mr. Straus plans a world-wide campaign to improve social conditions and bring about the universal pasteurization of milk fed to infants.

LUDWIG C. TRAUBE leased the dwelling at 1460 Lexington av for Royal Houghton to Mrs. Henry Hausdorff; also the store in 2004 2d av for 6 years to Joseph Ulman & Son.

STEPHEN H. TYNG, JR., & CO., leased space in the Madison Avenue Building, at the corner of Madison av and 25th st, for a term of years to the following. Large space on the 17th floor to George E. Kunhardt, of 45 East 17th st; space on the 17th floor to the Paragon Worsted Co., of 215 4th av; and space on the 9th floor to the Oshkosh Grass Matting Co., of 17 East 17th st. Also leased large space on the 5th floor in the Fourth Avenue Building, at the corner of 4th av and 27th st, for a term of years to Willis L. Ogden & Co., of 729 Broadway, dealers in woolens; also sub-leased the entire 2d floor for John Pullman & Co., of 29 to 33 East 19th st, to William Meyer & Co., of 880 Broadway, dealers in laces and embroideries; also leased the entire 2d floor in 18 East 17th st, in conjunction with M. & L. Hess, for a term of years, to Manne & Weill & Hamburger, importers of gloves; and the entire 6th floor in 13 East 17th st for a term of years to Birnhak & Rosbach, of 38 Scammel st, manufacturers of cloaks and suits.

VAN NORDEN & WILSON, in conjunction with Heil & Stern, have leased for the Sperry Realty Co. the 7th loft in 28-32 West 32d st to Broder & Co. for a term of years.

VAN NORDEN & WILSON leased part of the 5th floor in 39 West 32d st to Olian Brothers.

CHAS. B. VAN VALEN leased for Edward A. Schmidt the basement in 50 to 56 John st to Geo. Hopper for a term of 10 years at an aggregate rental of \$29,000, to be used as a ladies' restaurant.

WILLIAM R. WARE has leased an apartment in 321 West 94th st to Mrs. Babier.

UNGER & WATSON, INC., rented the 3-sty corner dwelling at 617 Lexington av for H. Nelson Flanagan to John W. Neil for 5 years.

THE UNITED CIGAR STORES CO. leased to Charles Marschhausen, of 404 4th av, a store in the building at the southwest corner of 4th av and 28th st; also the corresponding space in the basement, for nine years and six months, from Oct. 1, at an annual rental of \$7,500.

JOHN E. WEISS leased for George W. Fenell, the 3-sty mercantile building at 2902 3d av, for a term of 5 years, to S. Held, who will occupy the entire premises for a cloak and suit house.

**Brooklyn.**

BURRILL BROTHERS leased the following houses: 571 7th st, for Catherine Linzmeyer to T. A. O'Keefe for 3 years; 479 8th st, for Wm. H. McKeever to J. C. McGinnis for 3 years, and 489 6th st, for S. H. Goldberg to J. C. Rielly for 2 years.

PEASE & ELLIMAN leased to the Exchange Buffet Corporation, for a term of 21 years, at an aggregate rental of over \$200,000, the entire basement space of 7,500 sq ft, and 2,500 sq ft in the sub-basement of the 12-sty Weinbros Building, now in course of completion at the southwest corner of Court and Joralemon sts. The property is owned by the Weinbros Real Estate Co. and is situated on the Borough Hall Square and directly opposite the proposed Municipal Building. The lessee is one of the best-known restaurant concerns and operates twenty-one establishments in the Borough of Manhattan. They plan to open for business on April 1st, 1914.

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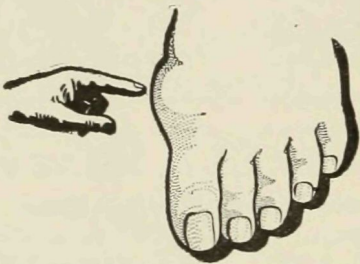
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### Queens.

THE LEWIS H. MAY CO. leased for J. J. Conerty cottage on Seaview av, Far Rockaway, to Mrs. J. O'Rourke, and for Louis Guttman cottage, 26 Fulton st, at Ostend, Far Rockaway.

### Suburban.

BURKE STONE, INC., rented the house at 29 Webster av, Bronxville, to G. W. Harris; also to Lewis S. Stone a furnished house in Lawrence Park, and to Mr. H. J. Case a house in Meadowville; also a house in Tanglewlyde av to Wilbud H. Baldwin.

EDWARD P. HAMILTON & CO. rented to Peter Hauck, Jr., of Newark, a Colonial residence and about 5 acres of land at the corner of Prospect st and Springdale av, East Orange, N. J., for Charles Hathaway.

### REAL ESTATE NOTES.

HAZELTON & LEVY have removed their offices from 55 Liberty st to 115 West 42d st.

J. L. ROBERTSON, JR., is now associated with Frank D. Veiller at 10 East 47th st.

CHARLES H. O'NEILL, for 16 years with the Lawyers Title Insurance & Trust Co., is now connected with the Lawyers Mortgage Co.

G. MIFFLIN WHARTON has become associated with the firm of S. Osgood Pell & Co. at 542 5th avenue.

HENRY BRADY negotiated the recent sale of the dwelling at 342 West 27th st to Alexander Hamilton, and adjoining owner.

LOWENFELD & PRAGER have been appointed agents for the Clement Court apartment house, 25 East 99th st; also for 187 St. Nicholas av.

MCDOWELL & McMAHON have been appointed agents for the Gen. Washington apartments at St. Nicholas avenue and 180th street; also for the apartment house at the northeast corner of Wadsworth avenue and 180th street.

SCARSDALE ESTATES have conveyed title to the Bronx Parkway Commission in a tract of about 20 acres, including the Italian garden at Greennacres, opposite the Hartsdale station, and a strip of varying width from the Hartsdale station to the White Plains village line. The consideration is reported to be over \$100,000.

THE WOOLSEY REALTY CORPORATION obtained from the Metropolitan Life Insurance Co. a building loan of \$250,000 for the improvement of the plot, 80x102.2, in the south side of 85th st, 100 ft. east of West End av, with a 9-sty apartment house, designs for which were filed on August 1 by Schwartz & Gross, architects.

PEASE & ELLIMAN have sold the unexpired lease, furniture and furnishings of the Hotel Montclair, at Montclair, N. J., for C. A. Cole to Frederick C. Hall, recently associated with the Hotel Aspinwall at Lenox, Mass. The transaction involved more than \$200,000.

REAL ESTATE MEN have a strong representation on the present Grand Jury. Among the members are Robert E. Simon, J. Edgar Leycraft, Jonas M. Libbey, Charles Jackson, John P. Leo, Louis K. Ungrich and David L. Phillips.

THOMAS L. REYNOLDS was the broker in the recently reported sale of the apartment house at 206 to 210 West 99th st for Isaac Polstein to Morris O. Bowers, who gave in exchange the property at 106 West 43d street. Mr. Reynolds also negotiated the recent sale of the lot, 25x 88.2, on the south side of 211th street, 275 ft. east of 9th avenue, to Herman Frommel.

WILLIAM BRADFORD EWING, the Trust Officer of the Title Guarantee and Trust Company at 176 Broadway, was married to Miss Elinor Posey, New York City, and sailed from Boston on Thanksgiving day for Egypt, where they will visit Mr. Ewing's mother. They will return to New York shortly after the first of the year.

JAMES J. MARTIN is the purchaser of the 5-sty flat at 629 West 138th st, sold last week by the Edward Waters Construction Company. Mr. Martin was also the seller of the taxpayer at the southeast corner of 3d av and 180th st, reported sold to Peter J. McCoy. Mr. Martin took the block front of 11 lots on the west side of Grand av, between 188th and 190th sts in exchange.

NEW BILTMORE BOOKING OFFICE.—A booking office for the new Hotel Biltmore which is to open on New Year's Eve, has been opened at 527 Fifth avenue. Scarcely was it made known that the floor plans were available than reservations came in at a lively rate. It is said that a larger number of suites have been permanently rented than in the case of any other new hotel which ever opened in the metropolis. It is almost a unanimous agreement that the Biltmore is to become one of the institutions of New York life.

ARTHUR D. TRUAX has been appointed referee by Justice Ford to determine the value of the claim of the Republic of Panama in the Prasada apartment house, at the southwest corner of Central Park West and 65th st, a plot 100.5x125. The Republic of Panama loaned, it is stated in the foreclosure suit, \$700,000 in July, 1909, to the Prasada Co. The semi-annual payment of interest was defaulted last July. Sullivan & Cromwell are the attorneys for Panama.

THE WOODSTOCK TAXPAYERS' Association was organized on Friday evening, Nov. 28, at a meeting held at the home of Senator Anthony J. Griffin, 851 Cauldwell av. The new organization's object is to serve the interests of taxpayers and rent payers of that part of the Bronx centred about the old Woodstock Village—a section bounded approximately by Westchester, Prospect and Third avs and 166th st. Dr. Thomas D. Brown was elected chairman and Arthur Rosenberg secretary of the temporary organization, which will meet Friday evening at 3208 3d av.

AT THE MEETING of the Chester Taxpayers' Alliance held Monday evening at Wagner's Hall it was unanimously adopted to have the chair-

man, County Clerk-elect J. Vincent Ganly, appoint a committee to arrange for the second annual dinner in February. Mr. Ganly then appointed the following delegates with full power: Gustav Killenbery, Commissioner A. G. Miller, Harry A. Cokeley, Andrew Hally, George Hefter, Carl Watson, John Kadel, Richard H. Arnold, William A. Mallett, Chas. Jelinek and John Fisher.

W. A. WHITE & SONS have placed the following loans: For N. C. Reynal \$95,000 on 54 acres near White Plains, Westchester County; for the Jackson Realty Co., \$105,000 on the 9-sty apartment 42 East 66th st; for the owner \$50,000 on 34 East 38th st, a 5-sty private dwelling; and for Isaac A. Hopper, Inc., \$325,000 on the 12-sty mercantile structure 423-433 West 55th st. The same brokers also report that they have placed a number of small loans on the lower East Side of the city, making a total of over \$600,000.

FRANK R. HOUGHTON, who has long been identified with the activities of the Real Estate Board, is being brought to the attention of the Mayor-elect as a desirable candidate for Tax Commissioner. Mr. Houghton has collected what real estate men say is the most complete list of signatures of real estate agents and brokers of prominence ever seen on a petition. Every governor and every past president of the board, every real estate operator, many leading builders and many bankers and lawyers have signed Mr. Houghton's papers. Some of the signers have known him intimately for fifty years.

REAL ESTATE BULLETIN.—The December number of the Real Estate Bulletin issued by the Real Estate Board of New York, December 2, 1913, contains besides a detailed analysis of the City Budget, and the full text of the speech of Walter Lindner, Solicitor of the Title Guarantee and Trust Company, outlining the effect of the Income Tax on real estate and what measures should be taken by all interested in real estate to meet the requirements of the Income Tax Law. This speech was made at the monthly luncheon held by the Real Estate Board of New York, November 19, 1913.

FOR TAX COMMISSIONER.—A committee of Bronx real estate brokers, consisting of W. E. & W. C. Brown, of 3428 Third avenue; Eugene Busher, 553 Cortlandt avenue; Ernst & Cahn, 406 East 149th street; William Peters, 1044 East Tremont avenue; Walter E. Phelps, of Smith & Phelps, 435 East 149th st; Edward Polak, Registrar-elect of Bronx County; Charles F. Sharrot, of Sharrot & Thom, 449 East 149th street; D. A. Trotta, 321 East 149th street; Charles A. Weber, 406 East 149th street; W. J. Williamson, of Williamson & Bryan, 449 Willis avenue, are organizing a movement to secure the appointment of George Price as Tax Commissioner. It appears that the Bronx has had no representation on the Tax Board.

TITLES were passed on Monday to two large properties on Washington Heights. The Fort Washington Avenue Realty Co., Mayer S. Auerbach, president, sold a vacant block consisting of about 40 lots, and bought a 10-sty apartment house owned by the Ecallaw Company, Thomas I. Crane, president. The property involved is the block bounded by Fort Washington and Haven avenues, 172d and 173d streets. It has a frontage of 198.10 ft. on Fort Washington avenue, 317.2 ft. on 172d street and 586.8 ft. on 173d street. The Haven avenue frontage is irregular. The apartment house taken in exchange is the building at the southeast corner of Broadway and 165th street, opposite Fox's new Hippodrome. The building occupies a plot 110.11 on Broadway and 100.5 on the street. Apartment houses probably will be erected on the block the Ecallaw Company has taken over. The deal is said to have involved properties totaling \$1,250,000 in value.

ONE of the largest real estate transactions of the year in the Borough of the Bronx has just been completed. The American Real Estate Co., which has been one of the most extensive operators in that Borough, has sold to Mary B. Hughes and Annie J. Bouillon, private investors, seven 5-sty apartment houses, 952-972, 984 and 1032-1036 Simpson street, 40x95x108 each. These houses were built by the company in their work of developing the district centering at the Simpson street station of the subway and near the important junction of Westchester avenue and Southern Boulevard. Since the opening of the subway this district has had a remarkable growth and a population of more than 40,000 now occupies what was then open country. An important business as well as residential community has been created here within five years' time, marking one of the most interesting pieces of city development in the history of the city. The growth of this district will be further stimulated by the construction of the Southern Boulevard branch of the Lexington avenue subway now in process. This new road will have an express station at the junction of Southern Boulevard and East 163d street and Hunts' Point road, within a block of the houses just sold, giving rapid transit on two important lines within a block on either side. The buyers give in part payment a block of 35 lots bounded by East 181st street, 182d street, Vyse and Daly avenues, facing Bronx Park and located about midway between Southern Boulevard and Eoston road, within two blocks of the Bronx Park station of the present subway. It is admirably adapted for the location of high grade apartment houses and is situated in a rapidly growing district. The consideration involved in the deal was approximately \$650,000. Eugene J. Busher was the broker negotiating the transaction.

RECENTLY the Cross & Brown Co. announced the lease of 551-555 West 57th st. on which a 4-sty building was to be erected for the Kelly Springfield Tire Co. The location should have been 553 and 555 West 57th st only.

THE ROCKAWAY PACIFIC CORPORATION of Wilmington, Del., has been admitted to do business in this State. It has a capital stock of \$25,000 and will deal in Long Island realty. The local representatives are Angus D. McDonald and Hugh Neil, of 165 Broadway.

**REAL ESTATE APPRAISALS.**

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

ESTATE OF HANNAH M. FRENCH—premises 218 West 122d st, valued at \$11,500; 220 West 122d st, \$11,000, and 212 West 123d st, \$11,500.

EDMUND M. FERGUSON—One-fifth interest in 46 West 17th st, \$7,000.

HENRIETTA TYSON—226 West 49th st, \$30,000.

**OBITUARY**

GILBERT D. BOGART, wealthy real estate operator, died on Friday, Nov. 28, in his seventy-fourth year at his home, 168 Lafayette avenue, Passaic, N. J., after an illness of the days, of rheumatism. He was the founder of the Borough of Garfield. Mr. Bogart was born in New York City. When a young man he was employed here by the late Charles M. K. Paulison, a real estate man. Soon he started in the real estate business, and within a few years accumulated a fortune of \$200,000. Mr. Bogart is survived by his widow and three children, Willard L. Bogart and Mrs. Reuben Kipp, of this city, and Mrs. George P. Blakely, of South Bethlehem, Pa.

HENRY C. VELTE, for many years connected with the Title Guarantee and Trust Co., died on Friday, Nov. 28. He was the father of Henry P. Velte, a lawyer, of 34 Nassau street.

HERMAN WALKER, a real estate dealer, with extensive interests in Long Island and New Jersey properties, died Thursday, Nov. 27, at his home in Alpine, N. J. He was sixty-three years old and is survived by his widow, two daughters and four sons.

HIRAM A. LYONS, a real estate dealer, forty-three years old, died on Monday at his residence, 39 Stephens court, Flatbush.

**The Auction Market.**

There were 27 properties offered at the Exchange Salesroom this week, and as usual for months past, buying was confined in the great majority of cases to plaintiffs and other parties in interest. Twenty of the 27 properties went to such buyers, 3 sales was adjourned and only 4 were purchased by outsiders.

One of the properties accumulated when the "boom" in the Pennsylvania section, was at its height figured in a partition sale at the stand of Joseph P. Day. The property, five tenement houses at 233 to 231 West 38th st, was finally struck down for a bid totalling \$191,046 to Max Thorn, the plaintiff, in the suit against the Realty Holding Company. Three hundred and eighteen Second avenue, offered by Bryan L. Kennelly, at voluntary sale to close the estate of Rudolphine Rust, went to Alexander Leinberg for \$19,000.

For the coming week the usual variety of properties will be offered at the Exchange Salesroom, with tenements and dwellings conspicuous. Two loft buildings will be put up for sale, 13 West 24th street, by Samuel Goldsticker, and 113 Spring street by Joseph P. Day. The latter auctioneer will also sell during the week the following tenements: 4 East 119th street, 318 East 126th street, 79 East 121st street and 2020-2022 Washington avenue, and the following dwellings: 2846 Decatur avenue, 11 Washington terrace, and 40 Bank street, and vacant properties in East 227th street, Wakefield and at 1239 St. Lawrence avenue.

J. H. Mayers will sell the vacant plot 71x100.5 at 235-241 East 50th street and the dwelling at 1181 Madison avenue, south of 87th street.

Henry Brady presents the 2-sty tenement at 136 West 3d street and the 5-sty tenement at 309 West 116th street.

Samuel Marx will also offer tenements at 341 and 343 East 3d street, 4 stories in height.

Other properties scheduled for sale include 1346 and 1350 Lyman place, 4-sty brick tenements, by Charles A. Benian; the 4-sty brick stable at 310-312 West 143d street, by Bryan L. Kennelly; the plot 25x112 at 2218 Starling avenue, by L. J. Phillips & Co., and the 6-sty tenement at 413 East 12th street by Herbert A. Sherman.

There are no voluntary sales scheduled for the week.

**Would Not Sacrifice the Realty.**

The bondholders of the New York Real Estate Security Company have organized a protective committee. James M. Rosenberg, the receiver, says his hope is that the mortgagees and bondholders will be patient and that such a course will be to their interest.

W. E. G. Gaillard, vice-president of the New York Real Estate Security Company, which went into the hands of a receiver last Friday, said his concern could have obtained the necessary cash to relieve it of its financial embarrassment by selling some of the properties at much below their true market worth.

"I would not consent to such a sacrifice," vehemently exclaimed Mr. Gaillard. "The best course was the bankruptcy proceedings. I have not the slightest doubt that our embarrassment will be only temporary."

Because of the difficulties the \$18,000,000 New York Real Estate Security Company, of 42 Broadway, finds itself in today George C. Van Tuyl, Jr., State Superintendent of Banks, hopes to obtain legislation which will put such concerns under the jurisdiction of his department. The banking law provides that the department shall supervise mortgage loan and investment companies, but not real estate companies. The difficulty has been to determine the difference between concerns borrowing money for legitimate real estate operations of their own and those selling securities to the public secured insufficiently or not at all by alleged equities in real estate. Bills have been passed in an endeavor to regulate these concerns, but so far have been so crude that they have been vetoed.

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MADISON AV, 1181, es, 84 s 87th, 16.8x62.2, 3-sty & b stn dwg; Leopold Mayer—Miriam King et al; Myers & Schwersenski (A), 299 Bway; Chas C Peters (R); due, \$4,360.90; T&c, \$181; sub to pr mtg \$16,000; J H Mayers.

STEBBINS AV, ws, 111.07 ne Lyman pl, see Lyman pl, 1346.

WASHINGTON TER, 11, es, 88.9 s 186th, 17.9 x62.6, 3-sty bk dwg; Jno C Travis (trste, &c—Jas B Duffy et al; Jerome M Buck (A), 2 Rector; Cambridge Livingston (R); due, \$6,544.07; T&c, \$126.65; mtg recorded Jan27'11; Joseph P Day.

DEC. 10.

3D ST, 136 W, ss, 80 e 6 av, 20x50, 2-sty bk tnt & str; Bowery Savings Bank—Aug Hellrung et al; Strong & Cadwalader (A), 40 Wall; Albt Blumenstiel (R); due, \$5,110.51; T&c, \$371.70; Henry Brady.

112TH ST, 111 W, ns, 155w Lenox av, 19x 100.11, 3-sty & b stn dwg; Farmers Loan & Trust Co—Carrie R Davis et al; Geller, Rolston & Horan (A), 22 Exch pl; Lewis G Wallace (R); due, \$14,930.50; T&c, \$237.30; Bryan L Kennelly.

DEC. 11.

BANK ST, 40, ss, 145.2 e 4th, 20x90.1x19.5x 90.3, 3-sty & b bk dwg; N Y County Natl Bank—Henry W Guernsey et al; Frank B Colton (A), 52 Wall; Chas A O'Neil (R); due, \$4,387.88; T&c, \$223.16; sub to pr mtg \$10,000; Joseph P Day.

33D ST, 343 E, ns, 150 w 1 av, 25x98.9, 4-sty bk tnt; Max Drey exr—Simon Zaretsky et al; Sigmund Wechsler (A), 233 Bway; Andw J Shipman (R); due, \$11,567.61; T&c, \$—; Saml Marx.

116TH ST, 309 W, ns, 150 w 8 av, 25x100.11, 5-sty bk tnt; Jennie Bernstein—Cath M Bostwick et al; Louis J Rosett (A), 29 Liberty; Alfred J Talley (R); due, \$5,857.71; T&c, \$592.90; sub to pr mtg \$21,000; Henry Brady.

ST LAWRENCE AV, 1239, ws, 400 n Beach av, 25x100; Jacob Cooper et al, trstes—Herman F Petring et al; Leonard Klaber (A), 20 Vesey; Louis M Ogden (R); due, \$4,344.60; T&c, \$180; Joseph P Day.

STARLING AV, 221S, ss, 121 w Glebe av, 25x 112; Thos F Keating—Colorado Realty Co et al; Action 2; Jno B Harrison (A), 258 Bway; Gordon S P Kleeberg (R); due, \$3,922.66; T&c, \$556; L J Phillips & Co.

DEC. 12.

SPRING ST, 118, ss, 77.8 e Greene, 22.4x52.4, 7-sty bk loft & str bldg; Maria T Jetter—Geo J Jetter et al; Edw Miehling (A), 258 Bway; Richd M Henry (R); partition; Joseph P Day.

1ST ST, 56, ns, 250 w 1 av, 20.8x100.4x25.3x 100, 6-sty bk tnt & str; State Bank—Hyman Berkowitz et al; Jerome A Kohn (A), 400 5 av; Ernest E L Hammer (R); due, \$10,195.70; T&c, \$1,700; mtg recorded May12'11; Joseph P Day.

12TH ST, 413 E, ns, 173 e 1 av, 24.4x103.3, 6-sty bk tnt & str; Gotham Mortgage Co—Jas E Hayes et al; Wallace N Vreeland (A), 38 Park Row; Augustine R McMahon (R); due, \$3,913.11; T&c, \$786.02; Herbert A Sherman.

24TH ST, 13-15 W, ns, 551.6 e 6 av, 52x98.9, 11-sty bk loft & str bldg; Ewald Mommer—Geo Vause et al; Blumenstiel & Blumenstiel (A), 27 Cedar; Alfred Steckler, Jr (R); due, \$68,352.65; T&c, \$5,109; sub to pr mtg \$210,000; Saml Goudsticker.

33D ST, 341 E, ns, 175 w 1 ay, 20x98.9, 4-sty bk tnt; Sigmund Wechsler, exr & trste—Simon Zaretsky et al; Ralph V Wechsler (A), 233 Bway; Chas L Cohn (R); due, \$9,533.39; T&c, \$—; mtg recorded June22'07; Samuel Marx.

121ST ST, 79 E, nwc Park av (No 1740), 20x 100.11, 4-sty stn tnt; Emigrant Industrial Savings Bank—Cornelia Hawes et al; R & E J O'Gorman (A), 51 Chambers; Andw J Shipman (R); due, \$16,462.08; T&c, \$779.22; Joseph P Day.

179TH ST E, nec Washington av, see Washington av, 2020-2.

227TH ST E, ns, 130 e Barnes av, 25x114.5, Wakefeld; Louis W Slocum—Frank Zanetti et al; Harvey O Dobson (A), 189 Montague, Bklyn; Wm T Quinn (R); due, \$4,403.70; T&c, \$375; Joseph P Day.

PARK AV, nwc 121st, see 121st, 79 E.

WASHINGTON AV, 2020-2, nec 179th (No 481), 60.5x94.3, 6-sty bk tnt & str; Gotham Mortgage Co—A Feldman Constn Co et al; Geo Y Bauchle (A), 38 Park Row; Chas L Hoffmann (R); due, \$17,311.55; T&c, \$1,500; sub to pr mtg \$65,000; Joseph P Day.

DEC. 13.

No Legal Sales advertised for this day.

DEC. 15.

GATES PL, ws, 285.2 n Mosholu pkway N, see Jerome av, nwc Mosholu pkway N.

GATES PL, ws, 135.2 n Mosholu pkway N, see Knox pl, ws, 114.7 s Gun Hill rd.

GATES PL, nec Mosholu pkway N, see Knox pl, ws, 114.7 s Gun Hill rd.

GATES PL, es, 388.6 n Mosholu pkway N, see Jerome av, ws, 230.11 n Mosholu pkway N.

GRAND ST, 258-60, ns, 100 w Forsyth, 49.8x 75, two 6-sty bk lofts & str bldgs; also 2D AV, 174, nec 11th (No 299), 25.9x100, 4-sty stn office bldg & 5-sty bk tnt & str; Willy Riesen—Jos Weinstein et al; Winthrop & Stimson (A), 32 Liberty; Outerbridge Horsey (R); due, \$3,781.98; T&c, \$1,184.50; sub to two pr mtgs aggregating \$103,000; Henry Brady.

KNOX PL, ws, 333.1 n Mosholu pkway N, see Knox pl, ws, 114.7 s Gun Hill rd.

KNOX PL, see Gun Hill rd, see Knox pl, es, 436.4 n Mosholu pkway N.

KNOX PL, ws, 433.1 n Mosholu pkway N, see Jerome av, ws, 230.11 n Mosholu pkway N.

KNOX PL, es, — n Mosholu pkway N, see Jerome av, nwc Mosholu pkway N.

KNOX PL, ws, 608 n Mosholu pkway N, see Jerome av, nwc Mosholu pkway N.

KNOX PL, nwc Mosholu pkway N, see Knox pl, es, 436.4 n Mosholu pkway N.

KNOX PL, ws, 158 n Mosholu pkway N, see Knox pl, es, 436.4 n Mosholu pkway N.

KNOX PL, es, 123.7 s Gun Hill rd, see Knox pl, ws, 114.7 s Gun Hill rd.

KNOX PL, nec Mosholu pkway N, see Jerome av, nwc Mosholu pkway N.

KNOX PL, es, 111.4 n Mosholu pkway N, see Jerome av, nwc Mosholu pkway N.

KNOX PL, es, 436.4 n Mosholu pkway N, 150x 100; also KNOX PL, see Gun Hill rd, runs s 123.7xe100xn138.8xw50.7xs106.2xw25 xn102.4 xw 25.3 to beg; also KNOX PL, nwc Mosholu pkway N, 108x100x60.9x110.7; also KNOX PL, ws, 158 n Mosholu pkway N, 25x100; also MOSHOLU PKWAY N, ns, 312.2 e Gun Hill rd, 56.5x285.7 to Gun Hill rd x54.1x239.11 to beg; also MOSHOLU PKWAY N, ns, 403.8 e Jerome av, 25x100, vacant; Chas Dickinson—Meyer Gatling Investing Co et al; Stimson & Williams (A), 2 Rector; Wm Klein (R); due, \$20,153.44; T&c, \$7,581; Bryan L Kennelly.

KNOX PL, ws, 114.7 s Gun Hill rd, 25x100; also KNOX PL, es, 123.7 s Gun Hill rd, 150x 100; also JEROME AV, ws, abt 173.6 s Gun Hill rd, 50x100; also KNOX PL, ws, 333.1 n Mosholu pkway N, 100x100; also GATES PL, ws, 135.2 n Mosholu pkway N, 150x100; also GATES PL, nec Mosholu pkway N, 88.6x100x135.9x110.7; also MOSHOLU PKWAY N, ns, 378.7 e Jerome av, 25x100, vacant; Geo W Dickinson et al, trstes—Meyer Gatling Investing Co et al; Stimson & Williams (A), 2 Rector; Wm Klein (R); due, \$25,843.48; T&c, \$10,277.88; Bryan L Kennelly.

KOSSUTH PL, nec 210th, see Jerome av, ws, 230.11 n Mosholu pkway N.

11TH ST, 299 E, see Grand, 258-60.

210TH ST E, nec Kossuth pl, see Jerome av, ws, 230.11 n Mosholu pkway N.

228TH ST E, ns, 155 w Paulding av, 25x114, Wakefeld; Sheriff's sale of all right, title, &c, which Adam Renz, Jr, had on Nov26'12, or since; Percival H Gregory (A), 256 Bway; Julius Harburger, sheriff; Henry Brady.

DE KALB AV, ws, 100 n 208th, see Jerome av, nwc Mosholu pkway N.

GUN HILL RD, see Knox pl, see Knox pl, es, 436.4 n Mosholu pkway N.

GUN HILL RD, ss, at intersec ns Mosholu pkway N, see Jerome av, ws, 230.11 n Mosholu pkway N.

JEROME AV, ws, abt 173.6 s Gun Hill rd, see Knox pl, ws, 114.7 s Gun Hill rd.

JEROME AV, ws, 380.11 n Mosholu pkway N, see Jerome av, nwc Mosholu pkway N.

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71ST ST. sws, 320 nw 1 av, 20x100; Bklyn Trust Co—Realty Dealers et al; Dykman, Oeland & Kuhn (A).

E 72D ST. bet Avs V & W, old description Ward 32, Block 8440, Lot 68; Tax Lien Co of N Y—Wm E Huntington et al; Wm Lustgarten (A).

AV C, swc E 2d, 20x100; Wm C Edwards & ano—Blanche A Hughes & ano; W C McGann (A).

AV L, nwc E 34th, 40x100; Westminster Heights Co—Emanuel Johnson et al; E A Freshman (A).

GLENMORE AV, nec Milford, 20x90; Olga Taylor—Public Constn Co et al; H L Thompson (A).

GLENMORE AV, ns, 20 e Milford, 20x90; Tuxedo Hospital—Public Constn Co et al; H L Thompson (A).

HOPKINSON AV, ws, 92.11 s Pitkin av, 75x100; South Amboy Terra Cotta Co—Sam Howe Amusement Co; to foreclosure mechanics' lien; Eidlitz & Hulse (A).

NOSTRAND AV, 150 s Flushing av, 25x100; Mary F Tabele—Giuseppe Ferrard et al; J M Rider (A).

PUTNAM AV, sec Howard av, 100x100; Jno H Parker Co—Eushwick Hospital et al; to foreclosure mechanics' lien; Wm F Kimber (A).

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SNEDIKER AV, 107; Adam Knupfing—Saml D Schmarack et al; Jno Kapp (A).

WYCKOFF AV, nes, 26 se Suydam, 26x99; Alex Rosenstein—Isidore Fudel et al; Simon Berg (A).

WYCKOFF AV, es, 78 s Suydam, 19.5x100.4x19.5x100.10; Title Guar & Trust Co—Jos Grodsky et al; T F Redmond (A).

DEC. 3.

BERGEN ST, ns, 381 e Nostrand av, 19x107.2; Jno Wills et al—Louis Ehrenberg et al; A R Johnson (A).

DEAN ST, 2044; Mae M Bertges—Ida A Kass et al; Chilton & Levin (A).

DOSCHER ST, ws, 100 n Eastern pkway, 79.4 x40; Theo Offerman—Chasic Raymond et al; H L Thompson (A).

ELTON ST, ws, 75 s Blake av, 25x83; Louis C Wills—Henry Kruse et al; Louis C Wills (A).

POPLAR ST, ns, 77.4 e Hicks, 22.8x25; Wm Muzzio—Marie Muzzio et al; partition; H G Chapin (A).

ST JOHNS PL, ss, 100 w Rochester av, 40x100.7; Audley Realty Co—Briston Constn Co, Inc, et al; Wm F Connell (A).

SUMPTER ST, ns, 121.8 w Rockaway av, 25x100; Caroline Reichert—Jno J Elfers et al; Kramer, Cohn & Meyer (A).

3D ST, ns, 337 e 5 av, 22x90; Wilbur H Hendrickson—Albt E Hendrickson et al; W E Ayers (A).

W 9TH ST, es, 54 n Av R, 17x100; Herman H Doeher—Otto Singer et al; H E Lewis (A).

71ST ST, ns, 347.7 e 18 av, 18.6x100; Lizzie Fangelmann—Jacob Kaiser Improvement Co et al; A C Rowe (A).

73D ST, ss, 359.10 w 7 av, 26.8x100; Henry B Twombly—Dyker Realty Co; H J Davenport (A).

AV R, sec E 12th, runs e52.7xs81.6xe34xs18.6xw95.2 to E 12th xn100.4 to beg; Jas Bryon—Hab Bldg Co et al; G A Marshall (A).

BAY RIDGE AV, ns, 256.1 e 2 av, 18.4x100; Title Guar & Trust Co—Fields S Pendleton et al; H L Thompson (A).

CONEY ISLAND AV, es, 185.5 s Av G, 20x122.10x20x121.4; Cornell Remsen—Wm F Collins et al; F N Lang (A).

EAST NEW YORK AV, ss, 208.4 e Troy av, 53.9x100; Eliz A Rogers—Pietro Alurto et al; H J Davenport (A).

EAST NEW YORK AV, ss, 40 e New York av, 20x100; Mary Madden—Maria A D'Amato et al; H J Davenport (A).

PUTNAM AV, ns, 310 e Lewis av, 20x100; Wm H Carpenter—Annie C Carpenter & ano; C W Philipbar (A).

REID AV, ws, 156.9 s Lexington av, 19.3x80; Wm H Carpenter—Annie C Carpenter et al; C W Philipbar (A).

SKILLMAN AV, ss, 275 e Union av, 25x100; Francesco Allocca—Catarina Allocca; to cancel deed; T O Gallagher (A).

4TH AV, ws, 53.6 n 57th, 33x100; Fred W Huber—Walter P Vining et al; Gustav Lange, Jr (A).

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CHARLES ST, 16; Aaron Brown—J & L Alterman (357). 51.20

37TH ST, ss, 290 e 6 av, 20x98.9; Philip Balsam—Francis T Perry & Frank Krefetz, Inc (358). 150.00

105TH ST, ns, whole front bet Bway & West End av; Mandel Stern—W 82d St Realty Co, Harry Schiff & J Clarence Davies (360). 613.12

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LOWENFELD & PRAGER

Real Estate Operators  
149 BROADWAY Tel. 7803 Cortlandt

Mechanics Liens—Manhattan and Bronx  
(Continued.)

111TH ST, 136-42 W; Benj Malat—NY Real Estate Security Co & McVickar Gaillard Realty Co (370). 129.36  
114TH ST, 122 W; Otto Gordon—same (376). 376.00  
124TH ST, 178-80 E; Braunfels Browning & Co—Sophia R E Gentles, Wm Henderson, Inc & Wm T Matthews & Marshall (379). 69.09  
135TH ST, 213 W; Benj Malat—same (268). 98.10  
136TH ST, 522 W; same—same (369). 600.83  
136TH ST, 528-30 W; Benj Malat—same (371). 920.25  
148T ST, 402-16 W; E Ullman & Sons Inc—Cunard Realty Co (383). 22.84  
162D ST, 615 W; Otto Gordon—same (372). 764.50  
163D ST, 549 W; Louis Rehman—same (366). 1,035.00  
176TH ST, 500 W; Otto Gordon—same (375). 260.00  
AMSTERDAM AV, 1627-33; Saml Derfner—NY Real Estate Security Co & McVickar & Gaillard Realty Co (365). 330.50  
AUDEBON AV, 220; Nathan Goden—N Y Real Estate Security Co & McVickar Gaillard Realty Co (380). 2,089.50

BROADWAY, 3099; Saml Derfner—same (364). 591.50  
BROADWAY, 3100; Saml Derfner—same (363). 832.00  
BROADWAY, 3134; Saml Derfner—NY Real Estate Security Co & McVickar & Gaillard Realty Co (362). 95.50  
CENTRAL PARK W, 448; same—same (374). 300.00  
CLAREMONT PKWAY, 540-44; E Ullman & Sons Inc—Cunard Realty Co (382). 100.56  
CONVENT AV, 470; Otto Gordon—N Y Real Estate Security Co & McVickar-Gaillard Realty Co (373). 455.00  
MORNINGSIDE AV, 32; Barnet Minnigoff—Saml F Prager (361). 165.50  
MT MORRIS PARK W, 35; Otto Gordon—N Y Real Estate Security Co & McVickar-Gaillard Realty Co (377). 200.00  
RIVERSIDE DR, 222; Benj Malat—same (367). 2,103.38  
ST NICHOLAS AV, 60; Otto Gordon—NY Real Estate & Security Co & McVickar Gaillard Realty Co (384). 764.50  
SOUTHERN BLVD, es, ft of E 149th & East River; Braunfels, Browning & Co—N Y, N H & H R R Co; Wm T Matthews & Marshall (378). 22.28  
5TH AV, 429; Hyman Zerman—Henry, Willie C & Marie D Bergh exrs; Thos Coulson & Sons, & Christian H Lang (renewal) (381). 450.00  
STH AV, 306; L Del Favero—Wm S McOter (359). 75.00

64TH ST, 205-7 E; Jno Byrns—Catharine M Sanders & Black Garage Co, Inc (41). 325.00  
84TH ST, 250 W; Harry Schlenoff—Charlotte Lee (49). 76.00  
84TH ST, 252 W; Harry Schlenoff—same. (50). 188.00  
84TH ST, 254 W; Harry Schlenoff—same (51). 90.00  
84TH ST, 256 W; Harry Schlenoff—same (52). 104.00  
106TH ST, 212-14 E; Chas Hecht—G Tuoti & Co (45). 34.00  
150TH ST, 408 W; Regina Braun—NY Real Estate & Security Co & McVickar Gaillard Realty Co (37). 247.50  
BROADWAY, 42; Garret S Wright—NY Real Estate & Security Co (42). 200.47  
BROADWAY, ws, whole front bet 51st & 52d, 201x103.11x irreg; Julius Glaser & Son—Girard Trust Co of Philadelphia, Martin G Ferguson & Albany Apartment Corpn (34). 325.29  
BROADWAY, 2695; Jeremiah Daly—Morewood Realty Holding Co, Langham Hotel Co & Dover Boiler Works (39). 1,250.00  
FORSYTHE AV, 98; Morris Hochberg—Max Prince, Israel Freiman, Louis Velarsky & H Kemper (40). 135.00  
MONTEREY AV, swc 179th, 304.7x97.10; Manhattan Grille Co, Inc—Angel Constn Co & Niagara Wood Working Co, Inc (46). 204.24  
ST NICHOLAS AV, nwc 164th, x—; Peter Tavalacci—Montrose Realty Co, Albion Constn Co, Chas Euek Constn Co & 164 Bldg Co, Inc (48). 17,850.00  
TINTON AV, 747; Max Schwebish et al—Jos Donders & Jno Guastello (43). 60.00  
WASHINGTON ST, 449; Michl Fleck—Danl Edgar, Newbold Edgar, Herrmann Cannon exrs, Powers Bros & Feldman & Bigel (47). 100.10  
2D AV, 1480; David Weinberg—Raphael Prager (33). 100.00

DEC. 1.

37TH ST, 44-6 W; Benj H Becker—Jno H Henshaw, Mary Henshaw, Jno A McKeon, Mary Perry, Frank Krefetz, Aaron Harris & Saml Strausberg (19). 82.00  
45TH ST, 152-4 W; Geo H Shuman—Harry C Irwin & Wm Henderson, Inc (renewal) (29). 137.25  
49TH ST, 126-8 W; Chas Phelock—Carolyn M Swiney & Edw Egenberger (22). 1,159.00  
78TH ST, 101 W; Max Greenwald—Chas J Buttery & McVickar Gaillard Realty Co (20). 451.75  
111TH ST, 507-9 W; Hyman Urech et al—N Y Real Estate & Security Co & McVickar-Gaillard Realty Co (2). 211.25  
111TH ST, 521 W; same—same (3). 743.00  
111TH ST, 235 W; Mell & Cornelis—Jos Liebling & Moses A Sloane (25). 176.50  
121ST ST, 432 E; Fagen Iron Works et al—Guissepe De Maria, Jos Warm & Hiller Slavin (30). 135.00  
138TH ST, 590 E; Chas Berkowitz—N Y Real Estate Security Co (11). 52.00  
140TH ST, 601 W; David Hamburger—N Y Real Estate Security Co & McVickar-Gaillard Realty Co (28). 1,171.75  
141ST ST, 600 W; David Hamburger—N Y Real Estate Security Co & McVickar-Gaillard Realty Co (27). 716.75  
142D ST, 605 W; David Hamburger—N Y Real Estate Security Co & McVickar-Gaillard Realty Co (26). 1,411.25  
145TH ST, 550 E; Chas Berkowitz—N Y Real Estate Security Co (6). 63.75  
145TH ST, 546 E; same—same (7). 63.50  
149TH ST, ns, 1500 e So Boulevard, 50x—; Marston Lumber Co—N Y, N H & Hartford R R Co & Matthew & Marshall (renewal) (24). 39.00  
181ST ST, 861 W; Sam Grubstein—Inter-City Land & Securities Co (21). 178.65  
BROADWAY, 42; Frederic W Burnham—N Y Real Estate Security Co (31). 3,490.00  
BROOK AV, 282; Chas Berkowitz—N Y Real Estate Security Co (8). 74.00  
CLAREMONT AV, 180; Hyman Urech et al—N Y Real Estate Security Co & McVickar-Gaillard Realty Co (4). 276.00  
CLAREMONT AV, 182; same—same (5). 163.50  
CLAREMONT AV, 190; Hyman Urech et al—N Y Real Estate Security Co & McVickar-Gaillard Realty Co (1). 138.50  
FOREST AV, 1048; Chas Berkowitz—N Y Real Estate Security Co (9). 45.00  
FOREST AV, 1044; same—same (10). 25.00  
PROSPECT AV, sec Boston rd, 79.4x69.5; Wm Schmidt—Josephine Hertz, Gay Constn Co & Ervin G Gollner (15). 712.25  
RIVERSIDE DRIVE, 448; Aug R Ackert—N Y Real Estate Security Co (13). 1,302.45  
RIVERSIDE DRIVE, 445; same—same (14). 1,203.55  
WASHINGTON AV, 1477; Chas Berkowitz—N Y Real Estate Security Co (12). 48.25  
5TH AV, nec 116th, 100.11x110; Gillis & Geoghegan—Ancient Order of Hibernians of N Y County (16). 2,600.00  
5TH AV, nwc 53d, 105x122.6; N Y Slate Works—St Thomas's Church & R C Fisher Co (renewal) (17). 815.00  
7TH AV, 2420; H Greenberg's Sons—Marion S I Martin & Philip Rapatzky (23). 345.00

DEC. 3.

CANNON PL, es, 25.7 n 238th, 76.11x110.5; Lukins & Stroke—Patk A Gallagher (62). 700.00  
FORSYTH ST, 98; Morris Hochberg—Max Green, Israel Freiman, Louis Velassky & Harry Kemp (54). 135.00  
HAMILTON TER, 53-73; Wm David—Hamilton Terrace Co & Chas Gross (68). 822.27  
SIMPSON ST, nec 163d, 100x110; Jno B Owens—Podgur Realty Co & Saml Navid (63). 884.32  
THOMPSON ST, 90-2; Colwell Lead Co—Citizens Investing Co & Rocco L Grazino (60). 286.83  
23D ST, 39-41 W; Hull, Grippen & Co—Heirs, &c, of Edw Banker & Henry Hilton & Sheppard, Knapp & Co (67). 48.62  
48TH ST, 24-6 E; Fordham Cornice Works, Inc—John Doe & Ritz Chambers Co (71). 420.01  
78TH ST, 101 W; Benj M Nannon et al—Chas J Buttery & McVickar-Gaillard Realty Co (70). 100.00  
123D ST, 449 W; Nathan L Strauss—N Y Real Estate Security Co & McVickar-Gaillard Realty Co (57). 347.57  
136TH ST, 677-81 E; Louis Guerr—Jos Buellesbach Constn Co, Inc (69). 2,200.00  
136TH ST, 532 W; Jno F Ferguson—McVickar-Gaillard Realty Co (59). 134.34  
144TH ST, 560 W; Nathan L Strauss—N Y Real Estate Security Co & McVickar-Gaillard Realty Co (58). 248.00  
149TH ST, ss, 216 w Brook av, 91x206; Ideal Gas & Electric Fixture Co—Bronx-149th St Realty Co & Matthew B Carson (64). 404.00  
162D ST, 565 W; Benj Malat—N Y Real Estate Security Co & McVickar-Gaillard Realty Co (56). 75.00  
173D ST, ns, 58.11 e Webster av, 50x90.5; D'Amore & Lanzetta—Wilhelmine Spindler & Casolaro Fasany Co (65). 1,726.85  
176TH ST, 109 E; Navias & Smith—David Krauss (61). 236.00  
BROADWAY, 1710; Max Reichbach—Tye Realty Co & Henry G Avidan (55). 375.00  
BROADWAY, 2695; Jeremiah Daly—Morewood Realty Holding Co, Langham Hotel Co & Dover Boiler Works (correction). 1,816.00  
BROADWAY, 1651-61; Jno McKiernan & Co—Girard Trust Co & Albany Apartments (66). 245.00  
7TH AV, 2420; S Shanker Metal Ceiling Co, Inc—Marvin S J Martin, Max Barth & Philip Repatzky (53). 155.00

DEC. 4.

BARETTO ST, ss, 248 e Eastern blvd, 50x 75; Pasquale I Nicola—Jno De Nigris & Jno De Nigris & Bros (108). 200.00  
45TH ST, 245 E; Saml Tossler—Rachel Schwartz (116). 72.25  
66TH ST, 118 E; Adin G Pierce Co—Theo Schumacher Estate, 66th St Garage Co, Inc, & Sandhop Contracting Co, Inc (115). 700.00  
68TH ST, 241 W; Jno L Caven—Chas Pfizer Jr Co Ltd & Chas Pfizer (117). 368.00  
111TH ST, 507 W; Larkin Lumber Co—N Y Real Estate & Security Co & McVickar-Gaillard Realty Co (101). 20.52  
114TH ST, 609 W; Larkin Lumber Co—N Y Real Estate & Security Co & McVickar-Gaillard Realty Co (74). 11.55  
114TH ST, 122 W; Larkin Lumber Co—N Y Real Estate & Security Co & McVickar-Gaillard Realty Co (84). 6.16  
121ST ST, 201 W; S Desowitz, Inc—N Y Real Estate Security Co & McVickar-Gaillard Realty Co (111). 276.50  
121ST ST, 201 W; Larkin Lumber Co—N Y Real Estate & Security Co & McVickar-Gaillard Realty Co (90). 13.34  
123D ST, 453 W; Larkin Lumber Co—N Y Real Estate & Security Co & McVickar-Gaillard Realty Co (99). 20.34

DEC. 2.

BEAVER ST, 82-90; Nathan Romanove—Beaver Realty Co, E C Halback & Co & Chas F Fluomacher (38). 16.50  
HOME ST, ss, 51.4 e Simpson, 50x112.3x50x 106.3; Muglers Iron Works—Keilbert Constn Co (32). 1,300.00  
13TH ST, 36-8 W; C H Southard Co—Estate of Timothy J Kieley & Bernard Johnson (35). 111.92  
13TH ST, 36-8 W; North Side Hoisting Co, Inc—Estate of Timothy J Kieley, Van Buren Estate & Bernard Johnson (36). 63.00

# Modern Improvements

Isn't it true that oftentimes some small modern improvement goes a long way towards selling and renting your houses?

Take for example the plan that has recently been adopted by some builders of placing in newly built apartment houses electric washing machines and outlets in the kitchen for electric ironing and cooking.

Does any one doubt, all other things being equal, that these apartments are the ones that will be sold or rented first?

Families of today are educated to demand the comforts and conveniences of electric service, and they are quick to see the advantage of living in an apartment that will minimize the drudgery of house-keeping.

We have other ideas along these same lines. Drop us a line and we will talk them over with you.

**EDISON ELECTRIC ILLUMINATING CO. OF BROOKLYN**  
360 Pearl Street

Telephone, 8000 Main (Connecting all Branches)

124TH ST, 64 W; S Desowitz, Inc—N Y Real Estate Security Co & McVickar-Gaillard Realty Co (110). 211.00

124TH ST, 62 W; S Desowitz, Inc—N Y Real Estate Security Co & McVickar-Gaillard Realty Co (112). 323.00

124TH ST, 178-80 E; Herringbone Metal Lath Co—Sophia E R Gentiles; renewal (73). 52.50

135TH ST, 506 W; Larkin Lumber Co—N Y Real Estate & Security Co & McVickar-Gaillard Realty Co (94). 27.24

136TH ST, 530 W; Larkin Lumber Co—N Y Real Estate & Security Co & McVickar-Gaillard Realty Co (89). 8.99

136TH ST, ns, 100 w S blvd, 100x105; Murray & Hill Co—Jos Buellesbach Constn Co (72). 2,400.00

136TH ST, 677-81 E; G Schlaier Eagle Wrought Iron Works—Jos Buellesbach Constn Co (107). 1,897.90

136TH ST, 552 W; Larkin Lumber Co—N Y Real Estate & Security Co & McVickar-Gaillard Realty Co (81). 27.29

140TH ST, 601 W; Larkin Lumber Co—N Y Real Estate & Security Co & McVickar-Gaillard Realty Co (104). 42.24

142D ST, 605 W; Larkin Lumber Co—N Y Real Estate & Security Co & McVickar-Gaillard Realty Co (92). 11.41

150TH ST, 408 W; Larkin Lumber Co—N Y Real Estate & Security Co & McVickar-Gaillard Realty Co (97). 17.48

162D ST, 615 W; Larkin Lumber Co—N Y Real Estate & Security Co & McVickar-Gaillard Realty Co (80). 14.34

163D ST, 549 W; Larkin Lumber Co—N Y Real Estate & Security Co & McVickar-Gaillard Realty Co (77). 7.82

178TH ST, 101 W; Larkin Lumber Co—N Y Real Estate & Security Co & McVickar-Gaillard Realty Co (76). 7.44

AUDUBON AV, 220; Larkin Lumber Co—N Y Real Estate & Security Co & McVickar-Gaillard Realty Co (79). 14.32

AUDUBON AV, 228; Larkin Lumber Co—N Y Real Estate & Security Co & McVickar-Gaillard Realty Co (93). 22.73

BROADWAY, 3100; Larkin Lumber Co—N Y Real Estate & Security Co & McVickar-Gaillard Realty Co (95). 43.89

BROADWAY, 3099; Larkin Lumber Co—N Y Real Estate & Security Co & McVickar-Gaillard Realty Co (98). 18.44

CENTRAL PARK W, 448; Larkin Lumber Co—N Y Real Estate & Security Co & McVickar-Gaillard Realty Co (82). 10.27

CENTRAL PARK W, 385; Larkin Lumber Co—N Y Real Estate & Security Co & McVickar-Gaillard Realty Co (105). 12.21

CENTRAL PARK W, 418; Larkin Lumber Co—N Y Real Estate & Security Co & McVickar-Gaillard Realty Co (86). 55.06

CLAREMONT AV, 180; Larkin Lumber Co—N Y Real Estate & Security Co & McVickar-Gaillard Realty Co (100). 27.30

CONVENT AV, 470; Larkin Lumber Co—N Y Real Estate & Security Co & McVickar-Gaillard Realty Co (75). 5.96

E TREMONT AV, 259; Marco Teza—Berta Rabas, Alex Medici & Gaetano Laggere (106). 25.00

MT MORRIS PARK W, 35; S Desowitz, Inc—N Y Real Estate & Security Co & McVickar-Gaillard Realty Co (114). 306.00

MT MORRIS PARK W, 35; Larkin Lumber Co—N Y Real Estate & Security Co & McVickar-Gaillard Realty Co (102). 24.69

PARK AV, 929-31; Solomon Bros—929 Park Av Co (118). 941.10

RIVERSIDE DR, 583; Larkin Lumber Co—N Y Real Estate & Security Co & McVickar-Gaillard Realty Co (103). 35.60

RIVERSIDE DR, 445; Larkin Lumber Co—N Y Real Estate & Security Co & McVickar-Gaillard Realty Co (91). 46.40

RIVERSIDE DR, 222; Larkin Lumber Co—N Y Real Estate & Security Co & McVickar-Gaillard Realty Co (87). 340.12

RIVERSIDE DR, 468; Larkin Lumber Co—N Y Real Estate & Security Co & McVickar-Gaillard Realty Co (88). 89.15

RIVERSIDE DR, 550; Larkin Lumber Co—N Y Real Estate & Security Co & McVickar-Gaillard Realty Co (83). 77.34

RIVERSIDE DR, 448; Larkin Lumber Co—N Y Real Estate & Security Co & McVickar-Gaillard Realty Co (78). 14.19

ST NICHOLAS AV, nwc 164th, 133.4x171.5; Tavno & Bernstein—Montrose Realty Co, Albion Constn Co, Chas Buek Constn Co & 164 Bldg Co, Inc (109). 5,190.00

ST NICHOLAS AV, 961; Larkin Lumber Co—N Y Real Estate & Security Co & McVickar-Gaillard Realty Co (96). 16.31

ST NICHOLAS AV, 60; Larkin Lumber Co—N Y Real Estate & Security Co & McVickar-Gaillard Realty Co (85). 84.71

7TH AV, 2026; S Desowitz, Inc—N Y Real Estate & Security Co & McVickar-Gaillard Realty Co (113). 60.00

8TH AV, 342-44; Muglers Iron Works—Dorothy A Conklin, Wm I Rose & Homer B Chase (119). 146.75

DEC. 5.

69TH ST, 225 W; Rasisher Heating Co—David, Israel & Jos J Israel (renewal) (120). 300.00

125TH ST, 240-58 W; also 126TH ST, 243-59 W; I A Adler Co—Jno Cromwell Estate, Saml D Lit et al & Jos Freiman (123). 250.00

125TH ST, 211 W; I A Adler Co—B Lichtenstein Estate & Jos Freiman (124). 285.00

ANTHONY AV, 1640-42; Raiser Heating Co—Marie Davis & Bernard Davis (renewal) (121). 90.00

BOWERY, 312-14; Isaac Berkswitz—Abr King & Michie Chieffo (122). 190.00

PINEHURST AV, swc 181st, 110x118; Lee Heating Co—Comfort Realty Co (125). 1,250.00

Brooklyn.

NOV. 26.

FULTON ST, 2067; Audley Clark Co—Henry Miles & Son & Geo Lawrence. 329.75

NOV. 28.

LEE AV, 239; Earael Levine—Chas Chugerman, Mendel Bassel & Chas I Goodman. 1,710.00

MEEKER AV, ss, 196.2 w Morgan av (Meeker Theatre); Standard Sheet Metal Wks—Schwartz & Co, Inc. 72.50

NASSAU AV, 259; Simonelli Contracting Corporation—Annie Baron. 166.90

NASSAU AV, 259 & 259A; Isaac Feldman—Moses & Annie Earon. 82.89

NOV. 29.

ELTON ST, nec Dumont av, 118x90.8; H B Smith Co—Milford Constn Co & Friedman & Cooper. 150.00

ST JOHNS PL, nes, 125 & 850 se Underhill av, —x—; Abr Fogel—Public Constn Co & Emanuel Lieberman. 550.00

BAY 13TH ST, 144; Stephen J Dugan—Mary Dobrycka. 311.40

BAY 13TH ST, 144; Julius Borenstein—Mary Dobrycka. 190.00

FRANKLIN AV, 245; Wm Anderson—Abels Gold Realty Co & Jno Leon. 85.50

NASSAU AV, 259 & 259A; Benj H Becker—Annie & Moses Baron. 153.40

DEC. 1.

FORD ST, es, 148.10 n East New York av, 25 x100; Meserole Mason Material Co—Rocco Giacomino & E P Rogers. 278.23

W 9TH ST, ns, 192 e Henry, 25x100; Union Cornice & Roofing Co—Mr Metto & Vernon Mason Bldg Co. 105.00

14TH ST, swc Prospect Park W, 60x100; Szemko & Gaydica—Abr Levy, Jos Horowitz, Liberty Holding Co & Harry Sanders. 812.00

E 8TH ST, ws, 277.6 n Av S, 80x100; Saml Nestle—Anna S & Wm Wingerath. 168.00

HIGHLAND BLVD, swc Miller av, 220x—; Jos E Steffens—Anna S Mayer. 202.58

MARLBOROUGH RD, ws, 49.11 s Foster av, 32x100; Robt Griffin Co—Mable D Pinkham & Edw R Strong. 50.00

MARLBOROUGH RD, swc Foster av, 49.11x 109.6; Robt Griffin Co—Jno Seiler & Edw R Strong. 50.00

NASSAU AV, 257-9; Meyer Ternken—Mosen & Annie Baron. 74.25

NEWKIRK AV, swc E 22d, 175.11x79.1; Robt Griffin Co—Odlots Realty & Constn Co & Edw R Strong. 381.10

13TH AV, 5401; Alfred L Landgren—Rose Gootenberg & J & E J Epstein. 150.00

DEC. 2.

BAY 11TH ST, 202; Thos MacMechan—Lena Fisgal & Wm H Smith. 90.00

E 12TH ST, es, 160 n Av X, 20x60; Saml Goldman—Pasquale Aliberte, Pasquale Sorenino & Christoforo Marrazza. 259.00

E 32D ST, es, 140 s Mermaid av, 40x118.8; Fredk Adler—Eagle Realty & Constn Co. 486.00

NASSAU AV, 259; Lodoger Bros—Mosen & Annie Baron. 50.56

NASSAU AV, 259A; Lodoger Bros—Mosen & Annie Baron. 41.00

DEC. 3.

HINSDALE ST, ws, 100 s Newport av, 80x 100; Isidor Taborisky—Abr Sagalowitz, Abe Rabakow & Benj Linn. 50.00

BAY 11TH ST, 202; Adolph Mihlstein—Lena Fishgal & Whitmel H Smith. 40.50

66TH ST, ns, 180 w 12 av, 40x100; Guiseppe Licciardi—Guiseppeina & Francesco Petia. 70.00

AV P, nwc E 13th, 100x100; A P Hogle Co, Inc—Provident Associates. 462.00

DE KALB AV, 708; Jacob B Levy—Eliza H Faber & Sam Marshall. 35.00

13TH AV, 5401; Bridge Plaza Metal Ceiling Co—Rose Gootenberg & J & E J Epstein Co. 30.00

SATISFIED MECHANICS' LIENS.

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

Manhattan and Bronx.

NOV. 29.

HOME ST, 936; Geo W Bancroft—Keilbert Constn Co et al; Nov28'13. 402.83

8TH ST, nwc 2 av; Benj W Levitan—Alice Kateltes et al; Sept23'13. 375.00

BROADWAY, 57-61; same—Adams Express Bldg Corp et al; Nov19'13. 3,553.63

PARK AV, nec 76th; Lidgerwood Mfg Co—German Hospital & Dispensary et al; Nov1'13. 497.34

5TH AV, nwc 38th; Lidgerwood Mfg Co—Frank V Burton et al; Nov19'13. 215.48

DEC. 1.

OAK TERRACE, 606-8; Max Simon—K & J Constn Co et al; Nov19'13. 350.00

114TH ST, 214 W; Julius Glaser & Son—Caroline Marshat et al; July25'13. 42.25

213D ST, ns, whole front bet Haven & Ft Washington av's; J P Duffy Co—Mary R Wright et al; Sept3'13. 600.00

MANHATTAN AV, 397; Abr Meltzer—Arthur R Walsh et al; Oct28'13. 35.00

VALENTINE AV, es, 200 n Town Dock rd; Ernest Hammer—Jno Clancy et al; June16'13. 340.00

SAME PROP; Raffo Sellite—same; June19'13. 25.50

VILLA AV, 3184-86; P Cricando et al—Monaco Constn Co et al; Oct27'13. 450.00

DEC. 2.

2175TH ST, 717 E; Higgins & Co—Wiedhopf Constn Co et al; Feb23'11. 825.00

DEC. 3.

SHERIFF ST, 66-8; Andrews Floor Planing & Surfacing Co—Rosie Hochman et al; Aug14 '13. 25.00

18TH ST, 434-6 E; Wm Herman—Frank J Vettel et al; Dec1'13. 26.00

40TH ST, 637-41 W; Saml Epstein—Davis Schannon et al; Nov3'13. 139.00

141ST ST, 610 W; Jos Tino & Co—Ess Enn Constn Co et al; Dec2'13. 57.25

BOWERY, 84; Albt G Richter—Henry A Bade et al; Oct17'13. 820.91

DEC. 4.

24TH ST, 153-61 E; Howell, Field & Goddard, Inc—Centaur Realty Co et al; Aug3'12. 506.25

CLAY AV, sec 174th; Louis Stein—Covner Constn Co et al; Sept12'13. 59.28

2D AV, 1121; Isaac Glassman—Josephine Del Drago et al; July19'13. 1,099.00

3D AV, 1439; H Bernstein, Inc—Max Greenberg et al; Aug5'13. 105.70

DEC. 5.

53D ST, 121-9 E; Cambridge Tile Mfg Co—118 E 54th St Constn Co et al; Sept16'13. 334.57

53D ST, 121-9 E; American Ancaustic Tiling Co—118 E 54th St Constn Co et al; Sept17'13. 3,120.76

57TH ST, 10-12 W; Jno H Goetschius—Dreicer Realty Co et al; Jan30'13. 8,487.00

SAME PROP; Albt N Chambers—same; Jan 31'13. 3,235.00

SAME PROP; Hull Grippen & Co—same; Feb 1'13. 106.93

SAME PROP; Jno P Kane & Co—same; Feb1 '13. 566.44

SAME PROP; American Hardware Corp—same; Feb1'13. 1,126.30

SAME PROP; Nason Mfg Co—same; Feb3'13. 1,358.56

76TH ST, 111 E; Pittsburgh Plate Glass Co—German Hospital & Dispensary et al; Nov17'13. 2,632.00

AUDUBON AV, sec 171st; Louis Schneider—Gustav Boehme et al; Nov28'13. 278.79

MAHON AV, ws, 108 n Middletown rd; Christian Vorndran & Sons—Eliza Cooper et al; May 1'13. 135.00

Brooklyn.

NOV. 26.

HERKIMER ST, 738; American Radiator Co—Thos A & Margt Rossiter & Henry E Joli; Feb18'13. 184.23

SAME PROP; same—same; Feb13'13. 184.23

MILFORD ST, swc Fulton av, 90x60; E M Pilzer—Joe Cohen; Sept29'13. 60.00

E 13TH ST, ws, 400 s Av V, —x—; I Cramer—Vanadrian Bldg Co; Nov10'13. 105.00

E 22D ST, ws, 200 s Av R, 40x100; J Lehrenkrauss & ano—Bertha R Winchester & L A Brennan Co; Oct8'13. 100.00

SAME PROP; E Arnold—same; Sept20'13. 125.00

SAME PROP; F W Starr—same & Title Guar & Trust Co; Sept12'13. 900.00

SAME PROP; Bayside Sash & Door Co—same; Sept12'13. 550.00

SAME PROP; E F Hurlbert—Bertha A Winchester & L A Brennan; Sept10'13. 56.30

ATLANTIC AV, ss, 300 w Troy av, 100x100; D Minden—U S Garage Co, Jacob M Simon & Henry D Bristol; Nov22'13. 249.60

SUMNER AV, nwc Lafayette av, —x—; H Pinson—Sam Stoller & Jno Kohn; Oct30'13. 119.50

NOV. 28.

E 8TH ST, es, 100 n Av T, 30.6x100; R L Williams—R M Constn Co; Feb15'13. 38.00

E 40TH ST, ws, 140 n Av K, 40x100; A P Hogle Co, Inc—Weiss Constn Co, Inc; Oct6'13. 20.00

ATLANTIC AV, ss, 300 w Troy av, 100x100; Fredenburg, Lounsbury & Houghtaling, Inc—Atlantic Garage Co & Henry D Bristol; Oct17'13. 223.00

NOV. 29.

E 3D ST, ws, 214 s Av I, —x—; W M Young—J D Ranck Realty Co, J D Ranck & Realty Sales Co; June7'13. 721.66

W 17TH ST, ws, 220 n Neptune av, 40x100; Cropsey & Mitchell—Jos Koppel; Nov22'13. 350.00

74TH ST, ss, 210 w 17 av, —x—; S Ross, Jr—Jno A Jones Bldg Co; Sept15'13. 695.29

DEC. 1.

UNION ST, swc New York av; Abr Wohl et al—Temple Bar Realty Co, Jos Koppel, Harry & Arthur Selinger; Nov17'13. 260.00

55TH ST, swc 7th av; Terminal Lumber Co—Mapes Realty Co, Inc; Nov1'13. 600.00

DEC. 2.

No Satisfied Mechanics Liens filed this day.

DEC. 3.

DOUGLASS ST, es, 80 n Dumont av, 20x100; East N Y File Co—Grotenstein & Weinstein; March24'13. 190.00

MARCY AV, ws, 80 n Fulton; Patk Tague—Stephen & Amelia Hoff & Kirkwood Constn Co; Sept25'13. 187.00

SHEPHERD AV, ws, 20 n Dumont av, 40x 100; Frank Penna et al—Jos Punio & Louis Cohen; Sept30'13. 580.00

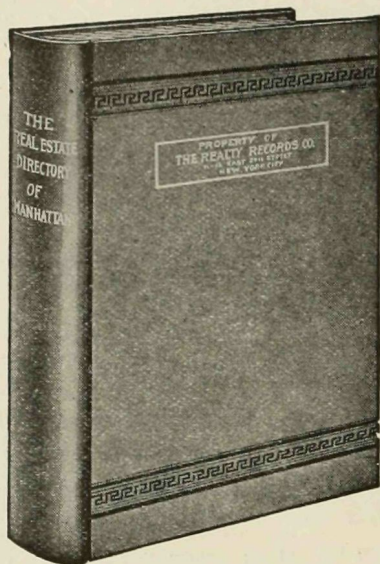
\*Discharged by deposit.

\*Discharged by bond.

\*Discharged by order of Court.

## Exclusive Feature

OF THE



# Real Estate Directory

Every week we furnish you with all changes in Manhattan Realty caused by will or letter of administration. These changes are thereafter published in the Real Estate Directory, with full particulars regarding estates.

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

### ATTACHMENTS.

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

#### Manhattan and Bronx.

##### NOV. 26.

Martin, Lucius; J D Nagel; 1,325; Bevins & Fluegelman.  
McDonnell, Jas S; Dick Bros & Co; \$20,810; D H Miller.

##### NOV. 28.

El Dia Ins Co; Wm S Sinclair; \$11,483.33; W O Badger, Jr.  
Roseville Trust Co, Newark, N J; Jas H McMahon; \$1,337.49; Breed, Abbott & Morgan.  
Nagle, Clarence; Reddan Specialty Co, Inc; \$4,357.34; Lind & Pfeiffer.  
Meyersdale Coal Co; N Y & Penn Coal & Coke Co; \$1,000; H W Harden.  
Foye, Jas E; Corn Exchange National Bank, Philadelphia; \$137,000; Davies, Auerbach & Cornell.

##### NOV. 29.

Foye, Jas E; Chas T Brown & Co; \$107,000; Everett, Clarke & Benedict.

##### DEC. 1.

Schultz Belting Co; Int Hide & Skin Co; \$8,712.71; Hays, Kaufman & Lindheim.  
Wenman, Byrd W; Jno L Feeny; \$5,100; Greene, Hurd & Stowell.

##### DEC. 2.

Schultz Belting Co N Y Tanning Extract Co; \$2,002.46; W C Percy.

##### DEC. 3.

No Attachments filed this day.

### CHATEL MORTGAGES.

AFFECTING REAL ESTATE.

#### Manhattan and Bronx.

##### NOV. 28, 29, DEC. 1, 2, 3, 4.

Arcoleo, Giosui. 226th st, ss, bet Bronxwood & Barnes av..Byrnes Lumber & Mfg Corpn. Mantels. \$120  
Euellesbach Constn Co. 667-71 E 136th..Central Chandelier Co. Fixtures. 510  
Gifford Bldg Co, Inc. 167th st, nwc Tiffany, —x—.Colonial Mantel & Refrigerator Co. Refrigerators. 400  
Tilmel Realty Co. 16-22 W 118th..West End Gas Fixture Co. Fixtures. 690  
Industrial Iron Works, 305-25 E 113th..J F Walsh & Brother, asn all Iron & Steel Work.

#### Brooklyn.

##### NOV. 26, 28, 29, DEC. 1, 2, 3.

Bonton Constn Co. Bath av nr Bay 12th..Wm Kerby (exr). Heaters. (R) \$387  
Kingsbridge Plumbing & Heating Co. Marlborough Court nr Foster av..Graft Furnace Co. Heaters. 278.39  
Kandel, Jos M & Williamsburg Land Co & Siris & Malzman. Marcy av & S 9th..Louis Greenberg. Bldg material. 1,850  
Levinson & Kaiser Realty Co. nec Benson av & Bay 14th..Wm Kerby. Heaters. (R) 377.50  
Manning & D'Alessia. Liberty av nr Cleveland..Wm Kerby (exr). Ranges. (R) 182.50  
Miller Bldg Co. Prospect av nr Ralph av..Eklyn Fireproof Sash & Door Co. Bldg material. 825  
Provident Associates. Av P & E 13th..A P Hogle Co. Heaters. 924

### BUILDING LOAN CONTRACTS.

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

#### Manhattan and Bronx.

##### NOV. 29.

No Building Loan Contracts filed this day.

##### DEC. 1.

LIVINGSTON AV, ws, 508.2 s 246th, 81x175; Violetta W Delafield loans Florence B Pegram to erect a —sty bldg; — payments. 17,000

WATERBURY AV, ws, 175 n Layton av, 25x 100; Adolf Sundmacker loans Fredk & Annie Dushin to erect a —sty bldg; — payments. 2,500

##### DEC. 2.

CANAL ST, nec Chrystie, 43.1x49.2; Albert, Meyer & Louis Jarmulowsky & Max Markel exrs loan No 121 Canal St Co, Inc. 40,000

##### DEC. 3.

PRATT AV, ws, 309.3 n Nelson av, 28.11x 93.11; David Ramazzotti loans Otto & Annie H Johnson to erect a —sty bldg; — payments. 2,000

##### DEC. 4.

85TH ST, ss, 100 e West End av, 80x102.2; Metropolitan Life Ins Co loans Woolsey Realty Corpn to erect an 8-sty apartment; 12 payments. 250,000

BLACKROCK AV, ss, 127.7 e Virginia av, 25x 103.1; Eliz K Dooling loans Wm Buhl, Inc, to erect a 2-sty dwelling; — payments. 5,000

##### DEC. 5.

No Building Loan Contracts filed this day.

### ORDERS.

#### Borough of Brooklyn

##### NOV. 26.

NEW LOTS RD, swc Williams av, 100x100; Vermont Bldg Co on NY Title Ins Co to pay Max Savedoff. 35.00

##### NOV. 28.

STERLING PL, nec Rochester av, —x—; Acme Homes Co on Spencer Aldrich to pay Terminal Lumber & Trim Co. 700.00

##### NOV. 29.

No Orders filed this day.

##### DEC. 1.

STERLING PL, ns, 100 w Saratoga av, 175x 143; Commonwealth Impt Corp on N Y Title Ins Co to pay Jacob Lieb. 228.13

W 17TH ST, ws, 220 n Neptune av, 40x100; Jos Koppel on Home Title Ins Co to pay Cropsey & Mitchell. 123.82

##### DEC. 2.

No Orders filed this day.

##### DEC. 3.

MARCY AV, nwc S 9th, —x—; Jos M Kandel on Williamsburgh Land Co to pay Louis Greenberg. 1,350.00

### REAL ESTATE BOARD.

#### List of New Members Elected.

At a special meeting of the Board of Governors of the Real Estate Board of New York, held November 21, the following were elected active members: Gibbs & Kirby (Albert E. Gibbs), William Tod Wilcox (S. Osgood Pell & Co.), Thomas Morsch (renting manager, Equitable Building), W. Albert Pease, Jr. (Pease & Elliman), Worthington Whitehouse, Richard Collins, Frank D. Veiller, Frank Lord (Daniel Birdsall & Co.), Aaron Rabinowitz (Spear & Co.), Fred W. Hilton (William A. White & Sons), Edward C. Cammann (Cammann, Voorhees & Floyd), George McCarthy, Clark T. Chambers, E S. Willard & Co., Frederick G. Hobbs (Slawson & Hobbs), Theophile Kick, Jr. (Kick & Sharrott), Charles A. Cone (Douglas Robinson, Charles S. Brown Co.), Webster B. Mabie (Webster B. Mabie & Co.), John J. Meenan, T. B. Robertson, Donald W. Brown (Cross & Brown), A. H. Mathews, Charles D. Donahue (Schmidt & Donahue), William L. De Bost (Cruikshank Co.), James E. Barry (James E. Barry & Co.), W. J. T. Lynch, Fred J. Feuerbach, Frederick Fox & Co., and Albert M. Arneberg (E. H. Ludlow & Co.).

At the same meeting the following non-resident members were elected:

William H. Winters of Westhampton Beach, L. I., and Charles F. H. Johnson (Rowland, Shafo & Johnson) of Passaic, N. J.

Also the following associate members:

Herbert A. Wildman, insurance; Abraham Schwab, real estate; Ronald H. MacDonald, real estate, S. Fullerton Weaver, president Fullerton Weaver Realty Co.; M. J. Stroock, attorney; John Bolton Simpson, president Estey Piano Company; R. E. Simon, vice-president Henry Morgenthau Co.; Jacob Mayer, operator; Frank Martin, capitalist, Paris, France; William Lustgarten, real estate; George F. Handel, attorney; Daniel B. Freedman, operator; Duer, Strong & Whitehead, attorneys; Frank Eberhardt, hardware; A. C. Douglall, General Electric Company; Samuel Levy (Arnstein & Levy), attorney; Joseph L. Buttenweiser, operator; Frank L. Holt, attorney; Winston H. Hagen, attorney; A. G. Todd, attorney; Cyril H. Burdett, attorney New York Title Insurance Company; Albert Hutton, attorney, United States Title Guaranty Company; Frank J. Parsons, vice-president United States Mortgage and Trust Company; Durward E. Burchell, Burchell-Johnston Corporation; A. B. Kight, architect; Martin D. Pink, owner; Frank J. Cassidy, owner; J. Langdon Ward, attorney; Samuel Keller Jacobs, merchant; Peter Doelger, president Peter Doelger Brewing Company; Max S. Boehm, operator; Maurice J. Engel, Central Iron Works; William Archibald Ferguson, attorney; John Christopher O'Conor, attorney; Stewart Browne, president Broadway Building Company; Robert H. Roraback, assistant secretary West Side Y. M. C. A.; Frederick C. Krommeyer, attorney; C. E. Heydt, attorney; William M. Ivins, attorney; Gerardus M. Wynkoop, insurance; E. E. Pearce, insurance; Frederick H. Ecker, treasurer Metropolitan Life Insurance Company; J. A. Wigmore, president Tubes Realty and Terminal Company; Lewis M. Isaacs, attorney; John Bozzuffi, banker; R. J. Schaefer, president F. & M. Schaefer Brewing Company; Joseph Paterno (Paterno Brothers), builder; John P. Leo, architect; George T. Mortimer, vice-president United States Realty Company; Dr. Joseph Caccavajo, civil engineer; Martin Schrenkeisen, owner; Dudley S. Harde, owner; Myron H. Oppenheim, attorney; John Ewing Riley, manager United District Messengers; William M. Grove, vice-president Realty Associates; Walter Lindner, attorney, Title Guarantee and Trust Company; Andrew J. Kerwin, Jr., builder; J. Louis Schaefer, treasurer William R. Grace & Co.; Max Marx, operator; Charles F. Muller, insurance; A. L. Langdon, traffic manager Long Island Railroad; W. B. Welling, operator; William J. De Rivera, insurance; S. M. Stroock, attorney; William J. Elias, president Henry Elias Brewing Company; John V. Signell, builder; Vincent J. Slattery, architect and builder; John J. Timmins, merchant, and James Frank, attorney.

**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.*

- Bleecker st, 97-99—Henry Meinhard Est....A
- Bleecker st, 123—Diamond Coat Front Pad Co.L
- Bond st, 19—Chas Eonton Estate.....A
- Centre st, 240—City of New York.....C
- East Broadway, 39-41—Solomon Cohen.....C
- East Broadway, 39-41—Jacob Schechtel.....C-G
- East Broadway, 39-41—Abraham Goldin.....C-G
- East Broadway, 39-41—Max Gluckman.....C-G
- East Broadway, 39-41—Barnet Liberman.....C-G
- East Broadway, 39-41—Miller & Schechter.....C-G
- East Broadway, 39-41—Tip Top Tailors Co..G-C
- East Broadway, 39-41—Davis Field.....C-G
- East Broadway, 189—Louis Golde.....C
- East Broadway, 258—Nathan Pincus.....C
- Forsythe st, 83-5—Sarah Wolfson.....C
- Fulton Market, Stall 2—Fulton Market Fish Mangers Association.....C
- Greene st, 143—Isaac Dublier & Sons.....J
- Greene st, 199-201—Van Norden Trust Co....A
- Greenwich st, 2—Edward F Seales.....C
- Greenwich st, 380-2—Koenig & Schuster, Inc..C
- Manhattan st, 6-8—Schwartz & Forger....C-A
- Ridge st, 20—Manhattan Holding Co.....C
- Vesey st, 41-3—Estate of Lawrence Callanan..C
- Warren st, 25—Robert Wolff & Co.....A-G
- Washington Mews—Cleric & Bambi.....L-K
- Watt st, 7-11—Abraham Brauer.....C
- Watt st, 86—Michael Mitchell.....L
- Wooster st, 135—Restorf & Bettman.....L-G

*Numbered Streets.*

- 12th st, 14-20 Little W—Estate of John D Wendel.....G
- 12th st, 132-4 E—William Schlemmer.....A
- 14th st, 150 E—Continental Feature Film Co..G
- 14th st, 233 W—Pauline M Chegnay.....C-L
- 17th st, 20 E—Max Ernst.....A
- 17th st, 50-4 W—Wilhelmine Fleischman....A
- 19th st, 37-47 W—Municipal Mortgage Co....A
- 23d st, 36 E—Frederick A Seaman.....A
- 23d st, 309 W—Claude M Alviene.....C-I-C
- 25th st, 146-50 W—Jacob Brody, Albert Hoffberg & Samuel M Hoffberg.....G
- 44th st, 55-7 W—The City Club Realty Co....A
- 44th st, 307 W—Martin L Wright.....L
- 49th st, 536 W—James Kent Warden...C-K-L-A
- 49th st, 536 W—Patrick Frawley.....C-K
- 50th st, 235 W—Long Acre Garage Inc....L-A-K
- 51st st, 214 W—Brennan & Duffy.....L
- 62d st, 45 E—Emily S Sanford.....C
- 62d st, 45 E—George H Shaffer.....A
- 64th st, 241 W—Eugene Bournonville Welding Co.....L
- 65th st, 59-61 E—Laney Company.....A
- 70th st, 259 W—Rex Beach.....C
- 100th st, 9-11 W—Arthur R Martin.....C
- 125th st, 413 W—Mary F Angell.....D
- 145th st, 268 W—L Grosjean & Wm Schendele.....C-I-D-A-G

*Named Avenues.*

- Broadway & 242d st—Interstate Auto Trolley Co.....K-D-C-G
- Lexington av, 317—John Sarre & Co.....G
- Park av, 1907—Davenport-Treacy Piano Co...G

*Numbered Avenues.*

- 1st av, 479-85—Ely J Rieser & Co.....G-C-L
- 2d av, 932—The Savarese Bros Painting & Decorating Co, Inc.....K-G-A
- 2d av, 2036—Mercury Film Co, Isaac Gordon, pres.....A-I-F-G
- 3d av, 699—Grand Central Amus Co, S Bergoffen, pres.....C-I-A-F-G
- 3d av, 2952—Ascher's Wonderland Co—S Ascher.....C-I-F-A-G-D
- 5th av, 75—Lumiere Joula Co.....L
- 6th av, 407—Variety Amusement Co, Nathan Hirsch, pres.....C-A-G-I
- 8th av, 490—Kantor & Marian.....A-I-C
- 8th av, 615—Drury Lane Theatre Co, L S Bologna, pres.....C-G

**BRONX ORDERS SERVED.**

*Numbered Streets.*

- 146th st, 200-20 E—Sigmund Ullman Co....C-A
- 155th st, 398 E—Rosie Jame.....A-I-G
- 170th st, 872 E—Matthew Levinson.....C
- 180th st, 419 E—Edwin C Speer.....A-I-G-C

180th st, 941 E—Harris Freilich Amus Co, H Harris, pres.....F-A-I

*Named Avenues.*

- St Anns av, 618—John Korn.....C
- Tremont av, 710—Harry Rein.....A-G
- Washington av, 1691—Morris Tobias.....D-A-G
- Westchester av, 715—Giovanni Clivio.....I-C-A

*Numbered Avenues.*

- 3d av, 3220—Vingrad, Klorfein & Friedlander.....C-I-A-G
- 3d av, 3786—Majestic Theatre Co, Hamburger & Folder.....I-C-A-G

**BROOKLYN ORDERS SERVED.**

*Named Streets.*

- Boerum pl, 27—Jacob Morganthaler.....B-C
- Cedar st, 59 (rear)—John G Laudman.....C-A-G
- Columbia st, 197—David Namovitz.....D
- Fulton st, 1898—Hans Broderson.....A
- Grand st, 193-7—Edward McGarvey.....C
- Havemeyer st, 121-29—Louis Fox, pres.....A
- Java st, 253—United Cooperage Co.....C-G
- Moore st, 5-7—Est of John Meurer, Caroline Meurer, extrx.....C
- Smith st, 253—Ralph Mastoloni.....E

*Numbered Streets.*

- 11th st, 485 E—Irvin Farquharson.....D
- 15th st, 228-30—Abraham Gellert.....A
- 15th st, 829 E—George H Ames.....M-C
- 21st st, 188—Francesco Longe.....A
- 33d st, 32-68—Jones Speedometer Co..A-C-F-G
- 75th st, 1254—Chas A Deshon.....C
- 77th st, 2040—John Struse.....E-C

*Named Avenues.*

- Atlantic av, 70—John Campo.....A
- Belmont av, 83—Mrs Josephine Hirsch.....C-B
- Bowery, nwc Thompson Walk—Brooklyn Boro Gas Co.....A
- Bowery, nwc Thompson's Walk—Harry Connors.....D-F-A
- Flatbush av, 1093—Spencer C Cary.....G
- Flatbush av, 1114—Miss B A Hagen.....G
- Lewis av, 3-5—Max Eisler.....A
- Morgan av, 659—Albert Paper Box Co.....G-D
- Myrtle av, 40-42—George Wilson.....C
- Stone av, 610—Yette Leber.....C

*Numbered Avenues.*

- 3d av, 33—Jas B Bearnns, Jr.....B
- 3d av, 955—Chas Coleman.....C

**QUEENS ORDERS SERVED.**

*Named Streets.*

- Clifton & Debevoise sts (Laurel Hill)—National Enameling & Stamping Co, Inc.....C
- Hedges pl, 10 (Jamaica)—Homer Lee.....M
- Lawrence st, 169 (Flushing)—John L Tindale..C
- Lawrence st, 169 (Flushing)—Tindale Cabinet Co.....C-A
- Merchant st, bet Wolcott & Ditmars avs (L I C)—Astoria Land Co.....D

*Named Avenues.*

- Central av, 336—Far Rockaway Motor Cab Co..L-A
- Dry Harbor rd & L I R R Building No 1—Martin McVoy, pres V & O Press Co..G-C-F-A
- Fulton av, 116-18 (L I C)—Otto Anderson...B
- Ocean av, 101 (Rockaway Beach)—Henry J Furlong.....C
- Rockaway rd, 159 (Jamaica)—Jacob J Greenbaum.....C-A
- Vernon av, 401-17 (L I C)—N Y Architectural Terra Cotta Co.....E-C-D-A-G-F
- Walcott av & Crescent st (L I C)—Astoria Land Co.....D

**RICHMOND ORDERS SERVED.**

*Named Avenues.*

- Broadway & Henderson av—Fred McLaughlin.....G-A-F
- Castleton av, 1094—Active Amuse Co, P F McMahon, pres.....I-A-C
- Richmond Terrace (Port Richmond), 2036—W P Stradling.....I-A
- Richmond Terrace, 2093—Broder & Peller.....C-F-A-I-G

**BUREAU OF BUILDINGS, MANHATTAN.**

*Floors in Elevator Shafts.*

For the purpose of removing a doubt that seems to exist as to some of the provisions of Section 96, of the Building Code, elevator shafts in fireproof buildings may be floored over solidly at any level with an approved fireproof floor construction.

**RUDOLPH P. MILLER,**

Superintendent of Buildings.

Bulletin No. 30, Nov. 10, 1913.

**Permits.**

In view of the number of departments that now require plans to be submitted for approval before buildings of different classes may be erected, it is to be distinctly understood that any permit issued by this bureau covers only such matters as under the laws are within its jurisdiction. The applicant for a permit must make sure that the requirements of all other bureaus or departments are properly met.

By arrangement with the Tenement House Department, permits for the construction or alteration of buildings coming under the provisions of the tenement house law will not be issued by this bureau until a Tenement House Department certificate, showing its approval of the plans, is filed.

Permits for the construction or alteration of buildings affected by the requirements of the labor law will be issued by this bureau, even though plans are not approved by the Department of Labor; but applicants are warned that such buildings may not be used or occupied as factories unless they conform to all requirements of the labor law.

While according to the opinion of the Corporation Counsel, it is not required that plans be filed with the Fire Department, it is advised that before permits are obtained from this bureau, the approval of the Fire Department as to the adequacy of exits be secured in the case of such buildings as are not subject to the provisions of the tenement house or labor laws.

In any case, to avoid unnecessary delay, plans and applications submitted to this bureau will

be examined pending their consideration by other departments or bureaus.

This bulletin does not undertake to call attention to all bureaus or departments having jurisdiction over buildings.

**RUDOLPH P. MILLER,**

Superintendent of Buildings.

Bulletin No. 31, Nov. 10, 1913.

**Board of Examiners.**

NOTE—Complete to Dec. 1, 1913.—Ed.

APPEAL 135 of 1913, New Building 5274 of 1913, premises northeast corner Sumner avenue and Quincy street, Brooklyn, Paul B. La Velle, appellant.

Theatre; courts and stairs.

APPROVED.

APPEAL 136 of 1913, New Building 667 of 1913, premises 7-9-11 West 45th street, Manhattan, Schwartz & Gross, appellants.

Window frames and sash. Section 105.

Withdrawn by appellants.

APPEAL 137 of 1913, Alteration 1701 of 1913, northwest corner Flushing avenue and Planet avenue, Flushing, Queens, Frank Chmelik, appellant.

Theatre (pictures); construction of walls and ceilings.

APPROVED ON CONDITION that a cross-aisle at least five feet wide be provided at the points marked "A" and "B" on the first floor plan; that three pairs of exit doors of the same width be provided at the points marked "C," "D" and "E" on the same plan; and further, that gradients to avoid steps be provided at these points.

APPEAL 138 of 1913, Alteration 3400 of 1913, premises 241-245 West 37th street, Manhattan, Browne & Almiroty, appellants. Pent house.

Withdrawn.

APPEAL 139 of 1913, New Building 441 of 1913, premises northeast corner 96th street and West End avenue, Manhattan, Schwartz & Gross-B. N. Marcus, appellants.

Easement entrance 12-story apartment. Section 105.

APPROVED.

APPEAL 140 of 1913, laid over pending receipt of opinion from Corporation Counsel.

APPEAL 141 of 1913, New Building 342 of 1913, premises northwest corner Vanderbilt avenue and 44th street, Manhattan, James Gamble Rogers, appellant.

Wall thicknesses.

APPROVED.

APPEAL 142 of 1913, Alteration 3400 of 1913, premises 241-245 West 37th street, Manhattan, Browne & Almiroty, appellants.

Pent house.

APPROVED.

APPEAL 143 of 1913, New Building 456 of 1913, premises 305-309 East 80th street, Manhattan, John E. Kerby, appellant.

Pent house. Omitting fireproofing of columns and girders. Sections 105-6-7.

APPROVED ON CONDITION that all columns and structural steel of the pent house itself, including the supports for the roof tank, be fireproofed; and on the further condition that the webs of all girders and beams throughout the building be fireproofed.

APPEAL 144 of 1913, Fireproof shutter case 4, premises 460-462 Sixth avenue, Manhattan, Fredk. Jacobsen, appellant.

APPROVED ON CONDITION that heavy wire-glass be used as a substitute for fireproof shutters.

APPEAL 145 of 1913, New Building 322 of 1913, premises southeast corner Lexington avenue and 72d street, Manhattan, Schwartz & Gross, appellants.

Basement entrance, 12-story apartment.

Withdrawn by appellants.

APPEAL 146 of 1913, New Building 5822 of 1913, premises 151 Joralomon street, Brooklyn, Messrs. Snee & Bryson, appellants.

Classification. Height and thickness of walls.

DISAPPROVED.

APPEAL 147 of 1913, Alteration 3550 of 1913, premises 248 West 14th street, Manhattan, Charles B. Meyers, appellant.

Theatre (picture); bowling alley under.

APPROVED ON CONDITION that in addition to the five inches of concrete deadening shown on the drawings, the cellar ceiling be protected with one-half inch asbestos board covered with metal; that the stairs from basement to first story be made not less than three feet four inches wide in the clear, and enclosed in a fireproof partition; that the hall partition enclosing stairs in the first story be also made fireproof; and that the dumbwaiter shaft be removed from the basement and first story.

APPEAL 148 of 1913, Alteration 3541 of 1913, premises 20 West 17th street, Manhattan, Schwartz & Gross, appellants.

Pent house.

DISAPPROVED.

APPEAL 149 of 1913, New Building 459 of 1913, premises southeast corner Amsterdam avenue and 207th street, Manhattan, Henry Nordheim, appellant.

Exit facilities.

APPROVED ON CONDITION that the basement ceiling be covered with plaster board covered with metal, and that the partitions enclosing all stairways be protected in the same manner, or with metal lath and plaster; that the inside of the stair bulkhead leading to the roof be protected with metal lath and plaster; and that the floor of the entrance hall shall be deadened with cinder concrete at least three inches thick.

**Department of Purchasing Committee, Room 138, Capitol, Albany, N. Y.**

The attention of building material and supply interests is called to the following in reference to proposal and guarantee sheets:

"We would respectfully call your attention to the fact that the Comptroller, who must give his approval of all contracts before they become valid, has ruled that the person signing the proposal and guarantee sheets must state his connection with the firm making the bid. If the person signing the guarantee sheet has no official connection with the firm, please so state."

W. C. O'HERN, Secretary.

Purchasing Committee for State Hospitals.

# CURRENT BUILDING OPERATIONS

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

## Cass Gilbert Wins the Detroit Library Competition.

Detroit's new \$1,000,000 library will be constructed from a design submitted to the Public Library Commission by Cass Gilbert, of New York City, whose plan recently was adjudged by a jury of experts to be the best of six plans submitted by architects of New York and Detroit. Fireproof construction will prevail throughout, and the exterior will be executed in cut stone work. Interior arrangements are designed along the simplest possible lines, and there will be ample aisles and a great array of modern conveniences. Simple, classical lines will predominate in the new structure, which is to comprise two stories and a mezzanine floor. The approximate bulk of the building will be 1,700,000 cubic feet. Capacity for 500,000 volumes will be contained in the stack room, which is to be well lighted by natural light. Mr. Gilbert will receive 6 per cent. of the \$1,000,000 appropriation for the library.

## Another Brooklyn Factory.

Plans are being prepared by Wm. H. Ludwig, architect, 801 Eastern Parkway, Brooklyn, for a new factory to be erected in the Bush Terminal section of Brooklyn in the north side of 44th street, 290 feet east of Third avenue. It will be owned and occupied by Frank S. Aliano, of 5814 Sixth avenue, manufacturer of locks and hardware for trunks and baggage. The building will be of brick, mill construction, four stories in height, 60x90 feet. Barrett roofing will be used. Light and power will be supplied by the Edison company. The architect will be ready to call for estimates on the general contract in about two weeks.

## \$200,000 Bronx Operation.

Maximilian Zipkes, architect, of 220 Fifth avenue, is drawing plans for two six-story apartment houses, to be erected at the northwest corner of 170th street and Wilkins avenue, on a plot 107x144 feet. The building will accommodate a total of 73 families and will contain eight stores and all modern improvements. Louis E. Kleban, a well-known Bronx builder, is the owner.

## City Hall Place Office Building.

George A. & H. Boehm, 7 West 42d street, will have plans ready about December 15 for the seventeen-story office building, 47x51 and 56x71 feet, to be erected at City Hall Place and Pearl street for the Rudolph Wallach Company, real estate, of 68 William street, to cost about \$250,000. Joseph H. Newman is president and Blanche J. Burg, secretary. The owner will handle the general contract.

## Chemical Works to Rebuild.

The Lignum Chemical Works, Edward Goett, president, 177 Lewis street, Manhattan, contemplate rebuilding their chemical factory at the southwest corner of Meeker avenue and Van Dam street, Brooklyn, which was recently burned. The construction will probably be brick or reinforced concrete, two or three stories in height, 197x150 feet. No architect has yet been selected.

## PERSONAL AND TRADE NOTES.

NADHAM & CO., plumbing hardware, have moved their offices from 1 Madison av to 331 East 26th st.

OLIVER L. WORDEN, mill rock, has moved his offices from the World Building, Park Row, to 200 Fifth avenue, Room 614.

CHARLES CARY THAIN, William A. Hewlett and James V. Reddy have associated for the practice of architecture with offices at 1181 Broadway, N. Y. C.

SAFETY AND SANITATION.—An international exposition of safety and sanitation will be held in the Grand Central Palace between Dec. 11 and 20.

B. E. STERN.—Announcement is made of the coming marriage of B. E. Stern, architect, 1 East 41st street, to Miss S. Bruckheimer, to take place at the St. Regis Hotel Dec. 9.

R. WALTER CREUZHAUR, consulting engineer, 30 Church street, has returned from a successful hunting trip in the Carolinas. He declines to state the total casualties.

EMPIRE STRUCTURAL STEEL CO. has opened offices at 30 East 42d street with E. L. Marshall in charge. Mr. Marshall has for 15 years been the New York representative of the Passaic Steel Co.

REILEY & STEINBACK, architects, have dissolved partnership. Robert J. Reiley will continue his practice at the old offices 481 Fourth avenue. Gustave E. Steinback has opened offices in the Anderson Studios, 15 East 40th st.

W. RANDOLPH SIDES, formerly with the Board of Water Supply and Highway Department, Erocklyn, is now with the Turner Construction Co., 11 Broadway, Manhattan, as assistant to the manager of the contract department.

HAROLD D. TOMPKINS, who was formerly connected with the Niles-Bement-Pond Works, Philadelphia, Pa., is now associated with the Smooth-On Manufacturing Co. at Jersey City, N. J., as mechanical engineer. Mr. Tompkins will be in charge of the concrete waterproofing department.

J. H. GRAHAM, president of the Pneumatic Concrete Placing Company, 45 Broadway, is in the city for the holidays. He intends to make a tour of inspection of the Ontario Power Company's plant at Niagara Falls, the concrete for which was mixed and placed pneumatically by his company before returning to Chicago.

A. E. BELING, formerly manager of the Western Electric Company's Pittsburgh house, has been appointed manager at Cleveland to succeed H. A. Speh, resigned. L. M. Dunn has been appointed manager at Pittsburgh succeeding Mr. Beling. J. L. Ray has been appointed sales manager.

THE STANDARDIZING COMPANY, 78 Broad st, N. Y. C., J. Schlueter, president, has secured a contract from the United Cigar Stores Co. for 600 combination sidewalk door and ash hoists, to be furnished to their stores throughout the country. Mr. Schlueter was formerly associated with Metz & Wiess in the sale of their gas engines.

THOMPSON-STARETT CO.—At a meeting held December 1, the following directors were elected for the ensuing year: Frank Bailey, Edward T. Bedford, Albert B. Boardman, Preston Davie, James H. Dinwiddie, Joseph A. Flynn, Edward W. T. Gray, Louis J. Horowitz, Clarence H. Kelsey, Edgar L. Marston, Vincent S. Mulford, Robert Olyphant, Edward O. Stanley, Henry K. S. Williams and Robert B. Woodward.

DIESEL ENGINES.—A company was recently incorporated in New York for the purpose of manufacturing Diesel engines. It is backed not only by strong American interests, but also, to a large extent, by Swedish capitalists controlling the Swedish Diesel Motor Company. This Swedish company, known as one of the largest and most successful concerns manufacturing Diesel engines, started building these engines in 1898.

GUY B. WAITE, of 431 East 31st st, has returned from a prolonged trip abroad where he went in search of a cure for rheumatism. His general health is greatly improved, as shown by the aggressiveness with which he jumped into the building code revision work upon his return. While abroad he studied the height of building legislation of many cities, which will be detailed in a subsequent article in the Record and Guide.

THE H. W. JOHNS-MANVILLE CO., 33d street and Madison avenue, has opened a larger office in Baltimore to take care of its increasing business at 207-13 East Saratoga street. The Toronto branch of the same house has also moved to more commodious quarters at 19 Front street, East. In this place the Canadian H. W. Johns-Manville Co., Limited, will have 35,000 sq. ft. of floor space. The company is also issuing a list to architects and others interested, of the territory served by the Cleveland office, 45 West Long street. The Toledo office has been moved to 213 Water street.

THOS. MULRY & SONS, excavating contractors, 543 West 21st st, are about to retire from the field after an activity extending over a period of forty years. Thomas M. Mulry, the present head of the firm and president of the Emigrant Industrial Savings Bank, will devote his entire time to the interests of the bank. Frank X. Mulry, his son, who was interested with him in the contracting business, will Jan. 1, 1914, enter the firm of A. J. Robinson & Co., general contractors, 123 East 23d st.

PRESIDENT JOHN B. ROSE, of the Greater New York Brick Co., sails on the Mauretania on Dec. 16, with Mrs. Rose, for London, where they will meet their son, John B. Rose 2d, in time for a Christmas reunion. Later they will be joined by Lucian Washburn, Dr. Charles E. Townsend, President of the Atlas Building Material Co., and other guests and will go to Berlin and Vienna and from there will go to St. Marks to give his son an opportunity to enjoy the winter sports there. John B. Rose, 2d, is being educated in Paris. The Rose party expects to be back here by Jan. 10. They will stop at the Savoye while in London.

AWARDS TO STONE COMPANIES.—Justice Mills of the Supreme Court, by a decision filed in the Rockland County Clerk's office, confirms the report of the commissioners who made awards to stone companies for damages due to the State stopping the work of slicing off the Palisades near Rockland Lake and Haverstraw. The proceedings to condemn this section were brought by the State to preserve the scenery for the Palisade Interstate Park, for which the late E. H. Harriman deeded to the State many hundreds of acres. The Haverstraw Crushed Stone Co., the Clinton Point Stone Co. and the owners of the land claimed damages aggregating between \$6,000,000 and \$7,000,000. The commission made awards amounting to about \$700,000.

CONCRETE WORKS.—Offices and show rooms have been opened by the Lincrusta Works "Pallas" Inc., at 121-123 East 24th street as distributing agents for the United States and Canada for the German Lincrusta Works, "Pallas," Ltd., Hoechst, A. M., Germany. Loft space enough to carry a large stock has been provided and on the walls of the show rooms will be shown various treatments in Lincrusta. The services of John P. Allen, one of the best known men in the wall paper and Lincrusta business, has been engaged as secretary of the company and manager of sales. He is well known to the decorators and buyers, having been associated for 38 years with the production and distribution of high grade decorative materials. His career began in the employ of Fr. Beck & Co., in 1875, whom he represented for fifteen years followed by ten years as assistant superintendent and secretary.

U. S. METAL PRODUCTS CO.—At a meeting of directors of the U. S. Metal Products Co., A. B. Turner, of Turner, Tucker & Co., was elected president. W. T. Smith, formerly vice-president of Thompson, Starrett & Co., was elected vice-president and general manager, and A. M. Eowers was elected secretary and treasurer. An official of the company, speaking of the changes, said: "It is our plan to place a competent and efficient organization in charge of the company. Mr. Smith, who is an expert on organization work, has been given full power to put into effect whatever changes he may deem necessary, and we are confident of his success. There are drastic cuts being made in overhead charges, and so far more than \$125,000 have been lopped off without in any way interfering with the operation of the company. There are several other items which are under consideration, the elimination of which will materially benefit the company." It was learned from an authoritative source that the note amounting to about \$75,000, for the payment of which an attachment was placed on the College Point plant, was paid off. It is understood that the company is in much better condition than was at first believed, and that it may not be found necessary to call on the syndicate which was formed to advance what money the company might require. The company has on its books \$600,000 in unfilled orders, which will take more than six months to fill. Cash and receivables total \$700,000.

## OBITUARY

JAMES NEVIN, who was prominent in the development of St. Albans, Queens County, L. I., died at his home 891 Sterling place, Brooklyn, Wednesday, Nov. 26. He was fifty-eight years of age and had been in poor health for the past year.

SAMUEL CARMICHAEL, a retired general contractor, died at his home, 507 Decatur st, Brooklyn, Thursday, Nov. 27, at the age of seventy-two years.

JACOB M. JOHNSON, builder and contractor, retired, died Tuesday, Nov. 25, at his home, 44 Howard avenue, Brooklyn, aged eighty-two years.

J. F. ABRAMS, estimator and contract manager for the Wells Architectural Iron Company, River avenue and 151st street, died at his home, 148 Java street, Brooklyn, Monday, Dec. 1, aged thirty-five years.

JOHN J. COLLINS, a plumbing contractor, died Tuesday, Nov. 25, at 2723 Avenue D, Flatbush, aged forty-five years.

JOHN E. SOPER, a builder, died at his home in Hemlock street, Morris Park, L. I., Wednesday, Nov. 26. He was born in Brooklyn fifty-six years ago.

LEON W. GRAY, architect, of North Tona-wanda, N. Y., died suddenly while on a business trip to Cincinnati, Ohio, Nov. 25. He was thirty-six years of age and was the architect of the Board of Education of Lockport, N. Y.

THOMAS GALLOWAY, general contractor, of Warwick, N. Y., who was well known throughout Orange County, N. Y., died last week aged eighty. He built many of the fine houses in and around Warwick.

**TRADE AND TECHNICAL SOCIETY EVENTS.**

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.

THE STATE RETAIL HARDWARE ASSOCIATION will hold its annual convention at Rochester, N. Y., Feb. 17-20, 1914.

AMERICAN SOCIETY OF ENGINEER DRAFTSMEN.—Regular meeting third Thursday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, New York City.

THE ANNUAL MEETING 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.

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

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.

THE ANNUAL CONVENTION of the National Building Trades and Employers' Association will be held in Louisville, Ky., Jan. 21-23 next. Officers of the National Association are: President, Herbert J. West, West Construction Co., Baltimore, Md.; secretary, I. H. Scates, secretary of Baltimore Builders' Exchange.

METROPOLITAN HARDWARE ASSOCIATION.—Plans are being matured for the union banquet of the Metropolitan Hardware Association to be participated in by the hardware associations of Newark, Jersey City, Westchester County, Manhattan and Bronx Boroughs and Brooklyn and Long Island. H. A. Cornell, of the Brooklyn Hardware Association, is chairman of the Dinner Committee. Further announcement will be made as soon as details are decided.

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.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS held their annual meeting Dec. 2-5 in the Engineers Building, 29 West Thirty-ninth street. Papers were 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. Wednesday evening the Grashof medal was presented by the Verein Deutscher Ingenieure for Mr. George Westinghouse. Mr. John W. Lieb, Jr., delivered an address on "Leonardo da Vinci—Engineer and Artist." The delegation of German engineers who had crossed the ocean for the ceremony presented the medal to the incoming president of the society, James Hartness. The foreign delegates were Colonel E. D. Meier, Dr. Frederick Romberg and G. D. Waebmoldt. Dr. Romberg, who is in charge of trade schools in the Rhine district, made an address in German in which he spoke of the distinguished services of Mr. Westinghouse to science.

NATIONAL BUILDERS SUPPLY ASSOCIATION.—The members of the National Builders' Supply Association will hold their annual convention Feb. 17 and 18 with headquarters at the Hotel La Salle, Chicago, Ill. The first af-

ternoon of the convention will be left open for a general visit to the Cement Show, which will occur in the Coliseum at that time. If the plans of the Board of Directors meet with the success now expected small dealers will be an important factor in the coming convention. As the dues of the association have been reduced it is expected that this will be the means of bringing many dealers into the organization who heretofore have felt that they were not doing sufficient business to justify them in affiliating with the supply association.

BUILDING TRADES AND EMPLOYERS' ASSOCIATION.—The annual convention of the National Building Trades and Employers' Association will be held in the city of Louisville, Ky., Jan. 21, 22 and 23 of the coming year. National Secretary I. H. Scates is making preparations for a large attendance. A day or two prior to the national convention the secretaries of the various Builders' Exchanges will hold a meeting similar to that which occurred in Detroit in September, 1912. Charles A. Bowen, secretary of the Builders' and Traders' Exchange of Detroit, with headquarters in the Penobscot Building, is the originator of the idea and through his efforts the meeting there held, which was the first of its kind, was a great success and of inestimable value to the visiting secretaries. On the strength of that meeting it is expected to have an equally successful convention in Louisville in January, 1914.

**RECENT INCORPORATIONS.**

STOMBEL CO. has been chartered to do a realty, building and general contracting business with offices in Brooklyn. The directors are Ida Richman, 547 Howard av, Beatrice Rockmore, 1181 Eastern Parkway, and Ray Lashowitz, 1785 Union st, all of Brooklyn. The attorney is Abe Richman, 547 Howard av, Brooklyn.

LORENCE REALTY CO. has been incorporated with offices in Manhattan to do a realty and construction business with Otto Lorence, 497 East Houston st, N. Y. C.; Frieda Zalamowitz, 23 Broome st, Brooklyn; Louis Lorence, 27 Cedar st, N. Y. C., and Jacob Lazarowitz, 117 Clymer st, Brooklyn, as directors. Louis Lorence, 27 Cedar st, is the attorney for the company.

MAGRATH REALTY & IMPROVEMENT CO. has filed papers at Albany to do a realty and construction business with offices in Brooklyn. The directors are Franklin Magrath, 119 Montague st; M. M. Carty, same address, and K. L. Wallace, 242 Front st, all of Brooklyn. Whitmel H. Smith, 26 Court st, Brooklyn, is the attorney.

AMERICAN ECONOMIC FURNACE CO. is a \$25,000 corporation chartered to do a general machine, engine, boiler works and foundry business with offices in Manhattan. The papers were filed by Fred S. Daily, 416 Beverly rd,

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### Recent Incorporations—Continued.

Brooklyn; Frank P. Sillmeyer, Montclair, N. J., and Henry G. Schau, Pine Bush, N. Y., as incorporators. The attorney is A. N. Taylor, 50 Broadway, N. Y. C.

DIAZ BUILDING CO. has been incorporated with offices in Brooklyn to do a realty and construction business. Samuel Himmelstein, 138 Grafton st.; Morris Arker, 100 Ames st., and Isaac Arker, 136 Grafton st., all of Brooklyn, are the directors. Horace London, 302 Broadway, N. Y. C., is the attorney.

W. & E. NOLTE have been chartered with offices in Queens as general timber and lumber merchants. The directors are William G. Nolte, 964 Sterling pl., Brooklyn; Edward A. Nolte, and Frederick J. Nolte, both of Bay Shore. The company's attorney is Arthur G. Schaffner, 658 Nostrand av., Brooklyn.

NO. 121 CANAL STREET CO., realty and construction, has filed papers with offices in Manhattan. The directors are Nathan Marcus and Carolyn Marcus, both of 817 West End av., and Jas. Lissner, 522 West 136th st. The attorney is Abraham Nelson, 37-39 Liberty st.

908 TIFFANY ST. CORP. has been chartered with a \$15,000 capitalization to do a realty and construction business with offices in Manhattan. The incorporators are Winston H. Hagen, George R. Coughlin and David F. Goodnow, all of 49 Wall st. Winston H. Hagen, 49 Wall st., is the attorney for the company.

ERDREY REALTY CO. has been incorporated with a \$10,000 capital stock with offices in Long Island City, to do a realty and construction business. Papers were filed by Richard Dreyer, Sea Cliff, N. Y.; Gustave Erda and Leona F. Erda, both of 107 15th av., L. I. City, as incorporators. A. T. & B. B. Payne, Long Island City, are the attorneys.

230 WEST 70TH ST. CO. has filed papers to do a realty, construction and general contracting business with offices in Manhattan. The directors are Sidney Nordlinger, Fannie C. Oser and Anna L. Freyman, all of 160 Broadway. The attorney is Sidney Nordlinger, 160 Broadway.

### NO ARCHITECTS SELECTED.

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

BROOKLYN.—The Lignum Chemical Works, Edward Goett, president, 177 Lewis st., N. Y. C., contemplates rebuilding the chemical factory at the southwest corner of Meeker av and Van Dam st., probably of brick or reinforced concrete construction. No architect has been selected.

MANHATTAN.—The Stratford Amusement Co., care of Shapiro & Co., 231 West 99th st., contemplates the erection of a photo-play theatre, 150x100 ft., at the southwest corner of 135th st and Broadway, for which no architect has been selected.

BRONX.—John De Nigris & Bro., Barretto st and Oakpoint av, contemplate the erection of brick apartments at the corner of Barretto st and Whitlock av, for which no architect has been selected.

MOUNT VERNON, N. Y.—The First Baptist Church, South 2d av, corner East 2d st, Mark D. Stiles, chairman of building committee, contemplates the erection of a 2½-sty brick parsonage at the southwest corner of 1st av and 2d st, for which no architect has been selected. Cost about \$8,000.

STAMFORD, CONN.—A. Q. Southwick, 35 Warren st, N. Y. C., contemplates the erection of a 2-sty frame residence at Grove and Pleasant sts, for which no architect has been selected. Cost is estimated at \$16,000.

AUBURN, N. Y.—A committee of which L. Gardner, S. Liebschutz, N. Mendelsohn and E. Louis are of the building committee, contemplates the erection of a synagogue here to cost about \$10,000. No architect has been selected. Funds are being raised.

AUBURN, N. Y.—The City of Auburn, Thomas O'Neil, Mayor, contemplates the erection of a city market here, for which no architect has been retained. An appropriation has been voted.

AUBURN, N. Y.—The Auburn Theological Seminary, Dr. Stewart, president, Morgan Hall, contemplates the erection of a gymnasium, finishing present club house and erecting additional buildings, to cost about \$500,000. No architect has been selected.

EATON, N. Y.—The Board of Supervisors of Madison County, Wampsville, N. Y., is receiving competitive sketches for a 2-sty almshouse to be erected on the side of the old building. No architect has been selected. Cost, between \$85,000 and \$100,000.

ELIZABETH, N. J.—Lorenzo Bellicio & Bro., 320 South 7th st, contemplates the erection of a store and residence on 3d av, of frame construction, to cost about \$6,000.

HORNELL, N. Y.—The City of Hornell, Board of Public Works, A. F. Bannon, Jr., superintendent, contemplates the erection of a city building here, architect for which has not been selected.

HUNTINGTON, L. I.—Warren B. Sammls, this place, contemplates the erection of a 2-sty frame and stucco moving picture theatre, 55x100 ft., for which no architect has been selected. Cost, about \$12,000.

NIAGARA FALLS, N. Y.—The Cataract Knitting Co., 10th and Ontario sts, Louis Brown, president, contemplates the erection of a 2-sty brick factory, to cost about \$10,000. The exact location and architect have not been selected.

POUGHKEEPSIE, N. Y.—St. Johns Lutheran Evangelical Church, Rev. J. Fred Berman, pastor, 309 Fairview av, contemplates the erection of a church here, for which funds are being

raised. Work will probably go ahead in the spring. No architect has been selected. Cost, about \$20,000.

POUGHKEEPSIE, N. Y.—The First Reformed Church, Rev. Clifford P. Case, pastor, 365 Mill st, contemplates the erection of a church at the corner of Hooker av and Hascomb st, for which no architect has been selected.

WHITE PLAINS, N. Y.—Dr. Walter E. Lewthian, 180 Martine av, White Plains, contemplates the erection of a \$12,000 residence at Gedney Farms, for which no architect has been selected.

### PLANS FIGURING.

#### APARTMENTS, FLATS AND TENEMENTS.

BROOKLYN.—Norton & Collins, 135 Westminster rd, owners, are taking bids on subs for four 3-sty brick apartment houses, 20x55 ft., to be erected on the west side of New Utrecht av, 40 ft. south of 48th st, from plans by B. F. Hudson, 319 9th st, architect. Cost about \$20,000.

BROOKLYN.—The Lanoor Realty Co., Joseph Shure, president, 539 Greene av, owner, is taking bids on all subs for the 4-sty brick tenement, 50x85 ft., to be erected in the north side of Monroe st, 125 ft. west of Throop av, from plans by Cohn Bros., 363 Stone av.

#### DWELLINGS.

BROOKLYN.—George M. Craigen, 2801 Av F, owner, is taking bids on subs for two 2-sty frame residences to be erected in the west side of East 13th st, 140 ft. south of Av I, from plans by Arthur Pierce, 59 Court st. Total cost, about \$10,000.

#### FACTORIES AND WAREHOUSES.

MANHATTAN.—Mortensen & Co., 114 East 28th st, architects and engineers, are taking bids for the 4-sty brick, steel and concrete ice plant with offices, to be erected at 184th st and Laurel Hill rd, for the Knickerbocker Ice Co., 1170 Broadway, owner, Wesley M. Oler, president. Cost about \$135,000.

#### HOSPITALS AND ASYLUMS.

MANHATTAN.—The Libman Contracting Co., 107 West 46th st, is figuring the general contract for the dormitory for female help for the Willard Parker Hospital to be erected in East 16th st from plans by Clinton & Russell, and desire bids on all sub-contracts prior to Dec. 10.

#### MUNICIPAL WORK.

STEAM HEATING.—Bids will be received by the Board of Health until Friday, Dec. 12, for steam heating work for a dormitory for female help on the grounds of the Willard Parker Hospital, Manhattan.

ELECTRIC FAN AND MOTOR.—Bids will be received by the Board 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.

REPAIRS TO CONVEYOR.—Bids will be received by the Commissioner of Water Supply, Gas and Electricity until Thursday, Dec. 11, for improving and remodeling the coal conveyor, its buildings and appurtenances at the 179th st pumping station.

PLATFORMS.—Bids will be received by the Commissioner of Bridges until Thursday, Dec. 11, for constructing outside platforms at the Bedford av trolley station on the Williamsburgh Bridge.

PLUMBING AND GASFITTING.—Bids will be received by the Board of Health, until Friday, Dec. 12, for labor and materials necessary or required to install and complete with all necessary alterations and other work incidental thereto, the plumbing and gasfitting works for a dormitory for female help on the grounds of the Willard Parker Hospital at foot of East 16th st, Manhattan.

ERECTION OF DORMITORY.—Bids will be received by the Board of Health until Friday, Dec. 12, for labor and materials necessary or required to erect, excepting plumbing and heating work, one building for a dormitory for female help, on the grounds of the Willard Parker Hospital, foot of East 16th st, Manhattan.

WALKS, IRON FENCES, SCREENS, ETC.—Bids will be received by the Department of Public Charities until Thursday, Dec. 11, for labor and materials required for the construction and completion of cement walks and steps, grading and seeding, iron fences and gates, door and window screens, weather strips, roof garden enclosure and awning support for Children's Hospital, Kings County Hospital, Borough of Brooklyn.

ERECTING RUNWAYS.—Bids will be received by the Commissioner of Street Cleaning until Tuesday, Dec. 9, for labor and materials required for the building, construction and erection of a runway and dumping boards at East 107th st, East River, and the foot of West 134th st, North River, Borough of Manhattan.

GRADING AND FLAGGING.—Bids will be received by the President of the Borough of The Bronx, until Tuesday, Dec. 9, for regulating, grading and regrading, setting and resetting curbstones, flagging and reflagging sidewalks, laying and relaying crosswalks, building approaches and erecting fences where necessary in Fordham rd, from Harlem River terrace to Webster av.

#### SCHOOLS AND COLLEGES.

BRONX.—Plans are being refigured for the parochial school, 100x100 ft., to be erected on the east side of Hoe av, 100 ft. north of 167th st, for the Church of St. John Chrysostom, Rev. Father B. F. Brady, pastor, Hoe av and 169th st. Michael J. Garvin, 3307 3d av, is architect.



**CONTEMPLATED CONSTRUCTION.**

**Manhattan.**

**APARTMENTS, FLATS AND TENEMENTS.**

95TH ST.—Schwartz & Gross, 345 5th av, have nearly completed plans for the two 9-sty apartment houses, 85x108 ft., to be erected at 158-166 West 95th st, for Julius Tishman & Sons, 299 Broadway, owners. Cost, about \$260,000.

NORTHERN AV.—George F. Pelham, 30 East 42d st, has been commissioned to prepare plans for four apartment houses to be erected on the west side of Northern av, from 179th to 180th sts, for the Munden Construction Co., Chas. Flaum, president, Haven av and 180th st. Cost about \$200,000.

ST. NICHOLAS PL.—Harris, Maran & Son, 132 Nassau st, contemplates the erection of a 6- or 10-sty apartment house on the east side of St. Nicholas pl, opposite 153d st, from plans by Samuel Sass, 32 Union sq, architect.

85TH ST.—Schwartz & Gross, 347 5th av, have completed plans for the 9-sty apartment house, 80x87.2 ft., to be erected in the south side of 85th st, 100 ft. east of West End av, for the Woolsey Realty Corp., 352 East 85th st, owner. Cost, about \$200,000.

70TH ST.—Rouse & Goldstone, 38 West 32d st, have completed plans for two 9-sty apartment houses, 66.8x85.5 ft., to be erected at 226-40 West 70th st, for the 230 West 70th St. Co., Inc., 160 Broadway, owner. Cost, about \$450,000.

111TH ST.—Gronenberg & Leuchtag, 303 5th av, have completed plans for two 5-sty apartment houses to be erected in the south side of West 111th st, 100 ft. east of Lenox av, for the 111th St. Const. Corp., 132 Nassau st, owner. Cost, about \$150,000.

RIVERSIDE DRIVE.—George & Edward Blum, 505 5th av, have been commissioned to prepare plans for the 10-sty apartment house, 100x150 ft., to be erected at the northeast corner of Riverside drive and 155th st for the Strathcona Construction Co., Harry Falk, president, 153d st and St. Nicholas pl. Cost about \$500,000.

**FACTORIES AND WAREHOUSES.**

BLACKWELL'S ISLAND.—Chas. B. Meyers, 1 Union sq, N. Y. C., is preparing plans for a 3-sty brick storehouse and shop building, 122x103 ft., to be erected on Blackwell's Island, opposite 80th st, for the Department of Correction, foot of East 26th st, owner, Patrick A. Whitney, Commissioner. Cost, about \$200,000.

**HOSPITALS AND ASYLUMS.**

20TH ST.—The Reliable Engineering Co., 30 Church street, is revising plans for a 10-sty hospital building to be erected at 238 East 20th st for the Mission Sisters of the Sacred Heart, Mother Superior Gertrude De Giovanni, 226 West 20th st. Cost about \$100,000. Bids will be called for about Dec. 22.

**PUBLIC BUILDINGS.**

2D AV.—Alfred Hopkins, 101 Park av, has been selected architect to prepare plans for the East Side court building and jail, 100x100 ft., to be erected at the southeast corner of 2d av and 2d st for the City of New York, George McAneny, president, City Hall.

**SCHOOLS AND COLLEGES.**

MANHATTAN.—The Board of Education opened bids Dec. 1 for fire protection work at P. S. 147 and P. S. 160. All bids were laid over.

**STORES, OFFICES AND LOFTS.**

PARK AV.—Robert T. Lyons, 505 5th av, has been commissioned to prepare plans for a 2-sty brick and stone taxpayer at 993-997 Park av, southeast corner of 84th st, for Eing & Bing, 505 5th av, owners.

**THEATRES.**

89TH ST.—Rouse & Goldstone, 38-40 West 32d st, will soon complete plans for the 1-sty brick and terra cotta moving picture theatre, 80x94 ft., to be erected at 252-260 West 89th st, for the 2415 Broadway, Inc., Leo. M. Klein, president, 149 Broadway. John H. Springer, 553 West 183d st, is lessee. H. H. Oddie, Inc., 251 4th av, has the general contract. Cost, about \$40,000.

61ST ST.—Thomas W. Lamb, 644 8th av, is preparing sketches for reconstructing the amusement palace, 75x150 ft., at 3-7 West 61st st, through to 4-8 West 62d st, for a syndicate headed by Sol. Bloom, 220 West 42d st, lessees.

145TH ST.—The Kreymborg Architectural Co., 163d st and Hunts Point av, is preparing plans for a 1-sty brick moving picture theatre, 109x45 ft., to be erected in the south side of 145th st, 275 ft. east of 8th av, for Henry Morgenthau, 30 East 42d st, owner. Cost, about \$10,000.

BROADWAY.—G. Ajello, 1 West 34th st, is completing plans for a 2-sty theatre, dance hall and office building, 200x90 ft., to be erected on the east side of Broadway, 134th to 135th sts, for the A. C. & H. M. Hall Realty Co., A. C. Hall, president, Broadway and 108th st. Cost, about \$150,000.

**Bronx.**

**APARTMENTS, FLATS AND TENEMENTS.**

BOSCOBEL AV.—Fred Jaeger, 441 East Tremont av, is preparing plans for a 5-sty tenement, 95x79 ft., to be erected at the northwest corner of Boscobel and Shakespeare avs, for the Boscobel Building Co., 2689 8th av, owner, Henry Gundlach, president. Cost, about \$55,000.

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#### Contemplated Construction—Bronx—Continued.

235TH ST.—Chris F. Lohse, 371 East 149th st, is preparing plans for a 4-sty brick store and tenement, 37x85 ft., to be erected at the southeast corner of 235th st and Carpenter av, for John Moss, care of architect, owner. Cost, about \$25,000.

#### Brooklyn.

#### APARTMENTS, FLATS AND TENEMENTS.

MADISON ST.—E. F. Hudson, 319 9th st, is preparing plans for a 4-sty brick apartment, 46x88 ft., to be erected in the south side of Madison st, 104 ft. east of Bedford av, for the Madison Improvement & Construction Co., 208 Stockton st, owner, Isaac Meyerson, president. Cost, about \$50,000.

CARROLL ST.—Cohn Bros., 361 Stone av, are preparing plans for a 4-sty brick tenement, 40x94 ft., to be erected in the south side of Carroll st, 100 ft. east of Nostrand av, for the Serota Bros. Realty & Construction Co., Chas. Serota, president, 1494 Eastern parkway, Brooklyn. Cost, about \$20,000.

NEW UTRECHT AV.—B. F. Hudson, 319 9th st, is preparing plans for four 3-sty brick apartment houses, 20x55 ft., to be erected on the west side of New Utrecht av, 40 ft. south of 48th st, for Norton & Collins, 135 Westminster rd, owners. Cost, about \$20,000.

MONROE ST.—Cohn Bros., 363 Stone av, have completed plans for a 4-sty brick tenement, 50x85 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.

13TH AV.—S. Millman & Son, 1780 Pitkin av, have completed plans for five 3-sty brick tenements, 20x76 ft., to be erected at the southwest corner of 13th av and 75th st, for the Chadwick Construction Corp., 43-45 Christopher av, owner. Total cost, about \$33,000.

HOWARD AV.—C. Infanger & Son, 2634 Atlantic av, are preparing plans for four 4-sty brick tenements, 50x88 ft., to be erected on the east side of Howard av, 250 ft. south of Pitkin av, for the Mornat Realty Co., M. Halperin, president, 76 Broadway. Cost, about \$25,000 each.

CHRISTOPHER ST.—S. Millman & Son, 180 Montague st, are preparing plans for a 4-sty brick tenement, 50x88 ft., to be erected in the west side of Christopher st, 100 ft. south of Riverdale av, for the New Lots Construction Co., Harry Schneider, president, 748 Sheffield av. Cost about \$25,000.

HART ST.—Shampan & Shampan, 772 Broadway, are preparing plans for a 4-sty brick apartment house, 42x100 ft., to be erected in the south side of Hart st, 159 ft. east of Marcy av, for Samuel Ofolinsky, owner, care of architects. Cost, about \$35,000.

SHEPPERD AV.—L. J. Frank, 206 Crescent st, is preparing plans for a 4-sty brick tenement, 40x88 ft., to be erected on the east side of Shepperd av, 175 ft. north of Liberty av, for Emil Reineking, 386 Crescent av, owner. Cost, about \$17,000.

#### DWELLINGS.

CARROLL ST.—Slee & Bryson, 154 Montague st, are preparing plans for sixteen 2-sty brick residences, 20x38 ft., to be erected in the south side of Carroll st, at the corner of Albany av, for William H. Fleming, 285 Bay 11th st, owner. Total cost, about \$64,000.

BAY RIDGE PL.—Farber & Markwitz, 189 Montague st, are preparing plans for five 2-sty brick residences, 20x36 ft., to be erected on Bay Ridge pl, near Bay Ridge av, for the Montrose Building Co., Thos. Brown, president, 667 10th st. Cost, about \$3,500 each.

13TH ST.—A. W. Pierce, 59 Court st, has completed plans for two 2-sty frame residences, 18x60 ft., to be erected on the west side of East 13th st, 140 ft. south of Av I, for George M. Craigen, 2801 Av F, owner. Cost, about \$10,000.

10TH ST.—A. W. Pierce, 59 Court st, has completed plans for three 2-sty hollow wall residences, 20x44 ft., to be erected in the east side of East 10th st, 120 ft. north of Av M, for Thos. Faulkner, president of the Hollow Wall Construction Co., 280 Broadway, N. Y. C., owner. Total cost, about \$24,000.

MERMAID AV.—George Sues, West 29th st, Coney Island, has been commissioned to prepare plans for seventeen 1-sty frame bungalows, about 17x28 ft., to be erected on Mermaid av, between West 32d and 33d sts, for Fred F. Harris, Village rd, Tuxedo, N. Y., Frank Carneby, Athens, Pa., and Arthur D. Harris, Athens, Pa., owners.

PRESIDENT ST.—John P. Benson, 331 Madison av, has completed plans for a 2½-sty residence, 22x55 ft., to be erected in the north side of President st, 213 ft. east of Brooklyn av, for G. Howard Estey, 908 Lincoln pl, owner. Cost, about \$11,000.

#### HOSPITALS AND ASYLUMS.

WINTHROP ST.—F. J. Helmle, 190 Montague st, is completing plans for the 2-sty brick and stone laundry staff building, 40x102 ft., to be erected in the south side of Winthrop st, 716 ft. west of Albany av, Kings County Hospital, for the City of New York Department of Public Charities, foot of East 26th st, Michael J. Drummond, commissioner. Cost, about \$50,000. Bids will be advertised for about Jan. 15.

#### SCHOOLS AND COLLEGES.

BROOKLYN.—The Board of Education opened bids Dec. 1 for installing electric elevators in Bay Ridge High School. All bids were laid over.

#### Queens.

#### HOSPITALS AND ASYLUMS.

JAMAICA. L. I.—William E. Austin, 46 West 24th st, N. Y. C., is preparing plans for a 2½-sty hospital pavilion, 63x195 ft., to be erected on the east side of Flushing av, 400 ft. north of Lott la, for the Department of Health, Centre and Walker sts, owner, W. J. Baldwin, World Building, is steam engineer, C. E. Knox, 101 Park av, N. Y. C., electrical engineer. Cost, about \$125,000. Bids will be advertised for about Dec. 15.

#### SCHOOLS AND COLLEGES.

QUEENS.—Bids were opened by the Board of Education Dec. 1 for installing refrigerating plant in New York Parental School. All bids were laid over.

#### Richmond.

#### SCHOOLS AND COLLEGES.

RICHMOND.—Bids were opened by the Board of Education Dec. 1 for fire protection work at P. S. 1, 5, 8, 12, 17, 21 and 23. All bids were laid over.

#### Westchester.

#### MUNICIPAL WORK.

SCARSDALE, N. Y.—Waring, Chapman & Farquhar, 874 Broadway, N. Y. C., engineers, have nearly completed revised plans for the sewerage system for the Town of Scarsdale. John R. Ross, clerk. Bids will be called about Dec. 15. Cost, about \$150,000.

#### CONTRACTS AWARDED.

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

#### APARTMENTS, FLATS AND TENEMENTS.

86TH ST (sub).—Lewis H. Woods, 2355 Jerome av, has received the wiring contract for two 12-sty apartment houses, 87x100 ft., to be erected at 149-163 West 86th st, for the Almore Realty Co., Benjamin Mordecai, president, 30 East 42d st, owner. Rouse & Goldstone, 40 West 32d st, are architects. William C. Tucker, 156 5th av, is sanitary engineer. Falk & Hager, 50 Church st, are steel engineers. The William M. Moore Construction Co., 190th st and Aqueeduct av, has the mason work. Cost, about \$500,000.

YONKERS, N. Y.—John F. Seery, 121 Sterling av, has received the general contract to erect a 5-sty brick store and apartment house, 55x79 ft., at the corner of McLean av and 241st st, for the McLean Heights Realty Co., William Clark, Glover av, Yonkers, is architect. Cost, about \$50,000.

87TH ST (Sub.).—M. Arnstein, 792 Amsterdam av, has received the contract for the exterior glazed sash for the two 9-sty apartment houses, 82x100 ft., at 144-160 West 87th st for the Princeton Construction Co., 30 East 42d st, owner, Isaac Polstein, president. Schwartz & Gross, 347 5th av, are the architects. Robert E. Moss, 126 Liberty st, has the steel work, and the Micewel Co., 162 East 23d st, the mason work. Total cost, \$500,000.

MONTCLAIR, N. J.—Allison Clark Co., 264 Claremont av, has received the general contract to erect a 3-sty store and apartment house at 537-541 Bloomfield av, corner of Park st, for the Estate of Louis Harris, at site, owner. David M. Ach, 1 Madison av, N. Y. C., is architect. Cost, about \$40,000.

#### CHURCHES.

SEA CLIFF, L. I.—H. H. Vought & Co., 346 Madison av, N. Y. C., have received the general contract to erect the church, school and parsonage for the First Methodist Episcopal Church of Sea Cliff, Rev. Lewis K. Moore, pastor. Milton See & Son, 6 West 22d st, N. Y. C., are architects. Cost, about \$35,000.

#### DWELLINGS.

BROOKVILLE, L. I.—W. Shelton Swallow Co., 105 West 40th st, N. Y. C., has received the general contract to make alterations and additions to the frame residence here, for J. J. Watson, 165 Broadway, N. Y. C., owner. Walker & Gillette, 128 East 37th st, N. Y. C., are architects. The Bethlehem Steel Co., 111 Broadway, N. Y. C., has the steel contract. Cost, about \$25,000.

#### FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Peter Guthy, 926 Broadway, Brooklyn, has received the general contract to erect a 1-sty brick and concrete foundry, 55x100 ft., for the John Polachek Bronze & Iron Co., 480-494 Hancock st, owner. Cost, about \$25,000.

JERSEY CITY, N. J.—Garvin & Doris, 273 Grand st, Jersey City, have received the general contract to erect a 4-sty brick factory, 75x100 ft., at Van Veret and Sussex sts for the Chemical Specialties Co., E. D. Ducas, in charge, 25-27 South William st, owner. C. Fred Long, 1 Montgomery st, is architect. Cost about \$30,000.

METROPOLITAN AV.—The William Kennedy Construction Co., 215 Montague st, has received the general contract to erect the 1-sty brick factory, consisting of three buildings, 60x100 ft. each, on Metropolitan av, Brooklyn, for the C. B. French Cabinet Co., 401 Flushing av, Brooklyn, owner, Crighton B. French, president. Cost, about \$30,000.

#### HOSPITALS AND ASYLUMS.

HOBOKEN, N. J.—Gottlieb Decker, 3960 Boulevard, West Hoboken, N. J., has received the general contract to erect the 4-sty brick Seaman's Home at 59-63 Court st for the Society of the Care of German Seaman in the port of New York, A. Reichter, president, Hudson st, Leo Feinen, 3697 Boulevard, Jersey City, is architect. Cost about \$18,000.

#### PUBLIC BUILDINGS.

LONG BRANCH, N. J.—William H. Fissell & Co., 1133 Broadway, N. Y. C., have received the general contract to erect the 2-sty brick and stone post office building on 3d av, opposite Garfield av, for the U. S. Government, Oscar Wenderoth, supervising architect, Washington, D. C. Cost about \$125,000.

#### STORES, OFFICES AND LOFTS.

OCEAN AV.—Harold O'Brien Co., Inc., 118 East 28th st, N. Y. C., has received the general contract to erect a 4-sty addition to the telephone building at 1421-1427 Ocean av, Brooklyn, for the N. Y. Telephone Co., 15 Dey st, Union N. Bethell, president. McKenzie, Voorhees & Gmelin, 1123 Broadway, N. Y. C., are the architects.

**PLANS FILED FOR NEW CONSTRUCTION WORK.**

**Manhattan.**

**DWELLINGS.**

94TH ST, 1 East, 6-sty brick dwelling, 40x102; cost, \$200,000; owner, Willard D. Straight, 23 Wall st; architects, Delano & Aldrich, 4 East 39th st. Plan No. 484.

**STABLES AND GARAGES.**

120TH ST, 156-164 East, 3-sty brick garage, 100x100; cost, \$40,000; owners, Estate of John Rickley, 32 Nassau st, Edward R. Finch, exr.; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 485.

**STORES AND TENEMENTS.**

BROADWAY, 3653, 10-sty brick tenement, 99 x140; cost, \$575,000; owners, 86th St. & West End Av. Co., Harry B. Mulliken, president, 103 Park av; architects, Mulliken & Moeller, 103 Park av. Plan No. 481.

**THEATRES.**

FORT WASHINGTON AV, 23, 1-sty brick moving picture theatre, 43x153; cost, \$20,000; owner, Thos. Ward, 35 Nassau st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 483.

6TH AV, 821, 1-sty brick theatre, 49x131; cost, \$125,000; owners, Manhattan Fee Co., Walter J. Solomon, president, 17 West 42d st; architect, Thos. W. Lamb, 644 8th av. Plan No. 482.

**Bronx.**

**DWELLINGS.**

BOLTON AV, e s, 150 s Lacombe av, 2½-sty frame dwelling, shingle roof, 19x30; cost, \$3,000; owner, Elizabeth Dietrich, Clason Point; architect, Anton Pirner, 2069 Westchester av. Plan No. 616.

**FACTORIES AND WAREHOUSES.**

260TH ST, n w cor Broadway, 1-sty frame storage and office, corrugated iron roof, 18.6x 15; cost, \$75; owner, Francis H. Core, 1314 Stebbins av; architect, M. Whitehorn, 1314 Stebbins av. Plan No. 615.

**STABLES AND GARAGES.**

CEDAR AV, w s, 173 s 178th st, 1-sty brick stable, slag roof, 20x15; cost, \$800; owner, Mrs. Francis Meiner, on premises; architect, Albert Gerhards, 832 Whittier st. Plan No. 617.

**STORES, OFFICES AND LOFTS.**

SOUTHERN BLVD, e s, 550 s Jennings st, 2-sty brick store and loft, gravel roof, 25x90; cost, \$2,000; owner, Daniel Ostrow, 1033 Cauldwell av; architect, Adolph Mertin, 34 West 28th st. Plan No. 614.

ZEREGA AV, e s, 30 s Quimby av, 1-sty frame office, shingle roof, 22x24; cost, \$1,000; owner, Dayton Hedges, 1451 Broadway; architect, Oliver Wright, 1451 Broadway. Plan No. 619.

**STORES AND TENEMENTS.**

SHERMAN AV, s w cor 165th st, 5-sty brick tenement, 52x91.4, plastic slate roof; cost, \$50,000; owners, The Fram Bldg. Co., Oscar O. Thorsland, 1210 Evergreen av, president; architects, Tremont Architectural Co., 401 Tremont av. Plan No. 612.

WASHINGTON AV, e s, 258.11 s 170th st, 5-sty brick tenement, 65.1¼x89.10, plastic slate roof; cost, \$58,000; owners, Michael Fox Co., Michael Fox, 3623 3d av, president; architects, Tremont Architectural Co., 401 Tremont av. Plan No. 613.

FINDLAY AV, n e cor 166th st, two 5-sty brick tenements, plastic slate roof, 38.4x73, 40x 90; cost, \$93,000; owner, Albert J. Schwarzer, 1340 Brook av; architect, Tremont Archtl. Co., 401 Tremont av. Plan No. 618.

**Brooklyn.**

**DWELLINGS.**

BEAUMONT ST, w s, 240 s Oriental boulevard, 2-sty frame dwelling, 27x29.9, shingle roof, 1 family; cost, \$4,500; owner, A. R. Dietrich, 1410 Av G; architect, W. S. Moore, 30 East 42d st, New York. Plan No. 6403.

CARROLL ST, n s, 80 w Brooklyn av, 3-sty brick dwelling, 20x45, slag roof, 1 family; cost, \$8,000; owners, Thompson Building Co., 1245 Bergen st; architect, J. C. Wandell, 4 Court sq. Plan No. 6417.

CARROLL ST, n w cor Brooklyn av, four 3-sty brick dwellings, 20x45, slag roof, 1 family each; total cost, \$32,000; owners, Thompson Building Co., 45 Bergen st; architect, J. C. Wandell, 4 Court sq. Plan No. 6416.

WEST 23D ST, e s, 270 s Surf av, two 3-sty brick dwellings, 18x18.10, gravel roof, 2 families each; total cost, \$14,000; owner, Edward Zins, Surf av and West 16th st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 6408.

BERRIMAN ST, e s, 100 n Pitkin av, five 2-sty brick dwellings, 18x34, gravel roof, 1 family each; total cost, \$15,000; owner, Max Lenowitz, 531 Prospect pl; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6377.

BERRIMAN ST, e s, 130 n Sutter av, two 2-sty brick dwellings, 20x44, gravel roof, 2 families each; total cost, \$6,000; owners, Druss & Laubin, 504 Hendrix st; architect, Hy Dorf, 614 Kosciusko st. Plan No. 6388.

EAST 10TH ST, e s, 273.4 s Av K, five 2-sty brick dwellings, 17.4x29, gravel roof, 1 family each; total cost, \$12,500; owner, Jacob Paratsky, 4302 Av K; architect, H. Rockmore, 1531 48th st. Plan No. 6372.

WEST 32D ST, e s, 130 Railroad av, two 1-sty frame dwellings, 12x28, shingle roof, 1 family each; total cost, \$1,000; owner, Mamie Morris, 141 Smith st; architect, Wm. Richter, 4411 18th av. Plan No. 6370.

76TH ST, n s, 120 w Ridge blvd, 2½-sty frame dwelling, 23.8x48.4, shingle roof, 1 family; cost, \$7,000; owner, Eliz Purdy, 346 79th st; architect, R. Paulley, 346 79th st. Plan No. 6368.



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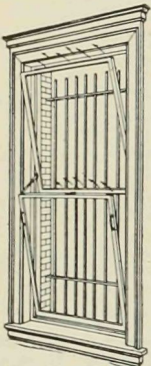
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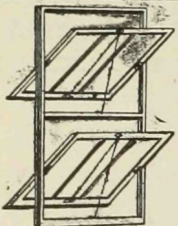
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### Plans Filed, New Buildings, Brooklyn (Cont.)

AV Z, n s, 80 w W 15th st, 1-sty brick dwelling, 20x35, gravel roof, 1 family; cost, \$900; owner, Guseppi Troisi, 2808 Hart pl; architect, Rocco Mega, 2837 West 5th st. Plan No. 6390.

ATKINS AV, e s, 90 s Pitkin av, two 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, \$10,000; owner, Max Strober, 1423 St Marks av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6378.

BAY RIDGE PL, w s, 120 s Bay Ridge av, six 2-sty brick dwellings, 20x36, slag roof, 1 family each; total cost, \$21,000; owner, Montrose Building Co., 667 10th st; architects, Farber & Markowitz, 189 Montague st. Plan No. 6389.

WEST 1ST ST, e s, 504 s Sheephead Bay rd, six 2-sty brick dwellings, 17.2x16.6, slag roof, 1 family each; total cost, \$12,600; owner, Julius Oppenheimer, 1862 82d st; architect, Wm. Richter, 4411 18th av. Plan No. 6396.

HINSDALE ST, e s, 170 s Vienna av, 1-sty frame dwelling, 20x47, gravel roof, 2 families; cost, \$1,200; owner, Harry Sacks, Hegeman av; architect, Morris Rothstein, 627 Sutter av. Plan No. 6431.

JORALEMON ST, n s, 70.7 w Clinton st, 5-sty brick dwelling, 25.1x110.6, rubberoid roof, 2 families; cost, \$35,000; owner, Louis Gretsch, 177 Remsen st; architects, Slee & Bryson, 154 Montague st. Plan No. 6420.

65TH ST, s s, 120 w 12th av, 2-sty frame dwelling, 20x40, tin roof, 2 families; cost, \$2,800; owner, Riaggins Maglio, 1257 66th st; architect, C. A. Olsen, 1221 66th st. Plan No. 6423.

MAPLE ST, n s, 240 e Highland av, 2½-sty frame dwelling, 22x46.4, shingle roof, 1 family; cost, \$4,000; owner, M. E. Lerman, 69 South Elliott pl; architect, R. I. Dodge, 233 Broadway, N. Y. Plan No. 6472.

WEST 32D ST, e s, 50 n Railroad av, two 1-sty frame dwellings, 16.10x55, shingle roof, 2 families; cost, \$2,000; owner, Suber & Co., 302 Hart st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 6484.

MAPLE AV, n s, 200 e Highland av, 2½-sty frame dwelling, 20.10x36.9, shingle roof, 1 family; cost, \$4,000; owner, M. E. Lerman, 69 South Elliott pl; architect, R. I. Dodge, 233 Broadway, N. Y. Plan No. 6473.

ONEY ISLAND AV, e s, 100 s Av V, two 3-sty brick dwellings, 20x121, tin roof, 2 families each; total cost, \$8,000; owner, John J. Ahren, Bond st, n w cor Warren st; architect, same. Plan No. 6464.

CROPSEY AV, s s, 116.9 e Bay 14th st, 2-sty frame dwelling, 19.5x54, slag roof, 2 families; cost, \$5,000; owner, Domenico Giacalone, 163 Humboldt st; architect, C. P. Cannella, 60 Graham av. Plan No. 6461.

### FACTORIES AND WAREHOUSES.

EAST 92D ST, n e cor Av L, 1-sty frame storage, 14x20, shingle roof; cost, \$350; owner, Alice Weber, on premises; architects, Robt. D. Kay & Son, 16 Williams pl. Plan No. 6397.

MAIN ST, s e cor Plymouth st, 12-sty brick factory, 200.10x105.6, gravel roof; cost, \$275,000; owner, Robert Gair Co., Front st and Washington st; architect, Wm. Higginson, 21 Park Row, N. Y. Plan No. 6450.

### STABLES AND GARAGES.

AMES ST, e s, 50 n Blake av, 1-sty frame stable, 12x11, gravel roof; cost, \$100; owner, Nathan Leventhal, 468 Hopkinson st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6409.

HEGEMAN AV, n e cor Hinsdale st, 1-sty frame stable, 11x4, gravel roof; cost, \$1,000; owner, Woolf Topper, 628 Blake av; architect, Morris Rothstein, 627 Sutter av. Plan No. 6393.

CLASSON AV, e s, 95.1 n DeKalb av, 1-sty brick garage, 31x20, slag roof; cost, \$1,250; owner, Jos. Bucham, 417 Canal st, N. Y.; architect, C. F. Rose, 1 Madison av, N. Y. Plan No. 6470.

ROCHESTER AV, e s, 51.9 n Rutland rd, 1-sty frame stable, 25.4x25.4, shingle roof; cost, \$300; owner, Alfonso Freio, on premises; architect, F. P. Imperato, 356 Fulton st. Plan No. 6468.

### STORES AND TENEMENTS.

CATON AV, s s, bet St Pauls pl and East 18th st, 4-sty brick tenement, 76x73, gravel roof, 24 families; cost, \$75,000; owner, A. H. Davis, 1501 Cortelyou rd; architect, F. L. Hine, 189 Montague st. Plan No. 6402.

CLINTON AV, w s, 134 n Gates av, 6-sty brick tenement, 66x92, gravel roof, 25 families; cost, \$100,000; owner, Peru Realty Co., 89 Clinton av; architects, Slee & Bryson, 154 Montague st. Plan No. 6369.

LAURENCE AV, n s, 203 e 3d st, two 4-sty brick tenements, 56x89, gravel roof, 20 families each; total cost, \$52,000; owner, Ralph Henry, 43 Cedar st, New York; architects, Cohn Bros., 361 Stone av. Plan No. 6376.

SHEFFIELD AV, w s, 100 s Pitkin av, 4-sty brick tenement, 50x89, gravel roof, 16 families each; total cost, \$28,000; owner, Samuel Willen, 1503 Eastern Parkway; architects, Cohn Bros., 361 Stone av. Plan No. 6375.

ADELPHI ST, w s, 84 s Myrtle av, two 4-sty brick tenements, 57.10x88, slag roof, 16 families each; total cost, \$56,000; owner, Hartman Const. Co., 974 68th st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6471.

DUMONT AV, n s, 50 w Powell st, 4-sty brick tenement, 50x88, gravel roof, 23 families; cost, \$25,000; owner, Struthmore Co., 156 Glenmore av; architect, C. Infanger, 2634 Atlantic av. Plan No. 6487.

DUMONT AV, n w cor Powell st, 4-sty brick tenement, 50x90, gravel roof, 23 families each; total cost, \$28,000; owner, Struthmore Co., 156 Glenmore av; architect, C. Infanger, 2634 Atlantic av. Plan No. 6486.

### STORES, OFFICES AND LOFTS.

ROCKAWAY AV, e s, 230 s Vienna av, 2-sty frame office room, 20x20, shingle roof; cost,

\$500; owner, Herman Dichting, 338 Junius st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6455.

### THEATRES.

DE KALB AV, s e cor Irving av, 1-sty brick moving pictures, 50x100, gravel roof; cost, \$20,000; owner, Frank Vollmer, 178 Evergreen av; architect, same. Plan No. 6466.

### MISCELLANEOUS.

THATFORD AV, e s, 250 n Blake av, 1-sty frame shed, 25x42, gravel roof; cost, \$300; owner, Jos. Katz, 192 Thatford av; architects, Cohn Bros., 361 Stone av. Plan No. 6419.

FLATBUSH AV, e s, 40.9 n Sterling pl, 1-sty concrete boiler room; cost, \$300; owner, Sam Alufei, 248 4th av; architect, Saml. Kessel, 471 Carroll st. Plan No. 6476.

### Queens.

#### APARTMENTS, FLATS AND TENEMENTS.

RIDGEWOOD.—Catalpa av, n s, 43 w Anthon av, two 3-sty brick tenements, 19x53, tin roof, 3 families; cost, \$8,000; owner, Christian Doeckne, 216 Washington av, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 3515.

#### CHURCHES.

CORONA.—Park av, s e cor Bayles st, 1-sty frame church, 26x60, gravel roof; cost, \$2,200; owner, Free Gospel Church, Park av, Corona; architect, I. P. Card, Corona. Plan No. 3473.

#### DWELLINGS.

BELLE HARBOR.—Oxford av, e s, 280 n Bayside Drive, two 2½-sty frame dwellings, 26x29, shingle roof, hot air heat; cost, \$7,000; owner, Patrick A. McAuley, 797 Monroe st, Brooklyn; architect, owner. Plan Nos. 3468-9.

EAST ELMHURST.—Bay 3d st, w s, 130 s Manhattan blvd, 2½-sty frame dwelling, 22x50, shingle roof, 2 families, hot water heat; cost, \$5,000; owner, H. G. Simms, 165 Purdy st, L. I. City; architect, Jas. J. Geiser, 574 10th av, L. I. City. Plan No. 3474.

EDGEWATER.—Beach 41st st, w s, 171 s Boulevard, three 1-sty frame dwellings, 16x56, shingle roof, 1 family; cost, \$2,400; owners, S. & L. Construction Co., Far Rockaway; architects, Howard & Callmann, Far Rockaway. Plan Nos. 3465-66-67.

GLENDALE.—Dry Harbor rd, n s, 156 s Cooper av, 2½-sty frame dwelling, 16x37, shingle roof, 2 families; cost, \$1,500; owner, Valentine Hoeflein, Cooper av and Dry Harbor rd, Glendale; architect, Morris Perlstein, 37 Fulton av, Middle Village. Plan No. 3493.

JAMAICA.—Jay st, e s, 175 s Humboldt blvd, 2½-sty frame dwelling, 18x38, shingle roof, 1 family, steam heat; cost, \$3,000; owner, Alexander Kostro, Smith st, Jamaica; architect, Ole Harrison, Fulton st, Jamaica. Plan No. 3499.

JAMAICA.—Colonial st, n e cor Shelton av, seventeen 3-sty brick dwellings, 19x37, slate roof, steam heat, 1 family; cost, \$76,500; owners, Everett Realty Co., Flatiron Building, N. Y. C.; architect, E. D. Litchfield, 477 5th av, N. Y. C. Plan Nos. 3462-63.

MASPETH.—Linden st, n w cor Grove st, six 1-sty frame dwellings, 16x50, tar and gravel roof, 1 family; cost, \$4,500; owner, Jas. S. Rourke, 197 Winthrop st, Brooklyn; architect, Christian Bauer, 6 Bedford av, Brooklyn. Plan No. 3461.

ROCKAWAY BEACH.—Bond av, e s, 600 s Boulevard, sixteen 2-sty frame dwellings, 16x38, shingle roof, 2 families; cost, \$22,400; owner, Max Resnick, 44 Grove av, Rockaway Beach; architect, P. Caplen, Boulevard, Rockaway Beach. Plan Nos. 3475 to 3482.

ROSEDALE.—Prospect av, s w cor James st, 2-sty brick dwelling, 30x30, shingle roof, 1 family; cost, \$2,500; owner, Wm. A. Dooling, 212 East 50th st, N. Y. C.; architect, O. L. Dooling, 99 Colonial av, Freeport, L. I. Plan No. 3472.

WOODHAVEN.—Boyd av, e s, 80 n Dalrymple av, 2½-sty frame dwelling, 16x36, shingle roof, 1 family; cost, \$2,500; owner and architect, R. H. Ginsburg, 4006 Dalrymple av, Woodhaven. Plan No. 3495.

WOODHAVEN.—Fulton st, s s, 100 e Woodhaven av, 2½-sty frame dwelling, 20x35, shingle roof, 1 family, steam heat; cost, \$2,750; owner, Joel Fowler, Jamaica av, Richmond Hill; architect, H. E. Haugaard, Jamaica av, Richmond Hill. Plan No. 3496.

WOODHAVEN.—Benedict av, e s, 305 n Jamaica av, 2-sty frame dwelling, 20x36, shingle roof, 1 family, steam heat; cost, \$4,200; owner and architects, Mensdorf Construction Co., 94 Franklin pl, Flushing. Plan Nos. 3497-98 (two houses).

BAYSIDE.—Ashburton av, s e cor Storm st, 2-sty frame dwelling, 25x32, shingle roof, 1 family, hot air heat; cost, \$3,500; owner, Louis M. Taylor, Rutherford, N. J.; architect, G. A. Cooper, 75 Whitestone av, Flushing. Plan No. 3455.

JAMAICA.—Old South rd, s s, 100 e Portland av, 1-sty frame dwelling, 21x36, tin roof, 1 family; cost, \$1,000; owner, L. Nazzoro, 19 Hicks st, Brooklyn; architect, owner. Plan No. 3459.

ROCKAWAY BEACH.—Pleasant av, w s, 550 s Boulevard, 2-sty frame dwelling, 16x34, shingle roof, 1 family, steam heat; cost, \$2,700; owner, J. S. Williamson, Tuckahoe, N. Y.; architects, J. P. Powers Co., Rockaway Beach. Plan No. 3451.

UNION COURSE.—Leggett av, e s, 80 s Ruth pl, two 2-sty frame dwellings, 18x55, tin roof, 2 families; cost, \$7,000; owner, John Haas, 51 Columbia av, Woodhaven; architect, J. D. Geddes, 4 Lexington st, Richmond Hill. Plan No. 3458.

ARVERNE.—Remington av, w s, 100 s Amstel Blvd, 2½-sty frame dwelling, 24x44, shingle roof, 1 family; cost, \$4,000; owner, Mrs. N. Cunningham, 1500 6th av, Brooklyn; architect, A. D. Hough, Arverne. Plan No. 3520.

BAYSIDE.—Elmwood av, w s, 140 n Larrimore av, two 2½-sty frame dwellings, 24x30, shingle roof, 1 family; cost, \$9,000; owner and architect, Chas. Harnden, Bayside. Plan Nos. 3512-3513.

**BEECHURST.**—31st st, n s, 138 e 15th av, 2-sty brick dwelling, 26x22, shingle roof, 1 family, hot water heat; cost, \$3,000; owner & architect, John B. Grube, 142 South 7th av, White-stone. Plan No. 3507.

**CORONA.**—Markover av, s s, 180 w Shopoler av, 2-sty frame dwelling, 20x47, tin roof, 2 families; cost, \$3,200; owner, Chas. Rubin, 31 Shopoler av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 3502.

**EDGEMERE.**—Frank av, w s, 300 s Hantz pl, 2-sty frame dwelling, 22x39, shingle roof, 1 family, steam heat; cost, \$2,500; owner, J. L. Miller, 564 Broadway, N. Y. C.; architect, H. Golder, Inwood, L. I. Plan No. 3519.

**ELMHURST.**—Britton av, n s, 82 w Hampton st, 2½-sty frame dwelling, 22x52, shingle roof, 2 families; cost, \$6,000; owner, Estate of J. C. Hendry, Baxter av, Elmhurst; architect, Chas. Hendry, Baxter av, Elmhurst. Plan No. 3517.

**MASPETH.**—Hull av, n s, 100 w Willow av, 2-sty frame dwelling, 22x40, tin roof, 2 families; cost, \$1,000; owner and architect, R. Lucas, Willow av, Maspeth. Plan No. 3500.

**MASPETH.**—High st, e s, 275 n Church st, 2½-sty brick dwelling, 20x40, tile roof, 2-families; cost, \$3,000; owner, Louis Prigiano, 439 East 18th st, N. Y. C.; architect, Chas. M. Straub, 147 4th av, N. Y. C. Plan No. 3505.

**MIDDLE VILLAGE.**—Fulton av, e s, 100 n Market st, 2-sty frame dwelling, 20x50, tar and gravel roof, 2 families; cost, \$2,000; owner, Henry Orken, 379 Riverdale av, Brooklyn; architect, Morris Perlstein, 37 Fulton av, Middle Village. Plan No. 3506.

**RICHMOND HILL.**—Willow st, n w cor Abingdon rd, 2½-sty brick dwelling, 42x30, tile roof, 1 family; cost, \$8,000; owner, Rachel Cantor, Kew, L. I.; architect, Henry Haugaard, Jamaica av, Richmond Hill. Plan No. 3511.

**RIDGEWOOD.**—Anthon av, w s, 90 n Catalpa av, two 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, \$8,000; owner, Christian Doenecke, 216 Washington av, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 3516.

**CORONA.**—Cambridge st, n s, 160 w Shopoler av, six 1-sty frame dwellings, 17x32, tin roof, 1 family; cost, \$4,800; owner, Mary A. Iaricci, 65 Vine st, Corona; architect, Wm. A. McIntyre, 27 Grand av, Corona. Plan Nos. 3523 to 3528.

**DUNTON PARK.**—Maure av, w s, 675 s Broadway, three 2½-sty frame dwellings, 18x40, shingle roof, 1 family; cost, \$7,500; owner, Harry Kolmetsky, 84 Beaver st, Brooklyn; architects, L. Dannacher Co., 334 Fulton st, Jamaica. Plan Nos 3529-30-31.

**FACTORIES AND WAREHOUSES.**

**LONG ISLAND CITY.**—Ely av, e s, 100 n Wilbur av, 2-sty brick factory, 45x75, tar and gravel roof; cost, \$13,000; and 1-sty brick factory, 21x 55, tar and slag roof; cost, \$2,500; owners, Grady Manufacturing Co., 509 West 30th st, N. Y. C.; architect, Henry Holder, Jr., 242 Franklin av, Brooklyn. Plan Nos. 3509-3510.

**OZONE PARK.**—Ocean av, e s, 150 s Grafton av, 1-sty frame shop, 12x24, tin roof; cost, \$90; owner, Clifford Hadley, on premises. Plan No. 3522.

**STABLES AND GARAGES.**

**RICHMOND HILL.**—1st av, n s, 100 e Metropolis av, 1-sty frame garage, 14x20, shingle roof; cost, \$300; owners, Van Wyck Realty Co., Richmond Hill. Plan No. 3457.

**ROCKAWAY PARK.**—Newport av, n w cor 6th av, 1-sty brick garage, 15x21, shingle roof; cost, \$900; owner, Frank Busta, 44 Beaver st, N. Y. C.; architect, Anthony Venovasio, 496 West Broadway, N. Y. C. Plan No. 3454.

**BAYSIDE.**—Bell av, n e cor Braddish av, 1½-sty brick dwelling and garage, 20x24, shingle roof, 1 family; cost, \$1,200; steam heat; owner, David H. Knott, 103 Waverly pl, N. Y. C.; architect, C. F. Winkelman, 103 Park av, N. Y. C. Plan No. 3508.

**BAYSIDE.**—Broadway, n s, 200 w Orchard av, 1-sty frame cow barn, 13x9, paper roof; cost, \$350; owner, Mrs. Willett, Bayside. Plan No. 3518.

**FAR ROCKAWAY.**—Mobile la, e s, 175 s Reids la, 1-sty frame garage, 13x22, shingle roof; cost, \$400; owner, Oscar Krause, Far Rockaway. Plan No. 3514.

**WOODHAVEN.**—Harold av, w s, 125 n University pl, 1-sty frame barn, 34x18, shingle roof; cost, \$400; owner, Adolph Petersen, premises. Plan No. 3501.

**STORES AND DWELLINGS.**

**MIDDLE VILLAGE.**—Fulton av, e s, 100 s Pulaski st; Fulton av, w s, 92 s Pulaski st; s w cor Fulton av and Pulaski st, twelve 2-sty frame stores and dwellings, 20x50, tin roof, 2 families; cost, \$50,200; owners, Middle Village Building Co., 464 Grand st, N. Y. C.; architect, Lew Koen, 9 Debevoise st, Brooklyn. Plan Nos. 3484 to 3492.

**MORRIS PARK.**—Broadway, n e cor Maure av, 2-sty brick store and dwelling, 20x62, tar and gravel roof, 2 families; cost, \$3,000; owner, Ernest Lucea, 2619 Atlantic av, Brooklyn; architect, Fred'k J. Dassau, 1373 Broadway, Brooklyn. Plan No. 3460.

**STORES, OFFICES AND LOFTS.**

**L. I. CITY.**—Jackson av, s e cor Skillman av, 2-sty brick store and office, 33x40, gravel roof, steam heat; cost, \$8,500; owners, Minnemeyer & Gotthelf, 275 Broadway, Brooklyn; architect, John M. Baker, 9 Jackson av, L. I. City. Plan No. 3471.

**STORES AND TENEMENTS.**

**LONG ISLAND CITY.**—Ely av, e s, 200 n Webster av, 4-sty brick tenement, 25x69, tin roof, 6 families; cost, \$15,000; owner, Litoria Randazzo, 275 Ely av, L. I. City; architect, Wm. Sprosser, 211 12th av, L. I. City. Plan No. 3456.

**MISCELLANEOUS.**

**FLUSHING.**—Flushing av, near Union st, 1-sty frame shed, 27x22, paper roof; cost, \$75; owner, Franz Henthen, premises. Plan No. 3483.



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The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

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 coal and ash handling apparatus at Hudson River State Hospital, Poughkeepsie, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 3:00 P. M., Dec. 29, 1913, when they will be opened and read publicly. Proposals shall be accompanied by certified check in the sum of 5 per cent. of 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 per cent. of the amount of contract within thirty days after official notice of award of contract and in accordance with the terms of Specification No. 1812. The right is reserved to reject any or all bids. Drawings and specifications may be consulted and blank forms of proposal obtained at the Hudson River State Hospital, Poughkeepsie, 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, N. Y.

Dated:  
 Albany, N. Y., Dec. 2d, 1913.  
**J. H. B. HANIFY, Secretary,**  
 State Hospital Commission.

## NOTICE TO CONTRACTORS.

Sealed proposals for Water Softening Plant at Buffalo State Hospital, Buffalo, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 3:00 P. M., Monday, December 29th, 1913, when they will be opened and read publicly. Proposals shall be accompanied by certified check in the sum of five per cent. 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 per cent. of the amount of contract within ten days after official notice of award of contract and in accordance with the terms of Specification No. 1768. The right is reserved to reject any or all bids. Drawings and specifications may be consulted and blank forms of proposal obtained at Buffalo State Hospital, Buffalo, 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, N. Y.

Dated:  
 Albany, N. Y., Dec. 2d, 1913.  
**J. H. B. HANIFY, Secretary,**  
 State Hospital Commission.

## NOTICE TO CONTRACTORS.

Sealed proposals for Fire Alarm System at Manhattan State Hospital, Ward's Island, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until Monday, December 29th, at 3 P. M., when they will be opened and read publicly. Proposals shall be accompanied by a certified check in the sum of 5 per cent. 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 per cent. of the amount of contract within ten days after official notice of award of contract and in accordance with terms of Specification No. 1799. The right is reserved to reject any or all bids. Drawings and specifications may be consulted and blank forms of proposal obtained at the Manhattan State Hospital, Ward's Island, N. Y., at the office of the State Hospital Commission, No. 1 Madison Ave., New York City, and at the office of the State Architect. Complete sets of plans and specifications will be furnished to prospective bidders upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

Dated:  
 Albany, N. Y., Dec. 2d, 1913.  
**J. H. B. HANIFY, Secretary,**  
 State Hospital Commission.

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

JAMAICA.—L. I. R. R., w s, near Queens Borough Park, 1-sty frame pump house, 32x29, paroid roof; cost, \$500; owners, Jamaica Water Supply Co., Jamaica. Plan No. 3470.

QUEENS.—Madison av, e s, 60 s Maple st, 1-sty frame coop, 8x10, paper roof; cost, \$10; owner, Wm. T. Whiteside, premises. Plan No. 3464.

ROCKAWAY PARK.—5th av, w s, 530 s Washington av, 2½-sty frame bath house, 77x84, shingle roof; cost, \$6,000; owner, J. J. Curley, 5th av, Rockaway Park; architects, J. P. Powers Co., Rockaway Beach. Plan No. 3494.

JAMAICA.—Union Hall st, 285, 1-sty frame shed, 19x26, tin roof; cost, \$300; owner, Walter Moeller, premises. Plan No. 3453.

LONG ISLAND CITY.—Jane st, s e cor Ely av, 1-sty frame temporary saw mill, 30x50, paper roof; cost, \$2,000; owners, Bradley Improvement Co., 1 Madison av, N. Y. C. Plan No. 3452.

MORRIS PARK.—Ward st, n w cor Garden st, 1-sty frame shed, 14x12, paper roof; cost, \$10; owner, Frank Lopard, 164 Stone av, Morris Park. Plan No. 3503.

JAMAICA.—Dugan av, 16, 1-sty frame coop, 8x5; cost, \$17; owner, Herman Handel, on premises. Plan No. 3521.

**Richmond.**  
DWELLINGS.

CHURCH ST, w s, 40 s North st, Tottenville, two 2-sty frame dwellings, 14x42; total cost, \$4,600; owner, Adolph Weiss, 603 West 29th st, Manhattan; architects, Sommerfeld & Steckler, 31 Union sq. N. Y. C. Plan No. 815.

HIGH ST, n s, 210 s Bloomingdale rd, Tottenville, two 1½-sty frame dwellings, 18x37; total cost, \$2,600; owner, Fred M. Dupuy, Pt. Richmond; architect and builder, Claude W. Decker, Woodbridge, N. J. Plan No. 816.

PEARL ST, e s, 341 s Trossack rd, Stapleton, 2-sty frame dwelling, 21x47; cost, \$5,000; owner, Chas. G. Scheid, Stapleton; architect and builder, Peter Larsen, Stapleton. Plan No. 820.

PROSPECT PL and BEACH ST, n e cor, New Dorp, 1½-sty frame dwelling, 22x27; cost, \$2,600; owner, architect and builder, Chas. B. Heweker, Tompkinsville. Plan No. 821.

FAIRMOUNT AV, s s, 609 e Brighton av, New Brighton, 2-sty frame dwelling, 20x28; cost, \$2,800; owners, Manard Co., Pt. Richmond, care of architect; architect and builder, Peter Larsen, Pt. Richmond. Plan No. 824.

BUNGALOWTOWN, South Beach, 1-sty frame bungalow, 14x28; cost, \$150; owner and builder, T. H. Spence, South Beach. Plan No. 825.

## FACTORIES AND WAREHOUSES.

CHURCH ST, e s, 200 s Broadway, Tottenville, 1-sty frame storage, 30x78; cost, \$1,150; owners, Tottenville Copper Co., Tottenville; builder, H. W. Madson, Tottenville. Plan No. 817.

CASTLETON AV, n s, 450 w Portland pl, Tompkinsville, 1-sty frame shop, 20x28; cost, \$75; owners and builders, Karlsson Bros., Tompkinsville. Plan No. 819.

## STORES AND DWELLINGS.

MARYLAND AV, s s, 250 e Tompkins av, Rosebank, two 3-sty brick stores and dwellings, 22x50; total cost, \$10,000; owner, Felice Mangialetto, Rosebank; architects and builders, Laspia & Salvati, Rosebank. Plan No. 818.

## MISCELLANEOUS.

RICHMOND TER & LAFAYETTE AV, Pt. Richmond, frame billboard, 100 ft long; cost, \$100; owner, Fred Goess, Pt. Richmond; builder, Dunne Bros, Tompkinsville. Plan No. 822.

WATER ST, n s, 150 e Bay st, Stapleton, 1-sty frame woodshed, 7x75; cost, \$200; owners, Winters Estate, Stapleton; builder, W. Maher, Stapleton. Plan No. 823.

**PLANS FILED FOR ALTERATIONS.****Manhattan.**

BIBLE HOUSE, 7, masonry and steel to 6-sty brick storage and offices; cost, \$200; owners, American Bible Society, 7 Bible House; architect, Frank J. Fellner, 413 Caton av, Brooklyn. Plan No. 4003.

BLEECKER ST, 188, new toilet room to 3-sty brick store and tenement; cost, \$70; owner, Chas. A. Whitney, Exr., 201 Broadway; architect, Ferdinand Savignano, 17 Cleveland pl. Plan No. 4006.

CHARLES ST, 28-32, masonry, new partitions and stores; cost, \$8,000; owner, Margaret M. Fritz, 419 West 44th st; architect, Chas. B. Meyers, 1 Union sq West. Plan No. 4020.

CHRISTIE ST, 77, new partitions and windows to 4-sty brick store and tenement; cost, \$500; owner, Chas. Sergansky, 718 East 32d st; architect, Sidney F. Oppenheim, 1133 Broadway. Plan No. 4050.

DELANCEY ST, 178, additional seating to 3-sty brick moving pictures and loft; cost, \$150; owners, Police Department, City of New York, 240 Centre st; architect, John M. Ricca, 90 New Lots rd, Brooklyn. Plan No. 4038.

DELANCEY ST, 14, alterations to 4-sty brick store and lofts; cost, \$250; owner, Martha L. Shradly, 519 West 157th st; architect, Jas. J. F. Gavigan, 1123 Broadway. Plan No. 4064.

FULTON ST, 141, new stairs to 6-sty brick stores and lofts; cost, \$250; owners, Robinson & Brown, 14 Wall st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 4027.

GRAND ST, 110, new balcony to 5-sty brick stores and lofts; cost, \$500; owner, John W. Nichols, 110 Grand st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 4026.

GRAND ST, 414, masonry and steel to 4-sty brick store and meeting rooms; cost, \$400; owner, Harry Perlman, 414 Grand st; architect, Geo. Dress, 1436 Lexington av. Plan No. 4005.

HENRY ST, 194, masonry to 5-sty brick stores and tenement; cost, \$250; owner, David Karn, 1453 Broadway; architect, Otto Reissmann, 30 1st st. Plan No. 4010.

HUDSON ST, 575, new dumbwaiter to 4-sty brick store and tenement; cost, \$350; owner, Anthony McConnin, 575 Hudson st; architect, Otto Reissmann, 30 1st st. Plan No. 4011.

LEONARD ST, 85, new stairs to 5-sty brick store and lofts; cost, \$250; owner, Helen C. Juilliard, 70 Worth st; architect, Stephen M. Smith, 99 Varick st. Plan No. 4039.

MANHATTAN ST, 89, new store front to 4-sty brick store and tenement; cost, \$250; owner, John J. Bowes, 227 West 29th st; architect, Louis J. Bowes, 227 West 29th st. Plan No. 4047.

ST MARKS PL, 19-23, fireproofing to 4-sty brick amusement place; cost, \$750; owner, Geo. Ehret, 235 East 92d st; architect, Cornelius S. Morrell, 59 Ann st. Plan No. 4008.

STANTON ST, 30-32, new store front to 7-sty brick stores and tenement; cost, \$200; owner, Arthur E. Mundt, premises; architect, M. Joseph Harrison, 230 Grand st. Plan No. 4028.

STANTON ST, 43-5, new vault lights to 6-sty brick stores and tenement; cost, \$200; owner, John Robinson, 17 East 97th st; architect, Morris Schwartz, 194 Bowery. Plan No. 4057.

STANTON ST, 151-153, fireproofing to 6-sty brick stores and tenement; cost, \$200; owner, S. Strasbourger, 131 East 23d st; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 4058.

TRINITY PL, 30-42, general alterations to 4 and 5-story brick storage and offices; cost, \$30,000; owners, Adams Express Co., 71 Broadway; architect, Francis H. Kimball, 71 Broadway. Plan No. 4022.

VARICK ST, 60, new front to 7-story brick store and lofts; cost, \$2,500; owners, Raygold Realty Co., Victor Lowenstein, president, 549 West 113th st; architect, Oscar Lowinson, 5 West 31st st. Plan No. 4009.

2D ST, 115 E, 1-sty extension to 4-sty brick tenement; cost, \$5,000; owner, Max Kalter, 115 East 2d st; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 4001.

2D ST, 121-123, new fire-escape and balcony to 4-sty brick school; cost, \$875; owners, St. Nicholas Catholic Church, 121-123 2d st; architect, Frank J. Wiesner, 601 West 26th st. Plan No. 4053.

6TH ST, 709-11 East, new doors to 6-sty brick tenement; cost, \$200; owner, Hyman A. Brody, 61 West 115th st; architect, Henry Regelmann, 133 7th st. Plan No. 4035.

13TH ST, 323 East, new windows to 4-sty brick stores and tenement; cost, \$350; owner, L. Mestel, 15 Av A; architect, Chas. B. Meyers, 1 Union sq West. Plan No. 4021.

14TH ST, 229 West, masonry and new partitions to 4-sty brick church and dwellings; cost, \$500; owners, Roman Catholic Church of Our Lady of Guadalupe, 229 West 14th st; architect, W. G. Clark, 438 West 40th st. Plan No. 4030.

14TH ST, 34-42 West, masonry and fireproofing to 5-sty brick department store; cost, \$2,000; owners, Selig Rosenbaum et al, s e cor 74th st and Columbus av; architects, Sommerfeld & Stecker, 31 Union sq. Plan No. 4031.

15TH ST, 258 West, new doorway to 5-sty brick tenement; cost, \$100; owner, Ida Reis, 200 Amity st, Flushing, L. I.; architect, Otto Reissmann, 30 1st st. Plan No. 4013.

16TH ST, 4 East, reset partition to 16-sty brick offices and lofts; cost, \$300; owner, Rothschild Realty Co., 100 5th av; architect, Patrick J. Murray, 2 Mitchell pl. Plan No. 4056.

16TH ST, 12-14 East, brick wall to 6-sty brick lodging; cost, \$300; owner, Young Womens Christian Ass'n, 26 West 48th st; architect, Henry H. Holly, 39 West 27th st. Plan No. 4062.

16TH ST, 414 West, new door to 6-sty brick warehouse; cost, \$125; owner, Alexander P. Knapp, Baltimore, Md.; architect, Robert Teichman, 22 William st. Plan No. 4000.

17TH ST, 5 East, new tank support to 8-sty brick store and lofts; cost, \$270; owners, Heilner & Wolf, 135 Broadway; architect, Pierre Duvinage, 253 Broadway. Plan No. 4012.

19TH ST, 140 East, remove partitions to 3-sty brick school; cost, \$50; owner, Edward A. King, 140 East 19th st; architect, Chas. McGregor, 235 3d av. Plan No. 4032.

18TH ST, 439 East, 2-sty addition to 4-sty brick stable and dwelling; cost, \$2,000; owner, Elizabeth Bickman, 327 East 18th st; architect, Geo. F. Spelman, 101 Park av. Plan No. 4029.

28TH ST, 126-128 East, masonry and new windows to 3-sty brick store; cost, \$1,500; owner, Emil Feffercoto, 126 East 28th st; architect, Louis C. Maurer, 6 Church st. Plan No. 4067.

37TH ST, 53 West, alterations to 4-sty brick studio and office; cost, \$300; owner, Louis H. Babcock, 15 Broad st; architect, Chas. J. Groff, 229 West 36th st. Plan No. 4015.

37TH ST, 48 West, 1-sty extension to 5-sty brick store and dwelling; cost, \$300; owners, James K. Pell Estate, 641 5th av; architect, Wm. S. Boyd, 203 West 14th st. Plan No. 4046.

38TH ST, 35-37 West, alterations from dwellings to 4-sty brick club; cost, \$5,000; owners, Vacation Headquarters, Inc., 105 West 40th st; architect, Josephine W. Chapman, 4 West 40th st. Plan No. 4017.

43D ST, 12 East, alterations to 4-sty brick stores and lofts; cost, \$10,000; owner, Duncan Phye, Hotel Belmont; architect, Theodore C. Visscher, 425 5th av. Plan No. 4044.

46TH ST, 19 West, new store fronts to 3-sty brick stores and dwelling; cost, \$800; owner, Harriet C. Wilson, 42 Broadway; architect, Robert Skrivan, 103 East 125th st. Plan No. 4016.

52D ST, 123 West, remove wall to 3-sty brick stable; cost, \$450; owner, Constance B. Ripley, 48 West 52d st; architect, Max A. Cantor, 39 West 38th st. Plan No. 4066.

76TH ST, 419 East, new plumbing to 5-sty brick tenement; cost, \$3,000; owner, Julia Kalletchitz, 419 East 76th st; architect, Maxwell A. Cantor, 39 West 38th st. Plan No. 4004.

82D ST, 20 East, new window to 5-sty brick residence; cost, \$30; owner, Fred M. Davis, 20 East 82d st; architect, Clement B. Brun, 1 Madison av. Plan No. 4036.

89TH ST, 119-121 West, masonry, steel and new partitions to 2-sty brick garage; cost, \$5,000; owner, Constance T. Delanoue care of Cruisbank, 141 Broadway; architect, Louis A. Sheinart, 194 Bowers. Plan No. 4024.

115TH ST, 12 East, enlarge windows to 5-sty brick store and tenement; cost, \$200; owner, Irma Markieoucz, 201 West 117th st; architect, Louis A. Sheinart, 194 Bowers. Plan No. 4023.

123D ST, 402-6 East, new windows to three 4-sty brick tenements; cost, \$300; owner, Dietrich Meyer, 690 East 158th st; architect, Harry T. Howell, 149th st and 3d av. Plan No. 4033.

125TH ST, 241 West, new front to 2-sty brick store and loft; cost, \$350; owner, Catherine L. Hanscom, 91 William st; architect, Louis Breines, 268 Division av, Brooklyn. Plan No. 4007.

125TH ST, 81-85 East, water tank to 5-sty brick stores and offices; cost, \$150; owners, Corn Exchange Bank, 13 William st; architect, Charles Sheres, 882 Kelly st. Plan No. 4051.

132D ST, 219 West, alterations to 3-sty brick dwelling; cost, \$75; owners, St. Aloysius Church, 219 West 132d st; architect, Edward Owens, 311 West 133d st. Plan No. 4042.

177TH ST to 178TH ST, NORTHERN & HAVEN AVS, alterations to 3-sty frame hotel; cost, \$15,000; owner, Wm. B. Sommerville, 490 Riverside Drive; architects, Browne & Almiroty, 220 5th av. Plan No. 4002.

AV A, 103-105, new store front to 7-sty brick stores and lofts; cost, \$250; owners, Abraham Wolf et al, 509 West 110th st; architect, Richard Rohl, 128 Bible House. Plan No. 4045.

AMSTERDAM AV, 1785, new store fronts to 5-sty brick stores and dwelling; cost, \$200; owner, Augusta C. Hovet, 611 West 146th st; architect, Frank J. Scheffick, 4168 Park av. Plan No. 4037.

AMSTERDAM AV, 1930, rear extension to 3-sty brick moving pictures and dwelling; cost, \$4,000; owner, Margaret R. Mulvany, 450 Audubon av; architects, Bart & Jno. P. Walther, 147 East 125th st. Plan No. 4034.

BOWERY, 292, new store front and extension to 5-sty brick store and lofts; cost, \$500; owner, Saut Bros., Inc., 290 Bowery; architects, Tandy & Foster, 1931 Broadway. Plan No. 4055.

BROADWAY, 4852, new partitions and fireproofing to 3-sty brick public school; cost, \$3,500; owner, City of New York, Board of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 4059.

BROADWAY, 306, masonry, steel and new show windows to 5-sty brick stores and lofts; cost, \$15,000; owner, Barclay Estate, Jas. L. Barclay, exr., 299 Broadway; architect, Jos. C. Coker, 2017 5th av. Plan No. 4061.

EROADWAY, 708, new partition to 6-sty brick lofts; cost, \$200; owner, Alfred V. Barnes, Detroit, Mich.; architect, Wm. S. Boyd, 203 West 14th st. Plan No. 4040.

COLUMBUS AV, 135-37, new opening in partition to 5-sty brick stores and tenements; cost, \$28; owners, Gertrude E. Shannon et al, 145 West 58th st; architect, Eli Benedict, 1947 Broadway. Plan No. 4025.

LENOX AV, 392-396, moving picture theatre to 1-sty brick stores; cost, \$15,000; owner, Theodore W. Myers, 20 New st; architect, Theodore A. Meyer, 114 East 28th st. Plan No. 4052.

RIVERSIDE DRIVE, 140 & 141, new window to 5-sty brick dwelling; cost, \$150; owner, John A. Harris, M. D., 141 Riverside Drive; architect, Frank J. Scheffick, 4168 Park av. Plan No. 4054.

1ST AV, 2138, alterations to 10-sty brick shop; cost, \$200; owner, Standard Gas Light Co., 124 East 15th st; architect, M. Cullen Morris, 124 East 15th st. Plan No. 4063.

2D AV, 1629, new store front to 4-sty brick store and tenement; cost, \$200; owners, Alfred and Leopold Edelmuth, 1187 Lexington av; architect, Sidney F. Oppenheim, 1133 Broadway. Plan No. 4048.

2D AV, 1956, alterations to 5-sty brick stores and tenement; cost, \$150; owner, Anna Gubin, 201 West 117th st; architect, Otto L. Spannake, 233 East 78th st. Plan No. 4014.

3D AV, 1524-1526, new partitions and windows to 4 and 5-sty brick stores and lofts; cost, \$500; owner, Estate of Jno. & Jacob Spies, 1524 3d av; architect, Walter H. C. Hornum, 11 East 125th st. Plan No. 4060.

3D AV, 2277, new store front and stairs to 3-sty brick office; cost, \$500; owners, Estate of Fanny Bachrach, 2277 3d av; architect, J. K. French, 163 Underhill av, Brooklyn. Plan No. 4018.

5TH AV, 1382, reset store front to 5-sty brick store and tenement; cost, \$200; owner, John F. Gerken, 1382 5th av; architect, Sidney F. Oppenheim, 1133 Broadway. Plan No. 4049.

6TH AV, 268, masonry, steel and new store front to 4-sty brick store and lofts; cost, \$800; owner, David A. Doyle, 247 Midland av, East Orange, N. J.; architect, Raffael J. Wolkenstein, 1876 Belmont av. Plan No. 4065.

6TH AV, 307-319, alterations to 7-sty brick store; cost, \$200; owners, Simpson-Crawford Co., 307 6th av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 4041.

8TH AV, 2337, alterations to 2-sty brick store and dwelling; cost, \$300; owner, Chas. A. Adrain, 3531 Broadway; architect, Edward Owens, 311 West 133d st. Plan No. 4043.

9TH AV, 458, masonry and fireproofing to 4-sty brick store and dwelling; cost, \$1,500; owner, Morris A. Alexander, 23 Maiden lane; architect, John Ashinead, 459 West 57th st. Plan No. 4019.

## Bronx.

138TH ST, 580, new toilets, new skylight, etc., to 1-sty brick nicollette; cost, \$1,000; lessees, Pettus Amus Co., 258 St Anns av; architects, Koppe & Moore, 830 Westchester av. Plan No. 619.

161ST ST, 798, 1-sty brick extension, 13.2x 7.10, new girders, new partitions to 3-sty frame tenement; cost, \$800; owner, Chas. Hlawatsch, on premises; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 620.

169TH ST, n s, 140 w Washington av, new seats, new toilets, etc., to 1-sty brick store and nicollette; cost, \$2,000; owners, Taxpayers Realty Co., 170 Broadway; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 618.

CLAY AV, e s, 285.11 s 171st st, new partitions, &c., to 5-sty brick tenement; cost, \$500; owner, Otto J. Schwarzl, 1340 Brook av; architects, Tremont Architectural Co., 401 Tremont av. Plan No. 617.

TREMONT AV, s w cor 3d av, new marquis to 4-sty brick hotel and cafe; cost, \$200; owners, Estate of Frederick Bloss, on premises; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 616.

WASHINGTON AV, 922, new stairs, new partitions to 3-sty frame office and tenement; cost, \$400; owner, Geo. Hyde, 41 Park Row; architects, Tremont Archtl. Co., 401 Tremont av. Plan No. 614.

3D AV, 2997, new store front to 5-sty brick tenement; cost, \$100; owner, Geo. J. Schapiro, on premises; architect, J. G. Harlach, 790 East 180th st. Plan No. 615.

## Brooklyn.

BOWNE ST, n w cor Richards st, interior alterations to factory; cost, \$205; owner, A. J. Kiltling, 459 Carroll st; architect, same. Plan No. 6413.

CARROLL ST, s s, 160 w Kingston av, extension to 2-sty dwelling; cost, \$1,500; owners, Thompson & Findlay, 338 16th st; architect, J. C. Wandell, 4 Court sq. Plan No. 6373.

CLINTON ST, e s, 60 n President st, interior alterations to dwelling; cost, \$500; owner, A. Simone, 403 Clinton st; architect, E. H. Scally, 527 Henry st. Plan No. 6460.

DEGRAU ST, n s, 170 s Smith st, extension to dwelling; cost, \$550; owner, Thos. J. Hayes, 34 St Marks av; architect, L. J. Lanig, 162 Wyckoff st. Plan No. 6418.

ELLERY ST, s s, 40 w Delmonico pl, plumbing to two tenements; cost, \$400; owner, Elias Berdniger, 174 Ellery st; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 6432.

ELTON ST, w s, 99.60 s Fulton st, extension to tenement; cost, \$110; owner and architect, Benj. W. Borsall, 166 Elton st. Plan No. 6465.

FULTON ST, n s, 163.7 w Franklin av, interior alterations to store and dwelling; cost, \$1,500; owners, A. & R. Steurer, 126 Dewey st, Jamaica, L. I.; architects, Shampin & Shampin, 772 Broadway. Plan No. 6485.

HART ST, n s, 70 e Bushwick av, interior alterations to tenement; cost, \$500; owner, John Kunkel, 545 Hart st; architect, E. J. Messinger, 394 Graham av. Plan No. 6480.

MAUJER ST, s s, 225 w Waterbury av, exterior alterations to storage; cost, \$500; owner, W. Hagedorn, 1896 1st av, New York; architect, Rudolph Moller, 1007 Tinton av, New York. Plan No. 6462.

PRESIDENT ST, s s, 40 e Albany av, extension to two 2-sty dwellings; cost, \$1,500; owners, J. K. Coh Co., 1444 Union st; architect, J. L. Bush, 39 4th av. Plan No. 6371.

SCHERMERHORN ST, n s, 126 e Court st, interior alterations to Charity Bureau; cost, \$12,000; owner, Brooklyn Bureau of Charities, 69 Schermerhorn st; architect, W. B. Tubby, 81 Fulton st, New York. Plan No. 6440.

SEELEY ST, n s, 125 e 20th st, extension to shed; cost, \$150; owner, Ralph Sautmsou, 586 25th st; architect, John C. Pulley, 47 East 4th st. Plan No. 6424.

TAFFE PL, e and w s, 336 n DeKalb av, exterior alterations to 5-sty factory; cost, \$997; owners, Julius Kayser & Co., 45 East 17th st; architect, John C. Percey, 347 New York av. Plan No. 6444.

UNION ST, s s, 98.6 w Kingston av, exterior and interior alterations to dwelling; cost, \$1,000; owner, C. C. Meyer, Belle Terre, Pt. Jefferson, L. I.; architect, F. P. Platt, 1123 Broadway. Plan No. 6488.

WYCKOFF ST, n s, 200 w Smith st, extension to stable; cost, \$2,500; owner, Jos. M. Dooley, 91 Court st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 6401.

WEST 1ST ST, e s, 233 n Neptune av, extension to tenement; cost, \$450; owner, Jas. F. Mahon, 64 Church st, N. Y.; architect, H. M. Entlich, 29 Montrose av. Plan No. 6479.

EAST 13TH ST, e s, 300 n Av K, extension to dwelling; cost, \$100; owners, Lawyers Title Ins. Co., 190 Montague st; architect, D. Wortman, 114 East 28th st. Plan No. 6447.

EAST 45TH ST, e s, 100 n Av M, extension to dwelling; cost, \$2,000; owner, Peter W. Van Dyke, East 45th st and Mill la; architect, A. W. Pierce, 59 Court st. Plan No. 6414.

60TH ST, n s, 40 w 12th av, interior alterations to church; cost, \$200; owners, Norwegian Lutheran Church, on premises; architect, Harry Olsen, 1627 51st st. Plan No. 6395.

62D ST, s s, 520 w 12th av, move building; cost, \$250; owner, Vincenzo Yallo, 1363 63d st; architect, Harry Olsen, 1627 51st st. Plan No. 6415.

62D ST, s s, 60 e 13 av, move dwelling; cost, \$500; owner, Antonio Planzo, 1339 62d st; architect, Angelo Adamo, 1463 64th st. Plan No. 6433.

62D ST, s e cor 11th av, exterior and interior alterations to dwelling; cost, \$600; owner, Michel Scarper, 6201 11th av; architect, Angelo Adamo, 1463 64th st. Plan No. 6385.

65TH ST, s s, 100 w 6th av, interior alterations to shed; cost, \$1,500; owner, A. R. Johnson, 189 Montague st; architect, Wm. H. Ludwig, 801 Eastern Parkway. Plan No. 6404.

AV G, s s, 80 e 23d st, extension to dwelling; cost, \$350; owner, C. J. Bergen, 2210 Av G; architect, Dan'l Lauer, 800 Elmore pl. Plan No. 6436.

AV I, s e cor East 2d st, plumbing to seven dwellings; cost, \$525; owners, S. Vogt & Co., 350 Fulton st; architects, Smith & Thies, 65 Laurence av. Plan No. 6349.

ATLANTIC AV, s s, 192 w 5th av, exterior alterations to store and dwelling; cost, \$800; owners, Realty Associates, 162 Remsen st; architect, B. Driesler, 153 Remsen st. Plan No. 6400.

ATLANTIC AV, n s, 60 e Boerum pl, interior alterations to store and dwelling; cost, \$1,000; owner, Guiseppi Copolana, 263 Atlantic av; architect, H. P. Imperato, 356 Fulton st. Plan No. 6451.

BATTERY AV, e s, 75 s 90th, exterior and interior alterations to store and dwelling; cost, \$500; owner, A. Profitos, on premises; architect, C. A. Olsen, 1221 66th st. Plan No. 6380.

BEDFORD AV, w s, 48 s South 2d st, extension to store and dwelling; cost, \$3,000; owner, A. Haupt, 338 Bedford av; architect, I. R. Vanse, 1 Madison av. Plan No. 6463.

BEDFORD AV, e s, 40 s North 4th st, extension to store and dwelling; cost, \$500; owner, Morris Zimmerman, 271 Metropolitan av; architect, Max Cohen, 280 Bedford av. Plan No. 6410.

**Plans Filed—Alterations, Brooklyn (Continued).**

BEDFORD AV, n w cor Eastern Parkway, exterior alterations to restaurant; cost, \$2,000; owner, John Hann & ano, on premises; architect, C. R. Van Buskirk, 307 Washington st, Plan No. 6394.

BROADWAY, e s, 80 n Madison st, extension to store and dwelling; cost, \$2,000; owner, Solomon Ringer, 716 Broadway; architect, Wm. Debus, 86 Cedar st. Plan No. 6392.

BROADWAY, s s, 70 w Havemeyer st, interior alterations to factory; cost, \$250; owners, J. & S. Goldberg, 246 Broadway; architect, Max Hirsch, 391 Fulton st. Plan No. 6384.

DE KALB AV, n e cor Carlton av, extension to 3-sty stores and tenement; cost, \$1,500; owners, De Heyman Bros., on premises; architect, Hy Holder, 242 Franklin av. Plan No. 6381.

DE KALB AV, n e cor Washington av, 1-sty extension to dwelling, 28.6x38; cost, \$8,000; owner, Mary E. Porter, 290 DeKalb av; architect, Harold Babcock, 379 Washington av. Plan No. 6314.

GRAHAM AV, e s, 20 n Bayard st, exterior and interior alterations to tenement; cost, \$400; owner, B. Storfier, 500 Graham av; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 6436.

GRAND AV, e s, from Fulton st to Putnam av, exterior and interior alterations to stores and tenement; cost, \$3,200; owners, Hogan Realty Co., 60 Wall st, New York; architect, C. E. Silkworth, 208 Broadway, New York. Plan No. 6374.

HAMBURG AV, n e cor Moffat st, interior alterations to stable; cost, \$250; owner, H. J. Kordes, on premises; architect, Wm. Weiner, 194 Ridgewood av. Plan No. 6421.

MARCY AV, n e cor Broadway, exterior alterations to 3-sty store and tenement; cost, \$500; owner, Hy Muller, 299 Broadway; architect, Hy Holder, 242 Franklin av. Plan No. 6398.

MARCY AV, w s, 94 n Grand st, exterior and interior alterations to 3-sty store and dwelling; cost, \$500; owner, C. Jaffe, 257 Stanton st, N. Y.; architect, Jacob Fisher, 25 Av A, N. Y. Plan No. 6478.

MASPETH AV, w s, 333.7 w Kingsland av, exterior and interior alterations to 4-sty factory; cost, \$2,500; owner, Wm. Grosbach, 39 Maspeth av; architect, E. J. Messinger, 394 Graham av. Plan No. 6442.

MILLER AV, e s, 250 s Fulton st, extension to dwelling; cost, \$700; owner, Fred'k White, on premises; architect, E. H. Tatje, 658 Jamaica av. Plan No. 6443.

MONTROSE AV, n w cor Humboldt st, exterior and interior alterations to store and dwelling; cost, \$400; owner, Leonardo Maitola, 185 Humboldt st; architect, C. P. Cannella, 60 Graham av. Plan No. 6448.

MYRTLE AV, s s, 50 e Bedford av, extension to 2-sty store and dwelling; cost, \$400; owner, Jas. S. Hughes, 98 Bedford av; architect, Hy Holder, 242 Franklin av. Plan No. 6382.

NEWKIRK AV, s e cor East 28th st, rear, side and front extension to church; cost, \$20,000; owners, St. Stephens Lutheran Church, 448 East 28th st; architect, Wm. H. Ludwig, 801 Eastern Parkway. Plan No. 6422.

SARATOGA AV, e s, 20 s McDonough st, plumbing to dwelling; cost, \$200; owner, Agnes T. Fogarty, 85 Saratoga av; architect, C. T. Hanson, 232A Ralph av. Plan No. 6457.

ST NICHOLAS AV, n s, 25 w Stanhope st, exterior alterations to tenement; cost, \$175; owner, M. Tracey, 120 Powers st; architect, W. H. Fiederman, 475 North st. Plan No. 6383.

UTICA AV, w s, 70 n Carroll st, plumbing to dwelling; cost, \$250; owner, S. Larne, 334 Utica av; architect, A. Rappaport, 329 Saratoga av. Plan No. 6429.

UTICA AV, n w cor Union st, plumbing to store and dwelling; cost, \$200; owner, Geo. Potts, Jr., 1747 Union st; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 6407.

VANDERBILT AV, e s, 200 n Lafayette av, extension to dwelling and garage; cost, \$150; owner, John O. Polak, 287 Clinton av; architects, Voss & Lauritzer, 65 DeKalb av. Plan No. 6454.

WAVERLY AV, w s, 80 n Myrtle av, interior alterations to theatre; cost, \$300; owners, Osiris

Amusement Co., on premises; architect, Thos. Bennett, 3d av and 52d st. Plan No. 6438.

3D AV, e s, 42.6 n Prospect av, interior alterations to store and tenement; cost, \$150; owner, Rebecca Alpert, 597 3d av; architect, H. M. Entlich, 29 Montrose av. Plan No. 6474.

4TH AV, w s, 88 s 14th st, exterior and interior alterations to tenement; cost, \$500; owner, M. I. Martin, 331 Madison st; architect, Mathew Langer, 81 East 125th st, New York. Plan No. 6441.

11TH AV, e s, 20 s 62d st, exterior and interior alterations to store and dwelling; cost, \$600; owner, Michel Scarper, 6201 11th av; architect, Angelo Adamo, 1463 64th st. Plan No. 6386.

12TH AV, e s, between 63d and 64th sts, balcony to home; cost, \$1,000; owners, Angel Guardian Home, on premises; architect, Francis Berlinbach, 260 Graham av. Plan No. 6445.

**Queens.**

FAR ROCKAWAY.—Kensington Gardens, s s, 375 e Mott av, 2-sty frame extension, 8x53, side 2 1/2-sty dwellings, shingle roof, interior alterations; cost, \$5,000; owner, Abraham Gershal, 15 East 26th st, N. Y. C.; architect, Chas. B. Meyers, 1 Union sq, N. Y. C. Plan No. 2225.

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**RECORD AND GUIDE**  
FOR  
**DECEMBER 27th, 1913**



*Architects:*  
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In this article the construction, equipment and furnishings will be thoroughly covered. The Biltmore is situated in a section of the city that has become a center for hotels of the highest class. Its probable influence in affecting future values of surrounding property will be discussed by competent authorities.

The December 27th issue offers those manufacturers who supplied material and those contractors who did work on this high class hotel an opportunity to make known their connection with so representative a building.

For space and rates address

**The Record and Guide, 119 W. 40th Street, New York**

Plans Filed, Queens, Continued.

FAR ROCKAWAY.—Cornaga av, s w cor Central av, erect cellar stairs to dwelling; cost, \$50; owner, I. Goldman, Far Rockaway. Plan No. 2241.

FAR ROCKAWAY.—Mott av, s s, 150 w Hollywood av, erect new porch on dwelling; cost, \$50; owner, F. Pitter, premises. Plan No. 2215.

FAR ROCKAWAY.—Ocean av, n s, 500 e Meadow av, cut new windows in dwelling; cost, \$70; owner, Mrs. H. Blum, 696 Riverside dr, N. Y. C. Plan No. 2208.

FAR ROCKAWAY.—Central av, s s, 300 w Mott av, 1-sty frame extension, 14x9, rear 3-sty store and dwelling, tin roof; cost, \$300; owner, A. L. Nebenzohl, Far Rockaway; architect, J. H. Cornell, Far Rockaway. Plan No. 2209.

CORONA.—Hayes av, s w cor 43d st, 1-sty frame extension, 17x6, rear 2-sty frame dwelling, tin roof; cost, \$240; owner, Fred'k Lapp, 61 Hayes av, Corona; architect, H. Morris, 13th st, College Point. Plan No. 2195.

FLUSHING.—Cypress av, 227, install new plumbing in dwelling; cost, \$50; owner, Jos. Donoghue, premises. Plan No. 2203.

FLUSHING.—Elm st, 76, install new plumbing in dwelling; cost, \$50; owner, Mary E. Booth, premises. Plan No. 2196.

FLUSHING.—Beech st, 115, install new plumbing in dwelling; cost, \$100; owner, F. G. Drake, premises. Plan No. 2193.

FLUSHING.—Washington st, s s, 400 e Main st, install new plumbing in dwelling; cost, \$50; owner, Mrs. M. Carraher, premises. Plan No. 2193.

FLUSHING.—Union Turnpike, n w cor Hoffmann av, general interior alterations to store and dwelling; cost, \$750; owner, John P. Jung, premises; architect, Otto Thomas, 354 Fulton st, Jamaica. Plan No. 2211.

GLENDALE PARK.—Welling st, s s, 198 e Northern Blvd, install new plumbing in dwelling; cost, \$50; owner, Lorenzo Campo, premises. Plan No. 2204.

GLENDALE PARK.—Welling st, s s, 198 e Northern Blvd, 1-sty frame extension, 12x20, on rear of shed; cost, \$100; owner, Lorenzo Campo, premises. Plan No. 2205.

JAMAICA.—Kane av, w s, 250 n L. I. R. R., raise ice plant to grade; cost, \$500; owner, Arverne Hygeia Ice Co., premises. Plan No. 2198.

L. I. CITY.—Broadway, 406, erect new brick foundation under store; cost, \$50; owner, P. Waldheim, premises. Plan No. 2206.

L. I. CITY.—Cornelia st, 66, erect chimney on dwelling; cost, \$60; owner, Louis Mass, premises. Plan No. 2202.

L. I. CITY.—Crescent st, 63, erect electric sign on stores; cost, \$50; owner, Jos. H. Benes, premises. Plan No. 2200.

L. I. CITY.—Marion st, 115, install gas in dwelling; cost, \$25; owner, M. John, premises. Plan No. 2221.

L. I. CITY.—17th av, w s, 150 n Grand av, install gas piping in dwelling; cost, \$25; owner, J. Pittab, premises. Plan No. 2197.

L. I. CITY.—Hunter av, n s, 114 e Bridge Plaza, 1-sty frame extension, 10x19, on side 2-sty office building, tin roof; cost, \$300; owner, W. E. Paynter, 171 Hunter av, L. I. City; architect, John Boses, Bridge Plaza, L. I. City. Plan No. 2216.

L. I. CITY.—Jackson av, e s, 50 n Arch st, install gas piping in shop; cost, \$10; owner, M. Goldberg, 156 Jackson av, L. I. City. Plan No. 2217.

L. I. CITY.—10th st, n s, 131, install gas piping in dwelling; cost, \$10; owner, M. Bustoff, premises. Plan No. 2218.

L. I. CITY.—East av, n w cor 6th st, interior alterations to provide rooms on 2d story; cost, \$500; owners, C. & Rose Boyle, 165 12th st, L. I. City. Plan No. 2219.

L. I. CITY.—Steinway av, 921, install new plumbing in dwelling; cost, \$175; owner, Wm. Vix, premises. Plan No. 2213.

L. I. CITY.—Hallett st, 68, enclose shed for storage; cost, \$10; owner, Frank Eula, premises. Plan No. 2192.

L. I. CITY.—13th av, e s, 508 n Broadway, erect new water closet compartment in dwelling, new plumbing; cost, \$300; owner, G. H. Gilson, 156 Bowery, N. Y. C. Plan No. 2207.

L. I. CITY.—Vernon av, 401, erect iron stack on factory; cost, \$400; owners, N. Y. Terra Cotta Co., premises, Plan No. 2210.

L. I. CITY.—Camelia st, s s, 150 w Sherman st, install new plumbing in dwelling; cost, \$150; owner, M. L. Maas, on premises. Plan No. 2243.

L. I. CITY.—Crescent st, e s, 275 n Potter av, install gas piping in dwelling; cost, \$30; owner, F. Kunor, on premises. Plan No. 2244.

L. I. CITY.—Ridge st, 95, repairs to shed; cost, \$35; owner, V. Polizio, 73 Ridge st, L. I. City. Plan No. 2240.

MASPETH.—Herbert st, 47, erect storm shed rear dwelling; cost, \$25; owner, Theo. Drapeau, premises. Plan No. 2220.

MORRIS PARK.—Satterlee av, e s, 50 n Ward st, install new plumbing in dwelling; cost, \$100; owners, Jean and Mary Wagner, 7 Satterlee av, Morris Park. Plan No. 2201.

RIDGEWOOD.—Frederick pl, 6, general interior alterations to dwelling; cost, \$2,000; owner, Geo. Emerner, premises; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 2194.

RICHMOND HILL.—Walnut st, e s, 172 s Atlantic st, install plumbing in dwelling; cost, \$60; owner, H. J. Ballow, on premises. Plan No. 2242.

ROCKAWAY BEACH.—Washington av, s s, 100 w Center av, erect new post foundation under five dwellings; cost, \$250; owner, Mrs. K. Ryan, 173 East 90th st, N. Y. C. Plan Nos. 2229-2236-7-8-9.

ROCKAWAY BEACH.—Washington av, s s, 100 e Undine av, erect new post foundation under six dwellings; cost, \$160; owner, J. J. Fagan, 90 Monroe st, Brooklyn. Plan Nos. 2230 to 2235.

ROCKAWAY BEACH.—Chase av, e s, 243 s Eoulevard, 3-sty frame extension, 26x9, on side and rear 2½-sty dwelling, interior alterations; tin roof; cost, \$1,500; owner, H. Masklin, premises; architect, P. Caplan, Rockaway Beach. Plan No. 2222.

ROCKAWAY BEACH.—Washington av, n s, 100 e Undine av, raise dwelling and erect new foundation; cost, \$25; owner, J. J. Egan, 90 Monroe st, Brooklyn. Plan No. 2212.

COLLEGE POINT.—2d av, s s, 50 e 1st st, 2-sty frame extension, 6x13, side 2½-sty dwelling, tin roof, interior alterations; cost, \$2,000; owner, Ulrich Vogt, 15th st and 2d av, College Point; architect, E. Leo McCracken, Manhattan court, College Point. Plan No. 2227.

JAMAICA.—Unionhall st, e s, 447 s Fulton st, 1-sty frame extension, 28x20, rear 1-sty store, tin roof; cost, \$600; owner, S. Burkhoff, 81 Harriman av, Jamaica; architect, F. B. Anderson, 32 Union av, Jamaica. Plan No. 2226.

WOODHAVEN.—Elmwood av, n s, 100 w Woodhaven av, 2-sty frame extension, 32x29, side 2-sty dwelling, composition roofing; cost, \$600; owner, Frank Drosch, 1466 Woodhaven av, Woodhaven; architect, J. C. Burmeister, 416 Cornelia st, Brooklyn. Plan No. 2245.

Richmond.

ERASTINA PL, w s, 200 n Railroad, 3d Ward, masonry and concrete foundation walls to frame garage; cost, \$150; owner and builder, J. A. Snyder, Mariners Harbor. Plan No. 471.

JERSEY ST, 444, w s, 200 s Brighton av, New Brighton, concrete piers and masonry to frame store and dwelling; cost, \$600; owner, Rudolph Hedegar, New Brighton; architect, John Davies, New Brighton; builder, M. Siegle, New Brighton. Plan No. 467.

KING ST, s s, 450 e Bradley av, 3d Ward, new store front to brick hotel; cost, \$750; owner and builder, Guisepppe Pozzo, Pt. Richmond; architect, C. B. Eggert, Jr., Castleton Corners. Plan No. 464.

PROSPECT ST, 43, Pt. Richmond, square roof, stucco and new partitions to frame dwelling; cost, \$500; owner and builder, J. Mastropieri, 38 Barnes av, Pt. Richmond. Plan No. 469.

WRIGHT and WATER STS, n w cor Stapleton, new store fronts to frame store and dwelling; cost, \$350; owners, W. & J. Schmeiser, Water st, Stapleton; architect, Otto Loeffler, 85 Water st, Stapleton; builder, H. J. Langworthy, Broad st, Stapleton. Plan No. 468.

CAREY AV, w s, 150 n Burgher av, West New Brighton, masonry and plumbing to frame dwelling; cost, \$50; owner and builder, Alfred E. Tickle, West New Brighton. Plan No. 474.

CEDAR AV, w s, 70 s Sand Lane, Arrochar; masonry and concrete footing to frame dwelling; cost, \$70; owner and builder, Vincenzo Zagarello, Arrochar. Plan No. 466.

MANOR RD, e s, 150 n Turnpike, Castleton Corners, 2-sty extension to frame dwelling; cost, \$165; owner, E. Vroomer, Castleton Corners; builder, J. O. Johnson, Pt. Richmond. Plan No. 465.

RICHMOND TURNPIKE, s s, 113 e Avon pl, 230, Tompkinsville, new stairs, heating, electric wiring and partitions to frame dwelling; cost, \$1,000; owner, Meyer Rosenholz, Tompkinsville; architect, R. W. Gardner, 122 West 29th st, Manhattan; builders, Steinberg & Cohen, New Brighton. Plan No. 475.

SUMMIT AV SOUTH, Garretson and Prospect avs, s e cor, Tottenville, new front to brick school; cost, \$100; owner, City of N. Y.; architect, S. R. Erick, St. George; builder, H. H. Constantine, Princess Bay. Plan No. 470.

WASHINGTON AV, n s, 500 e South av, Mariners Harbor, new roof and masonry to frame stable; cost, \$200; owner, architect and builder, K. Koslowsky, Mariners Harbor. Plan No. 473.

6TH AV, n s, 250 e Jersey st, New Brighton, an additional story to frame dwelling; cost, \$1,500; owner and architect, L. Levy, New Brighton; builders, M. Siegler & Son, New Brighton. Plan No. 472.

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 Dec. 1. The location is given, but not the owner's address:

NEWARK.—Harris Kanterowitz, 528-530 South 16th st, 3-sty frame, \$8,000; Dolgan & Mendelsohn, 88 Stratford pl, 3-sty frame alteration, \$600; Harris Kanterowitz, 520-522 South 16th st, 3-sty frame, \$8,000; Samuel Philip, 509 South 19th st, 3-sty frame, \$9,000; Schiff & Wilson, s e cor Cedar and Mountain avs, 3-sty frame, \$6,000; Henry Steller, 570 South 13th st, 3-sty frame, \$6,000; Charles Morphinweg, 566 South 13th st, 3-sty frame, \$6,000; Abraham Gennet, 103-105 Peshine av, two 3-sty frame, \$11,000.

LAKEVIEW.—George Giese, n e cor Main and South 1st sts, 2-sty brick, \$11,000.

PASSAIC.—Thomas Rooney, 301 Oak st, 3-sty brick, \$7,000.

WEST NEW YORK.—John Glueck, 317 9th st, 3-sty brick, \$8,000.

HOBOKEN.—Samuel Bier, 78 Grand st, 4-sty frame alteration, \$1,000.

EDGEWATER.—Andrew Mayek, s s Hilliard av, 150 ft w of River rd, 3-sty brick, \$12,000.

EAYONNE.—Dvinsky & Berger, 25 West 15th st, 3-sty frame, \$6,000.

JERSEY CITY.—Harry J. Max, n w cor Broadway and Corbin av, three 3-sty brick, \$27,000.

EAST ORANGE.—Hyman Selkin, 230 Elmwood av, 3-sty brick, \$10,000.

PASSAIC.—Elias Gruber, 143 2d st, 4-sty frame, alteration, \$1,500.

JERSEY CITY.—Philip Martin Est., 181-183 Montgomery st, two 4-sty brick, alteration, \$2,300; John Wisniewski, 26 Canal st, 3-sty frame, alteration, \$1,000.

HOBOKEN.—Santo Zuccato, 114 Jackson st, 3-sty frame, alteration, \$1,000.

WEST NEW YORK.—Lucia Modarelli, n e cor 7th st and Bergenline av, 5-sty brick, \$35,000.

JERSEY CITY.—Benjamin Cominsky, 56 Rutgers av, 3-sty frame, \$8,000; John Keough, 235 Mercer st, 3-sty frame alteration, \$500; Fredrick Seltmann, 78 Clerk st, 3-sty frame, \$5,000; Rose Lerner, 187 Myrtle av, 3-sty brick, \$8,000; Rose Lerner, 189-191-193 Myrtle av, three 3-sty brick, \$24,000.

ASBURY PARK.—Edward & Joseph Strano, 1134 Springwood av, 3-sty brick, \$6,000.

ATLANTIC CITY.—Charles F. Wahl, 17-19 South Presbyterian av, 3-sty brick, \$10,000.

EAST ORANGE.—Julius Pitscher, 37 Arsdale terrace, 3-sty frame, \$6,000; David L. Heller, 191 Clinton st, 3-sty frame alteration, \$300.

JERSEY CITY.—Ernest Hegewald, 861 and 863 Bergen av, 4-sty brick, \$30,000.

IRVINGTON.—Conrad Reck, 26 20th av, 3-sty frame, \$5,000; William Heyeck, 529 South 21st st, 3-sty frame, \$5,000; Sidwina Unverzagt, 536 21st, 3-sty frame, \$5,000.

WEST NEW YORK.—Solomon Lopatka, 439-41 Bergenline av, 5-sty brick, \$26,000; John & Alphonso Rispoli, s w cor 6th st and Broadway, 3-sty brick, \$16,000.

HOBOKEN.—Louis Arata, 135 Adams st, 4-sty brick alteration, \$5,000.

MONTCLAIR.—Barbato Zarro, 10 Bay st, 4-sty brick alteration, \$2,500.

APARTMENTS, FLATS AND TENEMENTS.

NEWARK, N. J.—E. V. Warren, Essex Building, has nearly completed plans for a 4-sty brick and limestone apartment house, 40x72 ft., to be erected at 6 and 8 Orleans st, for the J. H. Mayzel Co., 1st and Wall sts, Elizabeth, owner. Cost, about \$30,000.

NEWARK, N. J.—R. Botelli, 191 Market st, is preparing plans for a 4-sty apartment house, 60 x76 ft., to be erected at 40-42 West Kinney st for Vincenzo Altieri, 395 Chestnut st, owner. Cost about \$40,000.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—F. H. Koenigsberger, Wiss Building, 671 Broad st, is preparing plans for a 3-sty brick and concrete factory, 50x200 ft., to be erected in the south side of South st, near Pacific st for Harry Stern, care of Feist & Feist, 736 Broad st, owner. Bids will be taken by owner soon. Cost, about \$35,000.

NEWARK, N. J.—H. J. Weiler, 167 Hamburg pl, Newark, has completed plans for a 2-sty brick cooperage factory, 100x100 ft., to be erected at 116-122 Jabez st, for John Ebersberger, 123 Goethart st, owner. Work will probably not go ahead until spring. Cost, about \$10,000.

NEWARK, N. J.—Fred Wunder & Son, 957 Broadway, Brooklyn, are preparing plans for a 3-sty brick ice plant, 50x125 ft., to be erected on Mount Prospect av for the Essex County Brewing Co., Peter Hauck, president, Newark.

HALLS AND CLUBS.

BAYONNE, N. J.—L. E. Jallade, 37 Liberty st, N. Y. C., has completed plans for a 4-sty brick and reinforced concrete Y. M. C. A. building, 100x150 ft., to be erected on Broadway, 38th to 39th sts, for the Y. M. C. A. of Bayonne, A. W. Forman, president. Bids will be taken about the first of January. Cost, about \$100,000.

Other Cities.

BANKS.

SYRACUSE, N. Y.—Mowbray & Uffinger, 56 Liberty st, N. Y. C., have been commissioned to prepare plans for a bank building to be erected at Warren and Washington sts for the First National Bank, C. W. Snow, president.

DWELLINGS.

TOKONEKE, CONN.—Figures have been received for a residence and garage to be erected here near South Norwalk for Mrs. Mary De Groet Foote and Miss Isabel Hastings, 535 Park av, N. Y. C., owners. F. H. Bosworth, Jr., 1170 Broadway, N. Y. C., is architect.

NORTH CASTLE, N. Y.—Foster & Gade, 15-17 West 38th st, N. Y. C., have prepared plans for a 2½-sty local stone residence, 80x35 ft., for Samuel McRoberts, 55 Wall st, N. Y. C., owner. Plans will be completed about the first of December, and figures will be taken from a selected list of contractors.

STAMFORD, CONN.—H. A. Smith, 1181 Broadway, N. Y. C., is preparing plans for a 2½-sty frame residence, 33x44 ft., to be erected at Shippan Point for James S. Jenkins, this place, owner. Cost about \$10,000.

HIGHLAND FALLS, N. Y.—The J. P. Morgan Estate, Stephen Dombrowsky, Highland Falls, superintendent, contemplates the erection of five cottages for employees here. Grosvenor Atterbury, of N. Y. C., will probably prepare the plans.

HOTELS.

THOUSAND ISLAND PARK, N. Y.—Charles E. Dewey, 46 Jefferson Co. Bank Building, Watertown, is preparing sketches for rebuilding the 2-sty brick and stone Columbia Hotel at Alexandria Bay for the Thousand Island Park Association, R. E. Grant, president. Final plans will probably be completed about January 1. Cost about \$300,000.

# 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. 2386

New York, December 6, 1913

(23)

PRICE 20 CENTS

### STREET INDEX OF RECORDED CONVEYANCES AND WILLS

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

Allen st, 167.  
Broome st, 25-7, 334-6.  
Canal st, 121-3.  
\*Canal st (n s) or Bowery (69), blk 303-pt lt 3.  
\*Christopher st, 131 (or Hudson st, 501).  
Christopher st, 133.  
Christie st, 46-8.  
\*Clarkson st, 53-5 (or Washington st, 585).  
\*Clarkson st, 57 (or Greenwich st, 604).  
Cleveland pl, 7, or Kenmore st, 98-108.  
\*Crosby st, 120-2 (or Bway, 588-90).  
Division st, 193.  
Duane st, 32.  
East Broadway, 204.  
Eldridge st, 135-7.  
Front st, 249.  
Goerck st, 137.  
Grand st, 337, 369.  
Greene st, 204-6.  
Greenwich st, 574-6, 596, 762.  
Greenwich st, 604 (or Clarkson st, 507).  
Greenwich st, 606-8.  
Hester st, 5-7.  
Houston st, 142 E.  
\*Houston st, 338-40 W (or Washington st, 568).  
Hudson st, 501 (or Christopher St, 131).  
Jay st, 8-12 (or Staple st, 2).  
\*Kenmore st, 98-108 (or Cleveland pl, 7).  
\*King st, 125 (or Washington st, 551).  
Lafayette st, 443-5 (map 439-41).  
Laurel Hill Terrace (w s), 2149-46.  
Leonard st, 80-2.  
Macdougall st, 125 (or 3d st, 119 W).  
Madison st, 211, 256.  
Maiden la, 101-3.  
\*Maiden la, 105 (or Pearl st, 201).  
\*Maiden la, 130-4 (or Water st, 152).  
\*Mercer st, 56-8 (or Bway, 483-5).  
Mercer st, 237.  
Minetta la, 18-20.  
Nassau st, 63.  
Nichols pl (w s), 2255-1.  
Nichols pl (w s), 2255-lt 10 (omit in dir).  
Norfolk st, 102-6.  
Overlook Terrace (e s), 2180-582.  
Pearl st, 74, 203.  
Pearl st, 201 (or Maiden la, 105).  
Pell st, 26-32.  
Ridge st, 28.  
Sheriff st, 85.  
South st, 41.  
Stanton st, 153½.  
\*Staple st, 2 (or Jay st, 8-12).  
\*Thompson st, 235-9 (or 3d st, 79 W).  
Thompson st, 241-7 or Washington Sq So, 54-7).  
University pl, 1.  
Washington Sq So, 52-3.  
Washington Sq So, 54-7 (or Thompson st, 241-7).  
Washington st, 358, 589.  
Washington st, 551 (or King st, 125).  
Washington st, 553-5.  
Washington st, 568 (or Houston st, 338-40 W).  
Washington st, 570-2.  
Washington st, 585 (or Clarkson st, 53-5).  
Washington st, 587.  
Water st, 152 (or Maiden la, 130-4).  
Waverly pl, 27-9.  
West st, 348-349, 357-8.  
Willett st, 90.  
3d st, 79 W (deed No 81 (or Thompson st, 235-9).  
\*3d st, 119 W (or Macdougall st, 125).  
6th st, 625-7 E.  
7th st, 57, 218 E.  
8th st, 366 E.  
9th st, 238 E.  
9th st E (s s), rear, 464-29-30.  
\*9th st, 701 E (or Av C, 144).  
11th st, 718-22 E.  
12th st, 39-43, 47, 44-8 W.  
\*17th st, 403 E (or 1st av, 290).  
17th st, 533 E.  
\*18th st, 166-8 W (or 7th av, 133).  
21st st, 510-14 W.  
24th st, 30-2 W.  
25th st, 360 W.  
\*29th st, 49-53 E (or 4th av, 424-32).  
30th st, 106, 128-32, 243-5 W.  
\*38th st (s e c Lex av), 893-64.  
41st st, 205 E.  
41st st, 119-21, 125-7 W.  
42d st, 116-24, 635 W.  
43d st, 215 E.  
43d st, 106 W.  
45th st, 401-3 W (or 9th av, 643).  
48th st, 234-8 W.  
52d st, 18 W.  
56th st, 3-5 W.  
57th st, 4 W.  
58th st, 46-50, 414 E.  
61st st, 241 W.  
63d st, 230 W.  
64th st, 321-5 E.  
65th st, 310 E.  
68th st, 168 E.  
70th st, 178-82 E.  
\*73d st, 200 E (or 3d av, 1265).  
79th st, 159-61 E.  
79th st, 200 W (or Ams av, 388-94).  
83d st, 326 W.  
85th st, 209 E.  
86th st, 245 E.  
89th st, 306 W.  
91st st, 150 W.  
97th st, 174 W.  
99th st, 169 E.  
99th st, 68, 206-10 W.  
103d st, 73 E.  
103d st, 135 W.  
104th st, 164 E.  
\*104th st W (s w c West End av), 1890-pt lt 61.  
104th st, 309 W.  
105th st, 120 E.  
105th st, 141 W.  
106th st, 212-14 E.  
109th st, 227 W.  
113th st, 21, 227 E.  
\*113th st 1 W (or 5th av, 1360).  
113th st, 3 W.  
114th st, 606 W.  
115th st, 77, 423 E.  
116th st, 55-9 W.  
117th st, 329 E.  
118th st, 320, 435 E.  
118th st, 157 W.  
119th st, 68 E.  
\*119th st, 100 W (or Lenox av, 167-77).  
119th st, 106 W.  
122d st, 335-7 E.  
124th st, 318 E.  
125th st, 543 W.  
126th st, 311 W (map No 313).  
127th st, 235-7 W.  
\*127th st, 601 W (or Bway, 3181-5) (map 3181-9).  
129th st, 306 W.  
130th st, 137 W.  
136th st, 124-6 W.  
137th st, 103 W.  
138th st, 629-31 W.  
139th st, 255 W.  
141st st, 469 W.  
\*150th st, 569 W (or Bway, 3640-52).  
159th st, 540 W.  
\*165th st W (sec Bway), 2122-77.  
172d st W (s s), 2142-75.  
\*172d st W (n w c Ft Wash av), 2139-310.  
\*174th st, 500 W (or Ams av, 2298).  
212th st (s w c 10th av, 2229-pt lt 12) (omit in Dir).  
\*215th st W (n e c 9th av), 2196-1.  
215th st W (n s), 2196-45.  
Av C, 144 (or 9th st, 701 E).  
\*Adrian av (w s), (or Terrace View av) (e s), 3402-230.  
Amsterdam av, 2298 (or 174th st, 500 W).  
\*Amsterdam av, 388-94 (or 79th st, 200 W).  
Bowery, 69 (or Canal st, n s), 303-pt lt 3.  
Bradhurst av (e s), 2046-50.  
Broadway, 310.  
Broadway, 483-5 (or Mercer st, 56-8).  
Broadway, 588-90 (or Crosby st, 120-2).  
Broadway, 3181-5 (map 3181-9) (or 127th st, 601 W).  
Broadway 3640-52 (or 150th st, 569 W).  
Broadway, 3926-34 (s e c 165th st), 2122-77.  
Broadway (w s, 1993-15-19).  
Ft Wash av (e s), 2180-628.  
Ft Wash av (w s) (or Northern av) (e s), 2179-pt lt 140.  
Ft Wash av, n w c 172d st), 2139-310.  
Haven av (e s), 2139-144  
Lenox av, 166-77 (or 119th st, 100 W).  
Lexington av, 311 (s e c 38th st), blk 893-64.  
Lexington av, 1745.  
Madison av, 529, 1189, 1824-6.  
\*Northern av (w s), or Riv dr (e s), 2179-22.  
\*Northern av (e s), or Ft Wash av (w s), 2179-pt lt 140.  
Park Row, 129.  
Riverside dr (e s) or Northern av (w s), 2179-22.  
Riverside dr (e s) or 12th av (e s), 2000-62.  
St Nicholas av, 920.  
Terrace View av (e s) or Adrian av (w s), 3402-230.  
West End av, 893-9 (s w c 104th st) blk 1890 pt lot 61.  
1st av, 158.  
1st av, 290 (or 17th st, 403 E).  
2d av, 2085.  
3d av, 647, 1261-3.  
3d av, 1265 (or 73d st, 200 E).  
4th av, 14-6.  
4th av, 424-32 (or 29th st, 49-53 E).  
5th av, 12, 400, 882, 1360-6.  
6th av, 660.  
7th av, 133 (or 18th st, 166-8 W).  
8th av, 2440, 2580.  
\*9th av, 643 (or 45th st, 401-3 W).  
9th av, 645.  
9th av (n e c 215th st), 2196-1.  
omitted in dir.  
\*10th av (s w c 212th, 2229-pt lot 12).  
\*12th av or Riverside dr (e s), 2000-62.

#### WILLS.

9th st, 14 W.  
10th st, 249 E.  
38th st, 337 E.  
47th st, 120-2 W.  
50th st, 32, 227 E.  
52d st, 539 W.  
53d st, 302-6 W.  
56th st, 303 E.  
82d st, 139-145 W.  
93d st, 23 E.  
10th av, 650.

#### EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

T. S. preceding the consideration in a conveyance means that the deed or con-

veyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some 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.

#### KEY TO ABBREVIATIONS USED.

(A)—attorney.  
A.L.—all liens.  
AT—all title.  
ano—another.  
av—avenue.  
admr—administrator.  
admtrx—administratrix.  
agmt—agreement.  
A—assessed value.  
abt—about.  
adj—adjoining.  
apt—apartment.  
assign—assignment.  
asn—assign.  
atty—attorney.  
bk—brick.  
B & S—Bargain and Sale.

bdg—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.

**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. 28, 29, DEC. 1, 2, 3 & 4.

**Allen St, 167** (2:416-22), ws, 125 s Stanton, runs s 25.6xw46x0.6xw41.6xn25xe87.6 to beg with all title to strip on rear 25x8, 5-sty bk tnt & str & 5-sty bk rear tnt; Dora Davis to Mornat Realty Co, a corp, 74 Bway; AL; Nov26; Nov28'13; A\$18,000-25,000. O C & 100

**Allen St, 167;** Mornat Realty Co to Dora Eichler, 600 W 183; Nov26; Nov28'13. nom

**Allen st, 167** (2:416-22), ws, 125 s Stanton, runs s25.6xw46xn0.6xw41.6xn25xe87.6 to beg, with all title to strip in rear, 25x8, 5-sty bk tnt & str & 5-sty bk rear tnt; Dora Eichler to Max Cohen, 43 W 110 & Henry Cohen, 22 W 111; mtg \$16,000; Nov28; Nov29'13; A\$18,000-25,000. O C & 100

**Broome st, 25-7** (2:321-10), ss, 75 W Mangin, 50x75, 6-sty bk tnt & str; Bertha Kaufmann to Benj J Weil, 21 E 82; AL; July1; Nov28'13; A\$20,000-45,000. O C & 100

**Broome st, 334-6** (2:424-40), ns, 69.8 e Bowery, 40x93.8, 6-sty bk tnt & str; Saml N Berlin et al to Regal Mtg & Security Co, a corp, 45 W 25 [c/o Aronson Bros]; mtg \$60,125; Decl1; Dec4'13; A\$40,000-65,000. nom

**Canal st** (1:303-pt 1 & 3), ns, 98.9 se Bowery, runs e38.9xs25.2xw14 to Canal, as widened xnw35.11 to beg, being that part of 69 Bowery left after widening Canal st, pt 5-sty stn lodging house; Lucy J Smith et al TRSTES Chas Bouton, decd, to Peter P Cappel, 333 W 23; AL; Oct17; Decl1'13; A\$—\$. 13,100

**Canal st** (1:303), same prop; Peter P Cappel to Nathan Himowich, 35 W 110, & Harry Hoppenfeld, 911 Fox; mtg \$8,100 & AL; Nov17; Decl1'13. O C & 100

**Canal st, 121**, see Canal, 123.

**Canal st, 123** (11:302-39), nes at ses Chrystie (No 46), 24.3x24.4x24.7x24.3; A \$24,000-32,000; also CANAL ST, 121 (1:302-38), ns, 24.3 e Chrystie, 18.9x24.5x18.2x24.4, together 6-sty bk loft & str bldg; A\$12,500-18,000; also CHRYSTIE ST, 48 (1:302-1), es, 24.3 n Canal, 25x100, 5-sty bk tnt & str; A\$24,000-37,000; Nathan Marcus to No 121 Canal St Co, Inc [c/o Marcus Bros], 54 Bowery; B&S; mtg \$66,000 & AL; Nov26; Dec2'13. O C & 100

**Christopher st, 131-3**, see Hudson, 501.

**Chrystie st, 46-8**, see Canal, 123.

**Clarkson st, 53-7**, see Bway, 483-5.

**Cleveland pl, 7** (2:481-4), see Kenmare (Nos 98-108), 17.5x98.3x1.6x99, vacant; Mortimer L Fisher to Danl W Morgan, 109 Berkely pl, Bklyn; B&S & CaG; AL; Nov 29; Dec4'13; A\$15,500-15,500. O C & 100

**Cleveland pl, 7;** Danl W Morgan to Fifty-Four Barclay St Co, a corp, 54 Barclay [c/o G W Loft, 400 Broome]; A L; Dec4'13. nom

**Cooper sq, 56-8**, see Bway, 483-5.

**Crosby st, 120-2**, see Bway, 588-90.

**Division st, 193** (1:285-52), ss, 157.2 e Jefferson, 26.11x48.8x26.4x49.3, 5-sty bk tnt & str; A\$13,000-18,000; also EAST BROADWAY, 204 (1:285-37), ns, 157.6 e Jefferson, 26.4x65, 5-sty bk school & str; Abr H Sarason to Max Applebaum, 31 W 115; AL; Nov24; Nov28'13; A\$20,000-27,000. O C & 100

**Duane st, 82** (1:154-11), ss, 110.7 e Bway, 26x79.2 to Manhattan pl x25.7x79.7, 6-sty bk loft & str bldg; Michl Naughton to Thos Naughton, 245 E 86; ½ pt; June24; Decl1'13; A\$66,000-90,000. O C & 100

**East Bway, 204**, see Division, 193.

**Eldridge, 135-7** (2:419-66), ws, abt 125 n Broome, 50x100, 6-sty bk tnt & str; Morton Stein ref to Herben Realty Corp, 100 Bway [r 1405]; mtg \$83,639.90 & AL; FORECLOS Nov25; Nov28'13; A\$50,000-90,000. 2,000

**Front st, 249**, see Leonard, 80-2.

**Goerck st, 137** (2:330-63), ws, 175 s Houston, 25x100, 5-sty bk tnt & str; Saml & Katie Friedman to David Mermelstein, 137 Goerck; ½ pt; mtg \$24,500; Apr29'09; Dec2'13; A\$12,000-29,000. O C & 100

**Grand st, 337**, see Leonard, 80-2.

**Grand st, 369**, see Leonard, 80-2.

**Greene st, 204-6** (2:533-9), es, 100 s 3d, 50x100, 6-sty bk loft & str bldg; Nathan Hutkoff to Progress Holding Co, a corp, 35 Nassau [135 Bway]; mtg \$88,000 & AL; Nov26; Nov28'13; A\$45,000-90,000. exch & 100

**Greenwich st, 572**, see Bway, 483-5.

**Greenwich st, 596**, see Bway, 483-5.

**Greenwich st, 604-8**, see Bway, 483-5.

**Greenwich st, 762** (2:634-pt Lt 7), ws, 82 s Bank, runs w33.6xw25.3xs2 & 14.5xe 23.8xe33.5 to st xn17.6 to beg, vacant; Value Realty Co to Carl Ernst, 2102 Bway; mtg \$7,750; Nov22; Nov28'13; A\$—\$. nom

**Hester st, 5-7** (1:313-33-34), ns, 50 w Clinton, 50x100, 2 6-sty bk tnts & str; Morris Kashowitz to Morris Fein, 1472 Seabury pl, mtg \$75,000; Decl1; Dec2'13; A \$48,000-84,000. O C & 100

**Houston st, 142 E** (2:442-56), ns, 360 w 1 av, 25x102.11x25x102.4, 5-sty bk tnt & str; Katharina Bonifer, heir, & C, Valentin Bonifer to Maria or Mary A Kern, heir sister, 3013 Concourse; AL; Nov15; Nov28'13; A\$20,000-27,000. 13,000

**Houston st, 338-40 W**, see Bway, 483-5.

**Hudson st, 501** (2:630-48), nwc Christopher (No 131), 26.7x72x50x74.11, 3 & 4-sty bk hall & str; A\$45,000-50,000; also CHRISTOPHER ST, 133 (2:630-50), ns, 74.11 w Hudson, 29x59.8x27.6x50, 3-sty bk & fr tnt & str; A\$11,000-11,500; A Franklin Lawson to Minnie C Van Tine, 79 6 av; AT; B & S; Decl1; Dec2'13. nom

**Jay st, 8-12**, see Leonard, 80-2.

**Kenmare st, 98-108**, see Cleveland pl, 7.

**King st, 125**, see Bway, 483-5.

**Lafayette st, 52-4**, see Bway, 483-5.

**Laurel Hill av or ter** (8:2149-46), nws, 200 e Ams av & 11.11 ne from ns 184th, —x—x25x85.10, 2-sty fr dwg; Thos Barrett to Ice Manufacturing Co, a corp, 1170 Bway; Dec4'13; A\$800-800. O C & 100

**Leonard st, 80-2** (1:173-20), ss, abt 175 e Church, 49.2x99.11x49.2x100, ws, 5-sty str loft & str bldg; mtg \$66,000; A\$100,000-140,000; also FRONT ST, 249 (1:107-21), ss, 97.7 w Dover, 19.2x62x18.8x61.6, 4-sty bk loft & str bldg; A\$7,000-10,000; also BROADWAY, 310 (1:156-3), es, 50.2 n Duane, 25x118.6x24.11x119.3, 5-sty bk loft & str bldg; A\$125,000-135,000; also MAIDEN LA, 105 (1:69-11), nec Pearl (No 201), 60x 19.6x59 to Pearl & 16.8 to beg, 5-sty bk loft & str bldg; mtg \$33,000; A\$46,000-50,000; also MAIDEN LA, 103 (1:69-12), ns, 60 w Pearl, runs w21.1xn59.10xe7.2xs18.6 xel3.6xs40.5 to beg, 4-sty bk loft & str bldg; A\$30,000-33,000; also MAIDEN LA, 101 (1:69-13), ns, 81.1 w Pearl, 20.10x61.2x 21x59.10, 4-sty bk loft & str bldg; mtg \$24,000; A\$35,000-39,000; also PEARL ST, 203 (1:69-10), ws, 16.8 n Maiden la, 21.1x 57.9x20.11x59, 4-sty bk loft & str bldg; A \$21,000-24,000; also GORE (1:69), begins at swc Pearl (No 205) at pt 71.3 w Pearl, runs nw along es Maiden la (No 103), 18.6 xel5x18.6 to beg; also WASHINGTON ST, 358 (1:185-21), ws, 87.7 n Franklin, 22x75, 6-sty bk loft & str bldg; A16,500-32,000; also JAY ST, 8-12 (1:143-26), swc Staple (No 2), 50.11x90, 6-sty bk loft & str bldg; mtg \$50,000; A\$60,000-115,000; also SOUTH ST, 41 (1:35-48), nws, abt 25 se Old sl, 24x 98.9x24x97.4, sws, 4-sty bk loft & str bldg; A\$20,000-27,000; also GRAND ST, 337 (1:309-18), ss, 17.10 w Ludlow, 17.4x80, 3-sty bk loft & str bldg, 1-sty ext; A\$23,500-28,000; also GRAND ST, 369 (1:311-18), ss, 50w Norfolk, 25x100, 5-sty bk tnt & str; A\$33,000-48,000; Woodbury G Langdon to Woodbury G Langdon Co, Inc, a corp, 31 Liberty; AL; Nov26; Nov28'13. O C & 100

**Madougal st, 125**, see 3 av, 1261-5.

**Madison st, 211** (1:271-39), ns, abt 160 e Rutgers, 26.1x100, 5-sty bk tnt & str; Eastport Realty Co to Saml Katz, 84 DeLancey & Sili Lempert, 24 W 118; mtg \$27,000; Decl1; Dec3'13; A\$20,000-34,000. O C & 100

**Madison st, 256** (1:270-16), ss, 26.6 w Clinton, 26x80, 6-sty bk tnt & str; Marcel Levy, ref to Alex Rosenthal, 51 E 96; mtg \$19,000 & AL; FORECLOS, drawn & filed Nov28'13; A\$16,000-26,500. 5,500

**Maiden la, 101-3**, see Leonard, 80-2.

**Maiden la, 105**, see Leonard, 80-2.

**Maiden la, 130-4**, see Water, 152.

**Manhattan pl, ns, 110.7 e Bway**, see Duane, 82.

**Mercer st, 56-8**, see Bway, 483-5.

**Mercer st, 237** (2:533-20), ws, abt 100 s 3d, 25x100, 6-sty bk loft & str bldg; Sutherland Realty Co to Charter Consn Co, a corp [Bing & Bing], 505 5 av; mtg \$28,000 & AL; Nov26; Dec2'13; A\$23,000-40,000. nom

**Minetta la, 18-20** (2:543-28-29), ns, 122.10 e 6 av, 52.11x70x45.1x70, 2-3-sty fr tnts; G Murray Hulbert ref to Italian Savgs Bank of City NY, a corp, 64 Spring; FORECLOS & drawn Nov26; Nov29'13; A\$10,000-10,500. 11,100

**Minetta la, 18-20** (2:543-28-29), ns, 122.10 e 6 av, 42.11x70x45.1x70, 2 3-sty fr tnts; Italian Savgs Bank, a corp, to Giorgio Di Scala, 23-5 Minetta la; B&S & CaG; Dec 1'13; A\$10,000-10,500. O C & 100

**Nassau st, 63** (1:65-2), ws, 75.6 ne Maiden la, runs nw 48.2xne20.6xsel2xne2xse 47.6 to st xsw22.6 to beg, 5-sty bk loft & str bldg; A\$100,000-107,000; also 5TH AV, 1360-6 (6:1597-33½-36), nwc 113th (Nos 1-3), 100.11x120, 4 3-sty bk str & hall & 3-sty bk stable in st; A\$106,000-139,000; Armand J Carroll to Louise E Carroll, his wife, 1130 Jackson av; AL; Nov25; Decl 1'13. nom

**Nichols pl** (8:2255-1 & 10), nws, lot 516, map pt 3d Dyckman Homestead, begins at sws lot 515, runs nw190xsw254.1 xsel161.8xne208.6 to pl xn on curve 62.10 to beg, except part conveyed to Home of Rest for Consumptives by deed recorded Aug20'08, vacant; Woodbury G Langdon to Woodbury G Langdon Co, Inc, a corp, 31 Liberty [r 800]; Nov26; Nov28'13; A \$6,500-6,500. O C & 100

**Norfolk st, 102-6** (2:353-49-51), es, 225.11 s Rivington, 75.3x100.4x75.3x100.3, 2-6-sty bk tnts & str; Max J Kramer Co to Della G Levy, Hotel Schenley, cor Grand blvd & Forbes st, Pittsburgh, Pa; mtg \$185,000; Nov28; Dec3'13; A\$76,000-146,000. nom

**Norfolk st, 102-6;** Della G Levy to 102 Norfolk St Corp, 135 Bway [r 1302]; B & S; mtg \$185,000; Nov28; Dec3'13. nom

**Pearl st, 74** (1:30-2), ss, abt 10 e Coenties sl, runs e24xs61.10xw7.9xn29.8xw16.3 to st xn32.6 to beg, except triangular piece on nwc of above, 5 ft on Coenties sl & 10.3 on

Pearl st, taken by Elevated R R, 5-sty bk tnt & str, 1-sty ext; Alfred & Otto Kaegbehn EXRS Martha M Kaegbehn to Gertrude A Vanderbeck, 149 W 126; Dec3'13; A\$16,000-22,000. O C & 100

**Pearl st, 74** (1:30-2), ss, abt 10.3 e Coenties sl, runs e24xs61.10xw7.9xn29.8xw16.3 to st xn32.6 to beg, except gore on nwc of above, being 5 ft on Coenties sl & 10.3 on Pearl, taken by elevated R R, 5-sty bk tnt & str, 1-sty ext; Gertrude A Vanderbeck to Lawyers Realty Co, a corp, 160 Bway; mtg \$20,500; Dec3; Dec4'13; A\$16,000-22,000. O C & 100

**Pearl st, 201**, see Leonard, 80-2.

**Pearl st, 203**, see Leonard, 80-2.

**Pell st, 26-32** (1:163-9-11), ns, 48.10 e Mott, runs e93.3xn66.1xw0.2xn24.6xw45.7xs 0.4xw23.6xs0.3xw23xs102.10 to beg, 2 4-sty bk tnts & str; Bridge Cafe, a corp, to Bartolomeo Zunino, 414 E 141, Manhattan; ½ pt; mtg \$65,000 on whole; Dec3; Dec4'13; A\$58,000-95,000. nom

**Ridge st, 28** (2:341-39), es, 100 s Broome, 25x72, 4-sty bk tnt; Patk J Carroll to Mary Carroll, his wife, NY [on premises]; June1'99; Dec4'13; A\$15,000-16,500. nom

**Sheriff st, 85** (2:339-65), ws, 175 n Rivington, 25x100, 4-sty bk tnt & str, 4-sty bk rear tnt; Clarence M Van Deusen to Esther Goldman, 508 W 172; ¼ pt; AT; mtg \$20,500 & AL; Nov24; Dec3'13; A\$19,000-23,000. nom

**South st, 41**, see Leonard, 80-2.

**Stanton st, 153½** (2:349-14), ss, 49.11 e Suffolk, 25x100, 5-sty bk tnt & str; Mary A Kern heir & Maria A Kern will Valentine Bonifer to Katherina Bonifer heir sister, 810 McDonough st, Bklyn; mtg \$10,000; Nov15; Nov28'13; A\$24,000-31,000. O C & 11,000

**Staple st, 2**, see Leonard, 80-2.

**Thompson st, 235-9**, see Washington sq S, 52-7 or 4th st, 86-96 W.

**Thompson st, 241-7**, see Washington sq S, 52-7 or 4th st, 86-96 W.

**University pl, 1** (2:548-1 & 22-23), nec Waverly pl (Nos 27-9), runs n42.10xe74.6x n57.10xe67xs100.8xw141.6 to beg, 3-4-sty & b bk dwgs; Rutgers Consn Co to Isidor Reis, 68 Lenox av; AL; Nov24; Dec1'13; A \$146,000-163,000. O C & 100

**Washington sq S, 52-7 or 4TH st, 86-96 W** (2:541-19-20-23), swc Thompson (Nos 241-7), 155x100x152.2x100.2, 5 & 10-sty bk hotel & 2-sty bk church; A\$92,000-174,000; also 3D ST, 81, on map 79 W (2:541-26), nwc Thompson (Nos 235-9), 25.3x109.4x26.9 x109.3, 3-sty bk church house; Corn of Memorial Baptist Church of Christ in NY to NY City Baptist Mission Soc, 162 2 av; mtg \$340,000; May19; Nov28'13; A\$27,000-33,000. nom

**Washington st, 358**, see Leonard, 80-2.

**Washington st, 551**, see Bway, 483-5.

**Washington st, 553-5**, see Bway, 483-5.

**Washington st, 568-72**, see Bway, 483-5.

**Washington st, 585-7**, see Bway, 483-5.

**Washington st, 589**, see Bway, 483-5.

**Water st, 152** (1:39-26), swc Maiden la (Nos 130-4), 21.6x62x21.3x62, 6-sty bk loft & str bldg; Edw A Hannan to Timothy F Fay, 208 Bay 28, Bklyn; mtg \$26,000; May 20; Nov29'13; A\$30,000-38,000. O C & 100

**Water st, 152;** Timothy F Fay to Cronella Realty Corp, 27 Wm [r 19081]; mtg \$26,000; Nov28; Nov29'13. O C & 100

**Waverly pl, 27-9**, see University pl, 1.

**West st, 348-9**, see Bway, 483-5.

**West st, 357-8**, see Bway, 483-5.

**Willett st, 99** (2:339-47), es, abt 200 n Rivington, 25x100, 4-sty bk tnt & str & 4-sty bk rear tnt; Jacob M Guedalia, ref. to Minna Kreuder, 451 W 87th End av, EX-TRX Louis Kreuder; FORECLOS Nov5; Dec1; Dec2'13; A\$19,000-23,500. 18,500

**3D st, 81**, on map 79 W, see Washington sq S, 52-7 or 4th st, 86-96 W.

**3D st, 119 W**, see 3 av, 1261-5.

**4TH st, 86-96 W**, see Washington sq S, 52-7.

**6TH st, 625 E** (2:389-48), ns, 368.6 e Av B, 24.9x90.10, 5-sty bk tnt & str; Fanny wife & Louis Weisman et al to Saml Glaser, 286 1 av; mtg \$22,000; Nov26; Nov28'13; A\$16,500-24,000. O C & 100

**6TH st, 627 E** (2:389-47), ns, 393.3 e Av B, 24.9x90.10, 5-sty bk tnt & str; Saml Glaser to Fanny Weisman, 68 W 113 & Pauline Landesbaum, 230 W 111; mtg \$22,000 & AL; Nov26; Nov28'13; A\$16,500-24,000. O C & 100

**7TH st, 57 E** (2:449-53), ns, 225 e 2 av, 24.10x97.6x24.8x97.6, 4-sty bk tnt; Dr Philipp Klein to Federation of Bessarabian Organizations, a corp [c/o Leo Lerner] 80 2 av; mtg \$13,000; Nov28'13; A\$18,800-21,500. omitted

**7TH st, 218 E** (2:389-27), ss, 158 w Av C, 25x90.10, 5-sty bk tnt & str; Lena Fettman to Henrietta Stoll, 982 E 179; AL; Dec 1; Dec2'13; A\$18,000-29,000. O C & 100

**8TH st, 366 E** (2:377-15), ss, 182.3 e Av C, 24x97.6, 4-sty bk tnt & 2-sty bk rear stable; Martha Braun to Morris Schoenfeld, 366 E 8; mtg \$14,000 & AL; Dec1'13; A\$15,000-17,500. nom

**9TH st, 238 E** (2:464-29-30-32), ss, 120 w 2 av, 18x28; also INTERIOR LOT, 56 s 9th & 120 w 2 av, runs w18xn28xe18xs28 to beg; also INTERIOR LOT, 75 s 9th & 120 w 2 av, runs w31xn19xe31xs19 to beg; also INTERIOR LOT, 75 s 9th & 182 w 2 av, runs e31xn19xw31xs19 to beg, together, 4-sty bk tnt & 2-sty bk rear tnt; Louisa W Knecht wid to Louise Hermes, 259 Sherman av, Jersey City, NJ; mtg \$8,000; Feb 7; Nov29'13; A\$13,000-18,000. nom

**9TH st, 701 E**, see Av C, 144.

**11TH st, 718-22 E** (2:380-17), ss, 21.1 w Dry Dock, 62.11x75.4, 3-5-sty bk loft bldgs & 2-sty bk rear stable; Max Haefner to M B W Realty Co, a corp, 271 Bway [r 52]; Dec2'13; A\$19,000-27,000. nom

**12TH st, 39 W** (2:576-62), ns, 42.5 w 5 av, 25x103.3, 4-sty bk tnt & 2-sty bk rear tnt; Harris Mandelbaum to Susan Van Praag, 610 W 113 [c/o H Mandelbaum, 135 Bway]; QC; Oct22; Dec4'13; A\$24,000-30,000.

**12TH st, 41-3 W** (2:576-62), ns, 45.0 w 5 av, runs n5.4xw32.3xse6.9xsw13.8xse 45.5 to st xe26.6 to beg, 2-4-sty bk tnts; Harris Mandelbaum to Doretha S Warsawer, 390 4th, Bklyn; QC; Oct22; Dec4'13; A\$15,000-21,000.

**12TH st, 44-8 W** (2:575-31-32), ss, 454.7 w 5 av, 41.5x103.3, 2-4-sty stn tnts; Harris Mandelbaum to Sadie Roth, 1413 Prospect av [c/o Harris Mandelbaum, 135 Nassau]; QC; Oct22; Dec4'13; A\$39,000-50,000.

**12TH st, 47 W** (2:576-65), ns, 40.2 e 6 av, runs e21.7xw49.6xw—xs92 to beg, 4-sty bk tnt; Harris Mandelbaum to Franklin S Keller, 1522 Bryant av [c/o H Mandelbaum, 135 Bway]; QC; Oct22; Dec4'13; A\$13,000-16,000.

**17TH st, 403 E**, see 1 av, 290.

**17TH st, 533 E** (3:975-20), ns, 170.6 w Av B, 25x92, 5-sty bk tnt; Frank Vettel Jr to Henry Vettel, 328 E 18; ¼ pt; AT; mtg \$8,000 on whole; Nov28'13; A\$7,500-17,000.

**18TH st, 166-8 W**, see 7 av, 133.

**21ST st, 510-4 W** (3:642-41-43), ss, 150 w 10 av, 75x92, 3-4-sty bk tnts; Jas S Herrman to Jennette C Jaffe, 216 Lewis av, Bklyn; Nov24; Dec2'13; A\$30,000-39,000.

**24TH st, 30-2 W** (3:825-66), ss, 334 e 6 av, 50x98.9, 12-sty bk loft & str bldg; Robt F Wagner ref to Mary E Coleman, 50 W 51; FORECLOSED, drawn & filed; Nov28'13; A\$132,000-278,000.

**24TH st, 30-2 W**; Mary E Coleman to Marmac Constn Co, a corp, 316 W 30; B&S; Nov28'13.

**25TH st, 360 W** (3:748-73), ss, 100 e 9 av, 25x98.9, 5-sty bk tnt; Rose Boyd to Jas Boyd, 64 W 77; AL; Dec1; Dec2'13; A\$10,500-16,000.

**29TH st, 49-53 E**, see 4 av, 424-32.

**30TH st, 106 W** (3:805-64), ss, 77 w 6 av, 25.8x90.8x26.3x85.5, 2-sty bk garage; Harris Mandelbaum to Bertha R Fox, 24 W 8; QC; Oct22; Dec4'13; A\$55,000-57,000.

**30TH st, 128-32 W** (3:805-81), ss, 363.7 e 7 av, 82.7x98.9, 3-3-sty bk tnt & str; Harris Mandelbaum to Helen O Zurich, 136 W 111 [c/o H Mandelbaum, 135 Bway]; QC; Oct22; Dec4'13; A\$181,000-184,000.

**30TH st, 243-5 W** (3:780-15-16), ns, 324.11 e 8 av, runs n65.1xe0.3xw33.8xe37.6 xs98.9 to st xw37.634 to beg; 2-5-sty bk tnts; Woodbury G Langdon to Woodbury G Langdon Co, Inc, a corp, 31 Liberty; [r 800]; Nov26; Nov28'13; A\$30,000-38,000.

**36TH st E** (3:917), ns, 85 w 2 av, a strip 3x24.9; Roger S Hart to Ellen F Hart Fogarty, 1142 Franklin av; ½ pt; AT; B&S; Dec4'13.

**38TH st E, see Lex av**, see Lex av, 311.

**41ST st, 205 E**, see 3 av, 647.

**41ST st, 119-21 W**, see 42d, 116-22, on map 120-2 W.

**41ST st, 125-7 W**, see 42d st, 116-22, on map 120-2 W.

**42D st, 116-22, on map 120-2 W** (4:994-40), ss, 175 w 6 av, 50x98.9, 2-sty bk loft, office & str bldg; A\$350,000-365,000; also 42D ST, 124 W (4:994-42), ss, 225 w 6 av, 25x98.9, 9-sty bk office & str bldg; mtg \$175,000; A\$160,000-230,000; also 41ST ST, 119-21 W (4:994-25), ns, 175 w 6 av, 25x98.9, 5-sty bk tnt; A\$65,000-71,500; also 41ST ST, 125 W (4:994-23), ns, 220.4 w 6 av, 20x98.9, 3-sty & b bk dwg; A\$55,000-58,000; also 41ST ST, 127 W (4:994-22½), ns, 240.4 w 6 av, 20x98.9, 3-sty & b bk dwg; A\$55,000-58,000; Woodbury G Langdon to Woodbury G Langdon Co, Inc, a corp, 31 Liberty; AL; Nov26; Nov28'13.

**42D st, 124 W**, see 42d, 116-22 on map 120-2 W.

**42D st, 635 W** (4:1090-15½), ns, 410 w 11 av, 21x100.5, 4-sty bk tnt & str, 1-sty fr ext; Amanda V, wife Geo F Holmes to Jno S Appleby at Glen Cove, LI [192 Bway, r 29]; mtg \$7,500; Dec1'13; A\$11,000-13,000.

**43D st, 215 E** (5:1317-10), ns, 230 e 3 av, 25x100.5, 5-sty bk tnt; Harold H Herts, ref. to Flora A Colt, 33 E 29; AL; FORECLOSED Nov6; Nov26; Nov28'13; A\$10,000-19,000.

**43D st, 106 W** (4:995-37), ss, 102.6 w 6 av, 22.6x100.5, 3-sty stn loft & str bldg; Seventy-Fourth St Holding Co to Oliverage Co, Inc, a corp [c/o Felix Isman], 299 Mad av; mtg \$65,000 & AL; Nov28; Dec2'13; A\$62,000-64,000.

**43D st, 106 W** (4:995-37), ss, 102.6 w 6 av, 22.6x100.5, 3-sty stn loft & str bldg; Morris D Bowers to 74th St Holding Co, Inc, a corp [c/o A S Wolfe], 30 E 42; mtg \$65,000; Nov25; Nov28'13; A\$62,000-64,000.

**45TH st, 401-3 W**, see 9 av, 643-5.

**48TH st, 234-8 W** (4:1019-55-56½), ss, 183 e 8 av, runs s9.7xe43.3xw1.7xw100 to st xw59 to beg, 3-3-sty & b bk & stn dwgs; Wessex Realty Co, a corp, to Lillian E Riegelman [c/o Chas A Riegelman, 44 Cedar, Manhattan], & Woodmere, Nassau Co, LI; mtg \$70,000; Nov7; Dec2'13; A\$73,000-76,000.

**53D st, 18 W** (5:1267-48), ss, 250 w 5 av, 25x100.5, 4-sty & b stn dwg; Francis L Slade to Caroline McC Slade, his wife, 18 W 52; AL; Dec2; Dec3'13; A\$89,000-105,000.

**56TH st, 3-5 W**, see 57th, 4 W.

**57TH st, 4 W** (5:1272-43), ss, 125 w 5 av, 37.6x100.5, 4-sty & b bk dwg; A\$190,000-240,000; also 56TH ST, 3 & 5 W (5:1272-31-32), ns, 125 w 5 av, 50x100.5, 2-4-sty & b bk & stn dwgs; A\$197,000-240,000; No 4 West 57th St Co, a corp, to Aug Heckscher, at Huntington, LI [576 5 av]; B&S; mtg \$250,000 & AL; Dec1; Dec3'13.

**58TH st, 46-50 E** (5:1293-44-46), ss, 150 e Mad av, runs s100.5xe75xw40.5xw0.6xw60 to st xw74.6 to beg, 3-4-sty & b stn dwgs; Sutherland Realty Co to Akron Bldg Co, a corp, 505 5 av [c/o Bing & Bing]; mtg \$125,000 & AL; Dec3'13; A\$149,000-180,000.

**58TH st, 414 E**, see Park Row, 129.

**58TH st, 414 E** (5:1369-41), ss, 181.5 e 1 av, 25x100.4, 5-sty stn tnt & str; Rachel Liebeskind to Abr Liebeskind, 112 W 72; mtg \$24,000; Nov22; Nov29'13; A\$9,000-20,000.

**61ST st, 241 W** (4:1153-9), ns, 200 e West End av, 25x100.5, 5-sty stn tnt; Stephen H Jackson to Taxpayers Holding Co, a corp, 4054 3 av [c/o Royal Specialty Co]; B&S & CaG; mtg \$15,000; Oct 31; Dec4'13; A\$6,000-15,000.

**63D st, 230 W** (4:1154-51), ss, 325 e West End av, 37.6x100.5, 6-sty bk tnt; Pauline Alp to May Boltan, 615 W 152; mtg \$27,300; July8; Dec4'13; A\$10,000-35,000.

**64TH st, 321-5 E** (5:1439-11), ns, 250 e 2 av, runs n98.4xse—xn5.11xe50xsw100.5 to st xw75 to beg, 5-sty bk shop; Wm J Sloane & Babette Moller, widow, to Sloane & Moller, a corp, 316 E 65; Nov29; Dec1'13; A\$28,000-53,000.

**65TH st, 310 E** (5:1439-47), ns, 125 e 2 av, 18.9x—x—x—, 2-sty & b bk club house; Wm J Sloane & Babette Moller, widow, to Sloane & Moller, a corp, 316 E 65; Nov 29; Dec1'13; A\$6,000-7,500.

**68TH st, 168 E** (5:1402-41), ses, 100 nw 3 av, 20x100.5, except part east wall, 3-sty bk stable; Cath A Griggs widow to Henry Storck, 1209 Lex av; mtg \$14,000; Nov28'13; A\$12,000-16,000.

**70TH st, 178-82 E** (5:1404-41), ss, 75 w 3 av, 52x100.5, 11-sty bk tnt; Leah E Swem to S Morrill Banner, 10 W 47 [10 W 74]; mtg \$182,500; Dec1; Dec2'13; A\$—\$—.

**70TH st, 178-82 E** (5:1404-41), ss, 75 w 3 av, 52x100, 11-sty bk tnt; 178 East 70th St. Co Inc to Leah E Swem, 263 Quincey, Bklyn; mtg \$160,000; Dec1'13; A\$44,500-\$—.

**73D st, 200 E**, see 5 av, 1261-5.

**79TH st, 159 E** (5:1508-23½), ns, 318.6 w 3 av, 15.6x102.2, 3-sty & b stn dwg; David Gideon to Fannie C Oseransky, 898 Simpson; mtg \$10,000; Dec3; Dec4'13; A\$10,500-15,000.

**79TH st, 161 E** (5:1508-24), ns, 303 w 3 av, 15.6x102.2, 3-sty & b stn dwg; Emanuel S Cahn to Fannie C Oseransky, 898 Simpson; mtg \$16,500; Dec3; Dec4'13; A\$10,500-15,000.

**79TH st, 161 E** (5:1508-24), ns, 303 w 3 av, 15.6x102.2, 3-sty & b stn dwg; Fannie C Oseransky to Directors Realty Holding Co, a corp, 160 Bway [r 812]; mtg \$16,500; Dec3; Dec4'13; A\$10,500-15,000.

**79TH st, 200 W** (4:1170-34), swc Ams av (Nos 388-94), 40x102.2, 7-sty stn tnt & str; Leo C Dessar to Ohio Apartment Co, Inc, a corp, 290 Bway [160 Bway, r 1500]; mtg \$35,000; Dec3; Dec4'13; A\$75,000-125,000.

**79TH st, 200 W** (4:1170-34), swc Ams av (Nos 388-94), 40x102.2, 7-sty stn tnt & str; Sadie wife Leo C Dessar to Leo C Dessar & Sadie his wife as joint tenants; [238 W 72]; mtg \$95,000 & AL; Mar7'96; Dec2'13; A\$75,000-125,000.

**83D st, 326 W**, see 3 av, 1261-5.

**85TH st, 209 E** (5:1531-7), ns, 150.6 e 3 av, 25.8x100, 4-sty bk tnt & str & 2-sty fr rear tnt; Michl Naughton to Annie B Naughton, 245 E 86; mtg \$18,250; June24; Dec1'13; A\$11,000-17,000.

**86TH st, 245 E** (5:1532-19), ns, 140.4 w 2 av, 14.10x100.8, 3-sty & b bk dwg; Michl Naughton to Annie B Naughton, 245 E 86; mtg \$8,000; June24; Dec1'13; A\$8,000-10,000.

**89TH st, 306 W** (4:1250-42), ss, 120 w West End av, 20x100.8, 4-sty & b bk dwg; Jno J Tully to Zachary T Piercy, 304 W 89; mtg \$23,500; Dec1; Dec2'13; A\$16,000-28,000.

**91ST st, 150 W** (4:1221-60), ss, 100 e Ams av, 27.6x100.8, 5-sty stn tnt; Mary A Seaton to Ella Jackson, 6235 Chew st, Phila, Pa, & Ida A Schmidt, 8018 22d av, Bklyn; 23; mtg \$85,000; Nov26; Nov28'13; A\$45,000-35,000.

**97TH st, 174 W** (7:1851-60), ss, 100 e Ams av, 25x100.11, 5-sty bk tnt; Wm S Slater et al to Anna C Burke, 155 W 99; mtg \$23,000; Nov24; Dec4'13; A\$16,000-26,000.

**99TH st, 169 E** (6:1627-31), ns, 125 w 3 av, runs n100.11xw25xsw100.11 to st xw25(?) to beg (error, two west courses), 5-sty bk tnt; Stephen H Jackson to Taxpayers Holding Co, a corp, 4054 3 av [c/o Royal Specialty Co]; B&S & CaG; mtg \$19,000; Oct31; Dec4'13; A\$9,000-19,000.

**99TH st, 68 W** (7:1834-59), ss, 125 e Col av, 25x100.11, 5-sty bk tnt & str; Franklin Savings Bank to Minnie Behringer, 74 W 96; B&S; Dec1'13; A\$15,000-19,000.

**99TH st, 206-10 W** (7:1870-37), ss, 185 e Bway, runs s100.11xe16xw4.1xe38.9xn & ne 97.4 to st xw62.6 to beg, 6-sty bk tnt; Isaac Polstein to Morris D Bowers, 337 W 23; mtg \$85,000; Nov26; Nov28'13; A\$45,000-100,000.

**99TH st, 206-10 W**; Morris D Bowers to Fifth Av Bond & Mtg Co, a corp, 334 5 av; mtg \$97,000; Nov26; Nov28'13.

**103D st, 73 E** (6:1609-33), ns, 50.1 w Park av, runs n59.9xe0.14xw41.2xw25xsw 100.11 to st xe24.10 to beg, 5-sty bk tnt; Frank Cochran, ref. to Rebecca Falk, 2 W 86; FORECLOSED Nov21; Nov28'13; A\$11,000-23,500.

**103D st, 135 W** (7:1858-21), ns, 281.3 w Col av, 18.9x100.11, 5-sty stn tnt; Jas K Thurber to Emma W Wingate, 583 St Marks av, Bklyn; 1-6 pt; B&S; sub to life estate of Sarah A Thurber; Dec2'13; A\$11,500-20,000.

**104TH st, 164 E** (6:1631-49), ss, 300 w 3 av, 25x100.11, 4-sty stn tnt; Mary A Holt to Adelaide G Hoyt, 141 W 123; AL; Nov 26; Nov28'13; A\$10,000-14,000.

**104TH st W** (7:1890-pt lot 61), ns, 82 w West End av, 18x60.11, pt 12-sty bk tnt; Mary E Cowen et al, EXRS & Chas A Cowen, to Michl E Paterno Realty Co, 601 W 115; QC & confirmation deed; Nov 27; Dec4'13; A\$—\$—.

**104TH st, 309 W** (7:1891-13), ns, 140 w West End av, 17x100.11, 3-sty & b stn dwg; Mary E Alexander to Lydia G Harrison or L Gertrude A Harrison at East Orange, NJ [c/o Mary E Alexander, 309 W 104]; Nov18; Nov28'13; A\$14,500-22,000.

**105TH st, 120 E** (6:1632-64), ss, 193.9 e Park av, 18.9x100.11; also STRIP on e, —x—, 3-sty & b bk dwg; Hyman Cohen et al to Adolph Reinach, 970 Home; mtg \$12,500 & AL; Nov29; Dec3'13; A\$8,000-11,000.

**105TH st, 141 W** (7:1860-19½), ns, 448.10 e Ams av, 33.5x134.10, 5-sty bk tnt; Lawyers Title Ins & Trust Co, EXR & TRSTE Wm Cotman to Emma Donohue, 141 W 105 [44 Commerce]; Nov28'13; A\$19,000-27,500.

**106TH st, 212 E** (6:1655-42), ss, 160.6 e 3 av, runs s23.5xw0.6xw40.2xe0.6xw24xw0.6xw s13.4xe27xw100.11 to st xw26.6 to beg, 6-sty bk tnt & str; A\$11,000-27,000; also 106TH ST, 214 E (6:1655-41), ss, 187 e 3 av, 27x100.11, 6-sty bk tnt & str; Max Aronson to Bellington Realty Corp, 215 Montague, Bklyn; mtg \$48,000; Dec1; Dec 4'13; A\$11,000-27,000.

**106TH st, 214 E**, see 106th, 212 E.

**109TH st, 227 W** (7:1881-17), ns, 344.4 w Ams av, 55.8x100.11, 9-sty bk tnt; Paterno Constn Co, a corp, to Paterno Investing Corp, 440 Riverside dr; mtg \$146,000; June30; Dec4'13; A\$38,500-150,000.

**113TH st, 21 E** (6:1619-14), ns, 325 e 5 av, 25x100.10, 5-sty bk tnt & str; Chas Wynne & ano to Mary Foley, 321 So 4 av, Mt Vernon, NY; mtg \$21,000 & AL; Sept30; Nov28'13; A\$10,000-25,000.

**113TH st, 227 E** (6:1663-pt lt 16), ns, 225 w 2 av, runs n73.11xw30.6xw—xe65.5xw4.10 xw0.6xw26.9 to st xe25.6 to beg, 5-sty bk tnt; Rosanna Rosenfeld to Conservation Realty Corp, 32 Liberty [r 1206]; QC; Nov12; Nov28'13; A\$—\$—.

**113TH st, 1-3 W**, see Nassau, 63.

**114TH st, 606 W** (7:1895-64), ss, 140 w Bway, 14x100.11, 4-sty & b bk dwg; Jno Purdon to Isabelle G Sinclair [c/o Mrs Mary A Lilly], 79 Manhattan av; mtg 24; Nov28'13; A\$183,000-410,000.

**115TH st, 77 E** (6:1621-33), ns, 53 w Park av, 37x76.10, 5-sty bk tnt; Jos Rosenzweig to Taxpayers Holding Co, a corp, 4054 3 av [c/o Royal Specialty Co]; B&S & CaG; mtg \$20,000; Oct28; Dec4'13; A\$14,000-26,000.

**115TH st, 423 E** (6:1709-10), ns, 215 e 1 av, 30x100.11, 6-sty bk tnt & str; Jos Di Benedetto & Filomena, his wife, to Rossina Di Benedetto, 62 Franklin st, L I City, B of Q; AL; July18; Dec4'13; A\$9,500-28,000.

**116TH st, 55-9 on map 55-7 W** (6:1600-9), ns, 175 e Lenox av, 50x100.11, 6-sty bk tnt; Gertrude Belgard to Gambit Realty Corp, 149 Bway [5 Beekman]; B&S; mtg \$70,000 & AL; Nov13; Nov28'13; A\$41,500-84,000.

**117TH st, 329 E** (6:1689-15), ns, 350 e 2 av, 25x100, vacant; Norbert Heinsheimer, ref. to American Mtg Co [c/o Bowers & Sands], 46 Cedar; FORECLOSED Nov17; Nov 19; Dec2'13; A\$8,000-8,000.

**118TH st, 320 E** (6:1689-41), ns, 275 e 2 av, 25x100.11, 5-sty stn tnt; Lawrence Cohen to Esther Bonner, 454 Fort Washington av; B&S; Nov18; Dec1'13; A\$8,000-19,500.

**118TH st, 435 E** (6:1806-15½), ns, 225.6 w Pleasant av, 18.9x100.11, 3-sty & b bk dwg; Theo K McCarthy, ref. to City Real Estate Co, a corp, 176 Bway; FORECLOSED Nov21; Dec3; Dec4'13; A\$5,000-7,000.

**118TH st, 157 W** (7:1903-4), ns, 100 e 7 av, 18x100.11, 4-sty & b bk dwg; Woodbury G Langdon to Woodbury G Langdon Co, Inc, a corp, 31 Liberty [r 800]; Nov 26; Nov28'13; A\$10,000-20,000.

**119TH st, 68 E** (6:1745-44), ss, 175 w Park av, 20x100.11, 5-sty bk tnt & str; Lawyers Mtg Co to Jos Rapoport, 200 7 av; B&S; Nov28; Dec1'13; A\$9,000-17,500.

**119TH st, 100 W**, see Lenox av, 167-77.

**119TH st, 106 W** (7:1903-39½), ns, 143 w Lenox av, 18x100.11, 3-sty & b stn dwg; Louisa W Knecht wid to Louise Hermes, 259 Sherman av, Jersey City, NJ; mte \$10,000; Feb7; Nov29'13; A\$10,000-16,000.

**122D st, 335-7 E** (6:1799-19), ns, 175 w 1 av, 50x100.11, 6-sty bk tnt & str; World Securities Co to Geo Gabriel, 154 Congress Brooklyn; B&S; AL; Dec1; Dec2'13; A\$17,000-46,000.

124TH st, 318 E (6:1800-44½), ss, 192.6 e 2 av, 16.6x100.11, 3-sty & b stn dwg; Edw Jacobs, ref, to Chas & Lina Schmitt, 150 E 83; FORECLOS Nov28; Nov29; Dec 1'13; A\$5,000-6,000. 5,000

125TH st, 543 W (7:1980-9), ns, 175 e Bway, 25x99.11, 5-sty bk tnt & str; Sarah B Lipfeld to Isidor Silver, 151 W 50 [c/o I Haft, 244 Hewes st, Bklyn]; mtg \$20,000; Dec1'13; A\$14,000-24,000. O C & 100

126TH st, 311 W (7:1953-25), ns, 175.10 w 8 av, runs ne2.1xn97.11lxw7.1lxw89.11 to st xel7.1 to beg, 3-sty & b bk dwg; Meta K Oetjen to Stuard Hirschman, 316 W 86; mtg \$7,000; Nov22; Nov28'13; A\$8,500-10,000. O C & 100

127TH st, 235-7 W (7:1933-19½-20), ns, 282 w 7 av, 28x99.11, 2 3-sty & b stn dwgs; Clara M Restorff to Wells Holding Co, a corpn [c/o Porter & Co], 159 W 125; Nov 26; Nov28'13; A\$12,000-18,000. O C & 100

127TH st, 601 W, see Bway, 3181-9.

129TH st, 306 W (7:1955-20), ss, 125 w 8 av, 25x99.11, 5-sty bk tnt; Saml Goldberg to Henry S Rochelle, 137 W 110; mtg \$22,500 & AL; Nov29; Dec2'13; A\$12,000-22,000. nom

130TH st, 137 W (7:1915-14½), ns, 312.6 e 7 av, 19x99.11, 3-sty & b stn dwg; Ensign Realty Co to Shada Airy at Stony Point, Rockland Co, NY; mtg \$10,000; Nov21; Nov 29'13; A\$8,300-11,500. nom

130TH st, 124 W (7:1920-44), ss, 255 w Lenox av, 14.1lx99.11, 3-sty & b stn dwg; Louis E Kleban to Louis H Rose, 201 Madison; mtg \$7,000; Nov28; Dec2'13; A\$6,000-8,500. O C & 100

130TH st, 126 W (7:1920-44½), ss, 270 w Lenox av, 15x99.11, 3-sty & b stn dwg; Louis E Kleban to Louis H Rose, 201 Madison; mtg \$7,000; Nov3; Dec2'13; A\$6,000-8,500. nom

137TH st, 103 W (7:2006-28), ns, 75 w Lenox av, 25x99.11, 5-sty bk tnt; Marcus Moses to Sibilla Mohr, 103 W 137; mtg \$22,500; Nov28; Dec2'13; A\$11,000-25,000. nom

138TH st, 629-31 W (7:2087-16), ns, 375 e 12 av & 132.6 e Riverside dr, 50x99.11, 5-sty bk tnt; Edw Waters Constrn Co to Jno A Halloway, 552 W 186; mtg \$50,000; Dec 1; Dec2'13; A\$21,000-55,000. O C & 100

139TH st, 255 W (7:2025-7), ns, 618.10 w 7 av, 19x99.11, 4-sty bk dwg; Louis M Bailey to Equitable Life Assur Soc of U S, a corpn, 165 Bway; B&S; Sept19; Dec 4'13; A\$8,300-12,500. nom

141ST st, 469 W (7:2058-4½), ns, 88 e Ams av, 18x99.11, 4-sty bk dwg; Nagrom Realty Co to Bertha Winters, 357 W 118; mtg \$15,000 & AL; Nov29; Dec2'13; A\$7,900-17,000. O C & 100

150TH st, 420 W (7:2064-43), ss, 67 e Convent av, 16.6x81.11, 3-sty & b bk dwg; Frank M Coughlan to Ensign Realty Co, a corpn [Frank J Sinnott, prest], 55 Liberty; mtg \$8,000; Dec1'13; A\$5,500-10,300. O C & 100

150TH st, 569 W, see Bway, 3640-52.

156TH st W, see St Nicholas av, see St Nicholas av, 920.

159TH st, 540 W (8:2117-16), ss, 237.6 e Bway, 37.6x99.11, 5-sty bk tnt; Maria Herkert to Jno H Muller, 130 W 61; mtg \$35,000 & AL; Dec1'13; A\$17,000-42,000. O C & 100

165TH st W, see Bway, see Bway, 3294-6.

172D st W, nwc Ft Wash av, see Ft Wash av, nwc 172d.

172D st W, nec Haven av, see Ft Wash av, nwc 172d.

172D st W (8:2142-75), ss, 100.1 w Bway, 24.6x95, vacant; Barney Estate Co to Ashbel H Barney, 67 Park av; mtg \$45,000 & AL; Dec1'13; A\$53,500-53,500. O C & 100

173D st W, swc Ft Wash av, see Ft Wash av, nwc 172d.

174TH st, 500 W, see Ams av, 2298.

212TH st W, swc 10 av, see 10 av, swc 212.

215TH st W, nec 9 av, see 9 av, nec 215th.

Av C, 144 (2:379-1), nec 9th (No 701), 22.1lx58, 5-sty bk tnt & str; Gussie Fabrikant to Max Fabrikant, 1766 Bergen, Bklyn [131 Essex, Manhattan]; ½ pt; AL; Nov17; Dec2'13; A\$19,000-25,000. nom

Adrian av (13:3402-230), nws, 106.11 ne Terrace View av, runs nw126 to ses Terrace View av xsw114 2xsel179.11 to Adrian av xsw100 to beg, vacant; Everett A Levy to Emande Holding Co, a corpn, 149 Bway [r 1499]; mtg \$35,000; Oct30; Dec2'13; A\$29,000-29,000. O C & 100

Amsterdam av, 388-94, see 79th st, 200 W.

Amsterdam av, 2298 (8:2130-44), swc 174th (No 500), 50x100, 6-sty bk tnt & str; Henry Morgenthau Co to Utility Realty Co, a corpn, 20 E 42 [r 1507]; mtg \$63,000; Dec1; Dec4'13; A\$34,500-85,000. nom

Bowery, 69, see Canal, ns, 98.9 se Bowery.

Bradhurst av (7:2046-50), es, 119.9 s 153d, 39.1lx100, vacant; Geo R Coughlan to Steinmetz Constrn Co, a corpn [c/o S B Steinmetz], 1416 Glover; B&S; AL; Nov28; Dec1'13; A\$14,000-14,000. O C & 100

Broadway, 310, see Leonard, 80-2.

Broadway, 483-5 (2:474-30), ws, 28 s Broome, 52.2x200 to es Mercer (Nos 56-8) x51.5x200, 5-sty bk loft & str bldg; A\$212,500-265,000; also LAFAYETTE ST, 439-41 (2:544-20 & 34-35), es, 161.1 s Astor pl, 52.6 x196.11 to ws 4th (Nos 14-6) or Cooper sq (No 56-8) x55.9x178.2, 2-sty stn hall & 6-sty bk loft & str bldg, except pt con-

veyed May16'60; A\$122,000-159,000; also GREENWICH ST, 596 (2:600-34), ws, 75.3 s Clarkson, 25.1x75.6x25x76.2, 3-sty bk stable; A\$9,000-10,500; also WASHINGTON ST, 551 (2:599-28 & 45), nec King (No 125), 25x144.7 to ws Greenwich (No 572) x25x145.1, 2-sty bk stable & str; A\$27,000-28,000; also WASHINGTON ST, 553-5 (2:599-29-30 & 43-44), es, 25 n King, 50x143.8 to es Greenwich (Nos 574-6) x50x144.7, 1 & 2-sty bk stables; A\$33,000-35,000; also WASHINGTON ST, 568-72 (2:600-17-20), nwc Houston (Nos 338-40), runs w 115xn100xe25x25xe93.9 to ws Washington xst75 to beg, 2 & 3-sty bk stables; A\$54,000-58,500; also WASHINGTON ST, 585-7 (2:601-26-27 & 39 to 41), nec Clarkson (Nos 53-7), runs n50xe81.10xn25xe82.7 to ws Greenwich (Nos 604-8) xst75.3 to ns Clarkson xw160.9 to beg, 5-sty bk loft & str bldg, 3-sty bk stable, 3-sty bk factory & 1 & 2-sty bk fr stable; A\$58,000-66,500; also WASHINGTON ST, 589 (2:601-28), es, 50 n Clarkson, 25x82.7x25x81.10, 1 & 2-sty fr shop; A\$9,500-10,000; also WEST ST, 348-9 (2:600-4-5), es, 75 n Houston, 50x105.1x50x104, 2 2-sty bk tnts & str & 1-sty bk rear stable; A\$40,000-41,500; also WEST ST, 357-8 (2:601-4-5), es, 75 s Leroy, runs e98.6x25xe50x25xw146.11 to es West x50 to beg, 2 & 3-sty bk shop; A\$41,500-43,500; Woodbury G Langdon to Woodbury G Langdon Co, Inc, a corpn, 31 Liberty; Nov26; Nov28'13. O C & 100

Broadway, 588-90 (2:511-10), es, 227.10 n Prince, 51x199.4 to ws Crosby (Nos 120-2) x43.8x198.11, 12-sty bk loft & str bldg; Therese Weil & Sophia Mayer to Bertha Kaufmann, 1767 3 av; B&S; AL; Nov24; Dec 4'13; A\$183,000-410,000. O C & 100

Broadway, 588-90 (2:511-10), es, 227.10 n Prince, 51x199.4 to ws Crosby (Nos 120-2) x43.8x198.11, 12-sty bk loft & str bldg; Bertha Kaufmann to Therese Weil, 21 E 82 & Sophia Mayer, 41 E 72; B&S; AL; Nov 24; Nov28'13; A\$183,000-410,000. O C & 100

Broadway, 588-90 (2:511-10), es, 227.10 n Prince, 51x199.4 to ws Crosby (Nos 120-2) x43.8x198.11, 12-sty bk loft & str bldg; Bertha Kaufmann to Therese Weil, 21 E 82 & Sophia Mayer, 41 E 72; B&S; AL; Nov 24; Nov28'13; A\$183,000-410,000. O C & 100

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Broadway, 588-90 (2:511-10), es, 227.10 n Prince, 51x199.4 to ws Crosby (Nos 120-2) x43.8x198.11, 12-sty bk loft & str bldg; Bertha Kaufmann to Therese Weil, 21 E 82 & Sophia Mayer, 41 E 72; B&S; AL; Nov 24; Nov28'13; A\$183,000-410,000. O C & 100

Broadway, 588-90 (2:511-10), es, 227.10 n Prince, 51x199.4 to ws Crosby (Nos 120-2) x43.8x198.11, 12-sty bk loft & str bldg; Bertha Kaufmann to Therese Weil, 21 E 82 & Sophia Mayer, 41 E 72; B&S; AL; Nov 24; Nov28'13; A\$183,000-410,000. O C & 100

Broadway, 588-90 (2:511-10), es, 227.10 n Prince, 51x199.4 to ws Crosby (Nos 120-2) x43.8x198.11, 12-sty bk loft & str bldg; Bertha Kaufmann to Therese Weil, 21 E 82 & Sophia Mayer, 41 E 72; B&S; AL; Nov 24; Nov28'13; A\$183,000-410,000. O C & 100

Broadway, 588-90 (2:511-10), es, 227.10 n Prince, 51x199.4 to ws Crosby (Nos 120-2) x43.8x198.11, 12-sty bk loft & str bldg; Bertha Kaufmann to Therese Weil, 21 E 82 & Sophia Mayer, 41 E 72; B&S; AL; Nov 24; Nov28'13; A\$183,000-410,000. O C & 100

Broadway, 588-90 (2:511-10), es, 227.10 n Prince, 51x199.4 to ws Crosby (Nos 120-2) x43.8x198.11, 12-sty bk loft & str bldg; Bertha Kaufmann to Therese Weil, 21 E 82 & Sophia Mayer, 41 E 72; B&S; AL; Nov 24; Nov28'13; A\$183,000-410,000. O C & 100

Broadway, 588-90 (2:511-10), es, 227.10 n Prince, 51x199.4 to ws Crosby (Nos 120-2) x43.8x198.11, 12-sty bk loft & str bldg; Bertha Kaufmann to Therese Weil, 21 E 82 & Sophia Mayer, 41 E 72; B&S; AL; Nov 24; Nov28'13; A\$183,000-410,000. O C & 100

Broadway, 588-90 (2:511-10), es, 227.10 n Prince, 51x199.4 to ws Crosby (Nos 120-2) x43.8x198.11, 12-sty bk loft & str bldg; Bertha Kaufmann to Therese Weil, 21 E 82 & Sophia Mayer, 41 E 72; B&S; AL; Nov 24; Nov28'13; A\$183,000-410,000. O C & 100

Broadway, 588-90 (2:511-10), es, 227.10 n Prince, 51x199.4 to ws Crosby (Nos 120-2) x43.8x198.11, 12-sty bk loft & str bldg; Bertha Kaufmann to Therese Weil, 21 E 82 & Sophia Mayer, 41 E 72; B&S; AL; Nov 24; Nov28'13; A\$183,000-410,000. O C & 100

Broadway, 588-90 (2:511-10), es, 227.10 n Prince, 51x199.4 to ws Crosby (Nos 120-2) x43.8x198.11, 12-sty bk loft & str bldg; Bertha Kaufmann to Therese Weil, 21 E 82 & Sophia Mayer, 41 E 72; B&S; AL; Nov 24; Nov28'13; A\$183,000-410,000. O C & 100

Broadway, 588-90 (2:511-10), es, 227.10 n Prince, 51x199.4 to ws Crosby (Nos 120-2) x43.8x198.11, 12-sty bk loft & str bldg; Bertha Kaufmann to Therese Weil, 21 E 82 & Sophia Mayer, 41 E 72; B&S; AL; Nov 24; Nov28'13; A\$183,000-410,000. O C & 100

Broadway, 588-90 (2:511-10), es, 227.10 n Prince, 51x199.4 to ws Crosby (Nos 120-2) x43.8x198.11, 12-sty bk loft & str bldg; Bertha Kaufmann to Therese Weil, 21 E 82 & Sophia Mayer, 41 E 72; B&S; AL; Nov 24; Nov28'13; A\$183,000-410,000. O C & 100

Broadway, 588-90 (2:511-10), es, 227.10 n Prince, 51x199.4 to ws Crosby (Nos 120-2) x43.8x198.11, 12-sty bk loft & str bldg; Bertha Kaufmann to Therese Weil, 21 E 82 & Sophia Mayer, 41 E 72; B&S; AL; Nov 24; Nov28'13; A\$183,000-410,000. O C & 100

Broadway, 588-90 (2:511-10), es, 227.10 n Prince, 51x199.4 to ws Crosby (Nos 120-2) x43.8x198.11, 12-sty bk loft & str bldg; Bertha Kaufmann to Therese Weil, 21 E 82 & Sophia Mayer, 41 E 72; B&S; AL; Nov 24; Nov28'13; A\$183,000-410,000. O C & 100

Broadway, 588-90 (2:511-10), es, 227.10 n Prince, 51x199.4 to ws Crosby (Nos 120-2) x43.8x198.11, 12-sty bk loft & str bldg; Bertha Kaufmann to Therese Weil, 21 E 82 & Sophia Mayer, 41 E 72; B&S; AL; Nov 24; Nov28'13; A\$183,000-410,000. O C & 100

Broadway, 588-90 (2:511-10), es, 227.10 n Prince, 51x199.4 to ws Crosby (Nos 120-2) x43.8x198.11, 12-sty bk loft & str bldg; Bertha Kaufmann to Therese Weil, 21 E 82 & Sophia Mayer, 41 E 72; B&S; AL; Nov 24; Nov28'13; A\$183,000-410,000. O C & 100

Broadway, 588-90 (2:511-10), es, 227.10 n Prince, 51x199.4 to ws Crosby (Nos 120-2) x43.8x198.11, 12-sty bk loft & str bldg; Bertha Kaufmann to Therese Weil, 21 E 82 & Sophia Mayer, 41 E 72; B&S; AL; Nov 24; Nov28'13; A\$183,000-410,000. O C & 100

Broadway, 588-90 (2:511-10), es, 227.10 n Prince, 51x199.4 to ws Crosby (Nos 120-2) x43.8x198.11, 12-sty bk loft & str bldg; Bertha Kaufmann to Therese Weil, 21 E 82 & Sophia Mayer, 41 E 72; B&S; AL; Nov 24; Nov28'13; A\$183,000-410,000. O C & 100

Broadway, 588-90 (2:511-10), es, 227.10 n Prince, 51x199.4 to ws Crosby (Nos 120-2) x43.8x198.11, 12-sty bk loft & str bldg; Bertha Kaufmann to Therese Weil, 21 E 82 & Sophia Mayer, 41 E 72; B&S; AL; Nov 24; Nov28'13; A\$183,000-410,000. O C & 100

Northern av, es, 449.5 n 181st, see Northern av, es, 485 n 181st.

Northern av (8:2179-22), ws, 510.8 n 181st, 80x238.9 to es Riverside dr x77.5x264.9, 3-sty stn dwg; mtg \$60,000 & AL; also NORTHERN AV (8:2179), ws, 510.8 n 181st, runs s89.7xnw292.9x again nw5.4 to es Riverside dr xn62.7xne264.9 to beg, 2-sty bk garage & vacant; mtg \$20,000 & AL; Paterno Constrn Co, a corpn, to Paterno Investing Corpn, 440 Riverside dr; June 30; Dec4'13; A\$50,000-94,000. O C & 100

Northern av, ws, 510.8 n 181st, see Northern av, ws, 510.8 n 181st.

Northern av (8:2179-pt lot 140), es, 485 n 181st, 71.2x226.4x73.10x234.10, vacant; mtg \$19,600 & AL; A\$—; also NORTHERN AV (8:2179-pt lot 140), es, 449.5 n 181st, 35.7x234.10x36.11x239, vacant; mtg \$7,350 & AL; A\$—; Paterno Constrn Co, a corpn, to Paterno Investing Corpn, 440 Riverside dr; June 30; Dec4'13. O C & 100

Park Row, 129 (1:119-69), ss, 160 e Duane, 17.1x64.6, 3-sty bk tnt & str; A\$17,000-21,000; also 58TH ST, 414 E (5:1369-41) ss, 181.5 e 1 av, 25x100.4, 5-sty stn tnt & str; A\$9,000-20,000; also LANDS at Oyster Bay, Nassau Co, LI; also at Flushing, E of Q; also at Washington Cemetery in Kings Co, NY; Cath Hamerschlag et al to Rachel Liebeskind, 112 W 72; B&S & CaG; Nov20; Nov29'13. nom

Park Row, 129; also 58TH ST, 414 E; also LANDS in Kings, Queens & Nassau Counties, NY; same prop; Jos Hamerschlag by Gerard B Townsend GDN to same; 1-3 of a 3-4 pt; AT; AL; Nov22; Nov29'13. 3,703.73

Park Row, 129 (1:119-69), ss, 160 e Duane, 17.1x64.6, 3-sty bk tnt & str; Rachel Liebeskind to Abr Liebeskind, 112 W 72; mtg \$26,000; Nov22; Nov29'13; A\$17,000-21,000. O C & 100

Riverside dr, es, 510.8 n 181st, see Northern av, ws, 510.8 n 181st.

St Nicholas av, 920 (8:2107-11), es, at ss 156th if continued, 17.7x75.2 to ws Croton Aqueduct x17x80, 3-sty & b bk dwg; Susan Plant to Rodger P O'Neill, 910 St Nicholas av; mtg \$9,000 & AL; Dec1; Dec2'13; A\$8,000-11,300. O C & 100

Terrace View av, ses, abt 106.11 n Adrain av, see Adrain av, nws, 106.11 ne Terrace View av.

1ST av, 158 (2:437-6), es, 48.1 s 10th, 19.3 x90, 6-sty bk tnt & str; Maria Berliant et al to Saml Mann, 79 E 7; B&S & correction deed; AL; Nov25; Dec2'13; A\$16,000-30,000. O C & 100

1ST av, 290 (3:949-1), nec 17th (No 403), 23x94, 2-5-sty bk tnts & str; Louis Weisman et al to Saml Glaser, 286 1 av; ¼ pt; AT; AL; Nov26; Nov28'13; A\$18,500-31,000. nom

2D av, 2085 (6:1657-24), ws, 101.7 s 108th, 25x73, 4-sty bk tnt & str; Mary A McGown, widow, to Michele Giacini, 2085 2 av; QC; Nov29; Dec2'13; A\$8,500-14,500. nom

3D av, 647 (5:1315-4), es, 78.9 n 41st, 20x70, 3-sty fr bk ft tnt & str; A\$14,000-15,500; also 41ST ST, 205 E (5:1315-5), ns, 65 e 3 av, runs n78.9xe5x20xe15x98.9 to st xw20 to beg, 4-sty bk tnt; A\$8,800-13,500; Francis R Kidwell of Yonkers, NY to Marie Kidwell at Arlington av, near 227th; ½ pt; AL; Nov26; Dec3'13. O C & 100

3D av, 1261-5 (5:1427-45-47), sec 73d (No 200), 76.7x85.3, 4-sty stn tnts & str; A\$53,000-78,000; also 83D ST, 326 W (4:1245-39), ss, 300 w West End av, 40x102.2, 6-sty bk tnt; A\$34,000-77,000; also MACDOUGAL ST, 125 (2:543-60), nwc 3d (No 119), 20x65.9, 4-sty bk tnt & str; A\$16,500-21,500; Maret E Hughes to Hughes Holding Corpn, 141 Bway; B&S; Nov19; Dec4'13. nom

4TH av, 14-16, see Bway, 483-5.

**9TH av, 643-5** (4:1055-29-30), nwc 45th (Nos 401-3), 40x80, 2-5-sty bk tnts & str; Nos Murray to Geo Ehret, 1197 Park av; mtg \$90,000; Nov28; Dec2'13; A\$44,000-68,700. O C & 100

**9TH av** (8:2196-1 & 45), nec 215th, 99.11x50, vacant; Walter J Clarke to Harriet B Knight, at Freehold, NJ; ½ pt; sub to ½ mtg \$7,200 & AL; Dec1'13; A\$14,500-14,500. O C & 100

**10TH av** (8:2229-pt Lt 12), swc 212th, 99.11x42.5, vacant; Worthington Whitehouse to Fredk L Merriam, —, Rosenhill av, Tarrytown, NY; mtg \$67,500 & AL; Dec3'13; A\$ —. O C & 100

**12TH av** (7:2000-62), es, 24.11 s 134th, 25x100, 1-sty fr stable; Luella K Beecher to Susan M St Ormond, of Canaan, N.H., & Wm F Gorham, 164 W 105, NY; ¼ RT&L; Nov18; Dec1'13; A\$5,000-5,000. nom

**Interior lot 56 s 9 & 120 w 2 av**, see 9th, 238 E.

**Interior lot, 75 s 9th & 120 w 2 av**, see 9th, 238 E.

**Interior lot, 75 s 9th & 182 w 2 av**, see 9th, 238 E.

**Liebeskind, 112 W 72**; B&S & CaG; Nov20

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

**Greenwich st, 324** (1:142); consent to 3d track; Eliz A Gaiway to Manhattan Railway Co; Nov17; Dec4'13. 550

**Greenwich st, 495** (2:594); consent of mortgagee to 3d track; Mary G Richardson to Manhattan Railway Co; Nov1; Dec4'13. nom

**Greenwich st, 495-7** (2:594); consent to 3d track; Michl Toomey to Mannattan Railway Co; Oct30; Dec4'13. 1,100

**Greenwich st, 497** (2:594); consent of mortgagee to 3d track; Dry Dock Savgs Instn to Manhattan Railway Co; Nov19; Dec4'13. nom

**Greenwich st, 507-9** (2:594), es, 40.6 s Spring, 48x75; consent to 3d track; Danl Birdsall to Manhattan Railway Co; Nov6; Dec4'13. 1,020

**Greenwich st, 509** (2:594); consent of mortgagee to 3d track; Emigrant Indust Savgs Bank to Mannattan Railway Co; Nov13; Dec4'13. nom

**Greenwich st, 824-6** (2:642); consent to 3d track; Jno J Danaher to Mannattan Railway Co; Nov7; Dec4'13. 933.06

**Greenwich st, 824-6**; consent of mortgagee to above consent; American Mort Co to same; Nov11; Dec4'13. nom

**6TH st, 625-7 E** (2:389-47-48), ns, 368.6 e Av B, 49.6x90.10, 2-5-sty bk tnts & str; re-judgt; Jno Drescher Jr to Fanny Weisman, 68 W 113th & Pauline Landesbaum, 230 W 111; Sept20; Nov28'13; A\$33,000-48,000. nom

**11TH st, 247 W** (2:614-42), ns, 75 e 4th, 28x100, 5-sty bk tnt & any other real or personal estate, etc; re dower; Edna W M Pfenzenmayer to Chas A Pfenzenmayer, 63 Rue Pierre Charron, Paris, France; Nov29; Dec2'13; A\$13,000-31,000. O C & 100

**18TH st, 239-41 W** (3:768-14), ns, abt 245 e 8 av, 50.6x92x—, 3-sty bk stable; A \$25,000-46,000; also 18TH ST, 248-52 W (3:767-68), ss, abt 100 e 8 av, 78x92, 5-sty bk stable; A\$40,000-80,000; copy of last will of David W Stein, late of Bklyn, to Emanuel D & Jerome D Stein as EXRS; Oct20'11; Nov28'13.

**18TH st, 248-52 W**, see 18th st, 239-41 W.

**32D st E, sec 2 av**, see 2 av, 578.

**68TH st W** (4:1120), ss, 125 w Central Park W, 50x100.5, vacant; re restrictions; Second Church of Christ, Scientist with Helen R Baldwin, 175 W 58; Nov17; Dec3'13. nom

**105TH st, 141 W** (7:1860); owned by party 1st pt; also 105TH ST, 143 W (7:1860), owned by party 2d pt; agmt cancelling agmt to furnish water from tank on roof to 143 W 105; Emma Dononue, 44 Commerce, party 1st pt with Lilly Lang, 57 2d party 2d part and Geo R Trommer, 998 Buswick av, Bklyn et al, exrs Wm G Ringler party 3d pt owners of mtg on No 143 for \$22,000; Nov10; Nov28'13. nom

**105TH st, 143 W**, see 105th, 141 W.

**111TH st, 111-5 W**, see 111th, 119 W.

**111TH st, 119 W** (7:1821), also 111TH ST, 111-5 W (7:1821); asn rents to secure \$1,700; Land Map Realty Corp, 206 Bway to Rental Mtg Securities Corp, 15 Broad; Nov26; Nov28'13. nom

**111TH st, 136-8 W**, see Riverside dr, 445.

**111TH st, 507-11 W**, see Riverside dr, 445.

**111TH st, 521 W**, see Riverside dr, 445.

**124TH st, 52 W**, see Riverside dr, 445.

**125TH st, 603 W**, see Riverside dr, 445.

**134TH st, 203 W** (7:1940); asn rents to secure \$1,350; Danl G Terry to Frieda Hart, 59 W 119; Nov10; Dec2'13. nom

**136TH st, 520-6**, on map 520-2 W, see Riverside dr, 445.

**136TH st, 528-34**, on map 524-6 W, see Riverside dr, 445.

**150TH st, 408-10 W**, see Riverside dr, 445.

**162D st W**, see Ft Wash av, see Riverside dr, 445.

**179TH st, 815 W**, see Pinehurst av, 40-2.

**180TH st, 820 W**, see Pinehurst av, 40-2.

**184TH st, 552 W**; asn rents to secure mtg; Maria Garlic, 10 Pinehurst av, to Emma & Alice Dabour, 208 E 46; Dec1; Dec2'13. nom

**185TH st, 601 W**, see St Nicholas av, 1501.

**Amsterdam av, 388-94**, see 79th, 200 W.

**Broadway, 467** (miscel); power of atty to carry on business & int in firm Glick & Strelitz, trading as Grand Woolen Co, at above address, &c; Dora Glick to David Glick; Nov15; Dec4'13.

**Claremont av, 178-84**, on map 180, see Riverside dr, 445.

**Ft Washington av, nec 162**, see Riverside dr, 445.

**Mt Morris Park W, 35-S**, see Riverside dr, 445.

**Pinehurst av, 40-2** (8:2177), nwc 179th (No 815); also PINEHURST AV, 44-6; also PINEHURST AV, 48-50; also PINEHURST AV, 52-4, swc 180th (No 820); asn rents to secure \$10,000; Dunloe Holding Co, Inc, a corpn, 44 Court st, Bklyn, to Estate Mtg Securities Co, a corpn, 160 Bway; Nov26; Nov28'13. nom

**Pinehurst av, 44-54**, see Pinehurst av, 40-2.

**Riverside dr, 445** (7:1990), es, 107.6 n 116th, 58-9x123.10x59.10x112.3; sub to mtgs \$260,000; also RIVERSIDE DR, 448 (7:1990), es, 166.3 n 116th, 58.9x135.6x59.10x123.10; mtg \$240,000; also 150TH ST, 408-10 W (7:2064), ss, 116.6 e Convent av, 83.6x99.11; mtg \$100,000; also MOUNT MORRIS PARK W, 35-8 (6:1721), swc 124th (No 52), 100.11x100; mtg \$140,000; also 111TH ST, 521 W (7:1883), ns, 275 w Ams av, 100x100.11; mtg \$160,000; also 111TH ST, 507-11 W (7:1883), ns, 150 w Ams av, 62.6 x100.11; mtg \$85,000; also LAND at East Williston, LI; also FORT WASHINGTON AV (8:2137), nec 162d (Nos 613-21), 98.11 x187.11x168.9x164.11; mtg \$200,000; also 136TH ST, 520-6 on map 520-2 W (7:1988), ss, 400 w Ams av, 100x99.11; mtg \$135,000; also 136TH ST, 528-34 on map 524-6 W (7:1988), ss, 500 w Ams av, 100x99.11; mtg \$135,000; also CLAREMONT AV, 178-84, on map 180 (7:1993), nec 125th (No 603), 100x100, mtg \$155,000; also 111TH ST, 136-8 W (7:1820), ss, 287.6 e 7 av, 37.6x100.11; mtg \$35,000; asn rents to secure 3 mtgs aggregating \$422,000; NY Real Estate Security Co, a corpn, 42 Bway, owner, to U S Rubber Co, a corpn, 1790 Bway, mortgagee; Nov18; Nov28'13. nom

**Riverside dr, 448**, see Riverside dr, 445.

**St Nicholas av, 1501** (8:2166), nwc 185th (No 601), also ST NICHOLAS AV (8:2166), ws, adj above on north; agmt that party 1st pt may build on strip restricted by agmt of Oct7'13, 8.9 in width, also agmt as sobrn of mtgs for \$230,000 made to Lawyers T Ins & T Co; Aldus Constn Co, Inc, 950 Hoe av, with Diedrich Brakmann, 202 Riverside dr; Nov26; Nov28'13. 175

**2D av, 578** (3:937), see 32d, 22.3x72; consent to 3d track; Sophia Robert to Manhattan Railway Co; Nov11; Dec4'13. 267

**2D av, 578**; consent of mortgagee to above consent; German Savgs Bank to same; Nov17; Dec4'13. nom

**2D av, 578** (3:937); consent of mortgagee to above consent; same to same; Nov17; Dec4'13. nom

**Copy** (miscel) of will of Patk J Keary, late of NY; Feb19'01; Dec2'13.

**Court order appointing Wilder Bellamy as receiver** (miscel) in matter of Herman B Flaxman, alleged bankrupt; Dec1; Dec3'13.

**Deed of appointment** (miscel) under trust deed Estate of Saml B H Judah (decd); Saml A Goldschmidt, 39 W 73, as TRSTEE to Celestina A Burchell, 790 Riverside dr, as CO-TRSTEE; Aug12'12; Dec1'13.

**Exemplification** (miscel) & certf of probate of last will of Thos Moore, late of Bklyn; Sept27'12; Dec4'13.

**Power of atty** (miscel); Florence E Pow-ers to Julius H Seibert; Nov28'13.

**Power of atty** (miscel); Genevieve L Ralph widow to Wm C Newell of Doylest-own, Pa; Nov19; Nov28'13.

**Power of atty** (P A); Miriam G, wife Eugene S Benjamin to Abr L Gutman, 142 W 87; Nov25; Dec2'13.

**Power of atty** (miscel); Geo C Park at Harrison, NY, to Wm F Patterson; Dec1; Dec2'13.

**Power of atty** (miscel); Eugene S Benjamin to Abr L Gutman, 142 W 87; Nov28; Dec2'13.

**Power of atty** (Miscel); Mary S Stone of Ossining, NY to Francis S Phraner of Summit, NJ; Mar15'10; Dec3'13.

**Power of atty** (miscel); Dwight C Harris to Geo W Fanning; Jan19; Dec4'13.

WILLS.

Borough of Manhattan.

**9TH st, 14 W** (2:572-33), ss, 234 w 5 av, 23.6x99.11, 5-sty bk dwg & 2-sty bk ext; Henry E Howland Est, Chas P Howland, EXR, 151 E 78; attys, Murray, Prentice & Howland, 39 Wall; A\$20,500-22,000. Will filed Nov25'13.

**10TH st, 249 E** (2:438-53), ns, 94 e 1 av, 25x94.8, 5-sty bk tnt & str; A\$17,500-28,000; also 38TH ST, 337 E (3:944-21), ns, 125 w 1 av, 25x98.9, 5-sty bk tnt; Kath Heck Est, Kath Burns, ADMTRX, 337 E 38; atty, Chas Brandt, Jr, 99 Nassau; A\$10,500-16,500. Will filed Nov28'13.

**38TH st, 337 E**, see 10th, 249 E.

**47TH st, 120-2 W** (4:999-43), ss, 512.6 e 7 av, 37.6x100.5, 6-sty bk tnt; A\$82,000-110,000; also 52D ST, 539 W (4:1081-12), ns, 275 e 11 av, 25x100.5, 2-sty bk tnt; A\$9,000-9,500; also 53D ST, 302-6 W (4:1043-37), ss, 80 w 8 av, 53x100.5, 3 & 4-sty bk & stn factory; A\$32,000-47,000; Donald Mitchell Est, Robt J Mitchell, EXR, 911 West End av; attys, Strong & Cadwalader, 40 Wall.

**50TH st, 32 E** (5:1285-52), ss, 45 e Mad av, 30x95x irreg, 4½-sty bk dwg; Annie T Thorne Est, Jas B Taylor, EXR, 32 E 50; attys, Strong & Cadwalader, 40 Wall; A\$67,000-120,000. Will filed Nov18'13.

**50TH st, 227 E** (5:1324-13), ns, 294 w 2 av, 31x100.5, 6-sty bk tnt; Edw F Tierney Est, Farmers Loan & Trust Co, EXRS, 22 William; attys, Geller, Kolston & Horan, 20 Exch pl; A\$15,000-50,000. Will filed Dec3'13.

**52D st, 539 W**, see 47th st, 120-2 W.

**53D st, 302-6 W**, see 47th st, 120-2 W.

**56TH st, 303 E** (5:1349-1½), ns, 70 e 2 av, 25.6x104.7, 4-sty bk tnt; Eliza Farmer Est, Mary J Farmer, EXR, 945 Lex av; atty, Edw D Dowling, 280 Bway; A\$8,000-12,000. Will filed Nov26'13.

**82D st, 139-145 W** (4:2113-10 to 13), ns, 225 e Ams av, 100x87.2x irreg, 4-5-sty bk tnts; Emily R Marcus Est, Ludolph H Abraham, EXR, 46 W 90; atty, Henry V Rothchild, 290 Bway; A\$53,000-102,500. Will filed Nov20'13.

**93D st, 23 E** (5:1505-13), ns, 87.9 w Mad av, 25.6x100, 4-sty bk dwg; Emil H Kosmak Est, Geo W Kosmak, EXR, 23 E 93; atty, Oliver W Beales, 257 Bway; A\$50,000-60,000. Will filed Dec3'13.

**10TH av, 650** (4:1055-62), es, 20.5 s 46th, 20x60, 4-sty bk tnt & str; Fritz Wendel Est, Mary Wendel, EXTRX, 1623 Nelson av; atty, Raymond H Noble, 55 Liberty; A \$10,000-15,000. Will filed Nov28'13.

CONVEYANCES.

Borough of the Bronx.

**Austin pl** (10:2601), ss, 607.2 e 144th, 27x 120.9x94.8x100, 1-sty fr shop; Alemanno & Silvestro Tozzini to Augusta & Brunetta Tozzini, 2310 St Raymonds av; AT in ¾ pts; AL; Nov29; Dec3'13. O C & 100

**Austin pl** (10:2601), same prop; Attilio Tozzini to Marie A Parsons, 2285 Batnagate av; ¾ pt; AT; AL; Nov29; Dec3'13. O C & 100

**Barry st** (10:2606), ws, 394.6 s Leggett av, 100x100, vacant; Jacob Leitner to Factory Sites, Inc, a corpn, 836 Westchester av; AL; Nov26; Dec2'13. nom

**Beck st, 560**, see Prospect av, 604.

**Bristow st** (11:2963), nwc Jennings, 25 x87.2, vacant; Value Realty Co to Aiois L Ernst, 541 W 113; mtg \$5,000 & AL; Nov26; Nov28'13. O C & 100

**Bronx Park S or 182d st** (11:3129), sec Daly av, runs s261.4 to ns 181st ex386.4 to ws Vyse av x214.5 to ss Bronx Park S x w12.5 to beg, the blk, vacant; Mary B Hughes & Annie J Bouillon to American Real Estate Co, a corpn, 527 5 av; mtg \$100,000; Nov29; Dec2'13. O C & 100

**Bronx Pk S, swc Vyse av**, see Bronx Pk S, see Daly av.

**Chisholm st, swc Intervale av**, see Intervale av, 1237-9.

**Clifford pl** (11:2848), sec Jerome av, 25x 56.4x29.8x58.4, vacant; Moss Estate, Inc, to Geo E Buckbee, 1941 Grand Blvd & concourse; Nov29; Dec1'13. O C & 100

**Coster st, 642** (10:2764 & 2769), es, 360 s Sponord av, 20x100, 2-sty bk dwg; Wm T Quinn, ref, to Claire Realty Co, Inc, 115 Bway; FORECLOS Nova; Dec2'13. 5,500

**Esplanade (\*)**, ns, 28 e Lurting av, 28x 92.8x20x100.2; Morris Park Estates to Jno C Tomlinson, 45 W 57; Nov25; Dec3'13. nom

**Faile st, 642** (10:2764), es, 300 s Spofford av, 20.10x100, 2-sty bk dwg; Albert R Linsky, ref, to Jno M Bissert, 358 16th, Bklyn, & Anna M Stolzenberg, 1184 Jackson av, Bronx, EXRS Michl Bissert; FORECLOS Nov18; Nov20; Nov28'13. 5,000

**Feathered la, swc Inwood av**, see Inwood av, swc Feathered la.

**Feathered la, ns, 280 w Jerome av**, see 174th W, ns, 116.3 e Macombs rd.

**Feathered la, ns, 582.11 w Jerome av**, see Grand av, ses, 129.3 ne Macombs rd.

**Feathered la, ns, 554.10 w Jerome av**, see Grand av, ses, 129.3 ne Macombs rd.

**Feathered la** (11:2861), ns, 100 w Jerome av, 23x100, vacant; Moss Estate, Inc, to Jno P Mulholland, 393 Hampshire st, Lawrence, Mass; Nov21; Dec1'13. O C & 100

**Feathered la** (11:2861), ns, 125 w Jerome av, 25x100, vacant; Moss Estate, Inc, to Mary A Schrepff, 1 Downing st, Woodhaven, B o Q; Nov25; Dec1'13. O C & 100

**Feathered la** (11:2861), ns, 230 w Jerome av, 50x100, vacant; Moss Estate, Inc, to Philip Sachs, 244 Lenox av; Nov25; Dec1'13. O C & 100

**Feathered la** (11:2861), ns, 175 w Jerome av, 25x100, vacant; Moss Estate, Inc, to Jno F Conway, 710 9 av; Nov25; Dec1'13. O C & 100

**Feathered la** (11:2861), ns, 330 w Jerome av, 24.6x101.10x35x100, vacant; Moss Estate, Inc, to Emil W Schurman, 330 E 152; Nov25; Dec1'13. O C & 100

**Feathered la** (11:2861 & 2865), ns, 198 w Jerome av, 24.6x92.3x40x103.2, vacant; Moss Estate, Inc, to Jos Geiger, 220 Stuyvesant av, Bklyn; Nov25; Dec1'13. O C & 100

**Feathered la** (11:2861 & 2865), ns, 173.6 w Jerome av, 24.6x103.3x40.1x118.3, vacant; Moss Estate, Inc, to Abr Shapiro, 418 E 3; Nov24; Dec1'13. O C & 100

**Feathered la** (11:2861), ns, 354.6 w Jerome av, 24.6x107.10x35x101.10, vacant; Moss Estate, Inc, to Jane Schurman, 330 E 152; Nov25; Dec1'13. O C & 100

**Featherbed la** (11:2861), nwc Jerome av, 25x100, vacant; Moss Estate, Inc, to Matilde M Weisker, 153 E 178; Nov25; Dec2 '13. O C & 100

**Featherbed la** (11:2861), ns, 379 w Jerome av, 24.6x107.10x37.9x118.3, vacant; Moss Estate Inc to Jeanne Budde, 315 W 138; Nov25; Nov28'13. O C & 100

**Featherbed la** (11:2865), nws, 552.6 w Jerome av, 49.10x92.3x70x86.3, vacant; Moss Estate Inc to Josephine Pokorny, Tenafly, NJ; Nov25; Nov28'13. O C & 100

**Featherbed la** (11:2865), ns, 402.4 w Jerome av, 77.3x86.2x75x102.11, vacant; Moss Estate, Inc, to Wm L Thompson, 45 Pinehurst av; Nov25; Dec1'13. O C & 100

**Hall pl, 1045** (10:2691), ws, 449.11 s 167th, 25x106.11x26.2x107.8, 3-sty fr tnt & str & 3-sty fr rear tnt; Fredk L Kane, ref, to Morris Florea, 227 E 4, Bklyn; mtg \$6,000; FORECLOS Oct15; Nov28'13. 400

**Hobart ct, es, being lot 108 Coster Estate**, see Hobart av, nec Hobart ct.

**Horton st or Washington av (\*)**, ns, 260 w Main, 100x100, City Island; Jas M Tully, ref, to Susan Combes, 129 Lockwood av, New Rochelle, NY; FORECLOS Nov19; Nov26; Nov28'13. 6,000

**Jennings st, nwc Bristow**, see Bristow, nwc Jennings.

**Jennings st, nwc So Blvd**, see So Blvd, 1461.

**Lincoln st (\*)**, es, 100 s Morris Park av, 25x100; Eliza Meissner to Rose Smith, 1734 Holland av; mtg \$3,000; Nov29; Dec1'13. O C & 100

**Louise st, sec Van Nest av**, see Van Nest av, sec Louise.

**Minford pl, 1449-51** (11:2977), ws, 200 s 172d, 51.6x100, 2-4-sty bk tnts; Thos H Roff to Rae Hartman, 109 Vernon av, Bklyn; mtg \$34,000 & AL; Nov26; Nov28'13. O C & 100

**Minford pl, 1449-51** (11:2977), ws, 200 s 172d, 51.6x100, 2-4-sty bk tnts; Rae Hartman to Rose A Sealy, 2335 University av; AL; Nov29; Dec2'13. nom

**Parkside pl** (12:3355), swc 209th, 50x190 to es Decatur av, vacant; Edw J Murray to Louise B Cromwell, 144 Clinton, Bklyn; mtg \$8,000 & AL; Nov29; Dec1'13. nom

**Rowland st (Washington av) (\*)**, ws, 123.6 s 2d, 37.6x100, except part for Rowland; L Napoleon Levy et al to Ellen Fanning, 57 Linden av, Flushing, B of Q; QC; correction & confirmation deed; Sept19; Nov29'13. nom

**Simpson st, 952** (10:2725), es, 100 n 163d, 40x107.6, 5-sty bk tnt; American Real Estate Co to Mary B Hughes & Annie J Bouillon, both at 344 Convent av, each 1/2 pt; mtg \$31,000; Dec1; Dec2'13. nom

**Simpson st, 972 & 976**, see Simpson st, 1032.

**Simpson st, 980 & 984**, see Simpson st, 1036.

**Simpson st, 1032** (10:2725), es, 121.11 s Westchester av, 40x104, 5-sty bk tnt; mtg \$30,000; also SIMPSON ST, 972 (10:2725), es, 300 n 163d, 40x107.6, 5-sty bk tnt; mtg \$27,500; also SIMPSON ST, 976 (10:2725), es, 340 n 163d, 40x107.6, 5-sty bk tnt; mtg \$27,500; American Real Estate Co to Mary B Hughes, 344 Convent av; Dec1; Dec2'13. nom

**Simpson st, 1036** (10:2725), es, 811.1 s Westchester av, 40x104, 5-sty bk tnt; mtg \$30,000; also SIMPSON ST, 980 (10:2725), es, 380 n 163d, 40x107.5, 5-sty bk tnt; mtg \$27,500; also SIMPSON ST, 984 (10:2725), es, 420 n 163d, 40x107.5, 5-sty bk tnt; mtg \$27,500; American Real Estate Co to Annie J Bouillon, 344 Convent av; Dec1; Dec2'13. nom

**Teasdale pl** (10:2621), ss, 135 w Cauldwell av, 100x100, vacant; Moe A Isaacs et al to Moe A Isaacs, — N Columbus av, Mt Vernon, NY; mtg \$8,000; Nov22; Dec4'13. nom

**Tiffany st, 908** (10:2712), es, 375 s 163d, 50x110, 5-sty bk tnt; Geo R Coughlan to 908 Tiffany St Corp, 49 Wall; mtg \$44,000; Nov28; Dec3'13. O C & 100

**Tiffany st, 908** (10:2712), es, 375 s 163d, 50x110, 5-sty bk tnt; Steinmetz Constn Co to Geo R Coughlan at Mt Vernon, NY; mtg \$44,000 & AL; Nov28; Nov29'13. nom

**132D st E** (9:2260), ns, 125 e Brook av, 62.8x100, vacant; Port Morris Land & Impt Co to Berkshire Springs Co, 517 E 132; B&S; AL; Nov25; Nov28'13. O C & 100

**134TH st, 454 E** (9:2278), ss, 531.8 e Willis av, old line, 17.10x100, 2-sty & b bk dwg; Francis J Gray to Annie L Gray, 454 E 134; Nov26; Nov28'13. O C & 100

**135TH st, 379 E** (9:2298), ns, 131.6 w Willis av, 16.8x100, 3-sty & b bk dwg; Caroline Ridgley to Jno Kapp, 2359 1 av; Dec3'13. O C & 100

**138TH st, 353 E** (9:2301), ns, 231.6 e Alex av, 25x100, 5-sty bk tnt & str; Geo Schaefer to Henry Wendt, 171 W 85; mtg \$22,000 & AL; Dec1'13. O C & 100

**138TH st, 578-80 E** (10:2550), ss, 112.3 e St Ann's av, 50x100, 3-sty fr & bk tnt & str & 1-sty bk theatre; Value Realty Co to Carl Ernst, 2102 Bway, & Alois L Ernst, 541 W 113; mtg \$25,000; Nov26; Nov28'13. nom

**142D st, 462 E** (9:2286), ss, 550 e Willis av, old line, —x105.7x16.8x104, 2-sty & b bk dwg; Camilla wife Jacob Hirsch to Johann C Hofmann, 1555 So Blvd; mtg \$4,000 & AL; Dec1; Dec2'13. O C & 100

**146TH st, 313-5 E** (9:2329), ns, 37.6 w College av, 37.6x110, 6-sty bk tnt & str; Harris Weinstein to Wm Oppenheim, 1018 E 163; AL; Jan16; Dec1'13. O C & 100

**151ST st, 232 E** (9:2440), ss, 350 w Morris av, 25x118.5, 3-sty fr tnt & str; Andw C Peifer et al heirs Jacob Peifer to Michl J McNulty, 257 E 148; Nov28; Nov29'13. O C & 100

**153D st, 381 E** (9:2400), ns, 237.6 e Courtlandt av, 37.6x100; all title to strip 0.3 on east, 6-sty bk tnt; Christian H Werner to August Oesting, 1697 Clay av; mtg \$35,500; Dec3'13. O C & 100

**155TH st, 398 E**, see Melrose av, swc 155th.

**158TH st, 560 E** (9:2360), ss, 166.8 w St Ann's av, 33.4x100, 6-sty bk tnt; Martha Schlesinger to Max Haefner, 266 W 46; mtg \$21,000; Nov13; Dec3'13. nom

**165TH st, 659 E** (10:2633), ns, 110.11 w Trinity av, 37.6x100, 5-sty bk tnt & str; Jno Pieces to Pasquale Piccirillo, 704 Eagle av; mtg \$34,000 & AL; Oct3; Dec4'13. nom

**165TH st, 659 E**; Pasquale Piccirillo to Benedetto Piccirillo, 704 Eagle av; mtg \$34,000 & AL; Oct3; Dec4'13. nom

**165TH st, 729 E** (10:2650), ns, 77.8 w Forest av, 19.4x88, 3-sty fr tnt & str; August Oesting to Munderloh Realty Co, Inc, a corp, 2999 Marion av; mtg \$4,500; Dec1; Dec3'13. O C & 100

**165TH st, 946 E** (10:2715), ss, 70.3 e Kelly, runs s70.5 & 19.7xe50xn21.4 & 72.2 to st w50 to beg, 5-sty bk tnt & str; Julius Harburger, Sheriff, to Alfred H Wohlgemuth, 745 Riverside dr; all R, T & I of Bristow Constn Co & Irving Roberts which debts had on May17'11; Sheriff's sale under execution Nov9'11; Mar27; Nov29'13. 35

**165TH st, 946 E**; Alfred H Wohlgemuth to Peerless Holding Co, Inc, a corp, 46 Cedar; AL; Nov12; Nov29'13. O C & 100

**165TH st, 124 W** (9:2512), ss, 40.3 w Nelson av, 16.11x77.6, 2-sty fr dwg; Jno J Halpin, ref, to Susan O Hoffman at Pittsfield, Mass; FORECLOS Nov13; Nov26; Dec2'13. 5,000

**166TH st E, nwc Prospect av**, see Prospect av, nwc 166th.

**166TH st E, swc Franklin av**, see Franklin av, swc 166.

**167TH st E, swc Prospect av**, see Prospect av, nwc 166th.

**167TH st, 448-50 E** (9:2388), ss, 84.3 e Park av, 40x100, 1 & 2-sty fr shop; Saml Rubin et al to Gussie wife Saml Rubin, 1025 Boston rd; AL; Nov29; Dec2'13. nom

**167TH st E** (9:2388), ss, 124.3 e Park av, 25x100, 1-sty fr shop; Saml Rubin et al to Gussie wife Saml Rubin, 1025 Boston rd; AL; Nov29; Dec2'13. nom

**167TH st, 846-8 E** (10:2691), ss, 69.1 e Stebbins av, 50x146.11x52.1x161.8, 5-sty bk tnt; Carmine Constn Co to Hudson Realty Co, 30 E 42; mtg \$52,000; Nov28; Dec1'13. O C & 100

**167TH st, 850 E** (10:2691), ss, 119.1 e Stebbins av, 37.6x111, 5-sty bk tnt; Harry N French, ref, to Geo F Schwarz, at Brookline, Mass; FORECLOS Oct28; Nov28; Dec1'13. 30,000

**167TH st, 854 E** (10:2691), ss, 113.3 w Hall pl, 37.6x111, 5-sty bk tnt; Harry M French, ref, to Geo F Schwarz, at Brookline, Mass; FORECLOS Oct28; Nov28; Dec1'13. 30,000

**169TH st, 451 E** (11:2901), ns, abt 100 e Park av, 2-sty bk theatre; Value Realty Co to Carl Ernst, 2102 Bway; Alois L Ernst, 541 W 113, & Jacob Marx, 170 W 74; mtg \$15,000; Nov26; Dec1'13. nom

**172D st, 447 E** (11:2905), ns, 90 e Park av, runs e40xn130xw30x50xw10x50 to beg, 2-sty fr dwg; Percival H Gregory, ref, to Josephine A Bertin, 1790 Marmion av; FORECLOS Nov28; Nov29'13. 7,500

**174TH st W, nec Macombs rd**, see Macombs rd, es, whole front bet 174th & 175th.

**174TH st W, sec Macombs rd**, see Macombs rd, sec 174th.

**174TH st W, nwc Grand av**, see Grand av, nwc 174.

**174TH st W, ns, 50 w Davidson av**, see Grand av, ws, 51.7 s 175th.

**174TH st W** (11:2861), ss, 125 w Davidson av, 50x100, vacant; Moss Estate, Inc, to Thos Loughlin, 829 10 av; Nov25; Dec1'13. O C & 100

**174TH st W** (11:2861), ss, 175 w Davidson av, runs w25xs87.10xse17.3xel2.9xn100 to beg, vacant; Moss Estate, Inc, to Kathryn V Reilly, 1267 1 av; Nov25; Dec1'13. O C & 100

**174TH st W** (11:2861), swc Davidson av, 25x100, vacant; Moss Estate, Inc, to Etta Blank, 304 E 5; Nov25; Dec1'13. O C & 100

**174TH st W** (11:2861), ss, 100 w Davidson av, 25x100, vacant; Moss Estate, Inc, to Alton L Smiley & Clarence J Slocum, both at Central Valley, NY; Nov25; Dec2'13. O C & 100

**174TH st W** (11:2861), ns, 50 e Grand av, 50x100, vacant; Moss Estate, Inc, to Edw L Rosewater, 69 W 181; Nov7; Dec2'13. O C & 100

**174TH st W** (11:2861 & 2867), nec Grand av, 50x100, vacant; Moss Estate, Inc, to Camilla H Nielsen, 44 Morningside dr; Nov25; Dec1'13. O C & 100

**174TH st W** (11:2861), ns, 25 w Davidson av, 25x100, vacant; Moss Estate, Inc, to Wm C Rothkrantz, 30 E 42; Nov25; Dec1'13. O C & 100

**174TH st W** (11:2861), nwc Davidson av, 50x100, vacant; Moss Estate, Inc, to Jas Poggi, 285 Washington; Nov25; Dec1'13. O C & 100

**174TH st W** (11:2861 & 2865), ss, 200 w Davidson av, runs w29xsw41.4xse82.9xn 87.10 to beg, gore, vacant; Moss Estate, Inc, to Jacob Grossman 6 E 113; Nov25; Dec1'13. O C & 100

**174TH st W** (11:2861), ss, 50 w Davidson av, 50x100, vacant; Moss Estate Inc to Conrad H Sherwood, 423 E 169; Nov25; Nov28'13. O C & 100

**174TH st W** (11:2866), ss, 103.3 w Grand av, 50x74.9x50x99.4, vacant; Moss Estate Inc to Mary J & Eliz Ross, 211 W 115; Nov25; Nov28'13. O C & 100

**174TH st W** (11:2866 & 2861), ns, 116.3 e Macombs rd, 98.10x101.7x111x100; also FEATHERBED LA, ns, 280 w Jerome av, 50x100, vacant; Moss Estate, Inc, to Gaston C Hand, 2350 Bway; Nov25; Dec1'13. O C & 100

**175TH st, 713 E** (11:2949), ns, 119 w Clinton av, 30.9x90, 4-sty bk tnt; Lillian Seimiger to Alice S Anderson, 1536 Richmond Turnpike, St; AL; Nov29; Dec1'13. O C & 100

**175TH st W, nec Macombs rd**, see Macombs rd, nec 175th.

**175TH st W, nwc Grand av**, see Grand av, nwc 175th.

**175TH st W, ns, 90.11 e Macombs rd**, see 175th st W, nec Macombs rd.

**175TH st W, sec Macombs rd**, see Macombs rd, es, whole front bet 174th & 175th.

**175TH st W, ss, 100 e Macombs rd**, see Macombs rd, es, whole front bet 174th & 175th.

**175TH st W** (11:2866), ns, 158.4 w Grand av, 50x100, vacant; Moss Estate, Inc, to Edw H Longton, 179 S 10, Newark, NJ, & Jesse B Park, at Mt Vernon, NY; Nov25; Dec1'13. O C & 100

**175TH st W** (11:2866-2867), ns, 86.1 w Grand av, 22.3x100x35.1x101.7; also GRAND AV, ws, 51.7 s 176th, 51.7x100, vacant; Moss Estate, Inc, to Henry Berwaldt, 1468 Vyse av; Nov25; Nov28'13. O C & 100

**175TH st W** (11:2866-2867), ns, 108.4 w Grand av, 25x100, vacant; Moss Estate Inc to Marshall Hollister, Pleasant Valley, N Y; Nov21; Nov28'13. O C & 100

**175TH st W** (11:2866 & 2848), ns, 133.4 w Grand av, 25x100; also JEROME AV, es, 75 s Clifford pl, 50x62.3x50.1x66.2, vacant; Moss Estate Inc to Leon Dashew, 120 W 118; Nov25; Nov28'13. O C & 100

**175TH st W** (11:2866 & 2867), swc Grand av, 100x25.10, vacant; Moss Estate Inc to Sophia Chapman, 501 W 120; Nov25; Nov28'13. O C & 100

**175TH st W** (11:2866 & 2867), nec Macombs rd, 90.11x50x100x51; also 175TH ST W, ns, 90.11 e Macombs rd, 19.11x100x29.11x101; also GRAND AV, ws, 25.10 s 176th, 25.10x100, vacant; Moss Estate Inc to Mary F Wilson, 45 W 35; Nov25; Nov28'13. O C & 100

**175TH st W** (11:2866 & 2867), ss, 100 w Grand av, 61.8x100x35.11x103.3, vacant; Moss Estate Inc to Robt W Spence, 226 5 av, New Rochelle, NY; Nov25; Nov28'13. O C & 100

**175TH st W** (11:2866), ns, 160.10 e Macombs rd, 50x100, vacant; Moss Estate Inc to Jos M Lesser, 165 E 95; Nov25; Nov28'13. O C & 100

**175TH st W** (11:2866), ns, 135.10 e Macombs rd, 25x100, vacant; Moss Estate Inc to Wm A Huggins, Woodhaven, LI; Nov25; Nov28'13. O C & 100

**175TH st W** (11:2866), ns, 110.10 e Macombs rd, 20x100, vacant; Moss Estate Inc to Elmer G Hooper, 3198 Webster av; Nov25; Nov28'13. O C & 100

**176TH st W, sec Macombs rd**, see Macombs rd, sec 176th.

**176TH st W, ss, 125 e Macombs rd**, see Macombs rd, es, 76.6 s 176th.

**176TH st W** (11:2861), ss, 51.7 w Davidson av, 51.7x112.9x50x99.11, vacant; Moss Estate, Inc, to Hermine H Clark, 391 West End av; Nov25; Dec2'13. O C & 100

**176TH st W** (11:2861 & 2867), ss, 25.10 e Grand av, 51.7x118.6x25x105.7, vacant; Moss Estate, Inc, to Jno J Lord, 530 W 153; Nov25; Dec1'13. O C & 100

**176TH st W** (11:2861 & 2867), ss, 77.5 e Grand av, 25.10x124.11x25x118.6, vacant; Moss Estate, Inc, to Wm B Peters, 2322 8 av; Nov25; Dec1'13. O C & 100

**176TH st W** (11:2861), swc Davidson av, 51.7x112.9x50x125.7, vacant; Moss Estate, Inc, to Jesse B Park, 41 S 13 av, Mt Vernon, NY; Nov25; Dec2'13. O C & 100

**176TH st W** (11:2866 & 2867), ss, 135.10 w Grand av, 50x100, vacant; Moss Estate Inc to Jean Claverie, 72 Charles; Nov25; Nov28'13. O C & 100

**176TH st W** (11:2866), ss, 200 e Macombs rd, 50x100; Moss Estate Inc to Lawrence B Hohmeyer, 293 8th st, Jersey City, NJ; Nov25; Nov28'13. O C & 100

**176TH st W** (11:2866), ss, 185.10 w Grand av, 25x100, vacant; Moss Estate Inc to Mary Kiss, 334 3 av; Nov25; Nov28'13. O C & 100

**176TH st W** (11:2866), ss, 210.10 w Grand av, 50x100, vacant; Moss Estate Inc to Rose L Simpson, 254 W 112; Nov25; Nov28'13. O C & 100

**176TH st W** (11:2867), swc Grand av, 100x25.10, vacant; Moss Estate Inc to Kasimir & Leon G Szeftzyk, 49 Henry, Passaic, NJ; Nov25; Nov28'13. O C & 100

**176TH st W** (11:2867), ss, 100 w Grand av, 35.10x103.3x10.1x100, vacant; Moss Estate Inc to Anna Kleinman, 153 Atlantic st, Jamaica, LI; Nov25; Nov28'13. O C & 100

**176TH st W** (11:2867), sec Grand av, 25.10x105.7x25x99.2, vacant; Moss Estate, Inc, to Arthur M Ross, 211 W 115; Nov25; Dec2'13. O C & 100



**177TH st E (11:3068)**, ns, 19.11 w Hughes av, 175.4x99x174.11x95.11, except pt for 177th, vacant; Michl Naughton to Annie B Naughton, 245 E 86; mtg \$40,000; June 24; Dec1'13. O C & 100

**181ST st E, nec Daly av**, see Bronx Park S, sec Daly av.

**182D st, 600 E**, see Arthur av, es, 200 n Oak Tree pl.

**183D st, 53 W (11:3209)**, ns, 20 w Grand av, 20x100, 3-sty bk dwg; Janpole & Werner Holding Co to Napoleon Constn Co, a corpn, 206 Bway; AL; Nov29; Dec2'13. nom

**188TH st W, nwc Grand av**, see Grand av, ws, extends from 190th to 188th.

**190TH st W, swe Grand av**, see Grand av, ws, extends from 190th to 188th.

**192D st, 200 E**, see Grand Blvd & concourse, sec 192d.

**209TH st E, see Decatur av**, see Parkside pl, swe 209th.

**209TH st E, swe Parkside pl**, see Parkside pl, swe 209th.

**213TH st E (\*)**, ns, 200 w Bronxwood av, 50x100; Isaac H Weiner & Agnes, his wife, to Agnes Weiner, 845 E 213; mtg \$2,000; Dec2'13. nom

**228TH st E (\*)**, ns, 250 w Prospect ter, 50x114; Alva Durant to Jas J P Moffitt, 227 E 12; mtg \$1,000; Oct2; Dec3'13. O C & 100

**228TH st E (\*)**, sec Barnes av, 105x233.8, Wakeneld; Thos J Granville to David Henry, 325 E 123; mtg \$4,500 & AL; Nov 25; Nov28'13. O C & 100

**234TH st E (12:3375)**, ns, 375 w Carpenter av, 25x100, vacant; Annie Spillane to Mary G Spillane, 143 E 130; Oct4; Nov28'13. O C & 100

**236TH st, 238 E (12:3376)**, ns, 375 e Kessler av, 25x100, 2-sty fr dwg; Dora M Schrenkelsen to August Degenhardt, 585 E 165; mtg \$3,000; Nov15; Dec1'13. nom

**237TH st E (Oakley av) (12:3386)**, ws, 223.10 s Emmons pl, 75.11x99.6x79x100; also WEBSLEK AV (12:3386), es, 228 s Emmons pl, 28x99.10x26.4x100; Jno Early to Annie C Early, his wife, 3145 Bway; mtg \$2,000; Nov28'13. nom

**Alexander av (9:2315)**, new ws, 49.3 n 141st, a strip 0.8x0.9 1/2 to old ws of said av; Julius A Sturser, individ et al heirs & c Babelle Sturser, to Jno D Heimke, — E 141; QC; Aug18; Dec1'13. O C & 15

**Anderson av, ws, abt 100 s 165th**, see Woodcrest av, es, abt 100 s 165.

**Anthony av (12:3310)**, old ws, 569.10 n Bedford Park Blvd, old line, runs w91.2x91.50x111.4 to ws Grand Blvd & Concourse x89xw17.7 to beg, vacant; Reinhold Richter et al to Annie Dillon on Beech av, near Lacombe av, Clasons Pt; correction deed; mtg \$2,800 & AL; Nov20; Dec2'13. nom

**Arthur av (11:3070)**, es, 200 n Oak Tree pl, runs e90xw118 to ss 182d (No 600) xw, w & sw along s & es of 182d & Arthur av, 120.5 to beg, 5-sty bk tnt; Oscar F Miller to Michl Scanlon, 243 W 126; mtg \$39,000; Nov26; Dec2'13. O C & 100

**Bainbridge av (12:3292)**, ss, 148.10 e Bedford Park Blvd, 100x118, vacant; Anna V Butler, heir, & c, Jas H Londergan to Jas J Londergan, 165 Audubon av; 1/4 pt; Dec3'13. nom

**Barnes av, see 228th**, see 228th E, sec Barnes av.

**Bolton av (\*)**, es, 100 s Lacombe av (152d st), 25x88.5x29.4x73; Eliz Dietrich to Jno R Friesen, 512 E 148; mtg \$1,000; Dec 1; Dec2'13. O C & 100

**Bracken av (\*)**, ws, 150 s Jefferson av, 25x100; Julia Mezey to Max Gerstmann, 934 Longwood av; Nov26; Nov28'13. O C & 100

**Briggs av, 2591 (12:3293)**, ws, 339.5 s 194th, 38.11x85x38.11x86.9, 5-sty bk tnt; Wm C Oesting Co, a corpn, to Jno Henfling, 1151 Clay av; mtg \$20,000; Dec3; Dec 4'13. O C & 100

**Broadway (13:3421)**, ws, 72 s Moshou av, 100x100.9x100x100, vacant; Fannie McGay to Ralph W Dundas, 22 W 86; mtg \$5,390 & AL; Dec3; Dec4'13. O C & 100

**Bryant av (10:2769)**, ws, 250 s Randall av, 25x100, vacant; Jos F Hurley to Utility Realty Co, a corpn, 30 E 42; mtg \$700 & AL; Dec4'13. nom

**Bryant av, 1429 (11:2994)**, ws, 300 n Freeman, 50x100, 5-sty bk tnt; Jas T Barry to Leslie Acker, 2100 5 av; mtg \$39,000; Nov29; Dec1'13. O C & 100

**Cambreling av, 2408 on map 2412 (11:3090)**, es, 70 n 187th, 50x72.4x52.11x55, 5-sty bk tnt; Russo-Barba Realty Co to Vincenzo Scialli, 201 Wayne st, Jersey City, NJ; mtg \$20,000; Dec1; Dec2'13. O C & 100

**Carpenter av (\*)**, ws, abt 171 s 225th, 60x100; Isabella Williamson to Danl Mapes Jr, 1006 E 176; AL; Oct4; Nov28'13. nom

**Centre av, nwc City Island av**, see City Island av, nwc Centre av.

**City Island av (\*)**, nwc Centre av, 108.3 x60, City Island; Thos J Matthews to Jacob Springer, 239 City Island av; mtg \$2,500; Dec1; Dec3'13. nom

**Clay av, 1669 (11:2790)**, ws, 230 s 174th, 50x95, 2-sty fr dwg; Maria Iannucilli to Rosie wife Michele Pezzullo, 1669 Clay av; 1/2 pt; mtg \$5,500; Nov26; Nov28'13. nom

**Clay av, 1669**; Giuseppe Bassano & ano to same; 1/2 pt; mtg \$5,500; Nov26; Nov28'13. nom

**College av, 1346 (11:2783 & 2785)**, es, 409.10 s 170th, 16.8x100, 2-sty & b fr dwg; Abr Kaufman to Thos L Byrnes, 224 E 69; mtg \$3,000; Nov26; Nov29'13. O C & 100

**Crotona av, 1883 (11:2946)**, ws, 79.4 n 176th, 38.4x108.9, 5-sty bk tnt; Alex Friedman to Morris Fein, 1472 Seabury pl; mtg \$30,000; Nov26; Nov28'13. nom

**Crotona av, 1879 (11:2946)**, ws, 41 n 176th, 38.3x108.9, 5-sty bk tnt; Alex Friedman to Morris Fein, 1472 Seabury pl; mtg \$30,000; Nov26; Nov28'13. nom

**Daly av, 2068 (11:3127)**, es, 77.8 n 179th, 37.10x91.9x34.7x88.7, 4-sty bk tnt; Augusta R L Kohler to Eliz Inselmann, 1173 Vyse av; mtg \$16,500; Dec1; Dec4'13. O C & 100

**Daly av, nec 181st**, see Bronx Pk S, sec Daly av.

**Daly av, see Bronx Pk S**, see Bronx Pk S, sec Daly av.

**Davidson av, swe 174th**, see 174th W, swe Davidson av.

**Davidson av, nwc 174th**, see 174th W, nwc Davidson av.

**Davidson av, swe 176th**, see 176th W, swe Davidson av.

**Davidson av, es, 100 n Featherbed la**, see Jerome av, ws, 375 n Featherbed la.

**Davidson av, es, 930 n Featherbed la**, see Macombs rd, es, 76.6 s 176th.

**Davidson av (11:2861 & 2867)**, ws, 225.7 s 176th, 50x100, vacant; Moss Estate Inc to Bernard A Cruise, 350 Hartford rd, S Orange, NJ; Nov25; Nov28'13. O C & 100

**Davidson av (11:2861 & 2867)**, ws, 325 n 174th, 25x100, vacant; Moss Estate Inc to Saml Olsen, 1869 Cedar av; Nov25; Nov28'13. O C & 100

**Davidson av (11:2861)**, es, 175 n Featherbed la, 200x100, vacant; Moss Estate Inc to Geo Colon, 990 Trinity av, & Frank Hartnett, 928 Teller av; Nov25; Nov29'13. O C & 100

**Davidson av (11:2861)**, es, 880 n Featherbed la, 25x100, vacant; Moss Estate, Inc, to Frederico S Quinto, 737 E 187; Nov25; Dec1'13. O C & 100

**Davidson av (11:2861)**, es, 855 n Featherbed la, 25x100, vacant; Moss Estate, Inc, to Antonino Munforti, 737 E 187; Nov25; Dec1'13. O C & 100

**Davidson av (11:2861 & 2867)**, ws, 175 n 174th, 25x100, vacant; Moss Estate, Inc, to Elbert C Sherwood, 323 E 30, Paterson, NJ; Nov25; Dec1'13. O C & 100

**Davidson av (11:2861)**, es, 111.7 s 176th, 25x100, vacant; Moss Estate, Inc, to Santo Savoca, 737 E 187; Nov25; Dec1'13. O C & 100

**Davidson av (11:2861 & 2867)**, ws, 350 n 174th, 25x100, vacant; Moss Estate, Inc, to Felix Goodfriend, 204 Cortelyou rd, Bklyn; Nov25; Dec1'13. O C & 100

**Davidson av (11:2861 & 2867)**, ws, 350.7 s 176th, 25x100, vacant; Moss Estate, Inc, to Chas F Goodfriend, 123 Cortelyou rd, Bklyn; Nov25; Dec1'13. O C & 100

**Davidson av (11:2861 & 2867)**, ws, 150 n 174th, 25x100, vacant; Moss Estate, Inc, to Hudson N Mason, 2274 Loring pl; Nov 25; Dec1'13. O C & 100

**Davidson av (11:2861)**, ws, 100 n 174th, 50x100, vacant; Moss Estate, Inc, to Ben Glassberg, 1455 Webster av; Nov25; Dec 1'13. O C & 100

**Davidson av (11:2861 & 2867)**, ws, 125.7 s 176th, 50x100, vacant; Moss Estate, Inc, to Jas J McSherry, 610 W 191; Nov25; Dec 1'13. O C & 100

**Davidson av (11:2861 & 2867)**, ws, 225.7 s 176th, 25x100, vacant; Moss Estate, Inc, to Barnett Graber, 934 Barretto; Nov25; Dec1'13. O C & 100

**Davidson av (11:2861 & 2867)**, ws, 300.7 s 176th, 25x100, vacant; Moss Estate, Inc, to Stephen Gasperik, 431 E 9; Nov25; Dec 1'13. O C & 100

**Davidson av (11:2861 & 2867)**, ws, 250 n 174th, 25x100, vacant; Moss Estate, Inc, to Cesario Carpignano, 317 Fulton, West Hoboken, NJ; Nov25; Dec1'13. O C & 100

**Davidson av (11:2861 & 2867)**, ws, 100.7 s 176th, 25x100, vacant; Moss Estate, Inc, to Asher Papish, 16 Robinson av, Danbury, Conn; Nov25; Dec1'13. O C & 100

**Davidson av (11:2861 & 2867)**, ws, 175.7 s 176th, 25x100, vacant; Moss Estate, Inc, to Mary A McKee, 534 W 40; Nov25; Dec 1'13. O C & 100

**Davidson av (11:2861 & 2867)**, ws, 125 n Featherbed la, 25x100, vacant; Moss Estate, Inc, to Aug H W & Fredk J Kirchhoff, 18 Dresden, Bklyn; Nov25; Dec1'13. O C & 100

**Davidson av (11:2861)**, es, 730 n Featherbed la, 25x100, vacant; Moss Estate, Inc, to Henry Stein, 1449 Minford pl; Nov25; Dec1'13. O C & 100

**Davidson av (11:2861)**, es, 505 n Featherbed la, 25x100, vacant; Moss Estate, Inc, to Harry J McCabe, 503 8 av; Nov25; Dec 1'13. O C & 100

**Davidson av (11:2861)**, es, 805 n Featherbed la, 25x100, vacant; Moss Estate, Inc, to Patk F Foley, 522 W 156; Nov25; Dec 1'13. O C & 100

**Davidson av (11:2861)**, es, 830 n Featherbed la, 25x100, vacant; Moss Estate, Inc, to Gioachino & Antonino Bracco, 19 E 114; Nov25; Dec1'13. O C & 100

**Davidson av (11:2861 & 2867)**, ws, 300 n 174th, 25x100, vacant; Moss Estate, Inc, to Jere Riordan & Patk Kerins, 865 Cauldwell av; Nov25; Dec1'13. O C & 100

**Davidson av (11:2861 & 2867)**, ws, 275 n 174th, 25x100, vacant; Moss Estate, Inc, to Mae De Gennaro, 1561 69th, Bklyn; Nov 25; Dec1'13. O C & 100

**Davidson av (11:2861)**, es, 555 n Featherbed la, 100x100, vacant; Moss Estate, Inc, to Minnie Vogel, 766 Fox; Nov25; Dec 2'13. O C & 100

**Davidson av (11:2861)**, es, 450 n Featherbed la, 25x100, vacant; Moss Estate, Inc, to Lewis M Schwartz, 245 E 30; Nov25; Dec 2'13. O C & 100

**Davidson av (11:2861)**, es, 980 n Featherbed la, 61.7x103.3x87.3x100, vacant; Moss Estate, Inc, to Christian Endress, 1993 7 av; Nov25; Dec2'13. O C & 100

**Davidson av (11:2861)**, es, 755 n Featherbed la, 50x100, vacant; Moss Estate, Inc, to Morris Harrison, 1464 Seabury pl; Nov 25; Dec2'13. O C & 100

**Davidson av (11:2861-2867)**, ws, 275.7 s 176th, 25x100, vacant; Moss Estate, Inc, to Wm J Carey, 17 Beauvoir av, Summit, NJ; Nov25; Dec2'13. O C & 100

**Davidson av (11:2861)**, es, 680 n Featherbed la, 50x100, vacant; Moss Estate, Inc, to Margt Harrigan, 79 2 pl, Bklyn; Nov25; Dec1'13. O C & 100

**Davidson av (11:2861)**, es, 655 n Featherbed la, 25x100, vacant; Moss Estate, Inc, to Anthony P Pinard, 27 Benjamin, Meriden, Conn; Nov25; Dec1'13. O C & 100

**Davidson av (11:2861)**, es, 375 n Featherbed la, 75x100, vacant; Moss Estate, Inc, to Wm J James, 258 Westminster rd, Bklyn; Nov25; Dec1'13. O C & 100

**Decatur av, 2567 (12:3275)**, ws, 59.10 s 193d, 50x143.3x50x145, 5-sty bk tnt; Julius Grossmann to Henry F Keil, 2525 Creston av; mtg \$35,000; Nov26; Nov28'13. O C & 100

**Decatur av, 2703-5 (12:3283)**, ws, 50 n 195th, 50.1x102.6x50.1x104.6, 2 3-sty fr tnts; Chas Beckman to Nicholas Oivier, 179 E 111; mtg \$5,000; Dec3'13. O C & 100

**Decatur av, 2965 (12:3250)**, es, 352.1 ne Bedford Park Blvd, 25x120, 2-sty fr dwg; Florence Breslin to Jos E Aue, 227 W 138; B&S; AL; Nov26; Nov28'13. O C & 100

**Decatur av, 2968**; Jos E Aue to Florence Breslin, 3274 Decatur av; Nov26; Nov28'13. O C & 100

**Decatur av, sec 209th**, see Parkside pl, swe 209th.

**Ferris av (\*)**, es, begins at cut in wall at line bet property hereby described & land Jno A West, runs ne 1,337 to a creek xne2.5 to a ditch xne28xsw1,596.5 to cut on wall on es of av xsel170 to beg, contains 5 75-100 acres; also NELSON AV, 1402 (11:2873), es, 119.3 n Boscepel av, 75 x100, 2-sty fr dwg; mtg on this \$2,000; Anton Singer to Karl Schreiber at Eastern Blvd & Ft Schuyler rd; Nov25; Dec4'13. O C & 100

**Ferris av (\*)**; also NELSON AV, 1402 (11:2873), same prop; Karl Schreiber to Anton Singer at — Ferry lane, Bronx; mtg \$2,000 on 2d parcel; Nov25; Dec4'13. O C & 100

**Franklin av (10:2608)**, swe 166th, old lines, 110x89x100x136, vacant; Saml Campbell to Howard Campbell Sr, 93 Puritan av, Forest Hill Gardens, NY; B&S; all title; AL; Nov28; Nov29'13. nom

**Franklin av, 1395 (11:2931)**, ws, abt 30 s 170th, —, 2-sty & b bk dwg; Willett Bronson to Rebecca C Starke, 1395 Franklin av; AT; QC & confirmation deed; Oct 29; Dec2'13. nom

**Frisby av nec Overing av**, see Overing av, nec Frisby av.

**Grand av, nec 174th**, see 174th W, nec Grand av.

**Grand av, swe 175th**, see 175th W, swe Grand av.

**Grand av, ws, 51.7 s 176th**, see 175th W, ns, 86.1 w Grand av.

**Grand av, ws, 25.10 s 176th**, see 175th W, nec Macombs rd.

**Grand av, swe 176th**, see 176th W, swe Grand av.

**Grand av, see 176th**, see 176th W, sec Grand av.

**Grand av, nwc 188th**, see Grand av, ws, extends from 190th to 188th.

**Grand av, nes, at es Macombs rd**, see Macombs rd, es, at nes Grand av.

**Grand av, es, 54.3 ne Macombs rd**, see Grand av, es, 79.3 ne Macombs rd.

**Grand av, nws, 82.9 ne Macombs rd**, see Macombs rd, es, 82.9 n Grand av.

**Grand av (11:2861 & 2867)**, es, 100 n 174th, 25x100, vacant; Moss Estate, Inc, to Annie H Gasset, 37 S 8 av, Mt Vernon, NY; Nov25; Dec1'13. O C & 100

**Grand av (11:2861 & 2865)**, es, 329.3 ne Macombs rd, 50x100x50.1x100, vacant; Moss Estate, Inc, to Leo M Freud, 908 Kelly; Nov25; Dec1'13. O C & 100

**Grand av (11:2861 & 2867)**, es, 150 n 174th, 25x100, vacant; Moss Estate Inc to Madeline Sullivan, 707 Washington; Nov 25; Nov28'13. nom

**Grand av (11:2861, 2866 & 2867)**, ws, 51.7 s 175th, 51.7x100; also 174TH ST W, ns, 50 w Davidson av, 50x100, vacant; Moss Estate Inc to Wm A & Jno G McHugh, 83 Gantier av, Jersey City, NJ; Nov25; Nov 28'13. O C & 100

**Grand av (11:2861, 2865 & 2867)**, ws, s or nws 116.2 s 174th, runs s33.3xsw30.5xn w77.2xe70.1 to beg, gore, vacant; Moss Estate Inc to Henry O & Henry J Bumiller, 1349 Ams av; Nov25; Nov28'13. O C & 100

**Grand av (11:2865)**, es, 279.3 ne Featherbed la, 50x100, vacant; Moss Estate, Inc, to Grace D Cooper, 16 Union, New Rochelle, NY; Nov25; Dec1'13. O C & 100

**Grand av (11:2865)**, es, 129.3 ne Macombs rd, 25x100; also FEATHERBED LA, ns, 582.11 w Jerome av, runs sw132.7xn186.2xe83.8, gore; also FEATHERBED LA, ns, 554.10 w Jerome av, 28.11x102.11x 25x115.9, vacant; Moss Estate, Inc, to Elise Wahl, 305 E 55; Nov26; Dec1'13. O C & 100

**Grand av (11:2865, 2866 & 2867)**, ws, 41.3 s 174th, 25x95.9x25.1x98.5, vacant; Moss Estate Inc to Grace R Tindall, 1213 Edler av; Nov25; Nov28'13. O C & 100

**Grand av** (11:2865 & 2866), nws, 157.9 n e Macombs rd, 50x89.3x54.5x67.9, vacant; Moss Estate Inc to Michl J Madden, 131 Sherman av; Nov25; Nov28'13. O C & 100

**Grand av** (11:2865, 2866 & 2867), ws, 66.2 s 174th, runs s50xw76.5xw22.9xw34.4xw95.9 to beg, vacant; Moss Estate Inc to Julien M O'Shaughnessy, 215 Bway, Providence, RI; Nov26; Nov28'13. O C & 100

**Grand av** (11:2865), ses, 204.3 ne Macombs rd, 25x100, vacant; Moss Estate, Inc, to Jno E Bennett, 301 W 137; Nov25; Dec1'13. O C & 100

**Grand av** (11:2865), sec Macombs rd, runs e54.3xw86.4xw64.10xw40.8xw19.3 to beg, vacant; Moss Estate, Inc, to Abr Chopak, 109 E 59; Nov25; Dec1'13. O C & 100

**Grand av** (11:2865), ses, 79.3 ne Macombs rd, 50x132.8x58.6x101.7; also GRAND AV, ses, 54.3 ne Macombs rd, 25x101.7x29.3x86.4; vacant; Moss Estate, Inc, to Eugenie M Scalvini, 445 W 164; Nov25; Dec1'13. O C & 100

**Grand av** (11:2865), ses, 154.3 ne Macombs rd, 50x100, vacant; Moss Estate, Inc, to Lawrence J Kelly, 879 10 av; Nov25; Dec1'13. O C & 100

**Grand av** (11:2865 & 2866), nws, 107.9 ne Macombs rd, runs ne50xw67.9xw54.5xse 46.3 to beg, vacant; Moss Estate Inc to Henry C Coleman, 40 Morningside av E; Nov25; Nov28'13. O C & 100

**Grand av** (11:2865-2866), nws, 282.9 ne Macombs rd, 25x100, vacant; Moss Estate, Inc, to Fredk E Hafelfinger, 49 3d, Weehawken, NJ; Nov25; Dec2'13. O C & 100

**Grand av** (11:2865-2866), nws, 257.9 ne Macombs rd, 25x100, vacant; Moss Estate, Inc, to Emil F Hafelfinger, 49 3d, Weehawken, NJ; Nov25; Dec2'13. O C & 100

**Grand av** (11:2866 & 2867), ws, 25.10 s 175th, 25.10x100, vacant; Moss Estate Inc to Martin Stein, 306 E 6; Nov25; Nov28'13. O C & 100

**Grand av** (11:2866 & 2867), ws, 77.5 n 174th, 25.10x100, vacant; Moss Estate Inc to Sidwell J Wann, 141 E 50; Nov25; Nov 28'13. O C & 100

**Grand av** (11:2866 & 2867), nwc 174th, 77.5x100x75.10x86.1, vacant; Moss Estate Inc to Edw J Redington, 30 W 44; Nov25; Nov28'13. O C & 100

**Grand av** (11:2867), es, 175 n 174th, 50 x100, vacant; Moss Estate Inc to Gabriel Martocchia, Carabee & Angelo Volpicelli, 2276 7 av; Nov25; Nov28'13. O C & 100

**Grand av** (11:2867), nwc 175th, 51.7x86.1 x50x100, vacant; Moss Estate Inc to Martha F S Miller, 466 W 149; Nov25; Nov28'13. O C & 100

**Grand av** (11:2867), ws, 51.7 n 175th, 25.10x100, vacant; Moss Estate Inc to Jno Zimmermann, 44 Main st, Newark, NJ; Nov25; Nov28'13. O C & 100

**Grand av** (11:2867), ws, 77.6 n 175th, 25.10x100, vacant; Moss Estate Inc to Alex Bandursky, 43 Providence st, Newark, NJ; Nov25; Nov28'13. O C & 100

**Grand av** (11:2867), es, 325 n 174th, 25x 100, vacant; Moss Estate, Inc, to Amalie Jay, 1019 So Blvd; Nov25; Dec1'13. O C & 100

**Grand av** (11:2867), es, 99.2 s 176th, 50x 100, vacant; Moss Estate, Inc, to Edw A Herrmann, 1224 Union av; Nov25; Dec1'13. O C & 100

**Grand av** (11:2867), es, 275 n 174th, 25x 100, vacant; Moss Estate, Inc, to Leo V Murtha, 332 8 av; Nov22; Dec1'13. O C & 100

**Grand av** (11:2867), es, 149.2 s 176th, 75x 100, vacant; Moss Estate, Inc, to Josephine B Hamlin, 750 St Nicholas av; Nov25; Dec 1'13. O C & 100

**Grand av** (11:2867), es, 225 n 174th, 50x100, vacant; Moss Estate, Inc, to Aug Rabe, 158 Manhattan av, Jersey City, NJ; Nov25; Dec1'13. O C & 100

**Grand av** (11:2867), es, 350 n 174th, 50x 100, vacant; Moss Estate, Inc, to Jno Bacso, 822 E 163; Nov25; Dec1'13. O C & 100

**Grand av** (11:2867), es, 224.2 s 176th, 75x 100, vacant; Moss Estate, Inc, to Jno Y Higginson, at Colon, Panama; Nov7; Dec 2'13. O C & 100

**Grand av** (11:2867), es, 300 n 174th, 25x 100, vacant; Moss Estate, Inc, to Susan I Becker, 235 E 178; Nov25; Dec2'13. O C & 100

**Grand av** (11:3213), ws, extends from s s 190th to ns 188th, 276.11x106 on ns 188th to es Croton Aqueduct x287.8x106.6 on ss 190th, vacant; Jno A Holloway to Edward Waters Constn Co, a corpn, 2401 Walton av; mtg \$30,000; Nov29; Dec2'13. O C & 100

**Grand Blvd & concourse, ws, 569.10 n Bedford Park Blvd**, see Anthony av, old, ws, 569.10 n Bedford Park Blvd.

**Grand Blvd & concourse** (11:3154), sec 192d (No 200), 50x100x77.9x103.9, 2-sty fr dwg; Louisa K Kuntz, widow to Louis F Kuntz, at 192d & Grand Blvd & concourse; B&S; Nov29; Dec1'13. nom

**Grant av** (9:2452), ws, 100 s 167th, 50x 100, vacant; Jacob Terr to Clara Terr, 120 E 101; AL; Nov28; Dec3'13. nom

**Haight av** (\*), ws, 200 s Van Nest av, 25x100; Morris Park Estates to Albt E Shaw at Portageville, NY; AL; Nov20; Nov29'13. nom

**Heath av, 2866** (12:3256), es, 20.6 n 229th, if prolonged, 20.10x101.10x20.3x102.7, 3-sty bk dwg; Anna Albert to Emma A Mayhew, 1522 Pacific, Bklyn; mtg \$8,400 & AL; Nov 25; Nov28'13. nom

**Hobart av** (\*), nec Hobart ct, 20x91.11x 20.1x90.2; also HOBART CT (\*), es, being lot 108 map Coster Estate; Alemanno Tozzini to Brunetta Tozzini, 2310 St Raymonds av; AT; Nov26; Dec3'13. nom

**Hone av, ws, 150 s Morris Park av**, see Pierce av, swc Lurting av.

**Hone av, nwc Van Nest av**, see Pierce av, swc Lurting av.

**Inwood av, es, 100 s Featherbed la**, see Inwood av, swc Featherbed la.

**Inwood av ws, 127.1 s Featherbed la**, see Inwood av, swc Featherbed la.

**Inwood av** (11:2860 & 2865), swc Featherbed la, runs sw92.7xse47.2xsw28.3xw60xn 102.1 to beg; also INWOOD AV, ws, 127.1 s Featherbed la, 75x74x74x65; also INWOOD AV, es, 100 s Featherbed la, runs s 150xe32.11xne63.8xne again 81.11xn68.1xw 135 to beg; vacant; Arthur D Cahn to Ignatz Roth, 102 W 121; mtg \$16,555; Nov 25; Dec1'13. nom

**Inwood av** (11:2860 & 2865), swc Featherbed la, runs sw92.7xse47.3xsw28.3xw60xn 102.1 to beg; also INWOOD AV, ws, 127.1 s Featherbed la, 75x74x74x65; also INWOOD AV, es, 100 s Featherbed la, runs s150xe32.11xne63.8xne again 81.11xn68.1xw 135 to beg, vacant; Moss Estate, Inc, to Arthur D Cahn, 1229 Lex av; Nov25; Dec 1'13. O C & 100

**Inwood av** (11:2865), ws, 202.5 s Featherbed la, 50x80x49.4x74, vacant; Moss Estate Inc to Louis F Werner, 728 W 181; Nov25; Nov28'13. O C & 100

**Intervale av, 1237-9** (11:2973), swc Chisholm, 157.10, 2-sty fr dwg & str; Carrie Krontil to Anton Krontil, 1351 1 av; 1/2 pt; mtg \$8,000; Dec2'13. nom

**Jerome av, es, 75 s Clifford pl**, see 175th st W, ns, 133.4 w Grand av.

**Jerome av, see Clifford pl**, see Clifford pl, sec Jerome av.

**Jerome av, ws, 225 n Featherbed la**, see Jerome av, ws, 175 n Featherbed la.

**Jerome av, nwc Featherbed la**, see Featherbed la, nwc Jerome av.

**Jerome av** (11:2861), ws, 150 n Featherbed la, 25x100, vacant; Moss Estate Inc to Julius H Stoll, 120 W 57; Nov25; Dec4'13. O C & 100

**Jerome av** (11:2861), ws, 275 n Featherbed la, 50x100, vacant; Moss Estate, Inc, to Chas' Kaepfel, 1353 Boscobel av; Nov 25; Dec1'13. O C & 100

**Jerome av** (11:2861), ws, 125 n Featherbed la, 25x100, vacant; Moss Estate, Inc, to Robt B Murray, 145 Wadsworth av; Nov 25; Dec1'13. O C & 100

**Jerome av** (11:2861), ws, 375 n Featherbed la, 100x100; also DAVIDSON AV, es, 100 n Featherbed la, 75x100, vacant; Moss Estate, Inc, to Christian Doenecke, 216 Washington av, Bklyn; Nov25; Dec1'13. O C & 100

**Jerome av** (11:2861), ws, 930 n Featherbed la, 25x100, vacant; Moss Estate, Inc, to David Kaufman, 81 Av B; Nov25; Dec1'13. O C & 100

**Jerome av** (11:2861), ws, 855 n Featherbed la, 75x100, vacant; Moss Estate, Inc, to Arco Realty Co, a corpn, 30 E 42; Nov 25; Dec1'13. O C & 100

**Jerome av** (11:2861), ws, 580 n Featherbed la, 75x100, vacant; Moss Estate, Inc, to Emma M Landino, 600 W 169; Nov25; Dec1'13. O C & 100

**Jerome av** (11:2861), ws, 25 n Featherbed la, 100x100, vacant; Moss Estate, Inc, to Herbt J Cantrell, 123 E 177; Nov25; Dec 1'13. O C & 100

**Jerome av** (11:2861), ws, 175 n Featherbed la, 50x100; also JEROME AV, ws, 225 n Featherbed la, 25x100, vacant; Moss Estate, Inc, to Stephen Kelly, 706 Ams av; Nov25; Dec1'13. O C & 100

**Jerome av** (11:2861), ws, 325 n Featherbed la, 50x100, vacant; Moss Estate, Inc, to Mary Stracke, 330 Willoughby av, Bklyn; Nov25; Dec2'13. O C & 100

**Jerome av** (11:2861), ws, 250 n Featherbed la, 25x100, vacant; Moss Estate, Inc, to Max Aronson, 7 W 117, & Edw Spiegel, 47 W 112; Nov25; Dec2'13. O C & 100

**Jerome av** (11:2861), ws, 505 n Featherbed la, 50x100, vacant; Moss Estate, Inc, to Paul Herzog & Domenico Broglino, both at 206 W 95; Nov25; Dec2'13. O C & 100

**Jerome av** (11:2861), ws, 780 n Featherbed la, 75x100, vacant; Moss Estate, Inc, to Maud E Hooker, at Avon rd, Schenectady, NY; Nov18; Dec2'13. O C & 100

**Jerome av** (11:2861), ws, 955 n Featherbed la, 138.1x103.3x112.3x100, vacant; Moss Estate, Inc, to Jno F Kaiser, at 164th & Ams av, & Thos H Reynolds, — Villa st, Mt Vernon, NY; Nov25; Dec2'13. O C & 100

**Jerome av** (11:2861), ws, 555 n Featherbed la, 25x100, vacant; Moss Estate Inc to Jno E Roesser, Bronxville, NY; Nov25; Nov 28'13. O C & 100

**Jerome av** (11:2861), ws, 655 n Featherbed la, 125x100, vacant; Moss Estate Inc to Jacob H Rubin, 375 State st, New Haven, Conn, & Louis Krugman, 941 Intervale av & Saml E Peltz, 783 Beck; Nov25; Nov28'13. O C & 100

**Johnson av, ss, at nws Spuyten Duyvil Pkway**, see Spuyten Duyvil Pkway, nws at ss Johnson av.

**Kingsbridge rd, 48 E** (11:3177), sec Morris av, 25x78.8x25x80, 3-sty bk dwg; also KINGSBRIDGE RD, 50 E (11:3177), ss, 25 e Morris av, 20x77.8x20x78.8, 3-sty bk dwg; also KINGSBRIDGE RD, 54 E (11:3177), ss, 65.1 e Morris av, 20x75.7x20x 76.7, 3-sty bk dwg; Billiken Realty Co to Leybuck Co, 141 Bway; mtg \$28,000; Nov 25; Nov29'13. nom

**Kingsbridge rd, 50 E**, see Kingsbridge rd, 48 E.

**Kingsbridge rd, 54 E**, see Kingsbridge rd, 48 E.

**Lafayette av, 1430** (11:2937), ss, 90 w Prospect av, 20x61.1x21.1x68, 2-sty fr dwg; Mosholu Realty Co to Thos F Bligh, 2306 7 av; mtg \$3,000; Nov26; Nov28'13. O C & 100

**Lincoln av** (9:2313), es, 25 n 137th, 25x 100, vacant; Jno J Gilroy & ano EXRS Thos F Gilroy to Eliz M O'Reilly, 92 Wadsworth av; mtg \$5,000; Nov21; Dec2'13. nom

**Longwood av or 145th st E** (10:2737), ns, 50 w Barry st or Leggett av, 50x100, except pt for av, vacant; mtg \$2,000 & AL; also PROSPECT AV (\*), ss, 175 e Throggs Neck rd, 25x92.7x25x91.7; mtg \$600; also PILGRIM AV (\*), ws, 250 s Evelyn pl, 25x100; mtg \$600 & AL; Hervey Thompson to Cnas R Worthington, 17 W 126 Nov24; Dec3'13. nom

**Lurting av, swc Pierce av**, see Pierce av, swc Lurting av.

**Maclay av** (\*), ss, 136.8 e Zerega av, 38.4 x100; Mary S, wife of & Thos Redding to Marion W Voss, Summit, NJ; B&S; Dec2; Dec4'13. O C & 100

**Macombs rd, nec 174th**, see Macombs rd, es, whole front bet 174th & 175th.

**Macombs rd, nec 175th**, see 175th W, ne c Macombs rd.

**Macombs rd, sec Grand av**, see Grand av, sec Macombs rd.

**Macombs rd** (11:2861 & 2866), es, 76.6 s 176th, 76.6x100; also 176TH ST W, ss, 125 e Macombs rd, 75x100; also DAVIDSON AV, es, 930 n Featherbed la, 50x100, vacant; Moss Estate, Inc, to Alfred Fergess, 110 E 125, & Sol Scheuer, 510 W 135; Nov 25; Nov25'13. O C & 100

**Macombs rd** (11:2865 & 2866), es, at nes Grand av, runs n57.9xe24xse24.10xsw57.9 to beg, gore, vacant; Moss Estate Inc to Jas J & Nicholas J Botsacos, 1365 St Nicholas av; Nov25; Nov28'13. O C & 100

**Macombs rd** (11:2865 & 2866), es, 82.9 n Grand av, runs n25xe46.3xse46.3 to Grand av xsw25xn35.7xw35.7 to beg, vacant; Moss Estate, Inc, to Jno H Bradnack, 63 Clark, New Haven, Conn; Nov25; Dec1'13. O C & 100

**Macombs rd** (11:2866), nec 175th, 25.6x 91x25x95.6, vacant; Moss Estate, Inc, to Patk J Roach, 203 14th, Jersey City, NJ; Nov25; Dec1'13. O C & 100

**Macombs rd** (11:2866), sec 176th, 51.3x 100, vacant; Moss Estate Inc to Jos W Cantin, 120 14th, Flushing, LI; Nov25; Nov 28'13. O C & 100

**Macombs rd** (11:2866), es, whole front bet 174th & 175th, runs s203.11xell16.3xn 100xw35.3xn101.11xw100 to beg; also 175TH ST W, ss, 100 e Macombs rd, 130.9x101.11x 110.3x100, vacant; Moss Estate Inc to Harry Goldovsky & Geo Hauffer, 23 Warner av, Jersey City, NJ; Nov25; Nov28'13. O C & 100

**Macombs rd** (11:2866), sec 174th, 25.2x 100x25x99.4, vacant; Moss Estate Inc to Adelaide Murnane, 438 E 136; Nov25; Nov 28'13. O C & 100

**Macombs rd** (11:2866), es, 25.2 s 174th, 50.4x99.4x50x100.6, vacant; Moss Estate Inc to Sol J Yapan, 133 Hawthorne, Bklyn, & Asher D Rapnaer, 1048 Findlay av; Nov25; Nov28'13. O C & 100

**Macombs rd** (11:2866), es, 51.3 s 176th, 25.6x100, vacant; Moss Estate Inc to Jno I Ritchie, 228 E 35; Nov25; Nov28'13. O C & 100

**Macombs rd** (11:2866), es, 75.6 s 174th, runs n63.6xell00.6xsw36.11xsw45.5xw78.10 to beg, vacant; Moss Estate Inc to Julius Schork, 1620 University av; Nov25; Nov28 '13. O C & 100

**Macombs rd** (11:2866), es, 107.9 n Grand av, 50x78.10x54.5x46.3, vacant; Moss Estate Inc to Edw H Hopson, Mt Hope, NY; Nov25; Nov28'13. O C & 100

**Melrose av, 860-70** (9:2382), nec 160th, 100.7x21, 2-sty bk loft & str bldg; Value Realty Co to Carl Ernst, 2102 Bway; mtg \$21,000; Nov22; Nov28'13. nom

**Melrose av** (9:2401), swc 155th (No 398), 100x24.6, 2-sty bk theatre; Value Realty Co to Carl Ernst, 2102 Bway, & Alois L Ernst, 541 W 113; mtg \$21,000; Nov26; Nov 28'13. nom

**Montgomery av, 1745** (11:2877 & 2878), w s, 340 s Lees (Popham) av, 25x100, 2-sty fr dwg; Jacob Seitz to Alice McGrew, 338 Muller av, Pittsburgh, Pa; mtg \$7,500 & AL; May10; Nov28'13. O C & 100

**Morris av, sec Kingsbridge rd**, see Kingsbridge rd, 48 E.

**Nelson av, 1272-4** (9:2517), es, 69.9 s 169th, 35.2x107.2x35.2x107, 5-sty bk tnt; Philipp Weber & Anna, his wife, to Kath Weber, 994 Jackson av; mtg \$30,000; Nov 29; Dec2'13. nom

**Nelson av, 1402**, see Ferris av.

**North Chestnut dr** (\*), ns, 279.5 w from es of lands Bronxwood Park, which pt is in line bet lots 92 & 93 on map Bronxwood Park, runs n97.6xw30.4 & 9.8x96.11 to dr ex40 to beg, being lot 92 on said map; Henry B Singer, ref, to Therese Miller, at Mamaroneck, NY; FORECLOS Nov14; Dec 1; Dec3'13. 3,000

**Old rd** (\*), ss, 150 e Storrow, 25x82.6; Gidale Lion to Bertha Kanarek, 157 2 av; mtg \$2,300; Nov26; Dec3'13. nom

**Old White Plains or Boston rd** (\*), old e s, 225.8 n Locust av, 26.5x101.5x9.3x100, with all title to strip bet old & new lines of rd; Ellinor O Mortensen to Stephen Wray, 60 Treneo st, New Rochelle, NY; mtg \$2,000 & AL; Nov28; Dec2'13. nom

**Overing av** (\*), nec Frisby av, 100.1x75; Eliza Dolberg & ano to Danl Mapes Jr, 1006 E 178; QC & confirmation deed; Dec 3; Dec4'13. nom

**Palisade av** (13:3426), ws, abt 325 s Cuthbert's la, runs along av 118 & w 406.2 to Bettner's lane or av n118x395 to beg, vacant; Paterno Constn Co, a corp, to Paterno Investing Corp, 440 Riverside dr; ½ pt; AL; June30; Dec4'13. O C & 100

**Paulding av, ws, 232.6 n Lydig av**, see Pierce av, s/wc Lurting av.

**Perry av** (12:3345), es, 90 n 204th, runs e75x100.2xw75x24.5xnw0.05 to av xs47.5 to beg, vacant; Jno C Wood to Martha W Zender, 2784 Marion av; QC; Nov21; Dec 1'13. nom

**Perry av** (12:3345), ss, 319.6 sw 205th, 50x100, vacant; Martha W Zender to Emma Rheidt, 21 W 8; mtg \$2,900; Nov29; Dec 1'13. O C & 100

**Pierce av** (\*), s/wc Lurting av, 25x100; also HONE AV (\*), ws, 190 s Morris Park av, 25x100; also VAN NEST AV (\*), n/wc Hone av, 75x100; also PAULDING AV (\*), ws, 232.6 n Lydig av, (.9x—115.9, gore); Richd D Morse to Adolf Rosenfeld, 201 Clinton; AL; Oct31; Dec3'13. nom

**Pilgrim av, ws, 250 s Evelyn pl**, see Longwood av or 145th, ns, 150 w Barry.

**Pitman av or 236TH ST** (\*), ss, 50 w Hobart st or Digney av, 50x100; Wm F Kaysser to Adeline Engeholm, 1135 Washington av; mtg \$8,000; Nov23; Nov28'13. nom

**Prospect av, s/wc 167th**, see Prospect av, n/wc 166th.

**Prospect av, ss, 175 e Throggs Neck rd**, see Longwood av or 145th, ns, 50 w Barry.

**Prospect av** (10:2680), n/wc 166th, 200 to ss 167th x100, vacant; Hudson Realty Co to Carmine Constn Co, a corp, 1228 Hoe av; mtg \$48,750 & AL; Nov28; Dec1'13. O C & 100

**Prospect av** (10:2680); same prop; Carmine Constn Co et al to Angel Constn Co, Inc, a corp, 1228 Hoe av; mtg \$48,750 & AL; Nov28; Dec1'13. O C & 100

**Prospect av, 604** (10:2684), sec Beck (No 500), 30x133.5x100.6x96, 5-sty bk tnt & str; Geo W Clune, ref, to R S S Co, a corp, 52 W 14; mtg \$30,000; FORECLOS Nov28; Nov29; Dec1'13. 10,100

**Prospect av** (11:3102), nws, 400 ne 183d, 100x100, except pt for av, vacant; Letitia H Elliott to Jos McCue, 2340 Aqueduct av; mtg \$7,900; Dec1'13. nom

**Prospect av** (1:3102), nws, 400 ne 183d, 100x100, except pt for Prospect av, vacant; Jos McCue to Harry Cahn, 2340 Grand av, & Junius J Pittman, 2341 Andrews av; mtg \$7,500; Dec1'13. O C & 100

**Ryer av, es, 210.3 n 183d**, see Valentine av, ws, 210.3 n 183d.

**St Anns av, 686** (10:2617), es, 450 s 156th, 26x90, 4-sty bk tnt; Maria Bock to Violetta E Pierce, 2558 Creston av; AL; Nov24; Dec 4'13. O C & 100

**St Ann's av, 738** (10:2617), es, 25 s 156th, 25x90, 4-sty bk tnt & str; Fredk S Schiesinger to Max Haefner, 266 W 46; mtg \$15,000; Nov13; Dec3'13. nom

**Sedgwick av** (11:2882), ws, 651.9 n Washington Bridge, 50x95, vacant; Margt Rosenau to Wm M & Frederica H Rosendale, 230 W 127; mtg \$1,750; Dec1; Dec2 '13. nom

**Southern blyd, 962 on map 968** (10:2742), es, 312.5 s Aldus, 42x150, 5-sty bk tnt & str; Brenner Realty Liquidating Co, Inc, to Kate Steinberg, 727 E 156; AL; Nov29; Dec 2'13. nom

**Southern blyd, 972** (10:2742), es, 270.5 s Aldus, 42x150, 5-sty bk tnt & str; Brenner Realty Liquidating Co Inc to Louis Marx, 583 Bedford av, Bklyn, & Michl Marx, 817 West End av, NY, as joint tenants; Nov28; Dec2'13. nom

**Southern blyd, 1318** (11:2980), es, 366.8 s Jennings, 33.4x100, 5-sty bk tnt & str; Anthony Iमारatta to Chas F Schropp, 306 St Anns av; mtg \$30,000; Dec1; Dec4'13. O C & 100

**Southern blyd, 1461** (11:2977), n/wc Jennings, 25x100, 2-sty bk str; Value Realty Co to Carl Ernst, 2102 Bway; Alois L Ernst, 541 W 113, & Philip Wattenberg, 1109 Forest av; mtg \$18,000; Nov26; Dec1 '13. nom

**Southern blyd** (11:2980), es, 236.8 n Freeman, 25x100, vacant; Sarah Gluck to Danl Ostrow, 2187 7 av; mtg \$5,500 & AL; Nov3; Nov28'13. O C & 100

**Southern blyd** (11:2981), es, 450 n Jennings, 50x100, vacant; Fredk H Ehlen to Hudson Trust Co, a corp, 1411 Bway; B&S; Nov19; Nov29'13. O C & 100

**Southern blyd** (11:3114), ws, 131.7 s 186th, 25.3x225.5x25x233.1, vacant; Luella M Duysters to Wendover-Hall Co, a corp, 1662 Boston rd; mtg \$3,000; Dec1'13. nom

**Spuytzn Duyvil rd** (13:3407), nws at ss Johnson av, runs sw along rd, 263.2 & nw 111 to ss Johnson av xs304.8 to beg, gore, vacant; Mary F Burke to Eugene J Flood, 558 7 av; AT; mtg \$1,000; Oct14; Nov29 '13. O C & 100

**Story av** (\*), ss, 324 w Castle Hill av, 25x103, Unionport; Anna E, wife Edw J Moberg, to Chas Ast Jr & Marion C Emer, both at 728 E 225; mtg \$4,000; Dec1'13. O C & 100

**Story av** (\*); same prop; Alfred Eken-dahl et al to same; QC; correction & confirmation deed; Dec1'13. nom

**Teller av, 1137** (9:2434-2429), ws, 40 s 167th, 33.4x100, 5-sty bk tnt; O J Schwar-ler Co to Jno Wiehe, 1137 Teller av; mtg \$21,000; Nov28; Dec1'13. O C & 100

**Teller av, 1360** (11:2782), es, 549.1 n 169th, 25x80.3x25x80.5, 2-sty & b bk dwg; Hildor E A Hansson to Christina Hansson, 1360 Teller av; mtg \$7,500 & AL; Nov21; Dec1'13. nom

**Topping av, 1698** (11:2790), es, 105 s 174th, 25x95, 2-sty bk dwg; Conrad Tisch & Cath his wife, to Eugene Tisch, 1698 Topping av; Dec3; Dec4'13. O C & 100

**Union av, 697** (10:2665), ws, 296.3 n 152d, 26.9x100, 2-sty & b bk dwg; Anton Hoene to Anna Hoene, his wife, 697 Union av; AL; Dec2; Dec3'13. nom

**University av** (11:3210), es, 76 s Ford-ham pl or 181st, 25x104.9x25x100.6, vacant; Mosholu Realty Co to Thos F Bligh, 2306 7 av; mtg \$2,600; Nov25; Nov28'13. O C & 100

**Valentine av, ws, 1,608.4 s Fordham rd**, see Valentine av, ws, 1,558.4 s Fordham rd.

**Valentine av** (11:3151), ws, 210.3 n 183d, 100x200 to es Ryer av, vacant; Hugh D Smyth et al to Ada B Fieder, 551 W 160; mtg \$8,500 & AL; Nov29; Dec1'13. O C & 100

**Valentine av** (11:3151); also RYER AV; same prop; Ada B Fieder to Jas T Barry & Mary E, his wife, 1149 Boston rd, ten-ants by entirety; mtg \$11,000; Nov29; Dec 1'13. O C & 100

**Valentine av** (11:3152), ws, 1,558.4 s Fordham rd, 50x250; also VALEN-TINE AV (11:3152), ws, 1,608.4 s Fordham rd, 25x250, vacant; Jno W Devoe, heir Alice Burke to Edw Burke, 2175 Bway; A L; Nov26; Dec2'13. O C & 100

**Van Nest av, n/wc Hone av**, see Pierce av, s/wc Lurting av.

**Van Nest av** (\*), sec Louise, 50x100; Saml Leiman et al to Sol Kaplan, 1719 Unionport rd; mtg \$2,500; Nov19; Nov28'13. O C & 100

**Van Nest av** (\*), sec Louise, 25x100; Sol Kaplan to Louis Kaplan, 1719 Unionport rd; AL; Nov28'13. O C & 100

**Villa av, 3164** (12:3311), es, 375 n 204th (late Potter pl), 16x100, 2-sty fr dwg; Jos P Bourke, ref, to Wm H Austin, 186 W 135; FORECLOS Oct28; Dec1'13. 1,075

**Vyse av, s/wc Bronx Pk S**, see Bronx Pk S, sec Daly av.

**Walton av, 2180** (11:3181), es, 248 s 182d, 25x95, 2-sty fr dwg; Harry N French ref to Simeon M Barber, 137 E 55; FORE-CLOS transfer of tax lease; Nov13; Nov 26; Nov28'13. 500

**Walton av** (11:3185), ws, 153 s 181st, runs nsxw100xs26.3x— to beg, vacant; Park Constn Co to Wm Kuhn, 508 W 142; Jan9'07; Nov29'13. nom

**Washington av, 1475** (11:2902), ws, 127.6 s 171st, 37.6x140.2, 5-sty bk tnt; Jos M Schenck, ref, to Carrie Freund, 157 E 31, & Florence Doob, 1963 Ryer av; FORE-CLOS Oct22; Nov28'13. 4,000

**Washington av, 1614** (11:2913), es, 83 s 172d, 2x109.8, 4-sty bk tnt & str; Wm C Grotz to Henry Lang, 4031 Park av; mtg \$7,000; Dec1; Dec3'13. nom

**Webster av, es, 228 s Emmons pl**, see 237th st E (Oakley av), ws, 223.10 s Emmons pl.

**Webster av, 414** (11:2896), es, 175 n 170th, 25x180, 2-sty bk loft bldg; Value Realty Co to Alois L Ernst, 541 W 113; mtg \$2,500; Nov26; Nov28'13. nom

**Webster av, 2023** (11:3142), ws, 23.4 n 179th, 25.5x105.11x26.2x100.8, 4-sty bk tnt & str; Agnes M Pragnell to Leo F Giebert-ich, 249 E 86; mtg \$15,100; Nov29; Dec1'13. O C & 100

**Webster av, 4300** (12:3401), es, 90.1 n 236th, 59.5x100x90x120.11, 2-sty fr dwg; Wm H Mullen to Wm P St Lawrence, 2880 Bway; mtg \$2,200; Nov1; Nov29'13. O C & 100

**Woodycrest av, 1038-40** (9:2508), es, abt 100 s 165th, 41x216.5x67x215 to Anderson av, except part for Anderson av, 2 2-sty & b fr dwgs; Alice M Ketchum to Wm Anson Barnes, 813 E 165; mtg \$6,000; Nov24; Dec 1'13. nom

**Zerega av** (\*), es, 79.11 n Maclay av, 20 x75.3x20x76.2; Raymond Reubenstein, ref, to Henry T Fowler, 127 Lloyd av, Provi-dence, RI; FORECLOS Nov12; Nov18; Nov 29'13. 3,500

**3D av, 3418** (10:2608), es, 103 n 166th, 22x101x13x100.7, 5-sty bk tnt & str; Maria Bock to Violetta E Pierce, 2558 Creston av; AL; Nov22; Dec4'13. O C & 100

**Riverdale av** (13:3409), ws, —n 235th, lots 57 to 59 map Wetmore Est, owned by party 1st pt; also LAND adj above on s, owned by Ferdinand S M Blun, agmt as to boundary line so that line begins River-erde av, ws, 123.6 n 235th, & runs sw200 to es Cambridge av at pt 122.3 n 235th; also re easement for light & air to bed of Fieldston rd; Wm E & Augustus S Hutchins, both at 253 W 101, with Ferd S M Blun, 2170 Bway; Nov26; Dec1'13. nom

**Southern blyd, 962-6** (10:2742); re asn rents recorded Aug2'13; Abr & Louis Davis to Brenner Realty Liquidating Co, a corp, 30 Church, & Oval Constn Co, Inc; Dec1; Dec2'13. nom

**Teller av** (9:2429 & 2434), ws, 155 n 166th, 33.4x100.1, 5-sty bk tnt; re from agmt affecting mtgs; City Mtg Co, a corp, 15 Wall, & O J Schwarzer, 1150 Brook av, with N Y Trust Co, a corp, 26 Broad; Nov 26; Nov28'13. nom

**Walton av, 1901**, see 177th E, n/wc Wal-ton av.

**Westchester av, 690** (10:2644), asn rents; Ernst Keller Constn Co to Barton Chapin, 317 W 81; Nov11; Dec3'13. nom

**Parcel** (\*) No 2M & 2MM on damage map to open Thieriot av from Gleason av to West Farms rd; re mtg; Chas F Wille to City NY; QC; Nov24; Dec4'13. nom

**Plot** (11:2938), begins 75.8 s Crotona Park E & 132 e Prospect av, runs s54.4xe 120.2xnw120.10xs87.10 to beg, owned by Wm J Colhan; also PLOT begins at w wall of premises adj the premises hereby described on e at nl lot 30 at pt 226 e Prospect av, runs s24.6xw0.8xs2.5xe1.2 to pt 226.5 e said av xs51.6xnw6.21 to land Thos E Walker xne34.3 to beg, being gore part lot 30 on map 1105, lying w of line = with es of Prospect av & 226.5 e therefrom not covered or encroached upon by wall & chimney of bldg adj on e, owned by Peter McKay; agmt as to ownership each of ½ pt & c; Wm J Colhan with Peter McKay & Danl J O'Dair; Dec22'09; Dec4'13. nom

LEASES.

Borough of Manhattan.

NOV. 28, 29, DEC. 1, 2, 3 & 4.

**Allen st, 8** (1:294), str fl; Harris Sackin to Isaac Gilman, 106 Division; 5yf May1; Nov29'13. 660

**Astor pl, 11** (2:545); asn Ls; Chas Ruisse to Wm Mahsmann, 296 W 11; Dec3; Dec4 13. nom

**Bank st, 2 & 4** (2:614); str & b; Benj Keller to A B Robertiello, 318 W 15; 5yf Dec1; Nov28'13. 900 & 950

**Canal st, 29** (1:297), basement; Harris M Cohen to Mates Minetz & ano, 222 East Bway; 16-12yf Nov1; 2y ren at \$600; Dec3 '13. 480 & 600

**Christopher st, n/wc Hudson**, see Hudson, 501.

**Clinton st, 97** (2:348), all; Morris Man-delskorn to Rachel Meltzer, 447 Warren, Bklyn; 3yf Dec1'13. 8,584.84

**Delancey st, 113** (2:409); cor str; Grand-Delancey Co to Harry Friedman, 80-4 De-lancey, & ano; from Dec10'13 to Apr30'17; Nov28'13. 4,000

**Duane st, 106** (1:150); 1st fl, b & sub-b; Jno Bain, Jr, ATTY for Julia M Love et al to Beacon Falls Rubber Shoe Co, a corp, on premises; 4yf May1'14; Dec2'13. 3,350

**Duane st, nec Bway**, see Bway, 306.

**East Broadway** (1:281), ns, 179.8 e Cath-erine, 25x ½ blk; asn Ls; Sarah Ellis to Saml Levin at Suffern, NY; AL; Oct29; Dec1'13. nom

**Gold st, 19** (1:68), n/wc Platt; asn Ls; Geo Rieger to Karl Muller, 19 Gold; Oct 31; Nov28'13; nom

**Gold st, 44** (1:76); all; Jno H Zur Lage to Geo Van Axen, 44 Gold; 5yf May1'14; Nov28'13. 3,000

**Grand st, 584** (2:321), ns, all; J Stanley Foster to Ignatz Gottlieb, 485 Grand; 3yf May1; Dec1'13. 1,500

**Grand st, 586** (2:321), w str & b; J Stan-ley Foster to Ignatz Gottlieb, 485 Grand; 3yf May1; Dec1'13. 300

**Hudson st, 501** (2:630), n/wc Christopher; asn Ls; Chas Meyer to Custom Cafe Co, Inc, 501 Hudson; Nov22; Dec1'13. O C & 100

**Hudson st, 501** (2:630), n/wc Christopher, part str & b; Minnie C Van Tine et al to Chas Meyer, 180 Edgecombe av; from Dec 1 to Sept30'18; Dec1'13. 2,000

**Mott st, 297** (2:521), str & two base-ments; Eliz McColgan to Jos Lorregina, 308 Mott & ano; 5yf Dec1; Dec3'13. 600

**Pearl st, 194** (1:39), str & c; Emma D H Muller et al heirs Gottlieb Muller to Otto Lowe, 432 E 166; 2½yf Dec1; Dec1'13. 1,600 & 1,800

**Platt st, n/wc Gold**, see Gold, 19.

**Suffolk st, 45-51** (2:351), agmt as to pay-ment of commission of \$5,000 on execution of 10y Ls at \$13,500 or \$15,500 per annum to U S Government, P O Dept; Louis Mon-theim to Louis Freidel, 264 Grand, as broker; Sept16; Dec4'13.

**Suffolk st, 45-51**; asn all RT&I to monies due under above agmt; Louis Freidel to Benj Goldstein, 530 E 88; Nov26; Dec4'13. 1,750

**Thompson st, 235-9**, see Washington sq S, 52-5.

**Washington sq S, 51** (2:547); asn Ls; Corp of The Memorial Baptist Church of Christ in NY to NY City Baptist Mission Society, 162 2 av; AT; May19; Nov28'13. nom

**Washington sq S, 52-55;** also THOMPSON ST, 235-9 (2:547); asn Ls; Corp'n of The Memorial Baptist Church of Christ in NY to NY City Baptist Mission Society, 162 2 av; AT; May19; Nov28'13. nom

**William st, 150** (1:93), str; Old Glory Realty Co to Ernest H Bohlen, 1422 74th, Bklyn, & ano; 3 1/2yf Nov1; Dec4'13. 1,200

**William st, 150;** asn Ls; Ernest H Bohlen & ano to Jno Meyer, 423 3 av; Dec2; Dec4'13. nom

**7TH st, 57** (2:449); sur Ls; Jacob Phillips to Philipp Klein, 137 W 109; Nov28'13. nom

**19TH st, 240 E** (3:899), all; Rudolph Keppler & ano EXRS Louise Ehrlicher to Jno Gebhard, 240 E 19; 3yf Dec1; Nov11; Nov29'13. 1,250

**21ST st, 30-2 E** (3:849), str fl & c; Wm H Fischer et al TRSTES Benedict Fischer to Otto Jaeger & Son Inc, a corp'n, 140 5 av; 10yf Febl'14; Nov29'13. 5,400

**25TH st E, swc 4 av,** see 4 av, swc 28.

**28TH st, 24 W** (3:829), str & b; Mary M Everard to Edw K Anrig, 18th st & Sanford av, Flushing, B of Q & ano, firm Anrig & Oehmke, 24 W 28; 5yf May1'14; Dec 3'13. 6,300

**29TH st, 217 W** (3:779), all; Henry Snyder to I J Barth Plumbing & Heating Co, 217 W 29; 8 5-12yf Dec1; Dec1'13. 1,900

**30TH st W, nec 9 av,** see 9 av, 352.

**36TH st, 147 W** (3:812), ns, 235.2 e 7 av, 20x98.9; sobrn of Ls to mtg; Finney & Mathews, a corp'n, & Wm Postel, 270 Ogden av, with Benj Blossom, Garden City, NY, & Jno N Blair, 27 Wash sq N, TRSTE; Dec1; Dec2'13. nom

**41ST st, 322 W** (4:1031); all; Danl F Mahony to Geo Changerez, 10 Madison; 5yf Nov1; Dec3'13. 1,500

**42D st, 2 E,** see 5 av, 487-91.

**48TH st, 61 W** (5:1264), ns, 755.6 w 5 av, 21.6x100.5, the land; Trstes Columbia College in City NY to Geo E Brewer; 21yf May1'09; option of ren; Dec2'13. taxes, &c, & 1,697

**48TH st, 61 W;** asn Ls; Geo E Brewer to Everett A Levy, 2 Marble Hill av; Oct 17; Dec2'13. nom

**48TH st, 61 W;** consent to asn Ls to Frederic H Coerr; Trstes Columbia University in City NY to Everett A Levy, 2 Marble Hill av; Nov6; Dec2'13. nom

**48TH st, 61 W;** asn Ls; Everett A Levy to Frederic H Coerr, 55 E 61; Dec1; Dec2 '13. nom

**48TH st, 200-4 W,** see Bway, 1578-90.

**50TH st, 124 W** (4:1002), ss, 300 w 6 av, 25x100.4, all; Harry Ferguson to Eugene Beugnet, 201 E 79; 5yf Dec1; Dec1'13. 2,100 to 2,400

**56TH st E, swc 2 av,** see 2 av, 1061.

**56TH st, 152 W** (4:1008), all; Chas Morgan to Michl Buckley, 150 W 56; 10yf Dec1; Nov29'13. 2,500

**74TH st, 414 E** (5:1468), all; Morris Lipschitz to Rachel Meltzer, 447 Warren, Bklyn; 3yf Nov1; Dec1'13. 2,250

**81ST st, 507-15 E** (5:1578), 5 houses; all; Sophia Mayer to Isidor Cuba, 161 Clinton; 3 5-12yf Dec1; Dec3'13. 8,750

**99TH st E, foot of,** see 134th & 135th E, Bronx, foot of.

**102D st, 131 E** (6:1630); str No 3; Taxpayers Realty Co to Harry Grossman, 129 E 102; 2yf Jan1'14; Dec4'13. 480

**103D st, 122-6 E** (6:1630); three bldgs; all; Henrietta Klein to Bennett Eisenstat, 1717 Mad av; 5yf Dec1; Nov28'13. 14,000

**114TH st, 74 W** (6:1597), all; Anna C Lye to Harris Ginsburg, 74 W 114; 3yf Dec1; Dec1'13. 660

**125TH st, 111-3 W** (7:1910), ns, 125 w Lenox av, 50x99.11, all; N Y Operating Co, a corp'n, to Mecca Enterprise Inc, a corp'n, 1269 Bway; 21yf Febl'14; Nov29'13. taxes, &c, & 10,500

**127TH st W, swc Claremont av,** see Claremont av, swc 127.

**135TH st, 36-8 W** (6:1732), Crescent Theatre; Jno B Friob et al to Morris Fleisher, 1380 Eastern pkway, Bklyn; 5yf Dec1; Dec3'13. 5,200

**135TH st, 39 W** (6:1733), w pt str & b; Harris Rosenberg & ano to Leopold Weinberg; 5yf Aug15'14; Dec2'13. 840

**Av C, 42-44** (2:373); sobrn of Ls to mtg for \$2,000; Morris Lustig, 224 E 71, & Hyman H Goodman, 42 Av C, with Chas Steiner, 513 E 79; Nov25; Nov29'13. nom

**Amsterdam av, 2128** (8:2123), premises occupied as Standard Theatre; Henry A Brann to Aaron Levin, 261 W 37; 5yf Jan 1'12; Dec1'13. 1,800

**Broadway, 42** (1:22); space on Bway fl south; 42 Bway Co to Empire Trust Co a corp'n, 42 Bway; 5yf May1'09 & 1 y ren; Nov28'13. 15,000

**Broadway, 42** (1:22); room 61 on New st fl; NY Real Estate Security Co to Empire Trust Co, a corp'n, 42 Bway; 3yf May1'11 & 1 y ren; Nov28'13. 6,000

**Broadway, 306** (1:156), nec Duane, all; Tower Mig & Novelty Co to Christian Luckey, 2041 5 av; 5yf Febl'14; Dec1'13. 9,000

**Broadway, 1568** (4:999), rear basement & cellar; Mary C O'Brien EXTRX Thos F O'Donohue to Mark Aron, 756 Fox & ano; from Dec1'13 to Apr28'17; Dec3'13. 2,400

**Broadway, 1578-90** (4:1019), sec 48th, (Nos200-4), —x— to ws 7 av (Nos 12-20); space on ground fl & all of 2d fl; Bway & 7th Av Co to The Feature Picture Theatre Co of America, a corp'n, 299 Mad av; 5yf completion of alterations; 5y ren at \$35,000; Nov28'13. 22,500 to 30,000

**Claremont av** (7:1994), swc 127th, two large rooms & kitchen in basement of Crescent ct; Geo Noakes to Hans Krause & ano, on premises; 5 11-12yf Nov1; Dec 2'13. 900 to 1,200

**Columbus av, 146** (4:1138), str; asn Ls; Aaron Chinitz to Geo Gatsos, 131 W 60; mtg \$2,500; Nov28; Dec1'13. nom

**Columbus av, 466-S** (4:113), all; Fredk R Williamson et al heirs Jno G Williamson to Alfd Neuhaus, 35 W 82; 5yf May 1'14; Dec1'13. 6,500

**Columbus av, 543** (7:1837); str fl & pt b; Jno Schempp to Louis Balz, 843 Col av; 7 5-12yf Dec1; Dec3'13. 1,920

**Columbus av, 889** (7:1839), n str; Danl Buckley to Louis Giatras, 889 Col av; 3yf Nov1; Dec4'13. total for term 5,400

**Madison av, 177** (3:863) all; Saml H Valentine to Wm J Roome, 177 Mad av; ext Ls; 5yf May1'18; Nov28'13. excess taxes, &c, & 6,000

**Madison av, 1691** (6:1617), str & c; Louis Vogel to Jacob Goldman, 1691 Mad av; 5yf Dec1; Dec4'13. 800

**1ST av, 365** (3:927); str; Anna Lutz to Geo Conidares & Nich Collos, 365 1 av; 9f Dec1; Dec2'13. 1,500 to 1,800

**1ST av, 1555** (5:1545); str & b; Kath Jost to Dattner Bros; 3yf May1; 2yren; Dec3 '13. 1,020 & 1,080

**2D av, 141-3** (2:464), cor str; Herman Weisner to Moritz Hass & Abr Chapnick, 141 2 av; 2yf Dec1; Nov29'13. 1,500

**2D av, 1061** (5:1329), swc 56th, 4-sty bldg; all; Minnie Michel to Wm Kroenke, 1061 2 av; 10yf May1'15; Dec2'13. 2,400 & 2,700

**2D av, 1627** (5:1530), all; Irving Wolf to Albt Kuntz, 1627 2 av; 4 5-12yf Dec1; 2y ren; Dec4'13. 1,800

**3D av, 609** (3:920); str; Mary E Maguire to Christian C W Grassmann, 609 3 av; 3yf Dec1; Dec2'13. 420

**4TH av, 85** (2:556), str & c; Heiman Freid to Richd Schultz, 3117 Bway; 10yf Jan1'14; Nov29'13. 1,300 & 1,500

**4TH av** (3:857), swc 28th; portions of store fl & b; United Cigar Stores Co to Chas Marschhausen, 402 4 av; from Oct'13 to Apr28'23; Dec3'13. 7,000 & 7,500

**5TH av, 417** (3:867); 13-16th of 7th fl; Bonwit Teller & Co to Aitken Son & Co, Inc, a corp'n, 873 Bway; 9 5-12yf Sept1; Nov28'13. 13,000 to 14,625

**5TH av, 417;** 9th fl; same to same; 10yf Febl; Nov28'13. 16,000

**5TH av, 417;** room 1012 to 1015 on 10th fl; same to same; 10yf Febl; Nov28'13. 2,000 to 2,400

**5TH av, 487-91;** also 42D ST, 2 E (5:1276) asn Ls; NY Real Estate Security Co, a corp'n, to Pottier & Styms Mig & Impt Co, a corp'n, 489 5 av; Nov14; Nov28'13. nom

**6th av, 644** (3:839); asn Ls; Christian Rebhan to Eva Rebhan, 644 6 av; Nov20 '12; Dec3'13. O C & 100

**7TH av, 712-20,** see Bway, 1578-90.

**7TH av, 2423** (7:2010), n str fl & front b; Estele Heyman to Matthias Hillebrand, 2423 7 av; 5yf Nov1; Nov28'13. 1,560

**8TH av, 2140** (7:1831); str & c; Henry von der Lieth to Marie Bunker, 264 W 118; 10yf May1'14; Dec3'13. taxes &c & 3,000

**8TH av, 2709** (7:2044), s str; Ernestine J Molwitz to Celia Goldstein for estate Ernest Molwitz, 2709 8 av; 3yf May1'14; Dec3'13; 900

**8TH av, 2748** (7:2031); asn Ls; Hull & Halloran to Edw M Reynolds, 32 Voorehees pl, Ridgefield Park, NJ; mtg \$4,500; Nov24; Nov28'13. nom

**9TH av, 352** (3:754); nec 30th; sobrn of Ls to mtg for \$5,000; Martin Mulligan with Patk G Tighe, 124 Park av, Yonkers, NY; Nov29; Dec3'13. nom

**Extension to Pier New 35, N R** (2:655), to be built upon lands under water at outer end of present pier New 35 & runs w 173.5 with wharfrage rights, &c; City NY, by Comr of Docks to Ocean Steamship Co of Savannah, a corp'n, at Pier 35, NR; Oct27'13 to May1'23; Dec2'13. 27 1/2c per sq ft & 5 1/2% of cost of constn

**Extension to Pier New 41, N R** (2:656), occupying land under water at outer end of present pier New 41 & runs w 112.11 ft with wharfrage rights, &c; City NY by Comr of Docks to D, L & W R R Co, a corp'n, 90 West; Oct28, for term expiring Junel'20, with renewal of 10 yrs; Dec2'13. 27 1/2c per sq ft

## LEASES.

## Borough of the Bronx.

**Aldus st, nec Southern Blvd,** see Southern Blvd, nec Aldus.

**134TH & 135TH sts E** (10:2593), thence to North Beach & to foot 1st st, College Pt, B of Q; also 99TH ST & E R, foot of (6:1693), thence to North Beach & to 1st st, College Pt, B of Q; with bulkheads & wharfrage & franchise &c to run ferries between said points; City NY by Comr Docks to NY & College Point Ferry Co, a corp'n, 109 E 14; 10yf Sept1; Dec2'13. \$100 & 2% of gross receipts exceeding cost of operation

**135TH st E, foot of,** see 134th & 135th E foot of.

**150TH st E, swc Gerard av,** see Gerard av, swc 150.

**150TH st E, sec River av,** see Gerard av, swc 150.

**152D st, 387 E** (9:2399), 3-sty frame bldg with stable on rear; all; J & M Haf-fen Bwg Co to Abe H Isler, 387 E 152; 5yf Oct1; Dec2'13. 600

**152D st, 387 E;** asn Ls; Abe H Isler to Louis M Battist, 64 E 106; AT; Oct8; Dec 2'13. nom

**163D st, 457 E** (9:2385), str & 1st fl; Chas J Moshier to Chas Weinstock & Walter Klebs, 457 E 163; 2yf Jan1'14; Dec 1'13. 816 & 876

**163D st, 1021 E** (10:2723 & 2725), nwc Southern Blvd, str; Kellwood Realty Co to Jacob Woolf, 1021 E 163; 3yf Sept1; 2yren at \$1,000; Dec1'13. 900

**169TH st E, swc Franklin av,** see Franklin av, 1293.

**Franklin av, 1293** (10:2612), swc 169th; str fl; Eckman Bldg Co to Elias Goldstein, 960 Tiffany; 5yf May1'12; Nov28'13. 660 to 900

**Garrison av, nwc Hunts Point av,** see Hunts Point av, nwc Garrison av.

**Gerard av** (9:2352), swc 150th, runs w 200.4 to es River av x100x100x60.5x100 to ws Gerard av x148.10 to beg; all; Henry L Morris to Willys-Overland Co, a corp'n, at Toledo, O; 21yf Dec1; Nov28'13. 12,500

**Hunts Point av** (10:2734), nwc Garrison av; str & c; Jacob Leitner to Elias Goldstein, 960 Tiffany; 10yf May1'12; Nov 28'13. 780 to 1,260

**Intervale av, nec Westchester av,** see Westchester av, nec Intervale av.

**Park av, 3406** (9:2388), all; Jno G Dolson TRSTE to American Wet Wash Laundry Co, 204 E 109; 5yf Oct1 (privilege 5y renewal); Dec1'13. 3,733.33 & 5,600

**Prospect av, 888** (10:2690); str; Jas G Carlafes to Nathan S Low, 62 Av A; 2yf Dec1'13; 3y ren at \$1,380 & \$1,500; Nov28 '13. 1,200 & 1,320

**River av, sec 150,** see Gerard av, swc 150.

**Southern Blvd, nwc 163d,** see 163d, 1021 E.

**Southern Blvd, 1002** (10:2743), nec Aldus; str; Podgur Realty Co Inc to Simon Berkowitz, 310 E 19 & ano; 5yf Febl; 5y ren \$1,600 to \$2,000; Dec1'13. 900 to 1,400

**Southern Blvd, 1285** (11:2976), s str fl; Morris & Aaron Feldman to Jacob Friedman, 916 Freeman; 5yf May1'14; Dec2'13. 1,200

**Tremont av** (11:3027), nec Webster av, 32.8x100; sobrn of Ls to mtg for \$60,000; Tremont Webster Bldg Co, a corp'n, 1662 Boston rd & ano with Greenwood Cemetery, a corp'n, 170 Bway; Nov28'13. nom

**Tremont av, nec Webster av,** 32.8x100; sobrn of Ls to mtg for \$60,000; same & ano with same; Nov22; Nov28'13. nom

**Webster av, nec Tremont av,** see Tremont av, nec Webster av.

**Westchester av** (10:2704), nec Intervale av, str; sur Ls; Fred Kleppsattel to Jno Eichler Brewing Co, a corp'n, 3582 3 av; Sept30; Dec1'13. nom

**3D av, 2456** (9:2317), 2-sty bldg; Rocco Contino to Glocker & Blue Co, 2450 3 av; 5yf Mar1'14; Dec4'13. 3,000

**3D av, 4220** (11:3060); asn Ls; Angela Merola to Generoso Merola, 4220 3 av; Nov 29; Dec4'13. nom

**Plot** (11:2897), begins 145 at r from c 1 of the w main track of four main tracks of NY & H R R opposite station, 389x45, of the monumented c 1 of said R R runs w40xn230xe40xs230 to beg, contains 9,200 sq ft, said premises being marked in circle 15 on plan attached to the lease of N Y C & H R R Co, dated May24'13, with bldgs, machinery & R R tracks, leasehold; Isaac Hellman et al to Chas Schaefer, 751 Bushwick av, Bklyn; Dec1; Dec2'13. nom

## MORTGAGES.

## Borough of Manhattan.

NOV. 28, 29, DEC. 1, 2, 3 &amp; 4.

**Allen st, 167** (2:416), ws, 125 s Stanton, runs s25.6xw46xn0.6xw41.6xn25xe87.6 to beg; AT to strip abt 0.8 in width & 25 ft in length along rear; Nov26; Nov28'13; 5y 5%; Dora Eichler to German Savgs Bank, 157 4 av. 16,000

**Bank st, 73** (2:624); ext of \$25,000 mtg to Dec1'16 at 5 1/2%; Dec3; Dec4'13; Saml Kempner with David Davidovitz, 233 W 139. nom

**Bank st, 75** (2:624); ext of \$25,000 mtg to Dec1'16 at 5 1/2%; Dec3; Dec4'13; Saml Kempner with David Davidovitz, 233 W 139. nom

**Broome st, 48** (2:327); ext of \$15,000 mtg to Jan1'17 at 5%; Nov19; Dec1'13; Fanny & Nathan Friedman or Freedman with Helen Adams, Lawrence, LI. nom

**Broome st, 297-9** (2:418), ss, 78.10 w Eldridge, 32.10x87.7x32.10x87.9; pr mtg \$——; Dec1; Dec4'13; 5y6%; Solgus Realty Co, Inc, a corp'n, 7 E 45, to Saml Kadin, 1800 7 av. 10,000

**Broome st, 297-9;** certf as to above mtg; Dec1; Dec4'13; same to same.

**Broome st, 297-9;** sobrn agmt; Dec3; Dec 4'13; same & Jacob Larchan with same. nom

**Canal st, 121-3** (1:302), nec Christie (Nos 46-8), runs n49.2xe99.6x24.5xw56.9x s24.5 to Canal xw43.1 to beg; bldg loan; pr mtg \$66,000; Dec1; Dec2'13; 1y6%; No 121 Canal St Co, Inc, a corp'n, to Albt Jarmulowsky, 82 E 92, et al, exrs &c Sender Jarmulowsky. 40,000

**Canal st, 121-3;** certf as to above mtg; Dec1; Dec2'13; same to same.

**Canal st (1:303)**, ns, 98.9 se Bowery, runs e38.9x82.2xw14 to Canal xnw36.11 to beg, being that part of 69 Bowery left after widening Canal st; Oct13; Dec13; due Nov1/16, int as per bond; Peter R Cappel to Lucy J Smit., 173 Columbia Heights, Bklyn, et al. 8,100

**Cherry st, 297-303 (1:246)**, ss, abt 75 e Jefferson, 96x— to Water (Nos 242-8), equal lien with mtg for \$95,000 recorded May3/13; Dec3/13; 5y0%; Cherry Street Realty Co, Inc, a corp, to Poughkeepsie Savings Bank at Poughkeepsie, N.Y. 20,000

**Cherry st, 297-303; also WATER ST, 542-8;** certf as to above mtg; Dec3/13; same to same.

**Cherry st, 297-303; also WATER ST, 542-8 (1:246);** soorn agmt; Nov29; Dec4/13; Cherry St Realty Co, Inc, & Kay Miller, with Poughkeepsie Savgs Bank, at Poughkeepsie, N.Y. nom

**Christie st, 46-8,** see Canal, 121-3.

**Essex st, 179-81 (2:412)**, sws, abt 50 s Houston, 90x20; given as collateral security for payment of mtg for \$9,000 covering, 21-3 Pitt; Nov26; Nov28/13; due as per bond, 6%; Abr Neuman to Marks Kirsbaum, 113 E 91. 2,500

**Hester st, 5-7 (1:313)**, ns, 50 w Clinton, 50x100; P.M; pr mtg \$32,500; Dec1; Dec2/13; 5y0%; Morris Rein, 1412 Seabury pl, to Morris Kasnowitz, 200 W 112. 10,000

**Mitchell pl, 2 or 49th st E (5:1361)**, ns, 18 e 1 av, 18x80.10; Dec3; Dec4/13; due July31/14, 6%; Grace Meyer to Jas A Shepherd, 309 Stone av, Bklyn. 350

**Minetta la, 18-20 (2:543)**, ns, 122.10 e 6 av, runs n70x43.1x81.0 to la xw42.11 to beg; P.M; Dec1/13; 5y0%; Giorgio Di Scala, 23 Minetta la, to Italian Savings Bank, 64 Spring. 7,500

**Monroe st, 136 (1:256);** ext of \$15,000 mtg to Nov1/16 at 5%; Nov26; Nov28/13; Trstes Columbia University in City NY with Morris Goldberg & Nathan Schan-cupp. nom

**Mott st, 297 (2:521);** sal Ls; Nov25; Dec 3/13; demand, 6%; Pietro Marino & Jos L'oregina to Lion Brewery, 104 W 108. 1,400

**Norfolk st, 26 (1:312);** ext of \$26,000 mtg to Nov20/16 at 5 1/2%; Nov12; Dec1/13; Lawyers Mort Co with Rebecca Werner. nom

**Norfolk st, 181 (2:355);** ext of \$20,000 mtg to Nov1/18 at 5%; Nov1; Nov28/13; Jno Heidmann with Chas Connor, 135 E 43. nom

**Park ter E (8:2243),** ses at sws 215th, stairway, 25x100.3; Nov26; Dec2/13; 3y 5/2%; Lulu A Griffin, sec 215th & Park Terrace E, to Jno Duffy, 97 Marbie Hill av. 6,000

**Pearl st, 74 (1:30),** ss, abt 10 e Coenties sl, runs e24x86.10xw71.9xw29.8xw16.5xw32.6, except triangular plot on nwc above, being 5 ft on Coenties sl & 10.3 on Pearl; P M; Dec3/13; 5y0%; Gertrude A Vanderbeck, 149 W 126, to Ida M Otz, Montclair, NJ. 16,000

**Pearl st, 74;** pr mtg \$16,000; Dec3/13; 3 y6%; same to Ferd W Keller, 149 W 126. 4,500

**Water st, 347 (1:110),** ss, abt 140 w James sl, 19.6x15.2x19.6x75.3; pr mtg \$5,500; Nov26; Nov28/13; instals, 6%; Jennie Benning, 3 James sl, to Mary Healy, 145 Clinton av, Bklyn. 1,500

**Water st, 542-8,** see Cherry, 297-303.

**Water st, 542-8,** see Cherry, 297-303.

**7th st, 57 E (2:449),** ns, 225 e 2 av, 24.10x97.6x24.8x97.6; P.M; pr mtg \$13,000; Nov28/13; 10y6%; Federation of Bessarabian Organizations, a corp, to Dr Phippp Klein, 137 W 119. 11,000

**8th st E,** see Bway, see Bway, see 8th.

**11th st, 718-22 E (2:380),** ss, 21.1 w Dry Dock, 62.11x75.4; P.M; pr mtg \$16,000; Dec1; Dec2/13; 1y6%; M B W Realty Co, 211 Bway, to Martina Schiesinger, 300 E 158. 4,500

**11th st, 718-22 E;** certf as to above mtg; Dec1; Dec2/13; same to same.

**11th st, 718-22 E;** pr mtg \$16,000; Dec 1; Dec2/13; 3y5 1/2%; same to Henry T Molter, 1447 Westminster, Providence, RI. 16,000

**11th st, 743-7 E,** see Av D, 165.9.

**11th st, 247 W (2:614),** ns, 75 e 4th, 28x 100; Dec2/13; 5y5%; Chas A Pfzenmayer, Paris, France, to Lawyers True Ins & Trust Co. 20,000

**14th st, 241 E (3:896);** soorn agmt; Nov 28; Dec2/13; Kath Frieder with Lawyers Mtg Co, 433 Pacific, Bklyn. nom

**14th st, 241 E (3:896),** ns, 105.5 w 2 av, 25.6x103.3x25.3x103.3; Dec1/13; 5y5 1/2%; Doric Conson Co Inc, a corp, to Lawyers Mort Co, 59 Liberty. 20,000

**14th st, 241 E;** certf as to above mtg; Dec1/13; same to same.

**14th st, 241 E;** pr mtg \$25,000; Dec1/13; 2y0%; same to Jno J Graeber, 433 Pacific, Bklyn. 2,500

**14th st, 241 E;** certf as to above mtg; Dec1/13; same to same.

**16th st, 15-7 E (3:844),** ns, 200 w Union sq, 30x92; ext of \$210,000 mtg to Nov1/17 at 5 1/2%; Nov26; Nov28/13; Hyman Hein & Phipp N Aronson with Metropolitan Life Ins Co, 1 Mad av. nom

**18th st, 166-8 W,** see 7 av, 133.

**24th st, 30-2 W (3:825),** ss, 334 e 6 av, 50x98.9; P.M; Nov28/13; 3y0%; Marmac Conson Co to Mary E Coleman, 50 W 51. 290,000

**24th st, 30-2 W;** certf as to above mtg; Nov28/13; same to same. nom

**24th st, 147 W (3:800),** ns, 225 e 7 av, 25x98.9; also all title to strip adj nwc of above; Dec2/13; 3y5%; Emily A, Rutgers 1 & Renwick C Hurry, exrs Edmund A Hurry, & Emily A Hurry, widow, to Emigrant Indust Savgs Bank. 42,000

**24th st, 540-4 W (3:695),** ss, 525 w 10 av, 75x98.9, leasehold; pr mtg \$3,000; Dec4/13; due Jan2/17, 6%; Herman Kohn, 540 W 24, to Simcn S Hamburger, 12 W 119. 6,000

**24th st, 540-4 W;** consent to above mtg cn Ls; Nov26; Dec4/13; Casimir de R Moore to Herman Kohn. —

**25th st, 217 E,** see 2 av, 1019-25.

**25th st, 312-8 W (3:748);** ext of two mtgs for \$45,000 each to Sept25/16 at 5%; Aug1; Dec2/13; Bronson Wintrop & ano trstes Harry S Cram, with Daled Realty & Consn Co. nom

**29th st, 304-6 E (3:934);** ext of \$38,000 mtg to Oct1/16 at 5 1/2%; Oct30; Nov29/13; Geo W Murray with Antonio & Ninia G Capace. nom

**30th st, 365 1/2-7 W,** see 9 av, 352.

**36th st, 243-5 E (3:917),** ns, 82 w 2 av, runs n24.9xw50x49.4xw20x24.8xw20 xs 98.3 to st x43 to beg; Dec4/13; due &c as per bond; Florence V Hartney & Ellen F Hart Fogarty to Title Guar & Trust Co. 10,000

**36th st, 147 W (3:812),** ns, 235.2 e 7 av, 20x98.9; Dec2/13; 5y0%; Finney & Mathews, a corp, 103 Park av, to Benj Blossom, Stewart av, Garden City, LL, & ano, trstes Minnie P C Blossom. 58,000

**36th st, 147 W;** certf as to above mtg; Dec1; Dec2/13; same to same.

**36th st, 147 W (3:813),** sal Ls; Nov28; Nov29/13; demand, 6%; Wm Postel, Jersey City, Nj, to Henry Elias Brewing Co, 403 E 54. 6,000

**41st st, 349 E (5:1339),** ns, 80 w 1 av, 20x100; pr mtg \$5,000; Nov28/13; due, &c, as per bond; Wm Wagler Jr to Caroline Wagler, 353 E 139. 1,500

**45th st, 61 W (5:1264),** ns, 755.6 w 5 av, 21.6x100.5; leasehold; Dec1; Dec2/13; 5y5%; Fredk H Coerr, 55 E 61, to Everett A Levy, 2 Marble Hill av. 10,000

**55th st, 18 E (5:1290);** ext of \$50,000 mtg to Dec2/14 at 5%; Nov29; Dec1/13; Anaw Freedman, committee Ida A Flagler, with Harrison K Bird. nom

**56th st, 3-5 W,** see 57th, 4 W.

**56th st, 3-5 W (5:1272),** ns, 125 w 5 av, 50x100.5; also 57th St, 4 W (5:1272), ss, 125 w 5 av, 37.6x100.5; certf as to mtg for \$20,000; June6; Dec1/13; Number Four West Fifty-sevent St Co to W Emien Roosevelt & ano. —

**56th st, 3 & 5 W (5:1272),** ns, 125 w 5 av, 50x100.5; also 57th St, 4 W (5:1272), ss, 125 w 5 av, 37.6x100.5; ext of \$20,000 mtg to Dec2/13 at 4 1/2%; Dec1; Dec4/13; W Emien Roosevelt & ano with August Hecksner, Huntington, LL. nom

**57th st, 4 W (5:1272),** ns, 125 w 5 av, 37.6x100.5; also 56th St, 3-5 W (5:1272), ss, 125 w 5 av, 50x100.5; P.M; pr mtg \$—; Dec1; Dec3/13; 10y4%; August Hecksner, Huntington, LL, to No 4 West Fifty-sevent St Co, 30 Pine. 220,000

**57th st, 4 W,** see 56th, 3-5 W.

**57th st, 4 W,** see 56th, 3-5 W.

**58th st, 414 E,** see Park Row, 129.

**61st st, 207 E (5:1416),** ns, 115 e 3 av, 20x100.5; Dec3/13; 5y0%; Panny Simon indiv & as extrs Louis Simon to Louis A Salomon, 133 E 60. 11,600

**61st st, 221-3 W (4:1153),** ns, 300 e West End av, 50x100.5; pr mtg \$—; Feb20; Nov 28/13; demand; 6%; Chas Goldstein of NY & Saml Rosenthal, New London, Conn exrs Abr G Goldstein to Bertha M Rosenthal, New London, Conn. 3,500

**60th st, 11 E (5:1380),** ns, 89 w Mad av, 25x100.5; Dec3; Dec4/13; 3y5%; Louis J Pooler, Tuxedo Park, NY, to Union Trust Co, 80 Bway. 50,000

**68th st, 168 E (5:1402),** ses, 100 nw 3 av, 20x100.5; P.M; pr mtg \$—; Nov28/13; instals; 6%; Henry Storck to Cath A Griggs, 233 Liberty, Newburgh, NY. 3,000

**68th st, 305 W (4:1180),** ns, 125 w West End av, 25x100.5; Nov28; Nov29/13; due May28/14 or sooner, 5%; Anna A Senior, New Rochelle, NY, to Mary C Rus-sel, 234 W 21. 3,750

**70th st, 178-82 E (5:1404),** ss, 75 w 3 av, 52x100.5; P.M; pr mtg \$—; Dec1/13; 2 y0%; Leah E Swem, Bklyn, to 118 East 70th St Co, Inc, a corp, 100 Bway. 22,000

**75th st, 317 E (5:1450),** ns, 250 e 2 av, 25x102.2; pr mtg \$—; Oct30; Dec4/13; due May1/14, 6%; Harris Schwartz to Jos H Schwartz, 77 W 113. 3,500

**77th st, 160 W (4:1148),** ss, 200 e Ams av, 20x102.2; Nov28; Dec2/13; due &c as per bond; Eliz A Homster, of Wapiti, Wyoming, to Title Guar & Trust Co. 15,000

**79th st, 159-61 E (5:1508),** ns, 303 w 3 av, 31x102.2; P.M as to 159 E 79th; pr mtg \$26,800; Dec3; Dec4/13; 3y0%; Fannie C Oseransky to David Gideon, at Sneepp-head Bay, NY. 10,500

**79th st, 318 E (5:1453),** ss, 406 w 1 av, 20x102.2; pr mtg \$12,000; Dec3/13; 3y6%; Saran McCauley to Henry C Steinoff, 2492 Elm pl. 2,000

**80th st, 100 W,** see Col av, 410-6.

**83d st, 227 E (5:1529),** ns, 355.10 e 3 av, 25.5x102.2; Dec3/13; 3y0%; Jos E Daly to German Savings Bank, 157 4 av. 8,000

**85th st, 252-4 W (4:1232),** ss, 100 e West End av, 80x102.2; Dec3/13; due Mar 1/19, 6% until completion of bldg & 5 1/2% thereafter; Woolsey Realty Corp to Metropolitan Life Ins Co, 1 Mad av. 250,000

**85th st, 252-4 W;** certf as to above mtg; Dec3/13; same to same.

**93D st, 167 W (4:1224),** ns, 151 e Ams av, 17x88.6 to ss Aptnorpe la 17x89.3; Sept23; Dec3/13; due, &c, as per bond; Harry C Senior, 167 W 93, to Jno C West, 127 W 94. 2,000

**94th st, 66 E (5:1505);** ext \$22,500 mtg to Nov24/18 at 5%; Oct23; Dec1/13; Lawyers Mort Co with Urban A Boband & Emily R Keating. nom

**98th st, 42-4 W (7:1833),** ss, 400 w Central Park W, 50x100.11; pr mtg \$44,000; June25; Dec2/13; due &c as per bond; Alois Pfützer to Creszens Chamas, 310 Linden, Bklyn. 3,500

**98th st, 148-50 W (7:1852),** ext of \$25,000 mtg to Nov25/16 at 5%; Nov24; Nov28 /13; Title Guar & Trust Co with Louis Walter 118 W 130. nom

**99th st, 68 W (7:1834),** ss, 125 e Col av, 25x100.11; P.M; Dec1/13; 3y5%; Minnie Behring, 74 W 96, to Franklin Savings Bank, 656 8 av. 14,000

**99th st, 206-10 W (7:1870),** ss, 185 e Bway, runs s100.11x161x41.1x38.9xw & ne 97.4 to st xw2.6 to beg; P.M; pr mtg \$85,000; Nov26; Nov28/13; 3y6%; Morris D Bowers, 337 W 23 to Isaac Polstein, 30 E 42. 12,000

**100th st, 13 W (7:1836),** sal Ls; Nov26; Dec3/13; demand, 6%; Christian Ackermann to Lion Brewery, 104 W 108. 1,500

**105th st, 232 E (6:1654);** ext of \$5,000 mtg to Nov1/16 at 5%; Mar1; Nov29/13; Mary D Young, 513 W 150, with Annie O Mahoney, 232 E 105. nom

**105th st, 141 W (7:1860),** ns, 448.10 e Ams av, 33.5x134.10; Nov28/13; 5y5%; Emma Donohue to Francis D Lewis trste Geo H Draper, Moreland av, Chestnut Hill, Phila, Pa. 16,000

**106th st, 402 E (6:1699),** ss, 84 e 1 av, 29x100.11; pr mtg \$—; Dec1; Dec3/13; due June1/14, 6%; Antonia Gandolfo to Paolo Gazzolo, 78 Perry. 2,500

**106th st, 321 W (7:1892);** ext of \$10,000 mtg to Nov15/16 at 5 1/4%; Nov24; Dec4/13; Wm F Decker with Chas Osborne, 321 W 106. nom

**108th st, 19 E (6:1614),** ns, 119 w Mad av, 31x100.11; pr mtg \$—; Dec2; Dec3 /13; 3y6%; Mary Drucker, 3609 Bway, to Louis J Chamansky, 2170 Bway. 3,000

**108th st, 19 E;** soorn agmt; Dec2; Dec 3/13; Mary Drucker as extrs Epraim Drucker with same. nom

**108th st, 19 E;** ext of \$25,000 mtg to Nov1/16 at 5%; Nov15; Dec3/13; Emma Hanne life tenant under will Julius Hahne with Mary Drucker, 3671 Bway. nom

**110th st, 340 E (6:1681),** ss, 150 w 1 av, 25x100.10; pr mtg \$7,000; Dec1; Dec3 /13; due, &c, as per bond; Maria G Di Simma & Giovannina Auricchio to Gaetano Mottoia, 355 E 113. 700

**111th st, 111-15 W,** see 111th, 119 W.

**111th st, 119 W (7:1821),** ns, 426 e 7 av, 14x100.11; also 111th St, 111-15 W (7:1821), ns, 426 e 7 av, 40x100.11; pr mtg \$42,500; Nov26; Nov28/13; instals; 6%; Land Map Realty Corp to Rental Mtg Securities Corp, 15 Broad. 1,700

**111th st, 119 W;** also 111th St, 111-15 W; certf as to above mtg; Nov26; Nov28 /13; same to same.

**113th st, 357 E,** see 1 av, 2205.

**113th st, 18 W (6:1596);** ext of \$18,000 mtg to Dec1/18 at 5%; Dec1/13; Louis A Solomon, 153 E 60, with Abr Robinson, 200 W 111. nom

**119th st, 68 E (6:1745),** ss, 175 w Park av, 20x100.11; P.M; Dec1/13; 5y5%; Jos Rapaport to Lawyers Mort Co. 13,000

**119th st, 351-5 E,** see 1 av, 2325.

**125th st, 107-13 W (7:1910),** ns, 75 w Lenox av, runs n99.10 to ss 126th (No 102), xw19.6x81.6xw0.6x82.3xw80x99.11 to 125th x100 to beg, with all title to strip adj on w of above on 126th, 6.5x76.9; soorn of mtg to Ls; Nov22; Nov29/13; Henry O'Neil, 740 Riverside dr, & New York Operating Co with Mecca Enterprise Inc, a corp, 1269 Bway. nom

**126th st, 102 W,** see 125th st, 107-13 W.

**127th st, 143 E,** see Lex av, 2113-5.

**127th st, 235-7 W (7:1933),** ns, 282 w 7 av, 25x99.11; Nov26; Nov28/13; due Feb26 /14; 5%; Wells Holding Co, 159 W 125 to Clara M Restorff, 34 W 94. 5,000

**134th st, 203 W (7:1940);** ext of \$5,000 mtg to Nov1/18 at 5 1/2%; Nov14; Dec2/13; Danl G Terry with Bertha M Johnson. nom

**134th st, 203 W (7:1940),** ns, 65 w 7 av, 17.5x11.9; pr mtg \$9,000; Nov10; Dec 2/13; due &c as per bond; Danl G Terry to Frieda Hart, 59 W 119. 1,350

**151st st, 515 W (7:2083),** ns, 175 w Ams av, 20x99.11; Dec1/13; 5y0%; Fredk Klein-schmidt to Chas F Bauerdorf, 625 West End av & ano trstes Wm Sperb. 20,000

**151st st, 515 W;** soorn agmt; Dec1/13; Chas F Bauerdorf with same. nom

**156th st W,** see St Nicholas av, see St Nicholas av, 920.

**157th st, 547-9 W (8:2116),** certf as to payment of \$4,500 on a/c of mtg for \$35,000; Dec1; Dec3/13; Irving Judis Bldg & Consn Co to Anna W Fox. nom

**172d st, 506 W (8:2128);** ext of \$34,000 mtg to Nov2/18 at 5%; Nov25; Dec2/13; Lawyers Mtg Co with Caecilie Ettinger. nom

**172d st W, nwc Ft Washington av,** see Ft Wash av, nwc 172.

**172d st W, nec Haven av,** see Ft Wash av, nwc 172.

**246x95; P.M;** pr mtg \$45,000; Dec1/13; 3y6%; Asndel H Barney to Barney Estate Co, 135 Bway. 22,500

**172d st W (8:2142),** ss, 100.1 w Bway,

**173D st W, see Haven av, see Ft Wash av, nwc 172.**

**179TH st, 661 W, see Bway, 4220-8.**

**179TH st, 815 W, see Pinehurst av, 40-2.**

**180TH st, 601 W, see St Nicholas av, 1401-7.**

**180TH st, 820 W, see Pinehurst av, 40-2.**

**181ST st W, swc Pinehurst av, see Pinehurst av, swc 181.**

**181ST st W (8:2155), ns, 170 e Audubon av, 50x100; Dec1'13; 5y5%; Wesslau Bros Inc, a corpn, to Emigrant Indus Savings Bank. 45,000**

**181ST st W (8:2155), same prop; certf as to above mtg; Dec1'13; same to same.**

**184TH st, 515 W (8:2156), ns, 200 w Ams av, 50x99.10; Dec1'13; 3y5%; Anna E wife Alphonse Hogenauer to Emigrant Indus Savings Bank. 36,000**

**215TH st W, sws, at ses Park ter E, see Park ter E, ses, at sws 215.**

**Av C, 42 (2:373), ses, 72 ne 3d, 24x80; also AV C, 44 (2:373), ses, 96 ne 3d, 24x 80; leasehold; pr mtg \$8,500; Nov28; Nov 29'13; due Jan1'14, 6%; Morris & Carolina Lustig, 224 E 71, to Chas Steiner, 513 E 79. 2,000**

**Av C, 44, see Av C, 42.**

**Av D, 165-9 (2:381), ns, 200 w 11th (Nos 743-7), 75x69.11; ext of \$18,000 mtg to May 19'16 at 5 1/2%; Nov20; Dec4'13; Payne Estate, a corpn, with Quintard Iron Works Co, a corpn, 742 E 12. nom**

**Amsterdam av, 862 (7:1874), sal Ls; Nov 25; Dec3'13; demand, 6%; Adolf Weissenberger to Lion Brewery, 104 W 108. 500**

**Amsterdam av, 1810 (7:2081), ws, 53 s 150th, 27x100; Dec2'13; 1y5%; Emily A, Rutgers I & Renwick C Hurry, exrs Edmund A Hurry, & Emily A Hurry, widow, to Emigrant Indus Savgs Bank. 13,000**

**Amsterdam av, 1930 (8:2114); given to secure payment for alterations; Oct30; Dec 4'13; due &c on payment of all indebtedness; Mary R Mulvaney, 1930 Ams av, to Jno L Caven, doing business as Building Repair Co, 103 E 125. 3,000**

**Bowery, 69, see Canal st, ns, 98.9 se Bowery.**

**Broadway (2:545), see 8th; sal Ls; Dec 3; Dec4'13; demand, 6%; F Wm Mahsmann to Lion Brewery, 104 W 108. 4,000**

**Broadway, 1568 (4:999); asn Ls by way of mtg as collateral for payment of \$4,000; Dec2; Dec3'13; Mark Aron & Dora Moran to Jacob Hoffmann Brewing Co, 211-13 E 55. nom**

**Broadway, 4220-8 (8:2163), nec 179th (No 661), 76.6x83x75x98.5; ext of \$90,000 mtg to Nov1'16 at 5%; Nov28; Dec2'13; August Schierloh with Union Dime Savings Bank, 701 E 4v. nom**

**Broadway (8:2170), nec Fairview av, 400 x100x390.10x102; Nov18; Nov28'13; due &c as per bond; Jas A & Richd T Lynch to Jno O'Connor, 251 W 89. 4,000**

**Columbus av, 410-6 (4:1210), swc 80th (No 100), 102.2x64; pr mtg \$270,000; Dec1; Dec4'13; due &c as per bond; Orleans Real Estate Co to Harriet B Knight, Freehold, NJ. 30,000**

**Columbus av, 410-6; certf as to above mtg; Dec1; Dec4'13; same to same.**

**Columbus av, 410-6; sobrn agmt; Dec1; Dec4'13; Verio Land Co with same. nom**

**Columbus av, 788 (7:1853), ext of \$5,000 mtg to Nov1'18 at 4 1/2%; Nov25; Dec1'13; Max Bamberger & Augusta Simons with N Y Public Library, Astor, Lenox & Tilden Foundations, a corpn, 476 5 av. nom**

**Fairview av, nec Bway, see Bway, nec Fairview av.**

**Ft Washington av, swc 173d, see Ft Wash av, nwc 172.**

**Ft Washington av (8:2139), nwc 172d, 198.11 to ss 173d, x568.1 to es Haven av x263.11 to 172d x431; PM; Dec1'13; due &c, as per bond; Ecallow Co to Fort Washington Realty Co, 35 Nassau. 325,000**

**Fort Washington av (8:2180), es, being lot M map Lucius Chittenden & 647.11 nw Kingsbridge rd or Bway, runs se407.10xsw122xnw423.9 to Ft Washington av x n e 113 to beg, except pt for strrs; pr mtg \$9,800; Dec2; Dec3'13; due &c as per bond; Orleans Real Estate Co to Edw A Hannan, 334 E 17. 22,500**

**Fort Washington av (8:2180), same prop; certf as to above mtg; Dec1; Dec3'13; same to same.**

**Greenwich av, 66 (2:606), nes, 103.10 se 11th, runs ne53.6xx—xw20xx—xs— to av x se20 to beg; pr mtg \$7,900; Nov25; Dec4'13; due &c as per bond; Friedericks Ertz, 66 Greenwich av, to Clement Roig, 215 W 135. 268**

**Haven av, nec 172d, see Ft Wash av, nwc 172.**

**Haven av, see 173d, see Ft Wash av, nwc 172.**

**Lenox av, 446 (6:1730), es, 25 n 132d, 25x 84; Nov29; Dec3'13; 3y5 1/2%; Jno G Wm Greeff, 24 W 91, to Wm Rankin, 119 W 77. 20,000**

**Lexington av, 966 (5:1405), ws, 67.1 n 70th, 16.8x80; Dec3'13; due, &c, as per bond; Mabel E Purdy to Title Guar & Trust Co. 2,500**

**Lexington av, 2113-5; also 127TH ST, 143 E (6:1776); agmt as to share ownership in mtg; Mar13; Dec3'13; Bronx Investment Co with N Y Trust Co, 26 Broad. nom**

**Park Row, 129 (1:119), ss, 160 e Duane, 17.1x64.6; also 58TH ST, 414 E (5:1369), s s, 181.5 e 1 av, 25x100.4; pr mtg \$34,000;**

Nov22; Nov29'13; due, &c, as per bond; Rachel Liebeskind to Rita Fettes, 1411 Av P, Bklyn. 8,000

**Pinehurst av, 40-2 (8:2177), nwc 179th (No 815), 50.1x103.2x50x100; also PINEHURST AV, 44-6 (8:2177), ws, 50.1 n 179th, 50.1x106.5x50x103.2; also PINEHURST AV, 48-50 (8:2177), ws, 100.2 n 179th, 50.1x109.7x50x106.5; also PINEHURST AV, 52-4 (8:2177), ws, 150.3 n 179th, 50.1 to 180th (No 820) x112.10x50x109.7; pr mtg \$174,000; Nov26; Nov28'13; instalts; 6%; Dunloe Holding Co, Inc, 44 Court, Bklyn, to Estates Mtg Securities Co, 160 Bway, 10,000**

**Pinehurst av, 44-54, see Pinehurst av, 40-2.**

**Pinehurst av (8:2177), swc 181st, 109.9x 112.10x114.11x117.11; Nov28'13; due, &c, as per bond; Comfort Realty Co to Henry Morgenthau Co, 30 E 42. 165,000**

**Pinehurst av (8:2177), same prop; certf as to above mtg; Nov28'13; same to same. nom**

**Pinehurst av (8:2177), same prop; sobrn agmt; Nov28'13; same & Henry Morgenthau Co with same. nom**

**st Nicholas av, 920 (8:2107), sec 156th, 17.7x75.2 to ws Croton Aqueduct x14x9; PM; pr mtg \$9,000; Dec1; Dec2'13; 3y5%; Rodgers P O'Neil to Susan Plant, 920 St Nicholas av. 2,500**

**st Nicholas av, 1401-7 (8:2162), nwc 180th (No 601), 100x100; participation agmt; Dec3; Dec4'13; Fannie Buxbaum with Arthur Kahn, 601 W 180, & Clara Horeld, 601 W 180. nom**

**West End av, 145- (4:1178), ws, 80.5 n 66th, 40x100; PM; pr mtg \$19,000; Nov21; Nov29'13; 5y6%; Sami D Davis Constn Co to Chas H Bonland, 1936 Anthony av, 243 E 5 & ano. 4,000**

**West End av, 145; certf as to above mtg; Nov21; Nov29'13; same to same.**

**1ST av, 1785 (5:1555), ws, 50.8 n 92d, 25 x79; Nov17; Nov29'13; 1y5%; Land & Mortgage Co, Bohemia of New York City, a corpn, 1785 1 av, to Bank of Europe, a corpn, 1429 1 av. 14,000**

**1ST av, 1785; certf as to above mtg; Nov13; Nov29'13; same to same.**

**1ST av, 2205 (6:1685), nwc 113th (No 357), 25x75; Dec2'13; 3y5%; Donato & Antonio Bracco, & Domenico Taurone, 357 E 113, to Emigrant Indus Savgs Bank. 20,000**

**1ST av, 2319 (6:1795), ws, 50.5 s 119th, 25.2x100; participation agmt; Dec2; Dec4'13; N Y Mtg & Security Co with Nathan Lowenstein, Hotel Theresa, 7 av & 126th. nom**

**1ST av, 2319 (6:1795), ws, 50.5 s 119th, 25.2x100; pr mtg \$17,000; Dec2; Dec3'13; due Nov12'15, 6%; Concetta Fusco, 2319 1 av, to Michele Gariola, 240 E 151. 1,000**

**1ST av, 2325 (6:1796), nwc 119th (Nos 351-5), 25.2x100; pr mtg \$—; Nov28'13; due July2'14, 6%; Anna Tiejden, widow, to Naomi Shorwitz, 121 Van Buren, Bklyn. 9,000**

**2D av, 98 (2:447), es, 48.6 s 6th, 24.3x 100; given to secure notes aggregating \$5,859.63; pr mtg \$23,000; Aug2; Dec3'13; due, &c, as per notes; Saml & Nettie Bergman, 98 2 av, to Anthony C Brew, trste, 28 Clarkson, Bklyn. 5,859.63**

**2D av, 947 (5:1324), ws, 40.5 n 50th, 20x 70; pr mtg \$9,000; Dec1; Dec2'13; due &c as per bond; Marcus Friedlander to Nathan Heimann, 414 E 50. 500**

**2D av, 1019-25 (5:1327), ws, 25.5 s 54th, 100x100; also 25TH ST, 217 E (3:906), ns, 210 e 3 av, 20x98.9; pr mtg \$—; Dec3'13; demand, 6%; Harry Rinaldo to Paul Hellinger, 67 E 90. 3,000**

**2D av, 2186 (6:1684), es, 84.2 s 113th, 41.8 x100, except plot begins 100.10 s 113th & 100 e 2 av, runs s3.10xss— to pt 95.7 e 2 av xne— to beg; pr mtg \$46,000; Nov20; Dec2'13; due &c as per bond; Basomio Constn Co to Julia C Jones, 76 Willow, Bklyn. 1,800**

**3D av, 957 (5:1331), es, 75 n 57th, 25x90; pr mtg \$22,500; Nov15; Dec1'13; due Dec1'14, 6%; Stevenson Towie, 17 W 90, to Richd F McKinry at Whalen st & Huxley av, Bronx. 3,000**

**3D av, 1449 (5:1527); ext of \$11,000 mtg to Nov9'16 at 5%; Nov28; Dec2'13; Alfred, Louis & Chas Herz with N Y Public Library Astor, Lenox & Tilden Foundations, 476 5 av. nom**

**5TH av, 557 (5:1281), es, 50.5 s 46th, 25x 100; ext of \$235,000 mtg to Nov24'17 at 4 1/2%; Nov24; Nov28'13; Fredk A Clark with Danl H Morgan, 136 E 71. nom**

**6TH av, 660 (3:840), es, 46.8 n 38th, 22x 85; PM; Nov28'13; due May1'14, 6%; H Jantzen Shoe Co to Chas F Waiters, 83 W 119. 90,000**

**7TH av, 133 (3:793), sec 18th (Nos 166-8), 21x75; PM; Dec1'13; 3y5%; Moses G Byers to N Y Title Ins Co. 18,000**

**7TH av, 1989 (7:1904), es, 80.11 n 119th, 20x98.9; pr mtg \$15,000; Dec1; Dec2'13; 2y 6%; Patk J & Bertha H Conlan, 1754 Anthony av, to Bertha H Conlan, 1754 Anthony av. 1,000**

**7TH av, 2011 (7:1905), es, 83.11 n 120th, 17x77; ext of \$10,000 mtg to Aug14'16 at 5%; July24; Dec1'13; Agnes L Burge & ano with Witherbee Real Estate & Impt Co. nom**

**9TH av, 352 (3:754), ses, at nes 30th (Nos 365 1/2-7), 24.8x61; sal Ls; Nov29; Dec1'13; demand, 6%; Michl Scanlon, 243 W 126, to Patk G Tighe, 124 Park av, Yonkers, NY. 5,000**

**9TH av, 352; sobrn agmt; Nov29; Dec1'13; Clausen-Flanagan Brewery, a corpn, with same. nom**

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

**Certf (misc)** of consent to two mtgs for \$1,250 & \$20,000 respectively; Dec1; Dec3'13; Berg Cafe & Hotel Co, a corpn, to Obermeyer & Liebmann.

**Certf (Misc)** that judgment for \$534.72 is a lien on all real estate in Manhattan & Bronx owned by party 1st pt; Nov3; Dec2'13; Anna, wife Paul Noe, to Sarah F M Wilber, 293 S 2, Bklyn.

**Certf (misc)** as to mtg dated Nov1'13; Dec1'13; Henry A Wise Wood Co Inc, a corpn, to Equitable Trust Co.

**Certf (misc)**, as to mtg for \$1,000; Sept 16; Dec1'13; Yale Dental Co to Mary Stringer.

**Consent (Misc)** certf as to mtg for \$400; Mar11; Nov28'13; Brunswick Press Inc, a corpn to Max Greenbaum.

**Land at Hempstead, L I (misc)**; certf as to mtg for \$15,000; Nov14; Dec3'13; Corbin Development Co to Title Guar & Trust Co, 176 Bway.

MORTGAGES.

Borough of the Bronx.

**Barry st (10:2606), ws, 394.6 s Leggett av, 100x100; PM; Nov26; Dec2'13; demand, 6%; Factory Sites Inc, a corpn, to Jacob Leitner, 749 Beck. 32,000**

**Clifford pl (11:2848), sec Jerome av, 25x 56.4x20.8x50.4; PM; Nov25; Dec1'13; 3y6%; Geo E Buckbee to Kath Griesmer, 135 Hamilton pl. 2,500**

**Coster st, 640 (10:2764 & 2769), es, 360 s Sponard av, 20x100; PM; Dec2'13; due, &c, as per bond; Claire Realty Co Inc, a corpn, 115 Bway, to Alphonse N Lecuyer, 897 Crotona Park N. 6,250**

**Esplanade (\*), ns, 28 e Lurting av, 28x 92.8x20x100.2; PM; Nov25; Dec3'13; due July9'16, 5%; Jno C Tomlinson to Morris Park Estates, 25 Broad. 1,750**

**Failt st, 813-17 (10:2764), ws, 120 n Lafayette av, 80x100; pr mtg \$—; Nov26; Nov28'13; due Jan1'14; 6%; Kovacs Constn Co to David Gordon, 952 Leggett av, 2,300**

**Failt st, 813-17; certf as to above mtg; Nov26; Nov28'13; same to same.**

**Featherbed la, nws, 579.8 sw Jerome av, see Grand av, ses, 129.3 ne Macombs rd.**

**Featherbed la, nws, 607.9 sw Jerome av, see Grand av, ses, 129.3 ne Macombs rd.**

**Featherbed la, swc Inwood av, see Inwood av, swc Featherbed la.**

**Featherbed la (11:2861), ns, 230 w Jerome av, 50x100; PM; Nov25; Dec1'13; 3y 5%; Philip Sachs to Moss Estate, Inc. 1,470**

**Featherbed la (11:2861), ns, 100 w Jerome av, 20x100; PM; Nov25; Dec1'13; 3y5%; Jno P Munroland to Moss Estate, Inc. 735**

**Featherbed la (11:2861-2865), ns, 198 w Jerome av, 24.6x92.3x40x103.3; PM; Nov25; Dec1'13; 3y5%; Jos Geier to Moss Estate, Inc. 840**

**Featherbed la (11:2861 & 2865), ns, 173.6 w Jerome av, 24.6x103.3x40.1x118.3; PM; Nov25; Dec1'13; 3y5%; Abr Shapiro to Moss Estate, Inc. 857**

**Featherbed la (11:2861), ns, 354.5 w Jerome av, 24.5x101.8x35x107.10; PM; Nov 25; Dec1'13; 3y5%; Jane Schurman to Moss Estate, Inc. 997**

**Featherbed la (11:2861), ns, 250 w Jerome av, 50x100; PM; Nov25; Dec1'13; 3y 5%; Gaston C Hand to Moss Estate, Inc, 62 Cedar. 1,680**

**Featherbed la (11:2861), ns, 330 w Jerome av, 24.6x101.10x35x100; PM; Nov25; Dec1'13; 3y5%; Emil W Schurman to Moss Estate, Inc. 997**

**Featherbed la (11:2861), ns, 379 w Jerome av, 24.6x107.10x37.9x118.3; PM; Nov25; Nov28'13; 3y5%; Jeanne Budde to Moss Estate, Inc. 910**

**Featherbed la (11:2861), nwc Jerome av, 25x100; PM; Nov25; Dec2'13; 3y5%; Matilde M Weisker to Moss Estate, Inc. 3,000**

**Featherbed la (11:2865), ns, 552.6 w Jerome av, 49.10x92.3x70x86.3; PM; Nov25; Nov28'13; 2y5%; Josephine Pokorny, Tenafly, NJ to Moss Estate, Inc. 1,680**

**Featherbed la (11:2865), ns, 53.6 sw Inwood av, runs sw39.6xse47.2xse55 to Inwood av xn along ws Inwood av 25wx37.2 xn37.11 to beg; PM; Nov25; Dec1'13; 3y 5%; Arthur D Cahn to Moss Estate, Inc. 2,170**

**Featherbed la (11:2865), ns, 402.4 w Jerome av, 77.3x86.2x75x102.11; PM; Nov25; Dec1'13; 3y5%; Wm L Thompson to Moss Estate, Inc. 2,200**

**Fox st, nec Longwood av, see Longwood av, nec Fox.**

**Fox st (10:2712), ws, 190.10 n Tiffany, 170.6x irres; ext of \$57,000 mtg to Nov26 '16 at 5 1/2%; Nov26; Nov28'13; Lawyers Mort Co with Rosenberg Bldg Corpn. nom**

**Lane 20 ft wide sec Fordham av, see Fordham av, sec lane 20 ft wide.**

**Kelly st, nec Prospect av, see Prospect av, nec Kelly.**

**Kelly st, nwc Av St John, see Prospect av, nec Kelly.**

**Macy pl (10:2688 & 2695), ss, 208.11 e Prospect av, 25x94.9; Dec1; Dec2'13; due May15'14, 6%; Mayme wife of Eugene J Wagnette, 870 Macy pl, to Gude Brothers Kieffer Co, a corpn, 21 Jay. notes 1,500**

- 1174TH st W** (11:2866), ss, 103.3 w Grand av, 25x74.9x50x99.4; PM; Nov25; Nov28'13; 3y5%; Mary J & Eliz Ross to Moss Estate, Inc. 1,225
- 1174TH st W** (11:2866), ns, 86.1 w Grand av, 48.1x101.7x61x100; PM; Nov25; Dec1'13; 3y5%; Gaston C Hand to Moss Estate, Inc. 1,400
- 1175TH st W, 717 E** (11:2949); ext of \$16,000 mtg to Oct24'16 at 5%; Nov28'13; J Fredrick Kernochan & ano as committee Est Marie Marshall with Adrian Grasfelly. nom
- 1175TH st W, nwe Grand av**, see Grand av, nwe 175.
- 1175TH st W, swc Grand av**, see Grand av, swc 175.
- 1175TH st W, nec Macombs rd**, see Macombs rd, nec 175th.
- 1175TH st W, sec Macombs rd**, see Macombs rd, es, whole front bet 174 & 175.
- 1175TH st W, ss, 100 e Macombs rd**, see Macombs rd, es, whole front bet 174 & 175.
- 1175TH st E, nwe Weeks av**, see Weeks av, nwe 175.
- 1175TH st W** (11:2866-2867), ns, 108.4 w Grand av, 25x100; PM; Nov25; Nov28'13; 3y5%; Marshall Hollister, Pleasant Valley, NY, to Moss Estate, Inc. 500
- 1175TH st W** (11:2866), ns, 133.4 w Grand av, 25x100; PM; Nov25; Nov28'13; 3y5%; Leon Dashew to Moss Estate, Inc. 700
- 1175TH st W** (11:2866 & 2867), ss, 100 w Grand av, 61.8x100x35.1x103.3; PM; Nov25; Nov28'13; 3y5%; Robt W Spence, New Rochelle, NY, to Moss Estate, Inc. 1,400
- 1175TH st W** (11:2866), ns, 90.11 e Macombs rd, 19.11x100x29.11x101; PM; Nov25; Nov28'13; 3y5%; Mary F Wilson to Moss Estate, Inc. 500
- 1175TH st W** (11:2866), ns, 135.10 e Macombs rd, 25x100; PM; Nov25; Nov28'13; 3y5%; Wm A Huggins, B of Q, NY to Moss Estate, Inc. 682
- 1175TH st W** (11:2866), ns, 110.10 e Macombs rd, 25x100; PM; Nov25; Nov28'13; 3y5%; Elmer G Hooper to Moss Estate, Inc. 735
- 1175TH st W** (11:2866), ns, 158.4 w Grand av, 50x100; PM; Nov25; Dec1'13; 3y5%; Edw H Longton, Newark, NJ, & Jesse B Park, Mt Vernon, NY, to Moss Estate, Inc. 1,400
- 1176TH st W, sec Macombs rd**, see Macombs rd, sec 176.
- 1176TH st E, nwe Washington av**, see Washington av, nwe 176.
- 1176TH st W** (11:2861), swc Davidson av, 51.7x112.9x50x125.7; PM; Nov25; Dec2'13; 3y5%; Jesse B Park to Moss Estate, Inc. 1,700
- 1176TH st W** (11:2861 & 2867), ss, 77.5 e Grand av, 25.10x124.11x25x118.6; PM; Nov25; Dec1'13; 3y5%; Wm B Peters to Moss Estate, Inc. 770
- 1176TH st W** (11:2866), ss, 210.10 w Grand av, 50x100; PM; Nov25; Nov28'13; 3y5%; Rose L Simpson to Moss Estate, Inc. 1,505
- 1176TH st W** (11:2866), ss, 125 e Macombs rd, 50x100; PM; Nov25; Nov28'13; 3y5%; Alfred Fergess & Sol Scheuer to Moss Estate, Inc. 2,362
- 1176TH st W** (11:2866-2867), ss, 135.10 w Grand av, 50x100; PM; Nov25; Nov28'13; 3y5%; Jean Claverie to Moss Estate, Inc. 645
- 1176TH st W** (11:2867), swc Grand av, 100x25.10; PM; Nov25; Nov28'13; 3y5%; Kasimir & Leon G Szeferzyk, Passaic, NJ, to Moss Estate, Inc. 1,275
- 1176TH st W** (11:2867), ss, 100 w Grand av, 35.10x103.3x10.1x100; PM; Nov25; Nov28'13; 3y5%; Anna Kleinman to Moss Estate, Inc. 700
- 1176TH st W** (11:2867), sec Grand av, 25.10x105.7x25x99.2; PM; Nov25; Dec2'13; 3y5%; Arthur M Ross to Moss Estate, Inc. 1,100
- 1177TH st E, nwe Walton av**, see Walton av, nwe 177.
- 1177TH st W** (11:2883, 2886, 3231 & 3241), ns, at ws land Spuyten Duyvil & Port Morris R R Co, runs nw410.2 to pier line on es Harlem River as established Apr17'57 xne— to U S Pier & Bulkhead line xne 302.9xse318.1xsl343.6 to beg, with all rights to land under water to the west of above premises, except part for 177th; Dec1'13; 3y5%; Gas Engine & Power Co; also known Gas Engine & Power Co & Chas L Seabury & Co Consolidated, a corp, to Bowery Savings Bank, 128 Bowery. 50,000
- 1177TH st W** (11:2883, 2886, 3231 & 3241); same prop; consent to above mtg; Nov28; Dec1'13; same to same.
- 1177TH st W** (11:2883, 2886, 3231 & 3241); same prop; certf as to above mtg; Nov28; Dec1'13; same to same.
- 1180TH st E, sec Crotona av**, see Crotona av, sec 180.
- 1182D st, 600 E**, see Arthur av, es, 200 n Oak Tree pl.
- 1184TH st E, nwe Park av**, see Park av, nwe 184.
- 1183D st, 53 W** (11:3209); ext of \$6,000 mtg to Jan21'17 at 5%; Dec2; Dec4'13; Title Guar & Trust Co with Napoleon Constn Co. nom
- 1192D st, 200 E**, see Grand blvd & concourse, sec 192.
- 1198TH st, 25 E** (12:3319), ns, 241 e Jerome av, 25.11x112.11x25x119.7; Dec2'13; due & c as per bond; Frank Nolan to Title Guar & Trust Co. 5,500
- 1198TH st E** (12:3302), nes, 51.8 se Valentine av, 25.10x35.9x25x2.5; pr mtg \$4,000; Nov15; Dec2'13; due & c as per bond; Carl A Lindgren, 237 E 198, to Anthony Reichert, 4056 Barnes av. 2,000
- 1199TH st E, sec Grand blvd & concourse**, see Grand blvd & concourse, sec 199.
- 1217TH st E** (\*), ss, 175 e Paulding av, 50x109.4; also 217TH ST (\*), ss, 150 e Paulding av, 25x109; pr mtg \$2,000; Dec3; Dec4'13; due & c as per bond; Emelio Hoh-willer, 432 W 46, to C Schilling & Co, of San Francisco, Cal. 500
- 1228TH st E** (\*), ns, 250 w Prospect ter, 50x114; PM; pr mtg \$—; Oct2; Dec3'13; installs, 5½%; Jas J P Moffitt to Alva Durant, 3543 Willett av. 1,059
- 1229TH st E** (\*), ns, 205 e Paulding av, 100x114.6; Nov26; Dec1'13; 1y6%; Frances V & Jos N Tuttle, Madison, NJ, to Jno Ford at Bretton Hall, Bway & 86th, 1,162
- 1236TH st E** (12:3376), ss, 375 e Kepler av, 25x100; PM; pr mtg \$3,000; Nov15; Dec2'13; due Dec22, 6%; August Degehhardt to Dora M Schrenkeisen, 29 Fletcher av, Mt Vernon, NY. 1,800
- 1236TH st E** (12:3367), ns, 359 w Oneida av, 33.8x98.1x33.6x100; Dec3; Dec4'13; 3y 5½%; Edw J Byrne Constn Co, 3029 3 av, to Lucy R Comfort, on Church st, Pleasantville, NY. 10,000
- 1236TH st E** (12:3367); same prop; certf as to above mtg; Dec3; Dec4'13; same to same.
- Av St John, nwe Kelly**, see Prospect av, nec Kelly.
- Anthony av** (11:2889), ws, 244 n 173d, 84.2 to es Clay av x46.7x—x51.3; Dec2; Dec3'13; installs; 6%; Mellwin Realty & Constn Co to Mendel Marcus, 2905 5th, Bklyn. 1,250
- Anthony av** (11:3156 & 3161), ws, 243.2 n Burnside av, 25x100; Nov28'13; 3y5%; Value Realty Co to Andw M Clute trste Eliz S Bibby, 104 W 80. 5,500
- Anthony av** (11:3156-3161), same prop; certf as to above mtg; Nov28'13; same to same.
- Anthony av** (12:3310), ws, 569.10 n Bedford Park blvd, runs w91.2x50x111.4 to ws Grand blvd & concourse x50xw17.5 to beg, given as additional collateral security; Nov29; Dec2'13; due, & c, as per bond; Annie Dillon to Fredk C Hardy, 82 Decatur, Bklyn. 2,800
- Arthur av** (11:3070), es, 200 n Oak Tree pl, runs e90xw41.8 to 182d (No 600) xnw, w & sw 120.5 to beg; PM; pr mtg \$35,000; Dec1; Dec2'13; 3y6%; Michl Scanlon, 243 W 126, to Henry H Grote, 2552 8 av. 2,500
- Bathgate av, 1870** (11:2924), es, 72 n 176th, 27x90.6; Dec3'13; 3y5%; Anna E Assenbeck, 43 S 8th av, Mt Vernon, NY, to Levi S Tenney, Montclair, NJ & ano trstes Wm D Thompson. 11,000
- Bathgate av, 1872** (11:2924), es, 99 n 176th, 26.11x90.6; Dec3'13; 3y5%; Wm H Assenbeck, 43 S 8 av, Mt Vernon, NY to Levi S Tenney, Montclair, NJ & ano trstes Wm D Thompson. 11,000
- Beekman av** (10:2555), swc Oak ter, 25x 100; pr mtg \$—; Nov28'13; due Mar2'14; 6%; K & J Constn Co, Inc, 1419 Wilkins av to Isaac Solinger, 101 W 141. 1,000
- Beekman av** (10:2555), same prop; certf as to above mtg; Nov28'13; same to same.
- Bergen av, 496** (9:2292), ext of \$14,000 mtg to Nov18'16 at 5½%; Nov18; Dec2'13; Wm M Cruikshank & ano trstes for Benj Van Horn Vingut with Jas L Van Sant. nom
- Blackrock av** (\*), ss, 127.7 e Virginia av, 25x103; Dec3; Dec4'13; 3y5½%; Wm Buhl Inc, a corp, to Eliz K Dooling, 179 E 80. 5,000
- Blackrock av** (\*), same prop; certf as to above mtg; Dec3; Dec4'13; same to same.
- Blondell av, swc Eastchester rd**, see Eastchester rd, 1634.
- Bracken av** (\*), ws, 150 s Jefferson av, 25x100; PM; Nov26; Nov28'13; due & c as per bond; Max Gerstmann to Julia Mezey, 4081 Edson av. 2,000
- Broadway** (13:3421), ws, 72 s Mosholu av, 100x100.9x100x100; PM; pr mtg \$—; Dec3; Dec4'13; 2y5½%; Ralph W Dundas, 22 W 86, to Fanny McGay, 55 W 127. 4,110
- Brook av** (9:2294), ws, 75 n 149th, 25x 134.5x—x145.6; ext of \$3,000; mtg to Nov 26'18 at 6%; Nov1; Dec2'13; Jno Novak with Geo Grolz. nom
- Cambreleng av, 2408 on map 2412** (11: 3090), es, 70 n 187th, 50x72.4x52.11x55; P M; pr mtg \$20,000; Dec1; Dec2'13; due, & c, as per bond; Vincenzo Scialli, 201 Wayne, Jersey City, NJ, to Russo-Barba Realty Co, 2400 Cambreleng av. 3,000
- Carpenter av** (\*), ws, abt 717 s 225th, 60x105, Wakefield; Nov26; Nov29'13; 3y6%; Danl Mapes Jr to Mary L Arnov at nec Pierce av & Wmsbridge rd. 1,000
- Clay av, es, 244 n 173**, see Anthony av, ws, 244 n 173.
- Clay av, 1450** (11:2887), es, 303.4 s 169th, 58x94.11x50x65.7; Nov28; Nov29'13; 3y5%; A J Schwarzler Co to Georgiana Kendall, 10 W 55. 27,000
- Clay av, 1450**; certf as to above mtg; Nov28; Nov29'13; same to same.
- Clay av, 1452** (11:2887), es, 219.11 s 169th, 83.5x65.7x75x29.8; Nov28; Nov29'13; 3y5%; A J Schwarzler Co to Caroline C Kendall, 10 W 55. 24,000
- Clay av, 1452**; certf as to above mtg; Nov28; Nov29'13; same to same.
- Crotona av** (11:3095), sec 180th, 25.3x 100x25x100; given as collateral security for payment of \$5,000; pr mtg \$—; Nov 26; Nov29'13; due May26'14, 6%; Mary Diamond to Chas Eisner, 157 E 89. 5,000

**Brotona av** (12:3273), ws, bet Southern blyd & Pelham av, being lot 181, blk 3273, tax map transfer of tax lien for yrs 1903 to 1911; assessed to Fuller & Halley; Dec 16'12; Nov28'13; 3y12%; City NY to City NY (assigned to Annie W Baker, 2260 84th Bklyn. 1,856.99  
**Daly av** (11:3127), es, 77.9 n 179th, 37.10x 91.9x34.7x88.7; PM; pr mtg \$16,500; Dec1; Dec1'13; 3y6%; Eliz Inselmann to Augusta R L Kohler, 2068 Daly av. 3,650  
**Davidson av, swc 174th**, see 174th W, swc Davidson av.  
**Davidson av, swc 176th**, see 176th W, swc Davidson av.  
**Davidson av** (11:2861 & 2867) ws, 225.7 s 176th, 50x100; PM; Nov25; Nov28'13; 3y 5%; Bernard A Cruse to Moss Estate, Inc. 1,435  
**Davidson av** (11:2861), ws, 100 n 174th, 50x100; PM; Nov25; Dec1'13; 3y5%; Ben Glassberg to Moss Estate, Inc. 1,600  
**Davidson av** (11:2861), es, 730 n Featherbed la, 25x100; PM; Nov25; Dec1'13; 3y 5%; Henry Stein to Moss Estate, Inc. 822  
**Davidson av** (11:2861), es, 100 n Featherbed la, 75x100; PM; Nov25; Dec1'13; 3y 5%; Christian Doenecke to Moss Estate, Inc. 1,900  
**Davidson av** (11:2861), es, 655 n Featherbed la, 25x100; PM; Nov25; Dec1'13; 3y5%; Anthony P Pinard to Moss Estate, Inc. 840  
**Davidson av** (11:2861), es, 805 n Featherbed la, 25x100; PM; Nov25; Dec1'13; 3y 5%; Patk F Foley to Moss Estate, Inc. 840  
**Davidson av** (11:2861), es, 505 n Featherbed la, 25x100; PM; Nov25; Dec1'13; 3y 5%; Harry J McCabe to Moss Estate, Inc. 900  
**Davidson av** (11:2861), es, 375 n Featherbed la, 75x100; PM; Nov25; Dec1'13; 3y 5%; Wm J James to Moss Estate, Inc. 1,942  
**Davidson av** (11:2861 & 2867), ws, 300 n 174th, 25x100; PM; Nov25; Dec1'13; 3y5%; Jeremiah Riordan & Patk Kerins to Moss Estate, Inc. 700  
**Davidson av** (11:2861 & 2867), ws, 275 n 174th, 25x100; PM; Nov25; Dec1'13; 3y5%; Mae De Gennaro to Moss Estate, Inc. 700  
**Davidson av** (11:2861 & 2867), ws, 250 n 174th, 25x100; PM; Nov25; Dec1'13; 3y5%; Cesario Carpinano, West Hoboken, NJ, to Moss Estate, Inc. 700  
**Davidson av** (11:2861 & 2867), ws, 125.7 s 176th, 50x100; PM; Nov25; Dec1'13; 3y5%; Jas J McSherry to Moss Estate, Inc. 1,540  
**Davidson av** (11:2861 & 2867), ws, 100.7 s 176th, 25x100; PM; Nov25; Dec1'13; 3y 5%; Asher Paphish to Moss Estate, Inc. 752  
**Davidson av** (11:2861 & 2867), ws, 200 n 174th, 50x100; PM; Nov25; Dec1'13; 3y5%; August H W & Fredk J Kirchoff, Bklyn, NY, to Moss Estate, Inc. 1,400  
**Davidson av** (11:2861 & 2867), ws, 225.7 s 176th, 25x100; PM; Nov25; Dec1'13; 3y5%; Barnett Graber to Moss Estate, Inc. 735  
**Davidson av** (11:2861), es, 880 n Featherbed la, 25x100; PM; Nov25; Dec1'13; 3y 5%; Frederico S Quinto to Moss Estate, Inc. 840  
**Davidson av** (11:2861), es, 855 n Featherbed la, 25x100; PM; Nov25; Dec1'13; 3y 5%; Antonio Munforti to Moss Estate, Inc. 840  
**Davidson av** (11:2861), es, 111.7 s 176th, 25x100; PM; Nov25; Dec1'13; 3y5%; Santo Savoca to Moss Estate, Inc. 840  
**Davidson av** (11:2861 & 2867), ws, 350 n 174th, 25x100; PM; Nov25; Dec1'13; 3y5%; Felix Goodfriend to Moss Estate, Inc. 770  
**Davidson av** (11:2861 & 2867), ws, 350.7 s 176th, 25x100; PM; Nov25; Dec1'13; 3y5%; Chas F Goodfriend to Moss Estate, Inc. 770  
**Davidson av** (11:2861 & 2867), ws, 150 n 174th, 25x100; PM; Nov25; Dec1'13; 3y5%; Hudson N Mason to Moss Estate, Inc. 700  
**Davidson av** (11:2861 & 2867), ws, 175 n 174th, 25x100; PM; Nov25; Dec1'13; 3y5%; Elbert C Sherwood to Moss Estate, Inc. 700  
**Davidson av** (11:2861), es, 555 n Featherbed la, 50x100; PM; Nov25; Dec1'13; 3y 5%; Minnie Vogel to Moss Estate, Inc. 1,680  
**Davidson av** (11:2861), es, 605 n Featherbed la, 50x100; PM; Nov25; Dec1'13; 3y 5%; Minnie Vogel to Moss Estate, Inc. 1,680  
**Davidson av** (11:2861), es, 450 n Featherbed la, 25x100; PM; Nov25; Dec1'13; 3y 5%; Lewis M Schwartz to Moss Estate, Inc. 735  
**Davidson av** (11:2861), es, 980 n Featherbed la, 61.7x103.3x87.3x100; PM; Nov25; Dec2'13; 3y5%; Christian Endress to Moss Estate, Inc. 2,280  
**Davidson av** (11:2861), es, 755 n Featherbed la, 50x100; PM; Nov25; Dec2'13; 3y 5%; Morris Harrison to Moss Estate, Inc. 1,645  
**Davidson av** (11:2861 & 2867), ws, 275.7 s 176th, 25x100; PM; Nov25; Dec2'13; 3y5%; Wm J Carey, Summit, NJ, to Moss Estate, Inc. 700  
**Eastchester rd, 1634 (\*)**, swc Blondell av; asn Ls by way of mtg as collateral security for payment of \$5,000; Nov15; Nov 28'13; Jos Marano to Ebling Brewing Co, 760 St Anns av. nom  
**Eastchester rd (\*)**, ss, 25.2 w Blondell av, 25.2x106.8x25x103.8; Dec2; Dec3'13; 5y5½%; Salvatore Di Caprio, 302 E 44 to Wm H Ritter, 2211 Chatterton av. 7,500  
**Eastchester rd (\*)**, same prop; pr mtg \$7,500; Dec2; Dec3'13; 3y6%; Salvatore Di Caprio to Jno C Eldt, 761 Beck. 2,000

**Fordham av (\*)**, sec lane 20 ft wide, 30x100x29.2x100, City Island; pr mtg \$2,000; Nov28; Nov29'13; 1y6%; Genevieve wife Jas Brown to Chas Klingenstein, 1200 Mad av. 2,000  
**Fulton av, 1392** (11:2931), es, 127.6 s 170th, 50x206.6; Dec2; Dec3'13; 3y5½%; Morris Schoenholtz to Georgiana Kendall, 10 W 55. 8,400  
**Fulton av, 1392**; sobrn agmt; Dec2; Dec 3'13; same & David Davis with same. nom  
**Fulton av** (11:2931), es, 206 n 169th, 102x 211, except pt for av; bldg loan; Nov26; Nov28'13; demand; 6%; Jno W Cornish Constn Co to City Mtg Co, 15 Wall, 10,000  
**Fulton av** (11:2931), same prop; certf as to above mtg; Nov26; Nov28'13; same to same.  
**Grand av, nec 174th**, see 174th W, nec Grand av.  
**Grand av, nwc 174th**, see 174th W, nwc Grand av.  
**Grand av, swc 176th**, see 176th W, swc Grand av.  
**Grand av, sec 176th**, see 176th W, sec Grand av.  
**Grand av, nes, at es Macombs rd**, see Macombs rd, es, at nes Grand av.  
**Grand av, nws, 82.9 ne Macombs rd**, see Macombs rd, es, 82.9 n Grand av.  
**Grand av** (11:2861 & 2867), es, 100 n 174th, 25x100; PM; Nov25; Dec1'13; 3y5%; Annie H Gasset, Mt Vernon, NY, to Moss Estate, Inc. 520  
**Grand av** (11:2861), es, 279.3 ne Featherbed la or Macombs rd, 50x100; PM; Nov 25; Dec1'13; 3y5%; Grace D Cooper to Moss Estate, Inc. 2,030  
**Grand av** (11:2861 & 2865), es, 329.3 ne Macombs rd, 50x100x50.1x100; PM; Nov25; Dec1'13; 3y5%; Leo M Freud to Moss Estate, Inc. 2,030  
**Grand av** (11:2865), es, 79.3 ne Macombs rd, 50x132.8x58.6x101.7; PM; Nov25; Dec1 '13; 3y5%; Eugenie M Scalvini to Moss Estate, Inc. 3,255  
**Grand av** (11:2865-2866), nws, 282.9 ne Macombs rd, 25x100; PM; Nov25; Dec2'13; 3y5%; Fredk E Hafelfinger, Weehawken, NJ, to Moss Estate, Inc. 962  
**Grand av** (11:2865-2866), nws, 257.9 ne Macombs rd, 25x100; PM; Nov25; Dec2'13; 3y5%; Emil F Hafelfinger, Weehawken, NJ, to Moss Estate, Inc. 962  
**Grand av** (11:2865), es, 204.3 ne Macombs rd, 25x100; PM; Nov25; Dec1'13; 3y 5%; Jno E Bennett to Moss Estate, Inc. 980  
**Grand av** (11:2865), es, Macombs rd, runs e54.3x86.4xw64.10xw40.8x19.3 to beg; PM; Nov25; Dec1'13; 3y5%; Abr Chopak to Moss Estate, Inc. 3,500  
**Grand av** (11:2865), es, 154.3 e Macombs rd, 50x100; PM; Nov25; Dec1'13; 3y 5%; Lawrence J Kelly to Moss Estate, Inc. 2,030  
**Grand av** (11:2865), es, 129.3 ne Macombs rd, 25x100; also FEATHERED LA, nws, 607.9 sw Jerome av, 132.7x186x83.8, gore; also FEATHERED LA, nws, 579.8 sw Jerome av, 28.11x115.9x25x102.11; PM; Nov26; Dec1'13; 3y5%; Elise Wahl to Moss Estate, Inc. 4,532  
**Grand av** (11:2865), nws, 157.9 ne Macombs rd runs ne50xw89.3xsw54.5xse67.9 to beg; PM; Nov25; Nov28'13; 3y5%; Michl J Madden to Moss Estate, Inc. 1,365  
**Grand av** (11:2865-2866-2867), ws, 41.3 s 174th, 25x95.9x25.1x98.5; PM; Nov25; Nov 28'13; 3y5%; Grace R Tindall to Moss Estate, Inc. 717  
**Grand av** (11:2865 & 2866), nws, 107.9 ne Macombs rd, 50x67.9x54.5x46.3; PM; Nov25; Nov28'13; 3y5%; Henry C Coleman to Moss Estate, Inc. 1,150  
**Grand av** (11:2866-2867), ws, 174th 25.10x100; PM; Nov25; Nov28'13; 3y5%; Sidwell J Wann to Moss Estate, Inc. 840  
**Grand av** (11:2866 & 2867), ws, 25.10 s 175th, 25.10x100; PM; Nov25; Nov28'13; 3y 5%; Martin Stein to Moss Estate, Inc. 675  
**Grand av** (11:2866 & 2867), ws, 25.10 n 174th, 25.10x100x25x93.1; PM; Nov25; Nov 28'13; 2y5%; Edw J Redington to Moss Estate, Inc. 500  
**Grand av** (11:2866-2867), ws, 51.7 s 175th, 51.7x100; PM; Nov25; Nov28'13; 3y5%; Wm A & Jno G McHugh, Jersey City, NJ to Moss Estate, Inc. 1,715  
**Grand av** (11:2866), swc 175th, 25.10x100; PM; Nov25; Nov28'13; 3y5%; Dr Sophia Chapman to Moss Estate, Inc. 1,050  
**Grand av** (11:2866-2867), ws, 51.7 n 174th 25.9x100; PM; Nov25; Nov28'13; 3y5%; Edw J Redington to Moss Estate, Inc. 700  
**Grand av** (11:2867), ws, 77.6 n 175th, 25.10x100; PM; Nov25; Nov28'13; 3y5%; Alex Bandursky, Newark, NJ to Moss Estate, Inc. 1,050  
**Grand av** (11:2867), es, 175 n 174th, 50x 100; PM; Nov25; Nov28'13; 1y5%; Gabriel M Carabee & Angelo Volnicelli to Moss Estate, Inc. 1,250  
**Grand av** (11:2867), nwc 175th, 51.7x86.1 x50x100; PM; Nov25; Nov28'13; 3y5%; Martha F S Miller to Moss Estate, Inc. 1,500  
**Grand av** (11:2867), ws, 51.7 n 175th, 25.10x100; PM; Nov25; Nov28'13; 3y5%; Jno Zimmermann, Newark, NJ to Moss Estate, Inc. 1,050  
**Grand av** (11:2867), ws, 25.10 s 176th, 25.10x100; PM; Nov25; Nov28'13; 3y5%; Mary F Wilson to Moss Estate, Inc. 700  
**Grand av** (11:2867), es, 224.2 s 176th, 75x100; PM; Nov 7; Dec2'13; 3y5%; Jno Y Higginson, Colon, Panama, to Moss Estate, Inc. 2,940  
**Grand av** (11:2867), es, 300 n 174th, 25x 100; PM; Nov25; Dec2'13; 2y5%; Susan I Becker to Moss Estate, Inc. 700

**Grand av** (11:2867), es, 225 n 174th, 50x 100; PM; Nov25; Dec1'13; 3y5%; August Rabe, Jersey City, NJ, to Moss Estate, Inc. 1,600  
**Grand av** (11:2867), es, 350 n 174th, 50x 100; PM; Nov25; Dec1'13; 3y5%; Jno Bacco to Moss Estate, Inc. 1,600  
**Grand av** (11:2867), es, 99.2 s 176th, 50x 100; PM; Nov25; Dec1'13; 3y5%; Edw A Herrmann to Moss Estate, Inc. 1,785  
**Grand av** (11:2867), es, 325 n 174th, 25x 100; PM; Nov25; Dec1'13; 3y5%; Amalie May to Moss Estate, Inc. 840  
**Grand av** (11:2867), es, 275 n 174th, 25x 100; PM; Nov22; Dec1'13; 3y5%; Leo V Murtha to Moss Estate, Inc. 857  
**Grand av** (11:2867), es, 149.2 s 176th, 75x 100; PM; Nov25; Dec1'13; 3y5%; Josephine B Hamlin to Moss Estate, Inc. 3,000  
**Grand blyd & concourse** (11:3154), sec 192d (No 200), 50x100x77.9x103.9; Nov29; Dec1'13; due, &c, as per bond; Louis F Kuntz to Germania Fire Ins Co, 62 Wm. 17,500  
**Grand blyd & concourse, ws, 569.10 n Bedford Pk blyd**, see Anthony av, ws, 569.10 n Bedford Pk blyd.  
**Grand blyd & concourse** (12:3305), sec 199th, 132.7x98.9x142.2x99.10; Nov28; Nov 29'13; due, &c, as per bond; Carl R Eberth, 174 W 95, to Josephine C M Collins, gdn Harold D Collins, 255 W 131. 2,000  
**Grand av** (9:2446), nwc 163d, 55.9x95.2; pr mtg \$45,000; Dec2'13; 3y6%; Kingsley Contracting Co to Maria A Eggers, 2973 Perry av. 8,000  
**Grand av** (9:2446), same prop; certf as to above mtg; Dec1; Dec2'13; same to same.  
**Haight av (\*)**, ws, 200 s Van Nest av, 25x100; PM; Nov20; Nov29'13; due July9 '16, 5%; Albt E Shaw at Portageville, NY, to Morris Park Estates, 25 Broad. 540  
**Hone av, ws, 150 s Morris Park av**, see Pierce av, swc Lurting av.  
**Hone av, nwc Van Nest av**, see Pierce av, swc Lurting av.  
**Hoe av** (10:2742), ws, 84 s Aldus; two lots, each 42x—; two sobrn agmts; Nov28; Nov29'13; American Real Estate Co with N Y Trust Co, 26 Broad. nom  
**Hull av** (12:3347), ws, 111.7 n 207th, 50 x100; pr mtg \$—; Dec1; Dec2'13; 1y6%; Emma C Zeidler to Wilhelm Lauter, 420 E 141. 2,000  
**Inwood av, ws, 52.1 s Featherbed la**, see Featherbed la, es, 53.6 sw Inwood av.  
**Inwood av** (11:2860), es, 175 s Featherbed la, runs s75xe32.11xne63.8xne again 57.9xw11.10 to beg; PM; Nov25; Dec1'13; 3y5%; Arthur D Cahn to Moss Estate, Inc. 2,940  
**Inwood av** (11:2860), es, 100 s Featherbed la, runs s75xe111.1xne24.10xne68.1xw135; PM; Nov25; Dec1'13; 3y5%; Arthur D Cahn to Moss Estate, Inc. 5,250  
**Inwood av** (11:2865), ws, 202.5 s Featherbed la, 50x80x49.4x74; PM; Nov25; Nov28 '13; 3y5%; Louis F Werner to Moss Estate, Inc. 1,890  
**Inwood av** (11:2865), ws, 77.5 s Featherbed la, 25x60x24.7x55; PM; Nov25; Dec1'13; 3y5%; Arthur D Cahn to Moss Estate, Inc. 1,050  
**Inwood av** (11:2865), swc Featherbed la, 53.6x52.5x37.2x37.11; PM; Nov25; Dec1'13; 3y5%; Arthur D Cahn to Moss Estate, Inc. 2,100  
**Inwood av** (11:2865), ws, 127.5 s Featherbed la, 75x74x74x65; PM; Nov25; Dec1'13; 3y5%; Arthur D Cahn to Moss Estate, Inc. 3,045  
**Jerome av, sec Clifford pl**, see Clifford pl, sec Jerome av.  
**Jerome av, ws, 225 n Featherbed la**, see Jerome av, ws, 175 n Featherbed la.  
**Jerome av, nwc Featherbed la**, see Featherbed la, nwc Jerome av.  
**Jerome av** (11:2848), es, 75 s Clifford pl, 50x62.3x50.1x66.2; PM; Nov25; Nov28'13; 3y 5%; Leon Dashew to Moss Estate, Inc. 2,833  
**Jerome av** (11:2861 & 2867), ws, 150 n Featherbed la, 25x100; Nov25; Dec1'13; 3 y5%; Julius H Stoll to Moss Estate Inc. 62 Cedar. 1,662  
**Jerome av** (11:2861), ws, 555 n Featherbed la, 25x100; PM; Nov25; Nov28'13; 3y 5%; Jno E Roeser to Moss Estate, Inc. 2,100  
**Jerome av** (11:2861), ws, 25 n Featherbed la, 100x100; Nov28; Dec1'13; 3y5%; Herbt J Cantrell to Wm R Cantrell, 14 Loring pl. 8,000  
**Jerome av** (11:2861), ws, 275 n Featherbed la, 50x100; PM; Nov25; Dec1'13; 3y5%; Chas Kaeppl to Moss Estate, Inc. 2,800  
**Jerome av** (11:2861), ws, 125 n Featherbed la, 25x100; PM; Nov25; Dec1'13; 3y5%; Robt B Murray to Moss Estate, Inc. 1,645  
**Jerome av** (11:2861), ws, 580 n Featherbed la, 75x100; PM; Nov25; Dec1'13; 3y5%; Emma M Landino to Moss Estate, Inc. 5,250  
**Jerome av** (11:2861), ws, 855 n Featherbed la, 75x100; PM; Nov25; Dec1'13; 3y5%; Arco Realty Co to Moss Estate, Inc. 6,982  
**Jerome av** (11:2861), ws, 930 n Featherbed la, 25x100; PM; Nov25; Dec1'13; 3y 5%; David Kaufman to Moss Estate, Inc. 2,625  
**Jerome av** (11:2861), ws, 375 n Featherbed la, 100x100; PM; Nov25; Dec1'13; 3y 5%; Christian Doenecke to Moss Estate, Inc. 6,700  
**Jerome av** (11:2861), ws, 175 n Featherbed la, 50x100; also JEROME AV, ws, 225 n Featherbed la, 25x100; PM; Nov25; Dec 1'13; 3y5%; Stephen Kelly to Moss Estate, Inc. 4,400



**Jerome av** (11:2861), ws, 250 n Featherbed la, 25x100; PM; Nov25; Dec2'13; 3y5%; Max Aronson & Edw Spiegel to Moss Estate, Inc. 1,400

**Jerome av** (11:2861), ws, 505 n Featherbed la, 50x100; PM; Nov25; Dec2'13; 3y5%; Paula Herzog & Domenico Brogolino to Moss Estate, Inc. 4,410

**Jerome av** (11:2861), ws, 955 n Featherbed la, 138.1x103.3x112.3x100; PM; Nov25; Dec2'13; 3y5%; Jno F Kaiser, NY, & Thos H Reynolds, Mt Vernon, NY, to Moss Estate, Inc. 13,440

**Jerome av** (11:2861), ws, 780 n Featherbed la, 75x100; PM; Nov25; Dec2'13; 3y5%; Maude E Hooker, Schenectady, NY, to Moss Estate, Inc. 6,800

**Livingston av** (13:341s), ws, 508.1 s 246th, 81x175; sobr n agmt; Nov29; Dec1'13; Delafield Estate, a corpn, with Violetta W Delafield near W 246th, & Half Moon pl, Fieldston, NY. nom

**Longwood av** (10:2721), nec Fox, 42x 110; ext of \$44,000 mtg to Dec7'16 at 5½%; Dec1; Dec4'13; Diana Sinn & ano with Geo Daily & Jno A Carlson. nom

**Longwood av or 145th st E** (10:2737), ns, 50 w Barry or Leggett av, 50 x100, except part for Longwood av; also PROSPECT AV (\*), ss, 175 e Throggs Neck rd, 25x92.7x25x91.7; also PILGRIM AV (\*), ws, 250 s Evelyn pl, 25x100; pr mtg \$3,200; Nov24; Dec3'13; due & c as per bond; Hervey Thompson to Alice E Worthington, 17 W 126. 1,775

**Lurting av, swc Pierce av**, see Pierce av, swc Lurting av.

**McGraw av** (\*), ss, 286.11 w Unionport rd, 52x145.1x77.11x148.5; Nov28; Dec2'13; due & c as per bond; Rhyer Kortsehl, 2032 McGraw av, to Danl Ryer, 2265 Powell av. 2,300

**Macombs rd, nec 174th**, see Macombs rd, es, whole front bet 174 & 175.

**Macombs rd, sec Grand av**, see Grand av, sec McCombs rd.

**Macombs rd** (11:2865 & 2866), es, 82.9 n Grand av, runs n25xe46.3xse46.3 to Grand av xsw25xn35.7xw37.7 to beg; PM; Nov25; Dec1'13; 3y5%; Jno H Bradnack, New Haven, Conn., to Moss Estate, Inc. 1,400

**Macombs rd** (11:2865 & 2866), es, at nes Grand av, runs n57.9xe24.10xse24.10xsw57.9 to beg, gore; PM; Nov25; Nov28'13; 3y5%; Jas J & Nicholas J Botsacos to Moss Estate, Inc. 1,450

**Macombs rd** (11:2866), es, 51.3 s 176th, 25.6x100; PM; Nov25; Nov28'13; 3y5%; Jno I Ritchie to Moss Estate, Inc. 1,500

**Macombs rd** (11:2866), sec 174th, 25.2x 100x25x99.4; PM; Nov25; Nov28'13; 3y5%; Adelaide Murnane to Moss Estate, Inc. 1,400

**Macombs rd** (11:2866), es, 76.6 s 176th, 76.6x100; PM; Nov25; Nov28'13; 3y5%; Alfred Fergess & Sol Scheuer to Moss Estate, Inc. 4,410

**Macombs rd** (11:2866), nec 175th, 25.6x 91.2x25x95.6; PM; Nov25; Dec1'13; 3y5%; Patk J Roach to Moss Estate, Inc. 1,860

**Macombs rd** (11:2866), es, 25.2 s 174th, 50.4x99.4x50x100.6; PM; Nov25; Nov28'13; 3 y5%; Sol J Yaspan, Bklyn, & Asher D Raphaeler, NY to Moss Estate, Inc. 2,100

**Macombs rd** (11:2866), es, whole front bet 174th & 175th, runs w100xs203.11xe116.3 xn100xw35.3xn102.3 to beg; also 175TH ST W, ss, 100 e Macombs rd, 130.9x102.3x110.3 x100; PM; Nov25; Nov28'13; 3y5%; Harry Goldowsky & Geo Hauffer to Moss Estate, Inc. 12,600

**Macombs rd** (11:2866), sec 176th, 51.3x 100; PM; Nov25; Nov28'13; 3y5%; Jos W Cantin to Moss Estate, Inc. 4,252

**Macombs rd** (11:2866), es, 107.9 n Grand av, 50x78.10x54.5x46.3; PM; Nov25; Nov28'13; 3y5%; Edw H Hopson, Mt Hope, NY to Moss Estate, Inc. 1,925

**Macombs rd** (11:2866), es, 25.6 n 175th, 25.6x100x25x95.6; PM; Nov25; Nov28'13; 3y 5%; Mary F Wilson to Moss Estate, Inc. 1,200

**Morris av** (11:2820), ws, 39.2 s Belmont, 25x75; Nov26; Dec3'13; 3y5%; Wm Lemien of Manorville, LI, to Dollar Savgs Bank, 2808 3 av. 1,500

**Nelson av** (11:2874), es, 275 s 172d, 50x 125; Dec3; Dec4'13; 3y6%; Jos A Tschirhart to Randall Comfort, on Church st, Pleasantville, NY. 1,000

**Park av, 4585 & 4589** (11:3031); sobr n agmt; Nov26; Nov29'13; Hamilton Securities Co with Helen M Kelly, 122 W 57, gdn Eugenia Kelly. nom

**Park av, 4585 & 4589**; sobr n agmt; Nov 26; Nov29'13; same with same. nom

**Park av** (11:3031), ws, 487.9 s 187th, 50.1x93.3x50.2x95.9; Nov28; Nov29'13; due Dec1'16, 5%; Number Forty Nine Forty Five Park Avenue Co to Helen M Kelly, 122 W 57 gdn Eugenia Kelly. 30,000

**Park av** (11:3031), same prop; certf as to above mtg; Nov28; Nov29'13; same to same.

**Park av** (11:3031), ws, 437.8 s 187th, 50.1x95.9x50.2x95.2; Nov28; Nov29'13; 3y 5%; Number Forty Nine Forty Five Park Avenue Co to Helen M Kelly, 122 W 57 gdn Eugenia Kelly. 30,000

**Park av** (11:3031), same prop; certf as to above mtg; Nov28; Nov29'13; same to same.

**Park av** (11:3031), nwc 184th, 217x90x 221.4x90.1; Dec2'13; 3y or sooner, 6%; Ericson Realty Co to Bronx Savings Bank, a corpn, 429 Tremont av. 12,000

**Park av** (11:3031), same prop; certf as to above mtg; Dec2'13; same to same.

**Paulding av, ws, 232.6 n Lydig av**, see Pierce av, swc Lurting av.

**Perry av** (12:3345), ss, 319.6 sw 205th, 50x100; PM; Nov29; Dec2'13; 3y6%; Emma Rheide, 21 W 8, to Martha W Zehder, 2784 Marion av. 2,900

**Pierce av** (\*), swc Lurting av, 25x100; also Hone av, ws, 150 s Morris Park av, 25x100; also VAN NEST AV, nwc Hone av, 75x100; also PAULDING AV, ws, 232.6 n Lydig av, 79.9x—x159, gore; PM; Oct31; Dec3'13; due July9'16; 5%; Adolf Rosenfeld to Morris Park Estates, 25 Broad. 10,585

**Pierce av** (\*), swc Lurting av, 25x100; also HONE AV, ws, 150 s Morris Park av, 25x100; also VAN NEST AV, nwc Hone av, 75x100; also PAULDING AV, ws, 232.6 n Lydig av, 79.9x—x159, gore, same prop; PM; pr mtg \$10,585; Nov28; Dec3'13; 1v5%; same to same. 1,277.50

**Pilgrim av, ws, 250 s Evelyn pl**, see Longwood av or 145th E, ns, 50 w Barry.

**Pitman av or 236th st E** (\*), ss, 50 w Digney av, 2 lots ea 25x100; 2 mtgs ea \$750; 2 pr mtgs \$4,000 ea; Nov25; Nov28'13; 1y6%; Adeline Engeholt to Marv Stucke, 281 E 163. 1,500

**Pratt av** (\*), ws, 309.2 n Nelson av, 28.1 x93x25.10x87.6; Dec1; Dec3'13; 3y6%; Otto Johnson, 2215 Randall av to David Ramazzotti, 45 E 8. 2,000

**Prospect av, swc 167th**, see Prospect av, nwc 166.

**Prospect av, ss, 175 e Throggs Neck rd**, Longwood av or 145th E, ns, 50 w Barry.

**Prospect av** (10:2686), nec Kelly, 228x 132.7; sobr n agmt; Nov29; Dec2'13; Estates Settlement Co with Manhattan Mort Co, 200 Bway. nom

**Prospect av** (10:2680), nwc 166th, 200 to 167th x100; PM; pr mtg \$48,750; Nov28; Dec1'13; due, &c, as per bond; Carmine Constn Co, 1228 Hoe av, to Hudson Realty Co, 30 E 42. 6,000

**Prospect av** (10:2680), same prop; certf as to above mtg; Nov28; Dec1'13; same to same.

**Prospect av** (11:3102), nws, 400 ne 183d, 100x100, except pt for Prospect av; PM; pr mtg \$—; Dec1'13; 3y or sooner, 6%; Jns McCue, 2340 Aqueduct av, to Elliott Mtg Co, a corpn, 277 Bway. 7,500

**Prospect av** (10:2686), nec Kelly, runs e132.8 to ws Av St John xn185.6 to Prospect av xs228 to beg; Nov29'13; due, &c, as per bond; North American Wall Paper Co to Manhattan Mortgage Co, 200 Bway. 21,000

**Prospect av** (10:2686), same prop; certf as to above mtg; Nov24; Nov29'13; same to same.

**Quimby av, ss, 305 w Zerega av**, see Story av, ns, 305 w Zerega av.

**Rosedale av** (\*), ws, 117 s Harlem River Branch N Y & N H R R, 25x105.5x25.2x109; pr mtg \$1,100; Nov28; Nov29'13; 1y6%; Jno A Steinmetz to Hermann Keil, 408 Tremont av E. 3,000

**Ryer av, es, 210.3 n 183d**, see Valentine av, ws, 210.3 n 183.

**St Ann's av, 738** (10:2617), ext of \$2,000 mtg to Dec1'17 at int as per bond; Nov13; Dec3'13; Martha Schlesinger with Max Haefner, 266 W 46. nom

**Southern blvd** (11:2980), es, 236.8 n Freeman, 25x100; PM; Nov3; Nov28'13; 1y 6%; Danl Ostrow to Albt Mamlock, 230 W 103. 2,700

**Southern blvd** (11:2980), same prop; P M; pr mtg \$8,200; Nov3; Nov28'13; 1y6%; same to same. 2,500

**Story av** (\*), ss, 324 w Castle Hill av, 25x103, Unionport; PM; pr mtg \$4,000; Dec 1'13, 1y6%; Chas Ast Jr & Marion C Emer to Edw J Moberg, 2144 Story av. 625

**Story av** (\*), ns, 305 w Zerega av, 100 x216 to ss Quimby av, Unionport; ext of \$1,500 mtg to June22'16 at 6%; July23; Dec4'13; Nathan H Moore with Jos C Votava, Sr, 2341 Story av. nom

**Teller av, 1117** (9:2429 & 2434), ext of \$20,000 mtg to Nov28'18 at 5%; Nov28'13; Cath D, Mary M, Maria D & Susan Pringle with O J Schwarzler Co, 1100 Brook av. nom

**Tinton av** (10:2667), es, 81.3 n 160th, 20.3 x92; Dec1; Dec3'13; 3y5¼%; Sam Kutinsky to Ida Rodchinsky, 915 Kelly. 4,500

**Tremont av, nec Webster av**, see Webster av, nec Tremont av.

**Trinity av** (10:2623), es, 75.9 s Westchester av, 70x104; Dec1; Dec3'13; 5y5%; Alt Realty Co, 15 W 45 to German Savgs Bank, 157 4 av. 30,000

**Trinity av** (10:2623), same prop; certf as to above mtg; Dec2; Dec3'13; same to same.

**University av, 1707** (11:2878), ws, 88.6 n 176th, 52.6x100; pr mtg \$35,000; Nov25; Nov28'13; due & c as per bond; Henry Cleland, Inc, 1849 Anthony av to Harry Davis, 76 Tremont av W. 6,000

**University av, 1707**; certf as to above mtg; Nov28'13; same to same.

**Valentine av** (11:3151), ws, 210.3 n 183d, 100x200 to es Ryer av; Nov29; Dec1'13; 3y 5½%; Ada B Fieder, 551 W 160, to Julia A Ford, 617 E 113. 11,000

**Van Nest av, nwc Hone av**, see Pierce av, swc Lurting av.

**Vyse av, 1221** (11:2986), ext of \$5,000 mtg to Aug1'16 at 5½%; Nov3; Dec1'13; Jas Byrne & Robt G Monroe, joint tenants with Ruth Dodge. nom

**Waldo av** (13:3415), es, 781.9 n 246th, runs ne105xnn106.8xsw110 to av xs101.11 to beg; also strip adj above in front; supplemental mtg; Nov25; Dec2'13; due as per mtg recorded Sept26'13; Delafield Estate, a corpn, to Title Guar & Trust Co. —

**Wales av, 665** (10:2644), ext of \$18,000 mtg to Nov10'16 at 5¼%; Oct4; Nov29'13; Thos Morrissy trste Thos Garry with Jno H Sievers, Sr & Gesine M C Sievers, nom

**Walton av** (11:2853), nwc 177th, 35x 100; Dec3'13; 3y5%; Adolph Wexler, Inc, a corpn, to Dollar Savgs Bank, 2808 3 av. 28,000

**Walton av** (11:2853), same prop; certf as to above mtg; Dec3'13; same to same.

**Washington av, 1475** (11:2902), ws, 127.6 s 171st, 37.6x140.2; pr mtg \$27,000; Nov27; Nov28'13; 1y6%; Carrie Freund, 157 E 31 & Florence Doob, 1963 Ryer av to Hannah Greenebaum, 911 Park av. 3,000

**Washington av** (11:2909), nwc 176th, 60 x100, except part for Washington av; Dec 1'13; 3y5%; Trinity Congregational Church of Tremont, a corpn to Franklin Savings Bank, 656 8 av. 14,000

**Washington av, 1614** (11:2913), es, 83 s 172d, 27x109.8; pr mtg \$17,000; Dec1; Dec3'13; 3y6%; Henry Lang, 4031 Park av to Wm C Grotz, 1600 Washington av. 3,000

**Waterbury av** (\*), ws, 175 n Layton av, 25x100; bldg loan; Nov28; Dec1'13; 3y5¼%; Fredk Dushin, 4320 Park av, to Adolf Sundmacker, 1168 Forest av. 2,500

**Webster av** (11:3027), nec Tremont av, 100x32 8; Nov28'13; 5y5%; Tremont Webster Bldg Co to Greenwood Cemetery, a corpn, 170 Bway. 60,000

**Webster av** (11:3027), same prop; certf as to above mtg; Nov28'13; same to same.

**Weeks av** (11:2796), nwc 175th, 26x90.7x 26x90.11; Dec1'13; 5y5%; Mary J Trainor to Isabella Kurzman, 828 Lex av. 3,500

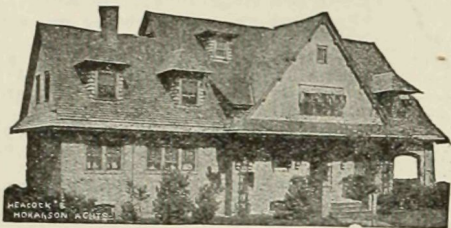
**Willis av, 371-3** (9:2305), ext of \$25,000 mtg to Nov16'16 at 5¼%; Nov17; Dec3'13; Lawyers Mtg Co with Pauline Levy, nom

**3d av** (11:3048), ws, 81.6 n 181st, 25x 102.11; Nov28'13; 3y5%; Francis Stepath to Lawyers Title Ins & Trust Co. 2,500

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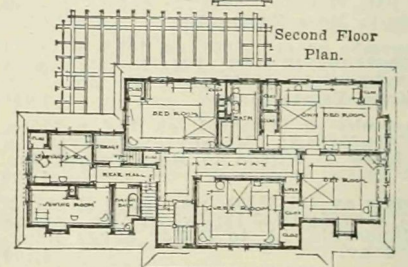
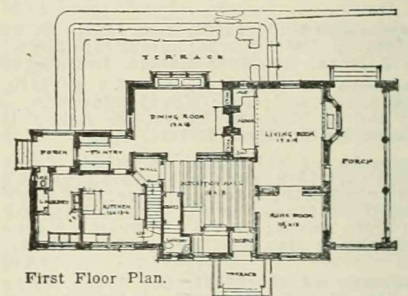
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