

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, AUGUST 16, 1913

FOR TRUE CONSIDERATION IN TITLE DEEDS

The President of the Tax Board Says Concealment of Actual Prices Operates to Detriment of the Business of Real Estate Brokerage—Tax Exemption Evils

WHEN land is overvalued by the Tax Department it is generally because of a downward change of the conditions of the neighborhood, in the view of President Lawson Purdy of the board of commissioners. For example, he refers to a change which has come over Broadway north of Duane street.

"Even in this section it is believed by competent real estate men that the depreciation of the section is largely due to the failure of owners to replace their obsolete buildings with modern improvements," says Mr. Purdy. "The tenants of this district were induced to move by the better accommodations offered them elsewhere. In such a case any complaint is general notice to the department that the whole section needs careful scrutiny and that reduction in the particular case will involve reduction in many adjoining cases.

"Consideration of this subject would not be complete without mentioning the fact that when assessments are compared with actual values, or with prices, the assessments are, as a rule, fully a year old and were based on the evidence of the preceding year."

True Consideration.

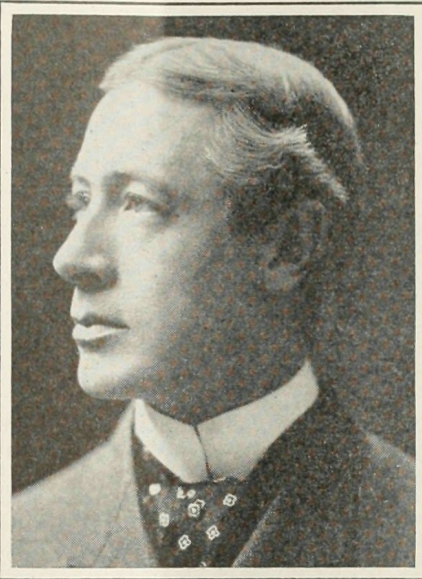
In the annual report of the Tax Department just issued, and to which some reference was made last week in the Record and Guide, the difficulty of setting a true value upon real estate is used as an argument in favor of a law that would require a statement of the true consideration in deeds:

During the last twenty-five years the practice of inserting a nominal consideration in deeds has become so universal that only about one deed in twenty contains the actual consideration for transfer. This custom conceals ninety-five per cent. of the best evidence of the value of real property; it operates, as is claimed, to hurt the business of real estate brokerage, by causing a well-grounded fear on the part of investors that they will be deceived as to the value of real estate. Any practice which checks the diffusion of real estate ownership is a detriment to the community.

Concealment of Prices.

The concealment of the actual prices paid for real estate forces the department to waste much valuable time in a hunt for what ought to be a matter of record. Sometimes deputies are deceived and suppose that the consideration was greater or less than it really was. If they had all the considerations for actual sales, those that were at peculiarly high or low prices would stand out from the rest and would be discredited as evidence of value.

It is rather an extraordinary fact that whereas the price of real estate is the most important price to know from the standpoint of taxation it is the most in-



HON. LAWSON PURDY,
President Board of Tax Commissioners.

accessible price to obtain. Stocks and bonds are quoted daily on the Stock Exchange. On the Produce Exchange we have daily quotations of all kinds, of produce; the Metal Exchanges give us the prices of metals. Inquiry at any retail store gives actual prices of every conceivable kind of goods. Practically the only price that is today concealed is the price paid for real estate.

Real Estate Men Favor It.

In 1911 and 1912 the New York State Conferences on Taxation recommended a bill to require an affidavit setting forth the true consideration for every transfer of real estate. In 1913 a bill having the same object was introduced in the Legislature, which attempted the same result by penalizing the record of a deed which does not contain a statement of the actual consideration. The principle of these bills was endorsed by Judges Gildersleeve, Brady and Ford. Also by Mr. Seth Low and Mr. James L. Wells, a former president of the Tax Department under Mayor Low; by Mr. Feitner, another president of the Tax Department, and by Mr. William R. Willcox, recently president of the Public Service Commission, and by the late Mr. Edward M. Shepard. Men well known for their knowledge of real estate have given their hearty approval of the form and principle of the bill, among them being Charles S. Brown, Robert E. Dowling, Francis E. Ward, John L. Parish, Joseph P. Day and Seth B. Robinson.

City officials charged with the duty of acquiring property for the city have approved the bill, namely, former Comptroller Herman A. Metz and Mr. Coler, former President of the Borough of Brooklyn.

Bills have been introduced to carry out the principle contained in this bill in the states of Wisconsin, Illinois, Connecticut, Colorado, Arizona, Pennsylvania and the District of Columbia. Tax commissioners approve of the measure on sight. The tax commission of Virginia, including among its members the Governor and the Lieutenant-Governor, recommended the passage of a similar bill to the one introduced into the New York Legislature, as has the royal commission on taxation of British Columbia.

Exempt Real Estate.

A table is presented in the annual report analyzing the assessed value of all exempt real estate into about fifty separate classes, with a comparison of the years 1910, 1911, 1912 and 1913. This table shows the assessed value for 1913 in the aggregate as follows:

United States	\$65,957,400
State of New York.....	3,955,075
City of New York.....	1,355,164,450
Educational, religious and other exempt institutions.	371,543,528
Total	\$1,796,620,453

Commenting on the foregoing, Commissioner Purdy says:

"From time to time persons who ought to know better get very much excited over the fact that in the city of New York there is exempt from taxation eighteen hundred million dollars' worth of real estate. The fact is that only about one-fifth of this amount is property not belonging to the city, state or nation. The total exemption for religious, charitable and other like purposes is \$371,543,528. There is room for reform of the section of the law which confers these exemptions, and we would welcome the day when intelligent people will seriously undertake this reform.

Full of Difficulties.

"When they do undertake it they will find that the whole subject bristles with difficulties. They will probably conclude that the repeal of all such exemptions would be unwise and grossly unfair, because for one reason religious, charitable and educational institutions have been built up with the confidence that their real property would be exempt from taxation. In some cases contributions have been made to them upon condition that the real property should be exempt from taxation. To deprive all such institutions at one sweep of the exemption to which they have been accustomed would produce wreck and ruin that very few persons could contemplate with any satisfaction. Practically every critic of exemptions of this character makes exceptions when he contemplates the repeal of exemptions.

"In the course of years abuses have crept into the statute which do in fact call for amendment. Let no one, how-

ever, believe that with all such abuses reformed the total amount of property taken from the present exempt list and restored to the taxable list would amount to enough to make any appreciable difference in the tax rate."

Enumeration of Buildings.

For the first time in the history of New York an enumeration has been made of the buildings within the city limits. They were found to total 366,540, and were classified as follows: Class 1, one-family dwellings, designed as such, however used; class 2, two-family dwellings; class 3, tenements without elevators; class 4, hotels and elevator apartment houses; class 5, warehouses, loft buildings and department stores; class 6, office buildings; class 7, factories; class 8, stables and garages; class 9, theatres; class 10, special structures.

Moving picture galleries were not

street, East Side, there are only 82 hotels and elevator apartments, and north of 155th street 194.

In Brooklyn, Section 6, bounded by Bedford avenue, Broadway, Flushing and Atlantic avenues, contains the most single-family dwellings, 11,885. Section 3, which is bounded by Prospect Park on the north, 60th street on the south, Ocean Parkway on the east and the upper bay on the west, contains the most two-family houses, 5,639.

It is interesting to see how the character of the district is made apparent at once when the number of different types of buildings is considered. For example, in Section 16 of the Borough of Brooklyn there are 6,185 single-family dwellings and 3,329 two-family dwellings out of a total of 10,620 buildings of all kinds. One and two-family dwellings constitute 88.6 per cent. of all buildings in the section. The average value of each building is \$4,600, and the

Buildings in the Five Boroughs.

	Class 1	Class 2	Class 3	Class 4	Class 5	Class 6	Class 7	Class 8	Class 9	Class 10
Manhattan	25,211	2,791	40,551	2,060	7,920	789	1,429	1,998	115	2,814
Bronx	13,540	7,975	9,007	63	107	60	278	834	7	1,837
Brooklyn	61,508	48,577	44,474	155	1,386	125	2,252	4,342	48	5,512
Queens	33,405	12,896	4,967	251	53	102	619	4,081	7	2,811
Richmond	13,721	1,475	629	82	83	47	620	1,876	3	968
Total	147,184	73,714	99,908	2,611	9,549	1,123	5,198	13,131	180	13,942

classed with theatres. Studio buildings are classed with apartment houses. Many buildings originally designed as private dwellings are no longer used as such. Revised figures for each borough are annexed.

In Manhattan the buildings designed for single-family dwellings still number 29 per cent. of the total number of buildings, and two-family dwellings only 3 per cent. Tenements without elevators represent 47 per cent. of the total number of buildings, and hotels and apartment houses only 2.4 per cent. Warehouses, loft buildings and department stores form only 9.3 per cent.; office buildings, 0.9, or less than one per cent., and factories, 1.6 per cent. of the total.

The section of Manhattan containing the most single-family dwellings is known on the tax map as Section 5, and lies on the east side of the city between

average value of each parcel of land is \$3,982. A glance at the land value map shows that lots 20 by 100 feet range in value from about \$500 to \$4,000. This Section 16 lies south of Prospect Park, extending to Avenue G, and is part of an attractive residential district.

Vacant Lots.

The following statistics concerning vacant lots are extracted from the report:

There are but 218 vacant parcels south of Grand street, a decrease of 43 in a year; 309 between Grand and 14th streets, an increase of 24 in a year; 589 between 14th and 40th streets, an increase of 146; 799 between 40th and 96th streets, West Side; 702 in the corresponding East Side, an increase of 76; 1,030 north of 96th street, East Side, a decrease of 38; 1,927 between 96th and

	Total Number of Parcels.		Vacant Parcels.		Per Cent.		Assessed Value	
	1912.	1913.	1912.	1913.	1912.	1913.	1912.	1913.
Manhattan	96,496	95,654	7,622	8,211	8.0	8.6	\$169,793,000	\$182,598,890
The Bronx	63,047	64,261	32,016	32,849	51.0	51.0	135,496,508	150,940,152
Brooklyn	206,279	211,038	49,114	50,173	23.8	23.8	161,892,217	154,644,027
Queens	126,065	131,382	79,681	82,221	63.2	62.5	142,722,081	142,392,400
Richmond	31,443	32,930	17,531	18,288	55.8	55.5	13,831,037	14,061,716
Total for City	523,330	535,265	185,994	191,742	35.5	35.8	\$623,734,843	\$644,637,185

40th and 96th streets from Sixth avenue and Central Park to the East River. It contains 6,420 dwellings of that class. The corresponding section on the West Side contains 5,212.

Forty-one per cent. of the buildings below Grand street are warehouses, lofts and department stores. Altogether they number 3,655. In Section 2, between Grand and 14th streets, there are 1,810 such buildings, and between 14th street and 40th 1,701.

Tenements without elevators are most numerous in the Section 3, between 14th and 40th streets, where they number 8,483. In Section 5, between 40th and 96th streets, East Side, they number 6,462, and in Section 4, West Side, 4,416. There are 5,814 in Section 6, which is north of 96th street, East Side, and 5,814 in Section 7, which is on the West Side, between 96th and 155th streets. North of 155th street there are 632 tenements without elevators.

That section of Manhattan having the most hotels and elevator apartments is Section 7, between 96th and 155th streets, West Side. There are 453 in Section 4, between 40th and 90th streets, West Side, and 238 on the corresponding East Side of the city. North of 96th

155th streets, West Side, an increase of 105, and 2,637 north of 155th street, a decrease of 30.

The usual tables of real estate valuations and assessments in the several boroughs are given in the report. It is interesting to note that the total tax on real estate for the entire city has increased from \$72,805,000 in 1899 to \$145,872,000. Manhattan's share has increased from \$50,969,000 in 1899 to \$92,797,000 in 1913. The tax on personal property has meanwhile decreased from \$13,374,000 to \$5,913,295.

—By making plain once more that the U. S. Treasury will do its utmost to relieve monetary pressure when money is needed for moving the crops and laying in the fall supplies, Secretary McAdoo has permitted the local banks to release more money for local business needs. This is the meaning of the rising quotations for securities and the quickened pace in industrial affairs in the past fortnight.

—The financial world, which has been taking a long rest cure, is coming back to work again.

NO HOUSEKEEPING HERE.

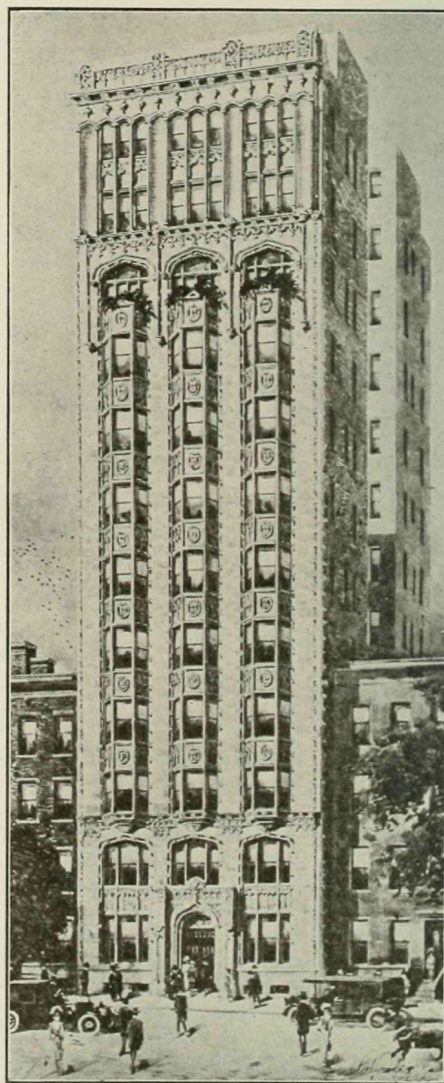
An Interesting House Designed by J. Riely Gordon for West 51st Street.

The new non-housekeeping apartment building now nearing completion at No. 33 West 51st street, near Fifth avenue, from designs by J. Riely Gordon, of No. 507 Fifth avenue, will contain basement, sub-basement and twelve stories above the sidewalk, in addition to the servants' quarters, on the roof; erected upon a solid rock foundation, with steel skeleton frame, fireproofed and water-proofed. The curbs, entrance steps and front walls to the top of first story window-sill course will all be of granite and continue of limestone to the top of third story window-sill course; the balance, including the cornices, will be of ornamental mat glazed terra cotta. The roof will be of red tile with copper flashings.

The Colonial breakfast room will be finished in white enamel with figured mahogany doors, wainscoting and beam ceiling. The chauffeur's waiting room, with toilet, etc., will be in the basement. The first floor will contain the reception hall, reception room and offices, telephones, waiting rooms, etc. All hall floors and bases above the basement will be of selected marbles and all other floors will be of oak with parquetry borders. The stairways will be of marble with ornamental iron balustrades and mahogany handrails. All walls and ceilings will be plastered with hard finish and will have ornamental cornices, decorations, wall panels, etc. in the entrance hall, reception room and all drawing rooms throughout the building.

The interior finish and trim will be in white enamel, with figured mahogany doors, cut-glass knobs and especially de-

(Continued on page 304.)



33 West 51st Street. J. Riely Gordon, Architect DESIGN FOR NON-HOUSEKEEPING APARTMENT HOUSE.

EFFECT OF THE STATE'S NEW TAX POLICY

Since Indirect Taxes on Personal Property Were Introduced, the Levy on Real Estate Has Decreased from 87 Per Cent. to 65 Per Cent.

EVER since the early 30's State and city officials have called attention in published reports to the fact that personal property was not contributing its fair share of taxes, compared with real estate; and a number of special commissions have been appointed, both by the Legislature and by the city, to suggest remedies. The reports of their investigations invariably testify to the impossibility of reaching "intangible personalty" by direct taxation under the general property tax in force in this State. Furthermore, they agree in declaring, explicitly or by implication, that under modern industrial development "intangible personalty" constitutes an increasing proportion of the total wealth of the State and of the city.

The remedies suggested fall principally under three heads: 1. Those that would substitute the principle of taxing incomes for the principle of taxing capital values. 2. Those that would make real estate the sole object of taxation. 3. Those that would leave the general property tax in force, except as regards "intangible personalty," which, it was argued, could be reached most effectively by special indirect taxes.

Of the reports dealing with tax matters in this State, the most notable is that of the Legislative commission headed by David A. Wells. It was published in 1871, and is one of the ablest single tax arguments ever presented. However, the single tax fallacy has at no time gained any considerable headway in the Legislature, and public sentiment has been averse to taxing incomes for local purposes. Ultimately, after years of discussion, the principle of special indirect taxes was adopted by the Legislature. Under Gov. Odell this principle was supplemented by still another, which was embodied in the policy of segregating the State's sources of tax revenues from those of the local governments. Until quite recently, in conformity with Gov. Odell's policy, the State administration has been conducted with the proceeds of indirect taxation.

Personalty in 1880 and 1913.

In view of the evolution of tax reform, briefly outlined above, a report on the "Taxation of Personal Property," just issued by a sub-committee of the Board of Taxes and Assessments of the City of New York, is particularly interesting, as it compares the revenues from personal property obtained to-day with those obtained before indirect taxes were adopted. The report, which is signed by Edward Kaufmann and David S. McElroy, reminds the reader that taxes are imposed on persons and property in the State of New York under the provisions of a State law, operating throughout the entire State. There are in many city charters and village charters certain administrative provisions which affect the date of assessment or the manner of protest or appeal or some similar administrative act. But the liability to taxation is uniform throughout the State because it is found in one general act, known as the Tax Law.

The fact that this general act is administered by local officials, continues the report, has led some persons to be-

lieve that their local officials have discretion to impose taxes or exempt from taxation, which is not the fact.

Since 1880 the policy of the State of New York towards the taxation of personal property has been to classify such property and to impose a special tax upon each separate class. As each class has been defined in the tax law and subjected to its special tax, it has been withdrawn from liability to the general property tax. This has caused the assessed total of personal property subject to the general property tax to shrink in amount. Many persons, seeing only this shrinking total, have assumed that other personal property has been exempted from taxation.

Purpose of the Report.

The object of the report is to correct this erroneous impression; to point out the large revenue derived in the State of New York from these special taxes on classified property; to show that a larger revenue is derived from these special taxes than could be had by attempting to reach such classified property by the personal property tax; to show that under the classified tax policy of New York the proportion of taxes paid by real estate has been greatly decreased and the proportion derived from the other sources greatly increased, and to show that the passage of the secured debt law has not resulted in any loss of revenue, but has been new found revenue.

The indirect taxes annually collected in State of New York are:

1. Corporation taxes	\$10,349,164.76
2. Tax on organization of corporations	472,959.81
3. Inheritance tax	12,153,188.84
4. Stock transfer tax	3,653,037.24
5. Secured debt tax	1,411,567.60
6. Mortgage recording tax	3,704,648.90
7. Tax on motor vehicles	1,053,762.25
8. Bank tax	4,528,705.85
Total	\$37,327,026.25

In addition to the revenue shown above from special taxes, personal property, not classified and specially taxed, was assessed in the State of New York for \$462,300,841. Of this amount \$104,377,718 was outside of the City of New York.

These special taxes produce \$37,327,026 without any difficulty in administration, and without the perjury, friction and ill-feeling which must attend any attempt at a listing system, whether the tax be burdensome or light.

Proportion of Personal Taxes.

If we assume a tax rate of 2 per cent. it will require \$1,866,351,312 to produce the \$37,327,026 now produced by the Special Indirect Taxes. Add to that the present assessed value of personal property subject to the personal property tax, \$462,300,841, and we have a total of \$2,528,652,153.

The total assessed value of real estate is \$10,561,501,373.

Hence the value of personal property on the equivalent of a 2 per cent. tax rate is 25 per cent. of the value of real estate, or 20 per cent. of the total of real and personal. This may seem small, yet in 1880, before New York began its

system of classified personal property taxes, the proportion of personal to the total of real and personal was only 12.70 per cent. So that the result of the inauguration of the present New York tax system has been nearly to double the proportion of personal to the total of real and personal, and any attempt to suggest that the imposing of special taxes has resulted in the exemption of personal property, the report declares, is ridiculous. Indeed, in the city of New York, in 1913, as a result of the establishment of the classified tax system of the State, the burden of real estate has fallen from 87 per cent. to 65 per cent.

The Secured Debt Law.

The secured debt law provides for a tax of one-half of one per cent. on certain bonds and other investment securities, and as a means of inducing payment, the offset of debt is withdrawn from any such security which is not registered and stamped.

Under the old law bonds were theoretically taxable, but rare indeed was the case where an assessor found an owner of bonds who did not owe some debt which could be used as an offset. Now such debts do not avail against the un-stamped bonds.

Thus the revenue under the secured debt law is new-found revenue. As each class of personal property has been classified and placed under a special tax, the total of personal property subject to the general property tax has shrunk and the total of personal property actually assessed has also shrunk. Thus in the State outside of the City of New York the total assessed value of personal property has dropped from \$197,000,000 in 1899 to \$105,000,000 in 1911.

In the City of New York the share of taxes from personal property can be measured better by the actual collections than by the assessment. (Up State, the figures of actual collections are not available.) Thus the Receiver of Taxes in the City of New York has collected as follows from personal property assessments:

1906	\$4,336,946.95
1907	4,449,614.86
1908	4,428,421.42
1909	4,629,508.95
1910	4,884,543.85
1911	4,417,948.31
1912	4,508,013.88

In the City of New York until recent years it was the practice to assess each year enormous amounts of personalty on which nothing could be collected, with the result that the finances of the city were disorganized. In 1905 there were over \$30,000,000 of uncollectible arrears of personal taxes, which by Chapter 208 of the Laws of 1906, were directed to be funded by the issue of city bonds.

The secured debt law was put into effect September 1, 1911, and it will be seen that its passage has had no appreciable effect on the receipts from personal assessments, despite the fact that \$1,411,000 was collected under it the first year and that the revenue for the second year is coming in at the same or a slightly increased rate.

Incidentally it may be remarked that
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SEVEN HUNDRED MORE BUILDINGS YEARLY

Manhattan Has Been Growing at This Rate Since 1873—Over 78 Per Cent. of All Buildings Are Still Occupied for Residential Purposes.

RECENTLY an attempt has been made by Superintendent of Buildings, Rudolph P. Miller, to count the buildings existing in Manhattan at the close of 1912. It was hoped in making this so-called building census to be able to give these buildings by classes, but it was found that to do this with any degree of accuracy would require more time and expense than was available.

It has been difficult to adopt a classification as to occupancy that would be indicative of actual conditions. Comparatively few buildings are devoted to one purpose. Most buildings are occupied in two or more ways, a considerable number being used in many ways.

A general classification into the following groups has been used: Public buildings, residence buildings, business buildings, and miscellaneous. The determining feature that placed a building in any group was the occupancy of the major part of the building. It is believed that while the figures do not give a true statement as to occupancy, they do indicate with a fair approximation to correctness the proportionate amount of building space devoted to public, residential and commercial interests.

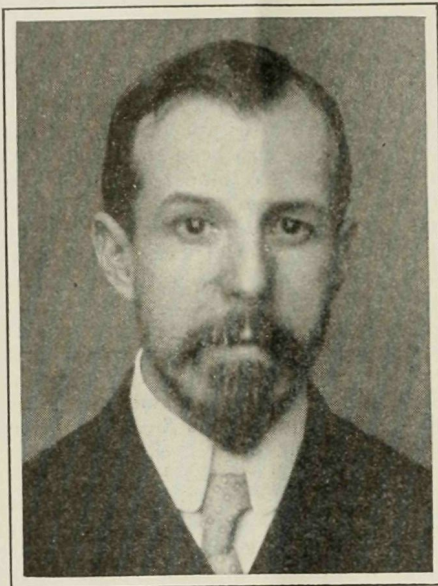
Public buildings in this discussion, include government buildings of all kinds, churches, theatres and other places of assembly, schools, museums, railroad depots, hospitals and structures for similar purposes. Residence buildings include private and multiple dwellings, hotels, lodging-houses, clubs, homes and similar buildings where people sleep. Business buildings include office buildings, stores, warehouses, factories, stables and the like.

Difficult to Classify.

In determining the character of the construction the only serious difficulty experienced was to distinguish between fireproof and non-fireproof. It is only since 1899 that the interior columns of fireproof buildings were required to be encased in fire-resisting materials, so that structures which under the old law were classed as fireproof, cannot be so considered to-day. It was thought best, however, to include them among the fireproof buildings. They constitute about one-tenth of the buildings listed as fireproof.

It was sometimes hard to draw the line, in counting the number of stories, to distinguish between a basement and a full story. In general, where the basement floor is sufficiently near the sidewalk so that there is an easy entrance to the basement, this was taken as a story. Roof structures or pent houses so-called, when occupied for janitor's quarters or some purpose other than the housing of elevator or ventilating machinery, were considered as a story.

Another trouble encountered occasionally in this census involved the question of whether the several sections of an establishment, perhaps of varying story heights, should be treated as one building or more. No fixed rule could be applied and judgment was exercised in each case. The greatest number of stories of any part of a building was taken as its height. The buildings at



SUPT. R. P. MILLER.

Ward's, Randall's and Blackwell's Islands are not included in the count.

Average 42 in a Block.

The count shows that the total number of buildings in Manhattan at the close of 1912 was 92,749. This is nearly 42 to the block, about 6.6 per acre, or about one for every 27 of the inhabitants.

It is probably less by about 5,000 than ten years ago, as about that many more buildings have been taken down in that period than have been erected. In a book entitled "The Bright Side of New York," by the Rev. J. F. Richmond, published in 1873, it was stated that there were then about sixty-five thousand buildings in Manhattan. This would indicate that there has been an average net increase of about seven hundred buildings per year.

It is interesting to note from the table that nine-tenths of the existing buildings of Manhattan are not more than six stories high, and that only a little over one per cent. can be placed in the skyscraper class (accepting all buildings over ten stories high as skyscrapers), and of these, less than one-fourth are over thirteen stories high, as follows:

Buildings.	Number	Percent of Total No.
6 stories or less.....	83,062	89.55%
7 to 10 stories.....	8,639	9.32%
11, 12 and 13 stories.....	822	0.89%
14 to 20 stories.....	175	
21 to 30 stories.....	42	
31 to 40 stories.....	6	
41 to 50 stories.....	2	
over 50 stories.....	1	
	226	0.24%
	92,749	100.00%

While fireproof construction as shown by the building statistics of recent years is on the increase, the existing fireproof buildings still form a very small percentage in number of the total, in fact, less than in the case of frame structures, as follows:

Class	Number	Percent of Total No.
Frame buildings.....	6,963	7.51%
Ordinary construction.....	82,544	89.00%
Semi-fireproof.....	286	
Fire-proof.....	2,956	3.49%
	92,749	100.00%

Frame structures here include all buildings the exterior walls of which are wholly or in part of wood construction.

Many Dwellings Remain.

In spite of the fact that business appears to be encroaching more and more into the residential sections of Manhattan, over seventy-eight per cent. of the buildings are still occupied, in large part at least, for residence purposes. Over half of these are multiple dwellings classed under the law as tenements. The following statement shows in a general way the occupancy of the buildings of Manhattan:

Nature.	Number.	Total.	Per cent.
Public Buildings:			
Churches.....	509		
Schools.....	478		
Theatres.....	157		
Others.....	555	1,699	1.83
Residence Buildings:			
Dwellings.....	30,289		
Tenements.....	41,560		
Hotels.....	386		
Others.....	582	72,817	78.51
Business Buildings:			
Office buildings.....	1,338		
Stables & garages.....	2,586		
Others.....	11,536	15,460	16.67
Miscellaneous buildings.....	2,773	2,773	2.99
		92,749	100.00

The count of the Tax Department of the number of buildings in Manhattan produced a total of 85,678. The difference in the figures is attributed to the fact that a different system of counting was adopted in each department. Commissioner Purdy thinks it can be accounted for by the fact that the Tax Department's enumerators were instructed to count the buildings in accordance with original design, regardless of present use. Superintendent Miller says his enumerators counted buildings, not parcels.

Where Money Was Made.

One of the sections where money was once made quickly in real estate was on Morningside Heights, by those who bought lots at the sale of the Society of New York Hospital in 1889. The highest price obtained for inside avenue lots on Amsterdam avenue between 113th and 114th streets was but \$6,050. Eight years later two lots in the same block produced \$13,000 each at private sale, and today their assessed valuation in the books of the Tax Department is about four times the original price. In 113th street, between Broadway and Amsterdam avenue, inside lots sold in 1897 at \$8,000, as against \$5,000 in 1899, eight years before.

In 1892 St. Luke's Hospital paid at the rate of \$12,045 per lot for the eight parcels which it purchased in the block bounded by 113th, 114th, Morningside and Amsterdam avenues. This was a marked advance over previous averages in the locality and was due partly to the purchase of a cathedral site in the interim, and partly from the circumstance that the land was obtained at private sale in comparatively small parcels. The largest single factor in promoting values on the plateau was the removal thither of Columbia University. The site was acquired in October, 1904, and consisted of four blocks containing 294 lots, for which \$2,000,000 was paid, making an average price of \$6,802 per lot.

ENGINEERING CONTRACTORS.

Have Drafted a Bill for Uniform Specifications to Prevent Fraud.

The American Society of Engineering Contractors has chosen a field that has been avoided by all the other technical societies. The scope of this society is one that appeals particularly to contractors, in that its main object is the protection of the contractor, the engineer and the public from graft, collusion and fraud. In order to accomplish this purpose and to exert its protecting influence the main method of attack is, first, to obtain a standardization and uniformity of specifications, and the elimination from those specifications of all ambiguous phrases and unfair clauses granting discretionary powers to the engineer to the detriment of the work, the contractor and the public interests.

From the latest issue of the Journal of the society it is learned a committee has drafted a bill which is practically ready for presentation to the legislatures of the various states. In order to meet local conditions the measure will have to be modified somewhat, but it has been drafted as an amendment to the Municipal Law of the State of New York. Its object is to strike out of all specifications and notices to contractors all ambiguity that might possibly lead to fraud or graft. The latest issue of the Journal contains a copy of the bill.

Cost Analysis.

One other phase of the society's work that has been taken up largely is that of cost keeping and cost analysis of contract work. Up to a few years ago the average contractor had but very little idea of the cost of his work, in that at the termination of his contract he knew only from the size of his bank account whether he had made money or lost money; but as to whether any particular unit of that work had cost more or less than it should have cost he had no means of telling.

In these days of keen competition the man who knows with a certainty just what each item has cost in the past is better able to bid for similar work; and this society, therefore, stands as an advocate of whatever will tend to provide exact information for a contractor on any or all of the elements that enter into the construction of an engineering proposition. It goes without saying that figures on any one contract are not directly applicable to another similar contract, even though it may be a duplicate of the first, because of varying conditions that distinguish one contract from another, topographically, climatologically, and so forth.

For the current year's work the society decided to take up the standardization of specifications; and to that end an advisory committee has been formed, and is called the "Technical Standards Committee." This committee, with the board of directors, has gone through the membership of the society and selected members who have had special experience along certain lines, and appointed them as the heads of these committees. Under this committee there are sub-committees.

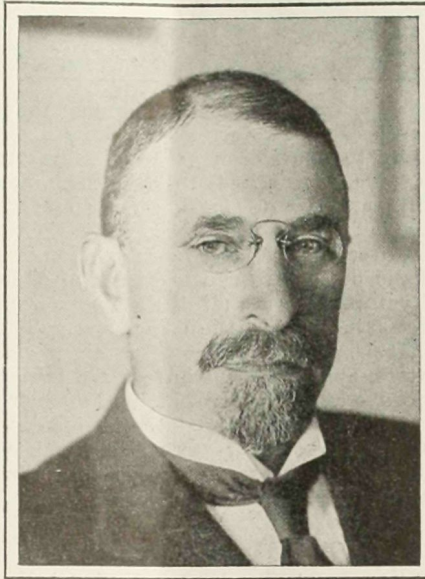
The officers of the society are: Howard J. Cole, of Hartford, Conn., president; Edward Wegmann, 13 Park Row, first vice-president; J. R. Wemlinger, 11 Broadway, secretary; Charles J. Van Buren, 286 Fifth avenue, treasurer.

—More outside merchants are in New York to buy goods at the present time than ever before in history, according to reports from the hotels.

MORGENTHAU TO TURKEY.

The President Expected to Appoint the Real Estate Leader as Ambassador.

Henry Morgenthau, whom the President has decided to appoint as Ambassador to Turkey, has been a leader in New York real estate operations for a number of years. He organized the Central



HENRY MORGENTHAU.

Realty Bond and Trust Company, and became its president upon giving up the practice of law. With this corporation, beginning in 1899, he carried forward many transactions considered notable in the annals of real estate.

One of his first big transactions was the purchase of the properties which are to-day the site of the Broad Exchange Building. He purchased the old Real Estate Exchange on Liberty street, and resold it to the Chamber of Commerce. One of his other big operations at this time was paying more than \$2,000,000 for the old Boreel Building, at 115 Broadway, and acquiring the adjoining property, which sites now support the present Trinity and United States Realty buildings.

Mr. Morgenthau's purchase from the late Charles T. Barney in 1904 of the three blocks between Broadway and Amsterdam avenue and 133d and 136th streets for about \$1,000,000 started the buying campaign on Washington Heights. Later, Mr. Morgenthau participated in large transactions which opened up various sections in upper Manhattan and The Bronx. He organized and was president of the Hunt's Point Estates and Construction Company, which developed 900 lots in The Bronx and constructed many dwellings. He was one of the original purchasers of Long Beach.



AN HISTORIC SITE.

These new apartment houses stand on the original site of the cottage once occupied by Edgar Allen Poe and recently moved into Poe Park across the street.

IS CODE TOO RIGOROUS?

Criticised by an Expert as Being too Technical and Exacting.

Concerning the proposed new Building Code, Albert E. Davis, an architect of twenty-five years' standing, who was secretary of the joint committee on new Building Code which assisted in preparing the present code, makes these comments:

"As a treatise on building construction it is excellent, but it goes too much into detail and is too technical for a building code.

"While I am not prepared to go as far as Ernest Flagg in opposition to restrictions on building construction, I had hoped that the new code would be more liberal than it is; whereas it appears to me to be complex, overexacting and calculated to increase costs.

"The code starts out, as have its predecessors, by a declaration that it is to be remedial and that it is to be construed liberally to secure the beneficial interests and purposes thereof, and then proceeds to make its conditions so rigid and exacting that it would be impossible to construe them liberally.

"In my judgment a Building Code should be elastic—not rigid. The chief complaint against the Tenement House Act is its rigidity and petty exactions as to minor details; and the enforcement of this act has caused property owners of New York and the tenants, of course, a needless expense and thus increased the cost of living.

"Many of the provisions, such as the percentage of lot occupied by buildings other than tenements, appear to be based on the rigid and, some of them, needless exactions of the Tenement House Law. Others apparently are based on the fact that there was once a holocaust in a shirtwaist factory. Because there was such a disaster, which was mainly due to aisles and doors being blocked by sewing machines, every building other than dwellings, must be subjected to expensive requirements involving loss of usable space or the prevention of expansion due to growth of business; yet how will all this prevent sewing machines, work benches and other portable utensils being placed in aisles or at doorways?

"Every existing non-fireproof asylum, college, detention building, hospital, school, amusement hall, exhibition building, public hall, dormitory, hotel and lodging house, in which the elevator shaft is not enclosed by a fireproof partition, must have such a shaft built of brick, terra cotta or concrete.

"Vaults can be built under the sidewalk, presumably the full width, yet areaways can only project four feet, and apparently access to the cellar from the street is prohibited.

BUILDING MANAGEMENT

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

GRADED ELEVATOR SERVICE.

Takes Business Traffic to All Floors of a Building at Same Time.

"I HAVE tried to give in the schedule which I have laid out exactly the same elevator service to a man located on the thirty-fifth floor as to a man located on the tenth floor. Two men, friends, walk down Broadway together. They enter the building. One goes to the tenth floor, the other goes to the thirty-fifth. They get to their respective banks of elevators and both reach their offices at exactly the same time. It does not make any difference, therefore, where you are in the building, you get exactly the same elevator service."

C. T. Coley, who is to be the operating manager of the new Equitable Building, before the sixth annual convention of building owners and managers, held in Cincinnati, told in this way something of what he proposed to do for the elevator service in a thirty-six story building now under construction in New York, and how he had arrived at certain calculations that he believed should be of value to building managers in all large cities.

"There is a novel feature of design," Mr. Coley said in referring to floors not served by elevators of a respective bank or group. "It is, to put no elevator doors on any floors not served. The question may be asked, 'What happens if you get stuck in the shaft?' We put intercommunicating doors in the side of each car, so that you could bring it up alongside of another car and transfer across through the cars and release the passengers."

Mr. Coley said also that this arrangement meant that in front of the express bank of elevators, in the local floors, there would be rentable space yielding almost an additional thousand dollars for that particular floor.

Over 8,000 People in the Building.

That there will be no less than 8,300 people doing business in the new thirty-six story building in question, exclusive of their friends and customers, was the further assertion of Mr. Coley who said on that point: "That is a big crowd to handle. Statistics further show that in New York from twenty to thirty per cent. of the total population of the buildings come downtown, come across the ferries and the bridges and enter the building in fifteen minutes, between 9:05 in the morning and 9:25.

"It is a service that I do not believe is demanded anywhere else in this country. In Chicago they are workers. They go to work at 8, the bosses come in at 10; the bosses go home at 4, the workers go home anywhere up to 6. They have two hours to fill the building and two hours to empty it. New York practically fills its building in one hour, and they put thirty per cent. of its population into the building in fifteen minutes.

"In order to meet that great demand and still give the people service," Mr. Coley continued, "this service—the principal thing they pay rent for—is worked out here. This was done by the trial and error method. I first made up my mind I wanted forty-eight elevators, high

speed electric overhead. The next thing was how to divide them up, how many floors to allow each group of elevators to serve, what speeds to make them, and what car size to make them so as to control the people automatically.

"After a great deal of calculation, we finally decided to run one bank of eight elevators, to serve all of the floors from the first to the tenth inclusive. The shaft is, therefore, built for eight elevators, and doors put in to serve twelve floors, extending the shaft up two more floors. As we go up into the building the number of floors served per bank of elevators decreases. One is nine, another is eight. This still decreases until it is six and five.

A Quick Service Necessary.

"You say, 'Why do you do that?' Because the tenants in New York demand elevator service of at least thirty seconds. A car must pass a floor in any direction every thirty seconds. We have varied the size of the cars. The size of one car is designed so that twenty people can go in with the operator. The reason for this size car is obvious. We serve ten floors, so there are more people to handle per car. The size of another car is still a little smaller, holding seventeen people, another fourteen, one thirteen, and the high rise banks twelve. The reason that is done is to prevent kicks. The starter cannot stop passengers from entering a half full car without making trouble. Vary the size of the cars and you control your service automatically and can start the cars on time."

Mr. Coley next spoke on how to remedy mistakes, should a passenger get in the wrong car. He said that there will be an auxiliary group of elevators running from the basement to the roof, termed the intercommunicating bank, and stopping at every floor. If a passenger makes a mistake he simply gets out at the next floor and walks a short distance over to the auxiliary bank of eight elevators. These auxiliary elevators, in fact, permit of landing a passenger on the roof, if he so desires.

Handling Coal and Ashes.

Where there will be fifty tons of coal to be put in every working day in the year, and from twelve to fifteen tons of ashes to take out, the facilities for handling must be extraordinarily complete. Mr. Coley explained what the new building proposed to do in that direction and how two of the elevators will be able to lift 7,000 pounds each. As for the passenger service, the elevator expert continues, as reported in "Building Management":

"I first made up my mind as to the number of groups of elevators we were going to have and my final conclusion was that bank No. 1 would serve from the second to the eleventh floor, inclusive, making ten floors actually served; the second group from the twelfth to the eighteenth, inclusive, seven floors served; the next from the nineteenth to the twenty-fourth, six served; twenty-fifth to the thirtieth, six served; thirty-first to the thirty-fifth, five served, with the auxiliary group landing you on the roof. There is a convenience which I find to be very valuable in

operating a building. Give service to the roof, so that a car opens on to the roof, so that we have an auxiliary elevator on to the roof.

Will Serve All Alike.

"Another point is to give them all the same service. As I told you before, that is very important. Do not let a man have an excuse for not paying for the nice light up on the top of the building because of poor elevator service. Make the time in the area served by the car until you can get the cars exactly the same throughout the building, and equal to our friends and neighbors, twenty-three seconds between cars in the rush, in the maximum load conditions, and at ten or eleven o'clock we can get it down to a basis where we can make it in fifteen seconds.

"In a car six by seven we allow four square feet for the operator and two square feet for each passenger. The operator has got to move around, open and close his door, operate his control. We allow for each passenger that may occupy that car two square feet, a comfortable load.

"Here are two important points. Our schedule shows the round trip time in seconds. Any elevator can land on the ground floor, open the doors, take in its people, start up, make a stop at every floor in the section served, start down, stop somewhere in the length of the run down, take on a passenger, shut the car door, go for the bottom, let that one passenger out and the cycle is complete. That cycle taken in this calculation is 181 seconds, practically the average. Every car in the building can do it exactly in the same time."

CENTRAL AGENCY CONTROL.

Advantages Claimed for This System in the Management of Office Buildings.

BY E. M. WILLOUGHBY.

The renting department must be guided by an executive who, through experience and knowledge, may be able to direct the salesman in a manner that will secure for each particular building the best tenants that can be obtained. Through an error in the selection of the character or class of tenants a building can meet with reverses and find hardships to overcome that would not exist if the proper selection of a tenancy were established at its inception.

The representatives employed in this department must necessarily be men of experience and have the peculiar qualifications that are vital to the success of a renting man. Many men who had so-called "experience" are found to be incapable in this particular line. A salesman for the sale of space must be developed with the same care and selected with the same business acumen that would be used in obtaining successful men for the sale of any commodity. Employees in this capacity will daily secure through contact with the several buildings that may be operated through this central agency an experience that will become of value and aid in the progress of their individual work. Through the medium of the various buildings under the central control new

business is developed each day. The affairs of the many buildings are centralized and are producing or bringing to this central point a tenancy seeking space in buildings in different locations and of various characters.

Many buildings centrally controlled in this manner insure for each building a means of publicity that can only be measured by the expenditure of a large amount of money in advertising in the papers and through other channels. It is the most dignified method of advertising that can be adopted without expense to the owner.

Purchasing Supplies.

The financial end of the office building business does not deal with the income only, but treats with the expenditures that are found necessary in its operation. By a large purchasing power a great saving is made, and through a general management its executives are in touch with every opportunity to save in discounts and bring about economy. Through such an agency it is possible to have a purchasing agent employed for the particular purpose of purchasing supplies, thus being enabled to obtain the lowest possible prices.

All large central agencies maintain a construction department, commonly known as "the shop," through which all repairs are made and all supplies handled. This secures to each building the minimum cost of repairs and supplies. Through such a department supplies are purchased in large quantities at the lowest competitive prices, and distributed to the various buildings as required. Work is done at the actual cost of time and material, and by charging a small percentage a sufficient amount is secured to retain the services of men expert in the knowledge of construction and engineering. It will be seen that through this department the building can be kept in the best state of repair and operated at the lowest cost.

Construction.

Through a perfected central organization, possessing knowledge and experience in office building business, it is possible to offer a service in the construction of new buildings that is of the greatest value. It has been found in the past that many building owners have placed, with the best results, the management of properties in the hands of such firms for the purpose of co-operating with and assisting the architects and contractors in the erection of the building. Through this means thousands of dollars have been saved in single buildings by corrections made in time to prevent what would have resulted in errors of so serious a nature that they would have meant the loss of income. It can be readily seen that the facilities that such an office will offer would of necessity be of great assistance to any one contemplating the erection of an office building, and which could not be obtained from any other source.

An office building conducted through a firm or corporation specializing in this particular class of business and so centralized that they have the facilities that have been enumerated will provide the safest means of operating a property of this kind and the source from which a building can be conducted at the lowest cost and made to produce the greatest income possible.

City After Unlicensed Plumbers.

Unlicensed plumbers are the especial quarry of the Building Department which has been quietly at work ferreting them out of late. Recently 85 men, according to department figures, were arraigned in court, and it is said that a great number of other offenders are under surveillance.

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.

A New Fire Alarm System.

The Binghamton fire probably would not have occurred if an adequate fire alarm system had been employed throughout the building, which fact should arouse the interest of architects and builders, as well as building managers, in a new appliance that the Guide Fire Alarm Company, of 573 Washington avenue, Brooklyn, is putting on the market. By the use of the appliance illustrated, if a fire breaks out in any point or in any part of a building or factory, the mere breaking of one of the glass panels in the front of the annunciator immediately flashes the exact location of the fire simultaneously throughout the entire building and gives the

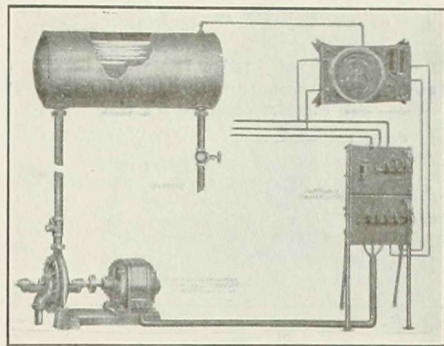


employees or occupants of the structure immediate warning of danger by a series of numerals and letters corresponding to every department in the building. The occupants know exactly where the fire is and can readily avoid smoke danger by seeking safe exit instead of blindly running into fire peril when in a state of panic.

In the illustration is shown a signal board covering a building of three stories. If a fire breaks out in the western end of the first floor the breaking of the glass panel will immediately send the information to every alarm station in the building which will flash forth an illuminated figure, "1-W," and the bell gong sounds in all parts of the building. This warns the occupants of the second and third floors not only that there is a fire, but in addition gives them information regarding the exact location of the blaze, so that, instead of rushing pell-mell down toward the exits at the western end of the building, they will seek escape through the front.

Automatic Starters for Motors.

With the wide application of alternating current motors for industrial work has come a demand for automatic starters for use with motors driving centrifugal pumps, reciprocating pumps, air compressors, fans, blowers and other installations where it is desired to con-



trol the motor from remote points. In all such installations the motor is required to start under partial or full load conditions or may even require a starting torque in excess of the full load torque of the motor, and it is necessary, therefore, to reduce the "initial inrush" of starting current. The most common methods employed for reducing the starting current are the use of compensator coils for squirrel cage induction motors and resistance inserted in the secondary circuit of slip-ring induction motors. The automatic control of these motors absolutely eliminates the element of personal equation, and the operator is only required to keep the equipment in good running condition.

The General Electric Company is turning out the improved automatic starter which is illustrated herewith.

QUESTIONS and ANSWERS

The Largest Brick Order.

What was the largest common repressed brick order ever placed in New York city? What is the average weight of a repressed hard building brick? At what point will a common hard brick flux under fire? Is straw used in making brick? Is coal used? Why? Did the Hudson terminal building take more brick than the Pennsylvania terminal?

Answers.—1, According to our records the largest order for common brick ever placed in this city was for the Pennsylvania terminal. 2, Four pounds. 3, About 3,700 degrees. 4, No. 5, Yes. 6, Coal is used for the same purpose that straw is supposed to have been used by the ancients in making brick; to convey the heat through the entire green form. 7, The Pennsylvania terminal required 12,000,000 repressed common building brick and the Hudson terminal buildings required 7,000,000 common hards.

Use of Wooden Molding.

Is wooden molding prohibited in New York City? If so, how long has the prohibition been operative?

Answer—Commissioner Henry S. Thompson, of the Department of Water Supply, Gas and Electricity, issued a warning to electrical contractors recently to the effect that in accordance with the provisions of the Electrical Code (edition 1912) the use of wooden molding for electrical wiring was prohibited on and after June 1 of this year. This application does not apply, however, to equipments for which applications were on file with the department prior to May 31, 1913.

Testing of Brick Piers.

Some testing laboratories recently conducted tests for brick piers. Can you tell me where I can find an account of same?

Answer—Address the Bureau of Standards, Pittsburgh, Pa.

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The first complete census of buildings in Greater New York is published in the annual report just issued by the Tax Department. It furnishes authentic proof that Brooklyn is, as it claims to be, the Borough of Homes. Indeed, the private dwellings and two-family houses of Brooklyn outnumber the total of buildings of all classes in Manhattan.

Minneapolis is the first American city to try the system of "distracting" which is not uncommon in Europe, particularly in Germany. A law enacted by the Legislature of Minnesota at its last session permits cities with a population in excess of 50,000 to establish exclusive districts. When petitioned by 50 per cent. of the property owners in a neighborhood, a city council may, by a two-thirds vote, designate such neighborhood either as a residential or as an industrial district. The City Council of Minneapolis on February 28 passed its first resolution under this act and has now designated several districts, which, however, comprise only a small part of the city.

The crop reports of the Continental and Commercial Bank of Chicago always carry weight on account of their reputation for comprehensiveness and impartiality. That which appeared this week is unexpectedly optimistic, in view of the newspaper accounts of insufficient rainfall and high temperatures in the West and Southwest. It predicts a bumper yield of wheat and looks for a corn crop and an oats crop of average size. Improved methods of agriculture and the soil fertility built up of late years by modern processes have enabled these crops to withstand in large measure climatic conditions which ten years ago would have brought about a virtually complete loss of harvests.

The Increasing Burden of Taxation on Real Estate.

Real estate owners are, of course, acutely conscious of the way in which the burden of taxation has menaced of late years, in such wise that increased taxes are absorbing the expansion of real estate values in all but exceptionally favored locations; but they are not so fully aware as they might be of the way in which the increasing burdens imposed upon real estate have been accompanied by a diminished burden imposed upon other classes of property. The following table shows the comparative amounts of real and personal property assessed for taxation since 1897:

	Real.	Personal.	Total.
1897...	\$2,463,135,687	\$419,679,395	\$2,882,815,082
1898...	2,532,516,819	548,987,900	3,081,504,719
1899...	2,932,445,464	545,906,565	3,478,352,029
1900...	3,168,547,700	485,574,493	3,654,122,193
1901...	3,237,778,261	550,192,612	3,787,970,873
1902...	3,330,647,579	526,400,139	3,857,047,718
1903...	4,751,532,826	680,866,092	5,432,398,918
1904...	5,015,463,779	625,078,878	5,640,542,657
1905...	5,221,584,301	690,561,926	5,912,146,227
1906...	5,738,487,245	567,306,940	6,305,794,185
1907...	6,240,480,602	554,861,313	6,795,341,915
1908...	6,722,415,789	435,774,611	7,158,190,400
1909...	6,807,179,704	443,320,855	7,250,500,559
1910...	7,044,192,674	372,644,825	7,416,837,499
1911...	7,858,840,164	357,923,123	8,216,763,287
1912...	7,861,898,890	342,963,540	8,204,862,430
1913...	8,006,647,861	325,421,340	8,332,069,201

It will be seen by the foregoing table that in 1897 municipal taxes were levied on about \$419,000,000 dollars of personal property and upon about 2,460,000,000 of real property. The taxable personal property amounted to one-sixth of the taxable real estate. In 1902 personal property subject to taxation had increased by about \$100,000,000 while real estate had increased by about \$900,000,000, so that in 1902 the former had shrunk to a little less than one-seventh of the latter. In the year following came the large increase in the real estate assessment list, consequent upon the establishment of a higher level of real estate assessment, so that while the personal property taxed increased to \$680,000,000, the real estate had become \$4,750,000,000, but the former was still one-seventh of the latter. Since 1903 the personal property subject to taxation has almost steadily diminished, while the real property has increased with equal steadiness. At the present time the real property subject to taxation amounts to about \$8,000,000,000, while the personal property amounts to \$325,000,000, so that the personal property taxed is now valued at a figure amounting to only one twenty-fifth of the realty taxed. If the proportion balances the two which existed in 1897 had been maintained there would now be about a little less than \$2,000,000,000 of personal property subject to taxation, which if taxed at the current rate would mean an additional increase to the city of over \$30,000,000 per annum.

The Record and Guide is not claiming that it would have been either possible or desirable to increase the assessed value of personal property in the same proportion as the assessed value of real estate. It is not even claiming that the diminished taxation of personal property under the general property tax may not have been advantageous to the city. No method of taxation could have been more unjust in its evidence than the general property tax, as it used to be levied on personal property. But at a period when tax reformers of many kinds are seeking to increase the taxation of ground values, it is well to call attention to the manner in which real estate has already been obliged to pay not merely its old proportion of the total levy, but a very much larger proportion—so that it is now carrying practically the whole burden of local taxation.

Public opinion has on the whole sup-

ported this change in the incidence of taxation, not merely because of the essential injustice of the personal property tax, but because it was rightly believed that a tax on personal property, which was enforced, would be equivalent to a tax on business and would drive business away from the city. These are valid arguments, yet it is equally plain that there are certain forms of business which are essentially local, and which cannot be driven away from the city. The taxation of these classes of business could not be evaded and could eventually be shifted to the consumer, who could well afford to pay the piper. We refer, of course, to such purely local businesses as places of amusement, restaurants and the like, which are by way of being luxuries. It is only fair that they pay part of the increased burden of taxation which results from the city's growth in wealth of population.

The Isolation of Fifth Avenue From Traffic Lines.

There has not been much real estate activity recently in that part of Fifth avenue from 34th street north; but what there is has been of a substantial character. Every year two or three large firms manage to find locations on the avenue. The current year, dull as it is proving to be, has not been exceptional in this respect. The latest addition to the number of large retail firms doing business on Fifth avenue is Rogers, Peet & Co., and it is significant that a clothing house of this grade, should find it profitable to pay the enormous rents demanded by a location on the avenue.

The particular location selected has the peculiar advantage of being near one of the busiest crosstown streets, and this is a matter of unusual importance in the case of a Fifth avenue retail store that lives upon a popular trade—that is, upon customers who do not transport themselves in private vehicles. Fifth avenue, which has been one of the busiest and most prosperous retail thoroughfares in New York, is really very badly provided with means of communication. It is, indeed, served by the Sixth avenue elevated one block to the west, but the block is a long one, and the Sixth avenue elevated is the least serviceable of all the rapid transit lines in Manhattan. The existing subway is of no value to it except in the vicinity of 42d street and 34th street, and the new West Side subway will be of still smaller utility. The Broadway line of the Brooklyn Rapid Transit Company will, indeed, cross Fifth avenue at 23d street, but the point of intersection is one which has been steadily losing its retail business. In view of this situation, we should think that the Fifth Avenue Association would consider what can be done in providing the avenue with better means of transit.

The isolation of Fifth avenue from the existing transit systems does not make so much difference at present, because that system is itself so inefficient, but it will make a great deal of difference after the new system is in full operation. Locations in the immediate vicinity of the subways will have an enormous advantage over locations separated therefrom. The subways instead of affording access to perhaps one fifth of the population of the city will afford access to probably two-thirds of that population. The purchasing habits of these people will be determined largely by their ability to reach a shop conveniently from a subway station. It must be remembered, also, that an increasing proportion of the prosperous New Yorker of medium wealth will be living in the outlying districts, and will be dependent upon the subway systems

more than he is now for its means of communication.

Rogers, Peet & Co. have, consequently, been wise to secure a location near 42d street not more than a few blocks from a subway express station. In the not distant future the transit advantages of this kind of a site will be necessary for a shop which caters to a comparatively numerous class of customers. Business men on Fifth avenue will then see the necessity of a connection with either one of the two subway systems, and there seems to be no reason why such a connection could not be made without any excessive expense. Could not a two-track subway be built from 23d street and Fifth avenue to connect with the Brooklyn Rapid Transit line at 59th street and Fifth avenue? A certain proportion of the trains, which are operated through the Broadway subway, could take the Fifth avenue instead of the Broadway-Seventh avenue route. It would have the great value not merely of giving the residents along the Brooklyn Rapid Transit system access to Fifth avenue, but also of giving the employees in the mercantile buildings on and near Fifth avenue access to the cheaper land on the outskirts of the city. It may be some years before the merchants on the avenue understand their need of the proposed or some similar connection with the subway systems; but after the new subways are in operation, they will soon appreciate the disadvantages of being separated from them.

The Negro Problem in Harlem.

Editor of the RECORD AND GUIDE:

Several streets of historic Harlem have been turned into a negro colony. In about thirteen years the changes have occurred. Private houses and apartments on the avenues and side streets have become the homes of negroes. It will be interesting to know that most of the homes are well kept.

Stores of different kinds are being opened by negroes. In sickness, colored physicians can be called on in all parts of the colony. Colored dentists have their signs up as well. When the negro of Harlem needs legal advice he has his colored lawyer close at hand.

The colored folk have their choice of churches, presided over by clergymen of their own race, and have their own choirs as well. Theatres and moving picture galleries are found in different parts of the colony.

All the negro rentpayers of Harlem are not porters and elevator operators. Quite a number of them are employed at trades and carry their union cards. Their names are found among Civil Service employees as well.

Besides native born American negro citizens, West Indian negroes have made their homes in the colony. There are mostly law-abiding negroes to be found in the colony. They think of their homes, daily toil, their churches and places of amusement.

Authorities on the problem have the firm conviction that the colony will not expand any more at present, as it covers a very large territory.

ALBERT V. CROWTHER.

Secretary Redeemer's Mission.
New York, August 11

—The Marine Railway Company is now operating electric cars from Sheepshead Bay to the Oriental Hotel, Manhattan Beach Bathing Pavilion and Manhattan Beach Estates. Persons desiring to go direct to Manhattan Beach can take the Brooklyn Rapid Transit trains to Sheepshead Bay and there change to the Manhattan Beach cars.

Deprives the City of Revenue.

Adolph Bloch, chairman of the executive committee of the City Economy League, and counsel for the House and Real Estate Owners' Association, in discussing the secured debt law, said:

"The city has acquiesced in the passage of laws which have deprived it of revenue derived from personal property. The secured debt law affords an opportunity to the owners of securities to forever exempt them from taxation by the payment of a single and initial tax of one-half of one per cent., and all of this revenue is payable to and used by the State of New York.

"Until the passage of the secured debt and mortgage recording tax laws, the city and state bonds were the only securities which possessed the great advantage of tax-exemption. This added materially to their market value. Savings banks and other financial institutions invested their funds in these bonds and paid the high prices prevailing at the time.

"The operation of the secured debt law has opened the flood gates, and securities of all kinds, many of questionable stability, are now in competition with these bonds and other gilt-edge securities, possessing the same quality of tax-exemption. The result has been a tremendous depreciation in the value of city and state bonds and equally safe securities, seriously imperiling the value of investments owned by financial institutions and conservative investors, and at the same time depriving the city of New York of the revenue which it ought to have from a fair taxation of personal property."

Coming Conference on Taxation.

Among the many conventions which are to be held in Buffalo this season is the seventh annual tax conference to be held under the auspices of the National Tax Association, October 23-25. No subject is of more vital interest to all citizens than that of taxation, and no subject is so little understood or so much confused. It is the object of the conference to bring together the officials of the various states who administer the tax laws; the economists who study the subject from what is called the theoretical side, and the representatives of the taxpayers.

The official conclusions of the conference are expressed in resolutions adopted by a vote of the delegates appointed by governors of states, presidents of universities and state associations of chartered public accountants.

Among the persons who have consented to make addresses are Governor Sulzer, who will deliver the address of welcome; E. E. Woodbury, former chairman, and T. F. Byrnes, present chairman of the State Board of Tax Commissioners of this State; ex-Justice of the Supreme Court R. J. Le Boeuf; Adelbert Moot, of Buffalo; J. E. Davies, Commissioner of Corporations of Washington, D. C.; C. B. Pierce, chairman of the New Jersey Special Tax Commission; State Tax Commissioners T. E. Lyons of Wisconsin, D. M. Link of Indiana, J. Frank Adams of Colorado and C. M. Zander of Arizona; Professors Seligman of Columbia, Johnson of New York University, Raper of the University of North Carolina, Lockhart of Ohio State University, Fairlie of the University of Illinois, Bullock of Harvard and Fairchild of Yale.

The following experts on special topics will also make addresses: T. B. Paton, general counsel of the American Bankers' Association; Dr. R. H. Whitten, statistician of the New York Public Service Commission, First District,

and an authority on valuation of public utilities; A. S. Dudley, tax commissioner of the St. Paul Railway, and W. W. Pollock of the Manufacturers' Appraisal Company. The usual interesting feature will be continued of a general round table discussion participated in by the tax commissioners and delegates.

The National Tax Association was fortunate in selecting as its president, at the last annual meeting, Professor E. R. A. Seligman, the well-known author and authority on taxation, and as secretary, T. S. Adams, a widely-known economist, at present tax commissioner of the State of Wisconsin.

The Iroquois Hotel has been secured for headquarters, and many prominent citizens of Buffalo have indicated their interest and willingness to serve on the reception committee.

Hon. Thomas F. Byrnes, chairman of the State Board of Tax Commissioners, is particularly interested and hopes that this conference will be helpful to those who are seeking to secure much needed changes in the tax methods of this State.

FRIGHTENING OFF BUYERS.

Market for Suburban Real Estate Suffering from Loss of Confidence.

Edward P. Doyle, chairman of the organization committee of the City Economy League, and also a large real estate operator on Staten Island, in a statement issued through the City Economy League said:

"I have received letters from land operators and builders in the outlying boroughs confirming my own observation that the market for suburban real estate is suffering seriously from loss of confidence, and that it is high time some concerted effort be made, such as the City Economy League is making, for the restoration of former prosperous conditions.

"The steady yearly increase in taxes and the constantly recurring assessments for special purposes have frightened off buyers. There is no sale for vacant lots at all, for in addition to the tax and assessment burden there is this agitation for the confiscation of the rental value of land. Four or five years ago there was a steady market for lots in well-located sections of The Bronx, Queens, Kings and Richmond. Small business men, prosperous mechanics and others would purchase on the installment plan, hoping that some day they would have money enough to build a home. They now realize that, should the advocates of the single tax succeed, their land would be confiscated and their money lost. In fact, the greatest damage done by the so-called Society to Reduce Rents has been the destruction of the market for unimproved lots.

"The unfortunate part of this agitation is that it has claimed to be for the purpose of reducing rents, and yet every man knows who is intelligent and can reason that the question as to whether the city or the individual gets the rental value of land can have no effect upon rents. Rents are fixed entirely by the supply and demand, and in no other way. If a strong, efficient and economical administration is installed on January 1 and, by consequence, confidence on the part of the public is restored, the interest in suburban properties will be renewed. This will also be stimulated by rapid transit building. If there is to be a recurrence of waste and extravagance, and this constant agitation for the confiscation of real property is kept up, the outlook for the suburban property owner is gloomy."

EFFECT OF STATE'S NEW TAX POLICY.

(Continued from page 297.)

the personal property tax law has always been enforced in the City of New York with far greater diligence than up state. New York City returns 70 per cent. of the real estate values in the State and returns 80 per cent. of the personal estate values.

Practically all of the revenue under the secured debt law has been paid into the New York office of the State Comptroller and presumably has been paid by residents of the City of New York. The amount paid into the State treasury under the secured debt law has to that extent reduced the direct State tax; that is to say, that the direct State tax would have been greater by \$1,411,000 had it not been for the revenue produced under the secured debt law.

But New York City pays 70 per cent. of the State direct tax and hence has received benefit to the amount of 70 per cent. of \$1,411,000, or \$987,700, in the first year. Three million dollars had been received under the secured debt law up to May 1, 1913. Hence, New York City's share has been \$2,100,000.

And every locality in the State has also benefited because the secured debt law has reduced the direct State tax to the extent of 15 cents on each \$1,000 on assessed valuation. In every city or town, then, which is equalized at 70 per cent., there is a saving of 20 cents on \$1,000 assessed value, or \$200 on each \$1,000,000 assessed value on the local assessment roll, and all this without diminishing the revenue from personal property assessment.

NO HOUSEKEEPING HERE.

(Continued from page 296.)

signed and finished hardware. The bath rooms will be tiled 5 ft. 9 in. high with sanitary bases and angles, and will be supplied with built-in tubs and other plumbing fixtures of the most approved sanitary type.

Every room, excepting the drawing rooms, will be supplied with built-in tile refrigerators and humidors, also telephones connecting with outside service. The large closets will be equipped with the latest fittings and electric lights. The lighting throughout will be of the indirect type, with especially designed fixtures and with ample base plugs, etc. There will be two high-speed elevators and a sidewalk lift, a mail chute and such other general equipment as will most appeal to such a clientele as the neighborhood and its environment will naturally attract.

The 33 West 51st Street Company, of which Franklin H. Haines, of 507 Fifth avenue, is president and treasurer, is the builder. The masonry work is being done by the Libman Contracting Company, 107 West 46th street. The cost is estimated at \$300,000.

—For twenty-five years the West End has been a preferred residential quarter. Hospitals and other institutions of mercy and benevolence have been established there, and the refining influences of life have predominated. Ever since the period when Edward Clark and John D. Crimmins were active in its affairs the West End Association has faithfully endeavored to protect property interests, but of late the transformation of fashionable boarding stables into noisy garages and of a historic church into a picture theatre has caused old residents to be somewhat apprehensive for the future.

—There are 64,401 names on the final personal assessment rolls for the year 1913.

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
	Aug. 8 to 14	Aug. 9 to 15
Total No.	119	103
Assessed value	\$8,105,000	\$4,951,100
No. with consideration	15	17
Consideration	\$1,002,400	\$440,375
Assessed value	\$1,339,000	\$447,500
Jan. 1 to Aug. 14		
Total No.	5,255	5,988
Assessed value	\$315,849,072	\$485,061,345
No. with consideration	765	635
Consideration	\$31,638,035	\$41,601,053
Assessed value	\$35,773,162	\$56,893,450
Mortgages.		
	Aug. 8 to 14	Aug. 9 to 15
Total No.	56	77
Amount	\$725,798	\$4,158,630
To Banks & Ins. Cos.	6	20
Amount	\$111,000	\$2,706,500
No. at 6%	32	30
Amount	\$300,553	\$1,255,080
No. at 5½%	1	2
Amount	\$6,000	\$527,000
No. at 5%	13	22
Amount	\$217,845	\$1,737,650
No. at 4½%	2	8
Amount	\$29,000	\$144,500
No. at 4%		
Amount		
Unusual rates		
Amount		
Interest not given	8	15
Amount	\$172,400	\$494,400
Jan. 1 to Aug. 14		
Total No.	3,361	4,096
Amount	\$135,083,967	\$179,953,710
To Banks & Ins. Cos.	793	892
Amount	\$49,819,250	\$145,362,466
Mortgage Extensions.		
	Aug. 8 to 14	Aug. 9 to 15
Total No.	17	25
Amount	\$1,081,000	\$1,527,500
To Banks & Ins. Cos.	8	7
Amount	\$699,000	\$920,000
Jan. 1 to Aug. 14		
Total No.	1,253	1,490
Amount	\$49,353,056	\$50,851,004
To Banks & Ins. Cos.	418	454
Amount	\$28,028,700	\$31,519,500
Building Permits.		
	Aug. 9 to 15	Aug. 10 to 16
New buildings	5	15
Cost	\$69,550	\$1,925,000
Alterations	\$121,995	\$147,955
Jan. 1 to Aug. 15		
New buildings	422	564
Cost	\$41,789,235	\$80,183,485
Alterations	\$8,799,245	\$7,950,548
BRONX.		
Conveyances.		
	Aug. 8 to 14	Aug. 9 to 15
Total No.	213	115
No. with consideration	7	19
Consideration	\$80,500	\$289,675

A New Business Section.

The district from 42d street to 57th street, west of Ninth avenue, is rapidly being transformed from a tenement house neighborhood to a business section. The increasing difficulty of assembling suitably large plots further east at reasonable prices has forced this evolution. Nathan L. Ottinger says that as many firms of a high calibre have chosen this section after their long experience in merchandising requirements it proves that this is the most advantageous receiving and distributing point in Manhattan.

The centralization of the railroad depots, subway lines, piers, tunnels and bridges, finished and in course of construction, is without doubt giving an added impetus to this change, the suggestion of which a few years ago would have been ridiculed and thought improbable.

Total Assessed Valuations.

The assessed value of real estate in New York City on March 1, 1913, was as follows: Manhattan, \$5,126,942; The Bronx, \$640,340,593; Brooklyn, \$1,680,013,591; Queens, \$477,792,836; Richmond, \$81,558,246; total, \$8,006,647.

Jan. 1 to Aug. 14			Jan. 1 to Aug. 15		
Total No.	5,106	4,918			
No. with consideration	509	816			
Consideration	\$4,307,725	\$6,924,844			
Mortgages.					
	Aug. 8 to 14	Aug. 9 to 15		Aug. 8 to 14	Aug. 9 to 15
Total No.	208	105			
Amount	\$693,461	\$1,466,220			
To Banks & Ins. Cos.	3	7			
Amount	\$27,500	\$220,700			
No. at 6%	38	50			
Amount	\$242,462	\$1,005,556			
No. at 5½%	4	14			
Amount	\$34,000	\$204,349			
No. at 5%	149	10			
Amount	\$288,260	\$121,600			
Unusual rates	1	4			
Amount	\$2,404	\$11,915			
Interest not given	16	27			
Amount	\$126,335	\$122,800			
Jan. 1 to Aug. 14					
Total No.	3,906	3,902			
Amount	\$28,939,959	\$35,033,756			
To Banks & Ins. Cos.	264	361			
Amount	\$4,701,141	\$7,424,319			
Mortgage Extensions.					
	Aug. 8 to 14	Aug. 9 to 15		Aug. 8 to 14	Aug. 9 to 15
Total No.	16	13			
Amount	\$2,391,580	\$218,250			
To Banks & Ins. Cos.	1	3			
Amount	\$40,000	\$75,000			
Jan. 1 to Aug. 14					
Total No.	387	448			
Amount	\$9,260,410	\$7,276,696			
To Banks & Ins. Cos.	79	85			
Amount	\$2,149,100	\$2,350,390			
Building Permits.					
	Aug. 8 to 14	Aug. 10 to 16		Aug. 8 to 14	Aug. 10 to 16
New buildings	13	24			
Cost	\$514,560	\$467,900			
Alterations	\$12,725	\$10,925			
Jan. 1 to Aug. 14					
New buildings	633	906			
Cost	\$17,258,466	\$24,872,470			
Alterations	\$740,243	\$754,990			
BROOKLYN.					
Conveyances.					
	1913	1912		1913	1912
	Aug. 7 to 13	Aug. 8 to 14		Aug. 7 to 13	Aug. 8 to 14
Total No.	355	331			
No. with consideration	53	25			
Consideration	\$232,101	\$218,880			
Jan. 1 to Aug. 13					
Total No.	15,154	15,824			
No. with consideration	1,388	1,032			
Consideration	\$7,931,588	\$9,251,367			
Mortgages.					
	Aug. 7 to 13	Aug. 8 to 14		Aug. 7 to 13	Aug. 8 to 14
Total No.	291	308			
Amount	\$817,593	\$1,281,047			
To Banks & Ins. Cos.	39	102			
Amount	\$258,000	\$583,000			
No. at 6%	169	163			
Amount	\$350,183	\$535,378			
No. at 5½%	69	20			
Amount	\$301,950	\$86,150			
No. at 5%	41	103			
Amount	\$143,250	\$591,253			
Unusual rates	1				
Amount	\$600				
Interest not given	11	22			
Amount	\$21,610	\$68,226			
Jan. 1 to Aug. 13					
Total No.	10,957	12,649			
Amount	\$43,215,128	\$51,280,736			
To Banks & Ins. Cos.	2,495	3,205			
Amount	\$16,379,515	\$21,755,548			
Building Permits.					
	Aug. 8 to 14	Aug. 8 to 14		Aug. 8 to 14	Aug. 8 to 14
New buildings	87	61			
Cost	\$512,026	\$357,150			
Alterations	\$69,881	\$92,105			
Jan. 1 to Aug. 14					
New buildings	2,315	3,660			
Cost	\$20,284,191	\$26,740,763			
Alterations	\$2,969,992	\$2,948,202			
QUEENS.					
Building Permits.					
	Aug. 8 to 14	Aug. 9 to 15		Aug. 8 to 14	Aug. 9 to 15
New buildings	58	63			
Cost	\$304,945	\$202,835			
Alterations	\$28,822	\$8,425			
Jan. 1 to Aug. 14					
New buildings	2,974	3,010			
Cost	\$11,102,539	\$11,252,788			
Alterations	\$846,445	\$573,135			
RICHMOND.					
Building Permits.					
	Aug. 7 to 13	Aug. 9 to 15		Aug. 7 to 13	Aug. 9 to 15
New buildings	10	13			
Cost	\$17,030	\$27,575			
Alterations	\$23,649	\$7,260			
Jan. 1 to Aug. 13					
New buildings	645	606			
Cost	\$1,341,092	\$2,039,981			
Alterations	\$194,949	\$203,163			

BUILDING MATERIALS AND SUPPLIES

PRACTICALLY ALL DEPARTMENTS LOOK UPON THE IMMEDIATE FUTURE WITH FREER OPTIMISM—BRICK SITUATION ACUTE, HOWEVER.

Portland Cement and Hardware Feel First Beat of the Quickening Business Pulse.

ELSEWHERE on this page we quote a high official in the national hardware field. His optimism should be contagious because it radiates the essence of facts which are little realized at present.

He makes the statement that practically seven-tenths of what the hardware dealer sells goes into building construction. Therefore, he argues, that when a hardware dealer lets his stock run down on such things as picks, shovels, scrapers, plows, door butts, faucets, gas and water-pipe, flashing, sash cord and chain, carpenters' tools, nails, screws, ranges, furnaces, etc., etc., and he suddenly finds a demand for sizes or numbers of these commodities that he has not in stock at the moment. He must restock or the mail order houses will get his customers away from him. Of course, that applies to local suburban conditions where practically all the metal that goes into a new building is purchased from the neighborhood hardware store. But there is a close application of this deduction for the big builder, architect and owner right here in New York.

If the little fellow in the country is finding that the banks are letting down the bars to him, it must be because the banks are finding the New York money market easier.

When a number of builders begin to make inquiries, the dealer comes into the market. He expects long credit and he usually gets it. That makes collections slow in the wholesale market and finally has its effect upon the manufacturer, who in turn has to begin his next season's output on extended credit, which brings him back to the bank and the money market. If the money market has regained something like permanent strength between the time the little builder first made application for accommodation and the manufacturer makes application on notes to tide him over a non-collection period, he keeps his force busy and goes on supplying the market's needs. If the market has weakened for some reason or other, then he must either force collection with the risk of possibly losing a customer or letting some of his help go, and thus break up his organization, which may have taken him years to make efficient. The same cycle, only on a larger scale, occurs when the big New York builder gets his building loan.

The dealer who first feels the growing inquiry is he whose line is closest to steel, because in big building construction work steel is the basic building element, and it foretells future construction work because it has to be specified even before excavation begins. The hardware man stands between the condition of the steel market and the finished job because he has to make his quotations on the list that the manufacturer cards the jobber. If steel is high, the manufacturer must get the difference out of the jobber, and the jobber looks to the dealer for his recovery; and the dealer has to make his quotations to net him a profit from the consumer, who may defer his building operation unless his discounts in his opinion are attractive.

If the hardware dealer feels an in-

creased inquiry, it is a good sign that small building construction is again about to get under way, and, if small building work can be financed, so can big operations.

STEEL CONTRACTS MODERATE. Marked Activity With Small Manufacturers An Encouraging Factor.

NEW business in fabricated structural steel continues only moderately active at manufacturing centers. Consumers are anxious for shipments on existing contracts, which is taken to reflect growing activity with small manufacturers throughout the country. New orders are light and the general tendency is to meet the nearby requirements. The opinion among subsidiary companies of the Steel Corporation and independent companies is to the effect that if there is not a radical change in conditions by the first of September there will be a sharp curtailment of production.

There are a few local contracts to be awarded in the near future, including the contract for the Johnson apartment house, requiring 1,100 tons of steel; the Plaut department store at Newark, requiring about 1,000 tons of steel, which will be constructed in three sections, contract for the first section to be awarded next week. Plans have been completed for the 13-story Leschziner apartment, 105x225 feet, at Newark. The contract for the Paterno department store at Newark has been temporarily held in abeyance.

Recognizing the fact that for some time the wire and wire products market has been \$2 under the so-called official quotation, with business being taken at concessions from this price, the leading interest this week lowered wire to 1.45 cents Pittsburgh and wire nails to 1.65 cents. On the face of it this was a reduction of \$3 a ton, but the actual reduction was but \$1 as the official prices of 1.80 cents and 1.60 cents were observed for only a short period following their promulgation in March.

It seems only a question of time also when lower prices will be announced on other steel products which will again stimulate buying and may bring out enough business in the next few weeks to prevent any sharp curtailment in production, which is now certain by the first of September unless the volume of business is largely increased.

Orders of the Steel Corporation in the first 11 days of August show 500 tons a day increase in the average rate over the July rate, which in its turn was greater than the average daily rate for June.

How extraordinary a year 1912 was for the production of pig iron and steel is graphically shown in the statistics of the American Iron & Steel Institute. Of all kinds of pig iron there were made 29,726,937 tons, an increase over 1911 of 6,077,390 tons, or 25.6 per cent. Steel ingots and castings aggregated 31,251,303 tons, an increase of 7,575,197 tons, or 31.9 per cent. Rolled iron and steel made a total of 24,656,811 tons, an increase of 5,617,670 tons, or 29.5 per cent.

The Department of Water Supply, Gas & Electricity of New York has placed a contract for 955 tons of 6 to 12-inch pipe for delivery in the department yards in the boroughs of Manhattan and Bronx at \$21.45 delivered, and 265 tons of 20-inch pipe at \$21.80 delivered for delivery in the department yards in the boroughs of Brooklyn and The Bronx.

BRICK MARKET WEAK. Light Demand With Prices Ranging From \$6 to \$6.50, Selects Weak at \$6.75.

THERE was a very light demand for brick this week. The price range was from \$6 to \$6.50, and weak at the top, with selects very weak at \$6.75. There were 87 barges left over on Friday morning of this week and 5 en route to this market.

In the Hudson River district some of the manufacturers began to release some of their help and a number of negro yard hands have departed for the South. It now seems assured that the 1913 brick making season will be shortest on record and that by the end of August unless conditions change perceptibly there will be practically no brick in course of manufacture between Haverstraw and Mechanicsville.

The quantity of brick now available in the North River sheds is approximately 750,000,000 according to estimate. This is far below the average output in any years since 1893. The brick manufacturers on the North River have resorted to every recourse in order to store brick. The barge owners say that never before in recent years has there been such a call for barges and schooners to go in store for the summer months. There is as much brick in dock in New York City today as there normally is in November, and by the middle of the month there will be, according to present shipments, at least 125 barges held there. Figuring about 350,000 brick to a barge, on the average, this represents a total of 43,750,000 brick unsold in the market at a time when it is a rule

rather than the exception to have only 2,000,000 brick, or six barge loads, here on reserve.

The brick manufacturers, however, do not intend to be caught long on the market, and for that reason the tendency today is to cut short their brick-making season. As soon as they feel sure of the sheds, hacks and barges that they can get hold of, they probably will close their season and wait for the market to get a new life. This should keep prices steady.

At the first sign of awakening in the brick market, the manufacturing plants will know about it, because dealers are carrying absolutely no brick in stock, for the reason that they cannot make collections fast enough to warrant them paying for brick at the price level now prevailing and awaiting for higher prices and the market to recover. There is plenty of brick that can be bought today in small lots, and the dealers are not worrying about their ability to cover their customers.

The same is practically true of the Raritan River situation, although there is no tendency among the Raritan yards to shut down molding so far, although the market here is sick and storage capacity is reaching its limit down in Middlesex.

Official transactions for North River common brick covering the week ending Thursday evening, August 14, with comparisons for the corresponding period last year, follow:

1913.		Arrived.	Sold.
Left over, Friday A. M., August 8—93.			
Friday, August 8.	8	8	
Saturday, August 9.	8	6	
Monday, August 11.	12	6	
Tuesday, August 12.	3	15	
Wednesday, August 13.	6	9	
Thursday, August 14.	6	5	
Total	43	49	

Reported en route, Friday A. M., August 15—5 Condition of market, dull. Prices: Hudsons, \$6 to \$6.50; selects weak at \$6.75. (Wholesale dock N. Y. For dealers' prices add profit and cartage.) Newark (yard), \$7.75. Left over, Friday A. M., August 15—87.

1912.		Arrived.	Sold.
Left over, August 9—23.			
Friday, August 9.	13	20	
Saturday, August 10.	11	5	
Monday, August 12.	15	17	
Tuesday, August 13.	4	8	
Wednesday, August 14.	7	4	
Thursday, August 15.	7	8	
Thursday, August 15.	7	8	
Total	57	62	

Condition of market, strong. Prices, Hudsons, \$6.75 to \$7. Raritan, \$6.75 to \$7. Left over, Friday, August 15—18.

OFFICIAL SUMMARY.		
Left over, Jan 1, 1913.	113	
Total No. barge loads arrived, including left overs, Jan. 1 to Aug. 15.	1,296	
Total No. barge loads sold, Jan. 1 to Aug. 15.	1,209	
Total No. barge loads left over, Friday A. M., August 15.	87	
Total No. barge loads left over Jan. 1, 1912.	71	
Total No. barge loads arrived, including left overs, Jan. 1 to August 16.	1,296	
Total No. barge loads sold Jan. 1 to Aug. 16.	1,278	
Total No. barge loads left over, August 16, 1912.	18	

HARDWARE MARKET STRENGTHENS. Better Inquiry, Prices Holding Firmer and Producers Loosening Up.

HARDWARE, next to steel, is always the safest barometer of the trend of the building material market. Because it touches so many different stages of building construction it always shows the way the straws in the building material market are getting ready to blow. Here is what a hardware authority said this week:

"Inquiry undoubtedly shows that while new business is below normal, there is a constant stream of orders that make a better impression by the week or month than the daily mail seems to indicate. The season is advancing, the tariff bill soon will be reported out and with building construction held in abeyance and a new renting season already here, the demand for new buildings will soon overtake the present over-supply and dealers will be forced to come into the wholesale market for more stock. Practically seven-tenths of what the hardware dealer sells goes into building construction either as tools, material, equipment or finishing. Therefore when the inquiry begins to get heavy among the dealers you can rest assured that business is sprucing up in the wholesale departments. We began to get ours three weeks ago, but fearing it was like the post-mortem reflex action of a dying season, we took no stock in it until the ghost of our once accustomed fair volume of business began to walk and then we realized that the immediate future was brightening."

LINSEED OIL PRICES ADVANCE. New Schedule Card Issued—Market Strong—Demand Active.

THE linseed oil market retained a strong tone this week and prices advanced two cents a gallon, the rise being due to the bullish character of the recent government report and to the upturn in flaxseed at Duluth. Most of the trading was of a jobbing character. Carloads were also stronger, crushers demanding 50 cents per gallon for spot oil. The current quotations are as follows:

Linseed—City, raw, American seed.	52@53
City, boiled, American seed.	53@54
Out of town, raw, Amer. seed.	51@52
Raw, Calcutta seed.	70@—
Linseed cake—Tons.	25@26
Linseed meal—Tons.	28@—

(Continued on page 309.)

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THE WEEK'S REAL ESTATE NEWS

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

Little Business of Note Was Transacted This Week

The real estate market continues to be extremely quiet. The deals this week involved properties of commonplace character and of no great value. East 57th street, which has been very inactive, contributed one transaction, that will convert a dwelling into a business building. An upper West Side apartment house recently completed, business buildings on West 34th street and East 28th street were the properties which figured in the more important operations. The Bronx contributed a big sale to a builder, of 35 lots on Zerega avenue, which are to be improved. Brooklyn and the suburban districts offered nothing unusual in the business there.

The total number of sales in Manhattan this week was 17.

The number of sales south of 59th street was 7 against 4 last week and 17 a year ago.

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

From the Bronx 3 sales at private contract were reported, against 9 last week and 13 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was \$600,558, compared with \$264,488 last week, making a total since January 1 of \$37,820,857. The figure for the corresponding week last year was \$704,016, making the total since January 1, 1912, of \$34,380,499.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

CHERRY ST, 460, 6-sty tenement, on lot 37x 85x97.6, reported sold. Barney Isaacs is the owner of record.

ELIZABETH ST, 196, 6-sty tenement, on plot 26.2x97, bet Spring and Prince sts, sold for the Altavista Realty Co, to Dr. Mariano Scimeca, by Joseph L. Conte.

9TH ST, 434 East, 5-sty and basement tenement with store, on lot 25x100, sold for the Estate of Adam Heppenheimer, to Margaret Meyer, by John Peters.

28TH ST, 114-16 East, 7-sty fireproof store and office building, on plot 40x98.9, sold for Alfred Neuhaus to Erlanger & Reis, who gave in part payment the two 5-sty and basement double flats, with stores, at 2371 and 2373 7th av, on a plot 50x100, adjoining the southeast corner of 139th st. About \$300,000 is involved in the transaction. The broker was Sol Stern.

34TH ST, 163 West, 4-sty business building, on plot 25x98.9, bet Broadway and 7th av, reported sold by William L. Sutphin. The property was offered at auction in November, 1912, but the sale was adjourned sine die. The building which is in the Pennsylvania Terminal District, is assessed at \$122,000. In 1905, when the property was conveyed to Mr. Sutphen, the assessed valuation was \$94,000. The buyer is said to be a company in which Barton Chapin is interested.

44TH ST, 203, 205, 207 East, three 4-sty dwellings on plot 62.5x100, 1/2 interest sold for Henry Hoff to Marshall O. Runk, by Goodale, Perry & Dwight. The dwellings will be extensively altered into bachelor apartments of one, two and three room suites. The alteration is to be made for a client of Goodale, Perry & Dwight, who has agreed to lease the finished buildings for 10 years at a rental of \$6,500 a year.

57TH ST, 107 East, 4-sty and basement, high stoop dwelling, on lot 17.6x80, sold for the U. S. Trust Co., as trustee for the Estate of Helena Rogers, to a client, by William J. Roome & Co. It was an all cash transaction and the first sale on 57th st in over a year. The building will be altered into stores and apartments.

Manhattan—North of 59th Street.

84TH ST, 45 West, dwelling, on plot 18x102.2, sold for Marie L. Peters to Robert S. Streep, for occupancy, by Mark Rafalsky & Co.

105TH ST, 316 West, 5-sty dwelling, on lot 20x 100.11, taken by Julius Tishman & Sons from Mrs. Margaret A. French as part payment along with the "Sunnycrest" apartment house at 611 West 113th st, for the "Dallieu," West End av

and 101st st, sold last week through Frederick Zittell & Sons.

111TH ST, 226-30 East, two 6-sty tenements, each on plot 30x87x100.11, sold by Barney Isaacs to the Griffen Realty Co., recently incorporated with a directorate of Isidor Weisberger, Margaret C. Beach and Samuel Wacht, Jr. The property at 230 brought \$33,000 in an auction sale in April, 1908.

114TH ST, 306 West, 5-sty flat, on plot 26x78 x100.11, reported sold by John H. Grabau.

118TH ST, 5-7 East, 6-sty tenement, on plot 50x100.11, bet 5th and Madison avs, sold by Barney Isaacs to an investor.

127TH ST, 619-25 West, 6-sty elevator apartment, on plot 100x150, 100 ft east of Riverside Drive, sold by the Faultless Construction Co. (Israel Lippmann, pres.) to an investor who is said to have given other property in part payment.

191ST ST, ss, bet Audubon and St. Nicholas avs, plot 150x100, sold by the Bond & Mortgage Guarantee Co to John Boylan, who will erect a high-class, 10-sty apartment house.

1ST AV, n w cor 66th st, 6-sty tenement on plot 50x75, reported sold. The Estate of Charles Knapp is the owner of record.

3D AV, 2005-2007 and 201-203 East 110th st, four 5-sty buildings, on plot 50x110, on the northeast corner of 110th st, sold for Morris Weinstein to E. A. Cruikshank, by the Cruikshank Co. The buyer gave in part payment the 3-sty dwelling at 276 Henry st, Brooklyn.

CENTRAL PARK WEST, 374, 5-sty triple flat, on lot 25x100, near 97th st, sold for George Meyer to an out-of-town investor, by Edward J. Thompson.

Bronx.

FOREST AV, w s, 100 ft north of 156th st, 5-sty flat, on plot 50x87.6, sold by the Benenson Realty Co. to Julia Moore, who gave in exchange the plot, 55x106, at the southwest corner of Jefferson and Bushwick avs, Brooklyn.

GRANT AV, 1072, s e cor 166th st, 1-sty brick shop, on plot 32x100, re-sold by Alexander Rankin, who recently acquired it from the Melrose Building Co., to Joseph Emmerich.

TOPPING AV, 1750, 3-sty dwelling, on lot 25x 95, sold by Mary E. Kelly to an investor.

ZEREGA AV, Maclay av, and Fuller st, plot of 35 lots, sold by the estate of Marcus Nathan to a builder who will improve with two-family houses.

Brooklyn.

TREMONT ST, 453-455, two 3-sty dwellings, each on lot 20x100, sold for Mrs. L. Cohn to S. Rheingold, by Joseph Metzger.

71ST ST, 252, 262, 264, 266, 270, 272, six 2-sty and cellar brick dwellings, each on plot 19.2x 100, sold by the John B. Bradley Co. to clients of Hugh O. Harris. The buyers are: 252, Elizabeth A. Boyner; 262, Mary E. Kennedy; 264, John F. Farrell; 266, Georgianna Madigan; 270, James P. Farrell; 272, Margaret S. Pierce.

75TH ST, 918-922, two 2-family brick houses, near Fort Hamilton av, sold for Charles A. Winter to a client, by Frank A. Seaver.

88TH ST, nw c Colonial rd, plot 100x125, sold for C. W. Sanford to a builder, by S. Osgood Pell & Co.

FORT HAMILTON AV, s w cor 71st st, plot of 11 lots sold for the J. P. Farrell Estate to a speculator, by Hugh O. Harris.

MARINE AV, e s, 147 ft south of 92d st, plot 50 ft, running through to 92d st, sold for the J. P. Farrell Estate to a speculator, by Hugh O. Harris.

MYRTLE AV, 2725-29, three 3-sty single brick apartments, with stores, each on lot 20x100, sold for the Maur Construction Co. to L. Wagner, for investment.

6TH AV, 5103, 2-sty and basement 2-family dwelling, on lot 20x80, sold for Mary Stutz to a client for investment, by Tutino & Cerny.

HYDE PARK, N. Y.—Wood-Harmon & Co. have sold lots to William W. Howard, Dr. John Law, R. M. Burns, William G. Wagner, A. E. Pretty, B. B. Wilson, F. K. Meyers, W. F. Hutchinson, E. H. King, and Mrs. E. Christine; also at East Midwood, lots to W. F. Grey, M. V. Hazeldon and Wm. C. McMurphy; at Kensington Park, lots to Alfred Grey; at Kingsboro, lots to Guy A. Wells, Ed. J. Leahy, and H. A. Olmstead; and at Flatbush Gardens, lots to Louis E. Wagner and Despres Dessane.

Queens.

COLLEGE POINT.—John Francis Smith sold for Margaret Creen the northwest corner of Av F and 13th st, College Point, L. I. The property is 50x100 and was bought by an investor.

LONG ISLAND CITY.—Theodore M. Toban sold for Louise C. Stocking a house and plot on Radde st, near the Queensboro Bridge Plaza, to Edward Carson, of Manhattan, for investment.

WOODSIDE.—Loibl & Masson have made the following sales along the line of the new Roosevelt av elevated: For Helen S. Leonhardt, a plot of 29 lots on Thomson av, William st, and Schroeder pl; for A. B. Casement, the northwest corner of Greenpoint and Hancock avs, plot 118x100, irregular, with three 2-sty taxpayers; for H. Latterman, a two-family house on plot 40x100 on the east side Lincoln av; for R. Bruer, the southwest corner of Schroeder pl and Mansion av, plot 100x100; for E. Daubmann, a two-family house on plot 50x100 on the south side of Greenpoint av; for E. Koch, the southeast corner of Betts av and Perry st, plot 50x100; for the Elliot Manor Co., to different buyers, 11 lots on the north side of Roosevelt av, Corona.

Richmond.

WEST NEW BRIGHTON.—Cornelius G. Kolf sold for Henry S. Seawood, of Patchogue, Long Island, his frame cottage on plot 55x61 on Cedar st, near Columbia st, to Catherine Nolan, for investment.

WEST NEW BRIGHTON.—Cornelius G. Kolf has sold for the heirs of the Barrett estate to Emanuel Eerkin, of West Hoboken, the old Barrett homestead on Bement av and Richmond terrace. The plot measures 75x143.

Rural and Suburban.

IRVINGTON, N. Y.—The estate of Alice O. L. Sand sold to Carl Victor, property at Irvington-on-Hudson, consisting of about 8 acres, with brick residence, stable, outbuildings, etc., on Clinton av and Hudson River, in the immediate neighborhood of the country residences of David Dows, Philip Schuyler, William G. McAdoo, Robert Hewitt, etc. The Sand estate held the property at \$60,000. Kenneth Ives & Co. negotiated the transaction.

MILL NECK, L. I.—Ward & Ward, of Huntington, L. I., sold for the estate of George T. Coles, 30 acres adjoining the lands of F. C. Jennings, Harvey Murdock and Gerard Beekman.

NEW BRUNSWICK, N. J.—Taendler & Scholz sold a 20-acre farm at Adams, near New Brunswick for Anton Stahl to Robert M. Mowry, of Richmond Hill, who gave in part payment a cottage on Greenwood av, Richmond Hill.

OCEANSIDE, L. I.—The Windsor Land and Improvement Company sold to J. Sommerville, H. Osterholz, T. and J. Sarsfield, J. and B. Gribbon, W. and C. Bauerschmidt, J. and M. Clarius, C. and B. Biegner each a plot 40x100, and V. and M. Henigin and C. W. Linnemeyer each a plot 60x100, Windsor Parkway; to C. Shea a plot 40x89, Lincoln av. The same company sold at Rockville Centre to S. S. Dawson a plot 60x100, Columbus av; to T. J. and M. A. Cantirino a plot 40x100, Yale av. The same company sold at Hempstead to A. Solomon a plot 40x100, Allen st; to P. Mulhern a plot 40x100, Weir st; to C. J. and T. Coggins a plot 40x100, Miller st. The same company sold at Floral Park to A. E. Duane a plot 40x100, Willow st; to G. Helms a plot 40x100, Cypress st; to W. Thompson a plot 60x100, Tulip av; to A. H. McGeough a plot 50x100, Geranium av; to E. Benjamin a plot 20x88, Plainfield av. The same company sold at Valley Stream to K. M. LaPoint a plot 60x131, at Rockaway Parkway and Lamberson st; to A. Lofblad a plot 100x100, Grove av and Thompson st; to H. H. F. Brinks a plot 40x85, Argyle st; to C. E. Shields a plot 60x85, Chester st; to S. Sternberg a plot 40x100, Grove av; to J. Aronson a plot 40x100, Berry st; to C. Moran a plot 40x100, cottage st.

PERTH AMBOY, N. J.—John Hoge has bought through Pease & Ellman for the American Encaustic Tile Co., of which he is president, a factory site of 10 acres on the State Road. The property was held at \$150,000. A factory will be established to attend to the eastern business of the buying company, which has its headquarters in Zanesville, Ohio.

ROCKVILLE CENTRE, L. I.—Taendler & Scholz have sold for Seraphin Baier, of Brooklyn, 5 free and clear lots in Rockville Centre terrace to Jacob Gittin, also of Brooklyn, who gave in payment two 2-family houses on Shoe and Leather av, Woodhaven, N. Y.

SHORT HILLS, N. J.—Roche, Craig & Wiley sold at Short Hills a large place, costing \$20,000, plot 150x200, to Benjamin Old, of New York, and another for about \$28,000 to Clifford E. Dunn, of Netherwood, N. J. Mr. Old's place is situated on West road near Lakeview av and Mr. Dunn's on Windermere Terrace near Coniston road.

YONKERS, N. Y.—De Vito & Nicholson have sold for Anthony Masino to Frederick Keith, of New York, a tract of 43 lots at Yonkers. Mr. Keith gave in part payment his residence at Malba, L. I. The deal involved about \$46,000.

LEASES.

Manhattan.

A. B. ASHFORTH, INC., leased the store and basement at 54 West 39th st, for a term of years, to Leon P. Bailly, of 366 5th av.

A. B. ASHFORTH has leased space on the 11th floor of the Architects' Building, 101 Park av, to Henry Cobb.

DOUGLAS L. ELLIMAN & CO. in conjunction with Connor Lawrence have leased for Mrs. Charles H. Isham, 30 East 63d st, a 4-sty high stoop dwelling with an extension, on a lot 20x100, to Mrs. Reynolds.

DOUGLAS L. ELLIMAN & CO. leased for Mrs. Chester Griswold 131 East 54th st, a 4-sty dwelling, on lot 16.8x102, to Mr. Roderick Cameron.

DOUGLAS L. ELLIMAN & CO. have leased an apartment of 9 rooms and 3 baths in 375 Park av for the Montana Realty Co. to Edward E. Kennedy.

M. & L. HESS (INC.) leased the 3d loft at 22-24 West 3d st to M. Praskin, Inc., of 213 Greene st; 10th loft at 12-14 West 32d st to Glasser & Knopf; and offices at 102 5th av to H. Kirsch, Inc.

M. & L. HESS (Inc.) leased to Grant S. Kelley Co., woolens, 2,000 ft. of space in the Hess Building, southwest corner of 26th st and 4th av.

M. & L. HESS (Inc.) leased the 11th floor of the new Continental Building, at 902-10 Broadway, northeast corner of 20th st, to Warren Livingstone.

PEASE & ELLIMAN have leased in conjunction with M. Cozzens the store at 9 West 28th st to Max Scheer; also for the Charles A. Coe Estate a loft in 4 East 46th st to Madjame Hilda.

PEASE & ELLIMAN leased the dwelling at 138 East 36th st for Mrs. Emma Reamey to Dr. C. F. Smith, and the dwelling at 134 East 38th st for Mrs. Annie Westervelt to Miss Ida H. Adams.

H. C. SENIOR & CO. leased for Eugene Valenti the 4-sty brownstone dwelling at 3 West 84th st for a term of years.

H. C. SENIOR & CO. have leased for Arnold H. Heyland the entire 4-sty building at 180 Fulton st, adjoining the corner of Church st, to the Mehler, Fulton Co., importers. After extensive alterations the lessees will occupy the property for their business. The lease, which is for a period of 21 years and 9 months, involves an aggregate rental of about \$232,000.

5TH AV. BOND & MORTGAGE CO. (real estate dept.) leased space in the Monolith Building, 45 West 34th st to William Gray.

JOHN A. BLACK has leased from R. Fulton Cutting 22 East 67th st, a 4-sty and basement dwelling occupying a lot 24x100.5, and adjoining the southwest corner of Madison av. It has been in the market for lease recently at \$10,000 per annum. The brokers were H. D. Winans & May.

WORTHINGTON WHITEHOUSE leased 45 West 48th st for Sarah F. Zabriskie, and 47 West 48th st for Arthur R. Gray and Sarah F. Zabriskie to Mrs. J. C. Tomlinson, for a term of years.

UNGER & WATSON leased for Simeon Morgan Barber the corner building at 635 Lexington av, southeast corner of 55th st, to Mrs. Reinhold Witte for a term of years.

SPEAR & CO. have rented the 10th loft in 27 to 33 West 20th st to the Leterman, Beecher & Jordan Co.; the 1st loft in 130 to 134 West 17th st to E. Schornbrun & Co., of Cleveland, Ohio; and the 5th loft in 817 and 819 Broadway to A. Mendelsohn & Bro.

DUFF & BROWN CO. leased for the Union Real Estate Co. to Lippman Lowenstein for 3 years the 3-sty dwelling 526 West 149th st.

GOODWIN & GOODWIN rented for Dr. Morris Rosentover to David Weinberg the 3-sty dwelling at 54 West 113th st.

LOWENFELD & PRAGER leased to Annie Goldberg for 5 years ten 5-sty tenements at 630 to 634 Water st, 54 and 56 Scammel st and 383 to 389 Cherry st.

G. W. BARNEY leased to the Bissel Carpet Sweeper Co., of 25 Warren st, the 4th loft at 73 Warren st; also to the Simon Press, of 142 Henry st, the 1st loft at 51 East 19th st; also to Salekof & Gair, the 2d loft at 28 Union sq, and to Cohen & Schliessel, the top loft at 55 West 8th st.

LOUIS SCHRAG leased for the Estate of William B. Neilley, the dwelling at 129 West 21st st, to Agnes Johnson.

W. H. MATHEWS & CO. leased for Alfred Blumenthal the 75-ft front elevator apartment house 503-505 West 11th st, known as Clara Court, for a term of years.

PAYSON McL. MERRILL CO. leased for Albert Herter, 811 Madison av, a 4-sty dwelling, on plot 32x100.

NELSON & LEE leased for the United Cigar Stores Co., to the Russell Stores Co., the store in 169 Broadway, southeast corner Broadway and Cortlandt st. The building is under a long-term lease to the Broadway-Cortlandt Co., owners of 165 Broadway—The City Investing Building. The United Cigar Stores Co. have a long-term lease on the entire building from the Broadway-Cortlandt Co. The Russell Stores Co.'s lease is for a period of 11½ years and the aggregate rental for the term is \$143,600, which is at the rate of about \$1,000 per front foot, a record rental for an inside Broadway store.

CARSTEIN & LINNEKIN leased space in 456-60 4th av to the A. W. Shaw Co. of 60 East 23d st; space in the Pocono Building, 229 4th av to the Martin Mfg. Co. and the American Textile Woolen Co.; offices in the Candler Building at 220 West 42d st, to the National Salesmen's Training Association; the entire 4th floor in 32-34 West 34th st to William Reuter; for the Brunswick Realty Co., the entire 12th floor in the building 239-43 4th av to the Manchester Textile Co.; at 16-18 West 42d st, the entire 7th loft to Simon Ginsberg & Bro., Inc.; for William E. Billings, the entire 4th and 5th lofts at 453-455 Broome st, to A. Galewski & Son; with Moore & Wyckoff, space in 434-440 4th av, to Roelker & Murphy; and for the Brunswick Realty Co. space in 239-243 4th av to Fleischer & Eaum.

JOHN N. GOLDING rented for the Continental Insurance Co., offices at 44-6 Cedar st, to Lind & Pfeiffer, attorneys, S. S. Hoag and Ferdinand I. Haber; also for the Fire Companies' Building Corporation, offices at 80 Maiden Lane to the George T. Parker Co.

ALBERT B. ASHFORTH, INC., leased the top floor at 22 East 30th st to the Ateller-in-Hirons and space on the 9th floor of the Francis Building, southeast corner of 5th av and 53d st, to Katherine McPherson.

H. FREUD leased for Lebolt & Co. the show-window and loft in the Lebolt building, 5th av and 23d st, to the Rosenbach Shoe Co., of Flatiron Building, for a term of years.

N. BRIGHAM HALL & WM. D. BLOODGOOD (Inc.) have leased the entire 3d loft, containing about 9,000 sq. ft., in the building at the southwest corner of 4th av and 32d st to the H. Herrman Furniture & Lumber Co., now at 258 Canal st. This is an important uptown trade removal of a large concern which has been for

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(Manhattan Leases—Continued)

nearly half a century located in the Canal street section. The show rooms and executive offices of the company will be located on the newly leased premises.

WILLIAM R. WARE has leased for Louis T. Romaine the 4-sty dwelling at 136 West 94th st to Louis J. and Margaret M. Hart for a term of years.

F. R. WOOD-W. H. DOLSON CO. leased for Nathan F. Vought the 3-sty dwelling at 179 West 88th st to John Engelhardt.

DUROSS CO. leased for Philip Rhineland the 5th loft in 48-50 West 21st to Mittenthal Bros. for a term of years.

LEON S. ALTMAYER leased for Mitchell B. Bernstein the 1st loft in the mercantile building 475 Broadway, running through to 48 Mercer st, for a term of years to Messrs. S. Lisk & Bros., importers of toys.

H. D. WINANS & MAY leased the residence at 50 East 82d st for Henry Block to a client.

EDGAR A. MANNING leased the store at 28 East 33d st for Henri Graux to B. G. Maksoud.

Bronx.

S. J. TAYLOR leased for Ernest Hall, the one-family residence 2411 Walton av, to George D. Burnside, who will occupy the same.

S. J. TAYLOR leased for the owner the 1-family residence 2344 Aqueduct Av East to E. F. Rubiand.

H. J. RADIN leased for Hayman Rasing to the Public Bank, the store at the northeast corner of Wendover and Bathgate avs, and for the Zarland Realty Co. to Louis Neurburger the store at 3861 3d av.

The Keilbert Construction Co. leased from the plans to an investor for a term of years the 6-sty flat about to be erected, located at 1013 Kelly st, near 165th st.

Suburban.

IRVINGTON, N. Y.—Pease & Elliman have leased for Stephen C. Millett his country place, known as Caldwell House, to George M. Landers. The property contains 40 acres, occupying a high position on the ridge, and almost adjoins the residence of R. B. Dula.

REAL ESTATE NOTES.

SAMUEL H. MARTIN has been appointed agent of the two 5-sty flats, 256-258 West 68th st.

SPEAR & CO. have been appointed agents of 136-138 West 22d st, 18 East 16th st and 108 East Houston st.

McLERNON BROS. negotiated the recent sale of the dwelling at 2397 Walton av for N. S. Diiberger to Annie Martin.

CARSTEIN & LINNEKEN have been appointed agents of the 12-sty mercantile building at 53-57 West 36th st; also of the Doubleday, Page Building at 133-137 East 16th st.

SUIT to foreclose a mortgage of \$536,000 on the 12-sty loft building at 29-33 West 35th st has been commenced by the Union Mortgage Co. against the Stone Construction Co.

DOUGLAS L. ELLIMAN & CO. have been appointed managing agents for 635 Park av, a new 13-sty apartment house, and 3 East 85th st, a new 9-sty apartment house by Mrs. Robert B. Minturn.

FREDERICK C. MEYER, a wealthy real estate operator, died on Wednesday at his home, 271 Carroll st, Brooklyn. He was born in Germany 48 years ago but came to this country when a small boy.

ON SATURDAY, August 23, Bryan L. Kennelly will offer at auction at three o'clock, on the premises, 13½ acres and 6 buildings belonging to the Olympic Club, in the west side of Saxons av, east side of Awixa Creek and Great South Bay, Bayshore, L. I.

THE UNITED ASSETS CORPORATION, of Long Island City, has filed lis pendens in 45 actions for foreclosure against the Currie Realty Co., a corporation which has been conducting building operations on 13th, 14th and Graham avs, Long Island City.

DANIEL J. RIORDAN, who recently acquired the apartment house at the northeast corner of Madison av and 90th st, has resold the property to Gilbert C. Brown. The seller secured the property on July 19 from the Colonial Holding Co., through Duff & Conger.

A 5-INCH STRIP having a depth of about 57 ft, adjoining in the west the holdings of Rees & Rees, at 237 to 241 East 39th st, was offered at auction Tuesday in the Vesey st sales-room. The sale was the result of a partition suit in which Rees & Rees were the plaintiffs against S. A. F. Ash and others. The former obtained the strip on a bid of \$500.

TO-DAY, at 2 p. m., the Jere Johnson, Jr., Co. will sell at auction 140 improved lots, located on Grand View, Beach, Ocean, Mermaid, Rochester and Wave Crest avs, Edgemere, L. I. The property is within a short walk of the Atlantic Ocean and Jamaica Bay. Edgemere is one of the most accessible of New York's seashore cottage colonies.

PEASE & ELLIMAN have been appointed agents of 607-609 West 136th st, a 6-sty modern apartment house, by Dr. E. Farquhar Curtis; also for the southeast corner of Park av and 185th st by Henry A. Beekman, receiver; of 174 West 82d st; of the apartment houses 24-26-28 West 59th st, immediately adjoining the Hotel Plaza, and also renting agents of the Chatsworth Annex, at 340-344 West 72d st, by the Johnson-Kahn Co.

MAURICE MANDELBAUM, of H. & M. Mandelbaum, denied yesterday to a Record and Guide representative that he had resold the old South Church property at Madison av and 38th st, recently acquired from the church trustees. The

property will be taken over by the Madison Av. Building Co., recently incorporated for that purpose by the Mandelbaums. The Supreme Court has granted permission to the trustees to sell the property for \$530,000. At the time the sale was reported the purchase price was said to have been \$800,000.

TEACHERS COLLEGE of Columbia University has bought from the Delafield estate at Fieldston, Riverdale-on-Hudson, additional ground adjoining their present site so as to enable them to follow out a comprehensive plan of development now being prepared by their architect, J. N. Phelps Stokes. This plan includes modern school buildings for the boys and girls of the Horace Mann School, a gymnasium, administration building and homes for their executive officers and professors. This will be one of the most complete and beautiful educational centers of this type in the city.

DUNMERE, the estate formerly owned by the late R. G. Dun, and consisting of 13 acres of land at Narragansett Pier, facing the ocean, was sold by Joseph P. Day at auction on Saturday by order of the executors, Robert Dun Douglas and Francis L. Minton. The property was bought by J. W. Spring for \$60,000, the buyer representing Walter T. Phipps, of Boston. The bidding started at \$25,000. Among those at the sale were M. C. Bonvies, Francis Dewey, Paul Mills of Philadelphia, W. Herbert Caswell, W. A. Wheelock, O. L. Mersman, Mrs. John H. Hanan, Mrs. Benjamin K. Gatins, Earle Alexander, W. B. McElroy and Jeffrey Davis.

Real Estate Appraisals.

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

ESTATE OF JOHN G. F. CARLSEN.—Premises 3014 Bainbridge av, valued at \$10,750.

CHARLES MUNDE.—1950 Clinton av, \$6,250.

ROSE SINGER.—317 East 10th st, \$25,000.

AERAHAM ENGELHARD.—222 East 68th st, \$12,500.

WILLIAM J. ROCHE.—181 East 50th st, \$12,000.

FANNIE TURLEY.—53 East 118th st, \$14,000.

CLARA M. BAUMGARDEN.—294 Riverside Drive, \$82,000; 1-6 interest in 228 East 44th st, \$9,416; 1-6 interest in 227 East 44th st, \$3,333.

SENDER JARMULOWSKY.—113 East 96th st, \$23,000; 6-20 West 137th st, \$152,000; 225 West 18th st, \$26,000; 227 West 18th st, \$26,000;

355 1st av, \$46,000; 83 Hester st, \$23,000; 85 Hester st, \$25,000; 3 Rutgers pl, \$40,000; 16 East 93d st, \$51,500.

The Center Street Loop.

The first part of the Dual System to be placed in operation is the Centre street loop subway in Manhattan, which was placed in operation on Monday, August 4, by the trains of the New York Consolidated Railroad Company, in accordance with the contract between the city and the New York Municipal Railway Corporation. Trains of this company from Canarsie, Cypress Hills, Broadway and the East New York sections of Brooklyn are now operated through the loop, coming over the Williamsburgh Bridge and landing passengers near the City Hall in Manhattan at the Chambers street station under the new Municipal Building.

Stops are also made at Essex street, the Bowery and Delancey street, and Canal and Centre streets. For the first few days the new operation was not satisfactory, owing to new trouble with the new signal system in the loop and also to the unfamiliarity of the motormen with the subway operation. These troubles have disappeared, and for the last few days the operation has been smooth and no further difficulty is anticipated. During one of the delays on the first day of operation a man who jumped from a train stalled on the Williamsburgh Bridge was run down by a train going towards Brooklyn and killed. It was erroneously stated that this man had been killed in the new loop subway. As a matter of fact the accident occurred on the approach to the Williamsburgh Bridge, fully 300 feet away from the entrance to the loop.

Police Power Over Private Property.

The New York City charter allows the Board of Aldermen, with the approval of the Board of Estimate and Apportionment, to pass ordinances limiting the height of buildings. No such ordinances have been passed or enforced. They would doubtless be upheld so far as the courts considered them justified by regard for public health or safety, but condemned if directed to the accomplishment of a purely esthetic purpose. The courts have chosen to limit the police powers to health and safety on the ground that a more extensive application would violate the Constitution. Yet no one can doubt that the city of the future will need to enforce harmony of buildings, the setting back of buildings in certain areas, the limitation of heights, and, to some extent, the segregation of residential, business, and industrial structures. The community cannot carry out any worthy plan if a private owner can build of any shape, anywhere and for any purpose. The city architect in many foreign cities has the power to disapprove the plans of unsuitable and inharmonious buildings.

Modern German cities like Cologne, Frankfurt, and Dusseldorf, have planned and restricted their suburbs as to the height of buildings, their use, and the proportion of private land to be covered.

The needs of urban communities have grown since police powers were limited to public health and safety. Police powers must be as broad as are community necessities, and the private right, while protected, must be exercised so as not to injure the community. It is unthinkable that the city must compensate all of the private owners if reasonable esthetic restrictions are placed on their use of city land. Yet, if police powers cannot be invoked, there is no resort but to eminent domain, which always requires compensation.

No city can afford to pay money to all pri-

vate owners to make them respect community rights, and community rights will at some time extend to regulating advertising signs, harmonizing buildings, and segregating industries. Progressive legislation is required, and if all else fails, constitutional amendments must be made. These should be general, and should extend police powers to reasonable esthetic objects, rather than to enumerate the various forms of community necessities.

Private contractual restrictions almost wholly fail. They are construed strictly in favor of the unhampered use of land. If unlimited as to time, they are often held to be of no effect because of change of the character of the neighborhood. They delude the unsuspecting and increase litigation. Few private mansions are now built in New York City because there is no assurance of harmonious surroundings. Home-owners more and more desert the city, and leave it to the apartment dwellers and industrial population. This is not because all Greater New York is congested; by far the greater part of the city is quite unbuild. Mannheim, Germany, keeps its rich men inside of the city by assuring them a permanent locality of detached private residences.—Edward M. Bassett.

Hoisting Heavy Girders 250 Feet Above the Street.

The desire of the Consolidated Gas Company to add seven stories to its present 12-story building at 15th street and Irving place, thus making it of the same height as the new building of this company, now in the course of erection on each side of the old structure on 15th street, has led to an unusual feature in building construction. As the old building is not strong enough to bear this additional weight, it was decided to suspend six of the seven additional stories from heavy girders in the roof of the addition, the girders themselves being supported on steel columns 250 ft. high, reaching to the ground, alongside the old building. The seventh additional story rests on the girders.

The Engineering News gives details of the girders and the method of handling them. The largest girders are 63 feet long, 8 feet deep, and weigh 40 tons each. They are at an elevation of 250 feet above 15th street. The eight girders, having a total weight of 300 tons, were conveyed to the foot of East 15th street on one lighter. They were carted singly from there to the job on trucks of special construction, each drawn by 34 horses. The truck wheels were of steel and had 18-inch treads. The girders were unloaded from the trucks and placed upon the street by means of a large steel stiff-leg derrick with a 70-foot boom, installed on the 19th floor of the new building. The work of handling the eight girders from the dock to the job consumed only one day.

After their delivery at the site, the girders were lifted, one at a time, by this same derrick, and placed in their respective positions. The actual hoisting and placing of the girders required 12 hours, distributed over Aug. 1-3; the last girder, weighing 40 tons, being lifted and placed in 12 minutes.

An especially designed balance beam with two sets of clamps for attaching the derrick cables to the girder, was used. A 12x12-inch engine furnished power for raising the girders. The hoisting drum contained 4,000 feet of 5/8-inch cable, using six sheave blocks, 13 parts of cable.

The girders are supported on columns placed close to the sides of the existing building. Each column extends vertically a distance of 250 feet and is constructed in seven lengths. The columns rest on steel and concrete footings, reaching down to bedrock.

The rated capacity of the derrick was about 80 tons at 35-foot radius, and 50 tons at 60-foot radius. The weight of the derrick with its load, imposed loads on the building far in excess of its design; hence, it was necessary to design special timber bracing which would distribute the maximum reaction of 140 tons at the base of the derrick, down through several tiers of floor girders. The uplift at the outer ends of the derrick sills was taken by steel beams and 1 1/4-inch steel cables, the latter carried down five stories, and there attached to the columns at their intersection with the floor girders. In addition, nine adjacent panels of the building structure were diagonally braced in both directions with steel cables, to resist all tendency toward racking the building horizontally. No vibration was detected when the girders were set in place.

Bridging across the old building was the suggestion of W. Cullen Morris, engineer of construction of the Consolidated Gas Co. The work has been under the supervision of the engineering department, Wm. H. Bradley, chief engineer. The particular manner in which the work was accomplished was developed by Herbert W. Ulrich of the engineering staff. Henry Hardenburgh is the architect and the George A. Fuller Co. the general contractor. The girders were fabricated and erected by Milliken Bros., City.

Wants and Offers

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

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

BUILDING MATERIAL MARKET.

(Continued from page 305.)

GLASS MARKET TIGHT.

Difficulty Experienced by Wholesalers in Getting Common Sizes.

INDOW GLASS, unlike most of the other building commodities, is in a tight market, with current prices running between 90-15 to 90-20 per cent. discount on single thick and 90-20 to 90-25 per cent. on double thick, with A quality scarce.

This condition is the result of a shutdown at many plants on May 29 in order to work off what looked like an over-supply, so as not to be caught long under new tariff conditions. Jobbers reported this week that they were having trouble to get the supplies they need for current orders. Early orders are imperative for prompt deliveries even as far ahead as forty days.

A GOOD YEAR FOR CEMENT.

Midsummer Quietness Being Cut Short by New Activity.

Portland cement prices are firm but without change locally, though a slight advance is reported for some parts of the country. Shipping has slightly increased and inquiries for new business are more numerous, which reflect an earlier revival than usual after the regulation midsummer quietness.

In a word, the mills are expecting to close the year with the best record for business that they have had in four or five years. There was some expectation of advanced quotations generally this month, but no change is now expected. Quotations are unchanged and \$1.58 is charged for delivery within lighterage limits, which is equivalent to \$1.46 Jersey City and approximately 95 to 98 cents per barrel in bulk at the mill. The usual allowance of 40 cents per barrel is made for bags returned, but companies paying 30 cents for bags returned charge \$1.48 for cement.

A large manufacturer remarked this week upon the constantly enlarging use to which cement is being put. The agricultural communities are consuming large quantities at the present time, as the demand is ordinarily at its height in August and September.

The market for Lime is steady, at the following quotations: State common, 200 pound net, 97 cents per barrel; the former brand, Rockland-Rockport, special, 300 Star, has been succeeded by the brand "300 Star," \$1.37; finishing 300 pound, \$1.55, an advance of 15 cents; finishing 200 pound, \$1.10, an advance of 8 cents; 350 pound, \$1.72, an advance of 10 cents.

FOR Plaster Blocks the market is reported to be fairly active. It is noticed that a good impression was created in the public mind as the result of the recent public test of plaster blocks.

	Weight per sq. ft., lb.	Price, per sq. ft., cents.
2-in.	7	6
3-in.	8 1/2	6 1/2
4-in.	11	7 1/4

These blocks are made 32 inches long by 13 1/2 inches wide, containing 3 square feet of surface. The 2-inch blocks are solid, but the others are hollow.

Plaster boards, 5/8-inch thick, are quoted at 16 cents per square yard.

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AUCTION SALES OF WEEK.

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

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

Manhattan and Bronx.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Aug. 15, 1913, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3208-10 3 av.

JOSEPH P. DAY.

94TH st, 311 W (), ns, 175 w West End av, 50x100.8, 6-sty bk tnt; due, \$74,960.03; T&c, \$2,603.90; New York Life Ins Co. 73,000

*117TH st, 305 E, ns, 105 e 2 av, runs n50 w0xns0xe25xs100xw20 to beg, 5-sty stn tnt; due, \$14,120.36; T&c, \$154.44; Walderman Franz. 14,550

124TH st, 333-7 E (), ns, 250 w 1 av, runs n08.8xsw30.9xn50xw25xs100.11xe50 to beg, 6-sty bk tnt & str; due, \$5,570.62; T&c, \$—; sub to a prior mtg of \$37,000; Harris B Greenberg. 39,500

137TH st, 210 W (), ss, 172 w 7 av, 18x 99.11, 3-sty & b stn dwg; due, \$12,599.68; T&c, \$2,176.63; mtg recorded Aug 11 '97; Germania Life Ins Co. 10,000

Grant av, 1052 (), es, 257 s 166th, 25x 101.11, 3-sty bk dwg; due, \$1,402.61; T&c, \$183.80; sub to a 1st mtg of \$7,000; Adeline V Shaw. 7,200

Parcel (*), of land beg at cl blk bet 39th & 40th sts & 250.8 w 2 av, runs w.05xs28.6 xe.08xs8.6xe.05xn8.6xw.08xn28.6 to beg; partition; Rees & Rees. 500

HENRY BRADY.

*Beach st, 14, see Jerome av, 3170-2, on map 3172-4.

*Bleecker st, 26-30, sec Mott (nos 318-20), runs s90xe80.6xn19.6xw12.2xn70xw69, 7-sty bk lot & str bldg; withdrawn.

*Lowerre pl, ws, 25 s 229th, 89x105, Wakefield; due, \$1,805.12; T&c, \$39.34; Chas A Merritt. 2,025

Lowerre pl () swc 229th, 25x105; Wakefield; due, \$1,432.86; T&c, \$39.34; Frank McGarry et al. 1,600

*177TH st W, nwc Pinehurst av, see Pinehurst av, 2-4.

*229TH st E, swc Lowerre pl, see Lowerre pl, swc 229th.

Johnson av (), sws, lot 263, blk 3407, sec 13; due, \$346.26; T&c, \$34.92; Geo Murray. 25

Pinehurst av, 2-4 (), nwc 177th, 125x98 x125.11x92.8, 6-sty bk tnt; due, \$12,033.03; T&c, \$1,701.40; sub to four pr mtgs aggregating \$170,000; Jacob Hirsh. 183,530

*7TH av, 831-9, sec 54th (No 162), 100x 100.5; adj to Sept 12.

BRYAN L. KENNELLY.

*Hudson st, 548 1/2-50, see Jerome av, 3170-2, on map 3172-4.

*Mott st, 318-20, see Bleecker, 26-30.

*Perry st, 108, see Jerome av, 3170-2, on map 3172-4.

*Varick st, 22-4, see Jerome av, 3170-2, on map 3172-4.

*54TH st, 162 W, see 7 av, 831-9.

*Jerome av, 3170-2 on map 3172-4, es, 80.7 s Van Cortlandt av, 50x100, 1-sty fr str & 3-sty fr tnt & str; also VILLA AV, 3170-2, es, 425 n Potter pl, now 204th, 50x 124.11x50.1x125.10, 2 3-sty fr dwgs; also WEBSTER AV, ss, 600 e 204th, 50x116.4x 50.6x123.7, vacant; also PERRY ST, 108, s ec Hudson (Nos 548 1/2-50), 56.5x68.2x74.11x 46.10, 1/4 pt, 2 5-sty bk tnts & str; also VARICK ST, 22-4, sec Beach, —; leasehold, 4-sty bk tnt & 6-sty bk tnt & str; withdrawn.

*Villa av, 3170-2, see Jerome av, 3170-2, on map 3172-4.

*Webster av, ss, 600 e 204th, see Jerome av, 3170-2, on map 3172-4.

*Wendover av, 420, see Brook av, 1530.

D. PHOENIX INGRAHAM.

117TH st, 509 E (), ns, 98 e Pleasant av, 30x100.10, 6-sty bk tnt & str; due, \$21,245.06; T&c, \$2,193.36; P Chauncey Anderson. 1,000

Brook av, 1530 (), see Wendover av (No 420), 104.10x25.11x104.8x26.1, 4-sty bk tnt & str; due, \$24,769.21; T&c, \$890.50; Anna M Jones. 25,500

Zerega av (), ss, 354.9 e Castle Hill av, 25x103.10, Unionport; due, \$4,436.17; T&c, \$201.09; Kath L Ferris. 4,000

*Zerega av, ss, 329.9 e Castle Hill av, 25 x103.11, Unionport; due, \$4,436.17; T&c, \$201.09; Kath L Ferris. 4,000

SAMUEL MARX.

*150TH st, 60S-10 W, ss, 125 w Bway, 130 x99.11, 6-sty bk tnt & str; due, \$21,324.59; T&c, \$8,789.10; Chas Bellows. 180,150

SAMUEL GOLDSTICKER.

*5TH av, 2149, es, 50 n 131st, 24.11x99, 5-sty bk tnt & str; due, \$18,483.74; T&c, \$1,397.92; Geo Latour et al, def. 20,500

JACOB H. MAYERS.

2D av, 1467 (), ws, 51.6 n 76th, 26.4x100, 4-sty bk tnt & str; due, \$5,549.88; T&c, \$740; sub 1st mtg of \$15,000; Kassel Oshinsky. 16,689

2D av, 1469 (), ws, 77.10 n 76th, 26.7x100, 4-sty bk tnt & str; due, \$5,549.88; T&c, \$740; sub to a prior mtg of \$15,000; Kassel Oshinsky. 16,689

Total \$600,558
 Corresponding week, 1912..... 704,016
 Jan. 1, 1913, to date..... 37,820,857
 Corresponding period, 1912..... 34,380,495

Borough of Brooklyn

The following are the sales that have taken place during the week ending August 13, 1913, at the Brooklyn Sales rooms, 189 Montague street:

WM. H. SMITH.

FENIMORE st (*), ss, 540.10 e Flatbush av, 37.6x125; Edw E Cady. 30,300

LOMBARDY st (*), ns, 115 w Morgan av, 20 x130; Henry Limmer. 500

WARREN st (*), ns, 225.9 w Hicks, 25x 99.10; Robert Timroth. 4,075

WEST st (*), ws, 50 n 40th, 32.4x77.9; Adolph Leibowitz. 3,900

W 8TH st (*), es, 290.10 s Av R, 19.4x82.6; Sarah Salmon. 2,000

W 8TH st (*), es, 271.6 s Av R, 19.4x82.6; Sarah Salmon. 2,000

E 14TH st (*), ws, 540 s Av N, 40x100; also E 15TH st, ws, 420 s Av I, 40x100; also E 15TH st, swc Av I, 40x100; also E 15TH st, ws, 100 s Av I, 40x100; Sarah L Stephenson. 10,000

57H st (*), nes, 150 se 12 av, 50x100.2; Ward H Goodenough. 3,950

85TH st (*), ns, 280 e 22 av, 60x00; Jno A Cook. 15,100

KINGSLAND av (*), ws, 353.9 n Driggs av, 20x100; Knickerbocker Savgs & Loan Co. 2,000

SHEPHERD AV (*), es, 75 s Sutter av, 25x100 Eagle Savgs & Loan Co. 2,500

17TH av (*), nws, 37 sw 75th, 18x92; Lawyers Title Ins & Trust Co. 3,000

17TH av (*), nws, 55 sw 75th, 18x92; Lawyers Title Ins & Trust Co. 3,000

LOT 67 (*) blk 1909, Sec 7; Henry Hamburger. 600

WM. P. RAE.

GUERNSEY st (*), ws, 220 s Norman av, 40x120; Wm G Miller. 30,000

HENDRIX st, es, 100 s Dumont av, 220x100; Bernard Bandanes. 7,400

HICKS st (*), es, Pierrpont to Love la, 141.11x50.1x138.8x50.2; Williamsburgh Trust Co. 177,500

NEW UTRECHT av (*), ws, 42.8 s 40th, 18.5 x80; Jos T Quinn. 6,000

17TH av (*), nws, 73 sw 75th, 18x92; Lawyers Title Ins & Trust Co. 3,000

17TH av (*), nws, 91 sw 75th, 18x100; Lawyers Title Ins & Trust Co. 3,000

JAS. L. BRUMLEY.

E 13TH st (*), es, 100 n Av K, 80x100; Lawyers Title Ins & Trust Co. 5,000

E 13TH st (*), es, 180 n Av K, 80x100; Lawyers Title Ins & Trust Co. 5,000

E 13TH st (*), es, 260 n Av K, 80x100; Lawyers Title Ins & Trust Co. 5,000

E 13TH st (*), es, 340 n Av K, 40x100; Lawyers Title Ins & Trust Co. 3,000

BAY 25TH st (*), nws, 370 ne Benson av, 50x96.8; Thos G Field. 10,000

JOSEPH P. DAY.

CLARKSON st (*), ss, 312.6 e St Pauls pl, 18.9x125; Broadway Trust Co. 34,025

ROGERS av (*), es, 75 s Av D, 40x102.6; Broadway Trust Co. 1,525

CHAS. SHONGOOD.

BERGEN st, ss, 58.6 e Schenectady av, 19.6x 55.6; withdrawn.

DIAMOND st, ss, 1298.4 e main rd in Village of Flatbush, 25x168.4; withdrawn.

S 5TH st, ss, 75 w Hewes, 50x100; Saml Grossman. 46,500

56TH st (*), sws, 250 se 14 av, 75x100; Harry E Bailey. 3,000

58TH st, ns, 206.8 w 4 av, 26.8x100.2; Bridget Rice. 12,250

ATLANTIC av, ss, 128 e Buffalo av, 22x100; withdrawn.

Total \$435,125
 Corresponding week, 1912..... \$102,300

ADVERTISED LEGAL SALES.

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

Manhattan and Bronx.

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

AUG. 16.
 No Legal Sales advertised for this day.

AUG. 18.

128TH st, 117 E, ns, 216 e Park av, 16x99.11, 3-sty & b stn dwg; Paul E Lamarche gdn—Stephen McCormick et al; R & E J O'Gorman (A), 51 Chambers; Warren Leslie (R); due, \$7,729.83; T&c, \$617.96; Joseph P Day.

ST NICHOLAS av, 730, es, 355.10 n 145th, 30.4x100, 4-sty & b stn dwg; Ella C Christie—Ruth Johnson et al; Joab H Banton (A), 1 Liberty; Jas F Curnen (R); due, \$26,384.94; T&c, \$421.03; Joseph P Day.

AUG. 19.

25TH st, 136 E, see Lexington av, 51-5.
 101ST st, 64 E, ss, 130 w Park av, 25x100.11, 5-sty bk tnt; Margaretta K Welsh extrx &c—Maurice S Hyman et al; Saml F Swinburne (A), 180 Main, New Rochelle, N.Y.; Edw F Clark (R); due, \$21,265.19; T&c, \$963.15; Joseph P Day.
 LEXINGTON av, 51-5, es, 39.6 s 25th, runs s59.3xe94xn98.9 to 25th (No 136) xw22xs39.6xw 72 to beg, 12-sty bk loft & str bldg; Alfred M Heinsheimer—Frank Lugar et al; Simpson & Cardozo (A), 111 Bway; Jno G Saxe (R); due, \$80,257.75; T&c, \$4,050; Joseph P Day.
 QUIMBY av, 2339, ns, 305 e Havemeyer av, 100x216 to Houghton av, Unionport; Jno B Harrison—Alex F Walsh et al; Eugene Berry (A), 258 Bway; Jno F Cowan (R); due, \$4,984.58; T&c, \$766.49; sub to a first mtg of \$9,000; Joseph P Day.

AUG. 20.

ELDRIDGE st, 210-12, es, 105.2 s Stanton, 45 x87.6, 2-6-sty bk tnts & str; N Y Post Graduate Medical School & Hospital—Rachel Samuels et al; Taylor, Jackson & Brophy (A), 71 Bway; Jno H Rogan (R); due, \$50,584.90; T&c, \$1,701.90; Joseph P Day.
 McCLELLAN st, swc Grant av, 100x156.6, vacant; Dollar Savgs Bank of NY—One Hundred & First St Co; Action 2; Lexow, Mackellar & Wells (A), 43 Cedar; Paul Jones (R); due, \$2,955.29; T&c, \$491.59; Joseph P Day.
 26TH st, 249 W, ns, 150 e 8 av, 25x98.9, 5-sty stn tnt; Franklin Savgs Bank of the City of NY—Carolyn R Pfeiffer et al; Wilson M Powell (A), 7 Wall; Wilbur Larremore (R); due, \$16,915.27; T&c, \$100; D Phoenix Ingraham.
 112TH st, 11 E, ns, 200 e 5 av, 25x100.11, 5-sty bk tnt; Alice Meyer et al exrs &c—Henrietta J Bruno et al; Strasbourger, Eschwege & Schallek (A), 74 Bway; Frank Keck (R); due \$6,158.64; T&c, \$288.20; sub to a first mtg of \$20,000; Joseph P Day.
 125TH st, 518 W, ss, 227 w Amsterdam av, 27x100.11, 5-sty bk tnt & str; Kate M Ladd—Arthur Gorsch et al; W B & G F Chamberlin (A), 31 Nassau; Jno H Rogan (R); due, \$24,430.32; T&c, \$982.80; Saml Marx.
 129TH st E, nwc Madison av, see Madison av, 2034.
 149TH st W, nec Riverside av, see Riverside dr, nec 149.
 166TH st E, nwc Grant av, 100x156.6, vacant; Dollar Savgs Bank of the City NY—One Hundred and First St Co et al; Action 1; Lexow, Mackellar & Wells (A), 43 Cedar; Paul Jones (R); due, \$4,630.15; T&c, \$218.14; Joseph P Day.
 GRANT av, swc McClellan, see McClellan, swc Grant av.
 GRANT av, nwc 166th, see 166th E, nwc Grant av.
 MADISON av, 2034, nwc 129th, 18x75, 3-sty & b stn dwg; Dominion Trust Co—Ilda R Stewart et al; Louis F Reed (A), 2 Rector; Fredk Durgan (R); due, \$7,935.18; T&c, \$748.72; sub to a mtg of \$20,000; Joseph P Day.
 RIVERSIDE dr, 720, nec 149th, 102.1x193.8x 99.11x173.1, 6-sty bk tnt & str; Max Marz—A Feldman Constn Co et al; action 1; Norman W Chandler (A), 128 Bway; Timothy A Leary (R); due \$177,236.06; T&c, \$20,942.33; Joseph P Day.

AUG. 21.

18TH st, 308 E, ss, 154.8 e 2 av, 20.8x78, 4-sty stn tnt; Katharina Koch—Max Meuer et al; Lewis S Marx (A), 128 Bway; Wm Arrowsmith (R); due, \$15,232.33; T&c, \$4,540.03; Bryan L Kennelly.
 BRYANT av, 1872, nec 176th, runs n107.11xe 13.8xsl17.4xw25xw9.4 to beg, 3-sty fr tnt & str; Wm H Hottes—D J Dillon Co et al; Maurice S Hyman (A), 55 Liberty; J Campbell Thompson (R); due, \$13,993.67; T&c, \$335.30; Bryan L Kennelly.
 GLEASON av, ss, 79.10 w Castle Hill av, 25x 108; Fridolin C Mehler et al—Bernhard Ebeling et al; Wesselman & Kraus (A), 55 Liberty; Ellsworth J Healy (R); due, \$951.75; T&c, \$100; sub to a prior mtg of \$500; Bryan L Kennelly.
 PROSPECT av, ws, 50 s Oakland pl, 25x100, vacant; David Kraus—Wirth Realty & Construction Co et al; Wesselman & Kraus (A), 55 Liberty; Ellsworth J Healy (R); due, \$1,409.45; T&c, \$170; sub to a prior mtg of \$2,000; Bryan L Kennelly.

AUG. 22.

134TH st, 74 W, ss, 160 e Lenox av, 25x99.11, 5-sty stn tnt; N Y Trust Co—Mary E Heaney et al; Middleton S Borland (A), 46 Cedar; Chas H Murray (R); due, \$14,984.54; T&c, \$270; Joseph P Day.

AUG. 23.

No Legal Sales advertised for this day.

AUG. 25.

GRAND st, 207, ss, 24 e Mott, 23.1x80, 5-sty bk tnt & str; Johanna Mann—Chas Cohn et al; Saml N Freedman (A), 55 Liberty; Patk J McGrath (R); due, \$1,473.86; T&c, \$715.67; sub to three mtgs aggregating \$17,000; Joseph P Day.
 81ST st, 334 E, ss, 310 e 2 av, 15.6x102.2, 3-sty & b stn dwg; Chas Moran admr—Simon J Stroh et al; Middleton S Borland (A), 46 Cedar; Geo W Simpson (R); due, \$4,909.28; T&c, \$62.30. Joseph P Day.

Brooklyn.

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

AUG. 16.

No Legal Sales advertised for this day.

AUG. 18.

BENSON av, ns, 80.4 e Bay 14th, 23x90; Jos A Heinlein—Donato Galasso et al; Edw Snyder (A), 44 Court; Chas S Simpkins (R); Chas Shongood.

AUG. 19.

MEEKER av, ns, 150 w Graham av, 50x100; Sheriff's sale of all right, title, &c, which Antonia Vespole had on Mar10'13 or since; Chas B Law, Sheriff; Wm P Rae.

AUG. 19.

DEAN st, 138, sws, 287.9 nw Bond, —x100; Eagle Savgs & Loan Co—Henry F Beakey et al; Latson, Tamblin & Pickard (A), 55 John, Manhattan; Wallace N Creeand (R); Wm H Smith.
 GARDEN st, nes, 305.10 se Flushing av, 20x 63.1xirreg; Jacob N Herrie—Heiman Katz et al; Robt E Moffett (A), 894 Bway; Jas E Doherty (R); Wm H Smith.
 HEYWARD st, ns, 156.6 w Marcy av, 19x100; Saml H Coombs—Michl L Bradley et al; Christopher W Wilson, Jr (A), 260 Bway; Jos Hartenstein (R); Wm H Smith.
 E 7TH st, ws, 100 s Ditmas av, 36.1x136.1; also OCEAN pkway, es, 245.4 s Ditmas av, 14.8x 140xirreg; Lewis Lundquist—Henry F Risch et al; Albt A Howell (A), 177 Montague; Manhasse Miller (R); Chas Shongood.
 E 10TH st, ws, 475 s Av M, 54.9x20.6xirreg; Nassau Trust Co of the City of Brooklyn—Ciesinski Constn Co et al; Edw T Horwill (A), 215 Montague; Walter S Doernberg (R); Wm H Smith.

E 15TH st, es, 100 s Av K, 16.11x75; also E 15TH st, es, 116.11 s Av K, 16.11x75; also E 15TH st, es, 133.10 s Av K, 16.11x75; also E 15TH st, es, 150.9 s Av K, 16.11x75; also E 15TH st, es, 167.8 s Av K, 16.11x75; also E 15TH st, es, 184.7 s Av K, 16.11x75; also E 15TH st, es, 201.6 s Av K, 16.11x75; also E 15TH st, es, 318.5 s Av K, 16.11x75; also E 15TH st, es, 235.4 s Av K, 16.11x75; also E 15TH st, es, 269.2 s Av K, 16.11x75; also E 15TH st, es, 286.1 s Av K, 16.11x75; also E 15TH st, es, 300 s Av K, 16.11x75; United States Title Guaranty Co—New Amsterdam Development Co et al; Hirsh & Newman (A), 391 Fulton; Meier Steinbrink (R); Wm H Smith.

BAY 20TH st, ws, 280 s 86th, 40x96.8; Julia Stark—Chas E Weisz et al; Clarence F Corner (A), 375 Pearl; Richmond L Brown (R); Wm H Smith.

36TH st, nes, 180 se 14 av, 20x100.2; Archibald R Livingston trste—Yorklan Realty Co et al; Harry L Thompson (A), 175 Remsen; Arthur L Hurley (R); Wm H Smith.

GRAVESEND av, es, intersec nws Vanderbilt, 84.6x27.6 Annie A Grant—Yorklan Realty Co et al; Harry L Thompson (A), 175 Remsen; Robt H Koehler (R); Wm H Smith.

IRVING av, ws, 50 s Stanhope, 25x100; Herman Wunderlich—Henry Friedman et al; Jos Hartstein (A), 32 Nassau, Manhattan; Jas W Hyde (R); Wm H Smith.

NEW YORK av, ws, 41 s Martense, 19.6x100; Leslie G King—Theo W Baker et al; Caldwell & Holmes (A), 44 Court; Hyman Newman (R); Chas Shongood.

RALPH av, 467, es, 120 n Prospect pl, 20x 89.6; Geo F Corwin—Sol Fox et al; Alexander, Watriss & Polk (A), 32 Nassau, Manhattan; Geo F Elliott (R); Wm P Rae.

RYDER av, ns, 21.4 w East 10th, 21.2x42.6; Nassau Trust Co of Brooklyn—Cieslinski Constn Co et al; action 2; Edw T Horwill (A), 215 Montague; Walter S Doernberg (R); Wm H Smith.

WASHINGTON av, es, 207.2 s Greene av, 54.4x 120; Jas McLaughlin—Pastime Operating Co et al; Wm Van Wyck (A), 149 Bway; Louis F Hollenbach (R); Wm H Smith.

AUG. 20.

CHESTNUT st, es, 30 n Eastern pkway, 15x 79.4; Mary N Scranton—Joshua E Davidson et al; W H Garrison (A), 49 Court; L Claude Fottrill (R); Wm H Smith.

AUG. 21.

GREEN st, ss, 140 e Oakland, 125x100xireg to Huron, x200xirreg; also HURON st, ss, 250 e Oakland, 150x100; Wm H Peer—Henry C Fischer et al; action No 2; C & T Perry (A), 845 Manhattan av; Jno B Golden (R); Joseph P Day.

PRESIDENT st, ns, 120 e Columbia, 20x100; Andw Gray et al—Gelsomina Valentino et al; K C & M V McDonald (A), 189 Montague; Emory F Dyckman (R); Wm H Smith.

SANFORD st, ws, 290 s Willoughby av, 25x100; Jno F Saddington—Bernard L Hagen et al; Geo F Alexander (A), 315 Washington; Sidney F Strongin (R); Wm H Smith.

S 4TH st, ns, 150 w Hooper, 25x95; Gertrude Marmur—Annie Levy et al; Leo B Levy (A), 60 Wall, Manhattan; Francis A McCloskey (R); Wm H Smith.

13TH st, ss, 147.10 w 5 av, 18.9x100; Brooklyn Society for the Prevention of Cruelty to Children —Jos B Gmelich et al; Harry L Thompson (A), 175 Remsen; Maxwell Wyckoff (R); Chas Shongood.

BAY 34TH st, ses, 620 sw Benson av, 30x96.8; Lida P Bell—Milton Constn Co et al; O'Neil & O'Neil (A), 1098 Bway; Myles Purvin (R); Chas Shongood.

62D st, nes, intersec nws 7 av, 360x200xirreg to 61st; Friedrich J W Bursch—Jno Cruickshank et al; Frank G Wild (A), 277 Bway; Mortimer S Brown (R); Wm H Smith.

CANARSIE av, ss, adj land of Wm Krier, —x620.10 to Av D; parcel of land beg on se of land used by the N Y Bay Ridge & Jamaica R R as a roadbed, at intersec of land of Geo R Krier, 200.1xirreg; CANARSIE rd, es, adj land of Geo R Krier, —x—; Chas H Asche—Unis Realty Co et al; Albt C Asche (A), 253 Bway, Manhattan; Chas Y Van Doren (R); Wm H Smith.

SNYDER av, ns, 80 e East 39th, 20x60; Minnie Meyer—Maria J Hawkins et al; E Nothiger (A), 215 Montague; Louis J Moss (R); Chas Shongood.

AUG. 22.

ATLANTIC av, nwc Hopkinson av, 98x167.7; Dime Savgs Bank of Brooklyn—Carlo Rossa et al; Dykman, Oeland & Kuhn (A), 177 Montague; Wm D Niper (R); Wm H Smith.

AUG. 23.

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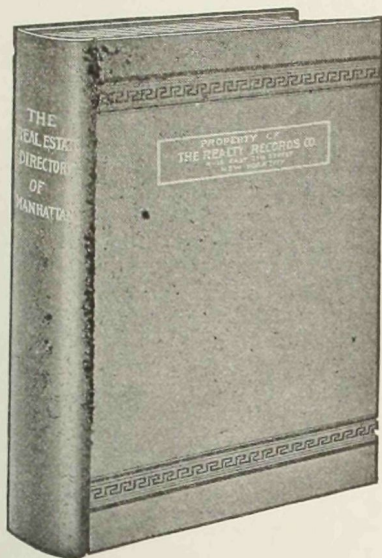
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Sailors' Snug Harbor to Build.

The trustees of the Sailors' Snug Harbor, 31 Nassau street, James Henry, comptroller and secretary, W. A. Guenther, deputy comptroller, and S. F. Garstein, of 221 Fourth avenue, in charge of real estate, contemplate the erection of a tall mercantile building, probably twelve stories in height, at the north-east corner of University place and 9th street, which is now covered with four-story lofts, stores and dwellings above. The proposed building will be L-shaped, fronting 50 feet on University place and extending to the rear 197 feet in depth. It will have light on four sides and will be constructed to carry 200 pounds per square foot. Absolutely fireproof and modern in every way the equipment will include a full sprinkler system. Each floor will contain 13,000 square feet of space. Definite details have not yet been determined as to when building operations will be started.

Ballinger & Perrot Get Factory Contract.

Ballinger & Perrot, 1328 Broadway, Manhattan, have been selected to design plans and take entire charge of construction of the new card factory which the New York Consolidated Card Company, of 222 West 14th street, is to erect at the northwest corner of Webster and Fourth avenues, Long Island City, at a cost of approximately \$300,000. The building will be of the monolithic type, fireproof, five stories in height, 457x70 feet in size, and contain over 200,000 square feet of space. There will also be included three or four outbuildings consisting of a boiler house, garage, lunch rooms and locker rooms for employees. There will be three electric elevators. No contracts have been awarded, and in all probability estimates will be received from general contractors at the New York office of Ballinger & Perrot, Hugh Kafka, Jr., manager, on or about August 22. The plans are being prepared at the main office of the architects at Philadelphia, Pa.

O. H. Kahn's New Mansion.

The residence which Otto H. Kahn, of Kuhn, Loeb & Company, is to erect at the northeast corner of Fifth avenue and 91st street, opposite the mansion of Andrew Carnegie, from plans by C. P. H. Gilbert, 1123 Broadway, will cover the entire area of the site, which embraces half a block front, 100 feet on the avenue by 145 feet in 91st street. The architectural style will be of classic design and all of the interior woodwork and trim used throughout will be imported from old antique buildings and chateaux of Europe. Dimensions of all the rooms will be made to fit the exact measurements of the existing woodwork in these buildings, so that the original treatment will be maintained. The excavating has been started but it is not likely that further operations will be started for several months yet, as estimates on the superstructure will not be taken before November. The entire expenditure of the building will probably reach \$1,000,000.

Dr. Cramer to Build Sanitarium.

Dr. Joseph M. Cramer, Putnam Building, 2 West 45th street, Manhattan, is having plans prepared by Henry Holder, 242 Franklin avenue, Brooklyn, for a private sanitarium, four stories, 60x100x187 feet, brick construction and fireproof, with a capacity of about sixty beds, to be erected at Sea Gate, Coney Island, opposite the Atlantic Yacht Club property. General contractors will be invited to submit bids to the owner on or about August 28.

Completing Plans for Dun Building.

Renwick, Aspinwall & Tucker, 320 Fifth avenue, architects, are rushing plans and will be ready to receive bids from general contractors about August 22 for the printing building which R. G. Dun & Company, publishers, of 290 Broadway, are to erect at the northwest corner of Nevins and Butler streets, Brooklyn. Full particulars of construction have not yet been decided. The height will be three stories, 100x200 feet.

Architect For N. Y. State Building.

Charles B. Meyers, architect, 1 Union square, is preparing plans and specifications for the New York State Building for the Panama Pacific Exposition to be held in San Francisco, Cal., during 1915. The building will be built of Plastic Travertine, on a steel skeleton, 78x250 feet, and two stories in height. It is expected that the architect will be ready to take estimates on construction about November 1, 1913, from both New York and western contractors.

Twelve-Story Building for 55th Street.

Von Beren & La Velle, 507 Fifth avenue, have been selected architects for a twelve-story store and office building to be erected in the north side of 55th street, 175 feet east of Tenth avenue, with dimensions of 100x100 feet. The Runline Realty and Construction Company, Maurice Runkle, 110 West 40th street, president, is the owner. Isaac A. Hopper, Inc., 110 West 40th street, has the general contract.

PERSONAL AND TRADE NOTES.

W. C. MEADOR, architect, announces the opening of offices at 516 Empire Building, Atlanta, Ga.

McBRIDE & CALLAN, general contractors, have moved their offices from 670 8th av to 3 West 42d st, N. Y. C.

J. E. JOHNSON, JR., has opened offices at 52 William st, N. Y. C., where he will conduct a consulting engineering practice.

DANIEL CARBYNE, a retired builder, well known in Brooklyn, died Thursday, Aug. 7, of paralysis, at his home, 827 Bushwick av, Brooklyn.

H. TATTON, architect, formerly connected with the office of McKim, Mead & White, will open offices for the practice of his profession about September 15, at 718 5th av.

JOHN H. PARKER CO., 315 4th av, is figuring the general contract for an addition to the garage at 235-241 West 55th st, through to 56th st, for the Times Square Auto Co.

THE NEW YORK STATE DEPARTMENT OF EFFICIENCY AND ECONOMY has appointed Professor Arthur H. Blanchard of Columbia University as consulting highway engineer.

J. LOTT NOSTRAND of New Utrecht, who died August 3, left his entire estate, estimated in value at more than \$1,000,000, to his brother, George E. The will was filed for probate this week.

ARTHUR D. BERSTLER, civil engineer, in the employ of the New York Board of Water Supply, who has been ill at his home at White Plains, N. Y., since early last June, died Tuesday, August 12.

HARRINGTON & HOWARD, architects, have opened offices in the Deposit National Bank Bldg., Du Bois, Pa., and would be pleased to have circulars and catalogues from concerns interested in the building trade.

SENATOR JOHN B. ROSE, president Greater New York Brick Company, is recovering from the fever which has troubled him for some time. For a time the Senator's friends were deeply concerned over his condition.

FINROCK IRON WORKS.—Judge Mayer has appointed Milton M. Sittenfeld receiver for the Finrock Works, 405 East 99th st, bond \$1,000, and he may continue business for twenty days. Liabilities are over \$25,000 and assets \$5,000.

PIETRO MAJORANO, a building contractor of 284 20th st, Brooklyn, died Tuesday, Aug. 5, in a private hospital in Manhattan. He was a native of Milazzo, Italy, was president of the Independent Milazzo Society and vice-president of the South Brooklyn Masons' Society.

BURT L. FENNER of McKim, Mead & White, N. Y. C.; Donaldson & Meier, of Detroit, and Paul Crebs, of Philadelphia, have been selected as a jury of award to select the architects who will be invited to enter the competition for the new city hall and county buildings to be erected at Pittsburgh.

L. PATTERSON, architect and superintendent of construction for the Shubert Theatrical Co., has opened offices in the Weber & Fields Music Hall Building, 216 West 44th st and would like catalogues, circulars and samples from concerns interested in the building trades, particularly in the construction of theatres.

MRS. MORTON F. PLAUT, who died at her summer home in New London, Conn., Thursday, Aug. 7, was an expert on architecture and was considered an authority on mediaeval architecture. The Plaut residence at New London, one of the most beautiful estates in the country, was erected under her direct supervision.

C. R. GUERTLER, construction superintendent of the J. G. White Engineering Co., 43 Exchange pl, N. Y. C., was accidentally shot and killed at one of the beach resorts near Honolulu, Hawaii, where he was in charge of the construction of the Marconi Wireless Telegraph Company's new station. Mr. Guertler had been in the employ of the J. G. White Company for about ten years and has had charge of the construction of many large projects.

WILLIAM J. BARNEY, Assoc. M. Am. Soc. C. E., former Second Deputy Commissioner of the Department of Docks and Ferries, New York City, and Philip B. Kennedy, Instructor in trade and transportation at New York University, have been engaged by the Merchants Association of New York City to gather information with regard to the proposed establishment of a free port in New York. The proposal contemplates the creation of an area or zone into which merchandise may be imported without paying tariff charges. Prof. Kennedy sailed recently for Europe for the purpose of studying the economic, commercial and industrial aspects of free ports. Mr. Barney has studied European ports with special reference to port administration and harbor engineering.

CRAM, GOODHUE & FERGUSON, architects, will dissolve partnership. Mr. Goodhue will continue in New York, at 2 West 47th st and Messrs. Cram and Ferguson in Boston. With the exception of the work on St. Thomas' Church and the United States Military Academy at West Point, for years the business association between the three partners has been dwindling until it has become merely a question of dividing the profits. Two personalities have been traceable in the work of the firm. Architects could distinguish between these, even when they worked together. In the case of St. Thomas' Church, Mr. Cram made the plan and for which Mr. Goodhue made the elevation and ornaments.

THE JOHN F. STEVENS CONSTRUCTION COMPANY, general contractors and engineers, of 55 Wall st, filed a voluntary petition in bankruptcy recently, alleging assets of \$301,551 and liabilities of \$318,743. The assets were listed as stock \$59,000; plant equipment, \$94,300; accounts, \$133,331; claim for damages for breach of contract, \$4,000; two auto trucks, \$10,000; cash on hand \$302; cash in bank, \$688 and books, \$30. Judge Mayer appointed Joel Rathbone and Frederick W. Stelle, receivers, under bond of \$50,000, with authority to fulfil contracts for subway work. It was stated that if existing contracts are carried out there would be a profit of \$300,000 and all creditors would be paid in full. The creditors listed include: John F. Stevens, President, \$132,000, notes and cash advanced; National City Bank, \$50,000; American Bride Co., \$6,249; Austin & Ireland Lumber Company, \$2,852; Paul Elliott Importing Company, \$2,116; Horton Lumber Company of Stillwater, \$3,227; Johnston & Murray, Syracuse, \$4,085; New York Edison Company, \$3,237; Lidgerwood Manufacturing Company, \$5,086; New York Central Railroad, \$4,803, and Yellow Pine Company, \$8,644. The company, which has

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Personal and Trade Notes (Continued).

completed one-ninth of the job, is to receive a payment of about \$40,000 from the city this week. This money, together with the \$25,000 raised by the issue of certificates, will tide the work over temporarily, as the company's payroll for labor on the subway amounts to only \$7,500. It is also regarded as likely that the receivers will get permission to issue more certificates when necessary. It is said it is likely a reorganization of the company will follow. The city was fully protected against any possible default in the fulfillment of the contract, as it has held John F. Stevens's bond for \$75,000, of which \$65,000 was furnished by the National Surety Company.

TRADE SOCIETY EVENTS.

INTERNATIONAL ASSOCIATION OF FIRE ENGINEERS annual convention N. Y. C. Sept. 1-6. Jas. McFall, Roanoke, Va., secretary.

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

THE ILLUMINATING ENGINEERING SOCIETY will hold its annual convention Sept. 22-26 at Pittsburgh. I. D. Israel of 29 West 39th st, New York, is the secretary.

THE ANNUAL MEETING of the Society of Gas Lighting will be held in New York City, December 11, 1913. Secretary, George G. Ramsdell, 29 West 39th st, N. Y. C.

THE ANNUAL MEETING of the American Gas Institute will be held at Richmond, Va., October 15-17, 1913. Secretary, Geo. G. Ramsdell, 29 West 39th st, N. Y. C.

THE EMPIRE STATE GAS AND ELECTRIC ASSOCIATION will hold its annual meeting in New York City, October 8, 1913. Secretary, C. H. B. Chapin, 29 West 39th st, N. Y. C.

AMERICAN SOCIETY OF ENGINEER DRAFTSMEN, 74 Cortlandt st, N. Y. C., will hold their regular monthly meeting in the New York World (Pulitzer) Bldg., Brooklyn Bridge, Friday, August 22, at 8.15 p. m. Programme: Mr. John W. Morton, M. E., Mem. Am. Soc. E. D., will read a paper on "The Universal Joint," illustrated by stereopticon. Lecture, "Spiral Gear Calculations," by Mr. Chas. E. Bennis, M. E., Teachers College, Columbia University. Walter M. Smyth, secretary.

NATIONAL PAVING BRICK MANUFACTURERS' ASSOCIATION.—Engineers and contractors from many sections of the country are to gather at Cleveland, Ohio, September 17 and 18, on the occasion of the tenth annual meeting of the National Paving Brick Manufacturers' Association. In former years the association has held its annual meetings during winter months, but at the last yearly assemblage of the paving brick manufacturers it was decided to hold future conventions during an "open season." Headquarters will be at the Statler Hotel. Officers of the National Paving Brick Manufacturers' Association are: Charles J. Deckman, Cleveland, president; Will P. Blair, Cleveland, secretary; C. C. Barr, Streator, Ill., treasurer.

INTERNATIONAL CONGRESS OF SCHOOL HYGIENE.—At the fourth International Congress of School Hygiene to be held in Buffalo from the 25th to the 30th of August, four architects are to present papers bearing on different phases of schoolhouse architecture. New York City will be represented by William T. Towner, architect, Secretary of the New York Society of Architects, who will read a paper on "Modern Methods of Sewage Disposal in Rural, Village and City Schools." Because of Mr. Towner's prominence in the profession as well as in the planning of school buildings throughout the country, much interest is anticipated. The Record and Guide will in a later issue review his paper.

INTERNATIONAL ASSOCIATION OF FIRE ENGINEERS.—The forty-first convention of the International Association of Fire Engineers will be held in the Grand Central Palace, N. Y. C., during the first week in September. About twelve hundred fire department chiefs, fire commissioners and officials from other cities will be in attendance. Fire Commissioner Joseph Johnson is chairman of the committee which is arranging for the entertainment and comfort of the visiting delegates and their families. The convention will include an exhibition of fire-fighting apparatus and prevention appliances which will be as complete as any ever before brought together.

RECENT INCORPORATIONS.

R. C. ROUTLEDGE has filed incorporation papers to do a general contracting, construction and realty business, with offices in Manhattan. The papers were filed by S. M. Brady, R. C. Routledge and William F. O'Connor, all of 203 Front st, N. Y. C., as incorporators. The attorney is Geo. A. Honnecker, 309 Broadway.

DUKE BUILDING CO. has filed incorporation papers at Albany to do a general carpentering and contracting business at Bellmore, L. I. The directors are Thomas K. Duke, Augusta Duke, and George A. Duke, all of Bellmore, L. I. The company's attorneys are Edwards & Levy, 1 Railroad av, Freeport, L. I.

MONTGOMERY ENGINEERING CO. has been chartered to do an electrical, hydraulic and mechanical engineering business, with offices in Manhattan. The papers were filed by Edward C. Hollis, 197 Hawthorne st; Frank G. Riehl, 163 6th av, and Albert H. Riehl, 148 6th av, all of Brooklyn, as incorporators. Benjamin, Shepard, Houghton & Taylor, 111 Broadway, are the attorneys for the company.

MADISON AV. BUILDING CO. is a \$25,000 incorporation chartered to do a realty and building business, with offices in Manhattan. The directors are C. Augustus Meier, Norman Wilmer Chandler, and John M. Stoddard, all of 128 Broadway. The company's attorneys are Stoddard & Mark, 135 Broadway.

SCHUNDLER & DE SOLA have filed incorporation papers with \$10,000 capital stock to deal in mahogany and other tropical woods, with offices in Manhattan. The incorporators are Hans O. Schundler, Benjamin E. De Sola, and Fritz E. Schundler, all of 10 Bridge st. The attorney for the company is R. J. M. Bullock, 10 Broadway.

LOHMANN PRODUCTS CO. has been incorporated for a \$15,000 capitalization to manufacture and deal in protective coverings for metals, with Clayton Mark, Lake Forest, Ill.; Clarence Mark, Evanston, Ill., and James H. Maddy, 50 Church st, N. Y. C., as incorporators. The offices of the company are in Manhattan. The attorneys are Fish, Richardson, Herrick & Neave, 5 Nassau st, N. Y. C.

BROOKLYN ASH REMOVAL CO. is a \$300,000 corporation chartered to do a general contracting and construction of garbage disposal plants with offices in Brooklyn. The directors are Joseph Maloy, West New Brighton, S. I.; M. P. Winne, 559 West 171st st; R. L. McCarter, 683 Sterling pl, Brooklyn, and two others. The attorneys for the company are Griggs, Baldwin & Baldwin, 27 Pine st, N. Y. C.

AUGUST DIENER CONSTRUCTION CO., builders and contractors, has filed incorporation papers with Louisa Diener, and Joseph Diener, both of 1768 Gleason av, and Elizabeth LaFarge, 1473 St. Lawrence av, as incorporators. The offices of the company are in The Bronx. John Kadel, 2069 Westchester av, is the attorney.

H. S. ROBINSON CO. has been incorporated to do a painting and decorating business, with offices in Brooklyn. The papers were filed by Hiram S. Robinson and Anna Robinson, both of 105 Ellery st, and Adolph A. Robinson, 81 Pulaski st, as directors. The attorney is William C. McGann, 1367 Broadway, Brooklyn.

COLUMBUS HARDWARE CO. has been chartered to manufacture and deal in hardware and house furnishings, with offices in Manhattan. The incorporators are Louis Herman, 139 West 127th st; Philip Berman, 375 West 55th st, and Julius H. Eerman, 347 West 55th st. The attorney is L. Schafran, 51 Chambers st.

BROWN CONTRACTING & ENGINEERING CO. has been chartered with \$10,000 capital stock to do a general contracting business, with offices in Manhattan. The papers were filed by Andrew J. Brown, 154 Nassau st; Agnes W. McNavara, 179 12th st, Brooklyn, and Emanuel Fichandler, 50 West 112th st, as incorporators. Lewkowitz & Schap, 75 Nassau st, are the attorneys.

W. P. ELLISON has filed incorporation papers to do a general lumber and building material business, with Alfred P. Ellison and Eliza Ellison, both of Lynbrook, N. Y., and Leslie H. Sipperley, Woodside, N. Y., as directors. The offices of the company are in Manhattan. Edwin G. Wright, Rockville Centre, N. Y., is the attorney for the company.

STANDARD DEVELOPMENT & SECURITIES CO. is a \$10,000 corporation chartered to do a realty, contracting and construction business with offices in Manhattan. The papers were filed by Leon R. Bonta, 90 West st, Will C. Bonta, 25 Melrose av, Mt. Vernon, N. Y., and Sarah K. Singer, 17 Battery pl, as incorporators. The attorney for the company is Harlan Moore, 17 Battery pl.

AUTOMATIC WINDOW CLEANER CO. has been chartered with \$10,000 capital stock to manufacture and deal in steel, iron, wood, metal, lumber and building materials with offices in Brooklyn. The directors are Gaetano DiGiovanni, 460 East 171st st, Frank Zito, 204 Franklin st, and Philip S. Saitta, 258 Broadway, all of N. Y. C. The attorney is Philip S. Saitta, 258 Broadway, N. Y. C.

THE HARF-DEBARD-COMISKEY CO. has filed incorporation papers to do a general contracting, plumbing and hardware business with offices in Queens. The attorney for the company is Clifford C. Reeve, Union pl, Richmond Hill, L. I.

ROBERTS-PIERSON CORPORATION has been chartered with a \$10,000 capitalization to do a realty, building and contracting business with offices at Hempstead, L. I. The incorporators are Jacob H. Roberts and Albert W. Brown, both of Hempstead, and Herbert V. Pierson, Garden City, L. I. The attorney is A. W. Brown, 27 Cedar st, N. Y. C.

AMERICAN SHEET METAL LATH CO., of 426 3d av, Brooklyn, was incorporated July 1 under the laws of the State of New York. The company will specialize in the manufacture and sale of the Schratwieser Patented Metal Lath, an invention of the late Jacob Schratwieser. The Schratwieser lath has many unique features in that it is claimed to be fireproof, vermin-proof, crack-proof, easily applied, very rigid, strong, reversible, not expanded and with no sharp edges. The lath has had a very extensive sale in this vicinity during the past twenty years, being used in many prominent buildings.

NO ARCHITECTS SELECTED.

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

MANHATTAN.—Sol Bloom and syndicate, 1451 Broadway, contemplates the erection of a brick and stone theatre, 100x25 ft, at 223-229 West 41st st, for which no architect has been selected. Contracts will probably be awarded within a few days and work started early in September.

BRONX.—Bernard Meyer, 5 Beekman st, contemplates the erection of a loft building at the intersection of Westchester av and Southern Boulevard for which no architect has been selected. Property was partly excavated when purchased.

BRONX.—August F. Schwazler, builder, 1162 Boston rd, has purchased the property on the west side of Southern Boulevard, 125 ft north

of 183d st, and will improve same probably with a garage, but not until next spring. No architect has been selected.

HICKSVILLE, L. I.—Henry F. Huettner (general store), Hicksville, L. I., contemplates the erection of a 4-sty fireproof store building to cost about \$30,000. Architect for the building has not been retained nor have details of construction been decided upon. Project will probably not go ahead till fall.

LONG ISLAND CITY.—The Columbia Paper Bag Co., 1 Van Alst av, L. I. City, contemplates rebuilding the paper bag factory in 3d st. An architect will probably be selected soon.

BUFFALO, N. Y.—The German-American Alliance, Humboldt Park Hall, Genesee and Reed sts, contemplates the erection of a monument to be called the "Schiller" monument. Cost, about \$25,000. No architect or sculptor have been selected.

SYRACUSE, N. Y.—The United States Steel Furniture Co., Enoch Ohnstrand, at site, contemplates making additions to the japanning rooms at 433 S. W. Cot st. The construction will be of brick and steel, 2 stories, and 32x80 ft. Cost, about \$8,000. No architect has been selected.

BEACON, N. Y.—H. D. Sheldon, Main st, contemplates the erection of a 2-sty brick store and apartment building in Main st, 49 ft east of Fishkill av, for which no architect has been selected. Project will probably not go ahead until next spring.

MACHIAS, N. Y.—The Board of Education of Machias, H. K. Mason, president, contemplates the erection of a school here. Nothing definite has been decided and no architect has been selected. Machias is in Cattaraugus County.

SYRACUSE, N. Y.—Mansfield J. French, 940 Westcott st, contemplates the erection of a residence on Sumner av, for which no architect has been retained.

ROCHESTER, N. Y.—The Rochester Tennis Courts, care of Herman Russell, 634 Averill av, contemplates the erection of a clubhouse and tennis courts. Site has not yet been determined and no architect selected. Cost, about \$5,000.

BUFFALO, N. Y.—The Holy Mother of Immaculate Conception, Rev. Father L. Zakozewski, 182 Sobieska st, in charge, contemplates the erection of a church and school, probably of stone construction, in Sycamore st, between Sobieska and Miller sts, for which no architect has been retained. Cost, about \$50,000.

ROCHESTER, N. Y.—Damascus Temple, care of Potentate, Emil H. Schmidt, 538 South Goodman st, contemplates the erection of a mosque, which will include a club house, golf links, swimming pool and tennis courts. Exact site has not yet been determined and architect has not been selected.

ROCHESTER, N. Y.—The North German Lutheran Concord Church, Rev. Carl N. Nichols, 104 Rockingham st, contemplates the erection of a church at Helena and Putnam sts, for which no architect has been selected.

TIoga COUNTY.—The Montvale Country Club, of Pittsburgh, care of M. L. Thomas, 919 Bessemer Building, will probably select an architect about September 10 to prepare plans for a country club of brick and frame construction here, near Morris Run, 35 miles from Williamsport, Pa. No architect has been selected. The club was recently incorporated and shares are now being sold. An addition will also be added to the present residence on the property, and about fifty frame cottages will be erected.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

BRONX.—Goldner & Goldberg, 391 East 149th st, have completed plans for a 6-sty tenement, 50x115 ft, to be erected on the west side of Bathgate av, 160 ft south 172d st, for the Bloom Realty Corp., 1837 Clinton av, owner, Jacob Bloom, president, is taking bids on subs. Cost, about \$50,000.

BROOKLYN.—D. Wortmann, 114 East 28th st, N. Y. C., architect, is taking bids for two 4-sty brick tenements, 60x86 ft, to be erected in the west side of Bay 13th st, 125 ft north of Benson av, for the Franco Construction Co., 8611 16th av, owner. Cost, \$80,000.

CHURCHES.

BROOKLYN.—William Berlinger, 149 Kenilworth pl, Brooklyn, N. Y., superintendent of construction for the St. Stephen's Lutheran Church, will receive bids on general contract until Tuesday, Sept. 2d, for the construction of a new church building at the southeast corner of Newkirk av and East 28th st, Brooklyn, from plans by W. H. Ludwig, 801 Eastern Parkway, Brooklyn. General contract includes the mason and carpenter work, roofing, heating and ventilating, plumbing, electric wiring, and painting. Luther D. Gable, 448 East 28th st, Brooklyn, N. Y., is pastor.

ARLINGTON, N. J.—Cady & Gregory, 6 West 22d st, N. Y. C., architects, are taking bids for a 1 and 2-sty brick church, 80x130 ft, to be erected at the southwest corner of Kearney and Laurel avs, for the First Presbyterian Church of Arlington, Rev. William Coombe, pastor, 110 Elshemius av. Jas. Salmond, 526 Elm st, Arlington, chairman of building committee. Cost, about \$55,000.

ARLINGTON, N. J.—Hugh Getty (Inc.), 274 9th av, Manhattan, is figuring on the general construction and wants estimates on subs imme-

diately for a brick church for the First Presbyterian Congregation at Arlington, N. J. Plans by Cady & Gregory, 6 West 22d st, N. Y. C. Estimated cost, about \$55,000.

FACTORIES AND WAREHOUSES.

JERSEY CITY, N. J.—The Interstate Chemical Co., 12 Bay View av, owner, is taking bids for a 2-sty brick, stone and steel chemical factory, 50x100 ft, to be erected at the southwest corner of Garfield av and Marcus st, from plans by R. W. Sailer, 76 Montgomery st, architect. Cost, about \$15,000.

SOUTH RIVER, N. J.—Bids will close September 17th for the 3-sty brick cigar factory, 76x95 ft, to be erected here for the United Cigar Mfg. Co., 1016 2d av, owner, Jacob Wertheim, president. B. E. Stern, 7 West 38th st, N. Y. C., architect.

HALLS AND CLUBS.

BROOKLYN.—Figures are being received for the 3-sty brick Y. W. C. A. building to be erected at Bedford av and Keap st, for the Y. W. C. A., Mrs. J. A. Molenhauer, chairman, Jackson & Rosecrans, 1328 Broadway, N. Y. C., are architects. R. D. Kimball Co., 15 West 38th st, N. Y. C., are steam and electrical engineers. Cost, about \$100,000.

HOTELS.

SYRACUSE, N. Y.—The R. H. Howes Construction Co., 105 West 40th st, N. Y. C., is figuring the general contract for a hotel to be erected at the corner of Clinton and Genesee sts, for the Clinton-Genesee Realty Co., owner. C. E. Colton, 512 Kirk Building, is architect. John L. Barnett, Vanderbilt Hotel, Warren and East Washington sts, is lessee. E. E. Palmer, of this city, is engineer for heating, wiring, power and ventilating. Cost, about \$750,000.

LIBRARIES.

NUTLEY, N. J.—Armstrong & DeGelleke, 122 East 25th st, N. Y. C., are preparing plans for a 1-sty brick and stone library, 40x70 ft, to be erected here for the Town of Nutley, W. J. Kinsley, 244 Prospect av, is interested. Andrew Carnegie, 1093 5th av, N. Y. C., is donor. Architects will soon take bids.

MUNICIPAL WORK.

HASTINGS, N. Y.—Sealed proposals will be received until August 26 at 5 p. m. by the Board of Trustees of the Village of Hastings-on-Hudson, at the corporation room, for the construction of a new roadway from the foot of Spring st to the railroad station parallel to Dock st, and regrading and planting and performing drainage and masonry work in connection with the roadway and the public park. Plans may be obtained at the office of Joseph E. Murphy, village clerk, Constant st, or at the office of the landscape architect, A. F. Brinckerhoff, 15 East 40th st, N. Y. C.

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Plans Figuring (Continued.)

PUBLIC BUILDINGS.

ONEONTA, N. Y.—Figures are being received by the U. S. Government, Treasury Department, Washington, D. C., for the erection of a brick and stone post office here, to cost about \$75,000. Oscar Wenderoth, supervising architect. Plans and specifications can be seen at the offices of the Record and Guide, 119 West 40th st.

SCHOOLS AND COLLEGES.

MANHATTAN.—A. F. A. Schmitt, 604 Cortlandt av, architect, is taking bids for a brick parochial school to be erected at 146th st and College av, for the Church of St. Rita of Cascia, 145th st and College av, Rev. J. P. O'Brien, pastor.

STABLES AND GARAGES.

MANHATTAN.—Charles B. & Stephen H. Mason, 622 West 57th st, owners, are taking bids for a 6-sty brick garage, 60x96 ft, to be erected at 218-222 West 50th st, from plans by Frank A. Rooke, 489 5th av, architect. Cost, about \$10,000.

MANHATTAN.—Figures are being received for a 2-sty brick addition, 125x200 ft, to the garage at 239-241 West 55th st, through to 56th st, for the Times Square Auto Co., 1170 Broadway, N. Y. C., and 1210 So. Michigan st, Chicago, Ill. Schwartz & Gross, 347 5th av, are architects. Lawrence A. Ball, 25 East 24th st, is steel engineer. Cost, about \$75,000.

STORES, OFFICES AND LOFTS.

MOUNT VERNON, N. Y.—T. A. Stephenson, 135 Prospect av, owner, is taking bids on subs and materials for a store and office building to be erected on Prospect av, between 3d and 4th avs, from private plans. Cost, about \$12,000.

JERSEY CITY, N. J.—J. J. O'Neill, 14 Oakland av, architect, is taking bids on the general contract for four 1-sty brick stores, 70x79 ft., to be erected at 556-8-60 Summit av, for Chas. Blaney, care of architect. Cost about \$10,000.

MANHATTAN.—Figures are being received for a 3-sty brick loft, 39x93 ft, to be erected at 100-102 10th av, for Michael McGuire, owner, care of Jas. S. Maher, 1328 Broadway, architect. Cost, about \$40,000.

THEATRES.

BROOKLYN.—The Libman Contracting Co., 107 West 46th st, N. Y. C., is figuring the general contract for the theatre to be erected at Church av, near Flatbush av, from plans by Robert Rasmussen, and desire all bids from sub-contractors prior to August 20.

BROOKLYN.—Leslie & White, 180 Montague st, architects, are taking bids on general contract for a 1-sty brick moving picture theatre, 50x100 ft, to be erected on the north side of Broadway, 100 ft. west of Hewes st, for J. J. Allen, care of architect, owner. Cost, about \$12,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

PARK AV.—Excavating is under way for the 13-sty apartment house at the southeast corner of Park av and 72d st, for the E. A. L. Holding Co., Edgar A. Levy, 505 5th av, president. Rouse & Goldstone, 40 West 32d st, are the architects. Cost, about \$850,000.

FORT WASHINGTON AV.—Foundations have been completed for the 6-sty apartment house at the southwest corner of Fort Washington av and 161st st for the Friedman Construction Co., 171 Broadway, owner. Harold Young, 1204 Broadway, is architect. The Fort Masonry Co., 5 Beekman st, has the brick mason work and the Alliegro Construction Co., 149th st and 3d av, the masonry for foundations. The Melrose Plumbing Co., 453 East 160th st, has the plumbing, and Peter Laspina Co., 391 East 149th st, cut stone work. Cost about \$375,000.

152D ST.—Neville & Bagge, 215 West 125th st, are preparing plans for a 5-sty brick and limestone tenement, 50x100 ft, to be erected in the south side of 152d st, 100 ft east of Broadway, for John McLoughlin, 346 East 81st st, owner. Cost, about \$50,000.

191ST ST.—John Boylan, builder, contemplates the erection of an apartment house in the south side of 191st st, between Audubon and St. Nicholas avs, on a plot 150x100 ft.

FACTORIES AND WAREHOUSES.

CANAL ST.—Demolishing is under way for the 2-sty brick extension and alterations to the warehouse at 410-420 Canal st for Benjamin C. Faulkner, care of Thompson, Koss & Warren, 256 Broadway. Jean Jaume, 37 Sullivan st, is architect. The Crucible Steel Co., 410-420 Canal st, is lessee. P. Roberts Co., 37 Sullivan st, is general contractor. The Germania Roofing Co., 26 Sullivan st, has the roofing work, and the Chr. Hafer's Iron Works, 407 West 37th st, has the steel and ornamental iron work. Cost about \$25,000.

SCHOOLS AND COLLEGES.

MANHATTAN.—Bids were received by the Board of Education, Aug. 11, for fire protection work at Public School 40. Robert J. Mackey is low bidder at \$5,025.

MANHATTAN.—Bids were received by the Board of Education, Aug. 11, for furnishing and erecting, complete, a pipe organ at the Washington Irving High School. M. P. Moller was low bidder, at \$9,750.

STABLES AND GARAGES.

39TH ST.—C. G. Flygaro, 144 West 39th st, has completed plans for alterations to the 2-sty brick garage, 50x90 ft., at 148 West 39th st for the John D. Wendel Estate, care of John G. Wendel, executor, 175 Broadway. Cost about \$16,000.

STORES, OFFICES AND LOFTS.

BROADWAY.—Simeon B. Eisendrath, 500 5th av, is preparing plans for remodeling the restaurant and cafe at the northeast corner of Broadway and 48th st for the Mecca Realty Co., Broadway and 56th st, owner; Levi Weingarten, president. George Rector Co., Inc., care of owner, is lessee. Cost, about \$100,000.

PEARL ST.—M. W. Del Gaudio, 401 Tremont av, is preparing plans for a 6-sty brick loft to be erected at 451-55 Pearl st for M. Bacci, 46 Park st, owner.

CANAL ST.—Renwick, Aspinwall & Tucker, 320 5th av, are preparing plans for a 3-sty addition to the loft building at the northwest corner of Canal and Sullivan sts for the Trinity Corporation, 187 Fulton st. Peter A. Frasse Co., on premises, is lessee. Cost about \$40,000.

34TH ST.—James W. Cole, 403 West 51st st, has prepared plans for alterations to the 5-sty tenement 324 West 34th st for Mrs. C. McDonald, 315 West 33d st.

86TH ST.—Rouse & Goldstone, 38 West 32d st, have completed plans for two 12-sty apartments, 87.6 and 75x81.8 ft., to be erected at 149 to 163 West 86th st for the Almore Realty Co., 30 East 42d st. Estimated cost, \$500,000.

57TH ST.—Excavating is under way for the 3-sty brick and stone taxpayer at the southwest corner of 57th st and 5th av, for the Fifty-Seventh Street & Fifth Avenue Co., 576 5th av, August Heckscher, president. H. Edward Picken, 10 West 22d st, is architect. Irons & Todd, 101 Park av, have the general contract; B. A. & G. N. Williams, Walnut av and 133d st, cut stone work, and Post & McCord, 101 Park av, the steel contract. Cost, about \$65,000.

THEATRES.

BROADWAY.—Excavating is going on at the northeast corner of Broadway and 47th st for the theatre and office building to be erected on the old Brewster carriage factory site. The Sutphen Estate, 311 West 72d st, is owner of land; M. H. Mark Realty Co., White Bldg., Buffalo, N. Y., is lessee of land and owner of building; Thomas W. Lamb, 614 8th av, architect; Cramp & Co., 25 East 26th st, general contractors; George A. Just Co., 239 Vernon av, Long Island City, steel; and Lewis Harding & Co., 334 East 27th st, carpenter work. Estimated cost is \$500,000.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

SOUTHERN BOULEVARD.—Joseph Corn, 121 West 27th st, has purchased the property at 960-966 Southern Boulevard for investment only.

WASHINGTON AV.—Sommerfeld & Steckler, 31 Union sq, have completed plans for two 6-sty brick tenements, 50x94 ft., to be erected on the east side of Washington av, 56 ft. north of Wenderover av, for Harry M. Goldberg, 309 Broadway, owner. Cost about \$90,000.

SCHOOLS AND COLLEGES.

THE BRONX.—The Board of Education opened bids August 11 for forming a culinary room in the first floor of Public School 7. The low bidder was J. M. Knopp, at \$1,083.

THEATRES.

BOSTON RD.—Foundations are under way for the 2-sty brick theatre, 154x163 ft., on the west side of Boston rd, 212 ft. north of 167th st, for the Weissager Amusement Co., William H. Weissager, president, 773 East 169th st, owner, Neville & Bagge, 217 East 125th st, are architects. The Jackson Democratic Club, 1112 Jackson av, Jandori & Steiner, 3318 Boston rd, and Anderson Ziegler Co., 404 Times Building, are lessees. Robert E. Moss, 126 Liberty st, is steel engineer. M. A. Cerrucci, 332 East 150th st, has mason work for foundations, and Thos. Milligan, Shakespeare av and 172d st, brick mason work.

Brooklyn.

DWELLINGS.

UNION ST.—Benjamin Driesler, 153 Remsen st, has completed plans for two 2-sty brick and limestone residences, 20x43 ft., to be erected on 25 lots in the south side of Union st, between Rogers and Nostrand avs, for The Realty Associates, 162 Remsen st, owners. Cost, about \$4,000 each.

FACTORIES AND WAREHOUSES.

HUDSON AV.—Bids are in for the 6-sty reinforced concrete warehouse, 100x105 ft., to be erected at Hudson and Front avs, for the Boerum & Pease Co., 109 Leonard st, N. Y. C., Wm. B. Boerum, Jr., president. W. S. Timmis, 1328 Broadway, N. Y. C., is architect and engineer. Cost, about \$100,000.

SCHOOLS AND COLLEGES.

AV C.—C. B. J. Snyder, 500 Park av, has completed plans for the 5-sty public school, No. 179, 200x91 ft., to be erected on the south side of Av C, from East 2d to East 3d sts, for the Board of Education, Park av and 59th st, N. Y. C. Cost, about \$240,000. Bids will soon be advertised.

STORES, OFFICES AND LOFTS.

BROADWAY.—Excavating is under way for a 2-sty brick, stone and iron taxpayer on the block bounded by Broadway, Bushwick av, Linden and Grove sts, Brooklyn, for Henry Von Glahn, 66 Washington av, Brooklyn, owner. Benjamin Driesler, 153 Remsen st, is architect. A. Kleinert, 316 Flatbush av, is general contractor. Louis Frisse, 669 Bushwick av, has the plumbing work. Cost, about \$20,000.

COURT ST.—Foundations are under way for the 12-sty bank and office building, 63x135 ft., at the southwest corner of Court and Joralemon sts, for the Weinbro Real Estate Co., Inc., owner. W. E. Lehman, 738 Eroad st, Newark, N. J., is architect. J. H. Parker, 315 4th av, is general contractor. Cost, about \$400,000.

THEATRES.

GRAND ST.—Brook & Rosenberg, 350 Fulton st, are preparing plans for a 1-sty brick addition, 25x160 ft, to the moving picture theatre at 301 Grand st, for the Nassau Theatre Co. Julius Salken, president, 301 Grand st, Brooklyn, will take bids on separate contracts about September 5. Cost, about \$5,600.

Queens.

FACTORIES AND WAREHOUSES.

JAMAICA, L. I.—J. Deved, care of owners, engineer, is preparing preliminary plans for a reinforced concrete sub station, garage and storage building to be erected on Van Wyck av, near the L. I. R. R. Terminal, for the Queens Electric Light & Power Co., B. Hoit, general manager, 444 Jackson av, L. I. City. W. W. Knowles, 1133 Broadway, N. Y. C., is architect. Bids will be taken by owner about the first of December.

HALLS AND CLUBS.

FOREST HILLS, L. I.—Foundations are under way for a 3½-sty brick and stucco clubhouse, locker house and enclosed tennis court building, 120x37 ft, for the West Side Tennis Club, 238th st and Broadway, N. Y. C., owner, Albert J. Shaw, president, 11 Pine st; John A. Tompkins & Grosvenor Atterbury, associated architects, 20 West 43d st, N. Y. C., The Sage Foundation Homes Co., 47 West 34th st, N. Y. C., is general contractor. Cost, about \$50,000.

STORES, OFFICES AND LOFTS.

RICHMOND HILL, L. I.—H. Haugaard, 3206 Jamaica av, is preparing plans for two 2-sty brick stores and residence, 52x65 ft, to be erected at Washington and Jamaica avs, for Dr. Geo. Voltz, Richmond Hill, owner. Total cost, about \$15,000.

Suffolk.

HOSPITALS AND ASYLUMS.

HOLTSVILLE, L. I.—The Board of Supervisors of Suffolk County, L. I., have voted to buy a plot of 42 acres at Holtsville, L. I., as a site for the proposed County Tuberculosis Hospital. The hospital is not likely to be built for at least a year, however, as no appropriation for construction has been made.

Westchester.

MUNICIPAL WORK.

VALHALLA, N. Y.—Otto Metz, 22 East 21st st, N. Y. C., was low bidder for the chlorinating plant to be erected here at Kensico Reservoir for the City of New York. Department of Water Supply, Gas and Electricity, J. W. F. Bennett, Deputy and Acting Commissioner.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

BROADWAY (sub).—The J. W. Cody Shoring & Contracting Co., Inc., 200 West 91st st, has received the contract for the shoring, sheathing and sinking of open caissons for the two apartment houses at 78th and 79th sts and Broadway for Paterno Brothers.

CHURCHES.

RIVERSIDE, CONN.—O'Connor Bros., Stamford, Conn., have received the general contract to erect the 1-sty edifice here for the Roman Catholic Church of Riverdale, Rev. M. P. Coleman, pastor. J. Walpot, 2 West 45th st, N. Y. C., care of Stephenson & Wheeler, is architect. Cost, about \$15,000.

YONKERS, N. Y.—(sub.) Kingsley & Maxwell, 5 Woodward av, have received the carpentry work for the 3-sty church, school and auditorium to be erected at Warburton and Lamartine avs for Our Lady of the Rosary. Rev. John S. Kelahan, pastor, 230 Warburton av. J. V. Van Pelt, 381 4th av, N. Y. C., is architect. Lynch & Latkin, 195 Riverdale av, are the general contractors. Cost, about \$75,000.

DWELLINGS.

TARRYTOWN, N. Y.—Graveson & Page, 127 De Peyster st, have received the general contract to erect a 2½-sty residence here for H. K. Browning. Huse, Templeton & Blanchard are the architects. Cost, about \$20,000.

SCARSDALE, N. Y.—Mumford & Barmore have received the general contract to erect a 2½-sty hollow tile and stucco residence here for A. N. Crane, Church la, owner. Gerard Fountain, 103 Park av, N. Y. C., is architect. Cost, about \$15,000.

BROOKLYN.—W. L. & G. H. O'Shea, 29 Broadway, N. Y. C., have received the general contract to erect a 4-sty brick rectory, 22x49 ft, and a church at the corner of Concord and Prince sts, Brooklyn for St. Michaels R. C. Church, Father Jos. R. Agrella, 37A Lawrence st, pastor. Reiley & Steinback, 481 5th av, N. Y. C., are the architects. The basement of the church will only be erected at this time.

WHEATLEY, L. I.—E. W. Howel, George st, Babylon, L. I., has received the general contract to erect a brick and stucco residence, 95x100 ft, for C. N. Bliss, Jr., owner, care of F. H. Bosworth, 1170 Broadway, N. Y. C., architect.

RIVERSIDE, CONN.—The Lithic Construction Co., 103 Park av, N. Y. C., has received the general contract to erect a 2½-sty frame and stucco residence, 30x65 ft, for Charles A. Slosson. Henry C. Pelton, 8 West 38th st, N. Y. C., is architect. W. G. Cornell & Co., 4th av and 17th st, N. Y. C., have the plumbing and electric wiring contract. Cost, \$20,000.

PLAINFIELD, N. J.—M. D. O'Keefe, 679 West 4th st, Plainfield, N. J., has received the general contract to erect a 2½-sty hollow tile and stucco residence, 30x65 ft, at Park av and

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Contracts Awarded (Continued.)

7th st, for Dr. Fred H. Hughes, 49 Somerset st, owner. Wilder & White, 156 5th av, N. Y. C., are the architects. Cost, about \$15,000.

LARCHMONT, N. Y.—The contract for alterations, additions and repairs to the residence for M. Schinasi, at Larchmont, N. Y., has been awarded to the Schaefer Construction Co., 5 West 31st st, N. Y. C. Gillespie & Carrel, 1123 Broadway, N. Y. C., are the architects.

56TH ST.—The Richard L. Walsh Co., 253 Pearl st, has received the general contract to alter the 4-sty brick and stone residence and office at 11 East 56th st for H. Warcham Harding, London, England. Matthew J. McQuillan, 30 East 42d st, is architect. Cost, about \$15,000.

Factories and Warehouses.

BUFFALO, N. Y.—The John W. Ferguson Co., Paterson, N. J., has received the contract to erect a 1-sty factory at Buffalo, for the J. H. Williams Co., manufacturers of drop forgings, Brooklyn, N. Y. Early in 1914 machinery equipment will be installed, consisting of additional hammers, presses, shears, drill presses and machine tools. The Lackawanna Bridge Co., Buffalo, has been given the contract for furnishing the structural steel.

ROCHESTER, N. Y.—The Turner Construction Co., 11 Broadway, N. Y. C., has received the general contract from the Standard Oil Co., Rochester, to erect five reinforced concrete buildings, including a 3-sty warehouse, 126x102 ft, 1 1/2-sty power house, 41x21 ft; 2-sty stable, 83x32 ft; 1-sty garage, 45x31 ft; 1-sty storage shed, 150x25 ft. Work will go ahead immediately.

TOMPKINSVILLE, S. I.—The American Dock Co., 21 State st, N. Y. C., has given the contract for building the concrete pile foundation of a 7-sty warehouse here to the Raymond Concrete Pile Co., 140 Cedar st, N. Y. C.

Halls and Clubs.

OSSISING, N. Y.—S. F. Quick & Sons, Yonkers, N. Y., have received the general contract to erect an assembly hall at Eagle Park, from plans by Renwick, Aspinwall & Tucker, 320 5th av, N. Y. C., architects. Cost, about \$10,000.

Municipal Work.

RUTHERFORD, N. J.—The Borough Council has awarded the contract for paving Park av to John E. Foley, Paterson, N. J., at a total of between \$90,000 and \$95,000.

Schools and Colleges.

ST. GEORGE, S. I.—Henry Spruck & Son, Broad st, Stapleton, S. I., have received the general contract to alter and make additions to the 2 1/2-sty brick school for the Staten Island Academy, on premises, owner. Delano & Aldrich, 4 East 39th st, N. Y. C., are architects. Cost, about \$20,000.

Stables and Garages.

GLEN COVE, L. I.—Warren E. Green, 33 West 38th st, N. Y. C., has received the general contract to erect a 1 1/2-sty local stone and brick dairy barn, 30x100 ft, for J. E. Aldred, Lattingtown rd, Glen Cove, owner. H. W. Rowe, 1123 Broadway, N. Y. C., is architect.

55TH ST (sub).—The National Bridge Works, 1123 Broadway, has received the steel contract for an addition to the 2-sty brick garage, 125x200 ft, at 239-241 West 55th st, for the Times Square Auto Co., 1710 Broadway, owner. Schwartz & Gross, 347 5th av, are architects. Lawrence A. Ball, 25 East 24th st, is steel engineer. Cost, about \$75,000.

Stores, Offices and Lofts.

FULTON ST.—John Thatcher & Son, 60 Park av, Brooklyn, have received the general contract to alter the department store at 420 Fulton st, Brooklyn, for Abraham & Straus, on premises. Owners, Nathan Straus, Simon F. Rothschild, Edward C. Blum and Lawrence Abrahams. Lord, Hewlett & Tallant, 345 5th av, N. Y. C., architects.

5TH AV.—T. J. Brady, Jr., 1170 Broadway, has received the general contract to alter the office building at 140 5th av for the Julliard Estate, Augustus D. Julliard, 70 Worth st, owner. Maynicke & Franke, 25 East 26th st, are architects. Cost about \$3,000.

BROADWAY.—(sub) The Keystone Construction Co., 28 East 85th st, has received the mason work for the 12-sty store and loft building, northeast corner of Broadway and 37th st. The Hobart Estate, 2 Rector st, is owner of land. The Times Square Improvement Co. is lessee of land and owner of building. F. A. Burdett & Co., 16 East 33d st, are engineers. Geo. Keister, 12 West 31st st, architect. Excavations is still going on. Cost, about \$400,000.

Miscellaneous.

WEEHAWKEN, N. J.—The New York Central & Hudson River R. R. Co. has awarded a contract to the Phoenix Bridge Co., 49 William st, N. Y. C., for furnishing and erecting the steel for transfer bridge No. 1 and for constructing the foundations of the transfer bridge at Slip No. 1, at Weehawken.

NEW BRUNSWICK, N. J.—The Turner Construction Co., 11 Broadway, N. Y. C., has received the general contract to erect a 3-sty reinforced concrete biological laboratory, 50x100 ft, for E. R. Squibb & Sons, 80 Beekman st, N. Y. C., owner. D. B. Provost, 286 North Broad st, Elizabeth, N. J., is architect.

PHILLIPSBURG, N. J.—F. D. Hyde, 90 West st, N. Y. C., has received the general contract to erect a 2 1/2-sty brick Union Passenger Station for the D. L. & W. R. Co., Hoboken, N. J., and 90 West st, N. Y. C., William H. Truesdale, president. F. J. Nies, care of owners, Hoboken, is architect. Cost, about \$20,000.

132D ST.—The General Contracting & Engineering Co., 29 Broadway, has received the general contract to erect thirteen coal pockets of reinforced concrete at 132d, 133d sts and North River for the Weber-McLoughlin Co., 130th st and North River. Cost, about \$18,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

87TH ST, 162-172 West, 9-sty brick tenement, 108x85; cost, \$200,000; owner, West Side Constn. Co., Jacob Axelrod, Pres., 322 West 100th st; architect, Geo. Fred. Pelham, 30 East 42d st. Plan No. 380. Incorrectly classified in issue Aug. 9.

86TH ST, 149-163 West, two 12-sty brick tenements, 87x100; cost, \$450,000; owner, Almore Realty Co., Benjamin Mordecai, 30 East 42d st; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 381. Incorrectly classified in issue Aug. 9.

Dwellings.

THOMPSON ST, 14, 4-sty brick dwelling, 20x79; cost, \$15,000; owner, Rev. John G. Schneider, 308 West Broadway; architect, John M. Friend, 148 Alexander av. Plan No. 385.

Stables and Garages.

PARK AV, 1921-37, 1-sty frame garage, 30x25; cost, \$80; owners, McMullen, Snare & Triest, 121 East 123d st; architect, Walter J. Wilson, 121 East 123d st. Plan No. 386.

Stores and Dwellings.

62D ST, s s, 225 e Amsterdam av, 2-sty brick store and dwelling, 25x72; cost, \$9,000; owner, Mrs. Ellen T. Linden, 226 West 75th st; architect, Henry A. Koebble, 114 West 28th st. Plan No. 384.

Stores and Tenements.

13TH ST, 319-321 East, 6-sty brick stores and tenement, 46x90; cost, \$45,000; owner, Composite Realty Co., Henry Tishman, Pres., 316 West 112th st; architect, Chas. B. Meyers, 1 Union Sq West. Plan No. 382.

Miscellaneous.

BROADWAY, w s, 600 s Dyckman st, frame sign, 100x8; cost, \$200; owner, J. Romaine Browne, 105 West 40th st; builders, The O. J. Gude Co., 220 West 42d st. Plan No. 383.

Bronx.

Dwellings.

NELSON AV, w s, 116.8 n Boscobel av, two 2-sty frame dwellings, tar and gravel roof, 16.8x37; cost, \$5,000; owner, H. N. Chute, 1420 Boscobel av; architect, J. N. Chute, 1420 Boscobel av. Plan No. 487.

STEPHANS AV, e s, 175 n O'Erien av, 2-sty frame dwelling, shingle roof, 21x32; cost, \$4,000; owner, P. J. Morande, 845 Walton av; architect, John Schwabenberg, 2060 Westchester av. Plan No. 490.

Factories and Warehouses.

BAILEY AV, 2894, 1-sty frame storehouse, 10x14; cost, \$60; owner, Fred Plax, on premises; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 488.

BOLTON AV, e s, 225 s Lacombe av, 1-sty brick shop, tar and gravel roof, 17x40; cost, \$1,500; owner, Henrietta Muller, 898 Prospect av; architect, Anton Pirner, 2069 Westchester av. Plan No. 489.

181ST ST, s e cor Davidson av, 1-sty frame storage, plastic slate roof, 34x75; owner, Herman Rothkirch, 8 West 181st st; architect, Emil Ginsberger, 2272 Prospect av. Plan No. 496.

181ST ST, s e cor Davidson av, 1-sty frame storage, plastic slate roof, 34x75; cost, \$750; owner, Herman Rothkirch, 8 West 181st st; architect, Emil Ginsberger, 2272 Prospect av. Plan No. 496.

Schools and Colleges.

184TH ST, s s, from Creston to Morris avs, 5-sty brick school, slag and slate roof, 202.33x132.33; cost, \$380,000; owners, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 492.

Stables and Garages.

BARRY ST, w s, 400 s Leggett av, 2-sty brick bakery and stable, plastic slate roof, 100x100; cost, \$50,000; owner, Jacob Leitner, 836 Westchester av; architects, Koppe & Moore, 830 Westchester av. Plan No. 491.

175TH ST, 712, 1-sty frame garage, 12x16; cost, \$200; owner and architect, Jos. Mason, on premises. Plan No. 497.

Stores and Tenements.

3D AV, n w cor Lorillard pl, 1-sty brick stores, tin roof, 50x91.8; cost, \$8,000; owners, Belmont Square Market Co., Inc., Guisepp Matarere, 4434 3d av; architect, Arthur Boehmer, 178th st and Arthur av. Plan No. 494.

176TH ST, n s, 126.4 w So. Boulevard, 1-sty brick store, slag roof, 19x50; cost, \$5,000; owner, Louis E. Bates, 833 East 165th st; architect, Harry T. Howell, 3d av and 149th st. Plan No. 495.

BATHGATE AV, w s, 160.3 s 172d st, 6-sty brick stores and tenement, slag roof, 50x94.4; cost, \$60,000; owners, Bloom Realty Co., Jacob Bloom, 1832 Clinton av, Pres.; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 498.

Miscellaneous.

DORSEY ST, n s, 99.38 w Hubbell st, 1-sty frame shed, 25x6; cost, \$50; owner, Guisepp Parrillo, on premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 493.

Brooklyn.

Churches.

CONCORD ST, s e cor Prince st, 2-sty brick church, 88x100, and 4-sty brick rectory, 22x49, tin roof; total cost, \$30,000; owner, Rt. Rev. Chas. E. McDonnell, D.D., 367 Clermont av; architects, Reiley & Steinback, 481 5th av, N. Y. Plan No. 4469.

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DWELLINGS.

76TH ST, s s, 125 e 6th av, 2-sty brick dwelling, 20x42.6, tin roof, 1 family; cost, \$5,000; owner, Patk. J. Carley, 275 74th st; architects, Eisenla & Carlson, 16 Court st. Plan No. 4368.

EAST 24TH ST, w s, 340 s Av M, 2 1/2-sty frame dwelling, 22.6x32, shingle roof, 1 family; cost, \$4,000; owner, Fred'k G. Morris, 188 Fenimore st; architects, Slee & Bryson, 154 Montague st. Plan No. 4401.

EAST 24TH ST, w s, 220 s Av M, 2 1/2-sty frame dwelling, 20.6x35, shingle roof 1 family; cost, \$4,000; owner, Fred'k G. Morris, 188 Fenimore st; architects, Slee & Bryson, 154 Montague st. Plan No. 4402.

EAST 24TH ST, w s, 300 s Av M, 2 1/2-sty frame dwelling, 20x35, shingle roof, 1 family; cost, \$4,000; owner, Fred'k G. Morris, 188 Fenimore st; architects, Slee & Bryson, 154 Montague st. Plan No. 4403.

AMHERST ST, w s, 220 n Oriental Blvd., 2-sty brick dwelling, 24x38.6, shingle roof, 1 family; cost, \$4,000; owner, Adrian Van Rossen, 145 Prospect Park West; architect, Benj. Hudson, 319 9th st. Plan No. 4404.

REMSON AV, w s, 107.5 n Av F, two 2-sty frame dwellings, 17.6x26, shingle roof, 1 family each; total cost, \$4,800; owner, Mary E. Smith, 992 East 95th st; architect, Frank Smith, same address. Plan No. 4412.

EAST 25TH ST, e s, 175 n Av M, two 2 1/2-sty frame dwellings, 19x34, shingle roof, 1 family; cost, \$6,400; owner, Caroline E. Saay, Edgewater, N. J.; architect, Geo. Gregory, 1434 East 4th st. Plan No. 4419.

EAST 56TH ST, e s, 10 n Synder av, 2-sty brick dwelling, 20x36, gravel roof, 1 family; cost, \$3,200; owner, Henry Hoffman, 409 East 53d st; architect, Chas. Braun, 459 41st st. Plan No. 4421.

MAPLE ST, n s, 170 w Brooklyn av, 1-sty frame dwelling, 17x36, rubberoid roof, 1 family; cost, \$3,500; owner, Jos. Beneditto, 514 Lincoln rd; architect, J. C. Walsh & Co., 44 Court st. Plan No. 4431.

FOSTER AV, n s, 25 e East 93d st, five 2 1/2-sty frame dwellings, 18x28, shingle roof, 1 family each; total cost, \$12,500; owner, Herbert C. Smith, 44 Court st; architect, Louis Danancher, 7 Glenmore av. Plan No. 4448.

VANDERBILT ST, n w cor Prospect av, 2-sty brick dwelling, 20x51, tar and gravel roof, 2 families; cost, \$6,000; owner, James Cunningham, 26 Court st; architects, Leslie & White, 180 Montague st. Plan No. 4465.

ENFIELD ST, e s, 121 s Liberty av, 2-sty brick dwelling, 20x35, felt and gravel roof, 2 families each; total cost, \$5,000; owners, Rockmore Realty Corp, 9 4th av; architect, Henry Rockmore, 1531 48th st. Plan No. 4463.

ENFIELD ST, e s, 161 s Liberty av, twelve 2-sty brick dwellings, 18.3x32, felt and gravel roof, 1 family each; total cost, \$24,000; owners, Rockmore Realty Corp, 9 Forbell av; architect, Henry Rockmore, 1531 48th st. Plan No. 4464.

ENFIELD ST, s e cor Glenmore av, 2-sty brick dwelling, 20x55, felt and gravel roof, 2 families; cost, \$4,000; owners, Rockmore Realty Corp, 9 Forbell av; architect, Henry Rockmore, 1531 48th st. Plan No. 4461.

SNYDER AV, s s, 60 e East 53d st, 2-sty frame dwelling, 15.5x36, shingle roof, 1 family; cost, \$2,200; owner, John Hayes, 531 East 51st st; architect, Geo. E. Crane, 2706 Jamaica av, Richmond Hill. Plan No. 4435.

ENFIELD ST, e s, 100 s Liberty av, 2-sty brick dwelling, 20x55, felt and gravel roof, 2 families; cost, \$4,000; owners, Rockmore Realty Corp, 9 Forbell av; architect, Henry Rockmore, 1531 48th st. Plan No. 4462.

FOSTER AV, n e cor E 93d st, 2 1/2-sty frame dwelling, 18x28, shingle roof, 1 family; cost, \$2,500; owner, Herbert C. Smith, 44 Court st; architect, Louis Danancher, 7 Glenmore av. Plan No. 4449.

CHESTER ST, w s, 220 s Newport av, 2-sty frame dwelling, 19x44, shingle roof, 2 families; cost, \$2,500; owner, Fannie Klein, on premises; architect, Louis Danacher, 7 Glenmore av. Plan No. 4450.

VANDERBILT ST, n s, 24.5 w Prospect av, six 2-sty brick dwellings, 20x51, tar and gravel roof, 2 families each; total cost, \$36,000; owner, Jas Cunningham, 26 Court st; architects, Leslie & White, 180 Montague st. Plan No. 4466.

VANDERBILT ST, n e cor 18th st, 2-sty brick dwelling, 20x51, tar and gravel roof, 2 families; cost, \$6,000; owner, Jas Cunningham, 26 Court st; architects, Leslie & White, 180 Montague st. Plan No. 4467.

EAST 24TH ST, w s, 380 s Av N, 2 1/2-sty frame dwelling, 22.6x32.6, shingle roof, 1 family; cost, \$4,000; owner, Fred'k B. Morris, 188 Fenimore st; architects, Slee & Bryson, 154 Montague st. Plan No. 4456.

57TH ST, n s, 260 e 15th av, 2-sty brick dwelling, 20x55, gravel roof, 2 families; cost, \$3,750; owner, Annie E. Murphy, 519 East 54th st; architect, Richard P. Murphy, 5702 7th av. Plan No. 4413.

AMHERST ST, w s, 600 n Hampton av, 2-sty frame dwelling, 28x24, shingle roof, 1 family; cost, \$5,000; owner, Jas. J. Shandley, 123 East 82d st, N. Y.; architect, Fredk. M. Small, 265 Broadway, N. Y. Plan No. 4492.

ASHFORD ST, e s, 110 s Belmont av, two 3-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, \$7,000; owners, Drapkin & Goldberg Const. Co., 507 Ashford st; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 4474.

EAST 45TH ST, e s, 400 n Av N, 2 2 1/2-sty frame dwellings, 16.4x42.8, shingle roof, 1 family each; total cost, \$5,200; owners, Stenberg Bros., 43 Snediker av, Union Course; architect, Gottfried Stenberg, same address. Plan No. 4495.

CONCORD ST, s e cor Prince st, 4-sty brick rectory, 22x150.6, tile roof; cost, \$12,000; owner, Rd. Rev. Chas. E. McDonald, Clermont cor Greene avs. Plan No. 4509.



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FACTORIES AND WAREHOUSES.

OAK ST, s s, 125 w Franklin st, 1-sty frame factory, 25x50, gravel roof; cost, \$900; owner, Emil Hala, 84 Oak st; architect, Chris. Bauer, Jr., 6 Bedford av. Plan No. 4380.

16TH ST, n s, 330 e 3d av, 1-sty brick storage, 20x22, gravel roof; cost, \$300; owner, E. J. McLaughlin, on premises; architect, F. W. Stork, 7416 3d av. Plan No. 4365.

GARFIELD PL, s s, 240 w 5th av, 2-sty brick factory, 20x75, gravel roof; cost, \$3,500; owner, Gustave E. Gustavason, 136 7th av; architect, W. J. Conway, 400 Union st. Plan No. 4416.

STABLES AND GARAGES.

49TH ST, s s, 260 e 14th av, 1-sty frame garage, 14x17, shingle roof; cost, \$200; owner, Thos. Rubin, 1434 49th st; architect, S. Gradstein, 1168 45th st. Plan No. 4367.

AUBURN PL, s s, 140 e St. Edwards st, 1-sty brick stable, 35x70.8, gravel roof; cost, \$4,000; owner, Margt. Fennell, 136 No. Elliott pl; architect, W. J. Conway, 400 Union st. Plan No. 4364.

LINCOLN PL, s s, 80 e Ralph av, 1-sty brick garage, 30x27, slag roof; cost, \$1,000; owner, Mayer Aronson, 1395 Eastern parkway; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4510.

CYPRESS AV, n s, 200 e Sea Gate av, 1-sty frame garage, 16x16, — roof; cost, \$300; owner, Emil Reineking, 385 Crescent st; architect, Lawrence J. Frank, Jr., 206 Crescent st. Plan No. 4505.

MORGAN AV, e s, 25 n Anthony st, two 1-sty frame stables, 15x26, gravel roof; total cost, \$1,000; owner, W. Muller, 210 Maujer st; architect, C. Bauer, Jr., 6 Bedford av. Plan No. 4384.

GLENWOOD RD, n s, 50 w East 19th st, 1-sty brick garage, 11.4x19.8, tin roof; cost, \$400; owner, John C. Ostrup, 1815 Av G; architect, Benj. Driesler, 153 Remsen st. Plan No. 4422.

AV G, s s, 150 w East 17th st, 1-sty brick garage, 14x20, shingle roof; cost, \$550; owner, Geo. H. Jones, 1454 Av G; architect, Holmes Ditmas, 2601 Av G. Plan No. 4408.

EAST 19TH ST, e s, 110 s Dorchester rd, 2-sty brick garage, 20x22, shingle roof; cost, \$800; owner, Rene Demarest, 435 East 19th st; architect, Benj. Driesler, 153 Remsen st. Plan No. 4488.

ST. JOHNS PL, n s, 400 w Franklin av, 1-sty brick garage, 105x19, gravel roof; cost, \$2,500; owner, John H. Bose, 459 Eastern parkway; architect, Jas. F. Blynn, 422 St. Marks av. Plan No. 4479.

FOSTER AV, n e cor East 19th st, 1-sty frame garage, 19x19.6, shingle roof; cost, \$600; owner, John A. Schaefer, 1909 Foster av; architect, Jos. A. McCarroll, 3 West 29th st, N. Y. Plan No. 4477.

GRANT AV, w s, 240 s Ridgewood av, 1-sty frame stable, 20x20, — roof; cost, \$400; owner, Jos. Rudner, 63 Union pl; architect, Lawrence J. Frank, Jr., 206 Crescent st. Plan No. 4504.

STORES AND DWELLINGS.

BUSH ST, 69, 2-sty brick stores and dwelling, 20x40, — roof, 1 family; cost, \$5,976; owner, John Smith, 71 Bush st; architects, Gibbons Co., 318 Columbia st. Plan No. 4442.

STORES, OFFICES AND LOFTS.

60TH ST, s s, 400 e 13th av, 1-sty frame store, 12x16, slag roof; cost, \$300; owner, Louis Barnett, 1353 60th st; architect, Byron Wilson, 135 Oak st, Richmond Hill. Plan No. 4366.

PARKSIDE AV, s s, 254.10 w St. Pauls pl, 4-sty brick office, 75x89.3, slag roof; cost, \$60,000; owner, Brooklyn Union Gas Co., 44 Court st; architects, Shampan & Shampan, 772 Broadway. Plan No. 4383.

STORES AND TENEMENTS.

TOMPKINS AV, e s, 35 n Kosciusko st, 4-sty brick tenement, 25x89, gravel roof, 8 families; cost, \$10,000; owner, Max Schoenberg, 316 Throop av; architect, Louis Berger, Myrtle av and Cypress av. Plan No. 4373.

TOMPKINS AV, n e cor Kosciusko st, 4-sty brick tenement, 35x90, gravel roof, 16 families; cost, \$25,000; owner, Max Schoenberg, 316 Throop av; architect, Louis Berger, Myrtle and Cypress avs. Plan No. 4372.

LINDEN AV, s s, 432.5 e Flatbush av, three 4-sty brick tenements, 46.8x98.2, tin roof, 16 families each; total cost, \$87,000; owner, Oscar Palmleaf, 2017 Caton av; architects, Cohn Bros., 361 Stone av. Plan No. 4424.

SNEDIKER AV, w s, 100 n Livonia av, 4-sty brick tenement, 45.4x88, tar and gravel roof, 16 families; cost, \$20,000; owner, New Lots Realty Co., 248 Shepherd av; architects, Cohn Bros., 361 Stone av. Plan No. 4423.

SOUTH 2D ST, n s, 99.10 e Havemeyer st, 6-sty brick store and tenement, 50x87, tin roof, 35 families; cost, \$35,000; owner, Jacob Fish, 370 East 8th st, N. Y.; architects, Nast & Springsteen, 21 West 45th st, N. Y. Plan No. 4439.

POWELL ST, e s, 100 s Livonia av, 4-sty brick tenement, 50x88, tar and gravel roof, 24 families; cost, \$25,000; owner, Jos. D. Rosenthal, 1423 St. Marks av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4459.

THEATRES.

CORTEYOU ROAD, s s, 27 w East 16th st, 1-sty brick moving picture and store, 43.8x93.6, slag roof; cost, \$8,000; owner, E. Bailor, 1524 Corteyou rd; architect, Bryon Wilson, 135 Oak st, Richmond Hill. Plan No. 4382.

MISCELLANEOUS.

CONY ISLAND CREEK, s e cor West 12th st, 1-sty frame shed, 16x62, tarpaper roof; cost, \$150; owner and architect, McArthur Concrete Co., on premises. Plan No. 4393.

MORGAN AV, e s, 25 n Anthony st, 1-sty brick smoke house, 20x25, gravel roof; cost, \$1,500; owner, W. Muller, 210 Maujer st; architect, C. Bauer, Jr., 6 Bedford av. Plan No. 4385.

EASTERN PARKWAY, n s, 75 w Underhill av, 1-sty stone tool house, 12x15, shingle roof; cost, \$200; owner, Julius Strauss, 153 Remsen st; architect, J. C. Walsh & Co., 44 Court st. Plan No. 4430.

ST MARKS AV, 1640, 1-sty brick carriage shed, 12x18, tin roof; cost, \$250; owner, Rose Toback, 1627 Eastern Parkway; architect, Abm. Beires, 35 Nassau st. Plan No. 4425.

LESTER ST, w s, 220 s Newport av, 1-sty frame wagon shed, 30x15, — roof; cost, \$250; owner, Fannie Klein, on premises; architect, Louis Danancher, 7 Glenmore av. Plan No. 4452.

YORK ST, 60, 2-sty brick laboratory, 20.4x100, slag roof; cost, \$5,500; owner, Interbridge Realty Co., 70 Greene av; architect, Robt. Feld, 30 East 42d st, N. Y. Plan No. 4476.

WYTHE AV, w s, 60 s Rutledge st, 1-sty brick boiler room, 9.6x33, concrete roof; cost, \$1,000; owner, Saml. J. Stanneld, — Rutledge st; architect, W. H. Tiedman, 475 Worth st. Plan No. 4493.

Queens.

DWELLINGS.

CORONA.—Jefferson av, e s, 100 n Stevenson pl, 2-sty frame dwelling, 17x36, tin roof, 1 family; cost, \$2,800; owner, J. Callan, 51st st, Corona; architect, J. A. Dioguardi, 1 Bridge Plaza, L. I. City. Plan No. 2364.

RICHMOND HILL.—Washington av, e s, 100 s Cleveland av, 2 1/2-sty frame dwelling, 23x34, shingle roof, 1 family; cost, \$3,500; owner, Jos. E. Preistly, 4099 Ferris st, Woodhaven; architects, Chas. Infanger & Son, 2634 Atlantic av, Brooklyn. Plan No. 2373.

FOREST HILLS.—Continental av, s w cor Olive pl, 3-sty brick dwelling, 17x36, tile roof, cost, \$7,500, 1 family; owner, Walter C. Mayer, 528 Riverside dr, N. Y. C.; architect, Robert M. Farrington, 66 Beech st, Forest Hills. Plan No. 2365.

ROCKAWAY PARK.—Washington av, s s, 60 w 2d st, 2-sty frame dwelling, 22x26, shingle roof, 1 family; cost, \$3,300; owner, Mrs. C. T. Stolle, Rockaway Beach; architects, Sprung & Wertheimer, Rockaway Beach. Plan No. 2367.

FOREST PARK.—Casco st, s s, 140 n Ferry st, 2 1/2-sty brick dwelling, 30x41, tile roof, 2 families; cost, \$8,000; owner, Mary M. Scott, Woodhaven; architect, W. B. Wills, 1181 Myrtle av, Brooklyn. Plan No. 2371.

CORONA.—50th st, e s, 296 n Shell rd, 2-sty frame dwelling, 18x34, shingle roof, 1 family; cost, \$2,800; owner, Jos. E. Greene, 127 48th st, Corona; architect, A. DeBlasi, East Jackson av, Corona. Plan No. 2369.

SPRINGFIELD.—Springfield av, e s, 520 s Carlton av, 2-sty frame dwelling, 18x32, shingle roof, 1 family; cost, \$2,200; owner, Martin Mullin, Springfield; architect, Jos Gunther, Jamaica. Plan No. 2366.

MIDDLE VILLAGE.—Flushing av, n w cor Milton av, 2-sty brick dwelling, 20x35, tin roof, 1 family; cost, \$3,000; owner, August Bode, 569 Johnson av, Brooklyn; architect, Louis Allmendinger, 926 Broadway, Brooklyn. Plan No. 2361.

JAMAICA.—Sayres st, s s, 360 e George st, two 2 1/2-sty frame dwellings, 16x35, shingle roof, 1 family; cost, \$5,600; owner, Julius Proctor, 272 South Washington st, Jamaica; architect, Ole Harrison, Fulton st, Jamaica. Plan Nos. 2381-82.

JAMAICA.—Morningside av, n s, 40 e Keystone av, 2 1/2-sty frame dwelling, 20x26, shingle roof, 1 family; cost, \$2,500; owners and architects, Duke Building Co., Bellmore, L. I. Plan No. 2380.

FLUSHING.—Delaware st, s s, 290 e Central av, 2 1/2-sty frame dwelling, 20x33, shingle roof, 1 family; cost, \$2,800; owner, John Mackenzie, 375 Sherman st, L. I. City; architect, Jas. W. Foharty, 8 Leavitt av, Flushing. Plan No. 2376.

SOUTH JAMAICA.—Hawtree av, s s, 28 w Chrystenah av, 1-sty frame dwelling, 20x26, shingle roof, 1 family; cost, \$500; owner, Mrs. H. Franz, 5711 4th av, Brooklyn. Plan No. 2378.

ROCKAWAY BEACH.—Neptune av, w s, 202 s Boulevard, four 2-sty frame dwellings, 32x18, shingle roof, 2 families; cost, \$4,000; owner, Henry Kustern, Jr., 57 West 125th st, N. Y. C.; architect, J. B. Smith, 67 No. Fairview av, Rockaway Beach. Plan Nos. 2390-91-92-93.

WOODHAVEN.—Howard st, n s, 230 e Forest parkway, 2 1/2-sty frame dwelling, 33x45, shingle roof, 1 family; cost, \$7,000; owner, Edward Woodin, 106 Maple st, Richmond Hill; architect, owner. Plan No. 2388.

FOREST HILLS.—Whitson st, n e s, 99 s e Puritan av, 2 1/2-sty brick dwelling, 30x43, tile roof, 1 family; cost, \$10,500; owner and architect, Sage Foundation Homes Co., 47 West 34th st, N. Y. C. Plan No. 2387.

BAYSIDE.—Bel av, e s, 40 n Lamartine av, two 2 1/2-sty frame dwellings, 24x32, shingle roof, 1 family; cost, \$8,000; owner and architect, Gustave A. Cooper, 75 Whitestone av, Flushing. Plan Nos. 2357-58.

CORONA.—Sothern av, s e cor Fanning pl, 2-sty frame dwelling, 20x54, tin roof, 2 families; cost, \$3,000; owner, Corona Terrace Land & Building Co., 234 5th av, N. Y. C.; architect, Robert W. Johnson, 60 Grove st, Corona. Plan No. 2396.

CORONA.—Tulip st, s s, 317 w Junction av, 2-sty frame dwelling, 20x52, tin roof, 2 families; cost, \$3,000; owner, Chas. Schneider, 29 Albertus st, Corona; architect, Edw. Schneider, same address. Plan No. 2348.

DOUGLAS MANOR.—Arleigh rd, n s, 300 w Douglas rd, 2 1/2-sty frame dwelling, 22x23, shingle roof, 1 family; cost, \$3,000; owner, Elizabeth Mott, 816 Washington st, N. Y. C.; architect, Edw. Gusa, Flushing. Plan No. 2342.

JAMAICA.—Madison av, w s, 212 n North st, 2 1/2-sty brick dwelling, 16x37, shingle roof, 1 family; cost, \$2,500; owner and architect, Josephine Robertson, Madison st, Jamaica. Plan Nos. 2394-95. (Two buildings.)

JAMAICA.—New York av, s e cor Fisher st, 2 1/2-sty frame dwelling, 20x40, tin roof, 2 families; cost, \$3,000; owner, Gaetano Testa, 555 Ridge av, Brooklyn; architects, Baldus & Nastacola, 334 Cherry st, N. Y. C. Plan No. 2355.

KEW.—Abingdon rd, e s, 100 n Lefferts av, 2½-sty brick dwelling, 26x34, tile roof, 1 family; cost, \$8,000; owner, John J. Britton, Kew, L. I.; architects, Slee & Bryson, 154 Montague st, Brooklyn. Plan No. 2353.

KEW.—Audily st, n w cor Beverly rd, 2½-sty frame dwelling, 24x32, tile roof, 1 family; cost, \$4,300; owner, John F. Kendall; & Austin st, s e cor Quentin st, 2½-sty frame dwelling, 36x24, tile roof 1 family; cost, \$5,000; owner, John F. Kendall, 1023 Beverly rd, Brooklyn; architects, Slee & Bryson, 154 Montague st, Brooklyn. Plan Nos. 2351-52.

MORRIS PARK.—Van Winklen pl, e s, 425 s Belmont av, 2-sty frame dwelling, 20x47, tin roof, 2 families; cost, \$3,750; owner, John Norden, Morris Park; architect, Christian Stechel, 665 65th st, Brooklyn. Plan No. 2397.

RICHMOND HILL.—Lexington st, s e cor Welling st, three 2-sty frame dwellings, 16x34, shingle roof, 1 family; cost, \$6,000; owner, Herbert F. Davis, Richmond Hill; architect, Chas. B. Snowden, 1020 Elm st, Richmond Hill. Plan No. 2354.

ROCKAWAY BEACH.—Beach 95th st, e s, 140 n Boardwalk, 2-sty frame dwelling, 34x28, shingle roof, 2 families; cost, \$3,600; owner, Mrs. Mary Connors, Beach 95th st, Rockaway Beach; architect, C. F. Lyon, 22 Beach 90th st, Rockaway Beach. Plan No. 2398.

SOUTH OZONE PARK.—Rockaway rd, s s, 80 e Pressberger av, two 2-sty frame dwellings, 19x50, shingle roof, 1 family; cost, \$5,000; owner, John S. Horan, Kaiser av, So. Ozone Park; architect, R. H. Ashby, Rockaway rd and Boss av, So. Ozone Park. Plan Nos. 2349-50.

HOTELS.

ROCKAWAY BEACH.—Boulevard, s w cor Neptune av, 3-sty frame hotel, 30x52, shingle roof, 1 family; cost, \$7,500; owner, John Fitzgerald, 235 96th st, N. Y. C.; architect, J. B. Smith, 67 North Fairview av, Rockaway Beach. Plan No. 2370.

STORES AND DWELLINGS.

LONG ISLAND CITY.—Payntar av, n s, 73 w Van Alst av, 3-sty brick store and dwelling, 23x60, slag roof, 2 families; cost, \$4,500; owner, Julia Bianco, 328 East 63d st, N. Y. C.; architect, C. W. Hewitt, 717 Crescent st, L. I. City. Plan No. 2372.

STORES, OFFICES AND LOFTS.

LONG ISLAND CITY.—Wilson av and 17th av, 1-sty frame temporary office, 30x18, paper roof; cost, \$500; owner, Arthur McMullan Co., premises. Plan No. 2379.

FAR ROCKAWAY.—Atlantic av, s e cor Channell av, 1-sty frame store, 16x50, tar roof; cost, \$500; owner, F. C. Norton, Mott and Franklin avs, Far Rockaway. Plan No. 2363.

LONG ISLAND CITY.—Wilbur av, n w cor Sunswick st, 5-sty brick loft building, 70x185, slag roof; cost, \$95,000; owner, Queensboro Bridge Loft Corp., 79 Sunswick st, L. I. City; architect, H. Karp, same address. Plan No. 2360.

STORES AND TENEMENTS.

LONG ISLAND CITY.—Potter av, n s, 55 e Albert st, Theodore st, e s, 105 n Potter av, and Purdy st, e s, 105 n Potter av, twelve 3-sty brick tenements, 20x60, slag roof, 6 families; cost, \$72,000; owner, July Realty Co., 1 Bridge Plaza, L. I. City; architect, Edward Hahn, same address. Plan Nos. 2383-4-5-6.

MISCELLANEOUS.

RICHMOND HILL.—Johnson av, w s, 150 n Atlantic av, 1-sty frame tool house, 10x14, paper roof; cost, \$150; owner, J. J. Mulligan, 11 Johnson av, Richmond Hill. Plan No. 2362.

RICHMOND HILL.—Malcolm av, n s, 161 e Eergen Landing rd, 1-sty frame boat house, 14x25, tar roof; cost, \$200; owner, E. Margowski, 195 Sumpter av, Brooklyn. Plan No. 2374.

WOODSIDE.—Queens Boulevard, n s, 500 w Hill Lane, erect frame signboard, 10x50; cost, \$65; owner, John H. Droge, premises. Plan No. 2368.

JAMAICA.—Glen av, n s, 400 e Park av, 1-sty frame shed, 14x18, paper roof; cost, \$45; owner, F. L. Ferguson, 149 Broadway, N. Y. C. Plan No. 2375.

CORONA.—Strong st & Corona av, frame bandstand; cost, \$35; owner, Our Lady of Sorrows Church, on premises. Plan No. 2356.

LONG ISLAND CITY.—Jackson av, n w cor 9th av, erect frame billboard, 117x12; cost, \$100; owners, Disosway & Fisher, 1075 3d av, N. Y. C. Plan No. 2359.

Richmond.

DWELLINGS.

PICKERSGILL AV, n s, 125 w Prospect av, Arrochar, 2-sty frame dwelling, 36x28; cost, \$3,000; owner, Robt. A. Byrus, Arrochar; architect, Arthur J. McKenna, 172 East 82d st, N. Y. C.; builder, E. Springman, Stapleton. Plan No. 590.

UNNAMED ST, s s, 100 e Roma av, New Dorp, 1-sty frame bungalow, 42x14; cost, \$500; owner and builder, F. A. Foley, 808 East 170th st, N. Y. C. Plan No. 591.

JOHN ST, n s, 125 e Richmond terrace, Port Richmond, 2-sty frame dwelling, 24x43; cost, \$2,000; owner, M. Tramatora, Port Richmond; architect and builder, Jos. Tortora, Port Richmond. Plan No. 596.

JACKSON ST, w s, 224 n Beach st, Stapleton, 2-sty frame dwelling, 22x52; cost, \$6,650; owner, Mrs. Sophia Heen, Stapleton; architect and builder, B. Ueherwasser, Stapleton. Plan No. 598.

STABLES AND GARAGES.

3D ST, s s, 110 w Cedar av, New Dorp Manor, 1-sty frame garage, 12x12; cost, \$80; owner, Leopold De Vitto, New Dorp Manor; builder, Mr. Weisman, New Dorp Manor. Plan No. 594.



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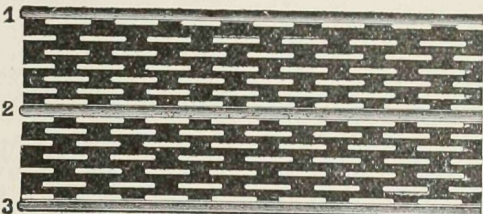
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Plans Filed, Richmond (Continued.)

STORES AND DWELLINGS.

CEDAR & ARTHUR AVS, s e cor, South Beach, 1-sty brick store and dwelling, 25x42; cost, \$2,800; owner, Ourelio Gelardi, 161 Mott st, N. Y. C.; architect, Jos. Monda, 372 Broome st, Manhattan. Plan No. 593.

MISCELLANEOUS.

RICHMOND TURNPIKE, 447 n Highland av, Silver Lake, stone retain wall; cost, \$1,400; owner, Silver Lake Cemetery, Grand st, N. Y. C.; builder, R. Langere, Rosebank. Plan No. 592.

MOUNTAIN VIEW av, e s, 500 e Richmond turnpike, Castleton Corners, 1-sty frame chicken coop; cost, \$75; owner, Maude Walcott, Castleton Corners; architect and builder, H. S. Boreham, Castleton Corners. Plan No. 595.

CRESCENT AV, s s, 600 s Boulevard, Great Kills, 1-sty frame tool house, 12x14; cost, \$50; owner, Fred Buswell, Great Kills; builder, R. Lundgren, Great Kills. Plans No. 597.

WADSWORTH AV, n s, 50 e Tompkins av, Rosebank, 1-sty frame dining room, 20x32; cost, \$475; owner and builder, Jos. Coniglio, Rosebank; architect, C. B. Heweker, Tompkinsville. Plan No. 599.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BEAVER ST, 38-46, reset store fronts to 4-sty brick stores and lofts; cost, \$3,000; owners, Broad & Beaver St. Co., 332 West 83d st; architects, Starrett & Van Vleck, 45 East 17th st. Plan No. 2624.

BEAVER ST, 51-53, alterations to 4-sty brick store and lofts; cost, \$250; owner, Edmund J. Butler, 92 William st; architect, Chas. J. Ernst, 1123 Broadway. Plan No. 2607.

BEAVER ST, 37, remove projections to 4-sty brick store and loft; cost, \$300; owner, Fred B. Jennings, 1328 Broadway; architect, Jas. S. Maher, 1328 Broadway. Plan No. 2611.

BEAVER ST, 49-53, reset building front to 4-sty brick stores and lofts; cost, \$500; owner, Fred B. Jennings, 1328 Broadway; architect, Jas. S. Maher, 1328 Broadway. Plan No. 2612.

BROOME ST, 469, fireproof partition to 6-sty brick lofts; cost, \$1,000; owner, Estate of James R. Smith, 49 Wal st; architect, John H. House, Sheldon pl, Hastings, N. Y. Plan No. 2694.

CANAL ST, 29, alterations to 5-sty brick store and loft; cost, \$100; owner, John S. Foster, 125 East 17th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2634.

CEDAR ST, 123-5, reset store front to 12-sty brick store and offices; cost, \$200; owner, Francis Robinson, 123 Cedar st; architect, John C. Westervelt, 36 West 34th st. Plan No. 2693.

CHERRY ST, 265-67, masonry and fireproofing to 7-sty brick lofts; cost, \$2,500; owner, Thos. D. Hurst, 395 Broadway; architect, Harold G. Dangler, 215 Montague st, Brooklyn. Plan No. 2619.

DEY ST, 20 raise marquette to 4-sty brick restaurant and lofts; cost, \$150; owner, John B. Peck, 22 Dey st; architect, John Ashmead, 122 East 11th st. Plan No. 2692.

DIVISION ST, 13-13 1/2, new stairway to 6-sty brick store and tenement; cost, \$150; owner, Chas. A. Friedenberg, 436 Clinton av, West Hoboken, N. J.; architects, Horenburger & Barden, 122 Bowery. Plan No. 2614.

ELIZABETH ST, 194, alterations to 5-sty brick shop; cost, \$300; owner, Fred. Happersberger, 194 Elizabeth st; architect, Morris Schwartz, 194 Bowery. Plan No. 2631.

FRONT ST, 3, new pent house and stairs to 2-sty brick store and dwelling; cost, \$1,000; owners, Stock Quotations Telegraph Co., 26 Beaver st; architect, Wm. E. Walsh, 1123 Broadway. Plan No. 2644.

FRONT ST, 281, steel beams to 3-sty brick store; cost, \$100; owners, City of New York, City Hall; architects, Horenburger & Barden, 122 Bowery. Plan No. 2662.

FULTON ST, 98, reset store front to 5-sty brick store and lofts; cost, \$180; owner, Andrew C. Zabriskie, 52 Beaver st; architect, Pericles Xenakis, 40 New Bowery. Plan No. 2675.

MANHATTAN ST, 160-70, alterations to 4-sty brick dairy; cost, \$400; owners, Sheffield Farms, Slawson, Decker Co., 524 West 57th st; architect, Frank A. Rooke, 489 5th av. Plan No. 2627.

2D ST, 175-179 East, masonry and iron to 5-sty brick stores and tenement; cost, \$200; owner, Mathilda White, 255 West 108th st; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 2659.

3D ST, 226 E, new partitions to 2-sty brick synogue and dwelling; cost, \$5,000; owner, Julius Soloman, 1235 5th st, Brooklyn; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 2646.

8TH ST, 17 West, reset building front to 5-sty brick dwelling; cost, \$285; owner, Mrs. M. T. Owens, Charles Lake, Mich.; architects, Hughes & Hughes, 404 West 34th st. Plan No. 2653.

8TH ST, 17 West, new front to 5-sty brick dwelling; cost, \$350; owners, Est. of Leodare Allen, Clark Lake, Mich.; architect, Wm. C. Lawritzen, 2010 Broadway. Plan No. 2641.

8TH ST, 31 West, masonry and new partition to 4-sty brick lofts; cost, \$500; owner, Henry Young, Goshen, N. Y.; architect, Jacob Fisher, 25 Av A. Plan No. 2618.

8TH ST, 11 East, alterations to 4-sty brick store and lofts; cost, \$400; owner, Sailors Snug Harbor, 31 Nassau st; architect, L. V. Sweezy, 185 Madison av. Plan No. 2608.

12TH ST, 617 East, new partitions and skylight to 3-sty brick dwelling and shop; cost, \$800; owner, Nathan Beerstein, 617 East 12th st; architect, Jacob Fisher, 75 Av A. Plan No. 2617.

15TH ST, 237 West, new partitions and plumbing to 4-sty brick store and tenement; cost, \$1,000; owner, Adolph Sussmann, 14 West 119th st; architect, Adolph Sussmann, 14 West 119th st. Plan No. 2661.

19TH ST, 407 East, alterations to 5-sty brick store and tenement; cost, \$250; owner, Chas. A. Bondy, 407 East 19th st; architect, Otto Reissmann, 30 1st st. Plan No. 2685.

21ST ST, 157 East, masonry to 4-sty brick dwelling; cost, \$25; owner, Hanford S. Weed, 111 Broadway; architect, John Clausnitzer, 272 3d av. Plan No. 2625.

23D ST, 38 East, new store front to 4-sty brick store and offices; cost, \$475; owner, Mrs. E. B. Norrie, Tuxedo Park, N. Y.; architect, Wm. P. Carl, 30th st and 1st av. Plan No. 2620.

23D ST, 24 East, new store fronts, stairways and dumbwaiter shaft to store and lofts; cost, \$5,000; owner, Charles Smith, 24 East 23d st; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 2647.

25TH ST, 43 East, reset show windows to 6-sty brick store and apartments; cost, \$300; owner, Geo. A. Plumpton, 70 5th av; architect, Eugene J. Martin, 100 William st. Plan No. 2672.

26TH ST, 405 West, alterations to 5-sty brick tenement; cost, \$200; owner, Wm. Lynch, 401 West 24th st; architect, Joseph Mitchell, 332 West 24th st. Plan No. 2606.

26TH ST, 55-57 West, alterations to 6-sty brick stores and lofts; cost, \$600; owner, James J. Coogan, 604 Broadway; architect, Frank Massam, 29 West 34th st. Plan No. 2689.

27TH ST, 248 West, masonry and iron columns to 5-sty brick garage and warehouse; cost, \$1,000; owner, Mrs. Myra Kerr, 130 West 119th st; architect, Chas. H. Richter, 68 Broad st. Plan No. 2610.

30TH ST, 24-26 West, two 5,000-gal. gravity and pressure tanks to 12-sty brick lofts; cost, \$2,000; owner, E. Livingston Pell, 122 East 25th st; architects and builders, Earl C. Maxwell Co., 30 Church st. Plan No. 2642.

33D ST, 139 West, reset store front to 4-sty brick stores and tenement; cost, \$80; owner, Catharine E. Kenny, 314 West 89th st; architect, John J. McDonagh, 105 West 97th st. Plan No. 2658.

34TH ST, 36 West, new skylight to 5-sty brick stores and lofts; cost, \$500; owner, Geo. C. Boldt, 5th av and 34th st; architect, John C. Westervelt, 36 West 34th st. Plan No. 2621.

35TH ST, 39 East, alterations to 5-sty brick dwelling; cost, \$6,000; owners, May A. and Francis H. Kinnicut, 165 Broadway; architect, Henry H. Holly, 39 West 27th st. Plan No. 2667.

36TH ST, 138 East, new partition to 5-sty brick dwelling; cost, \$75; owner, Mrs. Laura E. Reaney, 133 West 92d st; architect, Mrs. A. M. Smith, 126 East 34th st. Plan No. 2656.

37TH ST, 52 West, new stores to 4-sty brick stores and dwelling; cost, \$400; owner, Leonard L. Hill, 32 West 25th st; architects, Herts Bros. Co., 34 West 38th st. Plan No. 2604.

38TH ST, 18 E, masonry and new stairs to 2-sty brick garage and dwelling; cost, \$3,000; owner, Mrs. E. H. Weatherbee, 240 Madison av; architect, J. Francis Burrovey, 410 West 34th st. Plan No. 2651.

39TH ST, 146-148, 1-sty addition to 2-sty brick garage; cost, \$16,000; owners, John D. Wendel Estate, 175 Broadway; architect, C. G. Flygare, 144 West 39th st. Plan No. 2636.

39TH ST, 230-232 West, frame structure to 5-sty brick dwelling; cost, \$300; owner, Kate S. Reilly, 176 West 72d st; architect, George Provot, 104 West 42d st. Plan No. 2605.

39TH ST, 131 West, alterations to 7-sty brick stores and offices; cost, \$500; owner, Broadway & 39th St. Co., 1416 Broadway; architect, Chas. Koster, 35 West 32d st. Plan No. 2683.

40TH ST, 7 East, alterations to 4-sty brick clubhouse; cost, \$500; owner, The Brook, 7 East 40th st; architect, Clarence F. True, 109 West 88th st. Plan No. 2688.

46TH ST, 63-65 West, new roofing, elevator and plumbing to offices; cost, \$5,000; owners, Heleinta Realty Co., 505 5th av; architects, Geo. & Edward Blum, 505 5th av. Plan No. 2673.

55TH ST, 121 East, extend butler's pantry to 3-sty brick dwelling; cost, \$2,500; owner, Fred. R. Coudert, 121 East 5th st; architect, Wm. S. Miller, 141 East 40th st. Plan No. 2657.

56TH ST, 11 East, new building front to 4-sty brick dwelling and office; cost, \$15,000; owner, H. Worcham Harding, London, Eng.; architect, Matthew J. McQuillan, 30 East 42d st. Plan No. 2665.

67TH ST, 161-65 East, toilet room to 1-sty brick synagogue; cost, \$250; owner, Congregation Zichron Ephraim, 5 Beekman st; architect, Chas. B. Meyers, 1 Union Sq West. Plan No. 2623.

70TH ST, 46 East, masonry to 5-sty brick dwelling; cost, \$1,000; owner, Stevens C. Clark, Cooperstown, N. Y.; architects, Mann & MacNeille, 70 East 45th st. Plan No. 2615.

75TH ST, 166 East, reset store front to 4-sty brick store and hotel; cost, \$300; owners, Bernheimer Estate, 31 Nassau st; architects, De Rose & Cavalieri, 357 East 116th st. Plan No. 2660.

80TH ST, 144 West, remove partitions to 4-sty brick and stone dwelling; cost, \$100; owner, Mrs. M. Rosston Hart, 103 West 84th st; architect, Lee Samenfeld, 741 McDonough st. Plan No. 2643.

81ST ST, 250 West, new store fronts to 3-sty brick stores and offices; cost, \$300; owner, Mary De Witt Jessup, 195 Madison av; architect, Chas. H. Richter, 68 Broad st. Plan No. 2652.

81ST ST, 105 East, new plumbing, partitions and extensions to 3-sty stone residence; cost, \$8,000; owner, Frank Ludlam, 780 Park av; architects, Mulliken & Moeller, 103 Park av. Plan No. 2670.

83D ST, 415 East, alterations to 4-sty brick dwelling; cost, \$75; owner, Samuel Bader, 415 East 83d st; architect, Sidney F. Oppenheim, 1511 3d av. Plan No. 2687.

85TH ST, 163-69 East, extend picture booth to 3-sty brick theatre; cost, \$200; owners, 86th St. Consn. Co., care architect, Thos. W. Lamb, 644 8th av. Plan No. 2680.

87TH ST, 202-4 East, alterations to 4-sty brick stores and dwelling; cost, \$125; owner, Jacob Fuhs, 871 Park av, Brooklyn; architect, Sidney F. Oppenheim, 1511 3d av. Plan No. 2686.

93D ST, 27-33 East, additional entrance to 1-sty brick truck and storage; cost, \$2,500; owner, Geo. Ehret, 235 East 92d st; architect, Louis E. Dell, 1133 Broadway. Plan No. 2681.

96TH ST, 264-66 West, brick wall to 1-sty brick sub-station; cost, \$200; owner, Interborough Rapid Transit Co., 165 Broadway; architect, Geo. H. Pegram, 165 Broadway. Plan No. 2626.

103D ST, 263-40 West, alterations to 9-sty brick hotel; cost, \$750; owner, The Moorewood Realty Co., 71 Broadway; architects, The Rusling Co., 39 Cortlandt st. Plan No. 2609.

106TH ST, 23 West, new partitions and plumbing to 5-sty brick tenement; cost, \$1,000; owner, Mrs. Henry C. Kraft, 251 Richmond st, Brooklyn; architect, John H. Knebel, 305 West 43d st. Plan No. 2691.

112TH ST, 121 East, new partitions, plumbing and masonry; cost, \$1,500; owner, Nathan B. Serbin, 709 West 170th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2676.

116TH ST, 125-127 East, new balcony and fireproof stairs to 3-sty brick moving pictures and dwelling; cost, \$1,000; owner, Joseph Posner, 125 East 116th; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 2649.

125TH ST, 50-56 East, masonry to 3-sty brick dance hall; cost, \$75; owner, Mrs. Lottie Crabtree, Hotel Brewster, Easton, Mass.; architect, Nathan Langer, 81 East 125th st. Plan No. 2674.

125TH ST, 221 East, alterations to 3-sty brick dwelling and shop; cost, \$10; owner, Chas. Newkirk, 55 Frankfort st; architect, Geo. Bieler, 221 East 125th st. Plan No. 2630.

140TH ST, 625-27 West, masonry to 5-sty brick school; cost, \$1,300; owner, Academy of the Holy Child, 625 West 140th st; architect, Wilfred C. Reid, 1023 Summit av, Bronx. Plan No. 2635.

150TH ST, 457 West, alterations to 4-sty brick garage and storage; cost, \$350; owner, Ernest F. Dannerman, 463 West 153d st; architect, Wm. G. Wilson, 524 West 151st st. Plan No. 2690.

165TH ST, 600 West, marquette to 6-sty brick tenement; cost, \$75; owners, Marie N. Hogue et al, 152 Riverside Drive; architect, Samuel Levingston, 39 West 38th st. Plan No. 2666.

AV B, 39, reset show window to 3-sty brick loft and dwelling; cost, \$100; owner, Mary Nagle, 39 Av B; architects, Horenburger & Barden, 122 Bowery. Plan No. 2635.

AMSTERDAM AV, 1747, alterations to 5-sty brick stores and tenement; cost, \$40; owner, Paul Schmalz, 1747 Amsterdam av; architect, Fred. Yaeger, 441 Tremont av. Plan No. 2648.

BROADWAY, 1931-1939, masonry and steel to 4-sty brick offices; cost, \$100; owner, Rellim Consn. Co., Jno. L. Miller, Pres., 1947 Broadway; architects, Tandy & Foster, Jr., 1931 Broadway. Plan No. 2637.

BROADWAY, 273-277, marquette to 18-sty brick cafe and offices; cost, \$500; owner, Mrs. S. H. Andrews, 395 Broadway; architect, Le Roy Dennis, 33 West 23d st. Plan No. 2654.

BROADWAY, 1465-1467, rearrange revolving door to 6-sty brick cafe and offices; cost, \$500; owners, Grodair Wyomer Bldg. Co., 1465 Broadway; architect, LeRoy Dennis, 35 West 32d st. Plan No. 2655.

BROADWAY, 156, alterations to 11-sty brick offices; cost, \$2,500; owners, Palace Theatre Realty Co., 55 Liberty st; architect, Jas. J. F. Gavign, 1123 Broadway. Plan No. 2633.

BROADWAY, 2548-56, metal sign to 1-sty brick stores; cost, \$600; owner, Wm. Vincent Astor, 23 West 26th st; architect, John E. Kleist, 515 7th av. Plan No. 2682.

BROADWAY, 1427, new store front to 7-sty brick opera house and stores; cost, \$1,000; owners, Metropolitan Opera & Real Estate Co., 150 West 40th st. Plan No. 2671.

BROADWAY, 1129, bulletin sign to 1-sty brick restaurant; cost, \$300; owner, St. James Bldg., Inc., 1131 Broadway; architects, John E. Kleist, 515 7th av. Plan No. 2602.

BROADWAY, 1845-7, masonry, new stairs and skylight to 4-sty brick restaurant; cost, \$900; owners, Upright Co., 154 Nassau st; architect, S. L. Waller, 154 Nassau st. Plan No. 2622.

BROADWAY, 169-171, reset store front to 6-sty brick stores and offices; cost, \$125; owner, Mary B. Pell, 167 Broadway; architect, Leonidas E. Denlow, 44 West 18th st. Plan No. 2696.

LENOX AV, 508-510, reset store front to 5-sty brick stores and tenement; cost, \$300; owner, McKinley Realty Co., Joshua Silverstein, Pres., 15 Madison sq; architect, Gustave Anderson, 281 Rider av. Plan No. 2603.

PARK ROW, 153, alterations to 2-sty brick store and dwelling; cost, \$200; owner, Ernest Plata, 153 Park Row; architect, Otto Reissmann, 30 1st st. Plan No. 2684.

WEST BROADWAY, 308, extension to 4-sty brick library and dwelling; cost, \$3,000; owner, Rev. John G. Schneider, 308 West Broadway; architect, John H. Friend, 148 Alexander av. Plan No. 2668.

1ST AV, 974, new show windows, partitions and plumbing to 5-sty brick tenement; cost, \$1,000; owner, Christian Fuchs, Amityville, N. Y.; architect, Henry Regelman, 133 7th st. Plan No. 2677.

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Plans Filed—Alterations, Manhattan (Cont.)

2D AV, 153, reset show window to 6-sty brick tenement; cost, \$200; owner, Abraham Wolf, 103 Av A; architect, Tobias Schwartz, 540 East 173d st. Plan No. 2678.

3D AV, 993-5, increase seating capacity to 1-sty brick moving picture theatre; cost, \$200; owner, Henry Stedeker, 993 3d av; architects, E. C. Horn Sones, 1476 Broadway. Plan No. 2663.

3D AV, 428, remove and replace store front to 5-sty brick stores and dwelling; cost, \$250; owner, Winthrop Chanler, England; architect, S. S. Sugar, 140 West 42d st. Plan No. 2679.

3D AV, 2148-50, new partition and operator's booth to 2-sty brick moving picture theatre; cost, \$6,000; owners, Degelman Realty Co., 2148 3d av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2645.

5TH AV, 7, reset step to 5-sty brick dwelling; cost, \$100; owner, Florence M. Bagnell, 48 Wall st; architects, Hughes & Hughes, 404 West 34th st. Plan No. 2652.

5TH AV, 718, fireproof bulkhead to 6-sty brick studios and stores; cost, \$1,200; owners, Baudouine Estate, 1181 Broadway; architects, Freeman & Brociner, 29 West 34th st. Plan No. 2664.

5TH AV, 67, alterations to 5-sty brick store and lofts; cost, \$50; owner, Wm. Bryce, Jr., 20 West 54th st; architect, A. Wallace McCrea, 23 East 15th st. Plan No. 2629.

5TH AV, 708, new organs to 1, 2 and 6-sty brick church; cost, \$1,000; owner, Fifth Av. Presbyterian Church, 121 East 69th st; architect, Robert H. Robertson, 117 East 38th st. Plan No. 2613.

5TH AV, 80-82, reconstruct sidewalk vault to 16-sty brick offices and lofts; cost, \$2,000; owner, Van Schaick Realty Co., 100 Broadway; architects, Buchman & Fox, 30 East 42d st. Plan No. 2616.

6TH AV, 17, new toilet room to 4-sty brick store and tenement; cost, \$50; owner, B. Bevier, 194 Varick st; architect, Wm. S. Boyd, 203 West 14th st. Plan No. 2638.

6TH AV, 258-262, new store fronts and door to 3-sty brick store; cost, \$2,000; owner, Vincent Astor, 23 West 26th st; architects (lessees), F. W. Woolworth Co., Broadway and Barclay st. Plan No. 2639.

8TH AV, 2456, reset store front to 5-sty brick stores and tenement; cost, \$200; owners, Est. of Dennis Solomon, 54 East 123d st; architect, John Ashmead, 122 East 11th st. Plan No. 2640.

8TH AV, 2439, alterations to 5-sty brick stores and tenement; cost, \$250; owner, Emma A. Searle, 6 West 127th st; architect, Jobst Hoffman, 318 West 121st st. Plan No. 2628.

8TH AV, 972, alterations to 7-sty brick restaurant; cost, \$250; owners, Columbus Circle Arcade Co.; architect, Herman Lee Meader, 178 5th av. Plan No. 2669.

10TH AV, 210, alterations to 4-sty brick tenement; cost, \$50; owner, Jacob Appell, 271 West 23d st; architect, Henry Davidson, 400 West 23d st. Plan No. 2632.

Bronx.

159TH ST, 435, 1-sty frame extension, 8x8, to 2-sty frame dwelling; cost, \$100; owner, Mrs. F. Reardon, on premises; architect, A. W. Manley, Jr., 3291 Park av. Plan No. 392.

BOSTON RD, 1313, new balcony, 12.6x45, to 2-sty brick store; cost, \$175; owner, Philip Wattenberg, 1203 Franklin av; architect, H. Adelman, 214 Henry st. Plan No. 400.

LONGWOOD AV, 1178, new columns, new girders, etc., to 2-sty brick factory; cost, \$4,000; owners, Kwestel & Berman, 1833 Washington av; architects, Koppe & Moore, 830 Westchester av. Plan No. 396.

MORRIS PARK AV, s s, 25 w Holland av, 1-sty brick extension, 25x45, to 3-sty frame store and dwelling; cost, \$1,500; owner, Geo. Lahrman, 847 Morris Park av; architect, T. J. Kelly, 643 Morris Park av. Plan No. 394.

NELSON AV, w s, 116.8 n Boscobel av, 2-sty frame extension, 13.9x4, to 2-sty dwelling and storage; cost, \$500; owner, H. N. Chute, 1420 Boscobel av; architect, J. N. Chute, 1420 Boscobel av. Plan No. 390.

TREMONT AV, n e cor Beach av, new front and side walls to 1-sty frame store; cost, \$1,000; owner, Jacob Klinge, 1801 Tremont av; architect, Anton Pirner, 2069 Westchester av. Plan No. 393.

VAN NEST AV, s w cor, Melville st, new foundation, new toilet to 2-sty store and dwelling; cost, \$1,000; owner, Geo. Ringler & Co., 92d st and 3d av; architect, 1087 Tremont av. Plan No. 391.

3D AV, e s, 96 s Lorillard pl, new partitions, etc., to 1-sty frame nicollette; cost, \$1,200; owners, Berliner Bros., 386 Broadway; architect, Walter Hesse, 1643 East 13th st, Brooklyn. Plan No. 395.

3D AV, 3933-3939, new store fronts to four 4-sty brick stores and tenements; cost, \$2,500; owner, Pasquale Oppola, 117 Mott st; architects, Horenberger & Eardes, 122 Bowery. Plan No. 398.

3D AV, 2797 & 2799, new store front to two 2-sty frame stores and offices; cost, \$500; owner, Abraham Bennett, 312 East 143d st; architects, Tremont Archtl Co., 401 Tremont av. Plan No. 397.

3D AV, 2980, new store front to 5-sty brick tenement; cost, \$250; owners, Est. of Minnie Kalmus, 119 West 125th st; architect, Eli Benedict, 1947 Broadway. Plan No. 399.

Brooklyn.

AMEOY ST, e s, 195.4 s East N. Y. av, exterior alterations to 2-sty dwelling; cost, \$350; owner, Joe Citrin, 25 Amboy st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4376.

BRIDGE ST, e s, 129 n Willoughby st, extension to store and dwelling; cost, \$1,000; owner, Maer Pearl, 359 Bridge st; architect, Wm. J. Dilthy, 1 Union sq, N. Y. Plan No. 4381.

ELLERY ST, n s, 100 e Throop av, extension to 2-sty bath house and dwelling; cost, \$700; owner, Jacob Bershatky, 221-25 Ellery st; architect, Tobias Goldstone, 49 Graham av. Plan No. 4507.

FRANKLIN ST, e s, 25 s Huron st, plumbing, 3-sty store and dwelling; cost, \$125; owner, Jos Demicola, 206 Franklin st; architect, Edw. Rodger, 193 Nassau st. Plan No. 4472.

FULTON ST, s s, 316 e Red Hook la, exterior alterations to cafe; cost, \$500; owner, Liebmann Sons, 36 Forrest st; architect, Benj Driesler, 153 Remsen st. Plan No. 4391.

FULTON ST, s s, 39.7 e Lincoln av, show windows, etc., 3-sty dwelling; cost, \$200; owner, Henry H. Gerken, on premises; architect, Eric O. Holmgren, 371 Fulton st. Plan No. 4184.

GRAND ST, n s, 50 w Rodney st, extension to moving picture theatre; cost, \$1,500; owner, I. M. Peyer, 40 Sherman st; architects, Brook & Rosenberg, 350 Fulton St. Plan No. 4377.

GOLD ST, e s, 180 n Myrtle av, exterior and interior alterations to office; cost, \$300; owner, Manhattan Car Line Co., 180 Jay st; architect, C. Infanger & Son, 2634 Atlantic av. Plan No. 4379.

HENRY ST, e s, 50 s Amity st, remove walls, nurses' home; cost, \$800; owner, Long Island College Hospital, Henry and Amity sts; architect, Wm. Higginson, 21 Park Row, N. Y. Plan No. 4471.

HUNTINGTON ST, 148, interior alterations to 3-sty dwelling; cost, \$100; owner, Mary Gill, on premises; architect, W. J. Conway, 400 Union st. Plan No. 4475.

JACKSON ST, n s, 175 w Manhattan av, extension to store and dwelling; cost, \$350; owner, Philip Livine, 103 Jackson st; architect, C. Bauer, Jr., 6 Bedford av. Plan No. 4386.

LAWRENCE ST, 63, plumbing to 3-sty dwelling; cost, \$300; owner, Walter Dewsnap, 150 Nassau st, N. Y.; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 4486.

MIDWOOD ST, s s, 265 e Brooklyn av, raise 2-sty dwelling, &c.; cost, \$1,000; owner, Piero Muscorello, 418 Midwood st; architect, Chas. S. Calhoun, 16 East 33d st, N. Y. Plan No. 4503.

MIDWOOD ST, 400, extension 2-sty dwelling; cost, \$100; owner, Carmiene Machia, 400 Midwood st; architect, Chas. S. Calhoun, 16 East 33d st, N. Y. Plan No. 4502.

NEVINS ST, e s, bet Flatbush av and Livingston st, new tank, etc., to 6-sty store; cost, \$4,500; owner, Flatbush Realty Co., 422 Fulton st; architects, Lord, Hewlett & Tallant, 345 5th av, N. Y. Plan No. 4441.

NOLL ST, n s, 163 e Bushwick av, interior and exterior alterations to packing room and wash house; cost, \$10,000; owners, Obermeyer & Liebmann, Noll and Brennan sts; architects, Fred'k Wunder & Son, 957 Broadway. Plan No. 4489.

PRESIDENT ST, 759, new dumbwaiter shaft installed in sanitarium; cost, \$500; owners, Skene Sanitarium Co., 759 President st; architects, Bennett & Rountico, 50 Church st, N. Y. Plan No. 4417.

PRESIDENT ST, 54, partitions, &c., to 3-sty tenement; cost, \$400; owner, Luigi Scotte, 238 Columbia st; architect, John Burke, 603 East 2d st. Plan No. 4501.

STAGG ST, n s, 80 w Leonard st, doors, etc., to 2-sty storage; cost, \$300; owners, Wm. and Otto Kuhn, 79-81 Stagg st; architect, Tobias Goldstone, 49 Graham av. Plan No. 4432.

VAN BRUNT ST, s e cor Hamilton st, plumbing to store and tenement; cost, \$350; owner, Estate of Michael Murphy, 1 Hamilton av; architect, Thos. Seery, 147 Sackett st. Plan No. 4399.

WILLOW ST, w s, 175 n Pierrepont st, plumbing to 4-sty dwelling; cost, \$350; owner, Edgar M. Cullen, 144 Willow st; architect, John J. Dillon, 541 Atlantic av. Plan No. 4370.

WEST 3D ST, e s, 125 n West av, extension, 1-sty dwelling; cost, \$150; owner, Mrs. John Wood, 20 Van Buren st; architect, Jos. F. Brewster, 2936 West 8th st. Plan No. 4481.

EAST 5TH ST, w s, 93 n Greenwood av, extension to 3-sty dwelling; cost, \$700; owner, Stephen Heaton, 481 East 5th st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 4374.

NORTH 5TH ST, n s, 140 w Bedford av, plumbing to 3-sty tenement; cost, \$100; owner, Edw. F. Kelly, 155 North 4th st; architect, Max Cohn, 280 Bedford av. Plan No. 4436.

WEST 5TH ST, e s, 575 n Neptune av, interior alterations, 1-sty dwelling; cost, \$200; owner, John Holt, on premises; architect, Rich'd Marzari, 2818 West 6th st. Plan No. 4482.

SOUTH 5TH ST, s s, 50 e Hewes st, plumbing to tenement; cost, \$500; owner, Sam'l Goldinger, 492 Greene av; architects, Prook & Rosenberg, 350 Fulton st. Plan No. 4487.

SOUTH 9TH ST, n s, 75 e Roebing st; exterior and interior alterations to stable and dwelling; cost, \$300; owner, Wilhemina K. Gronholz, 211 South 9th st; architect, Louis A. Sheinart, 194 Bowery, N. Y. Plan No. 4392.

66TH ST, s s, 300 e 11th av, plumbing to 3-sty dwelling; cost, \$200; owner, Jos. Schoendorf, 1140 60th st; architect, F. Ackerly, 180 Eay 14th st. Plan No. 4371.

66TH ST, n s, 240 e 12th av, new walls, partitions, etc., to 2-sty dwelling; cost, \$325; owner, Patk Kane, on premises; architect, Chas. A. Olsen, 1221 66th st. Plan No. 4405.

EAST 15TH ST, w s, 391.6 n Shore rd, 1-sty frame extension to 3 dwellings; cost, \$1,500; owner, Josephine Corson, Sheepshead Bay rd and West 1st st; architect, Jas. F. Brewster, 2936 West 8th st. Plan No. 4483.

BAY 19TH ST, w s, 100 s Bath av, plumbing to 1-sty moving picture theatre; cost, \$350; owner, Isidor Goldsmith, 1808 Bath av; architect, Parfitt Bros., 26 Court st. Plan No. 4445.

45TH ST, n s, 220 e 13th av, interior alterations to 2-sty meeting room and dwelling; cost, \$200; owner, Harry Shapiro, 1200 40th st; architect, Saml. Garastein, 1168 45th st. Plan No. 4512.

64TH ST, s s, 300 w 14th av, raise 3-sty dwelling to grade level; cost, \$1,000; owner, Angela Marrone, 1342 64th st; architect, Jos. Mas-trobrand, 69 & 71 Mott st, N. Y. Plan No. 4470.

86TH ST, s e cor Bay 13th st, exterior and interior alterations to 2-sty dwelling; cost, \$1,000; owner, Mrs. P. Havens, on premises; architect, Geo. H. Suess, 2166 West 29th st. Plan No. 4394.

88TH ST, n s, 100 e Dahlgreen pl, plumbing to 2-sty dwelling; cost, \$200; owner, Theodore Giesser, 633 1/2 88th st; architect, Harry Rocker, 9004 5th av. Plan No. 4491.

AV T, n w cor Gravesend av, plumbing installed in hotel; cost, \$200; owner, Amelia Micucci, 2180 Gravesend av; architect, Jas. F. Brewster, 2936 West 8th st, Coney Island. Plan No. 4480.

ALBERMARLE RD, s w cor Marlborough rd, interior alterations to 2 1/2-sty dwelling; cost, \$800; owner, O. G. Carter, 1440 Albermarle rd; architect, Wm. H. Ludwig, 810 Eastern Parkway. Plan No. 4494.

BATTERY AV, e s, 75.6 s 90th st, raise 2-sty dwelling; cost, \$300; owner, August Profitos on premises; architect, Chas. A. Olsen, 1221 66th st. Plan No. 4406.

BEDFORD AV, s w cor Gates av, exterior and interior alterations to store and dwelling; cost, \$3,000; owner, Lipel Bushad, 1134 Bedford av; architects, Shampam & Shampam, 772 Broadway. Plan No. 4398.

BROADWAY, w s, 38.1 n Hart st, store front to 3-sty store and dwelling; cost, \$250; owner, Jas. M. Harned, 456 Hart st; architect, Wm. Debus, 86 Cedar st. Plan No. 4418.

BROADWAY, s w cor Stockton st, plumbing &c. to theatre and stores; cost, \$1,200; owner, Broadway Theatre Co., 756 Flushing av; architect, W. H. McElpatrick, 701 7th av, N. Y. Plan No. 4415.

BROADWAY, 665, plumbing, 3-sty store and dwelling; cost, \$150; owner, Hyman Erudner, 665 Broadway; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 4458.

CLINTON AV, w s, 219 n Lafayette av, windows, etc., to dwelling; cost, \$400; owner, Edith Merrill, 316 Clinton av; architect, Henry B. Moore, 738 St Marks av. Plan No. 4414.

DEKALB AV, n s, 192.10 w Reid av, partitions, toilets, etc., 3-sty store and tenement; cost, \$300; owner, Sam'l Scharf, 1087 DeKalb av; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 4457.

EAST NEW YORK AV, n s, 60 e Bergen st, plumbing to 3-sty dwelling; cost, \$100; owner, Morris Kaufman, 1647 East New York av; architects, Louis Danacher & Co., 7 Glenmore av. Plan No. 4499.

GREENE AV, 1260, plumbing to 3-sty tenement; cost, \$150; owner, Willemund Reichardt, on premises; architect, David A. Lucas, 98th st and 3d av. Plan No. 4497.

HOWARD AV, w s, 24.10 n Halsey st, exterior alterations to 3-sty store and dwelling; cost, \$100; owner, Mariene Garguit, 100 Howard av; architect, Harry Rocker, 9004 5th av. Plan No. 4508.

LEE AV, n e cor Flushing av, remove stone front, etc., 4-sty tenement; cost, \$450; owner, Minnie C. Moritz, 97 Van Buren st; architect, Leonidas E. Denslow, 44 West 18th st, N. Y. Plan No. 4434.

LEFFERTS AV, 502, extension to 3-sty dwelling; cost, \$200; owner, Gustave Buonaova, 406 Lefferts av; architect, Pasquale Gagliardi, 239 Navy st. Plan No. 4478.

LIBERTY AV, s e cor Hendrix st, extension to store and tenement; cost, \$500; owner, Gottlieb F. Schweizer, 526 Liberty av; architects, C. Infanger & Son, 2634 Atlantic av. Plan No. 4396.

MASPETH AV, s s, 175.8 e Bushwick av, interior alterations to 2-sty dwelling; cost, \$400; owner, Guiseppi Castaro, 32 Maspeth av; architects, Laspia & Salvati, 525 Grand st. Plan No. 4443.

MYRTLE AV, n e cor Gold st, sky sign to store and lofts; cost, \$125; owner, Patk Duffy, 258 Adelphi st; architects, O. J. Gude Co., 220 West 42d st, N. Y. Plan No. 4420.

MYRTLE AV, n e cor Skillman st; remove stage, etc., 1-sty moving picture; cost, \$200; owners, Katz & Gross, 665 Myrtle av; architect, Wm. J. Hart, 51 East 62d st, N. Y. Plan No. 4438.

NEPTUNE AV, s s, 960 e Ocean Parkway, plumbing to dwelling; cost, \$175; owner, John Williamson, premises; architect, Jas. F. Brewster, Jr., 2936 West 8th st. Plan No. 4389.

NEPTUNE AV, s s, 1020 e Ocean Parkway, plumbing to dwelling; cost, \$175; J. Dennis, premises; architect, Jas. F. Brewster, Jr., 2936 West 8th st. Plan No. 4387.

NEPTUNE AV, s s, 925 e Ocean Parkway, plumbing to dwelling; cost, \$175; owner, Robert Taylor, on premises; architect, Jas. F. Brewster, Jr., 2936 West 8th st. Plan No. 4388.

NEW LOTS AV, s w cor Pennsylvania av, interior alterations to moving picture and store; cost, \$1,500; owner, Louis Brady, 668 Georgia av; architect, Edw. M. Adelson, 1776 Pitkin av. Plan No. 4500.

NOSTRAND AV, e s, 94 s St Marks av, exterior and interior alterations to moving picture theatre; cost, \$5,000; owner, Mary Machot, 590 Eastern Parkway; architects, Farber & Markowitz, 189 Montague st. Plan No. 4397.

NOSTRAND AV, w s, 26 s Prospect pl, extension to 4-sty moving picture show; cost, \$8,000; owner, Sarah Muller, 720 Nostrand av; architects, Shampam & Shampam, 772 Broadway. Plan No. 4433.

PARK AV, s e cor Skillman st, remove partition, etc., to 4-sty tenement; cost, \$300; owner, Pasquale Cozza, 476 Park av; architect, Pasquale Gagliardi, 239 Navy st. Plan No. 4410.

PROSPECT PARK WEST, n w cor 16th st, exterior alterations to 4-story store and tenement; cost, \$5,000; owner, John Schell, 221 Prospect Park West; architect, Richd Rohl, 128 Bible House, N. Y. Plan No. 4428.

RALPH AV., bet Avs U & V, repair shed, 2-sty shop; cost, \$100; owners and architects, Atlantic Gulf & Pacific Co., 131 Park Row, N. Y. Plan No. 4454.

SEA BREEZE AV., n s, bet Ocean parkway and West 1st st, plumbing to 3-sty hotel; cost, \$300; owner, Hotel Shelburne (Inc.), on premises; architects, Dodge & Morrison, 135 Front st, N. Y. Plan No. 4496.

SHEPHERD AV., w s, 435 n Wortman av., extension to 3-sty dwelling; cost, \$1,000; owner, Morris Diamond, 756 Essex st; architect, Ernst Dennis, 241 Schenck av. Plan No. 4378.

SUTER AV., 417, extension to store and dwelling; cost, \$800; owner, E. Burrows, on premises; architect, Edw M. Adelson, 1776 Pitkin av. Plan No. 4490.

VANDERBILT AV., w s, 167 n Park pl, new electric sign; cost, \$200; owner, Peter W. Rouss, 632 Vanderbilt av; architect, Jerome B. Cowley, 302 West 122d st, N. Y. Plan No. 4485.

VANDERBILT AV., e s, 219 n Lafayette av, plumbing, etc., to 2-sty stable and dwelling; cost, \$200; owner, Edith Merrill, 316 Clinton av; architect, Henry B. Moore, 758 St. Mark's av. Plan No. 4411.

5TH AV., s e cor 49th st, extension to 5-sty store and tenement; cost, \$1,200; owner, Adam Scharman, foot 24th st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 4375.

5TH AV., e s, 103 s 74th st, new partitions, &c., 1-sty moving pictures; cost, \$2,000; owner, John E. Sullivan, 72d st and 5th av; architects, Eisenla & Carlson, 16 Court st. Plan No. 4455.

5TH AV., 425, new toilets, &c., to 3-sty store and tenement; cost, \$3,000; owner, Dora Drawell, on premises; architect, David A. Lucas, 98th st and 3d av. Plan No. 4498.

6TH AV., w s, 50 n 16th st, raise 2-sty store and dwelling; cost, \$100; owner, Jos Cassio, 565 6th av; architect, Geo. Bush, 97 Liberty st. Plan No. 4468.

Queens.

CEDAR MANOR.—Oak st, n s, 140 e New York av, 2-sty frame extension, 8x8, rear 2-sty frame dwelling, tin roof; cost, \$200; owner, Wm. Mayer, R. R. av, near Cedar st, Cedar Manor. Plan No. 1469.

COLLEGE POINT.—High st, s s, 75 w 17th st, interior alterations to dwelling and new plumbing; cost, \$1,400; owner, H. Klein, 17th st and 3d av, L. I. City. Plan No. 1463.

COLLEGE POINT.—2d av, n e cor 4th st, install new gas pipe in dwelling; cost, \$25; owner, D. Beman, premises. Plan No. 1470.

COLLEGE POINT.—615 w Fresh Meadow rd, interior alterations to provide for boiler in pumping station; cost, \$1,000; owner, City of New York, 13 Park Row, N. Y. Plan No. 1442.

COLLEGE POINT.—18th st, e s, 50 n 6th av, install new plumbing in dwelling; cost, \$50; owner, Mrs. A. Luok, 104 18th st, College Point. Plan No. 1494.

CORONA.—Oak st, s s, 200 e Atlantic av, install new plumbing in dwelling; cost, \$200; owner, Gustave Herron, 64 Oak st, Corona. Plan No. 1484.

CORONA.—Railroad av, s s, 200 w Alburtus av, interior alterations and new plumbing in dwelling; cost, \$240; owner, M. Domboski, Mulberry av, Corona. Plan No. 1508.

CORONA.—Corona av, n s, 100 e Luona av, interior alterations to store and dwelling; cost, \$150; owner, Wm. Kane, 77th st, Corona. Plan No. 1490.

CORONA.—43d st, 151, install new plumbing in dwelling; cost, \$75; owner, W. E. Martin, 586 6th av, L. I. City. Plan No. 1461.

CORONA.—Jackson av, Junction of Flushing rd, 1-sty frame ext, 6x5, on rear store and dwelling, new plumbing; cost, \$100; owner, Wm. Stoltz, Westchester, N. Y. Plan No. 1452.

CORONA.—Elm st, 100 n Central av, install new plumbing in 2 dwellings; cost, \$300; owner, E. Herd, Corona. Plan Nos. 1453-54.

EVERGREEN.—Hancock st, s s, 200 w Cypress av, install new plumbing in dwelling; cost, \$200; owner, M. Weber, premises. Plan No. 1488.

EVERGREEN.—Hancock st, s s, 200 w Cypress av, install new gas piping in dwelling; cost, \$20; owner, M. Weber, premises. Plan No. 1489.

FAR ROCKAWAY.—Leland av and Sheridan Boulevard, interior alterations to disposal plant; cost, \$187; owner, Bureau of Sewers, L. I. City. Plan No. 1460.

FAR ROCKAWAY.—White st, 40, erect new electric sign on dance hall; cost, \$175; owner, J. J. Karn, premises. Plan No. 1513.

FAR ROCKAWAY.—Central av, 264, erect new electric sign on store; cost, \$150; owner, W. Willett, Jr., on premises. Plan No. 1522.

FLUSHING.—Madison av, s s, 125 w Bowne av, repair foundation of greenhouse; cost, \$75; owner, A. Gordon, 1 Lawrence st, Flushing. Plan No. 1500.

FLUSHING.—15th st, w s, 135 n State st, install new plumbing in dwelling; cost, \$50; owner, A. H. Rhodes, 27 15th st, Flushing. Plan No. 1503.

FLUSHING.—North Parsons av, e s, 100 n Broadway, interior alterations to garage; cost, \$500; owner, C. C. Hulst, 16 North Parsons av, Flushing. Plan No. 1506.

FLUSHING.—Main st, e s, 125 s Washington st, install new gas piping in store; cost, \$10; owner, Mrs. Cupid Williams, premises. Plan No. 1518.

FLUSHING.—25th st, w s, 160 s Norwood av, erect new foundation under dwelling; cost, \$150; owner, G. J. Miller, premises. Plan No. 1476.

FLUSHING.—Washington st, 175, interior alterations to dwelling; cost, \$500; owner, C. A. Piper, premises, plan No. 1451.

JAMAICA.—Rockaway rd, 155, 1-sty frame extension, 18x18, front 2½-sty frame dwelling, tin roof; cost, \$300; owner, John Meegan, 10 Flushing av, Brooklyn; architects, S. Millman & Son, Brooklyn. Plan No. 1490.

JAMAICA.—New York av, e s, 80 n Oak st, install new plumbing in dwelling; cost, \$100; owner, Jamaica Savings Bank, Jamaica. Plan No. 1491.

JAMAICA.—Smith st, 104, interior alterations and new foundation under dwelling; cost, \$450; owner, V. Emmerking, Glendale, L. I. Plan No. 1482.

JAMAICA.—Dewey av, n s, 40 e Gilbert st, install new plumbing in dwelling; cost, \$120; owner, Mr. Lax, 43 Dewey av, Jamaica. Plan No. 1467.

JAMAICA.—Union av, es, 162 n Fulton st, install new elevator in office building; cost, \$3,200 (two buildings); owner, Jamaica Gas Light Co., 180 Remsen st, Brooklyn. Plan Nos. 1471-1472.

JAMAICA.—Herriman av, e s, 215 n Fulton st, 1-sty frame extension, 6x10, on rear 2-sty frame store and dwelling, interior alterations; cost, \$1,800; owner, Starr Brinckerhoff, 81 Herriman av, Jamaica; architect, F. E. Anderson, 32 Union av, Jamaica. Plan No. 1445.

JAMAICA.—Madison av, w s, 100 n Fulton st, cut new dormer windows on 2-sty of dwelling; cost, \$75; owner, G. D. Bell, on premises. Plan No. 1519.

JAMAICA.—Evergreen st, w s, 200 n South st, install new plumbing in dwelling; cost, \$100; owner, Jamaica Hospital, on premises. Plan No. 1528.

LONG ISLAND CITY.—Prospect st, 26, install new gas piping in dwelling; cost, \$25; owner, G. C. Zehner, 172 12th av, L. I. City. Plan No. 1480.

LONG ISLAND CITY.—Vernon av, s e cor Boline st, interior alterations to dwelling; cost, \$160; owner, M. Loewenstein, on premises. Plan No. 1462.

LONG ISLAND CITY.—Willow st, 80, install new plumbing in dwelling; cost, \$200; owner, G. Mazaro, premises. Plan No. 1468.

LONG ISLAND CITY.—Hancock st, w s, 125 s Washington av, install new plumbing in dwelling; cost, \$100; owner, Wm. Welsh, premises. Plan No. 1441.

LONG ISLAND CITY.—15th av, 138, 1-sty brick extension, 15x8, on rear 2-sty frame dwelling, tin roof; cost, \$300; owner, Edw. Heckman, premises. Plan No. 1465.

LONG ISLAND CITY.—9th av, 719, repair store front; cost, \$10; owner, L. Gross, 713 9th av, L. I. City. Plan No. 1466.

LONG ISLAND CITY.—Bridge Plaza, n s, bet Academy and Radde sts, erect new water closet compartments in office building; cost, \$200; owner, Queens Plaza Court Co., premises. Plan No. 1445.

LONG ISLAND CITY.—Sherman st, e s, 200 s Webster av, erect new stone retaining wall; cost, \$150; owner, Fred. Bennett, 28 Sherman st, L. I. City. Plan No. 1448.

LONG ISLAND CITY.—4th st, n s, 125 e West av, interior alterations and new plumbing in tenement; cost, \$350; owner, Mary Paris, 53 4th st, L. I. City. Plan No. 1450.

LONG ISLAND CITY.—17th av, w s, 125 n Newtown rd, 1-sty frame extension, 3x6, on side 1-sty dwelling, tin roof, interior alterations; cost, \$300; owner, Rose Duffy, premises; architect, John Boese, Bridge Plaza, L. I. City. Plan No. 1495.

LONG ISLAND CITY.—William st, e s, 175 n Jane st, install new gas piping in dwelling; cost, \$10; owner, Mrs. Wing, 140 William st, L. I. City. Plan No. 1498.

LONG ISLAND CITY.—14th st, ws, 200 n Vernon av, install new gas piping in dwelling; cost, \$10; owner, M. Pastori, 69 4th st, L. I. City. Plan No. 1499.

LONG ISLAND CITY.—Jackson av, 9, interior alterations to office building; cost, \$685; owner, G. E. Clay, premises. Plan No. 1473.

LONG ISLAND CITY.—Hancock st, e s, 200 n Webster av, 2-sty frame extension, 5x5, on rear 2-sty frame dwelling, tin roof; cost, \$200; owner, Louis Novatony, 74 Sherman st, L. I. City, new plumbing. Plan No. 1487.

LONG ISLAND CITY.—Freeman av, w s, from 5th to 6th st, erect new metal sign on factory; cost, \$5,000; owner, Pierce Arrow Motor Co., 233 West 54th st, N. Y. C. Plan No. 1511.

LONG ISLAND CITY.—Hulst st, 38, 1-sty frame extension, 18x10, on rear of shed, paper roof; cost, \$20; owner, E. Dantnall, premises. Plan No. 1509.

LONG ISLAND CITY.—Hallett st, 46, 1-sty frame extension, 25x20, on rear shop, tar roof; cost, \$100; owner, Geo. Dondall, premises. Plan No. 1510.

LONG ISLAND CITY.—Sherman st, 17, raise dwelling, erect new foundation, interior alterations and new plumbing; cost, \$700; owner, A. Provisiona, premises; architect, C. W. Hewitt, Crescent st, L. I. City (No. 717). Plan No. 1514.

LONG ISLAND CITY.—Radde st, e s, 25 s South Jane st, interior alterations to dwelling; cost, \$50; owner, Fred S. Wright, 235 Stoothoff av, Richmond Hill. Plan No. 1515.

LONG ISLAND CITY.—Borden av, nw cor Van Alst av, install new piping in dwelling; cost, \$50; owner, Gus. Sandbloom, 213 Borden av, L. I. City. Plan No. 1527.

LONG ISLAND CITY.—Crescent st, e s, 25 n Beebe av, install new plumbing in dwelling; cost, \$50; owner, Jas. Murname, 37 Beebe av, L. I. City. Plan No. 1524.

LONG ISLAND CITY.—Hallett st, 68, 1-sty frame extension, 18x12, in front of shed, paper roof; cost, \$15; owner, Frank Fula, on premises. Plan No. 1520.

MASPETH.—Broad st, e s, 40 s 1st st, erect new foundation and interior alterations to dwelling; cost, \$600; owner, Mary Haley, 44 Broad st, Maspeth; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 1455.

MIDDLE VILLAGE.—Steuben st, ss, 185 w Morton av, 1-sty frame extension, 23x14, on front 1-sty frame shop, ready roofing; cost, \$150; owner, Philip Mack, 32 Steuben st, Middle Village. Plan No. 1525.

QUEENS.—Fulton st, s s, 185 e 1st av, interior alterations to three 2-sty tenements; cost, \$700; owner, J. B. Buckley, Richmond Hill. Plan No. 1486.

QUEENS.—Fulton st, s s, 245 e 1st av, interior alterations to stable; cost, \$250; owner, J. B. Buckley, Richmond Hill. Plan No. 1485.

QUEENS.—Hanover st, w s, 250 e Franklin av, 1-sty frame extension, 5x16, on side 2-sty frame dwelling, tin roof; cost, \$100; owner, Fred Schmidt, Queens. Plan No. 1502.

RICHMOND HILL.—Metropolitan av, n w c Hicks st, general interior alterations to dwelling; cost, \$500; owner, Raffello Guindona, Richmond Hill. Plan No. 1478.

RICHMOND HILL.—Stothoff av, e s, 20 s Atlantic av, install new plumbing in dwelling; cost, \$75; owner, E. W. Eoeklen, Richmond Hill. Plan No. 1483.

RICHMOND HILL.—Scott st, 30, tear out peak roof and make flat, tin roof; cost, \$150; owner, M. Grice, premises. Plan No. 1458.

RICHMOND HILL.—Jamaica av, n e cor Park st, interior alterations to dwelling; cost, \$75; owner, B. Goldmann, premises. Plan No. 1474.

RICHMOND HILL.—Jamaica av, s s, 75 e Spruce st, interior alterations to store and dwelling; cost, \$75; owner, M. Reiss, premises. Plan No. 1475.

RICHMOND HILL CIRCLE.—Whitestone av, w s, 350 s Bergen Landing rd, 1½-sty frame extension, 12x18, on front 1-sty frame boat house, shingle roof; cost, \$400; owner, J. Brady, Richmond Hill Circle. Plan No. 1444.

RIDGEWOOD.—Ridgewood av, n s, 250 e Oxford av, install new plumbing in dwelling; cost, \$175; owner, Henry Mollenmaux, 4351 Ridgewood av, Richmond Hill. Plan No. 1457.

RIDGEWOOD.—Woodward av, s w cor Bleeker st, erect new store front and interior alterations to dwelling; cost, \$200; owner, A. Pfost, premises; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1517.

RIDGEWOOD.—Woodbine st, s s, 123 e Forest av, interior alterations to frame tenement; cost, \$20; owner, J. Eisenhauer, 701 Woodbine st, Ridgewood. Plan No. 1479.

RIDGEWOOD.—Grove st, s s, 156 e Seneca av, erect new water closet compartments in cafe; cost, \$100; owner, John Verderber, 1820 Grove st, Ridgewood. Plan No. 1446.

ROCKAWAY BEACH.—Boroughs av, s s, 220 e Division av, erect 1-sty frame extension on rear shed, 20x22; cost, \$200, tar roof; owner, Chas. Lopof, 543 Boulevard, Rockaway Beach. Plan No. 1481.

ROCKAWAY BEACH.—Boulevard, n s, 84 w Alexander av, install new plumbing in dwelling; cost, \$50; owner, Gus. Issabella, premises. Plan No. 1459.

ROCKAWAY BEACH.—Division av, e s, 450 n Boulevard, install new plumbing in dwelling; cost, \$30; owner, A. Lashover, 524 Boulevard, Rockaway Beach. Plan No. 1464.

ROCKAWAY BEACH.—Ammerman av, n e cor Boulevard, interior alterations to shop, and other repairs; cost, \$1,000; owner, John C. Jorgenson, Rockaway Beach. Plan No. 1447.

WHITESTONE.—Av C, e s, 125 s 14th st, interior alterations to dwelling; cost, \$600; owner, Frank Cabosson, 33 Av C, Whitestone. Plan No. 1492.

WHITESTONE.—South 11th av, 106, interior alterations to dwelling; cost, \$50; owner, Frank Sinia, premises. Plan No. 1501.

WHITESTONE.—11th av, w s, 275 n 17th st, 2-sty frame extension, 20x14, rear 2½-sty frame dwelling, shingle roof, interior alterations, new plumbing; cost, \$1,800; owner, Sarah Thomas, 11th av, Whitestone; architect, J. P. Hansen, 20 West 16th st, Whitestone. Plan No. 1523.

WOODSIDE.—3d st, 9, erect new brick retaining wall; cost, \$35; owner, Chas. Bowman, on premises. Plan No. 1526.

WOODHAVEN.—Shoe and Leather st, n s, 25 w Park av, erect new water closet compartments in two dwellings; cost, \$250; new plumbing; owner, A. Zarrone, 252 Shoe and Leather st, Woodhaven. Plan Nos. 1504-05.

WOODSIDE.—Kelly av, w s, 175 s Stryker av, new plumbing in dwelling; cost, \$50; owner, W. Gratton, premises. Plan No. 1456.

WOODHAVEN.—Oceanview av, s e cor Atlantic av, erect new store front and interior alterations; cost, \$600; owner, John Schlerth, premises; architect, E. Taylor, 106 Van Siclen av, Brooklyn. Plan No. 1477.

Richmond.

4TH ST., s s, 150 w Chestnut av, New Dorp Manor, alterations to frame dwelling; cost, \$80; owner and builder, Frank Freeo, New Dorp Manor. Plan No. 303.

CLARK ST., w s, 175 e McKeon st, 53, Stapleton, alterations to frame dwelling; cost, \$200; owner, Annie Mackune, Stapleton; builder, Jas. Litrell, Stapleton. Plan No. 313.

RICHMOND TERRACE and WESTERN AV., Mariner's Harbor, alterations to brick manufacturing plant; cost, \$8,600; owners, architects, and builders, Proctor & Gamble Manufacturing Co., Mariner's Harbor. Plan No. 306.

TARGEET ST., w s, 250 n Young st, Stapleton, alterations to brick tenement; cost, \$100; owner, Mrs. G. Jetter, Stapleton; architect and builder, Thomas Cummings, Stapleton. Plan No. 307.

Plans Filed—Alterations, Richmond (Cont.)

JEWETT AV, w s, and SOUTH BOND ST, 135, Pt. Richmond, alterations to frame dwelling; cost, \$250; owner, Mr. Eisenstein, Brighton Heights; builders, Karlsson Bros., Tompkinsville. Plan No. 305.

MANCE AV, e s, 200 s Jacob st, Tottenville, alterations to frame dwelling; cost, \$200; owner and builder, J. O. Eckstrand, Tottenville. Plan No. 311.

MANOR RD, w s, 100 n Egbert av, 124G, New Dorp, alterations to frame dwelling; cost, \$50; owner, M. Reilly, New Dorp; builder, Tony Forlenzo, Castleton Corners. Plan No. 312.

MIDLAND AV, n w, 60 e 8th st, Grant City; alterations to frame dwelling; cost, \$50; owner, architect and builder, Geo. F. Funk, Christopher st, N. Y. C. Plan No. 301.

MONROE AV, n e cor, and RICHMOND TURNPIKE, Tompkinsville, alterations to brick dwelling; cost, \$1,000; owner, J. H. Rosentain, Tompkinsville; architect, John Davis, Tompkinsville; builders, Steinberg & Cohen, New Brighton. Plan No. 308.

RICHMOND AV, e s, 100 n Bennett st, Pt. Richmond, alterations to frame dwelling; cost, \$900; owner, George Sasek, Pt. Richmond; builder, E. K. Whitford, Pt. Richmond. Plan No. 310.

RHINE AV, e s, 200 n Clove av, Stapleton, alterations to frame dwelling; cost, \$400; owner, Sarah Mulqueen, Stapleton; builders, J. & A. Buttermark, Stapleton. Plan No. 302.

ST. MARY'S AV, s s, 200 w Tompkins av, 178, Rosebank, alterations to frame store and dwelling; cost, \$600; owner, Francesco Coronata, Rosebank; builder, R. Laugere, Rosebank. Plan No. 300.

ST. MARY'S AV, n s, cor Charles st, 231, Rosebank, alterations to frame tenement; cost, \$200; owners and builders, North Shore Building & Loan Association, Stapleton; architect, John Davies, Tompkinsville. Plan No. 304.

SIMONSON AV, w s, 575 n Richmond Terrace, Mariner's Harbor, alterations to frame dwelling; cost, \$769; owners, N. O. & K. S. Jones, Mariner's Harbor; builders, Drake & Bush, Mariner's Harbor. Plan No. 314.

6TH AV, s s, 200 w Westervelt av, 14, New Brighton, alterations to frame dwelling; cost, \$250; owner, J. J. Blake, New Brighton; builder, A. Marino, New Brighton. Plan No. 309.

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 Aug. 11. The location is given, but not the owner's address:

EAST ORANGE.—Frederick New, 211 North 19th st, 3-sty frame, \$5,000.

KEARNEY.—Simon Renz, s e cor Chestnut st and Bergen av, 3-sty frame, \$5,000; Abraham Fineman, s w cor Duke and Chestnut sts, 3-sty frame, \$6,000.

NEWARK.—Samuel Soderich, s w cor 12th av and South 19th st, 3-sty frame, \$9,000; Francis Frusinski, 33 Jones st, 3-sty frame alteration, \$900; Louis Barak and Max Packer, 423-425 South 17th st, 3-sty frame, \$10,000; Jennie Sackno, 540 South 19th st, 3-sty frame, \$7,000; Benjamin F. Biershing, 404 13th av, 3-sty frame, \$7,000; Jules Mechanic, 100-114 Grafton av, eight 3-sty frame, \$56,000; Ephron Samuel, 631-633 South 10th st, 3-sty frame, \$7,000; Fanny Griefinger, n e cor Ferry and Madison sts, six 4-sty brick, \$24,000; Nathan Franzblau, 404 Bank st, six 3-sty frame, alteration, \$1,000.

IRVINGTON.—Mrs. Eva Wagner, s e cor Florence and Elmwood avs, 3-sty frame, \$9,000. HASBROUCK HEIGHTS.—William Schaefer, 244 Boulevard, six 2-sty brick, \$8,000.

JERSEY CITY.—James J. Kinkead, 712-714 Bergen av, two 4-sty brick, alteration, \$3,000; Boulevard Improvement Co., Boulevard. Sip and Garrison avs, 5-sty brick, \$130,000; Benjamin Gorlin, Inc., n w cor Fulton and Jackson avs, 3-sty brick, \$9,000.

HARRISON.—Solomon Heiman, 104 North 3d st, 3-sty frame, alteration, \$3,000.

ORANGE.—Philip Spina, 29 Hill st, 3-sty brick, \$5,000.

ELIZABETH.—Belliscio Brothers, 314-316 Christine st, 3-sty brick, \$12,000.

PATERSON.—William Auerbach, 298 12th av, 3-sty frame, \$6,000.

BANKS.

WEST HOBOKEN, N. J.—Leo Feinen, 3697 Boulevard, Jersey City, N. J., has completed plans for a 3-sty brick and stone bank building, 95x100x135 ft, to be erected at the northeast corner of Summit av and Paterson Plank rd, for the National Bank of North Hudson, Summit av and Demott st, West Hoboken, N. J. Howell S. Bennett, president. Bids on general contract will be called about the first of September. Cost, about \$60,000.

FABRICATORIES AND WAREHOUSES.

CAMDEN, N. J.—The R. W. Jeffries Co. will erect a new factory at 11th and Linden sts. Peckert & Wunder are the architects.

NEWARK, N. J.—The Whitehead & Hoag Co. will erect a new factory at Sussex av and 1st st. It will be 5-stys, 150x204 ft.

BURLINGTON, N. J.—A riparian grant of 850-ft. frontage along the Delaware River, near Burlington, to the Public Service Corporation has been approved, and the company will construct a large power plant.

POWER HOUSES.

GLEN GARDNER, N. J.—George S. Drew, State House, Trenton, N. J., is preparing plans for a power house and heating plant at the State Sanitarium for the State of New Jersey, State Sanitarium Commission, Dr. Felsing chair, man, who will take bids on general contract about Aug. 25. Cost about \$60,000.

SCHOOLS AND COLLEGES.

NEWARK, N. J.—Bids were received by the Board of Education of Newark, City Hall, Chas. P. Taylor, president, for a 2-sty brick and stone addition, 88x90 ft., to the school in Burnett st. E. F. Guilbert, City Hall, school architect, and Geo. W. Knight, City Hall, school engineer. Cost about \$30,000. The following were apparent low bidders: On mason, carpenter, roofing, sheet metal and painting, E. M. Waldron, Inc., Ordway Building, at \$24,582. On steel and iron, Hedden Iron Construction Co., 22 Clinton st, Newark, at \$3,695. On heating and ventilating, John G. Keller, Inc., 85 Columbia av, Newark, at \$5,888. On electric work, Harry R. Jackson, 325 Prudential Building, Newark, at \$964. On plumbing, Samuel F. Wilson, 47 Clinton av, Newark, \$1,045.

IRVINGTON, N. J.—Jos. Allen, 11 Sanford av, has nearly completed plans for a 2-sty brick addition to the public school on Florence av, for the Board of Education of Town of Irvington. Cost, about \$20,000.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—Buchman & Fox, 42d st and Madison av, N. Y. C., and Frederick Eigelow, 1 Clinton st, Newark, N. J., associated architects, have completed plans for the 4-sty department store, 160x140x150 ft, to be erected at Cedar and Halsey sts and Morris Canal, for L. S. Plaut & Co., 707 Broad st, Newark, owner. C. Matlock, 225 5th av, N. Y. C., is steam engineer, and Thomas Barwick, 21 Park Row, N. Y. C., electrical engineer. Bids will be taken from invited bidders soon.

NEWARK, N. J.—Paterno Bros., Inc., contractors, 601 West 115th st, N. Y. C., contemplate the erection of a 12-sty office building at 22 Clinton st, Newark, N. J.

Other Cities.

DWELLINGS.

GREENWICH, CONN.—Miss M. Kroncke, care of Derschuch & Co., 150 Broadway, N. Y. C., has purchased forty acres facing on the Shore rd and will erect a residence there. The tract is located west of Belle Harbor.

FABRICATORIES AND WAREHOUSES.

NORWOOD, N. Y.—The Norwood Electric Light & Power Co. will enlarge its power plant this fall.

ONEIDA, N. Y.—The Oneida Steel Pulley Co. will erect a large addition to its plant here.

LYNN, MASS.—The General Electric Co. will erect a 1-sty addition to its plant here, 60x180 ft.

HOSPITALS AND ASYLUMS.

DU BOIS, PA.—Architects Harrington & Howard have been retained to prepare plans and specifications for a new building for the General Hospital at Du Bois, Pa. The building is to be designed in Colonial style, of brick, and entirely fireproof. It will have capacity for 60 beds and will include a nurses' home, operating pavilion, laundry and heating plant, sun porches, etc. The architects would like to have catalogues and circulars from concerns interested in a building of this type sent to their offices in the Deposit National Bank Bldg, Du Bois, Pa.

PUBLIC BUILDINGS.

FULTON, N. Y.—Bids are in for the 2-sty post office building for the U. S. Government, Treasury Department, Washington, D. C. Oscar Wenderoth, Treasury Department, Washington, D. C., is supervising architect. Estimated cost, \$75,000.

PORT JERVIS, N. Y.—Oscar Wenderoth, Treasury Department, Washington, D. C., supervising architect, is preparing plans for a post office building to be erected here for the U. S. Government, Treasury Department, Washington, D. C., owner. Estimates will be taken this fall and contracts awarded early in 1914.

MISCELLANEOUS.

NOROTON, CONN.—H. P. Knowles, 1170 Broadway, N. Y. C., has prepared plans for 1-sty hollow tile and stucco dog kennels, 50x100 ft, for William Ziegler, 527 5th av, N. Y. C. Bids are being received by the architect. Cost, about \$25,000.

A Notable Mausoleum.

One of the most important stone jobs of its kind ever undertaken in this country is the mausoleum erected by the family of John W. Gates in Woodlawn cemetery, New York. This is just being completed, and it has attracted wide attention by the beauty and dignity of the design, the solidity of the construction, and the immense size of the stones that have been used. In the latter particular there is no mausoleum in the country that will bear comparison with it. There were 102 blocks of stone used in the construction, and these had an average weight of over ten tons each.

The mausoleum was designed by Mr. J. R. Gould, of Stone, Gould & Farrington, New York, which firm had the contract for the work. It is in the classic style, is built of Barre granite, and is 54 feet long and 35 feet wide. The two pediments are each of a single stone, weighing 20 tons. There were two roof stones, each 36 feet 8 inches long, 8 feet 6 inches wide, and 21 inches thick, weighing about 47 tons each. The key block was of about the same size. These are the largest single roof stones known in this country, and the job of quarrying, transporting and setting them was of a magnitude that only a stone man can appreciate.—"Stone."

CARPENTERS' PROTEST.

State Convention of the Brotherhood Against Building Code Amendment.

The Seventh Annual Convention of the United Brotherhood of Carpenters and Joiners of New York State was held in Bruening's Columbia Hall, Richmond Hill, from Monday to Wednesday, inclusive. This is the first time New York City has been favored with a carpenters' convention.

Among some of the important matters discussed at the session was a resolution recommending the limitation of immigration into this country, the influx of foreign labor having, it was said, a tendency to undermine conditions established through the efforts of organized labor. The resolution was referred to a committee, as was also a resolution attacking the present wage system and recommending the establishment of a co-operative commonwealth.

The various syndicate stores that do not use union fixtures came in for censure. It was said that the price of studding and sheathing has been doubly increased within the past ten years, and that the new use of metal forms as a substitute for wood was endangering the carpenter industry. The new proposed Building Code in New York City limiting the height of buildings containing wood trim to 100 feet was declared intolerable. A protest will be sent to the Board of Aldermen against the passage of the code, and it will be pointed out to the City Fathers that its enactment will entail a big financial loss to manufacturers of trim throughout the State, and that the manufacturers may as well close their plants for the New York market and do nothing but small cottage work.

A resolution adopted with an amendment was one submitted by the Massachusetts State Council against the Irving-Casson Company of Boston who have an injunction against the United Brotherhood of Carpenters in New York City.

The new officers elected were as follows: T. M. Guerin, of Troy, president; T. Gilmore, of Albany, first vice-president; F. M. Connor, of Rochester, second vice-president; Charles Fieseler, of New York, secretary-treasurer; members of the executive board—First District, Oliver Collins, of New York; Second District, Edward Cotter, of New Rochelle; Third District, W. F. Schindler, of Middletown; Fourth District, E. Ackerman, of Oneida; Fifth District, J. T. O'Brien, of Syracuse; Sixth District, J. S. Jewell, of Auburn; Seventh District, F. G. Scharbacher, of Buffalo. The fraternal delegates elected were: L. Costello, of Brooklyn, to the Massachusetts convention; F. Rolls, of Buffalo, to the Connecticut convention, and H. Tucker, of Brooklyn, to the New Jersey convention. The legislative committee will be T. M. Guerin and Thomas Gilmore, and T. M. Guerin will be delegate to the New York State Federation.

The convention committee of Queens Borough, which has done its utmost to extend a cordial welcome to the visiting brothers, made the convention one that will be long remembered by those who attended. The convention committee of Queens Borough consisted of the following:

John Whyte, chairman; H. W. Worth, recording secretary; John Hogan, John James, S. A. Plant, George Klinger, Bert Hedrick, James Hammond, O. Sandholm, O. Hertell, F. Asaph, C. C. Svenson, H. H. Tucker, Jessie Fielder, W. L. Hausman, Thomas Fruin, R. Saucé, Elmer Schoolmaker, Arthur Cutts, Charles Fieseler, E. H. Neal, F. Van Hauser, W. Hutcheson, Henry Phillips, Harry Burns, J. Morrissey, William Simpson, S. Kehoe and W. E. P. Schwartz.

Hall Committee—Arthur Cutts, chairman; Frank E. Asaph, C. C. Svenson.

Reception—John Hogan, chairman; H. W. Worth, C. C. Svenson, O. Sandholm, H. Pine, R. Saucé, W. L. Hausman.

Finance—J. Fielder, chairman; E. H. Neal, E. Schoolmaker, John James, W. L. Hausman, George Klinger, Harry Burns, C. C. Svenson, S. A. Plant. The next annual convention will be held at Jamestown, N. Y., Aug. 12, 1914.

Architectural Details of Hollow Metal Construction.

The Dahlstrom Metallic Door Company, of Jamestown, N. Y., is distributing a portfolio of architectural details of hollow metal door and trim construction. It is issued primarily for the purpose of furnishing architects and builders with the specific information required for the use of this class of work in modern fireproof buildings.

As this is a comparatively new industry, the necessary information regarding the most practical methods of construction and installation must come from the manufacturers of the product. Additional plates will be issued from time to time to show new or novel features as they may develop.

Among the twenty drawings is one which gives the details of the steel doors and partitions between offices in the Singer Building, and another depicts the details of the steel corridor and communicating doors in the same building, of which Ernest Flagg was the architect.

Drawing No. 3 shows the steel door and trim from corridor to office in the United States Express Building, of which Clinton & Russell were the architects. The steel fireproof elevator doors in the Hendrick Hudson apartment house, of which the firm of Rouse & Sloan were the architects, form the subject of the fourth drawing.

The value of steel interior finish for high-class business buildings is being more and more appreciated. Extended information regarding the best practice in hollow metal door and trim construction and its adaptability to various designs is therefore timely. The original drawings for these plates were made by draftsmen in the Dahlstrom organization. The portfolios are being sold to parties other than practicing architects at \$5 each.

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. 2370

New York, August 16, 1913 (7)

PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

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

Benson st, 1-3.	31st st, 158-62 E.	104th st, 94 W.	153d st, 299 W.	2d av, 1313, 2074, 2497.
Broad st, 102-8.	32d st, 32 W.	111th st, 31, 160 E.	162d st W (s s), 2135-162.	3d av, 446-8.
Canal st, 533-41.	36th st, 347 E.	111th st, 301 W.	163d st, 465 W.	6th av, 921, 951.
Cherry st, 98.	36th st, 44 W.	112th st, 228-32 E.	171st st W (s e c St Nich av), 2127-8.	7th av, 2371-3.
Delancey st, 280.	39th st, 311 E.	112th st, 35 W.	185th st W (s e c Bway) blk 2167-8.	8th av, 671-7, 2049-51, 2084, 2162-6, 2184, 2204, 2224, 2388, 2890-2, 2917.
Downing st, 17.	39th st, 269-71 W.	113th st, 282, 544 W.	Av A, 1-3, 1035, 1038-48.	9th av, 557, 716.
Gold st, 62-4.	40th st, 456 W.	115th st, 7-9 E.	Amsterdam av, 440.	12th av, 778.
Houston st, 228-30 E.	41st st, 120-2, 356, 400-2 W.	115th st, 48 W.	Bowery, 75.	
Leonard st, 109-15.	43d st, 300-4 W.	116th st, 150 E.	Broadway, 395-9, 2180, 3136, 3241.	WILLS.
Madison st, 283.	44th st, 203-7 E.	116th st, 214, 255-61 W.	Broadway (e s), 2167-8.	Catharine st, 38, 45.
Mangin st, 134.	49th st, 314 E.	117th st, 428-32 E.	Columbus av, 801, 861, 891-3.	Downing st, 30.
Monroe st, 173.	49th st, 362 W.	117th st, 276-82 W.	Lenox av, 535-7.	Sullivan st, 29-37.
Mulberry st, 245.	52d st, 101 W.	118th st, 282 W.	Lexington av, 246, 299, 1863-9.	3d st, 274 E.
Oliver st, 81-3.	54th st, 100 W.	119th st, 282 W.	Madison av, 1261.	7th st, 216 E.
Pearl st, 44-50.	55th st, 656 W.	119th st W (n e c Riv dr), 1991-12.	Riverside av, 71, 280.	27th st, 504-8 W.
Rose st, 53.	57th st, 450, 460 E.	120th st, 274-8, 360 W.	Riverside dr (e s), 1991-12.	58th st, 340 W.
Spring st, 40-2.	63d st, 203-23 W.	122d st, 322-4 E.	Riverside dr (ws), 2135-165.	80th st, 132 E.
Stanton st, 127, 143.	69th st, 235 E.	124th st, 178-80, 322 E.	St Nicholas av, 199-201.	83d st, 604 E.
Walker st, 61-9.	72d st, 116 E.	125th st, 255 E.	St Nicholas av (e s), 2127-8.	114th st, 248 E.
Washington st, 477.	75th st, 302 E.	125th st, 554 W.	1st av, 67, 345, 629, 2029-31.	119th st, 365 W.
Water st, 16-20.	77th st, 231 W.	126th st, 119 W.		179th st, 612 W.
West st, 485.	79th st W (nec Riverside dr), blk 1244, lt 1.	128th st, 8 E.		180th st W (s s), 2162-34-35.
Wooster st, 233-7.	87th st, 201 W.	128th st, 282 W.		Lexington av, 1698.
3d st, 43-5 E.	88th st, 20 E.	130th st, 510-20, 601 W.		West Broadway, 276.
4th st, 131-3 E.	90th st, 47 E.	131st st, 244-6 W.		
6th st, 609 E.	93d st, 177 E.	132d st, 18 E.		
12th st, 396 W.	99th st, 73 W.	134th st, 77-9 W.		
14th st, 640 E.	100th st, 327-39 W.	137th st, 30, 100, 101, 210 W.		
20th st, 359 E.	101st st, 334 W.	138th st, 308-W.		
28th st, 114-6 E.	102d st, 81 W.			

EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000-\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1913.

T. S. preceding the consideration in a conveyance means that the deed or con-

veyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences are dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instance names of Banks, Trusts and Insurance Companies.

The number in () preceding the serial number to the right of the date line, at head of this page, is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
 A.L.—all liens.
 AT—ali title.
 ano—another.
 av—avenue.
 admr—administrator.
 admtrix—administratrix.
 agmt—agreement.
 A—assessed value.
 abt—about.
 adj—adjoining.
 apt—apartment.
 assign—assignment.
 asn—assign.
 atty—attorney.
 bk—brick.
 B & S—Bargain and Sale.
 bldg—building.
 b—basement.
 blk—block.
 Co—County.
 C a G—covenant against grantor.
 Co—Company.
 constn—construction.
 con omitted—consideration omitted.
 corpn—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.

indivd—individual.

irreg—irregular.

impt—improvement.

installs—installments.

lt—lot.

ls—lease.

mtg—mortgage.

mbs—months.

Mfg—manufacturing.

Nos—numbers.

n—north.

nom—nominal.

(o)—office.

pr—prior.

pt—part.

pl—place.

PM—Purchase Money Mortgage.

QC—Quit Claim.

R T & I—Right, Title & Interest.

(R)—referee.

r—room.

rd—road.

re mtg—release mtg.

ref—referee.

sal—saloon.

sobrn—subordination.

sl—slip.

sq—square.

s—south.

s—side.

sty—story.

sub—subject.

strs—stores.

stn—stone.

st—street.

TS—Torrens System.

T & c—taxes, etc.

tns—tenements.

w—west.

y—years.

O C & 100—other consideration and \$100.

dwgs; Selma Alexander to Meyer Jarmulowsky, firm M & L Jarmulowsky, 1186 Lex av; AL; Jan31'11; Aug14'13; A\$41,100-48,000. O C & 100
 130TH st, 601 W, see Bway, 3241.
 131ST st, 244 W (7:1936-50½), ss, 341.8 e 8 av, 16.8x99.11, 3-sty & b bk dwg; Law-
 yers Mtg Co to Mary Burns, 112 W 63; B&S; Aug6; Aug11'13; A\$6,700-8,500. O C & 100

131ST st, 246 W (7:1936-51), ss, 325 e 8 av, 16.8x99.11, 3-sty & b stn dwg; Law-
 yers Mtg Co to Mary Burns, 112 W 63; B&S; Aug6; Aug11'13; A\$6,700-8,500. O C & 100

132D st, 18 E (6:1756-60), ss, 93 w Mad av, 27x99.11, 5-sty bk tnt; also LAND at Hempstead, LI; Cath A Gasque to Julia Merz, 174 Willoughby, Bklyn; AL; Aug12; Aug14'13; \$7,500-22,500. nom

134TH st, 77-9 W (6:1732-8½-9), ns, 172.6 e Lenox av, 35x99.11, 2-3 sty & b bk dwgs, str in 77; Peter R Burney to Dallas Hughes, 106 Union, Jersey City, NJ; AT mtg \$17,000; Aug1; Aug12'13; A\$12,000-14,000. O C & 100

137TH st, 30 W (6:1734-50), ss, 335 w 5 av, 37.6x99.11, 6-sty bk tnt & str; Selma Alexander to Meyer Jarmulowsky, firm M & L Jarmulowsky, 1186 Lex av; AL; Jan31'11; Aug14'13; A\$14,000-40,000. O C & 100

137TH st, 100 W, see Lenox av, 535.
 137TH st, 101 W, see Lenox av, 537.

137TH st, 210 W (7:1942-40½), ss, 172 w 7 av, 18x99.11, 3-sty & b stn dwg; Walter L McCorkle, ref. to Germania Life Ins Co, 50 Union so; FORECLOSED & drawn Aug14'13; A\$7,200-14,500. 10.000

138TH st, 308 W (7:2041-25), ss, 151 w 8 av, 16x99.11, 3-sty & b bk dwg; Fannie Kahn to Kraslow Constn Co, a corp, 188 Montague, Bklyn; mtg \$10,500; May27; Aug13'13; A\$6,400-11,000. nom

153D st, 299 W, see 8 av, 2890-2.

162D st W, ss if prolonged, see Riverside dr, ws, abt 165 n 161st.

163D st, 465 W (8:2110-104), ns, 125 e Ams av, 25x112.6, 5-sty bk tnt; Mary A Dempsey to Thos W Fessmann [care The Ocean Bathing Suit Col, 29 W Houston; mtg \$22,000; June14; Aug8'13; A\$9,000-24,500. O C & 100

171ST st W, see St Nicholas av, see St Nicholas av, see 171st.

185TH st W, see Bway, see Bway, see 185th.

Av A, 1-3 (2:428-28-29), nwc Houston (Nos 228-30), 36.1 to ss 1st (Nos 123-5) x 71 2x— to ns Houston x71.9, 4 & 5-sty bk tnt & str; Peter Doelger et al EXRS Peter Doelger, decd, to Peter Doelger Brewing Co, Inc, a corp, 407 E 55; June 6; Aug8'13; A\$39,000-59,000. nom

Av A, 1035 (5:1368-25-29), swc 57th (No 450), 135.9x106.8x128x106.5, 1 & 2-sty fr & bk bldgs; Wm Bielenburg, as TRSTEE for the Consumers Park Brewing Co, now Interboro Brewing Co, Inc, to Burns Bros, a corp, 50 Church; mtg \$278,000 on this & other prop; Aug11; Aug14'13; A\$49,000-54,000. nom

Av A, 1035, see Av A, 1038-42.

Av A, 1038-42 (5:1372-9), es, 75 s 57th, 67.9x128 to h w mark East River x68x109, 1, 3, 4 & 5-sty bk brewery; A\$35,000-55,000; also Av A, 1035 (5:1368-25-29), swc 57th (No 450), 135.9x106.8x128x106.5, 1 & 2-sty fr & bk bldgs; A\$49,000-54,000; also Av A, 1044-8 (5:1372-12), sec 57th (No 460), 75x115 to East River x—, 5-sty bk tnt & str & 1 & 3-sty bk & fr ice plant; A\$45,000-58,500; this parcel leasehold; also all rights to use of bulkhead on East River bet 56th & 57th; also bill of sale, &c, of personal prop; consent & ratification of above deeds, &c; Interboro Brewing Co, a corp, & Schmitt & Schwandenflugel, a corp, to Burns Bros, a corp, 50 Church; Aug12; Aug14'13. nom

Av A, 1038-42 (5:1372-9), es, 75 s 57th, 67.2x129 to shore of East River x—115, with all title to land under water, 1, 3, 4 & 5-sty bk brewery; Wm Bielenburg, as TRSTE for the Consumers Park Brewing Co, now Interboro Brewing Co, Inc, to Burns Bros, a corp, 50 Church; mtg \$278,000 on this & other prop; Aug11; Aug14'13; A\$35,000-55,000. nom

Amsterdam av, 440 (4:1229-29), nwc 81st (No 201), 27.2x100, 5-sty bk tnt & str; Peter Doelger et al EXRS Peter Doelger, to Peter Doelger Brewing Co, Inc, a corp, 407 E 55; AL; June6; Aug8'13; A\$42,000-65,000. nom

Bowery, 75 (1:303-6), es, 125.2 n Canal, 25x108.1x25x109.9, 5-sty bk loft & str bldg; Abby A Moody, TRSTE for Ralph Moody, to Ralph Moody, 216 W 94; mtg \$7,000; Aug1; Aug12'13; A\$26,000-50,000. nom

Broadway, 395-9 (1:193-42), ssc Walker (Nos 61-9), runs s50.10xw100.3x50.11xw 24.3xnl00.8 to ss Walker xel27.7 to bea, 15-sty stn office & str bldg; Pavson Merrill as special master in FORECLOSURE, & Silas W Howland as receiver of Improved Property Holding Co of NY, to Equitable Life Assur Soc of U S, a corp, 165 Eway; Aug4; Aug14'13; A\$290,000-700,000. 750.000

Broadway, 2180 (4:1169-16), nec 77th (No 231), 25.9x69.4x25.6x65.8, 3-sty bk tnt & str; Peter Doelger et al EXRS Peter Doelger, decd, to Peter Doelger Brewing Co, Inc, a corp, 407 E 55; June6; Aug8'13; A\$65,000-70,000. nom

Broadway, 3136 (7:1979-61), see 125th (No 554), 35x75, 5-sty bk tnt & str; Peter Doelger et al EXRS Peter Doelger, decd, to Peter Doelger Brewing Co, Inc, a corp, 407 E 55; June6; Aug12'13; A\$36,000-48,000. nom

Broadway, 3241 (7:1997-29), nwc 130th (No 601), 24.11x75, 2-sty bk tnt & str; also BROADWAY (7:1997), ws, 24.11 n 130th, a strip, 0.2x75; Peter Doelger et al EXRS Peter Doelger, decd, to Peter Doelger Brewing Co, Inc, a corp, 407 E 55; June6; Aug13'13; A\$18,000-24,000. nom

Broadway (8:2167-8), see 185th, 4.11x95; vacant; Herman Turchin, ref. to Eliz R Daly, 652 W 185; FORECLOS tax lien Aug 4; Aug5; Aug11'13; A\$3,000-3,000. 2.000

Columbus av, S01 (7:1835-1), nec 99th (No 73), 25.11x75, 5-sty bk tnt & str; Peter Doelger et al EXRS Peter Doelger, decd, to Peter Doelger Brewing Co, Inc, a corp, 407 E 55; June6; Aug12'13; A \$30,000-46,000. nom

Columbus av, S61 (7:1838-1), nec 102d (No 81), 25.11x75, 5-sty bk tnt & str; Peter Doelger et al EXRS Peter Doelger, decd, to Peter Doelger Brewing Co, Inc, a corp, 407 E 55; June6; Aug14'13; A\$30,000-47,000. nom

Columbus av, S91-3 (7:1839-61), sec 104th (No 94), 40.11x100, 5-sty bk tnt & str; Peter Doelger et al EXRS Peter Doelger, decd, to Peter Doelger Brewing Co, Inc, a corp, 407 E 55; June6; Aug14'13; A\$65,000-95,000. nom

Lenox av, 535 (7:1921-36), swc 137th (No 100), 25.4x75, 5-sty bk tnt & str; Peter Doelger et al EXRS Peter Doelger, decd, to Peter Doelger Brewing Co, Inc, a corp, 407 E 55; June6; Aug12'13; A\$25,000-40,000. nom

Lenox av, 537 (7:2006-29), nwc 137th (No 101), 25x75; Adolph Baum to Saml Katz, 526 W 113; mtg \$36,000; Aug7; Aug 11'13; A\$25,000-40,000. O C & 100

Lexington av, 246 (3:890-67), ws, 104.6 n 34th, 20.6x81.6 to cl former Eastern Post rd x20.6x82, 4-sty & b stn dwg; Francis L Ogdin to Gertrude H Ogdin, his wife; B&S; mtg \$15,000 & AL; Aug30'09, re-recorded from Nov23'09; Aug12'13; A\$31,000-40,000. nom

Lexington av, 299 (3:893-24), es, 25 n 37th, 23.1x75, 4-sty & b stn dwg; Golet Realty Co to Robt Walton Golet, at Newport, RI [591 5 av]; AL; Aug8; Aug9'13; A\$31,000-41,000. O C & 100

Lexington av, 1863-9 (6:1643-52), sec 116th (No 150), 100.11x25, 5-sty stn tnt & str; Peter Doelger et al EXRS Peter Doelger, decd, to Peter Doelger Brewing Co, Inc, a corp, 407 E 55; June6; Aug13 '13; A\$25,000-43,000. nom

Madison av, 1261 (5:1502-20), nec 90th (No 47), 100.8x62.2, 7-sty stn dwg; Danl J Riordan to Gilbert C Brown, at Short Hills, NJ; mtg \$190,000; July25; Aug12'13; A\$110,000-210,000. O C & 100

Riverside dr, 71 on map No 70 (4:1244-1), nec 79th, 17.4x66.10x17.2x69.8, 5-sty bk dwg; Warren Leslie, ref. to Robt F Hubbard, at Cazenovia, NY; FORECLOS July 23; Aug11; Aug12'13; A\$25,000-44,000. 35.000

Riverside dr, 280 (7:1889-1-7 & 34-36), n ec 100th (Nos 327-39), 205 10 to ss 101st (No 334), x130.1x201.10x171.8, 2 & 3-sty & b bk & stn dwg & 1 & 2-sty bk garage; Peter Doelger et al EXRS Peter Doelger, decd, to Peter Doelger Brewing Co, Inc, a corp, 407 E 55; sub to life estate Mary Doelger, widow, & AL; June6; Aug8'13; A \$401,000-453,000. nom

Riverside dr (7:1991-12), nec 119th, 50x 90; vacant; Lucy A Morris et al to Mary A Fitzerald, of Litchfield, Conn; AL; July 1; Aug14'13; A\$90,000-90,000. O C & 100

Riverside dr (8:2146-2135-165), ws, abt 165 n 161st, plot begins at line bet lands of Knarr & Kingsland, at pt 1810.6 n from ss 155th & 2138.8 w from es 10 av, runs nw390.1 to land Hudson R R Co x again nw270.10 to ss 165th xse15.5xe on curve still along 165th 67.4 & 123.11xs 180.8xse251.8 to dr or Blvd xsw145.11 to bea, with all title to riparian rights, land under water; vacant; A\$62,000-62,000; also 162D ST W (8:2146-2125-162), ss, if prod- uced, at es Hudson R R R, runs ne along R R, 42.2xse328.5xw211.6xne34.10 to 162dx nw100 to bea, with all title to lands under water, extent so much as lies w of & be- low h w mark on Hudson River; vacant; A\$3,000-3,000; Wm S Leggat to Fernando Wood, 163 Demarest av, Englewood, NJ; mtg \$75,000 & AL; Apr4'07; Aug9'13. O C & 100

St Nicholas av, 199-201, see 8 av, 2224.

St Nicholas av (8:2127-8), sec 171st, 20x 100, 5-sty bk tnt & str; Phoenix Ingra- ham, ref. to Emma & Alice Dabour, 208 E 46; all RT&I of Esther A Wheaton, the mortgagee; FORECLOS July30; Aug11; Aug12'13; A\$18,000-35,000. 4.000

1st av, 67 (2:446-36), nwc 4th (Nos 131- 3), 24.5x99.3, 5-sty bk tnt & str; Frank Gens & Co, a corp, to Babbette Wachs- man, 120 W 117; mtg \$46,500; Mar20; Aug 12'13; A\$33,000-52,000. O C & 100

1ST av, 345 (3:926-34), nwc 20th (No 359), 20x60, 4-sty bk tnt & str; Peter Doelger et al EXRS Peter Doelger, decd, to Peter Doelger Brewing Co, Inc, a corp, 407 E 55; June6; Aug8'13; A\$13,000-18,000. nom

1ST av, 629 (3:942-27), nwc 36th (No 347), 24.8x80, 5-sty bk tnt & str; Peter Doelger et al EXRS Peter Doelger, decd, to Peter Doelger Brewing Co, Inc, a corp, 407 E 55; AL; June6; Aug14'13; A\$17,000- 25,000. nom

1ST av, 2029-31 (6:1676-28), ws, 38 s 105th, 37.11x85, 6-sty bk tnt & str; Fran- cesco Annigoni to Martha W Weill & Van Nest et al; mtg \$33,000; Aug7; Aug8'13; A \$18,000-43,000. O C & 100

2D av, 1313 (5:1424-21), nwc 69th (No 235), 25.5x80, 5-sty stn tnt & str; Peter Doelger et al EXRS Peter Doelger, decd, to Peter Doelger Brewing Co, Inc, a corp, 407 E 55; June6; Aug14'13; A\$20,000-34,000. nom

2D av, 1893 (6:1647-27), ws, 26.2 s 98th, 24.8x96.8x24.9x96.8, 5-sty bk tnt & str; Bernhard Freund to Frieda Benjamin, 2340 7 av; O C & correction deed; Apr30; May 2'13; A\$10,000-19,500; corrects error in is- sue May10, when prop was 1 av, 1893. nom

2D av, 2074 (6:1678-51), es, 50.4 s 107th, 25x99.2, 1 & 3-sty bk theatre; Theo Sutro, ref. to Annie Heinstein, 2080 8 av; FORE- CLOSED & drawn Aug6; Aug8'13; A\$12,000-19,000. 4.100

2D av, 2074 (6:1678-51), es, 50.4 s 107th, 25x99.2, 1 & 3-sty bk theatre; Annie Hei- stein to Max Rothbart, 2295 2 av; mtg \$12,500 & AL; Aug8; Aug11'13; A\$12,000- 19,000. O C & 100

2D av, 2497 (6:1792-27), ws, 25 s 128th, 24.11x75, 5-sty bk tnt & str; Standish Chard, ref. to Rutherford Realty Co, a corp, 34 Nassau; FORECLOS Aug8; Aug 11; Aug12'13; A\$8,500-14,000. 6.000

3D av, 446-8 (3:886-50-51), swc 31st (Nos 158-62), 49.4x100, 5-sty bk tnt & str & 2 & 3-sty bk tnts & str; Peter Doelger et al EXRS Peter Doelger, decd, to Peter Doelger Brewing Co, Inc, a corp, 407 E 55; June6; Aug13'13; A\$56,500-68,500. nom

6TH av, 919, see 52d st, 101 W.

6TH av, 921, see 52d st, 101 W.

6TH av, 951 (4:1006-36), swc 54th (No 100), 25.2x100, 5-sty stn tnt & str, 1-sty ext; Peter Doelger et al EXRS Peter Doelger, decd, to Peter Doelger Brewing Co, Inc, a corp, 407 E 55; June6; Aug13 '13; A\$60,000-75,000. nom

7TH av, 2371-3 (7:2007-62-63), es, 25 s 139th, 50x100, 2-5-sty bk tnts & str; Michl Erlanger et al to Alfred Neuhaus, 35 W 82; mtg \$56,000 & AL; Aug7; Aug12'13; A \$34,000-64,000. O C & 100

8TH av, 671-7 (4:1033-33-36), swc 43d (Nos 300-4), 100.5x100, 4-sty bk & stn loft & str bldg; also 167TH ST, 949 E (10:2728), ns, 87.6 e Simpson, 37.6x90x17.6x90, 5-sty bk tnt & str; deed of trust &c; Stephen J McPartland & Florence A, his wife, to Anthony E Stilger, 644 Macon, Bklyn; Herman Joseph, 210 W 110, & Wm P Roonev, 562 W 113, as TRSTES for Stephen J McPartland, in trust; ¼ pt; B&S & confirmation deed; AL; Feb6; Aug11'13; A\$310,000-344,000. nom

8TH av, 2049-51 (7:1846-42-43), nwc 111th (No 301), 50.5x99.11, 2-5-sty bk tnts & str; Peter Doelger et al EXRS Peter Doelger, decd, to Peter Doelger Brewing Co, Inc, a corp, 407 E 55; June6; Aug14'13; A\$59,000-89,000. nom

8TH av, 2084 (7:1828-61), sec 113th (No 282), 25.11x97, 5-sty bk tnt & str; Peter Doelger et al EXRS Peter Doelger, decd, to Peter Doelger Brewing Co, Inc, a corp, 407 E 55; June6; Aug12'13; A\$35,000-51,000. nom

8TH av, 2162-6 on map 2154-68 (7:1922- 1-5 & 59-64), nec 116th (Nos 255-61), runs n 201 10 to ss 117th (Nos 276-82) xel150x100.11 xw25x100.11 to ns 116th xw125 to bea, 11 5-sty bk tnts & str, extent Nos 276-80 W 117; Peter Doelger et al EXRS Peter Doelger, decd, to Peter Doelger Brewing Co, Inc, a corp, 407 E 55; AL; June6; Aug13 '13; A\$277,000-393,000. nom

8TH av, 2184 (7:1923-61), sec 118th (No 282), 25.5x75, 5-sty bk tnt & str; Peter Doelger et al EXRS Peter Doelger, decd, to Peter Doelger Brewing Co, Inc, a corp, 407 E 55; June6; Aug12'13; A\$29,000-42,000. nom

8TH av, 2204 (7:1924-61), sec 119th (No 282), 25.11x80, 5-sty bk tnt & str; Peter Doelger et al EXRS Peter Doelger, decd, to Peter Doelger Brewing Co, Inc, a corp, 407 E 55; AL; June6; Aug8'13; A\$30,000-42,000. nom

8TH av, 2224 (7:1925-61), sec 120th (Nos 274-8), 25.2x127.11 to ws St Nicholas av (Nos 199-201) x29.7x112.6, 5-sty bk tnt & str; Peter Doelger et al EXRS Peter Doelger, decd, to Peter Doelger Brewing Co, Inc, a corp, 407 E 55; AT; June6; Aug 14'13; A\$40,000-70,000. nom

8TH av, 2388 (7:1933-61), sec 128th (No 282), 24.11x75, 4-sty bk tnt & str; Peter Doelger et al EXRS Peter Doelger, decd, to Peter Doelger Brewing Co, Inc, a corp, 407 E 55; AL; June6; Aug12'13; A\$26,000-33,000. nom

8TH av, 2890-2 (7:2039-1), nec 153d (No 299), 40x100, 6-sty bk tnt & str; Edw Aisenstein to Isaac Goldberg, 2 W 115; mtg \$48,000; Aug8; Aug9'13; A\$24,000-64,000. O C & 100

8TH av, 2917; Herbt Fischer to Eldon 154th, 25x100, 6-sty bk tnt & str; Geo J Buttshardt to Herbt Fischer, 461 W 159; mtg \$25,000 & AL; June21; Aug12'13; A \$10,000-29,000. nom

8TH av, 2917; Herbt Fischer to Eldon Fisbee, 60 E 78; mtg \$25,000 & AL; Aug6; Aug12'13. nom

9TH av, 557 (4:1050-36), swc 41st (Nos 400-2), 25x100, 5-sty bk tnt & str; Peter Doelger et al EXRS Peter Doelger, decd, to Peter Doelger Brewing Co, Inc, a corp, 407 E 55; AL; June6; Aug8'13; A\$36,000- 58,000. nom

9TH av, 716 (4:1039-61), sec 49th (No 262), 27x98, 5-sty bk tnt & str; Peter Doelger et al EXRS Peter Doelger, decd, to Peter Doelger Brewing Co, Inc, a corp, 407 E 55; June6 Aug14'13; A\$35,000-60,000. nom

12TH av, 778 (4:1102-61), sec 55th (No 656), 25x100, 2-sty bk tnt & str; Peter Doelger et al EXRS Peter Doelger, decd, to Peter Doelger Brewing Co, Inc, a corp, 407 E 55; June6; Aug14'13; A\$16,000-26,000. nom

MISCELLANEOUS CONVEYANCES

Borough of Manhattan.

Bleecker st, 123-5 (misc), also 40TH ST, 58 W (3:841); power of atty; Zoe E Banks to Jno J Leddy [105 W 40]; June3; Apr13. nom

Cornelia st, 25-7 (misc), the business; power of atty; Salvatore D'Alessio to Sal- vatore Bagnasco; Aug12; Aug13'13. nom

4TH st, 131-3 E, see 1 av, 67.

18TH st, 401-3 W, see 9 av, 129-33.
40TH st, 58 W, see Bleecker, 123-5.
52D st, 411 W (misc), ns; also 53D ST, 337 W, ns; also 53D ST, 360 W, ss; power of atty; Florence W, wife Wm L Pickard, of Savannah, Ga, to Geo H Taylor Jr, of Mt Vernon, NY; June 16; Aug 12'13.

53D st, 337 W, see 52d, 411 W.
53D st, 360 W, see 52d, 411 W.
57TH st, 450 E, see Av A, 1038-42.
57TH st, 460 E, see Av A, 1044-8.
58TH st, 219-23 W, see 89th W, ss, at cl old Bloomingdale rd (closed).

89TH st W (A:1236-17 & 44), ss, at cl old Bloomingdale rd (closed), runs w80.6 to sec 89th & Bway (Nos 2400-2) xs—to ns 88th (Nos 219-23), xl000x1100.8xw— to cl of rd xne—to beg, 1 & 2-sty bk & fr bldgs of coal yd & vacant; re & QC of all RT&I to any part of above formerly included in said old rd; Augusta J Butterworth to Metropolitan Impt Co, a corpn [Francis M Jenks, pres], 100 Bway; July 26; Aug 8'13; A\$410,000-410,000. nom

109TH st, 123-5 E (6:1637); asn rents; Acadia Realty Co to Meyer Jarmulowsky, firm M & L Jarmulowsky, 27 E 95; Aug 7; Aug 8'13. O C & 100

132D st, 18 E (misc); agmt as to management & agency for two years; Cath Gasque with Jno M Royall, 21 W 134; June 30; Aug 14'13. nom

134TH st W, swc Convent av, see Convent av, ws, 130 n 133d.

141ST st, 105-11 W (7:2010), ns, 100 w Lenox av, 100x99.11; asn rents; Inter-City Land & Securities Co, 115 Bway, to Estates Mtg Securities Co, a corpn, 160 Bway; Aug 7; Aug 9'13. 5,400

Av A, 1035, see Av A, 1038-42.

Av A, 1038-42 (5:1372), es, 75 s 57th, 67.9 x128 to h w mark East River x68x109; also Av A, 1044-8 (5:1372), see 57th (No 460), 75x115 to ws East River x—to 57th (No 460) x—to beg; this parcel leasehold; also Av A, 1035 (5:1368), swc 57th (No 450), 135.9x106.8x128.3x106.5; agmt by party 1st pt to pay all taxes, assessments & c on 1st & 2d parcels & assume 117-182 of mtgs of \$182,000, & party 2d pt agrees to indemnify party 1st pt from any loss & to pay taxes & c & balance of 65-182 of said mtg on 3d parcel, & c; Burns Bros, a corpn, 50 Church, with Interboro Brewing Co, Inc, a corpn, 964 Franklin av, Bklyn; Aug 12; Aug 14'13. nom

Av A, 1044-S, see Av A, 1038-42.

Broadway, 1182-4 (3:830-26), es, 105.9 s 29th, 52.10x94.7x49.4x113.5, 16-sty bk office & str bldg; re mtg; August Belmont to Century Holding Co, a corpn, 1182 Bway; Aug 7; Aug 14'13; A\$425,000-800,000. nom

Broadway, 2400-2, see 89th W, ss, at cl old Bloomingdale rd (closed).

Convent av (7:1971-pt lot 5), ws, 130 n 133d, 70 to 134th x100, 5-sty bk tint; re mtg; N Y Trust Co to Paterno & Son Contracting Co, a corpn, 300 Prescott av; Aug 11; Aug 12'13; A\$—\$. O C & 1,000

Convent av, swc 134th, see Convent av, ws, 130 n 133d.

15T av, 67 (2:446); also 4TH ST, 131-3 E; agmt as to ownership in above & option that either party may purchase from the other their ½ int in above on Mar 15 '14; Frank Gens & Co, Inc, a corpn, 230 Grand, with Babette Wachsman, 120 W 117; mtg \$46,500; Mar 11; Aug 13'13. nom

9TH av, 129-33 (3:716-pt lot 32), nwc 18th (Nos 401-3), 47.4x85, 6-sty bk tint & str; re mtg; Sol D Moss to Herman Klein & Charlotte Klein, individ & as ADMX Giza Klein, 403 W 18; Aug 13'13. nom

Power of atty; Edith C Phelps to Stowe Phelps; June 4; Aug 12'13.

Power of atty (misc); Jos Merillon, individ & as sub TRSTE will of Robt T Clinch, to Couderst Bros, 2 Rector, et al; May 2; Aug 12'13.

Power of atty (misc); Thos S Gladding, at Montclair, NJ, to Helen B Crosby, 181 Front, NY; June 28; Aug 12'13.

Power of atty (PA); Jacob Maurer to Davis Zaiden, 53 E 125; July 8; Aug 12'13.

Power of atty (P A); Rachel Fedak to Lena Jacobowitz, 83 E 7; July 25; Aug 13'13.

Power of atty (P A); Eliz T Metcalfe to Jas S Metcalfe; June 10; Aug 13'13. nom

Power of atty (PA); Helen L Chubb to Percy Chubb, Glen Cove, LI; Mar 12; Aug 14'13.

Two bills of sale & rel of two railroad equipment agmts series A, dated Nov 1 '05, & series B, dated Jun 1 '06; Blair & Co, 24 Broad, NY, vendors, & N Y Trust Co, a corpn, as TRSTES, 24 Broad, with Kansas City Southern Railway Co, at Kansas City, Mo; AT; May 5; Aug 12'13. nom

WILLS

Borough of Manhattan.

Catharine st, 38 (1:279-37), ws, 54 n Madison st, 18.3x98, 3-sty bk tint & str; A \$12,500-14,000; also CATHARINE ST, 45 (1:276-53), es, 18.1 s Madison st, 27.2x65x irreg, 5-sty bk tint & str; A\$15,500-21,500; also LEXINGTON AV, 1698 (6:1634-17), w s, 67.7 n 106th, 16.8x75, 3-sty br strn dwg; A\$7,000-8,000; Mary E McCafferty Est; Wm J Colihan, ADMR, 141 E 95; atty, Adrian T Kiernan, 141 Bway. Letters of admr filed Aug 7'13.

Catharine st, 45, see Catharine, 38.
Downing st, 30, see Sullivan, 29-37.

Sullivan st, 29 to 37 (2:476, 5-9), es, 63.4 n Grand, 101x86, 3 5-sty bk loft bldgs & str; A\$60,000-108,000; also WEST BROADWAY, 276 (1:212-51), ws, 48 s York, 20.9x 54.10, 5-sty bk loft & str bldg; A \$10,000-

15,000; also DOWNING ST, 30 (2:527-12), ss, 54 e Bedford, 21x40, 3-sty bk tint; A\$4,000-5,500; Peter Roberts Est, Williamson Pell TRSTE (Secy) U S Trust Co, 45 Wall; attys, Stewart & Shearer, 45 Wall. Will filed Aug 12'13.

3D st, 274 E, see 80th, 132 E.
7TH st, 216 E, see 80th, 132 E.

27TH st, 504-8 W (3:698-41-2), ss, 75 w 10 av, runs w75xs98.9xe50—xe25xn24.8 to beg, 2 & 3-sty bk cooperative; Patk H Kearney Est, Matthew J Kearney, EXR, 1210 Park av, Hoboken, NJ; atty, Richd Kelly, 233 Bway. Will filed Aug 13'13.

58TH st, 340 W (4:1048-51½), ss, 315 e 9 av, 20x100.5, 4-sty br strn fr dwg; Thos C O'Sullivan Est, Danl Meenan, EXR, 35 W 88; atty, Emmet J Murphy, 258 Bway; A\$20,000-27,500. Will filed Aug 12'13.

80TH st, 132 E (5:1508-60), ss, 92.6 w Lex av, 18.4x102.2, 3-sty br strn dwg; A\$14,500-19,500; also 3D ST, 274 E (2:372-10), ss, 46.6 e Av C, 23.3x86.11, 5-sty bk tint & str; A\$14,000-20,000; also 7TH ST, 216 E (2:389-26), ss, 183 w Av C, 25x90.10, 5-sty bk tint; A\$18,000-26,000; Sophie Frankenthaler Est, Eliza Goldsmith, EXTRX, 132 E 80; attys, Maurice B & Danl Blumenthal, 35 Nassau. Will filed Aug 11'13.

83D st, 604 E (5:1590-17), ss, 98 e Av B, 25x76.1, 5-sty bk tint; A\$6,500-15,500; also 114TH ST, 248 E (6:1663-30), ss, 75 w 2 av, 25x50, 5-sty bk tint & str; A\$5,000-11,000; Diedrich Eggers Est, Matilda Eggers, EXTRX, 250 E 114; atty, Jos Rosenberg, 261 Bway. Will filed Aug 13'13.

114TH st, 248 E, see 83d, 604 E.

119TH st, 365 W (7:1946-6¼), ns, 138 e Morningside av, 19x100.11, 3-sty bk dwg; Ann M Irwin Est, Anna Eucharie Irwin, EXTRX, 365 W 119; atty, F Warren Wright, 2 Rector; A\$98,000-125,000. Will filed Aug 13'13.

179TH st, 612 W (8:2162-11½), ss, 117 w St Nicholas av, 17x100, 3-sty strn fr dwg; Teresa A McMannis Est, ½ int, Wm F McMannis, ADMR, 612 W 179; atty, Jas M Tully, 271 Bway; A\$6,100-11,500. Letters of admn, filed Aug 7'13.

180TH st W (8:2162-34-35), ss, 125 w St Nicholas av, 50x100, 2¼-sty bk dwg & vacant; Louise Hauck Est, Ferd B Hauck, EXR, 614 W 180; atty, Thos T Grace, 2 Wall; A\$20,000-23,500. Will filed July 25'13.

Lexington av, 1698, see Catherine, 38.
West Broadway, 276, see Sullivan, 29-37.

CONVEYANCES.

Borough of the Bronx.

Bronx Park pl, swc White Plains rd, see White Plains rd, swc Bronx Park pl.

Charlotte st (11:2966), es, 235.7 n Seabury pl, 50x100; Leavitt J Hunt, as TRSTE to Jacob Cohen, 1893 Vyse av; CaG; Aug 6; Aug 13'13. 44,000

Charlotte st (11:2966); same prop; Jacob Cohen to Chas E Neier, on Juhnson dr, Plainfield, NJ; mtg \$42,500; Aug 6; Aug 13'13. O C & 100

Davis st, nec Taylor, see Taylor, 626.

Fillmore st, nwc Van Nest av, see Van Nest av, nwc Fillmore.

Herschell st (*), es, 506.6 s Westchester av, runs s25.3xw30xn25.3xe30 to beg, being land lying in bed of st; deed of cession; Eliz Rippel to City NY; June 5; Aug 13'13. nom

Hewitt pl, 771, see Macy pl, 881.

Home st, ss, 110.2 e Union av, see 115th, 7 E, Manhattan.

Macy pl, 881 (10:2688-2695), nwc Hewitt pl (No 771), 25x100, 5-sty bk tint; Jacob Goldberg et al to Emil Mayer, 879 Macy pl; mtg \$32,500 & AL; Aug 7; Aug 9'13. nom

Oakland pl, 750-2, see Prospect av, swc Oakland pl.

Taylor st, 626 (*), nec Davis, 80x100x 25.10x113.11; Nellie Brooks to Emmy Staggs, 218 E 23; AL; May 2; Aug 13'13. O C & 100

Tiermann st cl, see Mace av cl.

Tiffany st, 1052 (1036) (10:2717), es, abt 325 n 165th, 25x100, 2-sty fr dwg; Harfy S Jaffe et al to Millie Diamant, 1119 Clay av; mtg \$5,500; July 31; Aug 8'13. O C & 100

Woodmaunten pl (*), ss, 100 e Bogart av, 25x100; Morris Park Estates to Byron & Edna Lyon, 132 Park pl, Bklyn; July 30; Aug 12'13. nom

136TH st, 570 E, see St Anns av, 174.

136TH st, 602 E (10:2548), ss, 325 e St Anns av, 25x100, 4-sty bk tint; Robt Koch to Paula Nienaber, 570 E 136; AT; mtg \$8,000 & AL; Aug 12; Aug 14'13. nom

154TH st, 327 E (9:2414), ns, 233.4 w Courtlandt av, 16.8x100, 2-sty & b r dwg; Helena Freudemacher to Minnie S Freudemacher, 2066 Newbold av; mtg \$2,300; Aug 7; Aug 14'13. nom

156TH st, 1015 E (10:2720), ns, 45 e Fox, 40x100, 5-sty bk tint; Emma Kramer to Jas F Meehan Co, a corpn, 1029 E 163; AL; Aug 7; Aug 11'13. nom

158TH st E (10:2655), ss, 95 w Tinton av, 25x100; vacant; Jno F Scott & ano, heirs Margt J Scott, to Jno F Scott, 69 Franklin av, Bklyn; Aug 8; Aug 11'13. O C & 100

165TH st, 490-2 E (9:2369), ss, 84.9 e Washington av, 47.10x95, 2 2-sty fr dwgs, strn in 490; Jos Lehman to Jas C Warren, 34 E 58; AL; Aug 12; Aug 13'13. O C & 100

166TH st, 496 E (4th) (9:2370), ss, 150 se Washington av, 25x100, 2-sty & a fr dwg; Clara Burdett & ano to Jacob Warschau, 162 W 143, & Elias H Lang, 131 W 143; mtg \$3,000; July 31; Aug 13'13. O C & 100

167TH st, 949 E, see 8 av, 671-7, Manhattan.

175TH st, 713 E (11:2949), ns, 119 w Clinton av, 30.10x90, 4-sty bk tint; Chas Schimmer to Lena Hoffman, 713 E 175; AL; Mar 10; Aug 8'13. O C & 100

179TH st, 1019 E (11:3137), ns, 156.5 w Boston rd, runs w54.11xn24.11 & 79.9xe54 xs102.8 to beg, 5-sty bk tint; Ida C Mapes, widow, to Bertha Mapes, 986 E 181; AT; QC; Aug 4; Aug 9'13. 2,500

198TH st E, sec Bainbridge av, see Bainbridge av, sec 198th.

219TH st E (*), ss, 135.5 w Park av, 28x 100, Wakefield; Corti Bldg Co to Geo Corti, 331 E 146; AL; Aug 11; Aug 14'13. O C & 100

226TH st E (*), ss, 200 w Bronxwood av, 100x114; Geosue Arcoletto to Antonino Badelante, 346 E 12; mtg \$19,850; Aug 8; Aug 12'13. O C & 100

228TH st E (*), ns, 200 w Paulding av (6th), 33.4x114, Wakefield; Ellsworth J Healy, ref, to Edw F Maloney, 3121 Kingsbridge av; FORECLOS July 25; Aug 8; Aug 11'13. 2,500

232D st E (18th) (*), ns, 105 w Paulding av (6th av), 50x114, Wakefield; Lucien Soyler to J Fletcher Poulsen, 4033 Lowerre pl; mtg \$1,100 & AL; Aug 8'13. O C & 100

236TH st, 318 E (12:3384), ss, 142.2 e Katonah av, 28.7x100, 2-sty bk dwg; Robt S Conklin, TRSTE in bankruptcy of German Real Estate Co, to Clara Wottrich, 794 E 160; mtg \$6,500; July 31; Aug 8'13. O C & 100

236TH st, 318 E; German Real Estate Co to same; mtg \$6,500; July 31; Aug 8'13. nom

240TH st, 263-5 E (12:3381), ns, abt 205 w Katonah av, 40x100, 2-sty fr dwg; Jacob F Mack to Arbutus Realty Co, a corpn, 2 Rector; mtg \$4,600; Aug 11'13. nom

Bainbridge av (12:3290), sec 198th, 130x 107.4x124.7x89.5, vacant; Wilbur L Varian to Mt Hope Bldg Co, a corpn, 130 W 180; mtg \$13,500 & AL; Aug 12; Aug 14'13. O C & 100

Bassett av (*), ws, 172.4 s McDonald, 24.7x100x25.10x100; Maggie Paradiso to Jno Paradiso, 2076 1 av; Aug 4; Aug 8'13. nom

Bogart av (*), es, 425 n Brady av, runs n 25xe73.2 to Colden av xse29.6xw88.11 to beg; Morris Park Estates to Wm F B Rouquette, 47 Warren; July 24; Aug 12'13. nom

Bogart av (*), es, 225 n Morris Park av, 25x100; Morris Park Estates to Jacob A Stauder, 1517 Rossele st, Westchester; July 31; Aug 13'13. nom

Bogart av (*), es, 275 n Morris Park av, 50x100; Morris Park Estates to David A Haw, 1175 Stebbins av; July 17; Aug 11'13. nom

Bogart av (*), es, 325 n Morris Park av, 25x100; Morris Park Estates to Conrad Eiermann, 1201 Elder av; July 17; Aug 11'13. nom

Bogart av (*), es, 325 s Neil av, 25x100; Morris Park Estates to Geo Slayne, 114 E 123; July 31; Aug 9'13. nom

Bogart av (*), es, 275 s Neil av, 50x100; Morris Park Estates to Michl Rosenberg, 728 Lex av; Aug 7; Aug 13'13. nom

Bogart av (*), es, abt 113.2 n Pierce av, 37.2x—x50x100; Morris Park Estates to Edw F Dowling, 49 Willow pl, Bklyn; July 22; Aug 14'13. nom

Bogart av (*), ws, 150 n Rhineland av, 25x100; Morris Park Estates to Thos J McGrath, 1080 2 av; July 31; Aug 11'13. nom

Bogart av, ws, 175 s Van Nest av, see Van Nest av, sec Fowler av.

Brady av, ss, 75 e Mulliner av, see Hone av, ws, 125 s Van Nest av.

Bronxdale av (*), es, abt 226 n Morris Park av, 25.2x60.8x25x58.9; Morris Park Estates to Rose Young, 226 W 97; July 31; Aug 9'13. nom

Bronxdale av (*), es, 75.7 s Morris Park av, 100.9x110.9x100x98.4; Morris Park Estates to Jno C Tomlinson, 45 W 57; July 31; Aug 14'13. nom

Bronx & Pelham Pkwy (*), sec Lurting av, 105.3x127.8x100x160.7; Morris Park Estates to Jno C Tomlinson, 45 W 57; July 31; Aug 14'13. nom

Bronx & Pelham Pkwy (*), sec Barnes av, 64.2x89.2x83.2x85.11; Morris Park Estates to Jno C Tomlinson, 45 W 57; July 31; Aug 14'13. nom

Bryant av (10:2764), es, 350 n Lafayette av, 114.7x101.10x133.10x100, 1-sty br bldgs & vacant; Nellie F Tully to Henry D Marcus, 671 Wales av; mtg \$2,187.50; Aug 8'13. nom

Cayuga av (13:3415), ws, at sl land Augustus Van Cortlandt, runs e30.3 to cl Cayuga av xs on curve, 261.5 to es lands of Teachers' College xn on curve 71.1 & 191.3 to beg, contains 4,256 sq ft, Fieldston; vacant; Delafield Estate, a corpn, to Teachers' College, a corpn, 525 W 120; B&S & C a G; July 30; Aug 8'13. O C & 100

Cayuga av (13:3415), cl at sl land Augustus Van Cortlandt, runs e81.9xs178.11 & 125.5xe29.11xw155.11 to cl of av xn280.3 to beg, contains, 35,438.1 sq ft, Fieldston; vacant; Delafield Estate, a corpn, to Teachers' College, a corpn, 525 W 120; B&S & C a G; July 31; Aug 8'13. O C & 100

Chatterton av (*), ss, 205 e Havemeyer av, 100x108, Unionport, except part for Tremont av; Nathan Smyth to Jno Welcker, 1437 Doris; FORECLOS July 15; Aug 14'13. 4,350

Chatterton av (*), same prop; Jno Welcker to Frank Zambetti, 721 E 218; Aug 14'13. nom

Clay av, 1319-21 (11:2782), ws, 280.9 n 169th, 33.4x82.3x33.4x82.4, 2 2-sty fr dwgs; Matthias A Ewen et al to Cath Ewen, 1351 Clay av; mtg \$2,500; Aug7; Aug13'13. nom

Clay av, 1349-51 (11:2782), ws, 580.9 n 169th, 33.4x79.1x33.4x79.1, 2 2-sty fr dwgs; Josephine Ewen et al to Cath Ewen, 1351 Clay av; mtg \$1,000; Aug7; Aug13'13. nom

Classon av (*), ws, 100.1 s Mansion, 25x 114.2x25x112.8; Giovanni Sorivani to Annie F Marcella, 203 E 104; mtg \$3,150; Aug 7; Aug13'13. O C & 100

Colden av, ws, abt 425 n Brady av, see Bogart av, es, 425 n Brady av.

Colden av (*), es, 250 s Neil av, 25x100; Morris Park Estates to Chas J Hallen, 31 Ferguson st, Corona, B of Q; July30; Aug 11'13. nom

Colden av (*), es, 325 s Neil av, 25x100; Morris Park Estates to Morris Immerman, 100 W 103; July31; Aug11'13. nom

Colden av (*), ws, 400 n Morris Park av, 25x100; Morris Park Estates to Benj & Jos Kissen, 265 Monroe; July23; Aug9'13. nom

Colden av (*), ws, 425 n Morris Park av, 50x100; Henry J Junemann to Max Kypke at Corney av & Market, Perth Amboy, NJ; AL; Aug8'13. O C & 100

Colden av (*), es, 100 n Rhineland av, 50x100; Morris Park Estates to Louis Hurvitz, 543 Wendover av; July30; Aug 11'13. nom

Colden av (*), ws, 150 n Rhineland av, 50x100; Morris Park Estates to Wm W Albright, 253 Bway; July30; Aug11'13. nom

Colden av, ws, 125 n Rhineland av, see Radcliff av, es, 300 s Neil av.

Collear av, 3133 (13:3406), ws, 136.6 s 232d, 25x122.9 to es Tibbets Brook x—x 111.4, with all title to land under waters of said creek, 2-sty fr dwg; Robt Bradley to Ella F Bradley, his wife, 1930 University av; mtg \$1,500; Aug13'13. gift

Courtlandt av, 830 (9:2406), es, 98.6 s 160th, 25x100, 4-sty bk tnt & str; also COURTLANDT AV (9:2406), es, 98.6 s 160th, runs e66.4xn0.4xw66.4 to av xs0.3 to beg, together known as 830 Courtlandt av; John M Ruhl to Ruhl Real Property Co, 2426 Aqueduct av; AL; Mar26; Aug13'13. nom

Decatur av, 3149 (12:3349), ws, 295 s 205th, 25x100, 2-sty fr dwg; Hubert Hoetzel to Graham Murtha, 157 S 9, Bklyn; mtg \$6,000; June3; Aug9'13. nom

Decatur av, 3149; Graham Murtha to Hubert Hoetzel & Madeleine his wife, 3149 Decatur av, as tenants by entirety; mtg \$6,000 & AL; June4; Aug9'13. nom

Elton av, 813-5 (9:2379), nws, 50 sw 159th (Waverly), 50x100, 5-sty bk tnt; Chas H Streeter Constn Co to Jno H Paradies, 288 E 201; mtg \$40,000; Aug12; Aug 13'13. O C & 100

Esplanade (*), ns, 55.11 e Lurting av, 55.11x67.7x50x92.8; Morris Park Estates to Jno C Tomlinson, 45 W 57; July31; Aug 14'13. nom

Esplanade (*), nwc Lurting av, 111.10x 79.1x100x129.8; Morris Park Estates to Jno C Tomlinson, 45 W 57; July31; Aug 14'13. nom

Fowler av (*), ws, 100 s Morris Park av, 50x75; Morris Park Estates to Frank N Brunning, 215 Rutland rd, Bklyn; July 18; Aug9'13. nom

Haight av (*), es, abt 161.6 s Esplanade, 25x100; Morris Park Estates to Kath v Mullen, 2619 Chesebrough av, Westchester; July24; Aug13'13. nom

Haight av (*), ws, 245.8 s Esplanade, 25x100; Morris Park Estates to Jno C Tomlinson, 45 W 57, & Danl J Boylan, 1520 Overing; July31; Aug14'13. nom

Haight av (*), ws, 320.2 s Esplanade, 25x100; Morris Park Estates to Jno C Tomlinson, 45 W 57, & Danl J Boylan, 1520 Overing; July31; Aug14'13. nom

Haight av (*), ws, 270.8 s Esplanade, 25 x100; Morris Park Estates to Jno C Tomlinson, 45 W 57, & Danl J Boylan, 1520 Overing; July31; Aug14'13. nom

Haight av (*), ws, 120.8 s Esplanade, 25 x100; Morris Park Estates to Jno C Tomlinson, 45 W 57, & Danl J Boylan, 1520 Overing; July31; Aug14'13. nom

Haight av (*), es, 125.3 n Lydig av, 25x 100; Morris Park Estates to Jno C Tomlinson, 45 W 57, & Danl J Boylan, 1520 Overing; July31; Aug14'13. nom

Haight av (*), es, 100.3 n Lydig av, 25x 100; Morris Park Estates to Jno C Tomlinson, 45 W 57, & Danl J Boylan, 1520 Overing; July31; Aug14'13. nom

Haight av (*), ws, 197 n Lydig av, 25x 100; Morris Park Estates to Jno C Tomlinson, 45 W 57, & Danl J Boylan, 1520 Overing; July31; Aug14'13. nom

Haight av (*), ws, 222.05 n Lydig av, 25 x100; Morris Park Estates to Jno C Tomlinson, 45 W 57, & Danl J Boylan, 1520 Overing; July31; Aug14'13. nom

Haight av (*), ws, abt 247 n Lydig av, 25x100; Morris Park Estates to Jno C Tomlinson, 45 W 57, & Danl J Boylan, 1520 Overing; July31; Aug14'13. nom

Haight av, see Lydig av, see Lydig av, see Haight av.

Haight av (*), es, 150 n Morris Park av, 50x100; Morris Park Estates to Jno C Tomlinson, 45 W 57; July31; Aug14'13. nom

Haight av (*), es, 100 n Morris Park av, 50x100; Morris Park Estates to Jno C Tomlinson, 45 W 57; July31; Aug14'13. nom

Haight av, nwc Neil av, see Neil av, nwc Haight av.

Haight av, nec Neil av, see Neil av, nec Haight av.

Haight av (*), es, 100.2 n Pierce av, 25x 100; also MORRIS PARK AV (*), ns, 25 w Haight av, 25x100; also MATTHEWS AV

(*), ws, 250 s Lydig av, 25x100; Morris Park Estates to Wm McKinney, 181 W 101; July31; Aug13'13. nom

Haight av (*), ws, 200 n Rhineland av, 25x100; Morris Park Estates to Wm H Lake, 304 2 av; July28; Aug14'13. nom

Havemeyer av (Av B), (*), ss, 25x100, adjoins 1247 Havemeyer av; Mary Thomson, 1247 Havemeyer av, to Cnas Kervan, 942 Simpson; Aug6; Aug11'13. nom

Hoe av, ws, abt 270 n 163d, see Southern blvd, 300-6.

Hoe av, 1321-3 (11:2980), ws, 50 s Jennings, 50x100, 5-sty bk tnt; Henry Aiting to Bernice A Hill, 3058 Bedford av, Bklyn; mtg \$46,000; Aug13'13. nom

Hoe av (*), ws, 220.6 n Esplanade, 25 x100; Morris Park Estates to Alois messenger, 8 W 40; July22; Aug9'13. nom

Hoe av (*), es, abt 179.10 n Esplanade, 50x100; Morris Park Estates to Jno C Tomlinson, 45 W 57; July31; Aug14'13. nom

Hoe av, ws, 200 s Morris Park av, see Paulding av, es, 225 n Van Nest av.

Hoe av, ws, 250 s Rhineland av, see Pierce av, ss, 50 e Hoe av.

Hoe av (*), es, 225 n Rhineland av, 50 x100; Morris Park Estates to Jos & Abr Epstein, 111 Union av; July18; Aug14'13. nom

Hoe av (*), es, 150 s Rhineland av, 25x100; Morris Park Estates to Benj Seclow, at Newark, NJ; Aug12; Aug14'13. nom

Hoe av (*), ws, 225 s Rhineland av, 25x100; Morris Park Estates to Eliz r Stabler, 76 Wilham; July—13; Aug9'13. nom

Hoe av (*), ws, 150 s Rhineland av, 25x100; Morris Park Estates to Wm H Hintemann at Rumson, NJ; July31; Aug 9'13. nom

Hoe av (*), es, 325 n Rhineland av, 25x100; Morris Park Estates to Margery Pugh, 133 E 50; July17; Aug11'13. nom

Hoe av, see Van Nest av, see Van Nest av, see Hoe av.

Hoe av (*), ws, 125 s Van Nest av, 25x 100; also BRADY AV (*), ss, 75 e Muliner av, 25x100; Morris Park Estates to Michl Flynn, 811 Madison av; July29; Aug13'13. nom

Hoe av (*), ws, 125 n Van Nest av, 25 x100; also PAULDING AV, ws, 350 n Rhineland av, 25x100; Morris Park Estates to Julius Coleman, 2 E 107; July24; Aug9'13. nom

Hoe av (*), ws, 150 n Van Nest av, 25 x100; also PAULDING AV, ws, 300 n Rhineland av, 25x100; Morris Park Estates to Julius Coleman, 2 E 107; July24; Aug9'13. nom

Honeywell av, 2063 (11:3123), ws, abt 331 s 180th, 24.2x140, 2-sty fr dwg; Wm W Egan to Mary T Egan, his wife, 2163 Honeywell av; AT; mtg \$4,500; Aug11; Aug13'13. O C & 100

Longfellow av (10:2761 & 2762), ws, 325 n Seneca av, 100x100; vacant; Lillian A Marty et al by Martina Marty, GDN, to Jno Wnalen, 2401 Westchester av; AT; July31; Aug13'13. 5,000

Longfellow av (10:2761-2762); same prop; Jno Wnalen to Schiatter Embroidery Co, Inc, a corpn, 49 E 130; Aug12; Aug 13'13. nom

Longwood av, 1178-80 (10:2736), ss 370.10 e Barry, 50.1x151.8x52.6x155.8, 1 & 2-sty bk snop; Ursula Muir to Kwestel & Berman Co, a corpn, 1833 Washington av, July25; Aug12'13. 15,000

Lurting av (*), es, 195.5 s Esplanade, 25 x100; Morris Park Estates to Jno C Tomlinson, 45 W 57, & Danl J Boylan, 1520 Overing; July31; Aug14'13. nom

Lurting av (*), es, 117.8 n Esplanade, 50 x100; Morris Park Estates to Jno C Tomlinson, 45 W 57; July31; Aug14'13. nom

Lurting av (*), ws, 79.7 n Esplanade, 50x 100; Morris Park Estates to Jno C Tomlinson, 45 W 57; July31; Aug14'13. nom

Lurting av (*), es, 220.5 s Esplanade, 25 x100; Morris Park Estates to Jno C Tomlinson, 45 W 57, & Danl J Boylan, 1520 Overing; July31; Aug14'13. nom

Lurting av (*), es, 234.2 n Lydig av, 25x 100; Morris Park Estates to Jno C Tomlinson, 45 W 57, & Danl J Boylan, 1520 Overing; July31; Aug14'13. nom

Lurting av (*), es, 259.2 n Lydig av, 25x 100; Morris Park Estates to Jno C Tomlinson, 45 W 57, & Danl J Boylan, 1520 Overing; July31; Aug14'13. nom

Lurting av (*), es, 100 s Lydig av, 25x 100; Morris Park Estates to Isidore Cohen, 236 Madison, & Morris Rubenstein, 58 E 4; July25; Aug12'13. nom

Lurting av (*), ws, 275 s Neil av, 50x 100; Morris Park Estates to Wm W Haney, 2067 Monegan av; July18; Aug12'13. nom

Lurting av (*), es, 300.3 n Pierce av, 25 x100; Morris Park Estates to Maxwell Lauer, 1384 St Marks av, Bklyn; July31; Aug9'13. nom

Lurting av (*), es, 275.3 n Pierce av, 25 x100; Morris Park Estates to Jos L Womack, 334 W 28; July31; Aug14'13. nom

Lurting av (*), es, 100 n Rhineland av, 50x100; Morris Park Estates to Edw F Dowling, 49 Willow pl, Bklyn; July25; Aug 14'13. nom

Lurting av (*), ws, 250 s Van Nest av, 25x100; Morris Park Estates to Gurdon M Mabie, 97 Mamaroneck av, White Plains, NY; July11; Aug11'13. nom

Lurting av (*), ws, 175 n Van Nest av, 25x100; Morris Park Estates to Isidore Frank, 2134 66th, Bklyn; July22; Aug9'13. nom

Lydig av (*), ns, 50.10 e Haight av, 25.5 x86.4x25x91.3; Morris Park Estates to Jno C Tomlinson, 45 W 57, & Danl J Boylan, 1520 Overing; July31; Aug14'13. nom

Lydig av (*), ns, 76.3 e Haight av, 25.5 x81.3x25x86.4; Morris Park Estates to Jno C Tomlinson, 45 W 57, & Danl J Boylan, 1520 Overing; July31; Aug14'13. nom

Lydig av (*), nec Haight av, 25.5x95.5x 25x100.3; Morris Park Estates to Jno C Tomlinson, 45 W 57, & Danl J Boylan, 1520 Overing; July31; Aug14'13. nom

Lydig av (*), ns, 25.5 e Haight av, 25.5x 91.2x25x95.8; Morris Park Estates to Jno C Tomlinson, 45 W 57, & Danl J Boylan, 1520 Overing; July31; Aug14'13. nom

Lydig av (*), see Haight av, 50x100; Morris Park Estates to Kath L Wagner, 85 Buena Vista av, Yonkers, NY; July28; Aug12'13. nom

Lydig av, ns, 50 w Muliner av, see Matthews av, es, 400 s Lydig av.

Lydig av (*), ns, 50.10 w Munroe av, 25.5 x97.6x25x102.1; Morris Park Estates to Jno C Tomlinson, 45 W 57, & Danl J Boylan, 1520 Overing; July31; Aug14'13. nom

Lydig av (*), ns, 76.3 w Munroe av, 25.5 x102.1x25x106.9; Morris Park Estates to Jno C Tomlinson, 45 W 57, & Danl J Boylan, 1520 Overing; July31; Aug14'13. nom

Lydig av (*), ns, 25.5 w Munroe av, 25.5x 92.10x25x97.6; Morris Park Estates to Jno C Tomlinson, 45 W 57, & Danl J Boylan, 1520 Overing; July31; Aug14'13. nom

Lydig av (*), nwc Munroe av, 25.5x88.2 x25x92.10; Morris Park Estates to Jno C Tomlinson, 45 W 57, & Danl J Boylan, 1520 Overing; July31; Aug14'13. nom

Mace av (*), cl 97.3 w of cl Tiemann, runs e along cl Mace av, 747.3x5140x6130 to cl Wickham av x875x6150 to cl Givans Creek x576xhw776.6 & 94.4 & 160.4 to beg; Hospital Estates, Inc, & ano, to Parkmount Realty Co, a corpn, 154 Nassau; Aug 7; Aug9'13. exch & 100

Mace av (*), cl at es Eastchester rd, runs e 1358.2xw47.11 & 194.1 & 381 & 118.8 & 619 to es said rd x55.6 to beg; Parkmount Realty Co to Hospital Estates, Inc, a corpn, 30 Broad, & Hahnemann Hospital, in City N Y, a corpn, 657 Park av; Aug7; Aug12'13. exch & 100

Matthews av, ws, 250 s Lydig av, see Haight av, es, 100.2 n Pierce av.

Matthews av, es, 100 s Lydig av, see Matthews av, es, 400 s Lydig av.

Matthews av (*), es, 150 n Lydig av, 50 x100; Morris Park Estates to Marshall Hollister at Pleasant Valley, Dutchess Co, NY; July21; Aug13'13. nom

Matthews av (*), ws, 175 n Lydig av, 25 x100; Morris Park Estates to Marshall Hollister at Pleasant Valley, Dutchess Co, NY; July21; Aug13'13. nom

Matthews av (*), es, 400 s Lydig av, 50 x100; also MATTHEWS AV, es, 100 s Lydig av, 50x100; also LYDIG AV, ns, 50 w Muliner av, 50x100; Morris Park Estates to Benj Nathanson, 1554 3 av; July31; Aug 13'13. nom

Matthews av (*), es, abt 143.3 n Neil av, 25x100; Morris Park Estates to Robt L Poulson, 125 Union Hall st, Jamaica, B of Q; July1; Aug11'13. nom

Matthews av (*), ws, abt 111.3 n Neil av, 25x100; Morris Park Estates to Jno P Strohecker, at Charleston, SC; July30; Aug12'13. nom

Matthews av, ws, abt 131 s Neil av, see Pierce av, see Radcliff av.

Morris Park av (*), ns, 50 w Bogart av, 25x100; Morris Park Estates to Peter Oglietti, 686 3 av; July17; Aug11'13. nom

Morris Park av (*), nec Haight av, 100x 100; also MORRIS PARK AV, nwc Munroe av, 100x100; Morris Park Estates to Jno C Tomlinson, 45 W 57; July31; Aug14'13. nom

Morris Park av, ns, 25 w Haight av, see Haight av, es, 100.2 n Pierce av.

Morris Park av (*), ss, 350 e Lurting av, 50x71x50x71.7, with all title to strip bet above & Woodmansten Inn property; Morris Park Estates to Andw J Holm, 267 E 140; July29; Aug13'13. nom

Morris Park av (*), ss, 100 w Lurting av, 25x100; Morris Park Estates to Philip J Byrne at South Bethlehem, Pa; July22; Aug13'13. nom

Morris Park av (*), ss, 325 e Lurting av, 25x71.10x25x71.7, with all title to strip bet above & Woodmansten Inn property; Morris Park Estates to Geo Lehrmann, 874 Morris Park av; July29; Aug12'13. nom

Morris Park av (*), ns, 50 e Munroe av, 25x100; Morris Park Estates to Henry W Herrman, 731 Carleton av, Plainfield, NJ; July1; Aug12'13. nom

Morris Park av, nwc Munroe av, see Morris Park av, nec Haight av.

Morris Park av (*), nec Radcliff av, 100 x100; Morris Park Estates to Jno C Tomlinson, 45 W 57; July31; Aug14'13. nom

Muliner av (*), ws, 150 s Brady av, 50 x100; Morris Park Estates to Wm J Mullin, 1862 Matthews av; July31; Aug9'13. nom

Munroe av (*), ws, 88.2 n Lydig av, 25x 100; Morris Park Estates to Jno C Tomlinson, 45 W 57, & Danl J Boylan, 1520 Overing; July31; Aug14'13. nom

Munroe av (*), ws, 113.2 n Lydig av, 25 x100; Morris Park Estates to Jno C Tomlinson, 45 W 57, & Danl J Boylan, 1520 Overing; July31; Aug14'13. nom

Munroe av (*), ws, 100 n Morris Park av, 50x100; Morris Park Estates to Jno C Tomlinson, 45 W 57; July31; Aug14'13. nom

Munroe av (*), ws, 150 n Morris Park av, 50x100; Morris Park Estates to Jno C Tomlinson, 45 W 57; July31; Aug14'13. nom

Munroe av, ws, 250 n Morris Park av, see Paulding av, es, 250 s Rhineland av.

Munroe av (*), es, 100 s Neil av, 25x 100; Morris Park Estates to Jno C Tomlinson, 45 W 57, & Danl J Boylan, 1520 Overing; July31; Aug14'13. nom

Munroe av (*), ws, 325 s Pierce av, 28.3 x— & 68.1lx50x100; Morris Park Estates to Jno Curristine, 183 W 73; July 30; Aug 14'13. nom

Munroe av (*), es, 275 s Rhinelander av, 25x100; Morris Park Estates to Frank T Langley, 15 McElwain av, Amsterdam, NY; July 22; Aug 14'13. nom

Munroe av (*), ws, 375 n Rhinelander av, 25x100; Morris Park Estates to Chas F Scholle Jr, 411 Morris Park av; July 31; Aug 11'13. nom

Munroe av (*), ws, 125 n Rhinelander av, 50x100; Morris Park Estates to Chas F Wheaton, 395 Warburton av, Yonkers, NY; July 28; Aug 9'13. nom

Munroe av (*), es, 300 s Rhinelander av, 50x100; Morris Park Estates to Wm E Hennessy, of Amsterdam, NY; July 23; Aug 12'13. nom

Neil av, ss, 75 w Colden av, see Pierce av, ss, 75 w Lurting av.

Neil av (*), nwc Haight av, 25x100; Morris Park Estates to Alton L Smiley & Clarence J Slocum at Central Valley, Orange Co, NY; July 30; Aug 13'13. nom

Neil av (*), nec Haight av, 25x100; Morris Park Estates to Nettie Silva, 618 Van Nest av; July 29; Aug 11'13. nom

Neil av (*), ns, 26.1 e Muliner av, 26.5x122.2x25x132.10; Morris Park Estates to Wm & Louise Bleyer, 1001 Kelly; July 28; Aug 13'13. nom

Neil av (*), ss, 50 w Munroe av, 25x100; Morris Park Estates to Jno R Shields, 1628 Bathgate av; July 28; Aug 9'13. nom

Neil av (*), ss, 75 e Munroe av, 25x100; Morris Park Estates to Jno C Tomlinson, 45 W 57, & Danl J Boylan, 1520 Overing; July 31; Aug 14'13. nom

Neil av (*), ss, 25 e Munroe av, 25x100; Morris Park Estates to Jno C Tomlinson, 45 W 57, & Danl J Boylan, 1520 Overing; July 31; Aug 14'13. nom

Neil av (*), sec Munroe av, 25x100; Morris Park Estates to Jno C Tomlinson, 45 W 57, & Danl J Boylan, 1520 Overing; July 31; Aug 14'13. nom

Neil av (*), ss, 50 e Munroe av, 25x100; Morris Park Estates to Jno C Tomlinson, 45 W 57, & Danl J Boylan, 1520 Overing; July 31; Aug 14'13. nom

Neil av, ss, 50 w Paulding av, see Rhinelander av, ns, 75 e Colden av.

Neil av (*), swc Williamsbridge rd, 25x100; Morris Park Estates to Jno C Tomlinson, 45 W 57, & Danl J Boylan, 1520 Overing; July 31; Aug 14'13. nom

Oakes av (*), ws, 175 n Jefferson av, 25x100, Edenwald; Margt Crowley to Margt A Hughes, 1348 Teller av; AL; Aug 7; Aug 8'13. O C & 100

Parker av (*), es, 100 n Lyon av, 75x100, except pt for Parker av; Richd Maehr to Wilton Investing Co, a corp, 2420 Grand av; QC; Aug 12; Aug 14'13. nom

Parker av (*), es, 100 n Lyon av, 50x100, except pt for Parker av; Wilton Investing Co to Conrad Dignus, 1630 Parker av; AL; Aug 13; Aug 14'13. O C & 100

Parker av (*), es, 100 n Lyon av, 50x100, except pt for av; re mtg; Jos Gurth to Wilton Investing Co, 2420 Grand av; Aug 11; Aug 14'13. 1,000

Paulding av (*), ws, abt 82.9 n Lydig av, 75x83.4x76.3x97.3; Morris Park Estates to Salvatore Amanna, 2254 Bassford av; July 30; Aug 12'13. nom

Paulding av (*), es, 325 n Morris Park av, 25x100; Morris Park Estates to C Anson Barker, 57 W 39; July 31; Aug 12'13. nom

Paulding av, es, 125 n Neil av, see Rhinelander av, ss, 25 w Haight av.

Paulding av (*), ws, 100 s Pierce av, 50 x100; Morris Park Estates to Matilda Vetromile, of Saugatuck, Conn; July 24; Aug 11'13. nom

Paulding av (*), es, 250 s Rhinelander av, 25x100; also MUNROE AV, ws, 250 n Morris Park av, 75x100; Morris Park Estates to Jno Houston, 325 E 237; July 28; Aug 9'13. nom

Paulding av, ws, 350 n Rhinelander av, see Hone av, ws, 125 n Van Nest av.

Paulding av, ws, 300 n Rhinelander av, see Hone av, ws, 150 n Van Nest av.

Paulding av (*), es, 300 s Van Nest av, 50x100; Morris Park Estates to Thos Bodkin, 467 4 av; July 31; Aug 13'13. nom

Paulding av (*), es, 175 n Van Nest av, 50x100; Morris Park Estates to Julius Gher, 1914 3 av; Aug 8; Aug 12'13. nom

Paulding av (*), ws, 150 s Van Nest av, 25x100; Morris Park Estates to Emil Rublack, 1182 Webster av, Jersey City, NJ; July 23; Aug 14'13. nom

Paulding av (*), es, 225 n Van Nest av, 50x100; also HONE AV, ws, 200 s Morris Park av, 25x100; Morris Park Estates to Mendel Katz, 150 6 av; July 31; Aug 14'13. nom

Pierce av (*), ss, 50 e Hone av, 25x100; also HONE AV, ws, 250 s Rhinelander av, 25x100; Morris Park Estates to Bian B. Gerald G & Geo E Walker, 1053 So Blvd; July 31; Aug 14'13. nom

Pierce av (*), ss, 75 w Lurting av, 25x100; also NEIL AV, ss, 75 w Colden av, 25x100; Morris Park Estates to Clarence I Peckham, 30 Gurney, East Providence, RI; July 30; Aug 12'13. nom

Pierce av (*), sec Radcliff av, 25x100; also MATTHEWS AV, ws, abt 131 s Neil av, 25.4x114.7x25x110.7; Morris Park Estates to Alex Seclow, at Newark, NJ; Aug 12; Aug 14'13. nom

Prospect av (11:3094), swc Oakland pl (Nos 750-2), 25x100x25.1x100, 5-sty bk tnt & str; Robt J Moorehead to Moorehead Realty & Constn Co, 415 E 140; AL; Aug 12'13. nom

Prospect av, 667-81 (10:2675), ws, 125 n 152d, 100x95, 4 1-sty bk str; Louis B Samuels to Carrie Lazar, 724 Beck, & Goldie Cowen, 778 Beck; mtg \$51,000; Oct 3'12; Aug 11'13. O C & 100

Radcliff av (*), ws, 125 s Morris Park av, 25x100; Morris Park Estates to Adelaide Keim-Murnane at Portland, Maine; July 29; Aug 13'13. nom

Radcliff av (*), ws, 100 s Morris Park av, 25x100; Morris Park Estates to Benj Cohen, 125 E 112; July 29; Aug 13'13. nom

Radcliff av (*), ws, 100 n Morris Park av, 75x100; Morris Park Estates to Jno C Tomlinson, 45 W 57; July 31; Aug 14'13. nom

Radcliff av (*), es, 100 n Morris Park av, 50x100; Morris Park Estates to Jno C Tomlinson, 45 W 57; July 31; Aug 14'13. nom

Radcliff av (*), es, 150 n Morris Park av, 50x100; Morris Park Estates to Jno C Tomlinson, 45 W 57; July 31; Aug 14'13. nom

Radcliff av (*), ws, 225 s Neil av, 25x100; Morris Park Estates to Jacob Freedberg, 184-6 Bradhurst av; July 22; Aug 13'13. nom

Radcliff av (*), es, 300 s Neil av, 150x100; also COLDEN AV, ws, 125 n Rhinelander av, 25x100; also RHINELANDER AV, nwc Colden av, 25x100 Morris Park Estates to Jas G Driscoll, 801 West End av; July 31; Aug 14'13. O C & 100

Radcliff av (*), ws, 100 s Pierce av, 74.2 x76.1x9.2x75; Morris Park Estates to Danl J Boylan, 1520 Overing; Aug 11; Aug 14'13. nom

Radcliff av (*), es, 250.3 n Pierce av, 25 x100; Morris Park Estates to Mary A Iris, 506 W 135; July 31; Aug 13'13. nom

Radcliff av (*), es, 250 s Rhinelander av, 25x100; Morris Park Estates to Jno T Pugh, 133 E 50; July 17; Aug 11'13. nom

Radcliff av (*), ws, 150 s Van Nest av, 25x100; Morris Park Estates to Augusta Oberender, 32 Monroe, New Britain, Conn; July 31; Aug 9'13. nom

Rhinelander av (*), ns, 75 e Colden av, 25x100; also NEIL AV, ss, 50 w Paulding av, 50x100; Morris Park Estates to Rosario Ragonese, 325 W 26; Aug 8; Aug 14'13. nom

Rhinelander av, nwc Colden av, see Radcliff av, es, 300 s Neil av.

Rhinelander av (*), ss, 25 w Haight av, 25x100; also PAULDING AV, es, 125 n Neil av, 25x100; Morris Park Estates to Jno J & Margt Duane, 126 E 98; July 31; Aug 9'13. nom

Rhinelander av (*), ss, 50 e Radcliff av, 25x100; Morris Park Estates to Danl A Sullivan, 11 West, Concord, NH; July 18; Aug 13'13. nom

Riverdale av (13:3428), ws, adj lands of Sisters of Charity of St Vincent de Paul, Mt St Vincent; also 33.8 s of stone monument bet boundary lines bet City of N Y & Yonkers, runs sw240 & 203 to es land of Leake & Watts Orphan Asylum nwx 272xne220 & 191.9 to ws said av xs320 to beg, 3-sty ir dwg & 1 & 2-sty ir stable & vacant; Clara Morris Holding Co, a corp, to Harry Wolte, 461 3d, Bklyn; mtg \$35,000 & AL; Aug 12; Aug 13'13. O C & 100

Riverdale av, same prop; Harry Wolfe to Carlton Motion Picture Laboratories, a corp, and Majestic Motion Picture Co, a corp, both at 540 W 21; mtg \$35,000 & AL; Aug 12; Aug 13'13. nom

St Anns av, 174 (10:2548), sec 136th (No 570), 25x100, 4-sty bk tnt & str; Robt Koch to Paula Nienaber, 570 E 136; mtg \$15,000 & AL; Aug 12; Aug 14'13. nom

Sackett av (*), ss, 196.11 w Colden av, 25x117x25x41.10; also SACKETT AV, nec Radcliff av, —x90x25x90.6; Morris Park Estates to Danl J Boylan, 1520 Overing; July 31; Aug 14'13. nom

Sackett av (*), ns, 25.3 w Lurting av, 75.9x100.3x75x111.3; Morris Park Estates to Alberto E Pingree, 8 Front, Taftville, Conn; July 31; Aug 14'13. nom

Sackett av, nwc Radcliff av, see Sackett av, ss, 196.11 w Colden av.

Saratoga av, nec Stillwell av, see Stillwell av, nec Saratoga av.

Southern Blvd, 960-6 (10:2742), es, 354.5 s Aldus, runs e150xs70.6xe150 to ws Hce av xs210.1lxw300 to es So Blvd xn94 to beg, 1-sty ir str & vacant; Oval Constn Co, inc, to Jos Corn, 738 Kelly; mtg \$69,000; Aug 12; Aug 13'13. O C & 100

Southern Blvd (11:3114), ws, 126.5 n 183d, 75.1lx225.5x75.1x232.7; vacant; Jos E Ismay & ano, EXRS & Jos F Ismay, decd, to Bruce Ismay, 22 Old sl; Aug 12; Aug 14'13. 7,500

Southern Blvd (11:3114); same prop; Bruce Ismay to August F Schwarzer, 1018 E 179; Aug 13; Aug 14'13. O C & 100

Southern Blvd, 563 (10:2683), nws, 400 sw Av St John, 50x115, 6-sty bk tnt & str; Jennie Kramer to Saml L Marcus, 322 E 62; mtg \$44,500 & AL; Aug 13; Aug 14'13. nom

Stillwell av (*), nec Saratoga av, 50x100; Carmine Zero to Rosolia Tornatore, 814 Courtlandt av; 1/2 R T & I; AL; Feb 27; Aug 13'13. O C & 100

Stillwell av (*), es, 50 n Saratoga av, 25x100; Carmine Zero to Rosolia Tornatore, 814 Courtlandt av; 1/2 RT&I; AL; Feb 27; Aug 13'13. O C & 100

Tiebout av, 2255 (11:3145), ws, 250.9 s 183d, 18.7x74.10x18.5x76.3, 2-sty bk dwg; S Louise Shollenberger to Inland Holding Co, a corp, 507 E Tremont av; mtg \$4,000 & AL; Aug 4; Aug 11'13. O C & 100

Van Nest av (*), nwc Fillmore, 25x100; Bertha Reinschreiber to D Clinton Mackey, 25 8 av, Bklyn; AL; Aug 5; Aug 9'13. nom

Van Nest av (*), sec Fowler av, 100x275; also BOGART AV, ws, 175 s Van Nest av, 75x100; Morris Park Estates to Concourse Impt Co, a corp, 1150 Clay av; July 25; Aug 14'13. nom

Van Nest av (*), sec Hone av, 50x100; Morris Park Estates to Jos Bissert, 586 E 113; July 11; Aug 13'13. nom

Van Nest av (*), ns, 50 w Lurting av, 50x100; Morris Park Estates to Jas Keoly, 904 2 av; July 22; Aug 12'13. nom

Van Nest av (*), ss, 75 e Radcliff av, 25 x100; Morris Park Estates to Fannie Sommer, 3324 3 av; July 19; Aug 13'13. nom

Villa av (12:3311), es, 409 n 204th or Potter pl, old line, 16x100, 2-sty ir dwg; at Spencer Bevins, re, to Henrietta Kenschaw, 599 Beach ter; sud to tax lien & ROKECLOS July 29; Aug 9; Aug 13. 1,000

Vyse av, 1949 (11:3126), ws, 170.8 n Tremont av (17th), 20x100, 2-sty ir dwg; Leopold Salamon to Edz Suenan, 39 Bank; mtg \$6,000; July 30; Aug 9'13. O C & 100

Watton av, 2397 (11:3188), ws, 209.3 n 184th, 19.1lx96.5, 3-sty bk dwg; Emma Dumberger to Annie Martin, 428 E 120; mtg \$6,400; Aug 11; Aug 12'13. O C & 100

Washington av, 1383 (11:2901), ws, old line, 124.2 s 19th, 21x100, except pt for av, 3-sty bk dwg; E Loewenthal & Son, inc, to Sol Bossak, 1333 Washington av; mtg \$6,000; July 1; July 9'13; correct error in issue July 12 when distance s of 19th was 145.2. O C & 100

Watson av, 2110 (*), ss, 105 e Olmstead av, 25x100, except pt for av; Chas E Devermann to Gustav Knoll & Carrie, mis wife; 1/2 pt, & max knoll, 1/2 pt, all at 1421 Canton av; mtg \$6,000; Aug 1; Aug 12'13. O C & 100

Westchester av (*), ses, 51 sw Parker 40x100; Irene E Hoziapier to Richd Powers, 2316 Westchester av; QC; Aug 9; Aug 11'13. nom

White Plains rd (*), swc Bronx Park pl, 100.8x107.1x100x91.0; Jos Hahn to Inos O'Reilly, 3311 3 av; mtg \$1,000 & AL; Aug 9; Aug 9'13. O C & 100

Whitlock av, 848 (10:2731), es, 392 s Timany, 39x90, 5-sty bk tnt; Lockwhit Co, a corp, to Gertrude K Graham, 630 Faie; AL; Oct 31'12; Aug 14'13. O C & 100

Whitlock av, 852 (10:2731), es, 353 s Timany, 39x90, 5-sty bk tnt; Lockwhit Co to Gertrude K Graham, 630 Faie; AL; Oct 31'12; Aug 14'13. O C & 100

Wickham av cl, see Mace av cl.

Wilcox av (*), ws, 94.7 s Waterbury av, 30x100x65.1x100; Richd Cooper to Patk Creegan, 122 E 121; Aug 2; Aug 8'13. O C & 100

Williamsbridge rd (*), ws, 196.5 n Lydig av, 100x100; Morris Park Estates to Jno C Tomlinson, 45 W 57; July 31; Aug 14'13. nom

Williamsbridge rd (*), ws, 125 s Neil av, 50x100; Morris Park Estates to Jno C Scofield, at Washington, DC; July 31; Aug 12'13. nom

Williamsbridge rd (*), ws, 25 s Neil av, 25x100; Morris Park Estates to Jno C Tomlinson, 45 W 57, & Danl J Boylan, 1520 Overing; July 31; Aug 14'13. nom

Williamsbridge rd (*), ws, 75 s Neil av, 25x100; Morris Park Estates to Jno C Tomlinson, 45 W 57, & Danl J Boylan, 1520 Overing; July 31; Aug 14'13. nom

Williamsbridge rd (*), ws, 50 s Neil av, 25x100; Morris Park Estates to Jno C Tomlinson, 45 W 57, & Danl J Boylan, 1520 Overing; July 31; Aug 14'13. nom

Williamsbridge rd (*), ws, 100 s Neil av, 25x100; Morris Park Estates to Jno C Tomlinson, 45 W 57, & Danl J Boylan, 1520 Overing; July 31; Aug 14'13. nom

Williamsbridge rd (*), ws, abt 200 n Pierce av, 50.2x85.7x50x80.11; Morris Park Estates to Ollie M Daws, 148 W 23; Aug 6; Aug 9'13. nom

Williamsbridge rd (*), ws, abt 300 n Pierce av, 50.2x85.7x50x80.11; Morris Park Estates to Franz A Meining, at Cranford, N J; July 15; Aug 13'13. nom

3D av, 3311 (9:2369), ws, 120.5 s 165th, 25.2x125.8x25x123.1, except strip on s 1.3 x—, 3-sty ir bk ft tnt & str; Jos Hahn to Thos O'Reilly, 3311 3 av; mtg \$19,000 & AL; Aug 9'13. O C & 100

3D av, 3909 (11:2919), ws, 136.2 s 172d, 25.1x87.6x25.1x87.10, 5-sty bk tnt & str; Jno H Paradies to Chas H Streeter Constn Co, a corp, 895 Elton av; mtg \$16,000 & AL; July 21; Aug 13'13. O C & 100

3D av (*), es, 175 n 1st, 25x100, Olinville; D Paul Gillespie to Michl Brennan, Inc, a corp, 649 E 220; June 8'09; Aug 9'13. O C & 100

Interior plot (11:3123), begins 100 w Honeywell av & 331 s Samuel, runs w40xs 24.2xe40xn24.2 to beg, being pt lot 257 map East Tremont, 2-sty ir rear bldg; Mary T Egan to J G Michels Co, 881 E 179; AT; Aug 12; Aug 13'13. O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Glover st, nec Westchester av, see Westchester av, nec Glover.

Madison st (*), ws, 100 s Van Nest av (Columbus), 25x100; CONTRACT; Sarah E Fitzgerald with Geo Lodes, 837 Washington av; Aug 2; Aug 8'13. 600

152D st, 249 E (9:2442), nes, 200 w Morris av, 25x100, 3-sty ir dwg & 1-sty ir rear bldg; re dower; Emille Pennemann, widow, to Max Voigt, 1743 N 12, Phila, Pa; AT; QC; July 25; Aug 9'13. O V & 100

Glebe av, es, 160.7 n Westchester av, see Westchester av, ns, 73.9 e Glebe av.

Longfellow av (10:2761-2762), ws, 325 n Seneca av, 100x100; vacant; re dower; Martha Marty, widow, to Jno Whalen, 2451 Westchester av; AT; QC; July 31; Aug 13'13. O C & 100

Longwood av, 1178-80 (10:2736), ss, 370.10 e Barry, 50.1x151.8x52.6x138.8, 1 & 2-sty blk shop; re downer; Karoline, wife Geo Spaeth, to Ursula Muff, 1057 Fox; AT; QC; June 30; Aug 12'13.

Mace av (*), also Seymour av & Eastchester rd; re mtg to lands lying within lines of said sts; Israel Watson Realty Co to Parkmont Realty Co, a corp, 154 Nassau; QC; July 28; Aug 6'13.

Southern blvd, 567 (10:2683), asn rents to extent of \$1,000; Electra Realty Co to Abr C Rothstein, 623 Bway; Aug 8; Aug 13'13.

Westchester av (*), nec Glover, 65x67.8x 65x67.4; re mtg; Commercial Finance Co, a corp, to Chas W H Arnold, both at Poughkeepsie, NY; QC; Aug 5; Aug 8'13.

Westchester av (QC), ns, 73.9 e Glebe av, 24.7x110.7; also GLEBE AV (*), es, 160.7 n Westchester av, 2x147.5, except pts for avs; general re; Lillian Smith & ano to Wilhelmina Ruppel, 2273 Westchester av, individ & EX-TRX Wilhelmina Ruppel, decd; QC; Aug 2; Aug 12'13.

Whitlock av (10:2731), es, 100 s Tiffany, runs e55x190x100 to ws land H R & P R R Co xs37.6xw155 to av xnl37.6 to beg; re mechanics lien; M F O'Neil, Inc, to Lockwhit Co, a corp, 844 Whitlock av; QC; Aug 6; Aug 8'13.

Whitlock av, 864-72 (10:2731), es, 100 s Tiffany, 175x99; re mechanics lien; Ludwig Larsen, of firm Anton Larsen & Son, to Lockwhit Co, a corp, 844 Whitlock av; May 23; Aug 8'13.

Interior plot (11:3123), begins 100 w Honeywell av & 331 s Samuel, runs w40xs 24.2x64x22.2 to beg, being pt of lot 257 map East Tremont; re mtg; Chas P Hall- lock to Mary E Michels, 881 E 179; Aug 12; Aug 13'13.

Lots (*), 6 blk 1; 9 to 10, 15 & 16 blk 9; 12 to 15 blk 11; 51 to 53 blk 17; 32 blk 19; 10, 15, 20 & 30 blk 20; 34 blk 25; 4, 27 to 29 & 32 blk 26; 33, 34 & 40 to 42 blk 31; 12 & 19 blk 32; 28 to 43 blk 33; 19 & 20 blk 34; 11, 27, 28, 33 & 34 blk 35; 15, 16, 20, 21, 31 & 46 blk 36; 24 & 25 blk 37; 4 blk 39; 15, 16, 17, 18, 46, 47, 48 & 49 blk 40; 35 & 36 blk 41; 1, 4, 5, 44, 46, 47, 48, 54, 55, 56 & 57 blk 44; 29 & 30 & 33 blk 55; 1, 3, 4, 5, 6, 8, 9 & 10 blk 58; 4, 6, 8, 10, 33 & 34 blk 59; 5 blk 60; 5, 6, 7 & 28 blk 68; 1, 2, 3, 5, 10, 11 to 15, 20, 24, 25, 26, 41 & 42 blk 69A; same prop; re mtg; N Y Trust Co to same; July 24; Aug 11'13.

Lots (*) 19 & 20 blk 6; 40 blk 15; 58 blk 28; 12 to 14 blk 29; 20 blk 30; 45 blk 38; 14 blk 40; 5, 6, 17 & 20 blk 42; 53 & 54 blk 43; 54 blk 45; 6 blk 50; 1 blk 63, map Morris Park; re mtg; N Y Trust Co to Morris Park Estates; Aug 8; Aug 11'13.

Lots (*) 11 to 13, 39, 40 & 45 blk 66; 1, 2, 22 to 27 blk 67; 11 to 20, 30 & 31 blk 69; 22 & 23 blk 69A; 34 & 35 blk 73, map Morris Park; re mtg; Van Nest Land & Impt Co to Morris Park Estates; July 29; Aug 11'13.

Lots (*), 35 blk 13; 26 blk 14; 20 blk 25; 23 blk 35; 29 blk 39; 54 & 55 blk 42; 16 blk 43; 2, 3, 51 & 52 blk 44; 24 blk 63; 8 blk 69; 1 to 3 & 6 to 10, 12 to 17, 20 to 30, 32 to 38 blk 12; 21 to 24, 37, 38 blk 20, map Morris Park; re mtg; N Y Trust Co to Morris Park Estates; July 15; Aug 11'13.

Lots (*), 21 & 29 blk 2; 29 & 30 blk 3; 7, 10, 12, 13, 16 & 21, 25, 35 to 39 blk 5; 7 & 8 blk 6; 13, 14, 30 to 33, 47 & 48 blk 9; 5 & 6 blk 10; 16, 17, 37 to 47 blk 11; 39, 44 & 45 blk 12; 10, 11, 14, 15, 35 & 42 blk 13; 32 blk 14; 56 to 58 blk 15; 23, 33 to 35 blk 16; 9, 38, 39 & 51 blk 19; 1, 2, 32 & 33 blk 20; 4 & 35 blk 21; 15 to 19 blk 24; 20 & 29 blk 25; 36 & 37 blk 27; 10 to 13, 46 to 48 & 51 blk 28; 50 & 51 blk 29; 32 to 34, 48 to 50 blk 30; 15, 43 to 45 & 50 blk 31; 32 & 33 blk 32; 12 & 13 blk 35; 13 & 14 blk 37; 43, 44, 46 & 52 blk 38; 33, 34, 43 & 46 blk 41; 12 blk 43; 7, 42, 47 blk 56; 43 to 48 & 56 blk 57; 14 & 15 blk 60, map Morris Park; re mtg; Van Nest Land & Impt Co to Morris Park Estates; July 28; Aug 11'13.

Lots (*), 21 & 29 blk 2, &c; same prop; re mtg; N Y Trust Co to same; July 28; Aug 11'13.

Lots (*), 36 blk 11; 13 blk 16; 41 & 42 blk 18; 31 blk 20; 32 & 33 blk 21; 23 & 24 blk 26; 10 blk 27; 44 blk 30; 20, 37, 40 blk 32; 33 blk 34; 48 to 50 blk 35; 32, 54 & 55 blk 38; 46 & 47 blk 42; 17 blk 44; 28 & 29 blk 50; 6 blk 60; 38 blk 69A; 8 to 10 blk 8; 54 & 55 blk 29; 5 to 8 & 20 blk 30; 5 to 10 & 53 to 56 blk 35; 26, 28 to 30 blk 37; 11 blk 67, map Morris Park; re mtg; Van Nest Land & Impt Co to Morris Park Estates; Aug 7; Aug 11'13.

Lot (*), 36, blk 11, etc, same prop; re mtg; N Y Trust Co to same; Aug 7; Aug 11'13.

Lots (*), 1, 2, 5 to 8, 11 to 16, 19 to 28, 30 & 31, blk 2; 21, blk 4; 7 to 10, 14 to 19, 22, 23, blk 7; 2 to 4, 20 to 49, 54, 57, 58, blk 11; 8, 9, 18 to 21, blk 14; 50, blk 15; 14 to 17, 20, 21, 25, blk 18; 40, blk 19; 5 to 7, 12 & 13, blk 21; 20, blk 23; 16, blk 27; 27 to 32, 35 to 39, blk 28; 31 & 32, blk 29; 14 & 15, blk 30; 30, 31, 48 & 49, blk 31; 24, 44 & 45, blk 33; 27 to 30, blk 36; 5, 8, 9, 13, 14, 21 to 25, blk 37; 54, blk 39; 35 & 36, blk 42; 41 to 43 & 53, blk 44; 22, blk 48; 7 to 16; 20 & 43, blk 49; 19 to 24, 30 to 36, blk 60; 6, blk 69A; 44 & 45, blk 73, map Morris Park; re mtg; N Y Trust Co to Morris Park Estates; July 16; Aug 11'13.

Lots (*), 43 to 48, 56, blk 57; 14 & 15, blk 60; 4, 13, 16, 23, 24, 31, 32, 34, blk 61; 18 & 19 blk 62; 35 & 36, blk 63; 19, 20, 21 & 22, blk 64; 44 to 47, blk 65; 32 & 33, blk 68; 2 to 12, blk 70A; 14, 15, blk 70B; 9 & 10, blk 72; 6, 32, 33, 38 to 43, blk 73; 39 & 40, blk 9; 11, blk 11; 32, blk 18; 5, blk 20; 12 & 13, blk 25; 36 & 37, blk 29; 12, 13 & 55, blk 31; 48, blk 38; 20 blk 41; 11, blk 59; 28

to 30, blk 61, map Morris Park; re mtg; N Y Trust Co to Morris Park Estates; July 29; Aug 11'13.

Lots (*), 23 to 28, blk 2; 5 & 14, blk 5; 4, blk 7; 48 & 49, blk 11; 5 & 48, blk 12; 37 & 38, blk 13; 5, 39 & 40, blk 14; 34, blk 20; 36 to 38, blk 23; 3, blk 28; 6, 9, 40, 41 & 49, blk 29; 59, blk 30; 38 & 39, blk 31; 18, blk 32; 6, 7, 8, 13, 14, 15, blk 33; 16, 24, 25, 26, blk 35; 14, blk 36; 49, blk 38; 13 blk 39; 6, 7, 19, 20, 33, 34, 44, blk 40; 38, 39, blk 41; 7, 57 to 60, blk 42; 25, blk 43; 40, blk 46; 44, blk 49; 33 & 38, blk 54; 13 & 14, blk 55; 36, blk 60; 5 to 10, blk 61; 11 & 12, blk 62; 26, 27, 30 & 31, 32, 37, 38, 41, 42, 43 & 44, blk 66; 8 to 14 blk 68; 26, blk 68A; 5, 6, 11, 12 & 56 to 60, blk 72, map Morris Park; re mtg; N Y Trust Co to Morris Park Estates; 25 Broad; July 23; Aug 11'13.

Lots (*), 23 to 28, blk 2, &c, same prop; re mtg; Van Nest Land & Impt Co to same; July 23; Aug 11'13.

Lots (*), 3, 4, 5, 8, 20, blk 1; 24, 36, 37, blk 9; 56 & 57, blk 14; 41, blk 15; 24, blk 16; 2 & 3 blk 17; 15, 16, 21 to 25, 28, 33, 34, 45, blk 19; 1, 2, 3 & 31, blk 21; 1, 2, 3, 6, 7, 13, 14, 24, 25, 31, 32, 36, 37, blk 22; 20, 21, 26, 27 & 28, blk 24; 1, 15, 25, 27, 31 & 33, blk 25; 9, 14, 15, 20, 23, 24, 25, 26, 28, 29, 30, 31, 32, 33, 35, blk 27; 5, 16, 19, 24, blk 28; 52 & 53, blk 29; 6, blk 31; 27, 30 & 34, blk 32; 9, 10, 11, 12, blk 33; 52 & 53, blk 34; 24, blk 36; 54 to 57, blk 37; 6, 9, 37 & 38, blk 38; 7, 10, 12, 14, 16, 17, 18, 20, 22, 41, & 42, blk 39; 17, blk 47; 15 & 16, blk 42; 23, 24, 37, 38, 45, 46, blk 43; 12 & 58, blk 46; 23 to 24, blk 49; 5, 6, 43, 44, 52, 53 & 54, blk 56; 32, blk 59; 31, blk 62; 5 & 8 to 14, 25, 26, 27, 30, 31, 32, 33, blk 63; 7, 8, 9, 39, blk 65; 7, 8, 9, 14, 15, blk 66; 14 & 17, blk 67; 26, blk 68; 5, 9 & 10, blk 68A; 21 to 27, blk 69; 6 & 7, blk 70B; 2, 3 & 4, blk 72, map Morris Park; re mtg; N Y Trust Co to Morris Park Estates; July 31; Aug 11'13.

Lots (*), 3, 4, 5, 8 & 20 blk 1, &c; same prop; re mtg; Van Nest Land & Impt Co to same; July 31; Aug 11'13.

Lots (*) 7, blk 1; 17 & 18, blk 2; 17 to 19, blk 20; 21, 22, 23, 28, 29, 34, 35, 41, 42, 43, 45, 46, blk 9; 1, 2, 7, 8, 9, 10, 11, 12, 29, 30, 35, 36, 37, 41 to 47, 50, 51 & 54, blk 10; 1, 2, 3, 4, 8, 9, 20, 25, 26 to 34, 39, 40 to 46, 55 to 58 blk 13; 31 to 35 blk 17; 17, 19 & 37, blk 19; 3, 4, 6, 7, 8 & 9, blk 20; 34, blk 21; 27 to 30, blk 29; 40 & 41, blk 30; 17 to 22 & 56 to 60, blk 31; 54, blk 36; 18, 19, 26, 27 & 28, blk 41; 41 & 47, blk 42; 50, 58, 59, blk 44; 19 & 20, blk 50; 31, blk 51; 49 & 51, blk 54; 4, 53, 54, blk 55; 9, blk 57; 7, 12, 13, 14, 16, 17, 18, blk 59; 15, blk 61; 27, 30, 31, blk 65; 19 & 20, blk 66; 29, 30 & 31, blk 68; map Morris Park; re mtg; N Y Trust Co to Morris Park Estates; July 25; Aug 11'13.

Lot (*) 7, blk 1; same prop; re mtg; Van Nest Land & Impt Co to same; July 25; Aug 11'13.

Lots (*), 1, 2, 30 & 31, blk 2; 24 to 29 & 54, blk 11; 3 & 28, blk 12; 31 & 32, blk 16; 37 & 38, blk 20; 22 & 23, blk 23; 37 & 38, blk 26; 31 & 32, blk 29; 30 & 31, blk 30; 1 to 4, blk 33; 23, blk 37; 30 & 31, blk 41; 1 & 2, blk 42; 43, blk 49; 10, blk 51; 35, blk 60; 3, blk 61; 11 to 24, blk 68A; map Morris Park; re mtg; Van Nest Land & Impt Co to Morris Park Estates, a corp; July 18; Aug 11'13.

Lots (*) 1 & 2, 30 & 31, blk 2, &c, same prop; re mtg; N Y Trust Co to same; July 18; Aug 11'13.

Lots (*), 21 to 28, blk 3; 16 & 21, blk 4; 17 & 18, blk 6; 5 & 18, blk 7; 1 to 8 & 12, blk 9; 40, blk 10; 34, 40 to 43 & 51, blk 12; 49, 50, blk 13; 8, 9, 31 & 43, blk 14; 15 to 17, blk 15; 1 & 58, blk 16; 6, blk 18; 10, 11, 12, 36, 48 to 50, blk 19; 23, 24, blk 20; 12 to 15, 18, 20, 26 & 27, blk 23; 3, 4, 22 & 23, blk 24; 9, 10, 11, 32, blk 25; 16, blk 27; 4, 40, 41, 57, blk 28; 18, 19, 26, blk 29; 23 to 29, blk 31; 35, blk 32; 46, 47, 59, 60, blk 33; 50, blk 34; 11, blk 36; 10, 11, 12, 50 to 53, blk 37; 52 to 55, blk 40; 13 to 16, blk 41; 8, blk 42; 15, 28, 29, 33, 41 to 44, 58 & 59, blk 43; 21, 22, 33, 34, 35, 36, blk 44; 20, blk 45; 5, 6, 9, 10 to 16, blk 49; 23 & 24, blk 51; 13 & 14, blk 52; 48, 53 & 54, blk 54; 41, 42, blk 55; 17 to 24, 27 to 36, blk 56; 19, 20, 28 to 31, 35, 36, blk 59; 31 & 32, blk 60; 43, blk 65; 17, blk 67A; 6 & 7, blk 69A; 1, 2 & 5, blk 70B; 8, 9, 10 & 52, blk 73; map Morris Park; re mtg; N Y Trust Co to Morris Park Estates; Aug 5; Aug 11'13.

Lots (*) 21 to 28 blk 3 &c, same prop; re mtg; Van Nest Land & Impt Co to same; Aug 5; Aug 11'13.

Lots (*), 2, blk 1; 28 & 29, blk 10; 52 & 53, blk 12; 13, 16 to 18 & 21 to 23, blk 13; 1 & 9, blk 14; 4 & 55, blk 15; 20 & 21, blk 16; 9 & 10, blk 18; 22 & 23, blk 21; 16 & 17, blk 23; 1, 3, 33 to 35, blk 26; 9, 10, 42 & 43, blk 30; 1, blk 31; 13, 16, 17, 21, 25, 26, 28, 29, 31, 36, 38, 39, 42 to 49, 52 to 54, 57 to 60, blk 32; 36 & 37, blk 33; 42 to 45, blk 36; 6, 7, 42 to 44, 46 & 60, blk 37; 1 to 3, 8 to 11, 21 to 26, 30, 31, 40 to 42, 53 & 58, blk 38; 35, 38, 43 to 48 & 60, blk 39; 26, blk 43; 45, blk 44; 3 & 25, blk 51; 37, 44 to 47 & 56, blk 55; 48 & 49, blk 56; 11 & 12, blk 58; 25 blk 59; 35, 36, blk 61; 9 & 30, blk 62; 18 to 27, 35, 36, blk 64; 11, 12, 22, 23, 40, 44, 65; 35 & 36, blk 66; 8 & 9, 37 to 40, 43, 44, blk 67; 1 blk 67A; 25 & 27, blk 68; 3, 9, 10, blk 69; 7 & 8, blk 70; 50, blk 72; 31, blk 73; map Morris Park; re mtg; Van Nest Land & Impt Co to Morris Park Estates; July 30; Aug 11'13.

Lot (*), 2 blk 1 &c, same prop; re mtg; N Y Trust Co to same; July 30; Aug 11'13.

Lots (*) 1, 2, 3 & 11 to 16, 29 to 38 & 42 blk 3; 35 & 36 blk 4; 55 & 56 blk 11; 55 to 58 blk 15; 22 & 23 blk 23; 30 to 34 blk 30; 1 to 4 blk 33; 19 blk 45; 16 to 19 blk 69A; 31 & 32 blk 16 map Morris Park; re mtg; N Y Trust Co to Morris Park Estates; 14,900 July 15; Aug 11'13.

Lots (*), 4, 13, 16, 23, 24, 31, 32, 34 blk 61; 18 & 19 blk 62; 35 & 36 blk 63; 19 to 22 blk 64; 44 to 47 blk 65; 32 & 33 blk 68; 2

to 12 blk 70A; 14 & 15 blk 70B; 9 & 10 blk 72; 6, 32, 33, 38 to 43 blk 73; 39 & 40 blk 9; 11 blk 11; 32 blk 18; 5 blk 20; 12 & 13 blk 25; 36 & 37 blk 29; 12, 13 & 55 blk 31; 48 blk 38; 20 blk 41; 11 blk 59; 28 to 30 blk 61, map Morris Park; re mtg; Van Nest Land & Impt Co to Morris Park Estates, 25 Broad; July 28; Aug 11'13.

Lots (*) 11, 12, 15, 16, 35 to 38 blk 3; 55 & 56 blk 11; 1, 2, 9, 10, 12 to 17, 20 to 25, 27, 32, 33, 35 & 38 blk 12; 23 blk 35; 29 blk 39; 54 & 55 blk 42; 16 blk 43; 2, 3, 51 & 52 blk 44; 8 blk 69; 16 to 19 blk 69A; map Morris Park; re mtg; Van Nest Land & Impt Co to Morris Park Estates, 25 Broad; July 16; Aug 11'13.

Lots (*), 5, 6, 7, 11 to 16, 19 & 20 blk 2; 9, 10, 14, 15, 16 & 17 blk 7; 2, 3 & 4, 20 & 21, 30 to 35, 57 to 58 blk 11; 18 to 21 blk 14; 40 blk 19; 5, 6 & 7, 12 & 13 blk 21; 27 to 32, 38 & 39 blk 28; 14 & 15 blk 30; 48 & 49 blk 31; 43 & 44 blk 33; 27 to 30 blk 36; 5, 8 & 9, 21, 22 blk 37; 54 blk 39; 41 & 53 blk 44; 30 to 34 blk 60; 6 blk 69A; 44 & 45 blk 73; 6, 7, 8, 36 & 37 blk 12; 21 & 22 blk 20; 1 to 3 blk 3, map Morris Park; re mtg; Van Nest Land & Impt Co to Morris Park Estates; July 17; Aug 11'13.

Lots (*), 1 blk 1; 33 & 34 blk 4; 31 to 34 blk 5; 3 blk 10; 28 blk 10; 5, 6, 7, 12, 47, 48, 53 & 54 blk 13; 33, 44, 45, 46, 51 & 52 blk 14, 36 to 38 blk 49; 19, 22, 53 & 54 blk 16; 56 & 57 blk 17; 14, 15, 16, 17, 18, 20 & 21 blk 18; 41 blk 19; 16 & 17 blk 21; 8, 16, 17, 26, 27, 30, 33, 34 blk 22; 28 & 29 blk 23; 7 & 8 blk 25; 7 to 9, 12, 17, 18, 25, 26 & 36 blk 26; 1, 42 & 43 blk 27; 25, 26, 43 & 44 blk 28; 1 blk 31; 18 blk 38; 50 & 51 blk 40; 42 & 43 blk 44; 5 blk 45; 6 blk 47; 2 blk 49; 16 blk 50; 7 blk 52; 14 & 15, 19 & 52 blk 54; 15, 16, 25 to 29, 39, 40, 43 & 55 blk 56; 3 & 4 blk 59, 9 blk 59; 19, 20, 21 & 22 blk 60; 1 & 2 blk 61; 17 blk 62; 3, 4 & 23 blk 63; 13, 14, 17, 18, 23, 24 & 25 blk 64; 32 to 35 blk 65; 12 blk 67A; 1 & 2 blk 68; 6 blk 68A; 1 & 2 blk 69; 9 & 37 blk 69A; 5 blk 70; 63 & 64 blk 72; 7 blk 73, map Morris Park; re mtg; N Y Trust Co to Morris Park Estates; July 31; Aug 11'13.

Lot (*), 1 blk 1, &c; same prop; re mtg; Van Nest Land & Impt Co to same; Aug 1; Aug 11'13.

Lots (*), 8, 9, 24 blk 5; 10 & 11 blk 6; 6 blk 7; 1, 2, 4 blk 8; 44 blk 9; 30 blk 12; 3, 10 to 12 blk 14; 7, 8, 13, 26 to 29, 33 to 36, 39, 40, 43, 47 & 48 blk 18; 1 to 7, 53 to 60 blk 19; 13 & 14 blk 20; 27 blk 21; 20 to 23 blk 22; 1, 2, 8, 28, 31 to 36 blk 24; 22, 23, 36, 38 blk 25; 4 to 6 blk 27; 52 to 56, 59 & 60 blk 28; 16 blk 29; 13, 57 & 58 blk 30; 46 & 47 blk 31; 44 to 45 blk 34; 19, 20, 35 & 36 blk 38; 11, 27, 28, 36 & 37 to 53 blk 39; 32, 47 & 48 blk 41; 37 to 39 blk 42; 60 blk 44; 1 to 4, 10, 11, 18, 29 to 34, 40, 41, 51, 52, 57 to 60 blk 45; 51 to 57 blk 46; 47 blk 49; 15 blk 50; 4, 15, 28 to 30 blk 51; 18 blk 52; 8 to 13 blk 56; 15 blk 59; 12 blk 61; 4, 7, 8, 10, 13, 15, 16, 24, 25, 26, 32 to 35 blk 62; 11, 12, 13, 39, 40 & 45 blk 66; 1, 2, 22 to 29 blk 67; 11 to 20, 30 & 31 blk 69; 22 & 23 blk 69A; 34 & 35 blk 73, map Morris Park; re mtg; N Y Trust Co to Morris Park Estates; July 22; Aug 11'13.

Lots (*) 9 to 14 blk 1; 8 blk 2; 15 blk 5; 7, 22 & 23 blk 7; 11 blk 9; 22 & 23 blk 11; 54 blk 12; 24 blk 13; 2 blk 14; 50 blk 15; 2 to 4, 18, 36, 44 to 50, 52, 55 to 57 blk 16; 10 & 11 blk 17; 25 & 33 blk 18; 16, 17, 25 & 26 blk 20; 20, 21, 29 & 30 blk 21; 10, 11, 19, 21, 24 & 25 blk 23; 4, 5, 11, 15, 25, 33, 38, 39, 42, 44 to 48 & 57 blk 29; 16, 17, 21 & 25 blk 30; 4, 5, 14, 30 & 31 blk 31; 35 blk 33; 17, 29 to 31 blk 35; 23, 24 & 31 blk 39; 37 & 38 blk 44; 37 blk 49; 41 blk 59; 24 blk 63; 16 & 17 blk 66; 5 blk 67; 4 & 5 blk 69, map Morris Park; re mtg; N Y Trust Co to Morris Park Estates; July 21; Aug 11'13.

Lots (*), 16 & 17 blk 1; 9 & 10 blk 2; 6, 7, 13 & 14 blk 4; 3, 26 & 27 blk 5; 26 & 27 blk 10; 22, 23, 27 to 30, 37, 38, 47, 49, 50, 53 & 54 blk 14; 6 to 9, 14 to 29, 35, 39, 40, 42 to 50 blk 17; 11 & 12 blk 20; 29 & 30 blk 24; 16 to 19 blk 25; 49 to 50 blk 28; 35 blk 29; 37 blk 30; 2, 3, 9 blk 31; 49 to 54 blk 33; 11, 12, 57 & 58 blk 34; 15 to 18 blk 37; 41 & 42 blk 41; 49 blk 44; 17 & 18 blk 48; 55 & 56 blk 44; 20 blk 57; 1 to 3, 5, 21, 22, 37 to 40 blk 59; 33 blk 61; 2, 28, 29 blk 63; 11, 12, 26 blk 64; 24 & 25 blk 65; 10 & 11 blk 70, map Morris Park; re mtg; Van Nest Land & Impt Co to Morris Park Estates; July 15; Aug 13.

Lots (*), 16 & 17 blk 1, &c; same prop; re mtg; N Y Trust Co to same; July 10; Aug 13. 39,800

Lots (*), 11 blk 1; 31 to 34 blk 3; 35 & 36 blk 4; 6 blk 5; 8 blk 7; 12 blk 18; 28 blk 20; 19, 30, 31 blk 26; 34 blk 27; 36 & 37 blk 28; 1 blk 29; 18, 19, 26, 53 to 56 blk 30; 32 blk 31; 31 to 34 blk 33; 21 to 24, 31, 32, 35, 54 to 56 & 60 blk 34; 32, 51 & 52 blk 35; 47 to 49 blk 36; 32 & 33 blk 39; 8, 12, 13, 21 to 24, 30, 36 to 39, 45 & 60 blk 40; 1 to 12, 37, 40, 44, 45, 49 to 60 blk 41; 39 & 40 blk 43; 15 to 17 blk 52; 4 blk 60; 17 & 18 blk 61; 11 blk 61A; 28 & 29 blk 69 map Morris Park, re mtg; Van Nest Land & Impt Co to Morris Park Estates; July 22; Aug 13.

Lot (*) 11 blk 1, &c; same prop; re mtg; N Y Trust Co to same; July 22; Aug 13. 39,700

Lots (*), 23 & 24 blk 4; 4 blk 5; 2 & 3 blk 7; 24 & 25 blk 10; 7 to 10, 50 to 53 blk 11; 18, 19 & 50 blk 12; 48 blk 14; 10 & 11 blk 16; 37, 38, 41, 54 & 55 blk 17; 19 blk 18; 13 & 14 blk 19; 14 & 15 blk 21; 4, 30 to 32 & 35 blk 23; 14 blk 25; 42 blk 28; 7 & 8, 17, 20, 21 & 24 blk 29; 35 & 36 blk 30; 36, 51 to 53 blk 31; 15 blk 32; 16, 17, 25 to 28 & 48 blk 33; 17, 18, 25, 26, 36 to 41, 48, 49 & 51 blk 34; 21, 22, 39 to 48 blk 35; 5 to 8 & 51 blk 36; 38, 39, 45, 47 to 49 & 59 blk 37; 12 to 15 & 39 blk 38; 1, 2 & 15 blk 39; 28 & 29 blk 40; 29 blk 41; 13, 14, 19, 42 to 45 & 49 blk 42; 13, 27 & 32 blk 43; 31 & 32 blk 44; 38 & 39 blk 45; 29, 30, 47 to 49 blk 54; 7 & 8 blk 55; 8 & 19 blk 57; 3, 9, 10 & 13 blk 60; 11 blk 61; 20 to 23 blk 62; 6 & 7 blk 63; 5 to 7 blk 64; 55 blk 72; 25 to 28 blk 6; 36 blk 14; 15, 17, 37 blk 15; 18 & 19 blk 21; 15 blk 22; 6 & 7 blk 28; 8 to 10 & 30 blk 34; 14 & 15 blk 35; 19 blk 39; 33 & 34 & 56 blk 42; 14, 30, 35, 36 & 56 blk 43; 22 blk 51; 5 to 13 blk 54; 38 blk 55; 27 & 28 blk 60, map Morris Park re mtg; Van Nest Land & Impt Co to Morris Park Estates; Aug 4; Aug 13.

Lots (*), 23 & 24 blk 4 &c; same prop; re mtg; N Y Trust Co to same; Aug 4; Aug 13. 69,000

Lots (*), 6 blk 1; 9, 10, 15, 16 blk 9; 12 to 15 blk 11; 51 to 53 blk 17; 32 blk 19; 10, 15, 20 & 30 blk 20; 34 blk 25; 4, 27 to 29 & 32 blk 26; 33, 34, 37, 40 to 42 blk 31; 12 & 19 blk 32; 38 to 43 blk 33; 19 & 20 blk 34; 11, 27, 28, 33 & 34 blk 35; 15, 16, 20, 21, 31, 46 blk 36; 24, 25 blk 37; 4 blk 39; 15 to 18, 46 to 49 blk 40; 35 & 36 blk 41; 1, 4, 5, 44, 46 to 48, 54 to 57 blk 44; 29, 30, 33 blk 55; 1 to 6, 8 to 10 blk 58; 4, 6, 8, 10, 33, 34 blk 59; 5 blk 60; 5 to 7 & 28 blk 68; 1 to 3, 5, 10 to 15, 20, 24 to 26, 41 & 42 blk 69A, map Morris Park; re mtg; Van Nest Land & Impt Co to Morris Park Estates; July 24; Aug 13.

LEASES

Borough of Manhattan

AUG. 8, 9, 11, 12, 13 & 14.

Broome st, 390-4 (2:481); asn Ls; Jos E Zomir to Mary Zomir, both at 331 E 34; Aug 13; Aug 13. nom

Canal st, nec Bway, see Bway, nec Canal.

Church st, nec Park pl, see Park pl, 27.

Cortlandt st, 45 (1:60), front pt basement, 11x37; Saml & Maurice Brill to Raue Capareletos, 127 Washington; 5yf May 1; Aug 13. 900 & 1,200

East Broadway, 111 (1:282), 2d fl; Hyman Spektorsky to Leopold Michon; 4 3-12yf Dec 09; 3yren at 900; Aug 13. 500 & 650

Eldridge st, 105-7 (2:418), the rear bldg, 50x25, without an entrance from Eldridge; Moriz Toik to Max Kempier, 98 Forsyth & ano; 5yf April; Aug 13. 800

Fulton st, 172-4 (1:80), part store II; Alex A Lincoln to Daniel Stores Co, Inc, a corp, 14 Beekman; 10yf Sept 1; Aug 13. 3,000

Fulton st, 180 (1:80), ss, 331 e Church, 24.9x7x25x17; all; Emil A Heyland et al to Menier Fulton Co, Inc, a corp, 125 W 08; 21 9-12yf Aug 1; Aug 13. taxes &c & \$6,500 to 8,250

Grand st, 590 (2:321), all; Ellen Egan to Mary McKenna, 1100 3 av; 5yf Aug 1; Aug 13. 3,900

Henry st, 264-6 (1:268), all; Harry Harris et al ELKS, &c, Morris Solomon to Abe Kaplan, 7 Ludlow, & Harris Dressner, 27 Market; 4 9-12yf Aug 1; Aug 13. 7,000

Norfolk st, 140 (2:354), all; Aaron Gordon to Louis Urevetzky, 118 Madison; 4yf Aug 1; Aug 13. 2,880

Park pl, 27 (1:124), nec Church, str fl, b & sub D, 33.4x75; Geo A Low et al, TRUSTEES, &c Chas A Low, to Jno P Suerken, 112 E 17, & ano, firm J P Suerken & Bros; 15yf May 1; Aug 13. 6,000-6,500

3D st, 131 E (2:431); asn Ls; Rosie Bocker & ano to Sol Metzner, 856 W 180; mtg \$500; Aug 5; Aug 12. O C & 100

3D st, 230-4 E (2:385); sur Ls; Louis Fortgang to Davis Rosenkrantz, 236 W 136; AT; July 29; Aug 13. 2,955

6TH st, 512 E (2:401), str & c; Alex Stoll to Louis Sinvon, 512 E 6; 5yf May 1; Aug 12. 480

24TH st W, nwc 9 av, see 9 av, 229.

24TH st, 504 W (3:695), sww, 25x98.3; asn Ls & consent to same by Kath E Moore; Robt Henderson to Colin M Eadie, 145 Audubon av; April 5; Aug 13. nom

24TH st, 506 W (3:695), ss, 125 w 10 av, 25x98.3; asn Ls & consent to same by Mary M Sherman; Robt Henderson to Colin M Eadie, 145 Audubon av; April 5; Aug 13. nom

34TH st, 331-3 E (3:940); asn Ls; Jos E Zomir to Mary Zomir, both at 331 E 34; Aug 1; Aug 12. nom

34TH st W, sec 12 av, see 12 av, sec 34.

38TH st, 18 W (3:839), ss, 245 w 5 av, 25x98.3; all; Mary L, wife Alfred Seton, to Carrie Meyer, 2 W 72; 20 9-12y & 9 days from July 21, 1y ren; Aug 13. taxes &c & 7,500

45TH st, 51 W (5:1261), str fl & c; Jcs Keen to Lillian E Nace; 3yf Sept 15; Aug 13. 2,000

47TH st W, sve 8 av, see 8 av, 767.

57TH st E, sec Av A, see Av A, sec 57th.

69TH st W, sec Bway, see Bway, sec 69.

106TH st, 415 E (6:1700), str; Antonio Caggiano to Carmine Alberti, 415 E 106; 5yf Aug 1; Aug 13. 420

111th st, 503-5 W (7:1883), all; Alfd Blumenthal & ano to Fredk B Lozier, Rainsaue, NJ; from Aug 1 to July 31; Aug 12. 10,000

112TH st, 522-4 W (7:1883), all; Van Praag Realty Co to Leopold Weiss, 2533 7 av; 3yf Aug 1; Aug 13. 8,000

116TH st, 224 E (6:1665), all; Bella Schwarzkopf to Lucida Galasso, both at 138 E 95; 1yf April; Aug 13. 900

116TH st W, sve 7 av, see 7 av, sve 116.

122D st E, nec 2 av, see 2 av, 2380.

125TH st E, sec 3 av, see 3 av, sec 125.

133D st W (7:2004), being bulkhead commencing at ss of pier at foot of W 133, & running s a distance of 200 feet; also 132D ST W (7:2004), begins at ns of pier at foot W 132d at intersection of bulkhead line, runs e60xN200xW60xS200 to beg; City of New York (Dept of Docks & Ferries) to Weber-McLoughlin Co, at foot W 130th, North River; from July 1 to May 17; Aug 11; Aug 13; privilege 15y renewal. 2,640

137TH st, 9 W (6:1734); asn of \$550 held as security for Ls, also chattels; Junius M Green to M Frances Banks, 9 W 137; Nov 11; Aug 13. nom

Av A, 54 (2:399); asn Ls; Rose Bockar to Sol Metzner, 856 W 180; mtg \$500; Aug 5; Aug 12. O C & 100

Av A (5:1372), sec 57th, 75x115 to East River; asn Ls; Schmitt & Schwannfeugel, a corp, & ano, to Burns Bros, a corp, 50 Church; all title; Aug 2; Aug 13. nom

Amsterdam av, 2194 (8:2125); asn Ls; Wm P Knack to Jno Kopke, 703 Col avi Aug 8; Aug 13. nom

Broadway (misc), nec Canal, runs e127 xn89.10xw22.8xS3.1xw98.4 to es Bway xs 62.1 to beg; leasehold; cert of memorandum for approval & adoption to acquire perpetual rights, etc; Public Service Commission for 1st District to City of N Y; Aug 1; Aug 12. nom

Broadway, 1710 (4:1026), ground fl & part D; Times Square Automobile Co to Henry G Avidan, 220 Audubon av; 5yf May 1; Aug 13. 3,700 to 4,300

Broadway (4:1140), sec 69th, apartment E on 4th fl; agmt not to charge or collect rent under lease until note for \$15,000 has been paid; Robert Spencer Finney Co, a corp, with Geo P Benjamin; June 22; Aug 13. nom

Broadway (4:1140), sec 69th, "Spencer Arms"; 11 rooms on 4th fl; Robert Spencer Finney Co to Geo P Benjamin, on premises; 5yf July 1; Aug 13. 3,000

Madison av, 110 (3:859), str & b; Saml Medin to Adolph Phillips, 625 W 138; 4 10-12yf July 1; Aug 13. 3,000 & 3,500

Manhattan av, 59 (7:1966), str; Margareta Becker to Saml Solomon, 43 Division; 4 10-12yf Dec 1; Aug 13. 1,560

1ST av, 2211 (6:1685); asn Ls; Angelo Greco & ano to Rafael G Bastone, 349 E 113; mtg \$9,000; Aug 2; Aug 13. nom

1ST av, 2211; consent to asn above Ls; Camello Ubracio to same; Aug 2; Aug 13. nom

1ST av, 2241 (6:1687), str; Vincenzo Manzoni to Enrico De Luca Jr, 130 E 117; 3yf July 1; Aug 13. 900

2D av, 397 (3:903); cor str & c; Fred Picker to Michl M Ahern, 344 E 19; 3yf July 1; Aug 13. 3,000

2D av, 1071 (5:1330); str; Bertha Mayer to Sol Solomonovitz, 1071 2 av; 3yf May 1; Aug 13. 840

2D av, 2040-4 (6:1677), all; Hamilton Holding Co to Frank D'Aversa, 227 E 107; 3 8-12yf Sept 1; Aug 12. 5,800

2D av, 2262 (6:1688); asn Ls; Mary C Mullarkey to Wm Hauff, 333 E 86; July 25; Aug 13. nom

2D av, 2380 (6:1799), nec 122d, str & pt c; Jno F C Wetter to Herbert Stone, 49 E 100; 7yf Aug 1; Aug 13. 780 to 1,000

3D av, 1439 (5:1527), all; Max Greenberg to Rainbow Amusement Co Inc, 1439 3 av; 10yf May 1; Aug 13. 3,150

3D av (6:1789), sec 125th, two basements; Saml Brill et al to Wm Heins, 2551 3 av; 6yf Sept 1; Aug 13. 2,000

3D av, 2378 (6:1777); asn Ls; Harry Golding to Herman A Sievers, 511 W 172; Aug 7; Aug 13. nom

6TH av, 348 (3:823), 1st loft; Elnora R McNulty, now Bonnerod, to Ralph F Morse, 108 W 43; all title; from Aug 6 to April 15; Aug 12. 1,800

6TH av, 348, 1st loft; Jesse Bongard to same; all title; from Aug 6 to April 15; Aug 12. 1,800

7TH av (7:1831), swe 116th, 2d str, s of cor, 22x18; St Nicolas-7th Av Theatre Co to Salvatore Bonan, 151-3 Cedar; 5yf July 1; Aug 13. 1,500 & 1,800

8TH av, 767 (4:1037), swe 47th, str & b; Benj C Faulkner et al to Patk Halley, 456 W 50 & ano; 6 9-12yf Aug 1; Aug 13. 5,000 & 6,000

8TH av, 2471-3 (7:1958); all; Raywood Co to Leopold Weiss, 2323 7 av; 3yf Aug 1; Aug 13. 6,000

9TH av, 184 (3:745); all; Geo Hamann Jr & ano to Carl A G Schenker, 150 E 91; 5yf May 15; Aug 13. 2,300

9TH av, 229 (3:722), nwc 24th, south str; Thos Lynch to Thos Cavanagh, Onestnut st, Flushing, LI; 7 1-12yf Aug 1; Aug 13. 1,800

12TH av (3:679), sec 34th, 98.9x125; sur Ls; Saml Warwick & ano to N Y C & H K R R Co, a corp, at Albany, NY; June 28; Aug 13. nom

LEASES.

Borough of the Bronx.

Canal pl, nwc 138th, see 138th E, nwc Canal pl.

Home st, 959 (11:2979), nec So Blvd; asn Ls; Wm R Tiedermann to Mangelis M van Oehsen, 1169 Home & ano; mtg \$8,097; July 31; Aug 13. nom

Kelly st, 1013 (10:2704), ws, 100 s 165th, —; all; Keibert Conston Co to Nathan Bernkopf, 231 W 141; 5 4-12yf Jan 1; Aug 13. 2,400

135TH st E, nec Willis av, see Willis av, 164 (on map 166).

138TH st E (9:2340), nwc Canal pl, 20x 50, str fl & pt b; Jno Schenk to Hermann Apmann Jr, 514 W 170; 4 9-12yf Aug 1; Aug 13. 1,200 & 1,500

179TH st E, nwc Mohegan av, see Southern Blvd, es, 179th, ns, & Mohegan av, ws.

179TH st E, nec Southern Blvd, see So Blvd, es, 179th, ns, & Mohegan av, ws.

181ST st E, sve Boston rd, see Boston rd, swe 181.

213TH st, 719 E (*); front str; Rosina Governali to Ignazio Meli, 3617 White Plains av; 3yf Oct 1; Aug 13. 168

213TH st, 719 E (*), b bakery &c; Rosina Governali to Luciano Lo Bello, 3617 White Plains av; 3yf Oct 1; Aug 13. 192

Bathgate av, 1745-7 (11:2916); double str; Henry Brown to Herman Dahr, 1747 Bathgate av; 5yf May 12; Aug 13. 984

Boston rd (11:3138), sve 181st, 40x50, str & pt c; Land Realty Co to Philip J Harvey, 1963 Daly av; 10yf July 1; Aug 13. 1,800 & 2,400

Boston rd, 1057 & 1061 (10:2607), all; Kassel Oshinsky to Harry Smolensky & Saml Reznick, both at 1509 Brook av; 3yf Aug 1; Aug 12. 5,400

Fort Schuyler rd, 1499 (*), asn Ls & bill of sale of chattels, etc; Jos Cohen to Thos A Hanlon, 133 MacLean av, Yonkers, NY; July 10; Aug 13. 200

Mohegan av, nwc 179th, see Southern Blvd, es, 179th, ns, & Mohegan av, ws.

Park av, 4532 (11:3038), str & c; Herman N Meyer to Jno H Lansen; 5yf Nov 1 08; re-recorded from Dec 3 08; Aug 13. 360 & 450

Park av, 4532; same to same; ext of Ls for 5yf Nov 1; Aug 13. 900 & 1,000

Southern Blvd (11:3118), es; also 179TH ST, ns; also MOHEGAN AV, ws, all of house & lots bounded by above; asn Ls; Wm M Tivoli to Patk Dillon, 144 E 14; July 31; Aug 13. nom

Southern Blvd, nec Home, see Home, 959.

Willis av, 164, on map 166 (9:2280), nec 135th, str on cor; also small store on 135th; asn Ls; Patk Donnelly to Jno Kubizek, 140 W 43; July 10; Aug 13. nom

MORTGAGES.

Borough of Manhattan.

AUG. 8, 9, 11, 12, 13 & 14.

Bayard st, 108 (1:199); sal Ls; July 23; Aug 13; demand, 6%; Euplio Di Carlo to Lion Brewery, of N Y City, 104 W 108. 809.70

Cherry st, 98 (1:252), nwc Oliver (Nos 81-3), 24.9x98.6x25.6x98.6; all title to strip in rear, —x0.5x—0.3, ws; pr mtg \$—; Aug 2; Aug 13; due July 16, 6%; Delancey Realty Co, 116 Nassau, to Martin Marks, 1242 Madison av. 4,000

Cherry st, 98; certf as to above mtg; Aug 2; Aug 13; same to same.

Cherry st, 98 (1:252), nwc Oliver (Nos 81-3), 24.9x98.6x25.6x98.6; ext of \$32,000 mtg to July 16 at 5%; Aug 4; Aug 13; Concetta Deli Paoli extr, &c, Alessandro Deli Paoli with Union Trust Co, 80 Bway. nom

Delancey st, 280 (2:333), ns, abt 30 w Cannon, 21x50; Aug 8; Aug 13; due &c as per bond; Eliz Hartshorne, 69 Franklin av, Bklyn, to Jno F Scott, 69 Franklin av, Bklyn. 1,250

Downing st, 33 (2:527); asn Ls by way of mtg to secure chattel mtg for \$1,875; Aug 13; Aug 13; Antonio Tomasulo to S Liebmann's Sons Brewing Co, 36 Forrest Bklyn. nom

Elizabeth st, 118 (2:470); sal Ls; Aug 8 '13; demand, 6%; Giuseppe Cusumano, 118 Elizabeth, to H B Scharman & Sons Corp, 355-71 Pulaski, Bklyn. 2,200

Front st, 2, see 34th, 46-8 W.

Fulton st, 150 (1:80), ss, 33.1 e Church, 24.9x77x25.1x77; certf as to mtg for \$10,000; Aug 13; Aug 14 '13; Mehler Fulton Co, Inc, a corp, to S Liebmann's Sons Brewing Co. 2,000

Gold st, 62-4 (1:94), es, 64.1 s Beekman, runs e48xs26.6xe20.4xs10.4xw63.6 to st xn 38.4 to beg; PM; Aug 7; Aug 8 '13; 3y5%; Wm C Mundt, of Jersey City, to Union Trust Co of NY, 80 Bway. 27,000

Grand st, 590 (2:321); sal Ls; Aug 8; Aug 11 '13; demand, 6%; Mary McKenna to Geo Ehret, 1197 Park av. 2,000

Hamilton ter, 45 (7:2050); ext of \$13,000 mtg to July 26 '16 at 5%; June 19; July 9 '13; Chapin Home for the Aged & Infirm with Barney Estate Co; reprinted from issue July 12, when due & % were omitted. nom

Hancock st, 1-7 (2:526); ext of two mtgs for \$36,000 ea to Aug 15 '16 at 5%; Aug 7; Aug 14 '13; Italian Savgs Bank of City NY with Antonio Cardone, 57 Kenmare. nom

Houston st, 152 E (2:442), ss, abt 270 w av, runs n59.9xw1xn13.7xe0.10xn6.6xe25xs 79.10 to st xw25 to beg; pr mtg \$8,000; Aug 5; Aug 12 '13; 3y6%; Jno W & Fredk Schultz, Jersey City, NJ, to Jos Graf, 108 Lembeck av, Jersey City, NJ. 5,000

Leonard st, 17 (1:179), ns, abt 215 e Hudson, 25x91; July 26; Aug 8 '13; 1y5%; Chas I & Margt A Campbell, Cath C Hospital, Mary C McGuire & Jno J Campbell to Emigrant Indust Savgs Bank, 51 Chambers. 15,900

Oliver st, 19 (1:252), ws, 99.11 n Cherry, 24.6x102.2; pr mtg \$20,000; Aug 14 '13; 4y 6%; Sebastiano Veneroso to Jno Carraro, 719 Grote. 5,000

Oliver st, 81-3, see Cherry, 98.

Orchard st, 144, see Rivington, 86.

Rivington st, 86 (2:411), nec Orchard (No 144), 25x75; pr mtg \$—; Aug 13 '13; 5y5%; Isidor Singer to Hugh Hill, Irvington-on-Hudson, N. Y. 6,000

Rose st, 53 (1:114), ss, abt 165 w New Chambers, 23x92.6x23.6x92.6; PM; Aug 12 '13; 4y5%; Jennie K Allen, 538 2 av, Astoria, LI, to Lillian B Leavitt, 129 W 88. 17,000

Stone st, 34, see 34th, 46-8 W.

Trinity pl, 46-8, see 34th, 46-8 W.

West st, 54, see 34th, 46-8 W.

Whitehall st, 47, see 34th, 46-8 W.

5TH st, 231-3 E (2:461); ns, 155 w 2 av, 50x97; Aug 7; Aug 8 '13; 1y5%; Jas Nealis to Emigrant Indust Savgs Bank, a corp. 20,000

5TH st, 811 E (2:360), nes, 138 se Av D, 26.8x97; pr mtg \$33,000; Aug 1; Aug 8 '13; 3y6%; Bernard Sandrowitz, 734 E 6, to Marcus Wasserman, 116 Lewis. 4,000

5TH st, 811 E; pr mtg \$33,000; Aug 1; Aug 8 '13; 3y6%; same to Rosie Schoendorf, 116 Lewis. 1,000

6TH st, 208-10 E (2:461), ss, 130 e 3 av, 50x97; pr mtg \$60,000; Aug 8; Aug 12 '13; due July 15, 6%; Mary Kreitzberg, Port Jefferson, NY, to Chas J F Bohlen, 2876 Briggs av. 5,000

13TH st, 123-7 E, see 14th, 126-30 E.

14TH st, 126-30 E (2:559), ss, 262.6 w 3 av, 62.6x206.6 to 13th (Nos 123-7); also 34TH ST, 112 W (3:809), ss, 625 e 7 av, 18x 98.9; also 33D ST, 109-11 W (3:809), ns, 600 e 7 av, 50x98.9; pr mtg \$—; Dec 21 '09; Aug 12 '13; due & c as per bond; Timothy D Sullivan to Abr L Erlanger. 75,000

14TH st, 149-55 E, see 3 av, 126-8.

21ST st, 29 E (3:850), ns, 375 w 4 av, 25x98.9; pr mtg \$32,000; Aug 13 '13; 2y6%; Eleanor M Oakley to Theo DeWitt, 1 W 30. 3,000

24TH st W, nwc 9 av, see 9 av, 229.

26TH st, 238 W (3:775); ext of \$16,000 mtg to Aug 15 '16 at 5%; Aug 13; Aug 14 '13; Jas Horler with Mary I Meek. nom

28TH st, 114-6 E (3:883), ss, 200 w Lex av, 40x98.9; PM; pr mtg \$105,000; Aug 11 '13; installs, 6%; Michl Erlanger & Herman Reis to Alfred Neuhaus, 35 W 82. 25,000

29TH st, 43 W (3:831), ns, 150 e 6 av, 25x 98.9; Aug 12 '13; 3y int as per mond; Peter DeLacy to Farmers' Loan & Trust Co, 22 William. 40,000

31ST st, 112 E (3:886), ss, 181 e 4 av, 19x98.9; Aug 7; Aug 12 '13; 3y4 1/2%; Hettie S Beaman, Cornish, NH, to Lucius H Beers, at Westhampton Beach, LI, & ano, trstes Jas R Smith. 6,000

32D st, 6-8 W (3:833), ss, 150 w 5 av, 50x98.9; pr mtg \$200,000; July 31; Aug 9 '13; 1y6%; Bradkim Realty Co, 38 W 32, to Robt McGill, Hoboken, NJ. 175,000

32D st, 6-8 W; certf as to above mtg; July 31; Aug 9 '13; same to same. —

33D st, 109-11 W, see 14th, 126-30 E.

34TH st, 46-8 W (3:835), ss, 150 e 6 av, 50x98.9; also BROADWAY, 1451-3 (4:994), nwc 41st (Nos 157-61), 40.9x130.3 to es 7 av (Nos 583-5) x40.2x140.2; also STONE ST, 34 (1:29), ss, 48.10 w Coenties alley, 18.5x35.6x20.3x35.9; also BROADWAY, 1934 (4:1117), nes, 25.5 s 65th, 28.11x72.4x25x 86.10; also 5TH AV, 123 (3:848), es, 46.6 n 19th 22.6x100; also GREENWICH ST, 83-5 (1:19); es, 45.7 s Rector, runs 82.1xn1.6xe 24.11 to ws Trinity pl (Nos 46-8) xsw48.1x w9.6xn4.6xw91 to st xn39.5 to beg; also WHITEHALL ST, 47 (1:8), ns, 38 w Front, 24.3x29x25x31.4; also FRONT ST, 2 (1:8), ws, 32 n Whitehall, runs w70.4xn30.2xe 29.2xe40.4 to st xs31.7 to beg; also 68TH ST, 151 W (4:1140), ns, 150 e Ams av, 23x 50.5x25x75.5; also WEST ST, 54 (1:17), es, abt 55 s Rector, 25x89.3; pr mts \$89,500; Aug 7; Aug 8 '13; due & c as per bond; Henry K Vingut, at St James, NY, to Eliz Walsh, 451 W 34. 4,000

34TH st, 46-8 W; also BROADWAY, 1451-3; also 7TH AV, 583-5; also STONE ST, 34; also BROADWAY, 1934; also 5TH AV, 123; also GREENWICH ST, 83-5; also TRINITY PL, 46-8; also WHITEHALL ST, 47; also FRONT ST, 2; also 68TH ST, 151 W; also WEST ST, 54; asn of all RT&I in estate of Eliz F Floyd, decd; pr mtg \$89,500; Aug 7; Aug 8 '13; collateral to bond; Henry K Vingut, at Smithtown, LI, to Eliz Walsh, 451 W 34. 4,000

34TH st, 112 W, see 14th, 126-30 E.

37TH st, 214 W (3:786), ss, 183.4 w 7 av, 20.10x60; ext of \$18,000 mtg to June 16 '16 at 5%; May 22; Aug 13 '13; Julia A Birdseye, 101 W 106, & Wm G Jones, 522 W 122, with Edw A Quin, 329 Wash av, Bklyn. nom

39TH st, 111 E (3:895); ext of \$25,000 mtg to July 9 '14 at 4 1/2%; May 29; Aug 12 '13; Maria A Otis, 11 E 39, & Francis J Otis, 3 Rue Charles, Lamoureux, Paris, France, exrs Frank A Otis, with Bowery Savgs Bank, 128 Bowery. nom

40TH st, 58 W (3:841), ss, 206.6 e 6 av, 18.6x98.9; Aug 12; Aug 13 '13; 3y4 1/2%; Zoe E Banks to Chas W Cox, Millburn, NJ, trste under ded of trust. gold 23,000

41ST st, 120-2 W (4:993), ss, 260 w 6 av, 40x98.9; PM; pr mtg \$95,000; July 31; Aug 8 '13; due & c as per bond; Philip Lewisohn to Lottie Sherman, St Johnsbury, Vt. 24,650

41ST st, 157-61 W, see 34th, 46-8 W.

42D st, 550 W (4:1070), ss, 227.6 e 11 av, 18.7x98.9; pr mtg \$11,500; Aug 7; Aug 8 '13; due & c as per bond; Marie M Wolfe to Lillian E Bates, 550 W 42. 1,500

43D st, 204-10 E, see 58th st, 229 W.

47TH st, 252 W (4:1018), ss, 225 e 8 av, 25x100.5; Aug 7; Aug 8 '13; 1y6%; S & J Realty Co, Inc, to Jacob R Schiff, 18 E 120. 3,000

47TH st, 252 W; certf as to above mtg; Aug 7; Aug 8 '13; same to same.

49TH st, 314 E (5:1341), ss, 200 e 2 av, 25x100.5; Aug 11; Aug 12 '13; 5y5%; Mary, wife Jas F Roche, 314 E 49, to Emigrant Indust Savgs Bank. 5,000

52D st, 6 E, nwc Madison av, see Madison av, 500-6.

58TH st, 229 W (4:1030), ns, 400 w 7 av, 25x100.5; also 5TH AV, 1325 (6:1617), es, 50.5 n 11th, 25.1x100; also 5TH AV, 1327 (6:1617), es, 75.6 n 11th, 25.1x100; also 43D ST, 204-10 E (5:1316), ss, 105 s 3 av, 100x100.5; also 81ST ST, 104-6 E (5:1509), ss, 222 w Lex av, 83x102.2, all title; pr mtg \$—; Aug 9; Aug 13 '13; due Feb 9 '14, 6%; Thos F O'Reilly to Myron Straus, 6 Storm av, B of Q, NY. 500

64TH st, 35-7 W (4:1117); sobrn agmt; July 31; Aug 12 '13; Annie Blaine with Max M Warburg, 75 Ferdinand Strasse, Hamburg, Germany. nom

64TH st, 35-7 W (4:1117); ext of \$155,000 mtg to Oct 23 '16 at 5%; July 30; Aug 12 '13; Max M Warburg to Paul B Pugh & Co, 362 Riverside dr. nom

68TH st, 151 W, see 34th, 46-8 W.

81ST st, 104-6 E, see 58th, 229 W.

87TH st, 1 W (4:1201), nwc Central Park W (No 271), 100x75.6; ext of mtg for \$400,000 to Aug 8 '18 at 5%; Aug 8; Aug 9 '13; Lawyers Title Ins & Trust Co with Owners Bldg Co. nom

96TH st, 320 W (4:1253), ss, 225 w West End av, 41.8x100.8; sobrn agmt; Aug 2; Aug 11 '13; Richd E Sause with Balthasar Schoppelrey, 413 E 81. nom

100TH st, 132 W (7:1854), ss, 300 w Col av, 20x100.11; July 22; Aug 13 '13; 1y6%; Emma C Haake to Anna M Grube, 113 W 83. 1,000

106TH st, 415 E (6:1700); sal Ls; Aug 7; Aug 11 '13; demand, 6%; Carmine Alberti to Kips Bay Brewing & Malting Co, 650 1 av. 2,700

113TH st, 556 W (7:1884), ss, 163 e Bway, 18x100.11; ext of \$14,000 mtg to May 19 '16 at 4 1/2%; June 27; Aug 14 '13; Jno A Stewart et al trstes in NY of Liverpool & London & Globe Ins Co, Lim, with Susanna S, wife Thos Fletcher. nom

115TH st, 211 E (6:1665), ns, 152 e 3 av, 18x100.11; pr mtg \$7,000; Aug 6; Aug 8 '13; due Feb 6 '14, 6%; Giuseppe Zibelli, Mt Vernon, NY, to Danl Woodcock, 1166 Pacific, Bklyn. 1,000

116TH st E, nec 2 av, see 2 av, 2262.

116TH st, 208 E (6:1665), ss, 125 s 3 av, 20x100.11; agmt as to covenants & conditions in mtg recorded Mar 20 '05, with int increased from 5% to 5 1/2%; July 23; Aug 8 '13; Jas L Holland with Pocasset Club, a corp, 208 E 116. nom

119TH st, 24 E (6:1745); ext of mtg for \$6,000 to Aug 7 '16 at 5%; Aug 7; Aug 8 '13; Lawyers Mtg Co with Wm Zuckerman. nom

124TH st, 178-80 E (6:1772), ss, 95 w 3 av, 30.11x100.11; pr mtg \$—; Aug 14 '13; 3y5%; Wm C Hsley, Annandale, NJ, to Sophia R E Gentes, 30.9 Hull av. 25,000

124TH st, 322 E (6:1800), ss, 406 w 1 av, 18x100.11; Aug 11 '13; 5y5%; Della P Wiesbader to Emigrant Indust Savgs Bank. 4,000

125TH st E, see 3 av, see 3 av, see 125th.

126TH st, 8 W (6:1723), ss, 120 w 5 av, 20x80; July 17; Aug 8 '13; due & c as per bond; Geo Taylor, 6 W 126, to Aitken Son & Co, Inc, 875 Bway. 22,000

131ST st, 244 W (7:1936), ss, 341.8 e 8 av, 16.8x99.11; PM; Aug 11 '13; 5y5%; Mary Burns to Lawyers Mtg Co, 59 Liberty. 6,000

131ST st, 246 W (7:1936), ss, 325 e 8 av, 16.8x99.11; PM; Aug 11 '13; 5y5%; Mary Burns to Lawyers Mtg Co, 59 Liberty. 5,800

133D st, 32 W (6:1730); ext of \$18,000 mtg to July 7 '18 at 5%; July 8; Aug 14 '13; Anna L Plummer & ano, trstes Jerome H Plummer, under will Jerome S Plummer. nom

134TH st W, swc Convent av, see Convent av, ws, 130 n 133d.

141ST st, 105-11 W (7:2010), ns, 100 w Lenox av, 100x99.11; pr mtg \$120,000; Aug 7; Aug 9 '13; due Feb 7 '14, 6%; Inter-City Land & Securities Co, 115 Bway, to Estates Mtg Securities Co, 160 Bway. 5,400

151ST st, 304-6 W (7:2046), ss, 85 e Bradhurst av, 40x99.11; ext of mtg for \$34,000 to Aug 1 '16 at 5%; June 10; Aug 8 '13; Julia D Haviland, trste Susan J Dannat, with Tuxedo Realty & Impt Co, 96 Wall. nom

218TH st W, sws at nws Seaman av, see Seaman av, nws at sws 218.

228TH st W, es, at nws Bway, see Bway, nws, at es 228th.

Broadway, 1451-3, see 34th, 46-8 W.

Broadway, 1710 (4:1026); sal Ls; July 30; Aug 9 '13; demand, 6%; Henry G Avidan to Jacob Ruppert Corp, 1639 3 av. 2,500

Broadway, 1934, see 34th, 46-8 W.

Broadway, see 225th, see Bway, nws, at es 228th.

Broadway (13:3402), nws, at es 228th (Terrace View av), runs ne 411.7 to bulkhead line xnw3.7, 210.4 & 270.6 to ses Kingsbridge av, now Marble Hill av xsw 205.11 to nes Terrace View av xse 536.5 to beg, except pt of Godwin's Island; also BROADWAY (13:3265), ses, & bounded ne, e, se & s by Harlem River, se by nes Ashley, now 227th; also LAND under water; also BROADWAY (13:3245), sec Muscoota, now 225th, runs se 157.9xse9.3xne14.9 to ws Harlem River xne & s on curves 238 xsel57.2 to bulkhead x irreg to ss Muscoota xw219.1 & 410.3 to beg, with all title to lands under water of Harlem River & Spuyten Duyvil Creek, except pts conveyed; also BROADWAY (13:3402), ws, the block bounded n by Bulkhead line of Spuyten Duyvil Creek, s by ns 228th & w by es Marble Hill av, except pts for Broadway bridge & Godwins Island; also other PROP; see mtgs recorded June 28 '07; Oct 13 '10, & Oct 14 '10, made by party 2d pt; ext of three mtgs aggregating \$166,000 to Oct 10 '16 at 6%; July 29; Aug 13 '13; Mutual Life Ins Co of NY with Jno C Rodgers, 271 W 125. nom

Central Park W, 271, see 87th, 1 W.

Columbus av, 466-8 (4:1213), ws, 76.9 s 83d, 50.11x100; Aug 12; Aug 13 '13; installs, 6%; Chas E Williamson, Metuchen, NJ, to Jno Haydock, Jr, 464 Riverside dr. note 3,000

Convent av (7:1971), ws, 130 n 133d, 70 to 134th x100; Aug 12 '13; 5y5%; Paterno & Son Contracting Co to Josiah H DeWitt, trstes Wm P DeWitt, 40 W 51. 75,000

Convent av (7:1971); same prop; certf as to above mtg; Aug 12 '13; same to same.

Madison av, 500-6 (5:1288), nwc 52d, runs n100.10xw45xso.5xw50xsl100.5 to st xe 95 to beg; ext of \$240,000 mtg to July 15 '16 at 4 1/2%; July 15; Aug 14 '13; Berkshire Apartment Assn with Seamens Bank for Savings in City of NY, 76 Wall. nom

Marble Hill av, ses, at 228th, see Bway, nws, at es 228th.

Park av, 1351 (6:1629); sobrn of mtg for \$6,900 to mtg for \$14,000; Aug 7; Aug 9 '13; Herb W Little, 4 E 28, & Margt A Smyth, 50 Whitney, Elmhurst, LI, with Wm Rankin, 119 W 77. nom

Park av, 1351 (6:1629), es, 75 s 102d, 25.11x105; Aug 8; Aug 9 '13; 5y5%; Herb W Little, 4 E 28, to Wm Rankin, 119 W 77. 14,000

Seaman av (8:2250), nws, at sws 218th, 123.8x50x108.3x52.3; pr mtg \$4,400; Aug 12; Aug 13 '13; 1y5%; F Wm Sohns, 2009 Crotona av, to Henry G Schloendorff et al, 67 E 87. 2,500

1ST av, 2029-31 (6:1676), ws, 38 s 105th, 37.11x85; pr mtg \$32,000; Aug 7; Aug 8 '13; 3y6%; Francesco Annigoni to Samson Rosenfield, 485 Central Park W. 1,000

2D av, 397 (3:903); sal Ls; Aug 13; Aug 14 '13; demand, 6%; Michl H Ahern to Beadleston & Woerz, a corp, 291 W 10. 2,333.06

2D av, 2074 (6:1678), es, 50.4 s 107th, 25x99.2; PM; pr mtg \$12,500; Aug 8; Aug 11 '13; 3y6%; Max Rothbart, 2295 2 av, to Annie Heistein, 2080 8 av. 4,985

2D av, 2262 (6:1688), nec 116th; sal Ls; July 26; Aug 9 '13; demand, 6%; Wm Hauff to Lion Brewery of N Y City, 104 W 108. 2,981

2D av, 2390 (6:1799), es, 100.11 n 122d, 20x80; pr mtg \$—; Aug 9; Aug 11 '13; due Jan 15, 6%; Morris Goldstein to Louis Steinberg, 341 E 124. 1,500

3D av, 126-8 (3:870), nwc 14th (Nos 149-55), 53.6x100; 2-9 pt; July 25; Aug 11 '13; demand, 5%; Jas R Welch, 52 Kings Hall rd, Beckenham, County of Kent, Eng, to Geo F Gouraud, 7 Palliser rd, Barons ct, London, Eng. £309

3D av (6:1789), sec 125th; sal Ls; Aug 5; Aug 11 '13; demand, 6%; Wm Heins to Lion Brewery, 104 W 108. 1,000

4TH av, 323 (3:880); asn Ls by way of mtg to secure chattel mtg for \$2,000; Aug 12; Aug 14 '13; August Westerburg to S Liebmann's Sons Brewing Co, 36 Forrest, Bklyn. nom

5TH av, 123, see 34th, 46-8 W.

5TH av, 1325-7, see 58th, 229 W.

7TH av, 583-5, see 34th, 46-8 W.

8TH av, 359 (3:753), ws, 49.9 n 29th, runs n21xw70xsl9xel2xse58 to beg; pr mtg \$19,500; Aug 12; Aug 13 '13; 1y6%; Mary E O'Farrell trste Mary Halpin to Loretto E Cosgrove, 252 W 72. 2,000

8TH av, 767 (4:1037); sal Ls; July 30; Aug 9 '13; demand, 6%; Patk Halley & Jas Halley to Jacob Ruppert Corp, 1639 3 av. 10,912.12

8TH av, 767 (4:1037), leasehold; July 30; Aug 13'13; demand, 6%; Patk & Jas Hallay to Melville H Bearns, 95 Joralemon, Bklyn. 3,513

9TH av, 184 (3:745); sal Ls; Aug 13; Aug 14'13; demand, 6%; Alfons Schenker to Jacob Ruppert, a corpn, 1639 3 av. 3,500

9TH av, 229 (3:722), nwc 24th; sal Ls; July 30; Aug 11'13; demand, 6%; Thos Cav-nagh to Lion Brewery, 104 W 108, 5,723.46

10TH av, 572-4 (4:1051); sal Ls; Aug 11; Aug 12'13; demand, 6%; Jno O'Reilly to Jacob Ruppert, a corpn, 1639 3 av. 10,000

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Certif as to mtg \$— dated Aug 8'13; Aug 8'13; White Plains Heights Land & Impt Co to Bessie S Daniels.

Certif (misc) as to mtg for \$733.54; Aug 11'13; Advance Motor Express Co to International Motor Co of Delaware, Bway & 57th.

Certif (misc) as to mtg for \$6,375; Aug 11; Aug 13'13; Wolfer Printing & Publishing Co with Eva M B Lane.

Certif (misc) as to mtg for \$1,900; Feb 4; Aug 14'13; Winmore Leasing Co to Miriam Marks.

Land in Queens Co; certif as to mtg \$7,500; Aug 8'13; Corbin Development Co to U S Title Guaranty Co.

Shelter Island, LI (misc); certif as to mtg for \$3,500; July 24; Aug 9'13; Cantique Development Co to David Vandavert, 92 Morningside av.

MORTGAGES.

Borough of the Bronx.

Barretto st (10:2723), nec Simpson, 105x50; pr mtg \$—; Aug 14'13; 1y6%; Jacob Gumpel, 215 Audubon av, to Star Mtg Co, 258 Bway. 2,500

Bush st (11:2813), ns, 100 e Grand blvd & concourse, runs ne 86.5xne20.6xs80 to Bush xw43.11 to beg; Aug 8; Aug 9'13; 3y5%; Frank A Schorer to Wm D Lent, 2025 Bway. 7,000

Canal pl (9:2340), nwc 138th; sal Ls; Aug 4; Aug 8'13; demand, 6%; Herman Ap-mann Jr, 514 W 170, to A Hupfels Sons Corpn, 842 St Anns av. 3,959.59

Charlotte st, 1516 (11:2966), es, 365.3 s Boston rd, 50x100; PM; Aug 7; Aug 13'13; 2y5%; Jacob Cohen, 1893 Vyse av, to Leav-itt J Hunt, 119 W 45. 37,500

Charlotte st, 1516; PM; pr mtg \$37,500; Aug 12; Aug 13'13; due Feb 12'15, 6%; same to Katharina Faeth, 152 S Jefferson av, Richmond Hill, NY. 5,000

Fox st, nec 165th, see 165th E, nec Fox.

Glover st, nec Westchester av, see Westchester av, nec Glover.

Home st, 959 (11:2979); sal Ls; July 31; Aug 11'13; demand, 6%; Mangels M Von Oehsen & Wm Stock to Lion Brewery. 6,000

Kappock st (13:3407), ns, being s pt parcels 7 & 8 map pt n Geo L Stevenson et al vs Caroline Leslie et al; Aug 8; Aug 9'13; 3y6%; Caroline L Craven to Mary C C Ryan, 2516 Maclay av, admr Thos S Ryan. 3,500

Kingsbridge ter (12:3256), ws, 25 s Nind-ham pl, 50x80.2x50x86.2; July 8; July 9'13; due &c as per bond; Saml Kilpatrick to Stephen S Schloss, 343 E 142; reprinted from issue of July 12 when location of property was indefinite. 3,500

Matilda st, nec Becker av, see Becker av, nec Matilda.

Oakland pl, 750-2, see Prospect av, swc Oakland pl.

Purdy st, nec Westchester av, see Westchester av, nec Purdy.

Sheil st (*), ns, 200 e Bronxwood av, 100x100; Aug 11; Aug 12'13; due &c as per bond; Robt F Sheil to Geo H Lawrence, Mt Vernon, NY, et al, exrs Elizabeth H Sias. 4,500

Simpson st, nec Barretto, see Barretto, nec Simpson.

Victor st, nwc Van Nest av, see Van Nest av, nwc Victor.

Woodmansten pl (*), ss, 100 e Bogart av, 25x100; PM; July 30; Aug 12'13; 3y5%; Byron & Edna Lyon, Bklyn, to Morris Park Estates. 735

134TH st E (10:2546), ss, 425 e St Anns av, 75x84.6 to nws So blvd x80.9x114.6; certif that there is now due & unpaid upon mtg on above \$12,500; Aug 5; Aug 8'13; Jas E Bale, owner of bond, to Amalia, wife Luigi Ricca, 2382 7 av.

134TH st E, swc So blvd, see So blvd, swc 134th.

138TH st E, nwc Canal pl, see Canal pl, nwc 138th.

148TH st, 524 E (9:2274), ss, 200 e Brook av, 16.8x100; 1/2 part; Aug 12; Aug 13'13; in-stalls, 6%; Max Kedziorek to Flora Meyer sdn Paul Gordon, 218 S 14 av, Allentown, Pa. 300

158TH st E (10:2655), ss, 95 w Tinton av, 25x100; Aug 8; Aug 11'13; due &c as per bond; Jno F Scott, 69 Franklin av, Bklyn, to Jas W Scott, 416 59th, Bklyn. 2,485.82

159TH st, 381 E (9:2406); ext of \$3,500 mtg to April 16 at 5%; Feb 13; Aug 14'13; Mary Andreas with Jos Theiss, 1885 Cedar av.

162D st, 500-2 E (9:2366); ext of mtg for \$27,000 to Aug 15 at 5 1/2%; July 23; Aug 8'13; Wm S Mason et al, trstes Jas H Smith, with Edw Loewenthal.

163D st E, sec Prospect av, see Pros-pect av, sec 163d.

165TH st E (10:2726), nec Fox, 26x96.8x19.2x98.2; Aug 11; Aug 12'13; due Jan 11'14, 6%; Lena Hoffman or Lena Breihof, heir Jno E Hoffman, to Bronx Security & Brokerage Co, 258 E 138. 365

165TH st E (10:2715), ss, 55.2 w Tiffany, runs 873.1x82.2x25x25x21.4x72.2 to st xe 25 to beg; pr mtg \$17,000; Aug 7; Aug 8'13; due &c as per bond; Gross & Herman, Inc, to Geo Herbener, 45 W 95. 3,300

165TH st E (10:2715); same prop; certif as to above mtg; Aug 7; Aug 8'13; same to same.

166TH st, 496 E (9:2370), ss, 150 e Wash-ington av, 25x100; PM; pr mtg \$3,000; Aug 12; Aug 13'13; due, &c, as per bond; Jacob Warschan & Elias H Lang to Clara Bur-dett, Bayside, LI, & ano. 2,500

166TH st, 496 E; ext of \$3,000 mtg to Aug 16 at 5%; July 29; Aug 13'13; Alma L Deppisch & Clara Burdett with Augusta Figiel, 134 W 97. nom

167TH st E, sec Hoe av, see Hoe av, sec 167th.

170TH st E, nwc Crotona av, see Crotona av, nwc 170.

175TH st E (*), es, 450 n Gleason av, 25x100; Aug 8; Aug 9'13; 3y6%; Wm R Devine to Eliz K Dooling, 179 E 80. 1,000

176TH st E, sec Arthur av, see Arthur av, sec 176th.

176TH st E (Woodruff av) (11:2954), nes at ses Prospect av, now, runs ne150xse100 xsw50xnw50xsw104 to Woodruff av xnw50 to beg, except part for Prospect av & 176th; pr mtg \$7,500; Aug 12; Aug 13'13; 1y6%; Jno Kelly, 761 E 176, to Jno T Kelly, 51 Clark, Bklyn. 3,500

179TH st, 1019 E (11:3137), ns, 156.5 w Boston rd, runs w54.11xn24.3xn79.9xe54 xs102.8; pr mtg \$26,000; Aug 8; Aug 9'13; 1y6%; Bertha Mapes to Matthew Waldron, 215 West Side av, Haverstraw, NY. 3,500

179TH st E, nwc Mohegan av, see So blvd, 179th & Mohegan av.

179TH st E, nec So blvd, see So blvd, 179th & Mohegan av.

181ST st E, swc Boston rd, see Boston rd, swc 181st.

184TH st W (11:3235), ns, 122.10 e Cedar av, runs e67.11 to an angle xn along ws 184th, 68.5xw58.7xs110.7 to beg; pr mtg \$—; Aug 1; Aug 12'13; 2y6%; Frederick Realty Co, a corpn, 71 Nassau, to Geo F Jordan, 87 Nassau. 2,500

194TH st, 344 E (12:3276), ss, 40.4 e Mar-riam av, 18x81.3x18x80.9; July 28; Aug 13'13; installs, 6%; Arena A Wright to North New York Savgs & Loan Assn, 499 Willis av. 4,500

198TH st E, sec Bainbridge av, see Bain-bridge av, sec 198th.

201ST st E, svs, 94 n Decatur av, see Decatur av, es, 100 s 204th.

213TH st E (1st) (*), swc 1st, 300x348 to Bronx River x312x280, Olinville, except pt for Bronx blvd; Jan 21; Aug 11'13; due July 21'13, 6%; Jno Stahl, 674 E 240, to Geo McCauslan, 3 6th, Weehawken, NJ. 1,500

230TH st W, swc Johnson av, see John-son av, swc 230th.

232D st E (*), ns, 1322.10 e White Plains rd, 50x114; bldg loan; Aug 11; Aug 14; in-stalls, 6%; Wm J Smyth to Railroad Co-operative Bldg & Loan Assn, 103 Park av. 4,000

Amsterdam av (*), ws, 94.3 s Liberty, 25x100; June 9; Aug 12'13; installs, 6%; Wm H Blewett to Tremont Bldg & Loan Assn, 1931 Wash av. 1,800

Anthony av (11:2802), ws, 100 s Mt Hope pl, runs w98.6xns5w49.2xs92.7 to ns 176th xe148.8 to av xn70.4 to beg; pr mtg \$—; Aug 12; Aug 14'13; due Feb 12'16, 6%; Cle-land Realty Co to Hugo H Piesen, 1001 Foster av, Bklyn. 12,000

Anthony av (11:2802), same prop; certif as to above mtg; Aug 12; Aug 14'13; same to same.

Anthony av (11:3156 & 3161), ns, 143.2 ne Burnside av, 25x100; pr mtg \$3,000; Aug 13; Aug 14'13; due July 11'16, 6%; Mary E Gray to Mary A Lohre, 837 Courtlandt av. 1,000

Arthur av (11:2945), sec 176th, runs e 100xs100xe66.8xs26xw100 to av x126.6 to beg, except pt for st & av; Aug 11; Aug 12'13; 5y6%; Wm C Bergen to Thos C Stephens, 285 Central Park W. 40,000

Bainbridge av (12:3290), sec 198th, 43.6x94.4x35.5x89.6; bldg loan; Aug 12; Aug 14'13; demand, 6%; Mount Hope Bldg Co to City Mort Co, 15 Wall. 40,000

Bainbridge av (12:3290), same prop; certif as to above mtg; Aug 12; Aug 14'13; same to same.

Bainbridge av (12:3290), es, 43.6 s 198th, 43x100.9x43.6x94.4; bldg loan; Aug 12; Aug 14'13; demand, 6%; Mount Hope Bldg Co to City Mort Co, 15 Wall. 30,000

Bainbridge av (12:3290), same prop; certif as to above mtg; Aug 12; Aug 14'13. same to same.

Bainbridge av (12:3290), es, 86.6 s 198th, 43.6x107.3x43.11x100.9; bldg loan; Aug 12; Aug 14'13; demand, 6%; Mount Hope Bldg Co to City Mtg Co, 15 Wall. 30,000

Bainbridge av (12:3290), same prop; certif as to above mtg; Aug 12; Aug 14'13; same to same.

Becker av (*), nec Matilda, 50x100; Aug 13'13; due, &c, as per bond; Abram H Law-son, 336 W 12, to Harriet S Steele, 128 Bway 34th, Bklyn. 2,000

Bogart av (*), es, 425 n Brady av, runs n25xe73.2 to Colden av xse29.6xw88.11 to beg; PM; July 24; Aug 12'13; 3y5%; Wm F B Rouquette to Morris Park Estates. 710

Bogart av (*), es, 325 n Morris Park av, 25x100; PM; July 17; Aug 11'13; 3y5%; Conrad Eiermann to Morris Park Es-tates. 770

Bogart av (*), es, 275 n Morris Park av, 50x100; PM; July 17; Aug 11'13; 3y5%; David A Haw to Morris Park Estates. 1,540

Bogart av (*), es, 225 n Morris Park av, 25x100; PM; July 31; Aug 13'13; 3y5%; Jacob A Stauder to Morris Park Estates. 595

Bogart av (*), es, 275 s Neil av, 50x100; PM; Aug 7; Aug 13'13; 3y5%; Michl Rosen-berg to Morris Park Estates. 1,360

Bogart av (*), es, abt 113.2 n Pierce av, 37.2x—x50x100; PM; July 22; Aug 14'13; 3y5%; Edw F Dowling, Bklyn, to Morris Park Estates. 980

Bogart av (*), ws, 150 n Rhineland-er av, 25x100; PM; July 30; Aug 11'13; 3y5%; Thos J McGrath to Morris Park Estates. 640

Bogart av, ws, 175 s Van Nest av, see Van Nest av, sec Fowler av.

Boston rd, ws, 115 n 164th, see 3 av, es, 115 n 164th.

Boston rd (11:3138), swc 181st; sal Ls; Aug 8; Aug 11'13; demand, 6%; Philip J Harvey to Geo Ehret, 1197 Park av. 2,000

Brady av, ss, 75 e Muliner av, see Hone av, ws, 125 s Van Nest av.

Bronxdale av (*), ss, abt 177.4 e 187th, 25x100; Aug 11; Aug 12'13; due Oct 1'16 at 5 1/2%; Anton Weissfeld to Fishkill Sav-ings Institute at Beacon, NY. 3,000

Bronxdale av (*), es, abt 226 n Morris Park av, 25.2x60.8x25x58.9; PM; July 31; Aug 9'13; 3y5%; Rose Young to Morris Park Estates. 645

Bronxdale av (*), es, 75.7 s Morris Park av, 100.9x110.9x100x98.4; PM; July 31; Aug 14'13; 3y5%; Jno C Tomlinson to Morris Park Estates. 4,200

Bronx & Pelham Pkway (*), sec Lurting av, 105.3x127.8x100x160.7; PM; July 31; Aug 14'13; 3y5%; Jno C Tomlinson to Morris Park Estates. 11,900

Bronx & Pelham Pkway (*), sec Barnes av, 64.2x89.2x83.2x85.11; PM; July 31; Aug 14'13; 3y5%; Jno C Tomlinson to Morris Park Estates. 5,075

Bryant av (10:2764), es, 350 n Lafayette av, 114.7x101.10x133.10x100; pr mtg \$2-187.50; Aug 8'13; due Feb 8'15, 5%; Hy D Macuse to Nellie F Tully, 953 Whitlock av. 1,813

Castle Hill av (*), nec Chatterton av, 53x79.8; all title to strip 5 ft wide lying bet n s 7th as on map Unionport & n s Chat-terton av as on Final Map; Aug 13; Aug 14'13; due, &c, as per bond; Jacob Wein-heimer to Anton William, 445 E 86. 3,000

Castle Hill av, es, at ws Zerega av, see Zerega av, ws, at es Castle Hill av.

Cayuga av (13:3415), cl, at sl land Au-gustus Van Cortlandt, runs e81.9xs178.11 & 125.5xe29.11xw155.11 to cl said av xn 280.3 to beg, contains 35,438.2 sq ft, a Fieldston; PM; July 31; Aug 8'13; due &c as per bond; Teachers College, a corpn, 525 W 120, to Delafield Estate, a corpn, 27 Cedar. 30,000

Chatterton av (*), ss, 205 e Havemeyer av, Unionport, except part for Tremont av; PM; Aug 14'13; due June 1'16, 6%; Frank Zambetti to Sarah J Brooks, 349 W 56. 5,000

Chatterton av (*), ns, 255 w Havemeyer av, 50x108, Unionport; July 1; Aug 13'13; 3y6%; Frank Gass to Michl Struth, 638 Jackson av. 2,500

Chatterton av, nec Castle Hill av, see Castle Hill av, nec Chatterton av.

Colden av, ws, abt 425 n Brady av, see Bogart av, es, 425 n Brady av.

Colden av (*), ws, 425 n Morris Park av, 50x100; PM; Aug 8'13; 3y5%; Max Kypke at Perth Amboy, NJ, to Henry J Junemann, 654 Eagle av. 1,260

Colden av (*), es, 250 s Neil av, 25x100; PM; July 30; Aug 11'13; 3y5%; Chas J Hal-len, 31 Ferguson, Corona, LI, to Morris Park Estates. 700

Colden av (*), es, 325 s Neil av, 25x100; PM; July 31; Aug 11'13; 3y5%; Morris Im-merman to Morris Park Estates. 490

Colden av (*), es, 100 n Rhineland-er av, 50x100; PM; July 30; Aug 11'13; 3y5%; Louis Hurvitz to Morris Park Estates. 1,000

Colden av (*), ws, 325 s Rhineland-er av, 25x100; PM; July 23; Aug 9'13; 3y5%; Beni & Jos Kissen to Morris Park Estates. 540

Colden av (*), ws, 150 n Rhineland-er av, 50x100; PM; July 30; Aug 11'13; 3y5%; Wm W Albright to Morris Park Estates. 1,120

Colden av, ws, 125 n Rhineland-er av, see Radcliff av, es, 300 s Neil av.

Crotona av (11:2936), nwc 170th, 40.5x100.4x37.3x116.1; ext of \$35,000 mtg to Aug 1'16 at 5%; Aug 8; Aug 12'13; East River Savings Instn with Henry Koster, Yonk-ers, NY. nom

Crotona av (11:3105), ws, 80 s 189th, 71x138.6x77x121; Aug 12; Aug 13'13; 1y6%; D'Andrea Constn Co to Guiseppa Natale 617 Morris Park av. 4,500

Crotona av (11:3105), same prop; certif as to above mtg; Aug 12; Aug 13'13; sam to same.

Decatur av (12:3331), es, 100 s 204th 50x120; also 201ST ST (12:3285), svs, 94 i Decatur av, runs w76.6xsw29xnw46xe115.1 to st xs37.6 to beg; Aug 6; Aug 8'13; install 5%; Fannie G Horne to Elise Freifeld, 4 Hart, Bklyn. 2,000

Decatur av, 3315 (12:3352), nws, 125 n 209th, 25x100; Aug 7; Aug 8'13; 5y5%; Mich A Downs to Mary Rehm & Kunigund Kroegel, 328 E 149. 3,500

Esplanade (*), ns, 83.11 e Lurting av, 2 x67.7x25x80.1; PM; July 31; Aug 14'13; 3y5%; Jno C Tomlinson to Morris Park Es-tates. 3,78

Esplanade (*), nwc Lurting av, 111.10 79.7x100x129.8; PM; July 31; Aug 14'13; 3y5%; Jno C Tomlinson to Morris Park Es-tates. 9,20

Forest av, 731 (10:2645), ws, 156.3 s 156th, 18.9x87.6; ext of \$700 mtg to July 24/16 at 6%; Aug 13/13; Louis Baumgarten with Israel Wiesenthal. nom

Fowler av (*), ws, 100 s Morris Park av, 50x75; PM; July 18; Aug 9/13; 3y5%; Frank N Bruning of Bklyn, to Morris Park Estates. 1,400

Haight av (*), es, abt 161.6 s Esplanade, 25x100; PM; July 24; Aug 13/13; 3y6%; Kath V Mullen to Morris Park Estates. 980

Haight av (*), ws, 270.8 s Esplanade, 25x100; PM; July 31; Aug 14/13; 3y5%; Jno C Tomlinson & Danl J Boylan to Morris Park Estates. 1,100

Haight av (*), ws, 120.8 s Esplanade, 25x100; PM; July 31; Aug 14/13; 3y5%; Jno C Tomlinson & Danl J Boylan to Morris Park Estates. 1,190

Haight av (*), ws, 245.8 s Esplanade, 25x100; PM; July 31; Aug 14/13; 3y5%; Jno C Tomlinson & Danl J Boylan to Morris Park Estates. 1,100

Haight av (*), ws, 320.2 s Esplanade, 25x100; PM; July 31; Aug 14/13; 3y5%; Jno C Tomlinson & Danl J Boylan to Morris Park Estates. 1,100

Haight av (*), ws, abt 247 n Lydig av, 25x100; PM; July 31; Aug 14/13; 3y5%; Jno C Tomlinson & Danl J Boylan to Morris Park Estates. 1,100

Haight av (*), ws, 222.5 n Lydig av, 25x100; PM; July 31; Aug 14/13; 3y5%; Jno C Tomlinson & Danl J Boylan to Morris Park Estates. 1,100

Haight av (*), ws, 197 n Lydig av, 25x100; PM; July 31; Aug 14/13; 3y5%; Jno C Tomlinson & Danl J Boylan to Morris Park Estates. 1,100

Haight av (*), es, 100.3 n Lydig av, 25x100; PM; July 31; Aug 14/13; 3y5%; Jno C Tomlinson & Danl J Boylan to Morris Park Estates. 665

Haight av (*), es, 125.3 n Lydig av, 25x100; PM; July 31; Aug 14/13; 3y5%; Jno C Tomlinson & Danl J Boylan to Morris Park Estates. 665

Haight av, see Lydig av, see Lydig av, see Haight av.

Haight av (*), es, 150 n Morris Park av, 50x100; PM; July 31; Aug 14/13; 3y5%; Jno C Tomlinson to Morris Park Estates. 1,260

Haight av (*), es, 100 n Morris Park av, 50x100; PM; July 31; Aug 14/13; 3y5%; Jno C Tomlinson to Morris Park Estates. 1,260

Haight av, nwc Neil av, see Neil av, nwc Haight av.

Haight av, nec Neil av, see Neil av, nec Haight av.

Haight av (*), es, 100.2 n Pierce av, 25x100; PM; July 31; Aug 13/13; 3y5%; Wm McKinley to Morris Park Estates. 420

Haight av (*), ws, 200 n Rhinelander av, 25x100; PM; July 28; Aug 14/13; 3y5%; Wm H Lake to Morris Park Estates. 500

Hoe av (10:2744), sec 167th, runs s228.1 to West Farms rd xne272 to 167th xw148 to beg; pr mtg \$28,000; June 20; July 9/13; 1y6%; Gorham Realty Co, Inc, 30 Church, to Mary F Martin, 1077 De Kalb av, Bklyn. Reprinted from issue July 12 when property was indefinite. 10,000

Hone av (*), ws, 220.6 n Esplanade, 25x100; PM; July 22; Aug 9/13; 3y5%; Alois Messner to Morris Park Estates. 1,000

Hone av (*), es, 204.10 n Esplanade, 25x100; PM; July 31; Aug 14/13; 3y5%; Jno C Tomlinson to Morris Park Estates. 2,590

Hone av, ws, 200 s Morris Park av, see Paulding av, es, 225 n Van Nest av.

Hone av (*), es, 225 n Rhinelander av, 50x100; PM; July 18; Aug 14/13; 3y5%; Jos & Abr Epstein to Morris Park Estates. 1,225

Hone av, ws, 250 s Rhinelander av, see Pierce av, ss, 50 e Hone av.

Hone av (*), es, 150 s Rhinelander av, 25x100; PM; Aug 12; Aug 14/13; 3y5%; Benj Seclow to Morris Park Estates. 560

Hone av (*), ws, 150 s Rhinelander av, 25x100; PM; July 31; Aug 9/13; 3y5%; Wm H Hintelmann of Rumson, NJ, to Morris Park Estates. 820

Hone av (*), ws, 150 n Van Nest av, 25x100; also PAULDING AV, ws, 300 n Rhinelander av, 25x100; PM; July 24; Aug 9/13; 3y5%; Julius Coleman to Morris Park Estates. 1,000

Hone av (*), ws, 125 n Van Nest av, 25x100; also PAULDING AV, ws, 350 n Rhinelander av, 25x100; PM; July 24; Aug 9/13; 3y5%; Julius Coleman to Morris Park Estates. 1,000

Hone av, see Van Nest av, see Van Nest av, see Hone av.

Hone av (*), ws, 125 s Van Nest av, 25x100; also BRADY AV, ss, 75 e Muliner av, 25x100; PM; July 29; Aug 13/13; 3y5%; Michl Flynn to Morris Park Estates. 1,200

Houghton av (*), ns, 255 w Olmstead av, 50x108, except part for Houghton av, Unionport; Aug 9; Aug 14/13; due, &c, as per bond; Katharina Janson to Anna C Quattlander, 345 St Ann's av. 6,000

Johnson av (13:3407), swc 230th, 100x 74.10x102.8x53.10; Aug 8; Aug 12/13; 3y5%; Helen F McKelvey to Mary Kohring, 1986 Morris av, et al, exrs Wm Kohring. 9,500

Longfellow av (*), ws, 233.1 s Walker av, 37.6x78.8x39.8x91.7, ss; sobrn agmt; Aug 8; Aug 13/13; West Farms Consn Co & Henry Morgenthau Co with Wm N Cromwell, 12 W 49, et al, trstes for Dorothy S Newcomb will Emily H Moir. nom

Longwood av, 1178-80 (10:2736), ss, 370.10 e Barry, 50.1x151.8x52.6x138.8; PM; pr mtg \$8,000; Aug 11; Aug 12/13; 5y6%; Kwstrel & Berman Co to Ursula Muff, 1057 Fox. 6,000

Lurting av (*), es, 195.5 s Esplanade, 25x100; PM; July 31; Aug 14/13; 3y5%; Jno C Tomlinson & Danl J Boylan to Morris Park Estates. 1,155

Lurting av (*), es, 117.8 n Esplanade, 50x100; PM; July 31; Aug 14/13; 3y5%; Jno C Tomlinson to Morris Park Estates. 4,200

Lurting av (*), ws, 79.7 n Esplanade, 50x100; PM; July 31; Aug 14/13; 3y5%; Jno C Tomlinson to Morris Park Estates. 3,290

Lurting av (*), es, 220.5 s Esplanade, 25x100; PM; July 31; Aug 14/13; 3y5%; Jno C Tomlinson & Danl J Boylan to Morris Park Estates. 1,155

Lurting av (*), es, 234.2 n Lydig av, 25x100; PM; July 31; Aug 14/13; 3y5%; Jno C Tomlinson & Danl J Boylan to Morris Park Estates. 1,155

Lurting av (*), es, 259.2 n Lydig av, 25x100; PM; July 31; Aug 14/13; 3y5%; Jno C Tomlinson & Danl J Boylan to Morris Park Estates. 1,155

Lurting av (*), es, 100 s Lydig av, 25x100; PM; July 25; Aug 12/13; 3y5%; Isidor Cohen & Morris Rubenstein to Morris Park Estates. 875

Lurting av (*), ws, 275 s Neil av, 50x100; PM; July 18; Aug 12/13; 3y5%; Wm W Haney to Morris Park Estates. 1,225

Lurting av (*), es, 300.3 n Pierce av, 25x100; PM; July 31; Aug 9/13; 3y5%; Maxwell Laufer, 1384 St Marks av, Bklyn, to Morris Park Estates. 560

Lurting av (*), es, 257.3 n Pierce av, 25x100; PM; July 31; Aug 14/13; 3y5%; Jos L Womack to Morris Park Estates. 595

Lurting av (*), es, 100 n Rhinelander av, 50x100; PM; July 25; Aug 14/13; 3y5%; Edw F Dowling, Bklyn, to Morris Park Estates. 1,645

Lurting av (*), ws, 250 s Van Nest av, 25x100; PM; July 11; Aug 11/13; 3y5%; Gurdon M Mabie, 97 Mamaroneck av, White Plains, NY, to Morris Park Estates. 540

Lydig av (*), see Haight av, 50x100; PM; July 28; Aug 12/13; 3y5%; Kath L Magner, Yonkers, NY, to Morris Park Estates. 2,600

Lydig av (*), ns, 25.5 e Haight av, 25.5x91.3x25x95.8; PM; July 31; Aug 14/13; 3y5%; Jno C Tomlinson & Danl J Boylan to Morris Park Estates. 645

Lydig av (*), nec Haight av, 25.5x95.8x25x100.3; PM; July 31; Aug 14/13; 3y5%; Jno C Tomlinson & Danl J Boylan to Morris Park Estates. 1,120

Lydig av (*), ns, 76.3 e Haight av, 25.5x81.9x25x86.4; PM; July 31; Aug 14/13; 3y5%; Jno C Tomlinson & Danl J Boylan to Morris Park Estates. 645

Lydig av (*), ns, 50.10 e Haight av, 25.5x86.4x25x91.03; PM; July 31; Aug 14/13; 3y5%; Jno C Tomlinson & Danl J Boylan to Morris Park Estates. 645

Lydig av (*), ns, 50 w Muliner av, 50x100; PM; July 31; Aug 13/13; 3y5%; Benj Nathanson to Morris Park Estates. 1,330

Lydig av (*), nwc Munroe av, 25.5x88.2x25x92.10; PM; July 31; Aug 14/13; 3y5%; Jno C Tomlinson & Danl J Boylan to Morris Park Estates. 1,330

Lydig av (*), ns, 25.5 w Munroe av, 25.5x92.10x25x97.6; PM; July 31; Aug 14/13; 3y5%; Jno C Tomlinson & Danl J Boylan to Morris Park Estates. 910

Lydig av (*), ns, 76.3 w Munroe av, 25.5x102.1x25x106.9; PM; July 31; Aug 14/13; 3y5%; Jno C Tomlinson & Danl J Boylan to Morris Park Estates. 875

Lydig av (*), ns, 50.10 w Munroe av, 25x97.6x25x102.1; PM; July 31; Aug 14/13; 3y5%; Jno C Tomlinson & Danl J Boylan to Morris Park Estates. 875

Maple av (*), ses, 125 sw Randall av, 25x100; Aug 12; Aug 13/13; due July 18, 6%; Nicola Spinelli to Grace M Dell, 431 E 51. 650

Matthews av (*), es, 150 n Lydig av, 50x100; PM; July 21; Aug 13/13; 3y5%; Marshall Hollister, Pleasant Valley, NY, to Morris Park Estates. 1,100

Matthews av (*), ws, 175 n Lydig av, 25x100; PM; July 21; Aug 13/13; 3y5%; Marshall Hollister, Pleasant Valley, NY, to Morris Park Estates. 550

Matthews av (*), ws, 250 s Lydig av, 25x100; PM; July 31; Aug 13/13; 3y5%; Wm McKinley to Morris Park Estates. 640

Matthews av (*), es, 100 s Lydig av, 50x100; PM; July 31; Aug 13/13; 3y5%; Benj Nathanson to Morris Park Estates. 1,120

Matthews av (*), es, 400 s Lydig av, 50x100; PM; July 31; Aug 13/13; 3y5%; Benj Nathanson to Morris Park Estates. 1,120

Matthews av (*), ws, 131 s Neil av, 25.4x114.7x25x110.7; PM; Aug 12; Aug 14/13; 3y5%; Alex Seclow, Newark, NJ, to Morris Park Estates. 540

Matthews av (*), ws, abt 111.3 n Neil av, 25x100; PM; July 30; Aug 12/13; 3y5%; Jno P Strohecker, Charleston, SC, to Morris Park Estates. 437

Matthews av (*), es, abt 143.3 n Neil av, 25x100; PM; July 1; Aug 11/13; 3y5%; Robt L Poulson, Jamaica, LI, to Morris Park Estates. 525

Mohegan av, nwc 179th, see So blvd, 179th & Mohegan av.

Morris av (11:3183), ws, 196 s 184th, 50x103.9x50.103.3; Aug 7; Aug 8/13; due &c as per bond; Gross & Herman, Inc, to Geo Herbener, 45 W 95, trste Henry Schmidt. 5,000

Morris av (11:3183); same prop; certf as to above mtg; Aug 7; Aug 8/13; same to same.

Morris Park av (*), ns, 25 w Haight av, 25x100; PM; July 31; Aug 13/13; 3y5%; Wm McKinley to Morris Park Estates. 945

Morris Park av (*), nec Haight av, 100x100; also MORRIS PARK AV, nwc Munroe av, 100x100; PM; July 31; Aug 14/13; 3y5%; Jno C Tomlinson to Morris Park Estates. 10,465

Morris Park av (*), ss, 100 w Lurting av, 25x100; PM; July 22; Aug 13/13; 3y5%; Philip J Byrne, So Bethlehem, Pa, to Morris Park Estates. 1,200

Morris Park av (*), ss, 350 e Lurting av, 50x71x50x71.7; PM; July 29; Aug 13/13; 3y5%; Andw J & Kate Holm to Morris Park Estates. 1,000

Morris Park av (*), ss, 325 e Lurting av, 25x71.10x25x71.7; PM; July 29; Aug 12/13; 3y5%; Geo Lehrmann to Morris Park Estates. 715

Morris Park av (*), ns, 50 e Munroe av, 25x100; PM; July 1; Aug 12/13; 3y5%; Henry W Herrman, Plainfield, NJ, to Morris Park Estates. 850

Morris Park av, nwc Munroe av, see Morris Park av, nec Haight av.

Morris Park av (*), nec Radeliff av, 100x100; PM; July 31; Aug 14/13; 3y5%; Jno C Tomlinson to Morris Park Estates. 5,810

Muliner av (*), ws, 150 s Brady av, 50x100; PM; July 31; Aug 9/13; 3y5%; Wm J Mullin to Morris Park Estates. 1,150

Munroe av (*), ws, 88.2 n Lydig av, 25x100; PM; July 31; Aug 14/13; 3y5%; Jno C Tomlinson & Danl J Boylan to Morris Park Estates. 1,085

Munroe av (*), ws, 113.2 n Lydig av, 25x100; PM; July 31; Aug 14/13; 3y5%; Jno C Tomlinson & Danl J Boylan to Morris Park Estates. 1,085

Munroe av (*), ws, 250 n Morris Park av, 75x100; PM; July 28; Aug 9/13; 3y5%; Jno Houston to Morris Park Estates. 1,200

Munroe av (*), ws, 150 n Morris Park av, 50x100; PM; July 31; Aug 14/13; 3y5%; Jno C Tomlinson to Morris Park Estates. 1,260

Munroe av (*), ws, 100 n Morris Park av, 50x100; PM; July 31; Aug 14/13; 3y5%; Jno C Tomlinson to Morris Park Estates. 1,260

Munroe av (*), es, 100 s Neil av, 25x100; PM; July 31; Aug 14/13; 3y5%; Jno C Tomlinson & Danl J Boylan to Morris Park Estates. 610

Munroe av (*), ws, 325 s Pierce av, 28.3x—68.11x50x100; PM; July 30; Aug 14/13; 3y5%; Jno Curristine to Morris Park Estates. 630

Munroe av (*), es, 275 s Rhinelander av, 25x100; PM; July 22; Aug 14/13; 3y5%; Frank T Langley, Amsterdam, NY, to Morris Park Estates. 500

Munroe av (*), ws, 125 n Rhinelander av, 50x100; PM; July 28; Aug 9/13; 3y5%; Chas F Wheaton of Yonkers, NY, to Morris Park Estates. 1,540

Munroe av (*), es, 300 s Rhinelander av, 50x100; PM; July 23; Aug 12/13; 3y5%; Wm E Hennessy, Amsterdam, NY, to Morris Park Estates. 1,000

Munroe av (*), ws, 375 n Rhinelander av, 25x100; PM; July 31; Aug 11/13; 3y5%; Chas F Scholle Jr to Morris Park Estates. 700

Neil av, ss, 75 w Colden av, see Pierce av, ss, 75 w Lurting av.

Neil av (*), nec Haight av, 25x100; PM; July 29; Aug 11/13; 3y5%; Nettie Silva to Morris Park Estates. 1,430

Neil av (*), nwc Haight av, 25x100; PM; July 30; Aug 13/13; 3y5%; Alton L Smiley & Clarence J Slocum, of Central Valley, NY, to Morris Park Estates. 1,330

Neil av (*), ns, 26.1 e Muliner av, 26.5x122.2x25x132.10; PM; July 28; Aug 13/13; 3y5%; Wm & Louise Bleyer to Morris Park Estates. 400

Neil av (*), ss, 75 e Munroe av, 25x100; PM; July 31; Aug 14/13; 3y5%; Jno C Tomlinson & Danl J Boylan to Morris Park Estates. 645

Neil av (*), ss, 50 w Munroe av, 25x100; PM; July 28; Aug 9/13; 3y5%; Jno K Shields to Morris Park Estates. 1,050

Neil av (*), ss, 25 e Munroe av, 25x100; PM; July 31; Aug 14/13; 3y5%; Jno C Tomlinson & Danl J Boylan to Morris Park Estates. 645

Neil av (*), see Munroe av, 25x100; PM; July 31; Aug 14/13; 3y5%; Jno C Tomlinson & Danl J Boylan to Morris Park Estates. 800

Neil av (*), ss, 50 e Munroe av, 25x100; PM; July 31; Aug 14/13; 3y5%; Jno C Tomlinson & Danl J Boylan to Morris Park Estates. 645

Neil av, ss, 50 w Paulding av, see Rhinelander av, ns, 75 e Colden av.

Neil av (*), swc Williamsbridge rd, 25x100; PM; July 31; Aug 14/13; 3y5%; Jno C Tomlinson & Danl J Boylan to Morris Park Estates. 1,155

Palmer av (*), es, 125 s Kingsbridge, runs 5119.7xne143.1xw78.6 to beg; correction mtgs; July 21; Aug 14/13; 6y6%; Geo Valentine to Verno Bussing, 205 East Lincoln av, Mt Vernon, NY. 3,300

Parker av (*), es, 100 n Lyon av, 50x100, except part for av; PM; Aug 14/13; 3y5%; Conrad Dignus to Geo McCauslan, 3 6th, Weehawken, NJ. 5,000

Parker av, ss, 150 w Lyon av, see Zerega av, ws, at es Castle Hill av.

Paulding av (*), ws, abt 132.9 n Lydig av, 25x92.8x25.5x97.3; PM; July 30; Aug 12/13; 3y5%; Salvatore Amanna to Morris Park Estates. 1,000

Paulding av (*), ws, abt 107.9 n Lydig av, 25x88.01x25.5x92.8; PM; July 30; Aug 12/13; 3y5%; Salvatore Amanna to Morris Park Estates. 1,000

Paulding av (*), ws, 82.9 n Lydig av, 25x83.4x25.5x88.01; PM; July 30; Aug 12/13; 3y5%; Salvatore Amanna to Morris Park Estates. 1,006

Paulding av (*), es, 325 n Morris Park av, 25x100; PM; July 31; Aug 12/13; 3y5%; C Anson Barker to Morris Park Estates. 900

Paulding av (*), es, 125 n Neil av, 25x100; also RHINELANDER AV, ss, 25 w Haight av, 25x100; PM; July 31; Aug 9/13; 3y5%; Jno J & Margt Duane to Morris Park Estates. 1,465

Paulding av (*), ws, 100 s Pierce av, 50x100; PM; July24; Aug11'13; 3y5%; Martilde Vetromile, Saugatuck, NJ, to Morris Park Estates. 2,135

Paulding av, ws, 300 n Rhinelander av, see Hone av, ws, 150 n Van Nest av.

Paulding av, ws, 350 n Rhinelander av, see Hone av, ws, 125 n Van Nest av.

Paulding av (*), es, 250 s Rhinelander av, 25x100; PM; July28; Aug9'13; 3y5%; Jno Houston to Morris Park Estates. 350

Paulding av (*), es, 175 n Van Nest av, 50x100; PM; Aug8; Aug12'13; 3y5%; Julius Geher to Morris Park Estates. 1,610

Paulding av (*), es, 225 n Van Nest av, 50x100; also HONE AV, ws, 200 s Morris Park av, 25x100; PM; July31; Aug14'13; 3 y5%; Mendel Katz to Morris Park Estates. 2,250

Paulding av (*), ws, 150 s Van Nest av, 25x100; PM; July23; Aug14'13; 3y5%; Emil Rublack, Jersey City, NJ, to Morris Park Estates. 910

Pierce av (*), ss, 50 e Hone av, 25x100; also HONE AV, ws, 250 s Rhinelander av, 25x100; PM; July31; Aug14'13; 3y5%; Brian B, Gerald G & Geo E Walker to Morris Park Estates. 1,135

Pierce av (*), ss, 75 w Lurting* av, 25x100; also NEIL AV, ss, 75 w Colden av, 25x100; PM; July30; Aug12'13; 3y5%; Clarence I Peckham of East Providence, RI, to Morris Park Estates. 1,155

Pierce av (*), sec Radcliff av, 25x100; PM; Aug12; Aug14'13; 3y5%; Alex Sec-low, Newark, NJ, to Morris Park Estates. 750

Pleasant av or 2d av (*), es, 475 n 216th, 50x99.10; Aug8; Aug9'13; 3y6%; Eliza J Lyle, White Plains, NY, to Wm M Hubbard, Hartsdale, NY. 1,600

Prospect av (11:3094), swc Oakland pl (Nos 750-2), 25x100x25.1x100; Aug12'13; due & ac as per bond; Moorehead Realty & Constn Co to Title Guar & Trust Co. 20,000

Prospect av (11:3094), same prop; certf as to above mtg; Aug12'13; same to same.

Prospect av (10:2690), sec 163d, 33.7x100; ext of mtg for \$42,000 to Aug7'18 at 5%; Aug5; Aug8'13; Lawyers Mtg Co with Minna M Heister, individ & extrx Bernard Heister. nom

Prospect av, ses at nes 176th, see 176th E, nes at ses Prospect av.

Radcliff av (*), ws, 125 s Morris Park av, 25x100; PM; July29; Aug13'13; 3y5%; Adelaide K Murnane to Morris Park Estates. 700

Radcliff av (*), ws, 100 s Morris Park av, 25x100; PM; July31; Aug14'13; 3y5%; Jno C Tomlinson to Morris Park Estates. 1,995

Radcliff av (*), es, 150 n Morris Park av, 50x100; PM; July31; Aug14'13; 3y5%; Jno C Tomlinson to Morris Park Estates. 1,260

Radcliff av (*), es, 150 n Morris Park av, 50x100; PM; July31; Aug14'13; 3y5%; Jno C Tomlinson to Morris Park Estates. 1,260

Radcliff av (*), es, 150 n Morris Park av, 50x100; PM; July31; Aug14'13; 3y5%; Jno C Tomlinson to Morris Park Estates. 1,260

Radcliff av (*), es, 300 s Neil av, 150x100; also COLDEN AV, ws, 125 n Rhinelander av, 25x100; also RHINELANDER AV, nwc Colden av, 25x100; PM; July31; Aug14'13; 3y5%; Jas G & Francis E Driscoll to Morris Park Estates. 3,175

Radcliff av (*), ws, 225 s Neil av, 25x100; PM; July22; Aug13'13; 3y5%; Jacob Freedberg to Morris Park Estates. 490

Radcliff av (*), es, 250.3 n Pierce av, 25 x100; PM; July31; Aug13'13; 3y5%; Mary A Iris to Morris Park Estates. 500

Radcliff av (*), ws, 100 s Pierce av, 74.2 x76.1x9.2x75; PM; Aug11; Aug14'13; 3y5%; Danl J Boylan to Morris Park Estates. 1,750

Radcliff av (*), es, 250 s Rhinelander av, 25x100; PM; July17; Aug11'13; 3y5%; Jno T Pugh to Morris Park Estates. 575

Radcliff av (*), ws, 150 s Van Nest av, 25x100; PM; July31; Aug9'13; 3y5%; Augusta Oberender of New Britain, Conn, to Morris Park Estates. 500

Rhineland av (*), ns, 75 e Colden av, 25x100; also NEIL AV, ss, 50 w Paulding av, 50x100; PM; Aug8; Aug14'13; 3y5%; Rosario Ragonese to Morris Park Estates. 2,135

Rhineland av, nwc Colden av, see Radcliff av, es, 300 s Neil av.

Rhineland av (*), ss, 50 e Radcliff av, 25x100; PM; July18; Aug13'13; 3y5%; Danl A Sullivan, Concord, NH, to Morris Park Estates. 645

Riverdale av (13:3428), ws, adj lands Sisters of Charity of St Vincent de Paul at Mt St Vincent, also 33.8 s from stone monument in Riverdale av, showing boundary line bet City of New York & City of Yonkers, runs sw240xsw203xnw272xne220xne 191.9 to Riverdale av xs320 to beg; PM; Aug12; Aug13'13; due, &c, as per bond; Harry Wolfe, 461 3d, Bklyn, to Clara Morris Holding Co, 67 Wall. 15,000

Riverdale av (13:3428), ws, adj land Mt St Vincent & 33 s of stone monument bet boundary line bet City of N Y & Yonkers, runs nw240 & 205 xne273xse409 to av xs 320 to beg, contains 3 acres; ext of \$20,000 mtg to Aug12'16 at 5%; July17; Aug13'13; Saml W Harriot with Clara Morris Holding Co, 67 Wall. nom

Road from Westchester to Williamsbridge, ws, at line bet lands of Joshua Sackett and lands hereby described, runs to lands of Qumby and Leggett and Ryer and Post and Sackett, irreg x irreg, excepts land taken for Bronx & Pelham Parkway; plot begins at stone monument bet lands of Astor and Van Nest Land & Impt Co, at point 1,498.4 ne from monument on ns of Bear Swamp rd, contains 3,852/1,000 acres; Bear Swamp rd, ns, where land of Wm Astor adjoins land of Van Nest Land & Impt Co & contains 224/1,000 acres; Bear Swamp rd, es, 1,158 nw from lands Harlem R & P R R Co, contains 5 8/10 acres; Bear Swamp rd, es, at ns land of said R R, runs to lands of Baisley & Cogswell, contains 9 16/100 acres; Sackett av, nwc Deane pl, 475x 94.7x475.6x93, Westchester; Pierce av, nec Deane pl, 326x130.2x348.9x184.11; road from Westchester to Williamsbridge, plot bounded e by said road, on n by Fordham & Pelham ays, w by Bear Swamp rd & lands of Burke & Wilkinson and s by lands Baisley & parcels 4 & 5 as above and by Deane pl & several other lots; also plot lying e of es Bear Swamp rd (Bronxdale av), formerly part Downing estate, all of above intended to cover land known as the Morris Park Race Track in general bounded as follows: along the e by Williamsbridge rd and Woodmansten Inn, along the n by Bronx & Pelham Parkway, along the w by lands of Collard Estate, Bear Swamp rd (Bronxdale av), along the s by land Peter C Rust trste, the Bear Swamp rd, Pierce Estate & N Y, N H & Hartford R R, & land of Baisley, excepts lots released by instrument dated Oct27'06; sub to Ls & condemnation proceedings; ext of mtg \$2,203,780 to Sept17 at 6%; Aug9'13; Van Nest Land & Impt Co with Fidelity Development Co, Morris Park Estates & Morris Park Land & Development Co, all at 5 Nassau. nom

St Anns av, 356 (10:2556), es, 300.4 n 141st, 25x90; sobr agmt; Aug7; Aug8'13; Jacob Laux, 2110 Mapes av, with Lawyers Mtg Co, 59 Liberty. nom

St Anns av, 356 (10:2556), es, 300.4 n 141st, 25x90; Aug7; Aug8'13; 5y5 1/2%; Nathan Schreibersdorf to Lawyers Mtg Co, 59 Liberty. 13,500

St Anns av, 356; sobr agmt; Aug7; Aug 8'13; Jos Eisenberg with Lawyers Mtg Co, 59 Liberty. nom

St Anns av, 356 (10:2556), es, 300.4 n 141st, 25x90; ext of mtg for \$2,500 to Aug 7'18 at 5 1/2%; Aug7; Aug8'13; Jacob Laux, 2110 Mapes av, with Nathan Schreibersdorf, 751 Dawson. nom

St Anns av, 674 (10:2617); ext of mtg for \$2,500 to Sept30'14 at —; July28; Aug8'13; Mary Burghbacher with Geo Schutz, 950 1 av. nom

Sackett av (*), ns, 25.3 w Lurting av, 75.9x100.3x75x111.9; PM; Aug11; Aug14'13; 3y5%; Alberto E Pingree, Taftville, Conn, to Morris Park Estates. 2,100

Sackett av (*), ss, 196.11 w Colden av, 25 x41.7x25x41.10; also SACKETT AV, nec Radcliff av, —x90x25x90.6; PM; July31; Aug14'13; 3y5%; Danl J Boylan to Morris Park Estates. 1,120

Sackett av, nec Radcliff av, see Sackett av, ss, 196.11 w Colden av.

Southern blvd (10:2742), es, 354.5 s Aldus, 94x irreg x70.6x150; agmt modifying terms of mtg; Aug13; Aug14'13; American Real Estate Co to Oval Constn Co, 950 Southern blvd. nom

Southern blvd (10:2546), swc 134th, runs w250xsl23.5 to nws So blvd xne — to a corner xn along ws So blvd, 8.2 to beg; pr mtg \$57,000; Aug6; Aug8'13; due &c as per bond; Amalia Ricca & Ricca & Son, a corpn, to Louis Merzbach, 80 Morningside av W. 26,000

Southern blvd, swc 134th; same prop; certf as to above mtg; Aug6; Aug8'13; same to same.

Southern blvd (11:3118), 179th & Muegan av; —sal Ls; July31; Aug8'13; demand, 6%; Patk J Dillon to A Huppels Sons Corp, 842 St Anns av. 2,488

Southern blvd (11:3114), ws, 126.6 n 183d, 75.11x225.5x75.1x232.7; Aug13; Aug14'13; 3y5%; Aug F Schwarzler to Bruce Ismay, 22 Old Slip. 5,400

Southern blvd, ns, abt 425 e St Anns av, see 134th E, ss, 425 e St Anns av.

Stillwell av (*), es, 50 n Saratoga av, 25 x100; June4; Aug13'13; due, &c, as per bond; Rosolia Tornatore to Pietro Galta, 776 Melrose av. 350

Teller av (11:2782), es, 107.9 n 169th, 16.6 x80; ext of \$1,400 mtg to July6'15 at 6%; July8; Aug12'13; Matthias Goeren with Barbara Herrlich, 1314 Teller av. nom

Van Nest av (*), nwc Victor, 25x86.1x 29.7x100 except pt for Van Nest av; pr mtg \$4,950; Aug12; Aug13'13; 2y6%; Albt L Teepeer to Royal Bronx Realty Co, Inc, a corpn, 1126 Walker av. 1,000

Van Nest av (*), sec Fowler av, 100x 275; also BOGART AV, ws, 175 s Van Nest av, 75x100; PM; July25; Aug14'13; 3 y5%; Concourse Impt Co, 1150 Clay av, to Morris Park Estates. 10,000

Van Nest av (*), sec Hone av, 50x100; P M; July11; Aug13'13; 3y5%; Jos Bissert, 586 E 179, to Morris Park Estates. 1,645

Van Nest av (*), ns, 50 w Lurting av, 50x100; PM; July22; Aug12'13; 3y5%; Jas Reoly to Morris Park Estates. 1,260

Van Nest av (*), ss, 75 e Radcliff av, 25 x100; PM; July15; Aug13'13; 3y5%; Fannie Sohmer to Morris Park Estates. 610

Watson av, 2110 (*), ss, 105 e Olmstead av, 25x108; PM; pr mtg \$5,000; Aug11; Aug 12'13; 4y6%; Gustav Knoll to Chas E Dev-ermann, 2118 Watson av. 1,100

Westchester av (*), nec Glover, 65x67.8x 65x67.4; Aug7; Aug8'13; 3y6%; Chas W H Arnold, 32 Forbus, Poughkeepsie, NY, to Margt Elgar, at White Plains, NY. 4,090

Westchester av (*), nec Purdy, —x—, being plot 417, lot 3, map Unionport; transfer of tax lien for yrs 1902-1911 assessed to —; June23; Aug14'13; 3y12%; City of New York to Danl J White, 825 W 178. 2,404.07

Whitlock av (10:2731), es, 237.6 s Tiffany, 37.6x155; sobr agmt; Aug6; Aug8'13; M F O'Neil, Inc, with Title Guar & Trust Co, 176 Bway, & Henry Morgenthau Co. nom

Williamsbridge rd (*), ws, 196.5 n Ly-dig av, 100x100; PM; July31; Aug14'13; 3y 5%; Jno C Tomlinson to Morris Park Es-tates. 6,300

Williamsbridge rd (*), ws, 25 s Neil av, 25x100; PM; July31; Aug14'13; 3y5%; Jno C Tomlinson & Danl J Boylan to Morris Park Estates. 885

Williamsbridge rd (*), ws, 75 s Neil av, 25x100; PM; July31; Aug14'13; 3y5%; Jno C Tomlinson & Danl J Boylan to Morris Park Estates. 855

Williamsbridge rd (*), ws, 50 s Neil av, 25x100; PM; July31; Aug14'13; 3y5%; Jno C Tomlinson & Danl J Boylan to Morris Park Estates. 855

Williamsbridge rd (*), ws, 100 s Neil av, 25x100; PM; July31; Aug14'13; 3y5%; Jno C Tomlinson & Danl J Boylan to Morris Park Estates. 855

Williamsbridge rd (*), ws, 125 s Neil av, 50x100; PM; July31; Aug12'13; 3y5%; Jno C Scofield, Wash, D C to Morris Park Es-tates. 1,500

Williamsbridge rd (*), ws, abt 300 n Pierce av, 50.2x85x50x85; PM; July15; Aug 13'13; 3y5%; Franz A Meiling, Cranford, N J, to Morris Park Estates. 1,435

Zerega av (*), ws, at es Castle Hill av, runs s82.7xw85.9 to es Castle Hill av xn 112.5 to Zerega av xe across junction 18 to beg; also PARKER AV, ss, 150 w Lyon av, 25x130, except pt for av; July30; Aug8'13; 3y5%; Alfonso De Salvo, 2972 Marion av, to Frank B Wood, 55 Maple av, New Rochelle, NY, et al, trstes Louisa Randall. 4,900

3D av (9:2321), ws, 49.7 n 140th, 21.1x 100; Aug4; Aug8'13; 5y5%; Matilda Levy to Walter S Gurnee, at Bar Harbor, Me, et al, trstes Walter S Gurnee. 11,000

3D av (9:2376), nws, 51.5 ne 154th, 25.9 x117.9x25x111.9; Aug6; Aug14'13; 5y5%; Charlotte Ewald to Bowery Savings Bank, 128 Bowery. 7,500

3D av (10:2607), es, 115 n 164th, 16.6x— to Boson rd x16.10x—; Aug8; Aug12'13; due &c, as per bond; Max Alpert to Albt Mam-lock, 230 W 103. 2,200

3D av (10:2607), same prop; sobr agmt; Aug8; Aug12'13; Rose Bernstein with same. nom

3D av, 2952 (9:2362), leasehold; July28; Aug12'13; installs, 6%; Starrett Constn Co Inc to Ascher's Wonderland Co, Inc. 1,500

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