

# REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, APRIL 26, 1913

## THE COST OF GOVERNMENT IN NEW YORK CITY

A Study of the Principal Causes of the 98 Per Cent. Budget Increase Which Has Taken Place in the Last Ten Years—Remedies Suggested.

By HENRY BRUERE, Director, Bureau of Municipal Research.

NEW YORK CITY'S gross funded debt is \$1,122,690,042.75. Its annual interest and debt redemption bill, as shown in the 1913 budget, is \$54,977,381.34. Its budget is rising toward the \$200,000,000 mark, and its taxes continue to increase. Since 1903, as indicated by budget appropriations, the expenditures of the city and county governments including State taxes have increased from \$98,119,031.10 to \$192,711,441.16, or 98.43 per cent. In this time the population of the greater city has increased from 3,781,423 to 5,372,983, or 42.09 per cent. Obviously the outgo of dollars is out of proportion to the income of population. Mere growth in the number of persons to be served by the government, therefore, does not furnish a complete explanation of why taxes increase. From 1908, the year when the budget-making and accounting reorganization began, the annual budget has risen from \$143,572,266.17 to \$192,711,441.16, a 34.23 per cent. increase. Here again, the rise in the cost of government has outsped the growth of population, which in this period was 21.49 per cent. If the average annual rate of increase in the past five years holds good for 1913, the 1914 budget will be something over \$205,000,000.

### A Business Administration's Expenditures.

Five years ago Comptroller Metz announced that the city could be put on a self-paying basis, were business methods adopted. Since then it has been repeatedly proclaimed by men in touch with city affairs that the waste in supplies and payrolls approximated from \$20,000,000 to \$25,000,000 a year. With the conviction that this waste could be eradicated the present administration went into office pledged to business management. For the past three years this administration has made the city budget. What is the result? The 1911 budget, the first budget made by the present administration was \$174,079,335.16. In 1913 it is \$192,711,441.16, having increased \$18,632,106, or 75 per cent. of the \$25,000,000 estimated waste of four years ago. Questions such as the following inevitably come to mind:

#### Who Is Responsible?

Who is responsible for this increase? Was it unavoidable?

Have the activities of government increased in proportion to these increased expenditures?

Is the city now run on business lines? Will city expenditures continue to grow?

These questions and others of interest to taxpayers and citizens who wish efficient government, this and following articles will attempt to answer.

It is only by analyzing the budget in some detail that responsibility can be

*The present article is the first of a series of five, written by Mr. Bruere at the request of the Record and Guide. The purpose of the series is to discover why taxes are increasing out of proportion to the growth of population. If the causes of the disproportionate increase in taxes can be ascertained, there should be no great difficulty in getting the men of public spirit in the community to cooperate toward obtaining effective remedies.*

*Mr. Bruere's first article, the second installment of which will follow next week, analyzes the increased cost of government, locating (1) the divisions of governmental activity in which the principal increases have occurred and (2) the causes of these increases. It emphasizes the important fact that the concentration of fiscal responsibility supposed to exist in the city administration is more apparent than real, as the Board of Estimate has "more or less jurisdiction" over only \$85,000,000 in a budget of nearly \$193,000,000.*

*The second article will discuss what will be shown to be a principal factor in the rising cost of government—the mounting bonded indebtedness of the city. The third article will describe present efforts under way to eliminate waste and to obtain a dollar's worth of service for a dollar's taxes, and results already obtained from them. The fourth will deal with obvious next steps for taxpayers to insist upon in bringing about greater efficiency and economy in city government. The fifth article will forecast tendencies in development of city activities, prospective undertakings and methods of financing them.*

placed for increases in expenditure. Let us begin with the budget for 1913.

The budget is made up of mandatory and discretionary items. The mandatory items are those fixed by act of Legislature or those representing binding legal commitments, as the debt charges. An illustration of expenditures compelled by statute is the product of the three-mill tax which the city must impose for educational purposes. The discretionary part of the budget consists of items which the board may deny, but never does; as, for example, minimum allowances for running the necessary business of the city, and of items providing for the extension of activities or the enlargement of working forces.

By all odds the largest group of expenditures in the entire budget is discretionary in its origin, but becomes a

mandatory charge upon the city once the initial step is taken, namely, charges for the payment of interest on and for the redemption and amortization of the city debt. The growth of the city debt charges explains approximately one-third of the growth of the total budget, as is indicated by Table I.

### The Corporate Stock Budget.

In the 1913 budget the debt charges amount to \$54,977,381.34, or 28.53 per cent. of the total. Problems involved in the city's \$1,000,000,000 debt, of which the annual debt service appropriations furnish only a part, are so numerous that they will be treated in a separate article. It may be said here, however, that the present enormous debt service appropriation results largely from an utterly chaotic method of initiating and financing public improvements during previous administrations. One of the first steps taken by the present administration was the establishment of a corporate stock budget which, for the first time in the history of the city, coordinated public improvement authorizations with the actual borrowing capacity of the city. In 1909 at one time the outstanding authorizations for the issue of corporate stock amounted to \$180,000,000 as compared with a borrowing capacity of \$3,000,000. This condition the present administration has successfully corrected.

Deducting city debt services from the total budget there is left \$137,734,059.82. The next largest single item of expenditure is for educational purposes. The educational budget for this year is \$35,206,846.96. Of this sum \$24,614,587.29 or 69.91 per cent. is a mandatory charge representing the product of the three mill school tax. Since 1908 the discretionary part of the school budget has increased \$7,735,994.34, or 270.84 per cent. A part of this increase is attributable to the fact that except in the purchase of supplies no one has ever attempted to apply scientific principles of administration to the schools. Studies made as part of the recent school inquiry show that there is considerable waste in school management. An expert engineer, after studying the heating plants of the various school buildings, reported that an annual saving of \$350,000 could be effected if the department of education adopted as

Table I—Growth of Debt Service Appropriations.

	Total Budget.	Debt Service.		Other Charges.	
		Amount.	Per cent. of total.	Amount.	Per cent. of total.
Status in 1903.....	\$97,119,031.10	\$23,694,068.85	24.39	\$73,424,962.25	75.61
Increase 1903-1908.....	46,453,235.07	16,760,704.01	36.08	29,692,531.06	63.92
Increase 1908-1913.....	49,139,174.99	14,522,608.48	29.56	34,616,566.51	70.44
Total increase 1903-1913.....	\$95,592,410.06	\$31,283,312.49	32.72	\$64,309,097.57	67.28
Status in 1913.....	\$192,711,441.16	\$54,977,381.34	28.53	\$137,734,059.82	71.49

efficient methods in the operation of the school heating plants as prevail in the buildings under the jurisdiction of President McAneny.

Neither of the central responsible authorities of the government, the Mayor nor the Board of Estimate and Apportionment, has full power to correct these conditions in the schools. The Mayor may remove the members of the Board of Education on charges, but this is a poor remedy when the administration is given over to part-time volunteers. The Board of Estimate can only recommend to a school board wholly irresponsible to it and which never yet has been organized successfully to control the business of school management.

If you deduct the \$35,206,846.96 of school appropriations from the net budget after debt service has been deducted, you have left \$102,527,212.86. Further de-

the Mayor is regarded as less responsible for city expenditures than the Board of Estimate and Apportionment which appropriates all funds. Neither Mayor nor Board of Estimate may in fact be held fully responsible because the powers of each are circumscribed. The Mayor has full power to compel economy in certain departments, has partial power in others, and only a moral influence over a considerable proportion of expenditures. Properly exercised this moral influence can be made very powerful. Indeed, it may be made to extend to every branch of the service whether under elective officers or not, for in New York the Mayor's office is one of commanding position. Thus the Mayor has control over 54 per cent. of the expenditures for city purposes through his power of appointment and removal. Tucked away in this sum are numerous items of

them were men prominently identified with the real estate and building interests of the city. The following sat at the guests' table:

Justice Alton B. Parker, Mayor Gaynor, Mr. Prendergast, Mr. McAneny, Mr. Steers, Mr. Miller, Mr. Connelly, Mr. Cromwell, Mr. Mitchel, Mr. Willcox, Mr. Low, Mr. McCall, Mr. Maltbie, Mr. Cram, Mr. Eustis, Mr. Williams, Mr. Parker, Justice McLaughlin, Justice O'Brien, Justice Pendleton, Mr. Towne, Father Chidwick, Mr. Rea, Mr. E. M. Bassett and Mr. James Speyer.

The committee of citizens who tendered the dinner to the officials included:

Robert E. Dowling, William Berri, Louis B. Bright, John D. Crimmins, Edward C. Blum, John Claffin, George B. Cortelyou, William A. Day, Thomas Dimond, Samuel W. Fairchild, John H. Finley, Robert Goelet, William E. Harmon.

Clinton R. James, Darwin P. Kingsley, William H. McIntyre, Daniel P. Morse, Thomas M. Mulry, William W. Niles, E. H. Outerbridge, Francis K. Pendleton, Herman Ridder, Isaac N. Seligman, Robert E. Simon, Olin J. Stephens, George R. Valentine, Felix M. Warburg and James L. Wells.

Henry S. Black, Edward B. Boynton, Elisha Sniffin, Howard Carroll, F. W. Conn, Joseph P. Day, Robert W. De Forest, P. Henry Dugro, Charles E. Finlay, Austin B. Fletcher, Joseph P. Grace, William F. Havemeyer.

Bryan L. Kennelly, Henry Morgenthau, Harry J. Luce, Theodore F. Miller, Frank A. Munsey, Morgan J. O'Brien, Charles A. Peabody, Samuel Rea, Allan Robinson, William F. Sheehan, R. A. C. Smith, James Speyer, Henry R. Towne, William J. Van Clief, Archibald R. Watson.

The sentiment expressed in the following words from the Mayor's address was reiterated by the several guests of honor: "This testimonial is an adequate compensation to all of us for what we have gone through in the last three years."

TRUTH IN THESE FIGURES.

The Loft District Below 14th Street Has Only 13½ Per Cent. of Vacancies.

The exact state of affairs in the old textile manufacturing section between Canal and 14th street has been ascertained by a careful canvass under the direction of the real estate firm of Spear & Co., of 713 Broadway. For two months two men were engaged in the arduous work of visiting every building in the district and noting the number of floors either occupied or vacant. Over thirteen hundred owners were communicated with either by letter, telephone or personal interview.

They found 1,365 loft buildings in the district, which is bounded by Crosby street on the east and by West Broadway on the opposite side. These buildings contain five to twelve stories each and 7,567 rentable lofts. The stores and basements were considered in the calculations as one.

The investigators counted 979 vacant lofts, or 13½ per cent.—less than one vacant loft to each building, on the average. It is interesting to note in the table of statistics which Spear & Co. have sent out in their bulletin that the streets in the old silk district, namely, Prince, Canal, Greene, Grand, Broome, Wooster and Mercer, have the highest percentage of vacancies.

It is argued from these figures that they disprove the current belief that the district is almost deserted. It is true that rental rates have fallen, but on the whole the district has withstood the tremendous northward migration surprisingly well.

Reason for Optimism.

In conclusion Spear & Co. state: "One cannot help but feel optimistic about this section. It is important that all people feel more hopeful, and that they stop decrying conditions, because there is no real reason. This is a great field for operators and investors. There should be no fear on the part of mortgagees placing loans on property in this district at present-day values."

Table II—Comparative Statement of Budget Appropriations for Current Expenses of the Various Legislative and Executive Departments, Bureaus and Offices of the City Government Grouped According to Official Responsibility.

	1903. Amount.	1908.		1913.		
		Amount.	% Increase over 1903.	Amount.	% Increase over 1903.	% Increase over 1908.
Mayor and Subordinate Departments .....	\$55,039,994.23	\$74,045,189.77	34.53	\$96,800,312.58	75.87	30.73
Mayor's Office .....	\$38,345.00	\$43,800.00	14.23	\$56,600.00	47.61	29.22
Departments, etc., under complete control of Mayor	32,674,163.20	43,117,115.68	31.97	55,239,699.80	69.06	28.12
Departments, etc., under incomplete control of Mayor (including department of education).....	22,327,486.03	30,884,274.09	38.32	41,504,012.78	85.89	34.39
Board of Aldermen.....	991,427.00	1,277,506.00	28.86	1,634,873.84	64.90	27.97
Finance Department (except Chamberlain) .....	\$937,680.60	\$1,303,140.00	38.97	\$1,560,150.00	66.37	19.72
Borough Presidents.....	\$5,037,979.38	\$8,168,202.55	62.13	\$8,644,603.45	71.59	5.83
Manhattan .....	\$1,705,430.50	\$2,715,428.75	59.22	\$2,671,777.06	56.66	16.08
The Bronx .....	1,026,000.00	1,512,975.85	47.46	1,137,826.17	12.85	23.47
Brooklyn .....	1,164,260.25	2,019,952.45	73.49	2,159,474.61	85.48	6.91
Queens .....	769,308.63	1,282,827.50	66.75	1,837,417.41	138.84	43.23
Richmond .....	372,980.00	637,018.00	70.79	818,108.20	119.34	28.43
Offices, etc., not under control of popularly elected officers of City Government .....	11,800.00	11,000.00	6.78	27,363.00	131.04	148.75
Boards, etc., of mixed responsibility .....	\$355,927.50	\$683,170.00	91.94	\$856,707.25	140.69	25.40
	\$62,374,808.71	\$85,488,208.32	37.06	\$109,524,010.12	75.59	28.12

ductions must be made before you reach the field of responsibility of elective officials; \$7,947,031.96 must be taken out for State taxes, for economy in State administration, while largely governed by representatives of the people of New York City, is not in any way subject to the control of city authorities.

In the nature of a mandatory impost on New York taxpayers, the sum of \$6,234,661.86 is included in the budget for county purposes. Nominally, the Board of Estimate has power to regulate expenditures of county offices, but practically the Legislature exercises this control. In 1912 Albany added \$250,000 to the cost of county government exclusive of the Bronx County Bill, which if held constitutional will mean possibly \$1,000,000 more in 1914.

In addition to these items, there are numerous others of a mandatory character, as, for instance, the city's contribution to the police pension fund, which for 1913 amounts to \$1,264,538.34.

Has Jurisdiction Over 85 Millions.

With the foregoing elements eliminated there is left approximately \$85,000,000 as the part of the budget over which the Board of Estimate and Apportionment, individually or collectively, has more or less complete jurisdiction. This jurisdiction is a collective jurisdiction in the sense that the board determines appropriations. It is an individual jurisdiction of the several members of the board in that they have individual responsibility for administering their respective departments.

The Mayor is the so-called responsible head of the city government. Popularly

a quasi-mandatory character, but practically all is subject to such standards of administration as the Mayor may prescribe.

The Board of Estimate and Apportionment has power to deny certain appropriations but no power to supervise their expenditure.

The Borough Presidents together are responsible for administering only 4.58 per cent of the annual budget expenditure for city purposes. The Comptroller is directly responsible for administering only .87 per cent.

Locating the Increases.

What have been the increases occurring in these different fields of expenditure since 1908? This question can best be answered by presenting figures in tabular form. Table II shows in summary form the increases in budget appropriations for the current expenses of the various city departments, bureaus and offices, grouped according to official responsibility.

Honoring Efficient Public Officers.

A notable gathering of citizens gave Mayor Gaynor and the members of the Board of Estimate, the Public Service Commissioners, William R. Willcox and Seth Low a complimentary dinner at the Hotel Astor last Monday evening, in celebration of the successful termination of the subway negotiations. The Mayor spoke for over an hour, and there were speeches by President McAneny, Judge McCall and Seth Low.

Five hundred citizens filled the great banquet hall, and a large proportion of

## MAKE REAL ESTATE OWNERSHIP DESIRABLE

How the City Can Promote Its Own Interests—Stop Harassing Owners and Find Other Sources of Revenue.

By SAMUEL STRASBOURGER, Former Commissioner of Taxes and Assessments

REAL estate owners and tenants are all taxpayers. The city depends on its taxpayers for its income, and if the city continues to treat its taxpayers so as to exterminate them, it will be compelled to seek elsewhere for its income.

Another source from which the amount of income now produced by real estate is to be had would be difficult to find. The city will, therefore, promote its own interests by making the ownership of real estate desirable and attractive to investors.

To do this one of the first requirements will be to stop legislative baiting and harassing. Only such men should be endorsed for legislative office as will pledge themselves not to introduce or vote for any measure unfair to real estate interests or ownership.

Taxes on real estate should be reduced by providing other sources of income for the city, and here I wish to emphasize the importance of having this income from other sources collected for the benefit of the locality from which it is procured. A serious defect and weakness is that much of the income obtained in the city is applied to the benefit of the State at large. The personal property tax law should be made more effective, so that personal property will pay to the city its fair proportion of the expenses of city government.

The wholesale central purchasing system suggested by Comptroller Prendergast should be quickly adopted. Increases of salaries for city employees by the State Legislature should be prohibited, and candidates for legislative office should be pledged not to support such. This is one of the greatest evils from which the city has suffered.

### Reform in Condemnation Proceedings.

No real estate should be acquired by the city for public purposes unless the price to be paid be approved by a commission named in each case, which commission should consist of seven members to be appointed by the Supreme Court and selected as follows: Each of the following shall name one Commissioner: The Judge by whom the appointment is made, the head of the department for whose needs the property is to be acquired, the Chamber of Commerce, the Real Estate Board, the Board of Trade and Transportation, the Bar Association of the City of New York, and the Merchants' Association.

Unless such commission by a vote of five-sevenths should approve an award made in condemnation proceedings, the award should be opposed when application is made to the court to confirm the commissioners' report.

Another direction in which large savings could be made is in the cost of public improvements. In most instances, if not in all, it will be found that the costs of public buildings erected by the city is much greater than the cost of such buildings would be if erected by private parties. This expenditure might be controlled by commissions similar to the commission plan suggested in the acquiring of land for public uses.

The payment to these commissioners should be regulated so that the expense

would be nominal. The purpose being to obtain the services of men who would consider it a duty and an honor to serve the city and who would serve in a spirit of civic pride.

### Hold Tenants Responsible.

An important reform would be to impose certain duties upon tenants so that they would be directly responsible to the various city departments, and directly subject to punishment and penalties, instead of, as at present, holding the owner liable for conditions in rented premises over which he has no control, and over which the tenant is in absolute control; particularly such cases as the obstruction of fire-escapes, and the proper care of the inside of premises.

Another suggestion is to amend the law so that firemen and inspectors in the Tenement House, Building and Health departments can be required to do police duty in a modified form, so as not to interfere with their regular duties.

No doubt many other remedies can be found that would make the ownership of real estate more desirable and, therefore, more valuable, and of direct benefit to the city at large, without sacrifice or injury to anyone.

### No Use to Complain.

Complaining of the condition of real estate in regard to its marketability will not improve conditions; the causes of the evil must be found and remedied. Advertising the undesirability does not relieve the situation, but only aggravates it. Most real estate today, from the

standpoint of rentals, is a profitable and desirable investment. The petty annoyances to which the owner is subjected is the objection. These annoyances can be largely overcome, and the interests of the tenants and the public can still be safe-guarded. Real estate owners are their own worst enemies. They talk too much of the undesirability of owning real estate, instead of going about in a systematic and businesslike way to improve conditions and eradicate the evils which afflict it. No merchant who has goods for sale decries his wares in the way that real estate owners do their property.

### Opening of the Woolworth Building.

The new Woolworth Building, the highest in the world, was officially opened on Thursday night with a dinner in honor of the architect, Cass Gilbert. The President of the United States turned a switch at Washington which lighted the thousands of electric lights throughout the building.

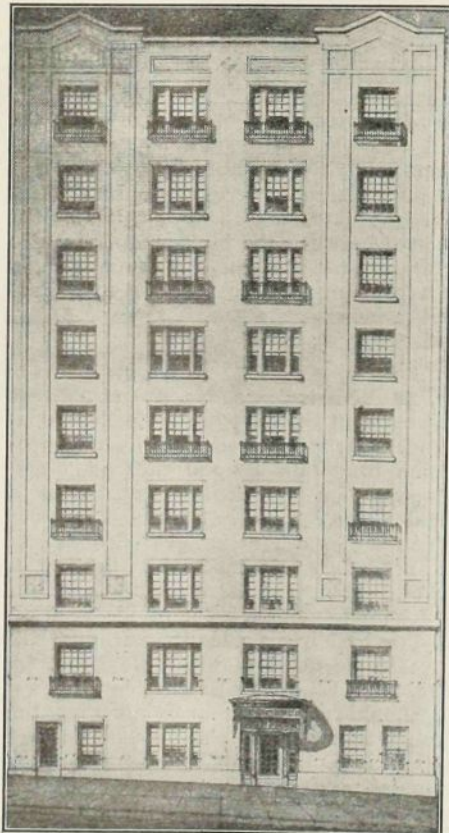
F. Hopkinson Smith, after inviting the audience to stand on the sidewalk some day and "look up until you got the roof of your mouth sunburned while gazing at the Gothic tower piercing the blue," referred to Mr. Woolworth's rise from the farm to a position among the country's great business men. Mr. Woolworth declined to take much of the credit for the big building to himself, giving the major part to others, including the architect, Cass Gilbert, who declared that the \$13,500,000 monument to the genius of his "sympathetic client" was a structure unique in New York in that "it stands without mortgage and without a dollar of indebtedness." Other speakers were Louis J. Horowitz, William Winter and Patrick Francis Murphy.

Among the guests were: Judge Warren W. Foster, Charles M. Schwab, President John H. Finley of the City College, Collector William Loeb, Jr., Lewis Nixon, J. C. McCreery, Rear Admiral Charles D. Sigsbee, R. A. C. Smith, John W. Alexander, George Gordon Battle, Rene Bache, John Barrett, Col. William C. Church, Robert E. Ely, C. Grant La Farge, Herman A. Metz, Police Commissioner Waldo, Chief Magistrate McAdoo, Charles E. Perkins, James Speyer, W. R. Willcox, Timothy L. Woodruff, Robert Sterling Yard, Capt. Albert Gleaves, commandant of the Brooklyn navy yard, and Dr. George L. Kuntz.

A special train from Washington brought sixty-nine Congressmen. With them came Senator Robinson, Brig-Gen. Robert G. Smith and Commissioner Rudolph of the District of Columbia.

### A Fast-Growing Section.

Ridgewood Heights is the fastest growing section on Long Island. For five years many German families have been going there from the old Williamsburgh and Bushwick sections. While few two-family houses are now being built either in Brooklyn or Queens, hundreds are being erected and marketed promptly in Ridgewood Heights. The opening of the Williamsburgh Bridge made such an active market for property in Williamsburgh that the Germans took advantage of it to make a profit. A large number have gone to Bay Ridge, but the principal stream is toward Ridgewood, where they constitute ninety per cent. of the population. Situated within the limits of Queens Borough, the new section can be reached in thirty-five minutes from Park Row.



Neville & Bagge, Architects.

156-160 WEST 81ST STREET.

Proposed apartment house to be erected by the Wesley Realty Company at a cost of \$150,000.

## LIEN LAW AMENDMENTS.

### Bill Now Before the Senate Explained by the Author.

The following are the important changes covered by the proposed amendments to the Lien Law as passed by the Assembly:

The right to file a lien is given to architects, engineers and surveyors, and it is further extended to cover any construction attached or annexed to the land, whether the attachment is permanent or removable. By extending the right to file a lien to fixtures which go into a building and which are now largely the subject of conditional bills of sale, because no lien can be filed to cover the cost of installation, it is probable that there will be a considerable limitation in the filing of conditional bills of sale.

The bill provides a plan of composition between a builder and his creditors. If a deed in trust or a trust mortgage be given for the benefit of creditors, and creditors having claims for at least three-quarters of the amount of total debts for labor and materials, accept the terms of such trust deed or trust mortgage, upon an application to the Court, the Court must cancel any mechanic's lien filed by non-assenting creditors or the Court may modify the terms of the trust deed or trust mortgage and upon the acceptance of such modification by three-quarters of the creditors the liens shall be discharged.

#### A Simple Method.

Here we have a simple method whereby settlements may be made between a builder and his contractors without encountering the usual chaotic conditions due to a few small lienors blocking the reorganization unless their demands for payment in full are met. Practically all of the foreclosures of building loan mortgages are the result of such tactics on the part of a small minority of a builder's creditors. If this amendment becomes a law, there should be no justification for a foreclosure of a mortgage on a new building.

The large number of foreclosures which have taken place in the last year and the great number of finished buildings upon which it is impossible, by reason of liens, to place permanent mortgages, may well be the cause of the present stagnation in the sale of real estate. Investors are always timid and there is no greater deterrent to the sale of property than the knowledge that similar buildings in the same neighborhood will be offered under the hammer and bid in by mortgagees at ridiculous prices.

Frauds in the sale of new buildings will be prevented by the provision requiring purchasers of buildings sold within four months after completion to file with the County Clerk a statement in writing showing the parties to the contract, a description of the property to be sold and the day fixed for closing of title, at least ten days before the closing of such title. An opportunity will thus be given to contractors, if the situation is one that calls for action, to take measures to protect themselves.

#### Where a Lien Has Preference.

A lien is given a preference over assignments made by a contractor or subcontractor, of payments due or to become due from an owner or contractor, where the assignment is not given to secure moneys due for work done and materials furnished on the premises affected by such payment. In most of the recent failures by contractors, banks have turned up as the assignees of all payments due to the exclusion of contractors and material men. The foregoing amendment should prevent similar transactions.

The time to file a lien is extended to four months instead of ninety days. It may only be filed for the amount actually due on the contract instead of the face amount. No good reason has ever been given why a person could file a lien without having done any work or furnished any materials, but on the other hand, the lien may include the value of materials actually manufactured for use on the building even if not delivered, a provision which formerly did not exist.

No lien may be filed unless there has been a default in payment to the lienor or in the event of the builder's or contractor's insolvency and the nature of the default or other ground for the filing of the lien must be stated in the lien. The lien must be verified by the lienor, or if the lienor is a corporation, by an officer having knowledge thereof and the affidavit must set forth that the facts are true so far as they are within the knowledge of the lienor and so far as they are derived as information from others; that he has made a careful examination and inquiry as to the truth thereof. This will prevent the filing of liens upon data furnished over the telephone and thereupon sworn to upon information and belief.

#### The Priorities.

The priorities of liens is abolished. All contractors and material men stand on the same footing. There is no greater reason for a preference in the building business than in the mercantile business. The existing law has been an invitation to file mechanic's liens because of such priority and the filing of a lien even if unwarranted, usually precipitated an avalanche without any inquiry or investigation as to the reasons. Many contractors have been able to levy blackmail through the threat of liens and many a run has been started through the panic that followed the first lien.

The holder of a mortgage that is subordinated to a building loan mortgage must state the time when the principal sum shall be payable in his mortgage, and he cannot receive payment prior to such time without making himself liable to the contractors. The reason for this provision is that in some cases, where purchase money mortgages have been subordinated to building loan mortgages, the contractors have furnished materials or performed work in reliance upon the fact that the entire building loan mortgage would be available for the payment of their claims, only to find out, when it was too late, that a secret agreement existed between the builder and the land operator to pay off the subordinated mortgage out of the building loan payments.

#### Dower Rights.

The lien is extended to cover the dower right of the wife of an individual builder. It will be possible by this provision to obtain a good title on a mechanic's lien foreclosure as against a builder using his own name. There are a number of other changes which affect the procedure and renewal of liens.

We believe that the foregoing changes will help to improve conditions existing in the building trade. Something will have to be done to meet the situation. The equities are with the contractors. It should be borne in mind that the ground mortgage at the time of its execution is a lien only on the land. It automatically extends to the improvements as they go into the building operation, whether they are paid for or not, and for every dollar that is unpaid to the contractor the land operator on a foreclosure adds one dollar to the value of his mortgage.

J. CHARLES WESCHLER.

## THE WEEK AT ALBANY.

### New Law Exempts Buildings Under Construction From Taxation.

Assembly Bill 1231, introduced by Mr. Kerrigan, has been signed by the Governor. This bill is important to the Tax Department and the public. It makes clear that the department, through its employes, acting on its behalf, may enter upon real property and into buildings at all reasonable times in performance of its duties.

Hereafter "a building in course of construction, commenced since the preceding first day of October, and not ready for occupancy, shall not be assessed." This means that a building commenced now and not ready for occupancy on the first of next October will not be assessed for 1914; a building commenced prior to the first day of October is not assessed on the first of October following, but the following year if the building is not completed it will be assessed for what it may be worth at the time, regardless of the fact that it has not been completed.

The bill has been recommended by such well-known real estate men as Robert E. Dowling, William H. Chesebrough and Clinton R. James. They are satisfied that it will remove many occasions for friction and difficulty and will exert substantial encouragement to builders to commence their operations earlier than would otherwise be the case. The bill deals with a few other matters of some importance to the Department of Taxes but of no interest to the general public.

### Reorganizing State Architect's Office.

A bill was introduced by Senator White on Monday, reorganizing the office of the State Architect, to be known as the Department of the State Architect. The bill authorizes the following: A State Architect at \$15,000 a year, who shall hold office for five years; a First Deputy State Architect at \$10,000 a year; a Second Deputy at \$7,500 a year; a Third Deputy at \$5,000 a year; a Secretary at \$7,500 a year; an Auditor at \$7,500 a year, and five confidential inspectors at \$2,500 a year.

The department is to have the custody of all the plans, specifications, apparatus and records heretofore in the custody of the Capitol Commissioner, and the plans, specifications and architectural records in the custody of the officers or boards in charge of all State institutions. The State Architect is to let all contracts and prepare all drawings and specifications for the construction of all new buildings erected at the State's expense and for the alteration or improvement of existing buildings, and to supervise such construction and alteration. He must prepare standard forms of contracts. Jurisdiction over the erection, alteration and improvement of State buildings is to pass from the board, department officer or institution in charge to the State Architect as soon as the act takes effect. Contracts must be let to the lowest bidder who gives adequate security except that all bids may be rejected when the State Architect deems the lowest bid excessive. Duplicate specifications must be filed in the office of the department and in the office of the State Comptroller and are to be at all times open to public inspection. No bids may be withdrawn or cancelled until after the contract has been awarded. No payments are to be made for work done or materials furnished in the construction or alteration of State buildings until the bills or estimates have been certified by the Architect and approved by the State Comptroller. The Comptroller is given full power to pass upon all bills and estimates presented for payment and may make investigations to

determine whether or not he will approve and pay them. All acts or parts of acts inconsistent with the bill are repealed.

**Central Purchasing Agency.**

Assemblyman Caughlan's bill (Pr. 2236, Int. 1933), which provides for a central purchasing agency for the departments of the City of New York, was severely criticised by Borough President Cyrus C. Miller in a letter addressed to Assistant Corporation Conrad Edward J. McGoldrick, representing the New York City administration at Albany. Storehouses, he pointed out, would mean the purchase of costly real estate, the expense of numerous employes and useless trucking of goods, which should be taken directly from the manufacturer to the place of use. Instead of a purchasing agency Borough President Miller suggested "the creation of a supply bureau which could prepare specifications for the standardization of the various things used by the city. Every three months it could advertise for the supplies needed for the next quarter year. A list of the supplies and the names of the successful bidders could be sent to the various departments. The approximate amount of every class of such supplies would be the average used by all the departments during three months for a period of years past. Whenever a department needed any such supplies it could order them directly from the manufacturer or dealer whose name was on the list, and get them directly without the expense and delay of passing the requisition through a central purchasing agency. By this method the benefits of buying by wholesale and through open competition would be gained by the city, while the expense entailed by a central purchasing agency would be avoided. No storehouses, no trucking, no long list of employes, no bookkeeping, no delays, no red tape." This is practically the method followed by some large real estate firms in buying supplies for buildings under their management.

**J. Berre King.**

The death of J. Berre King, this week at Cranford, N. J., removes from building material circles in this city and vicinity, one of the most prominent men in the trade. Born on the twenty-ninth of September, 1854, he was educated in Providence, R. I., and started in business in 1876, at that time organizing and starting the firm of J. B. King & Company, manufacturers and dealers in plaster, and continued to be active in the business until the last three years, when owing to illness he left most of the firm's affairs in charge of his two brothers, Jerome A. and George R. King, who always had been associated with him.

J. Berre King was a member of the Building Material Exchange of which he was one of the founders, his certificate being No. 5 and that of his brother Jerome's being No. 6. He was also a member of the New York Yacht Club, the Metropolitan club, the Downtown Association and of the General Society of Mayflower Descendants.

Mr. King died suddenly on Tuesday evening at Hampton Hall, Cranford, where he had lived for more than a year, hoping there to find rest and ultimate recovery from a nervous disorder of long duration. His wife and daughter are abroad, and one of his sons is in Harvard, while the other in business at 17 State street where the company's offices are located.

—The Center Street Loop, on which tracks are being laid, will be ready for operation in July.

**CHIMNEY SMOKE.**

**Richard Deeves, the Builder, Submits to Arrest for a Principle.**

To maintain a principle, Richard Deeves, one of the oldest, best known and most highly respected builders of New York, suffered imprisonment, procured his release on bail and successfully defended a prosecution instituted by the almost omnipotent Health Department of this city.

Twenty-seven years ago he built a home at 58 West 83d street, a handsome four-story, twenty-five foot front house, and has resided there ever since.

Two years ago a Mr. Polstein, operating under the name of and as president of the Hennessey Realty Company, tore down several buildings adjoining Mr. Deeves' home and erected in their place a nine-story apartment house.

Realizing from his practical building experience the effect that such a blanket would have on his flues and the probable annoyance to Mr. Polstein's tenants, Mr. Deeves spoke to him about these flues and later wrote to the Hennessey Company asking them to place hooks in their wall to which flues could be attached to connect with his chimneys. These suggestions were ignored, but instead, the builder had the temerity to open windows in his wall right over the Deeves roof.

Experience finally taught Polstein that the smoke did annoy his tenants, as Mr. Deeves had foreseen, and in the summer of 1912 he wrote Mr. Deeves demanding that he stop this smoke annoyance. In view of what had gone before Mr. Deeves naturally resented this.

**Health Officer Called In.**

Then the power of the Board of Health was invoked, theoretically in the name of a tenant. The board sent a violation notice to Mr. Deeves, who consulted his lawyers, Thornton & Earle. They wrote to the board for precedents and in reply were referred by the Corporation Counsel to the Sanitary Code. This not appearing to cover the case, they wrote the Corporation Counsel asking to be referred to any court decision. The answer to this was a summons to appear in a police court.

No two of the authorities at the Health Department agreed as to the remedy. Dr. Lederle thought to carry Mr. Deeves' flues to the center of the building would be sufficient, the Assistant Corporation Counsel wanted these flues carried completely across the building and the sanitary superintendent was not sure that anything short of carrying flues above the new building would satisfy the department.

In the police court the magistrate was compelled by statute, without even a hearing, because it was a Health Department case, to hold the defendant for trial at the Court of Special Sessions. The procuring of the bail bond took some time, during which Mr. Deeves was under arrest. Magistrate Harris stated from the bench that he hoped Mr. Deeves would carry the case to the Appellate Division.

The trial at Special Sessions was delayed because at the time of his arrest Mr. Deeves was suffering from appendicitis for which he was operated on at Roosevelt Hospital in December.

Magistrates Forker, Deuel and McInerney, sitting at the trial at Special Sessions, made this unnecessary by deciding that Mr. Deeves, the owner of a four-story private house, using it in a reasonable way, and having fires for cooking, could not be compelled to carry his chimneys five stories above his roof or fifty stories above his roof

**CITIZENS' CAMPAIGN.**

**Meetings to be Held at the Real Estate Exchange—Signing the Declaration.**

The committee of citizens which last week issued the Declaration of Principles in behalf of the real property interests of the City of New York has arranged with a committee of the Auctioneers' Association for the use of the Real Estate Exchange room in Vesey street for public meetings. Messrs. James L. Wells, D. Phoenix Ingraham and Lewis Phillips acted for the association. A vigorous campaign will be started in due time in behalf of the principles set forth in the Declaration, as printed last week in the Record and Guide.

The Declaration is being numerously signed in all the five boroughs and by the most substantial citizens. A name has not yet been selected, but Mr. Lewis Phillips has suggested one, "the Conservation Party," whose object is to conserve the resources of the city, lighten the burden of taxation and make real estate ownership more desirable than it has been. Among the new signers of the Declaration are:

President Black of the United States Realty and Improvement Company, President Kelsey of the Title Guarantee and Trust Co., President Paul Starrett of the George A. Fuller Company, the Chesebrough Building Co., President James of the New York Title Insurance Co., President Boynton of the American Real Estate Co., William E. Harmon, of Wood, Harmon & Co., President Dowling of the City Investing Co., Edward M. Buckley of Spencer, Trask & Co., owner of the Bowling Green Building; Clifford Potter, Benjamin Mordecai, Oakley Thorne, John D. Crammins and other big operators;

Thousands have signed in the various boroughs.

A meeting was held on Thursday at the office of Horace S. Ely & Co., over which William H. Chesebrough presided, which was attended, among others, by representatives from practically every real estate owners' and taxpayers' organization in all the boroughs of the city. Delegates were there from all these associations, including the Allied Real Estate Interests, the Board of Brokers and the United Real Estate Owners.

Addresses were made by Messrs. Henry Morgenthau, Robert E. Dowling, E. A. Tredwell, Allan Robinson, Dr. Abraham Korn, Jos. S. Schwab, Robert E. Simon, Dr. Geo. W. Brush and Edward P. Doyle, and after a most harmonious meeting, in which everybody expressed the belief that the movement would prove to be a success, and that the various organizations throughout the boroughs would line up solidly in support of it, the Chairman was authorized to appoint a committee of not less than ten and not more than thirty, from each borough, to continue the work of organizing the taxpayers and voters, such committee also to provide a more complete platform for the new association.

Among the gentlemen present at the meeting were Alfred E. Marling, Dr. Geo. W. Brush and De Hart Bergen of Brooklyn, Emanuel G. Bullard and F. W. Scott of Queens; Joel S. De Selding, David Clarkson, Irving Ruland, George T. Mortimer, Charles H. Schnelle, Frank Demuth, John William Jones of the West Side Taxpayers Association, of Manhattan, Edward P. Boynton and Robert E. Simon of The Bronx, and Dr. Abraham Korn, Jos. S. Schwab, Arthur G. Muhlker and Charles W. Eidt of the United Real Estate Owners' Association, and Sigmund Feust, President, South Bronx Taxpayers' Association.

# BUILDING MANAGEMENT

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

## UNITS OF COST.

### As Applied to Operation, and as Means of Comparison for Economical Management.

Contributed by the  
CHARLES F. NOYES COMPANY.

It is customary to figure cost of operation on the square foot of either the rented or rentable area, or as a percentage of the gross rents, in which method the total cost of operation per square foot, of rented or rentable area, becomes a useful unit. When the costs of the various parts of the service are required, the square foot of rented or rentable area is misleading.

The following calculations are not intended to be a formula for calculating the cost of operating buildings nor are they as broad as they can be made. They merely illustrate a particular case. They may, however, be of some value in showing the necessity of keeping careful data regarding quantities and costs in connection with the operation and the necessity of careful supervision. During the past year cases have come to the attention of the company where from one to six of the classified items have been double what they should have been, and among the cases referred to most every item, in one instance or another, has been found double what it should have been.

In order to know whether or not a given building is operated at a cost which is commensurate with the service required, a careful analysis of the various items, which in the aggregate make up the total cost of operation, must be made.

The operation of a building may appear to cost a reasonable amount in the aggregate, but this does not mean that certain elements of the service are not maintained at costs very much higher than they should be.

The logical and natural course to pursue in making a correct analysis of the cost of operating any given building is:

1. To decide carefully the service requirements of the building in question.
2. To know what the cost of the various components of the service should be.

### Service Required.

The service must be in keeping with the class of occupancy. A building which can afford and does deliver a higher class of service for the same rentals is more desirable than other buildings in the neighborhood charging equal rentals. The maintenance of proper service at a low cost therefore has its effect, directly as a financial profit to the owner shown in net earnings, and indirectly as a financial profit to the owner by enabling the owner to keep the space rented. Not much is to be said on the subject of what service a given building in this city requires, except that it should be equal or better than that given by other buildings of the same type in the neighborhood. An experienced and progressive real estate agent, given a certain type of building in a certain location, could quickly decide what should be the necessary requirements as to service. He must, in order to succeed in his management, have a fairly well designed

building to work upon. For instance, he cannot provide artificial daylight, nor can he make five elevators do the work of eight and keep everybody happy. Bad conditions can, however, in most cases be improved by careful study and work.

### Cost of Service.

In order to determine whether the cost of operating a given building is within reason, or in order to compare the cost of operation of various buildings of the same class, it is essential that proper units be selected upon which to base these costs. It would, for instance, be disastrous to say that the cost of cleaning a building of a given area and occupied partly by loft tenants would be the same per square feet as that of cleaning a building of the same size occupied entirely by office tenants. A statement frequently heard in connection with the cost of elevator service is that "An elevator costs about so much per year for power." As a matter of fact, the amount that power may cost per elevator may vary anywhere from \$5 to \$100 per month or more, depending upon the load carried, amount of travel, type of machine, condition of machine, cost of electric or other power, efficient operation, etc. It is readily seen that the elevator is not the proper unit upon which to base the cost of power for itself.

Our experience has shown that the following units are the most useful and practicable in connection with figuring the cost of the various parts of the service. Certain allowances, however, must be made for each individual case. Given two buildings of the same size and type, having the same equipment and the same service requirements, the total cost of each portion of the service may be compared with good results.

### Specific Items.

**Cleaning:** The cost per square foot of floor space actually cleaned is the most logical unit. This may be further subdivided into cost of labor and cost of cleaning implements and materials per square foot.

**Elevator Service:** A convenient unit upon which to figure the cost of elevator service is the cost per square foot of the space actually served, and this cost should include and may be subdivided into cost of labor, power for operating, repairs and maintenance. A better unit, however, to use for computing cost of labor, power, repairs and total cost is the car mile travel. Where electric current is purchased or supplied for power the variation in cost of power per car mile is affected not only by the consumption of the motors themselves, but by the cost per unit of current, and this must be kept in mind.

**Electric Current Production:** The cost per kilowatt hour of current produced is the proper unit.

**Electric Current Consumption for Lighting:** It is convenient in many cases to figure the consumption in kilowatt hours per year per square foot of space lighted which at the cost of production per kilowatt hour establishes the cost of electric current for lighting per year per square foot. This cost is subject to wide variation, depending upon the kind of

lamps installed, hours of service, character of occupancy, etc.

**Electric Current Consumption for Elevator Power:** The consumption of current for elevators may be figured on the basis of kilowatt hours per car mile, which at the rate current is produced establishes the cost of electric current per car mile. This figure is subject to wide variations, and it is impracticable to compare the cost per car mile travel unless the conditions are known and allowances made.

**Incandescent Lamps:** The installation being known and the amount of current consumed for lighting purposes, a good basis to figure cost of incandescent lamps upon is the cost of the lamps per kilowatt hour of current consumed. Allowance must be made, however, for the price paid for lamps, and where arc lamps are used as well as incandescent lamps care must be taken that proper amount of current is charged to the former. Where arc lamps are not metered a convenient basis to figure on is percentage of lamp renewals.

**Water:** There is probably no unit to base this cost upon better than the square foot of gross area, when due allowance is made for number of fixtures installed, number of occupants in building, type of plumbing fixtures, etc.

**Coal.—(a)** Where building is heated only, a fairly accurate unit upon which to figure coal is the cubic foot of volume, when allowance has been made for exposure, hours of service and type of equipment.

(b) Where electric current is produced in addition to heat, the most useful unit is the kilowatt hour, after proper allowance has been made for the amount of coal required to heat the building.

(c) Where elevators or other machines are operated by steam-pumps, it then becomes necessary to determine how much coal should be charged to this item, how much to electric current and how much to heating. The practical way of figuring the cost of coal for hydraulic elevators is to deduct from the total consumption of the plant an amount of coal which is equal to the amount required to heat the building under similar conditions with a low pressure plant (this can be estimated very closely), then preferably by test, to ascertain the approximate ratios demanded by the elevators and the electrical apparatus. After the proper percentage chargeable to the elevators is ascertained the car mile unit is the best to figure on.

### Classification of Accounts and Unit Costs.

All Quantities in Connection with Cost of Producing Light and Power:

Labor, coal, ash removal, water, engineer's supplies, repairs to boilers, engines, dynamos, etc., may be figured on kilowatt hours, car miles or other units after due allowance has been made for heating. Further study of the plant, however, is necessary in order to determine whether economies can be made in this connection, and careful records as to load, coal, water, ashes, oil, supplies, repairs, etc., are essential for intelligent and economical operation.

A subdivided or classified system of accounting is necessary in order to be able to ascertain the yearly cost of the various items. The following table is a record taken from our books for a first-class 12-story office building of the following dimensions and description:

Area of lot.....	10,800 sq. ft.
Total gross floor area, including basement.....	113,000. " "
Total gross floor area above ground floor.....	90,900 " "
Total rentable area, including basement.....	89,675 " "
Total rentable area above ground.....	73,535 " "
Total rented area, including basement.....	82,990 " "
Total rented area above ground floor.....	68,000 " "
Total volume above ground.....	1,537,000 cu. ft.

Occupancy: Real estate, commercial and professional offices.

Elevators: Three vertical cylinder hydraulic elevators, 2,500 lbs. capacity, 400 ft. per minute.

Private Plant: Furnishes light, heat and power for entire building and operates from 6 A. M. to 11 P. M.

Finish of Interior: Floors in offices are concrete, and a large portion are covered with carpets or linoleum. Floors in halls and toilets are of terrazzo tile. All trim throughout is quartered oak. Stairways white marble.

Windows: There are about 600 outside windows aside from about 1,500 panes of inside glass of various sizes:

Electric Load:

Light:

Tungsten lamps 1,921 25-watt =	48.03 KW.
207 60-watt =	12.42 " "
159 100-watt =	15.90 " "
1 500-watt =	.50 " "
Arc lamps... 2,388	76.85 " "
41 660-watt =	27.06 " "

Total lamp load..... 103.91 "

Value of incandescent lamp installation.....\$703.00

Power:

Vacuum cleaner motor.....	6 H. P.
Cash system.....	3/4 " "
Engine room fan.....	2 1/2 " "
Store.....	1 1/2 " "
Tenants.....	2 " "

Total motor load..... 12 3/4 " "

Total Elevator Travel: About 15,900 car-miles per year.

Number of People Handled by Elevators from and to Ground Floor per Day; About 13,000

Plumbing: There are 212 fixtures using water, as follows:

Public Basins, hot and cold water.....	20
Private basins, cold water only.....	110
Urinals.....	24
Toilets.....	56
Shower bath.....	1
Barbershop, doublin basin.....	1
Total.....	212

Number of Occupants in Building: 700.

Classified Operating Expenses:

Labor, Engineer's Department.....	\$3,248.88
Labor, Janitor's Department, including all cleaners and watchman.....	7,827.24
Labor, Elevator Department.....	3,380.00
Coal.....	5,322.99
Removal of ashes and rubbish.....	284.22
Water (actual consumption given, as bills do not cover period).....	753.90
Gas.....	114.80
Electric lamps.....	462.23
Janitor's cleaning implements and supplies.....	503.67
Building supplies.....	325.94
Engineer's supplies (oil, waste, tools, packing, etc.).....	656.42
Repairs and supplies for electric wiring and fixtures.....	317.53
Repairs to building.....	908.78
Repairs to plumbing.....	244.45
Repairs to heating plant and piping.....	144.85
Repairs to power plant.....	222.91
Repairs to elevators.....	573.77
Miscellaneous, not classified above.....	573.21

Total, not including superintendence, management, alterations, Improvements, interest, taxes and insurance.....\$25,865.79

While the above subdivision of the expenses made may be further carried out, in handling a large number of buildings we find that the items above referred to give an excellent means for analyzing the cost of operation.

From the above data we have computed the following:

Yearly Unit Cost:

Area actually cleaned.....	68,000
Cost of Janitor's labor per square foot of space actually cleaned, including salaries of night watchman and window cleaners.....	\$0.0880
Cost of cleaning labor per square foot of space actually cleaned, exclusive of salaries of night watchman and window cleaners.....	\$7,827.24 — \$1,872.00 =
88,000 sq. ft. .	.0677

Cost of cleaning supplies per square foot actually cleaned..... .0057

Cost of heating (estimated):

Coal.....	\$1,600
Fireman, 7 months.....	350
Repairs.....	145
	\$2,095.00

Cost of electric current per KW. hour, including proper proportion (.44) of labor, coal, ash removal, water for plant, engineer's supplies, repairs to plant after deducting allowance of \$2,095 for heating building, were power and light not supplied

.44 (\$3,248.88 + \$5,322.99 + \$284.22 + Est. water — \$294 + \$656.42 + \$222.91 — Est. \$2,095) ÷ 209,900	
= \$3,491.14	.0166
= 209,900	

Cost of elevator power per car-mile, including proper proportion (.56) of items as above after allowance of \$2,095 has been made for heating

.56, \$3,248.88 + \$5,322.99 + \$284.22 + Est. water = \$294.00 + \$656.42 + \$222.91 — Est. \$2,095.00) ÷ 15,900	
= \$4,443.27	.279
= 15,900	

Cost of elevator service, including operators' salaries, power and repairs, per square foot of space rented above ground floor

\$3,380.00 + \$4,443.27 + \$573.77	.1234
68,000 sq. ft.	

Cost of elevator service per car-mile. Consumption of electric current for light and about 13 H. P. in motors = in K. W. Hs..... 209,900

Estimated consumption of motors per year, in K. W. Hs..... 22,600

Electric current consumed for lighting only, K. W. Hs..... 187,300

Electric current consumed per square foot of space lighted (2,388 Tungsten lamps, 41 arcs), 187,300 ÷ 113,000 = per year, in K. W. Hs..... 1.66

Cost of water per square foot gross area, including that used for plant \$753.90 ÷ 113,000 .0067

Cost of coal per KW. hour of current produced after heating and elevator allowance has been made Est. (5,322.99 — 1,600) = .44 209,900 .0078

Cost of coal per car-mile travel for elevators after heating and electrical requirements have been met Est. (5,322.99 — 1,600) = .56 15,900 .131

Cost of building repairs per sq. ft. gross area .008

Cost of plumbing repairs per sq. ft. gross area .0022

Cost of plumbing repairs per occupant .349

Cost of plumbing repairs per fixture 1.15

Cost of water per occupant after allowance of \$294.00 has been made for power plant..... .657

Cost of water per fixture..... 2.17

Cost of lamp renewals, per cent. of installation 66%.

Total cost of operation, exclusive of superintendence, management, improvements, alterations and fixed charges (insurance, taxes and interest), per square foot of rented area equals \$25,865.79 ÷ 82,990 = .3118

NOTE.—In the above calculations the cost of running the steam house pump has not been figured separately and is included in the cost of electric current and elevator power.

## QUESTIONS and ANSWERS

### Efficiency and Ventilation.

Can you tell me whether there is any department in the City or State from which I can obtain data showing the relationship between efficiency and ventilation in industrial or commercial buildings?

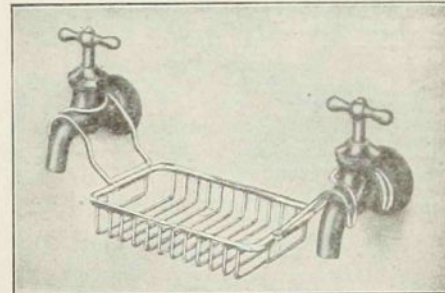
Answer.—The report of the New York State Department of Labor carries out examinations of factory air at stated intervals and publishes the results. Some of these reports show that out of 215 workrooms examined at seasons when the out-door temperature was 70 degrees or less, 71 per cent of these at temperatures of 73 degrees or over and 29 per cent at temperatures of 80 degrees or over. For further information on this subject we refer you to Prof. C. E. A. Winslow, of the College of the City of New York.

### 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 Soap Rack.

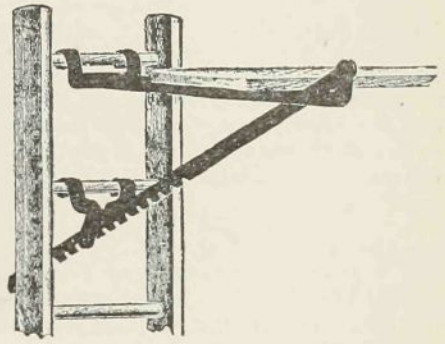
The Art Brass Company, of 299 West 134th street, is putting on the market something new in the way of a soap rack. Its distinctive feature rests upon the fact that it fits any pair of faucets in sinks or in the laundry trays, is handy



and utilizes space which usually goes to waste. It may be used for soap, dish cloths, brushes and other things. It has the advantage of being sanitary. It is inexpensive and has nothing about it to wear out.

#### A Quick Adjusting Ladder Bracket.

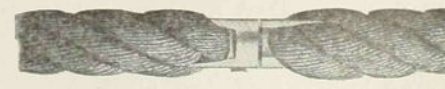
In buildings where there is always more or less ceiling or wall work in progress, especially in hotels and commercial structures, the time consumed in rigging up scaffolding is considerable. There is a device on the market manu-



factured by B. P. Hummelbaugh Manufacturing Co., of Elyria, Ohio, which is illustrated herewith. The distinctive feature of this device is that it is reversible, thus doing away with the necessity of changing the entire scaffold when a shift of position is necessary. It weighs only seven pounds and is strong enough to guarantee it against breakage in as much as it is made on high grade steel.

#### A Quick Rope-Splicer.

Every builder having to do with scaffold work and hoisting in general, also building managers who are troubled with oil-rotting idler guys in elevator shafts have long sought a quickly operating device for splicing rope in such a way as to make it absolutely secure. In this day when employers are liable for accidents befalling their employees



they cannot afford to take chances, and for that reason it would appear that the tension adjusting coupling being introduced by the C. W. Hunt Company, of West New Brighton, this city, would be worth investigation. The coupling is so made that it will not slip over sheaves.

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Building Construction and Building Management  
in the Metropolitan District

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## TABLE OF CONTENTS

(Section One.)

Cost of Government in New York City:	
Henry Bruere .....	873
Make Real Estate Ownership Desirable;	
Samuel Strasbourger .....	875
Lien Law Amendments .....	876
The Week at Albany .....	877
Chimney Smoke .....	877
Unit Costs; Charles F. Noyes Co. ....	878
Advertised Legal Sales .....	894
Advertisers, Classified List .....	3d cover
Attachments .....	900
Auction Sales of the Week .....	892
Building Loan Contracts .....	900
Building Management .....	878
Building Material Market .....	883
Chattel Mortgages .....	900
Current Building Operations .....	902
Departmental Rulings .....	900
Directory of Real Estate Brokers .....	897
Foreclosure Suits .....	896
Judgments in Foreclosure Suits .....	898
Leases .....	887
Lis Pendens .....	898
Mechanics' Liens .....	899
Orders .....	900
Personal and Trade Notes .....	902
Real Estate Sales of the Week .....	884
Real Estate Notes .....	887
Satisfied Mechanics' Liens .....	899
Statistical Table of the Week .....	882

The Board of Aldermen might obtain some valuable information concerning the effect of high taxes and other matters of public policy if, instead of merely passing an ordinance forbidding city employees to reside outside the State, it made a thorough investigation of the reason why so many persons on the city's payroll have thought it expedient to live in the suburbs.

A bill introduced at Albany by Senator Patten at the request of Borough President Connolly of Queens would enable the city to credit property owners with the cost of legally authorized street pavements constructed by private contract. At present the acceptance of the city of such pavements does not relieve property owners from assessments when the pavement is worn out and the city itself puts down another.

The Board of Estimate on March 6 authorized Borough President Miller of The Bronx to cause to be removed all building encroachments beyond the street lines on Third avenue from the Harlem River to Fordham road, on Washington avenue from Third avenue to Fordham road and on Tremont avenue from Webster avenue to Boston road. After a public hearing on March 25, the Borough President on April 15 issued a notice that the encroachments in question must be removed within thirty days of that date. At a conference of property owners, held last Tuesday in the office of Albert E. Davis, it was resolved to call a meeting for next Monday evening at Muller's Bronx Casino with a view to organizing property owners to test the legality of the Board of Estimate's resolution. If there is any real doubt about the position taken by the board toward building encroachments, it is rather curious that the big property interests along Broadway and Fifth avenue did not undertake to settle it.

### The Taxpayers' Rebellion.

The attempt which is now being made to form a more comprehensive and representative organization of the taxpayers of New York has been meeting with a great deal of success. During the past week the accessions have been very large, and it is evident that the new association will be supported by practically all the large property owners of New York. It is necessary, however, that the association should represent more than the large New York taxpayers. It is being organized at the present moment because a political campaign is approaching which will result in the election of a mayor and a board of estimate, who will govern New York for four years. It is absolutely necessary that the question of municipal expenditures and taxes should be made an issue in this campaign and that public opinion should be fully informed as to the grave dangers of the existing situation, and that no candidate should be elected to any responsible office who is not pledged to the exercise of the most rigid economy.

In order to accomplish this result the new association will need two weapons. It will need money to spend so that the necessary publicity work can be effectually performed, and it will need to control so many votes that the election of any candidate who proves to be indifferent to the necessity of economy will be compromised. For this reason a large membership is needed all over the city, but particularly among the small property owners in the outlying boroughs. It is men of this kind who have always remained indifferent to the attempts to organize New York taxpayers, but without their co-operation the political effectiveness of the association will be very much diminished. As soon as the association is fairly on its feet a systematic attempt should be made to secure the support of this class in the community, and if the attempt is vigorously and intelligently made there is no reason why it should not be successful.

A city can begin to economize, particularly in its capital expenditures, without doing any damage to the public service. The past fifteen years have necessarily constituted a period of heavy investment in permanent improvements. When the various municipalities of the old metropolitan district were consolidated into Greater New York an immense amount of constructive work had to be done in order to bind these scattered districts together. The intervening water courses had to be bridged and tunneled. The long distances to be traversed and the immense concentration of traffic required the building of subways of unprecedented capacity. In these and in many other respects New York needed a thoroughly modern equipment, which could not be provided unless the city was willing to appropriate enormous sums for their purchase.

But as a result of the work of the past fifteen years the same necessity no longer exists, for these huge capital expenditures. Of course much remains to be done by way of taking care of the needs of a constantly increasing population. New school houses must be built, new parks purchased and laid out, and additional street improvements must be undertaken. But it remains none the less true that the very expensive constructive work has been done or has been arranged for. No new bridges are necessary. The subway problem is settled. Provision has been made for a water supply sufficiently large to meet the increase in population during the next two generations. The time has come when the amount of capital expenditures can be very much diminished

without injuring the growth of the city or doing anything to cause its population inconvenience and loss. A period of quiescence and recuperation should follow after this period of costly but necessary expansion.

All that real estate and its owners need is a little breathing space. If it could be relieved of any increase in taxes for three or four years a wholesome adjustment to existing burdens, heavy as they are, would soon take place, and real estate would again begin to increase in value. Population and business are increasing steadily and the increase will have its former effect on real estate values just as soon as the enlargement of the tax-rate is checked. As soon as prices begin to increase the city will again be in a position to undertake a more liberal policy of improvements, because it will have larger taxable assets from which to pay for them. But as long as real estate values are stationary or diminishing, rigid economy is obviously imposed, because under such conditions an increase in taxation must be derived from capital rather than from income. The present rate of expenditure is nothing short of suicidal and must necessarily be checked. Property owners will have an opportunity to check it during the coming electoral campaign, and they will not have another such opportunity for four years.

An additional indication that the present system is breaking down is furnished by the constantly increasing prices which the City of New York is obliged to pay for the money it borrows. Time was when a bond of the City of New York bearing three per cent. interest could be sold at par. At present it seems doubtful whether a bond bearing four and a half per cent. interest could be sold at par. This does not mean that investors do not expect that New York will not meet its obligations. It merely means that New York has issued more of its securities than the money market could well absorb, and from this point of view, also, economy is imposed upon the city, particularly as regards capital expenditures. It must borrow less for a period long enough to restore its credit at least to a four per cent. basis, for a continuance of past profusion would impose an intolerable burden on the future prosperity of the city.

### The Amusement Center of the Metropolis.

It is good news that certain members of the Public Service Commission, including the chairman, seem to favor the location of the express station of the Broadway subway at 42d street. If any other action is taken a serious mistake will be made, which will be the cause eventually of an immense amount of inconvenience to the public. There is only one argument against such a location of the express station that can be considered sufficient, if true, and that is the argument originally advanced, that the situation of the station at 42d street would involve insuperable difficulties of planning. We understand, however, that this argument is no longer advanced. An entirely practicable plan has been prepared that will provide for the handling of the necessities of all the passengers on the various lines without congestion or inconvenience.

The plan proposes to create an underground plaza at the lower end of Times Square which will permit the freest possible movement of traffic in every direction, and which will be furnished with an abundance of outlets to every part of the square. An arrangement of this kind does not cause congestion. It relieves congestion by providing a really sufficient safety valve. Of course no arrangement which the sub-



way engineers can make will diminish the concentration of traffic which necessarily results from the fact that so many thousand people will want to reach or leave destinations in and about Times Square at the same time. A location of the express station six blocks farther north will not in the long run appreciably diminish it. The fact will remain that by far the larger number of passengers on the express stations will want to get off at 42d street, rather than 48th street, and that all of these people will have to change from an express to a local in order to reach their destination.

The only practicable alternative is that of fairly facing the necessarily enormous concentration of traffic at this point and of providing for it at any necessary expense. And there can be no doubt that the provision will have to be made on an unprecedented scale. The number of passengers using the existing station do not afford the slightest indication of the number of passengers that will be carried to and away from this point after the new system is completed. Quite apart from any increase in population the improvement in the means of communication will stimulate the patronage of the places of amusement in and around the square. No form of business is capable of being so completely centralized as the business of providing for popular entertainment; and after the new system is complete many thousand people all over the metropolitan district who now patronize local theatres and restaurants will yield to the superior seductions and greater brilliancy of the larger resorts in Manhattan.

**THE WEEK IN REAL ESTATE.**

Large transactions comprised the bulk of the dealing in the real estate market during the week, with a number of ordinary transactions making up the total. A notable sale was that of the new 13-story apartment house at the northwest corner of Park avenue and 82d street. It has been taken over by a new corporation. The Fullerton-Weaver Company, which built this house, has made a number of distinct improvements on Park avenue. The company is now erecting a fine apartment house at the southeast corner of the avenue and 66th street and before many months it will improve the northwest corner of the same streets with a large apartment house. These buildings accentuate the fine improvements that began in Park avenue several years ago and which give promise of extensive continuance. Another sale that attracted attention was that of the dwelling at 21 West 53d street, by Mrs. Florence C. Eno Graves. The block on which this dwelling stands is one of the choice residential blocks south of Central Park; and it is not likely that business will capture the same for a long time to come, inasmuch as the owners of property there have agreed to maintain the character of the block intact until 1925. Taken as a whole there was very little investment feature to the dealing of this week. Some fine apartment houses changed hands, but exchanging was a phase of the dealing. Probably the best speculative transaction of the week was the sale of a large plot in the Dyckman tract for improvement with apartment houses. The Nathan Hale apartment house, at a Fort Washington avenue corner and which was given in payment for the old Academy of Music site in Montague street, Brooklyn, a few weeks ago, was sold during the week and other property was given in payment.

A mortgage loan for \$105,000 on the property at the southeast corner of Sixth avenue and 47th street calls at-

tention to the improved quality of real estate in that thoroughfare. The owner bought the property in 1907, for \$91,000 at auction. It is a 4-story building, on a lot 22.6x70. Of course, the numerous modern improvements in the intersecting streets, together with the general northward march of business on Manhattan Island, has had much to do with the increment that is shown in this instance.

The sale of 451 to 455 Pearl street, near William street, marked a transaction of which there are very few in that part of the city. Several weeks ago there was a sale and resale of an old building in New Chambers street, which was an innovation in the vicinity. The latest sale would seem to show prospects of considerable activity to come consequent on the selection of the new civic center nearby. The leasing of Dolan's old restaurant site on Park Row, adjoining the southeast corner of Beekman street, for a term of 60 years, to Thompson, a restaurateur of Chicago, was another notable downtown transaction. The old building has been razed and a 3-story structure is replacing it. Park Row is one of the best thoroughfares in the city for an all night restaurant business and the fact has a great deal to do with strong rentals there for that class of trade.

**No Law for Chimney Smoke.**

*Editor of the RECORD AND GUIDE:*

With reference to the prosecution of Mr. Richard Deeves by the Health Department of this city, it seems to me an outrage that, in order to have such a question determined it was necessary for Mr. Deeves to be subjected to all the ignominy of appearing in a police court, and being held in bail; and while in the police court, pending the signing of the bail bond, that he should have been subjected to arrest.

In my interview with the representative of the Corporation Counsel's Office permanently assigned to the Department of Health, he informed me that there had been no written opinion by any court on this subject. That in most cases, if not in all cases, the requirements of the department had been complied with. It is evident from our experience that criminal prosecution is employed to procure a civil remedy, and we are not at all surprised that owners spend the few hundred dollars necessary to comply with these unlawful requirements of the Board of Health, rather than subject themselves to the ignominy of arrest and trial in a criminal court.

THORNTON EARLE.

New York, April 23.

**AN ANNOUNCEMENT.**

**Concerning the Publication of the Judgments and Municipal Improvements.**

With the current number, the Record and Guide discontinues the publication of the judgments and satisfied judgments filed in the County Clerk's office. The considerations which led to this step are in themselves interesting as evidence of the notable change which has been taking place in the real estate business under the influence of the general introduction of tall buildings.

When the real estate business was essentially a brokerage business, even the biggest of the men engaged in it were as a rule satisfied to keep tabs on the credit standing of a few "names," which could be done by glancing over the judgments and other "records." Today, when every real estate house of any consequence has in its charge the management of a number of big and costly buildings, for the financial prosperity of which it is re-

sponsible, the sort of credit information that used to be sufficient is no longer adequate.

Placed where they must themselves pass on the desirability of intending tenants of valuable space, real estate men subscribe to the service of commercial credit houses. In other words, credit records have been specialized out of modern real estate offices, and the attention formerly given to them is given to, for example, such expert and highly technical records as are described by the Charles F. Noyes Company in our Building Management Department this week. The discontinuance of the judgments and satisfied judgments will enable us to give more space to matters of practical value.

Another departmental change in the Record and Guide which, we hope, will increase the usefulness of the paper affects the news relating to municipal improvements. The publication of this in full was undertaken before the Borough Presidents now in office had instituted radically new methods of publicity with respect to local board meetings and calendars. The Information Bureau, originated in The Bronx by President Miller and copied in the other boroughs, justifies us in replacing the detailed index method of treating public projects with more readable and, under existing circumstances, more valuable descriptive news summaries.

**BOARD OF ESTIMATE.**

**Filtration Project Reported On.—Roeb-ling Street Assessment Reduced.**

Comptroller Prendergast announced at the meeting of the Board of Estimate, Thursday, that the sub-committee of engineers to which was referred the application of Commissioner Henry S. Thompson, of the Department of Water Supply, Gas and Electricity, for a bond issue to cover the cost of constructing a filtration plant at the Jerome Park reservoir, has completed its report, and, that the matter would be in the hands of the board by Friday. The committee, it was learned, favors the construction of the filtration plant, which will cost, with the necessary connections and the acquirement of necessary real estate, in the neighborhood of \$7,500,000. A minority report will be presented, however, which will question seriously the necessity of constructing a plant at all.

The board took steps to have the New York City Railways Company resume operation of a trolley line across the Madison avenue bridge to 138th street and Mott avenue, which the company discontinued when the board notified it that the line was being operated without a franchise. H. P. Nicolls, chief of the franchise division of the board, submitted a petition from 300 property owners declaring the service necessary.

**Roebling Street Assessment.**

A committee reported on the appeal of Brooklyn women for relief from the assessment for the widening of Roebling street for the Brooklyn approach of the Williamsburgh bridge, recommending a reduction of the tax on abutting property from 10 per cent. to 3 per cent. Property owners appeared before Mayor Gaynor a few weeks ago in support of a bill which had been put through the Legislature placing the cost of the improvement on the city at large.

The Mayor said that he would veto the bill because it struck at home rule, but that the property owners should have appealed to the Board of Estimate. He appointed Borough Presidents Steers, Connolly and Miller a committee.

The committee, with President Miller

dissenting, reported to the board in favor of an assessment of 25 per cent on the city, 20 per cent. on Manhattan, 52 per cent. on Brooklyn and 3 per cent. on the abutting property owners. This will reduce the average assessment on the latter class from an average of \$34.43 per foot to between \$8 and \$9 a front foot. The cost of the proceeding was \$830,253.60, of which local property owners, under the original assessment figures, would have had to bear \$83,025.36.

The Board also selected a site at the new Seaside Park at Rockaway for "Smiling Joe's" \$250,000 hospital.

**Court House Plans in Competition.**

The architectural plans submitted in competition for the new court house are on exhibition at the Fine Arts Building in 57th street—every one of them, including the winner—so that the public can see what the problem was which the three members of the jury had to decide. Take the Lowell plan away, and it might have been a very difficult matter to choose between the American skyscrapers and the Greek temples which predominate among the other designs.

With only one round building among them all, and with a site which a round building will fit as no other ever would, it is not at all surprising that the judges chose Lowell's. It was the chance in a million for a round building, a chance which American architects had long been waiting for, in order to design an American coliseum. When the opportunity came they forgot. "If I had only thought," said they all. Lowell was the one who did not forget.

Beautiful buildings are included among the designs—tower buildings like Butler and Morris's, Murchison and Greenley's, and Sire and Kaufman's, massive Roman buildings, like York and Sawyer's, buildings with a university feeling like Griffith & Wynkoop's, and those after the order of the Municipal Building. Walker & Gillette, Trowbridge & Livingston's, Cass Gilbert's, Lafarge & Morris's, George B. Post & Son's, Arnold W. Brunner's, Magonigle's and the rest—all are chaste conceptions creditable to New York.

**Central Purchasing Agency.**

Comptroller Prendergast has asked for a hearing by the Committee on Affairs of Cities in the Senate and Assembly on the Cullen-Coughlin Bill, which provides for the establishment of a central purchasing department for the City of New York. He has been assured that such a hearing will be given. The Comptroller has been informed that the only opposition to the bill has been entered by the Police Department of the City of New York. The reason given for the opposition by the Police Department is that the establishment of the central purchasing agency "would be an over-centralization which would not operate in the interest of efficiency." The bill has the support of the Chamber of Commerce, the Merchants' Association, and practically all civic organizations which are interested in the improvement of New York City's business methods.

**Chimney Smoke.**

(Continued from page 877)

simply because some adjoining owner pleased to erect a nine-story tenement house or a skyscraping office or loft building alongside.

This is a very important decision; but there should be some statute or provision in the building code to cover the situation, just as there is now a rule for supporting adjoining buildings when excavations go ten or more feet below the curb; so in erecting a new building provision should be made for maintaining the draft of flues on lower properties.

# 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
	April 18 to 24	April 19 to 25
Total No.	151	197
Assessed value	\$7,186,500	\$16,062,850
No. with consideration	17	12
Consideration	\$704,600	\$618,400
Assessed value	\$955,000	\$612,500
<b>Jan. 1 to April 24</b> <b>Jan. 1 to April 25</b>		
Total No.	2,599	3,039
Assessed value	\$157,681,412	\$247,483,345
No. with consideration	350	280
Consideration	\$17,069,295	\$13,598,477
Assessed value	\$16,173,962	\$20,150,650

**Mortgages.**

	April 18 to 24	April 19 to 25
Total No.	73	120
Amount	\$1,144,979	\$2,779,676
To Banks & Ins. Cos.	14	40
Amount	\$417,000	\$1,620,306
No. at 6%	30	35
Amount	\$192,439	\$231,176
No. at 5 1/2%	4	4
Amount	.....	\$110,000
No. at 5%	14	38
Amount	\$338,000	\$1,135,500
No. at 4 1/2%	4	19
Amount	\$84,000	\$843,500
No. at 4%	.....	.....
Amount	.....	.....
Unusual rates	.....	.....
Amount	.....	.....
Interest not given	25	24
Amount	\$530,540	\$459,500
<b>Jan. 1 to April 24</b> <b>Jan. 1 to April 25</b>		
Total No.	1,693	2,027
Amount	\$69,371,811	\$121,318,615
To Banks & Ins. Cos.	403	454
Amount	\$38,260,850	\$83,894,671

**Mortgage Extensions.**

	April 18 to 24	April 19 to 25
Total No.	32	36
Amount	\$1,003,500	\$3,109,250
To Banks & Ins. Cos.	9	16
Amount	\$460,500	\$2,527,000
<b>Jan. 1 to April 24</b> <b>Jan. 1 to April 25</b>		
Total No.	682	855
Amount	\$30,140,335	\$24,901,510
To Banks & Ins. Cos.	251	276
Amount	\$18,849,900	\$18,994,500

**Building Permits.**

	April 19 to 25	April 20 to 26
New buildings	21	22
Cost	\$1,155,200	\$3,313,425
Alterations	\$150,580	\$384,815
<b>Jan. 1 to April 25</b> <b>Jan. 1 to April 26</b>		
New buildings	210	279
Cost	\$22,279,085	\$41,246,875
Alterations	\$3,335,089	\$4,029,411

**BROOKLYN.**

**Conveyances.**

	1913	1912
	April 16 to 23	April 18 to 24
Total No.	466	477
No. with consideration	49	26
Consideration	\$178,815	\$171,205
<b>Jan. 1 to April 23</b> <b>Jan. 1 to April 24</b>		
Total No.	7,742	7,743
No. with consideration	573	448
Consideration	\$4,029,348	\$4,028,248

**Mortgages.**

	April 17 to 23	April 18 to 24
Total No.	351	425
Amount	\$1,231,546	\$1,540,520
To Banks & Ins. Cos.	75	95
Amount	\$476,850	\$500,000
No. at 6%	211	259
Amount	\$610,015	\$860,060
No. at 5 1/2%	50	48
Amount	\$218,550	\$185,660
No. at 5%	70	96
Amount	\$354,775	\$410,800
Unusual rates	2	1
Amount	\$3,200	\$1,000
Interest not given	18	21
Amount	\$45,006	\$83,000
<b>Jan. 1 to April 23</b> <b>Jan. 1 to April 24</b>		
Total No.	5,488	5,832
Amount	\$20,351,079	\$23,832,267
To Banks & Ins. Cos.	1,309	1,360
Amount	\$8,308,343	\$9,781,823

**Building Permits.**

	April 18 to 24	April 18 to 24
New buildings	113	323
Cost	\$705,943	\$1,337,775
Alterations	\$116,826	\$122,668
<b>Jan. 1 to April 24</b> <b>Jan. 1 to April 24</b>		
New buildings	1,316	2,056
Cost	\$10,406,888	\$14,513,213
Alterations	\$1,180,916	\$1,305,069

**QUEENS.**

**Building Permits.**

	April 18 to 24	April 19 to 25
New buildings	130	116
Cost	\$477,270	\$373,630
Alterations	\$24,913	\$12,785
<b>Jan. 1 to April 24</b> <b>Jan. 1 to April 25</b>		
New buildings	1,547	1,525
Cost	\$4,669,153	\$5,616,425
Alterations	\$366,897	\$322,060

**RICHMOND.**

**Building Permits.**

	April 18 to 24	April 19 to 25
New buildings	43	13
Cost	\$50,370	\$102,900
Alterations	\$5,525	\$3,275
<b>Jan. 1 to April 24</b> <b>Jan. 1 to April 25</b>		
New buildings	266	261
Cost	\$423,692	\$1,209,288
Alterations	\$68,407	\$121,569

**New Buying.**

There is significant buying along the lines of the new subways. Lexington avenue is the favorite section, but the Bronx and Brooklyn branches are showing a more vigorous disposition to discount coming big transit readjustments.—R. E. Board of Brokers' Bulletin.

—Home mortgages are among the soundest investments. Usually the home owner will not let go until he is torn loose by adverse circumstances of the severest kind and when the other fellow walks the floor—you don't have to.—R. E. Board of Brokers' Bulletin.

—The number of dark public halls in tenements in New York City was reduced from 17,093 to 13,579 last year. The number of tenement rooms without windows was reduced from 50,500 to 23,788.

**BUILDING MATERIALS AND SUPPLIES**

**Administration's Whip Hand Over Politicians and Big Business in Tariff Debates Keeps Up Optimism—Building Outside of New York Active.**

Prices Holding Firm, Despite Light Demand, Owing to Low Mill Supplies and Shortage of Steel.

**C**ONDITIONS which have depressed the New York building material market for the last three months are changing. The first indication of this shift in temperament was discovered when it was shown that the steel companies were in receipt of orders sufficiently large to give April a fair showing from the East in building requirements, notwithstanding the delay caused by floods. Another reason for a more optimistic sentiment among building material interests was found in the continued demand for lumber, which, contrary to steel, reflects the building temperament of the suburbs. In Newark there was reported to be a slight shortage in brick supply, which is also the case of certain kinds of lumber, notably spruce and oak. Throughout East Jersey there was an advance of fifty cents a thousand for spruce lath and select common brick was reported to be slightly stiffer, although here in New York the demand was so light as to make current prices of \$7 to \$7.25 weak at top.

Consumers of building materials have doubtless been waiting for the recent depreciation in the eastern building field to bear prices, but the supplies at the mills are so low that no decrease in prices seems likely, even though the market fails to continue the strengthening tone it revealed this week. On the floor of the Building Material Exchange there was a decidedly optimistic sentiment, based largely upon the fact that the administration's tariff revision program, calls for prompt action and that there seems to be good grounds for expecting this business disturbing matter to be safely out of the way by the time the building season gets its full momentum. Construction interests here believe that the money market will continue to hold firm so long as Washington shows a disposition to hold a whip hand over politicians and big business interests.

In considering the much-talked-of depression in building material circles during the first quarter of 1913, it is significant that the total contemplated expenditure for construction of buildings under permits issued in various cities for the first quarter exceeds that of any previous year. Of 139 cities reporting in March 88 showed increases, but owing to the large decreases in New York and Boston the total of all is only \$84,129,150, as against \$86,256,800 last year. The falling off is slightly greater as compared with 1911, and the decline from 1910 reaches over \$10,000,000. For Greater New York the comparison is between \$17,905,881 and \$27,049,988, with the bulk of the loss in Manhattan. The cities outside of New York, 138 in number, show a total of \$66,223,000, against \$59,206,812 in 1912 and \$70,538,776 in 1911. The cities of Elizabeth and Newark are among the 22 in the middle section showing greater activity than was recorded a year ago.

All the sections or groups show an aggregate prospective outlay for 138 cities, exclusive of New York, of \$156,000,000 for the three months of 1913, as against \$136,509,463 in 1912, and a total of a little in excess of \$140,000,000 in 1911. New York's results for the corresponding period are \$43,804,100, \$52,200,557 and \$40,461,336.

**BRICK KILNS RESUME. Several North River Plants Reopen for 1913 Season—Demand Light.**

**W**HILE there are numerous barge loads of brick at various docks consigned to dealers, the movement of this commodity into buildings is moderate. On Tuesday of this week there were 73 boat loads of brick available in the wholesale market where they were bringing from \$7 to \$7.25 in a dull market. Three plants, one at Dutchess Junction, and others at Haverstraw, resumed operations this week and are using about the same capacity as last year or about one-half the maximum output.

The outlook for the season is for a moderate demand although conditions may change in this respect when the steel mills begin to throw back some of their capacity now largely devoted to railway fabrication under forced orders and the effect of pending tariff revision on building materials can be gauged. If the administration's plan for speedy action on this measure is consummated it is probable that the brick market will attain a normal pace by about the middle of July.

There is a fair supply of brick in sheds up the river still available to take care of the market's requirements for the next six weeks or until new brick begins to come into the market.

Official transactions for North river common brick during the last week with records covering the corresponding week last year follow:

1913.		
	Arrived.	Sold.
Monday	6	2
Tuesday	7	5
Wednesday	10	8
Thursday	6	8
Friday	9	4
Saturday	7	11
Total	45	38

Condition of market, dull. Prices, Hudson river (basic), \$7 to \$7.25. Raritan river, \$6.87½ to \$7.12½. (Wholesale dock N. Y. For dealers' prices add profit and cartage). Newark (yard), \$8.25. Left over, April 12—65.

1912.		
	Arrived	Sold.
Monday	12	8
Tuesday	17	17
Wednesday	1	7
Thursday	16	8
Friday	10	11
Saturday	14	6
Total	70	57

Condition of market, strengthening. Prices, Hudsons, \$6.50 to \$6.75. Raritan, \$6.50 to \$6.75. Left over, April 20—67.

Newark reported a little shortage in the supply of brick this week, although there had been no change in quotations of \$8.25 per yard for ordinary run of brick. For select Hudson rivers the price ran a little higher. The general demand for brick was moderate.

**STEEL FABRICATORS ACTIVE. Local Interests Expect Subway Requirements to Fill Depletion Here.**

**S**HOULD there be, for any reason, a depletion of steel orders during the next few months in this market, the steel requirements for the subway probably will make up for any possible shortage, according to views expressed by steel mill representatives this week. Fabricators supplying this market said this week that they were busy and that April shipments probably will exceed specifications booked. The lull that was reported during the last two weeks has given way to new orders and in the interim they have had an opportunity to catch up with some of their back orders.

Wire interests report a continuance of very satisfactory conditions, specifications being made in good volume and regularly. In the immediate vicinity of New York there is a falling away in building contracting of 25 per cent., as compared with this period last year, but in the West there is a slightly improved outlook; crop conditions are encouraging and are stimulating improvements.

The Record and Guide was asked this week regarding the possible effect the action of the steel companies in throwing much of their capacity into railroad bridge fabricating to take care of the demand for new bridges in the flooded districts will have on the building material situation. This cannot have any possible effect upon current business because most of the steel as used in buildings in this district during April and May has already been fabricated. There is a possibility, however, that building orders to be delivered in June and July may be subject to slight delay, but there is sufficient reserve capacity to take care of all requirements even should subway contracts develop between now and then. Prices are not expected to advance, but iron pipe may move up should certain conditions arise.

The wire trade, which experienced an unexpected advance of \$1 a ton just before the floods, reports, the new prices much more generally upheld them heretofore. In sheet steel, shading of \$1 a ton was reported in the heavier lines.

**LATH GENERALLY HIGHER. Prices of All Lumber Hold Firm Despite Light Demand.**

**T**HE lumber market showed the stiffest attitude of all departments in building materials this week. In Newark the price of spruce lath has advanced fifty cents a thousand. Here in New York the wholesalers report lath in scant supply with very few cargoes afloat. Strong prices will probably continue to rule for some time to come. Cargoes are being sold from \$4.40 to \$4.50 for good standard slab lath. Some shipments have moved at figures stronger than these. Spruce in general is strong. Random spruce is quoted at \$22.50 for narrow and short up to \$27 and \$28 for large sizes.

The Penobscot River mills are already starting up, the largest plant on the river, that of the Eastern Manufacturing Company, having begun sawing on Monday, April 7, while all of the other mills on the river will be in full operation on or before May 1. Local commission houses are inclined to believe that if Eastern rivers hold to a good driving stage, bringing the logs now in the rivers down to the mill booms, there will be a fair average supply, even if the demand holds up to the high pressure of one year ago.

Hemlock is quoted at \$24.50 base price for Pennsylvania stock at local points, and at these figures there appears to be no pressure to sell on the part of the mills and no special enthusiasm for buying on the part of the mills and no special enthusiasm for buying on the part of the yard men. They are not inclined to place round lot orders, preferring to wait until the exact relation between supply and demand defines just what the market is to be when the full tide of spring buying starts in. Very little hemlock is coming this way from the East by vessel, as the demand throughout New England for the past year has been sufficiently strong to keep all Northern and Eastern products at mill points well cleaned up.

North Carolina pine has passed through another month of strong demand and moderate production, so that the mills are still well over-sold, particularly on rough stock. Shipments that had been delayed by scarcity of vessels are now coming forward freely, as the mills find no difficulty in securing an adequate supply of tonnage, as many of the small coasting vessels have come out of winter quarters and are seeking charter.

Long leaf yellow pine is moderately active, and the mills are showing some tendency to meet the views of buyers in the matter of price, and this may result in starting some shipments in this direction that would have come long ago but for the high range of prices prevailing, coupled with vessel rates that range from \$1.50 to \$2 per 1,000 above normal figures.

White pine is moderately active and very firm in the selling price, the box grades being particularly strong and in scant supply, both in the West and in Canada.

Plain and quartered oak, mahogany, good native birch, Western maple and wide poplar being most in the limelight, with Tennessee red gum perhaps making more progress toward general favor than any other class of stock.

Wholesalers kept the wires hot between this city and New Orleans this week to ascertain the volume of damage done by the breaking of the levee between Vicksburg and Greenville and the districts in Sharky and Isaquena counties. It is feared that all hardwood lumber mills in Washington and Warren counties were also damaged. No definite word was received regarding the extent of the lumber damage, but most of the districts in the lower Mississippi Valley had much hardwood lumber in pile, which, it was feared, has either floated off or has been soaked with water and mud. If this proves to be the case sharp advances in hardwoods may be expected.

**BETTER INQUIRY FOR LIME. Outlook for Plaster Market Considered Better.**

**T**HE general market for lime and plaster seems to be stronger in tone, prices being held firm. The diminished volume of new construction work during the first quarter now gives promise of little more strength, but whether this is temporary or an indication of increasing activity in this department none of the lime interests were prepared to say this week. Reports from the kilns are to the effect that about the same capacity used last year is being worked at present, but some agents here are inclined to look upon the future market with considerable optimism because of the splendid building movement in the West.

**PORTLAND CEMENT EASY. E. B. Goode, Jr., Takes Local Management for Lehigh Company.**

**C**EMENT is easy and quotations are generally held firmly. The mill stocks are a little heavier than two months ago, owing to the temporary falling off in demand in New York and vicinity and the tie-up of freight following the recent floods did not help matters much in this particular.

One of the recent developments in the local distributing market was the appointment of E. B. Goode, Jr., as manager of the New York office of the Lehigh Portland Cement Company, of 261 Broadway, succeeding in that department H. A. Brocas, the well-known lime man, who, following the death of Hiram Snyder, temporarily assumed the sales management of both the Kelly Island Lime & Transport Company's and Lehigh Portland Cement Company's products in this territory. The development of both of these commodities under Mr. Brocas' management was so great as to make it impractical for him to continue the management of both departments, hence the elevation of Mr. Goode, who was formerly a salesman for the Lehigh Company. Mr. Brocas will continue to manage the New York office of the Kelly Island Lime & Transport Company, at 103 Park avenue, while the offices of the Lehigh Cement Company will be continued as heretofore in the Smith-Gray Building at Broadway and Warren street.

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**THE WEEK'S REAL ESTATE NEWS**

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

Apartment Houses Formed the Bulk of the Week's Dealing.

Our news columns show extensive dealing in apartment houses throughout the upper half of Manhattan this week. There were signs of approaching summer lethargy. The Bronx contributed a large corner property to the week's total of dealing. Brooklyn still continues active and private dwellings and two-family houses appear to be in good demand there. Staten Island was the scene of a large sale, a famous old hotel having been bought together with extensive riparian rights on the harbor.

The total number of sales in Manhattan this week was 40.

The number of sales south of 59th street was 13 against 14 last week and 21 a year ago.

The sales north of 59th street aggregated 27 compared with 18 last week and 23 a year ago.

From The Bronx, 17 sales at private contract were reported, against 13 last week and 26 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was \$900,230, compared with \$1,445,765 last week, making a total since January 1 of \$1,926,772. The figure for the corresponding week last year was \$1,926,772, making the total since January 1, 1912, \$16,800,438.

58TH ST.—Chas. P. Barkley sold to Alex. Smith Cochran, of Yonkers, N. Y., the 4-sty dwelling, on a lot 20x100.5 at 23 West 58th st, between 5th and 6th avs. Mr. Smith owns 24 to 28 West 59th st, the old Alhambra apartment house, abutting.

10TH AV.—Louis W. Mayer sold through David Vogel 368 10th av, at the northeast corner of 31st st, a 3-sty tenement house with stores, on a lot 24.8x60.

**Manhattan—North of 59th Street.**

HAMILTON PL.—The Braude-Papae Co. sold to the Domain Realty Co. the vacant plot, 81.4x 66.5x irregular, in the south side of Hamilton pl, 135.8 ft east of Broadway. The buyer will improve the plot with a store, loft and office building and a moving picture theatre. The property faces the 137th st subway station.

62D ST.—Margaret Boylan sold through the Duross Co. 159 West 62d st, a 5-sty tenement house, on a lot 25x100.5, between Columbus and Amsterdam avs.

69TH ST.—Samuel D. Hollis sold through Pease & Elliman 105 West 69th st, a 4-sty and basement dwelling, on a lot 19x100.5, 43 ft. west of Columbus av.

70TH ST.—Jos. F. A. O'Donnell bought through Adolf Cohn from Virginia Danziger and Moses J. Sneedaira 320 to 326 East 70th st, four 4-sty tenement houses with stores, on a plot 100x100.5, between 1st and 2d avs.

71ST ST.—Jos. Paterno sold for the owners to the Campagna Construction Co. 230, 232 and 234 West 71st st, three 3-sty and basement brownstone front dwellings, on a plot 60x100.5. The sellers were respectively Rebecca M. Laidlaw, Mary L. Seyd and J. W. Westerfield. The purchasing company has recently completed an apartment house opposite the site just bought.

72D ST.—Earle & Calhoun sold for Mrs. Lucy A. Ledwith 248 West 72d st, a 4-sty and basement dwelling on a lot 20x102.2, between Broadway and West End av.

83D ST.—John Bolton Simpson sold 117 East 83d st, a 3-sty brick building on a lot 25x102.2. The seller had owned the property since 1900.

89TH ST.—George Baker and Arnstein & Levy, acting as the Excelsior Holding Co., bought through Geo. Ronger from Laura Heilner 311 West 89th st, a 3-sty and basement dwelling, on a lot 20x100.8. This property will be added to the plot at 313 to 317 West 89th st, which is owned by the buyers. They now control a plot 80x100.8, between West End av and Riverside drive. The buyers will probably erect on the combined site a 12-sty apartment house.

93D ST.—O'Reilly & Dahn sold for Charlotte Rosekrans to Ennis & Sinnott 159 East 93d st, a 3-sty and basement dwelling, on a lot 14x 61.5, 36 ft. east of Lexington av.

94TH ST.—Rudolph J. Schaefer sold 9 East 94th st, a 4-sty and basement dwelling, on a lot 20x100.8, 190 ft. east of 5th av.

95TH ST.—Frederick Zittel & Sons sold for Maria L. James to Wm. Colgate 164 West 95th st, a 3-sty dwelling, on a lot 17x100.8. The buyer also owns 158 to 162, adjoining, and he now holds a plot 68x100.8.

120TH ST.—Mrs. Ada Sultan sold 110 West 120th st, a 3-sty dwelling, on a lot 18.10x100.

133D ST.—Chas. R. Protze sold through J. B. Wood to J. Laing 119 West 133d st, a 5-sty flat, on a lot 19x85x99.11.

145TH ST.—Clover Construction Co. sold through Hayden & Co. 346 and 348 West 145th st, two 3-sty dwellings, on a plot 32.5x106x irregular, between Edgecombe and St. Nicholas avs. Alterations will be made to the property. Stores will be installed and a moving picture theatre will be made in the rear with a seating capacity for 300 persons.

160TH ST.—Jerome C. Geiger, in conjunction with L. T. Alton, sold for Lowenfeld & Prager 547 and 549 West 160th st, a 6-sty apartment house, on a plot 44x100.

178TH ST.—Chas. Meisel sold 659 West 178th st, a 3-sty and basement dwelling, on a lot 12.6x 100, between Broadway and Wadsworth av.

183D ST.—Mrs. Alice Eaton sold to John Katzman the vacant plot, 170x74.11, in the north side of 183d st, 100 ft. west of Amsterdam av. The buyer will improve the plot with two apartment houses. The plot is part of the old farm that was purchased by Mrs. Eaton's father more than 60 years ago, and this is the first sale of the property since that time. Mrs. Eaton still owns both the adjoining corner of Amsterdam and Audubon avs, each a plot 100x 74.11.

BRADHURST AV.—The estate of Patrick Skelly sold to Lowenfeld & Prager the northeast corner of Bradhurst av and 149th st, a vacant plot 50x100. Forming part of the same sale was the southeast corner of Washington av and 165th st, Bronx, a plot 96x96. The buyers gave in payment 391 and 393 Central Park West, at the north corner of 99th st, two 6-sty apartment houses, on a plot 78x100.

BROADWAY.—The Sutherland Realty Co. sold through Wm. A. Darling & Son to the Maze Realty Co. the southeast corner of Broadway

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**PRIVATE REALTY SALES.**

**Manhattan—South of 59th Street.**

MADISON ST.—The Lawyers Mortgage Co. sold through Chas. Wolinsky and Jos. Roberts to Sigmund Levine 352 Madison st, a 5-sty tenement house, on a lot 23.6x94.11, near Scammell st.

MERCER ST.—Lewis Freedman sold 79 Mercer st, a 6-sty loft building, on a lot 24.10x100, between Broome and Spring sts.

PEARL ST.—Michael Bacci bought through Nicholas F. Walsh and A. H. Matthews from the estate of John Matthews 451 to 455 Pearl st, old 3-sty buildings, on a plot 38x87x79x37, in the west side of the street, 17.8 ft north of William st. Extensive alterations will be made to the property by the new owner.

10TH ST.—J. Adler sold through David Chenken to David Greenberg 207 East 10th st, a 3-sty dwelling, on a lot 25x94.10, 125 ft east of 2d av. The buyer has resold.

10TH ST.—Douglas Robinson, Chas. S. Brown Co., in conjunction with E. H. Ludlow & Co., sold for the estate of Francis M. Bacon 20 and 22 West 10th st, a 4-sty dwelling, on a plot 42x100.

18TH ST.—John Peters sold for Margaret Meyer to Bernard W. Kelly, 304 East 18th st, a 3-sty and basement dwelling on a lot 22x78.

34TH ST.—Dr. Geo. S. Youngling sold through Geo. B. Corsa to Dr. Robt. S. Bickley 455 West 34th st, a 3-sty and basement dwelling, on a lot 20.10x98.9. The buyer has been the tenant of the house.

37TH ST.—The estate of Saul J. Levey sold 52 West 37th st, a 4-sty and basement brownstone front dwelling, on a lot 21.6x98.9. The buyer is a well-known physician. Last November the property was bought, at auction, by Henry Moeller, a party in interest, for \$66,000.

43D ST.—The Faile estate sold to an operator, who resold to Mrs. Mary L. Willoughby, of Boston, 106 West 43d st, an old 3-sty dwelling, on a lot 22.6x100.5. The buyer will reimprove the site with a 6-sty bachelor apartment house. Adjoining is the Elks Club house and abutting is Childs' restaurant in 42d st. John Durand was the broker.

47TH ST.—The estate of Harriet Hayden sold through Pease & Elliman to Henry G. Trevor 5 East 47th st, a 4-sty and basement dwelling on a lot 25x100.5, 150 ft east of 5th av. The buyer will remodel the structure into a 6-sty business building with store.

53D ST.—Mrs. Florence C. Eno Graves sold through Douglas Robinson, Chas. S. Brown Co. to Henry F. Shoemaker 21 West 53d st, a 5-sty dwelling, on a lot 23x100.5, in the north side of the street. The buyer owns and occupies 26, opposite. E. S. Willard & Co. represented the buyer.











MAYER S. AUERBACH, Real Estate, formerly of 71-73 Nassau st, has moved to 30 East 42d st.

ERNEST M. VICKERS, POLIZZI & CO., negotiated the sale of the tenement house at 335-37 East 118th st for A. Baur, who took title last Wednesday.

THE ROFFLER CONSTRUCTION CO. is the buyer of the dwelling at 52 East 78th st, reported sold recently by Mary R. Haines, who gave the property in part payment for the Aronare Apartment house at 504 to 510 West 111th st.

THE J. ROMAINE BROWN CO. was the broker in the sale for the Simbar Realty Corporation, Meyer Solomon, president, of half the block front on Fort Washington av at the northwest corner of 161st st, to the Hilliard Construction Co., Irving Judas, president.

ALFRED B. STONE has succeeded to the real estate business of his father, the late Burke Stone, who for many years was the leading broker in Bronxville, Westchester County. Burke Stone died about two weeks ago. The firm name now is Burke Stone, Incorporated.

MILLER, M'MANN & DONLEY were the brokers in the lease of the property at 306 Madison av, for Jos. H. Mahan to Chas. McPherson, for a term of 19 years and 3 months. Mr. McPherson represents the Johnson-Billings-Brady syndicate.

THE LEASE closed in the latter part of 1911, whereby the firm of Einstein, Wolff & Co. agreed to take over the 12-sty loft building erected by Mrs. Louisa M. Gerry on the site of the old Hoffman House annex was recorded on Apr. 18 and shows that the lessees will pay a rental of \$83,250 a year for the property. The lease is for 20 years from last February.

THE VYSE ESTATE PROPERTY OWNERS' ASSOCIATION will hold a public meeting on May 5, at the Superior Theatre, 172d st and Southern Boulevard, for the purpose of urging the establishing of a subway station of the Lenox av branch at 172d st, Bronx. It is desired that all property owners interested in this part of New York City, whether members of the association or not, will attend. The point mentioned is the center of a rapidly growing section and the nearest station is from 5 to 6 blocks either north or south of that point.

EDWIN GOLDSMITH has become a member of the real estate firm of A. L. Mordecai & Son, who have removed their offices from 135 Broadway to 30 East 42d st. The firm will retire from the brokerage branch of the business and confine their activities to the buying and selling of real estate and building on their own account and under contract for others. The offices of the following concerns with whom the Mordecais are associated have also removed their offices to the 42d st address: The Alleendale Building Co., the Allenel Construction Co., the Montana Construction Co. and the Realty Mortgage Co.

BONDHOLDERS in Henry Corn's defunct Real Property Holding Co. have incorporated at Albany the 84 Fifth Avenue Corporation and the 110 Fifth Avenue Corporation, each with a capital of \$5,000, to take over the properties of those locations. The incorporators recently acquired several of the properties of the Improved Property Holding Co. which were sold in foreclosure proceedings. The parcel at 84-90 5th av, northwest corner of 14th st, consists of an 11-sty loft building on plot 103x100. A 10-sty building 158.4x92 occupies the site at 110-112 5th av, northwest corner of 16th st.

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THE 1913 LAND TAX bills have been completed by the Finance Department and are now ready for distribution. Payments, however, cannot be made before May 1, when the first half of the bill or the whole tax may be paid, thus receiving a rebate on the second half, which is not due until November, at the rate of 4 per cent. premium. Failure to pay the first half of the tax during May, however, will add interest on the amount due from May 1, at the rate of 7 per cent. per annum.

**DUPONT TAKES TITLE.**

Equitable Site Is Now His in Fact.

T. C. Dupont, of Delaware, who is the head of the company that bought the site of the old Equitable Building, bounded by Broadway, Nassau, Pine and Cedar streets, took title to the same yesterday. The transaction was closed in the office of the Equitable Life Assurance Society, at 165 Broadway, when Mr. Dupont paid over \$8,000,000 in cash and securities. A mortgage for \$20,500,000 accompanies the transfer. It is the largest mortgage ever recorded in connection with a single plot in this city. A 30-story office building will be built on the Equitable site. The mortgage bears interest at the rate of 4 per cent. a year. When the building is completed the total property will represent an investment of \$30,000,000. The title stands in the name of the Equitable Building Company.

The Thompson-Starrett Company has the contract to erect the building. The Equitable Building Company was incorporated at Albany during the week, with a stated capital of \$400,000.

**Assessment Area to be Enlarged.**

William Vincent Astor and Richard Howland Hunt have petitioned the Board of Estimate for relief from assessment in the matter of the proceeding title to White Plains road, from a point near old Unionport road to a point near Thwaites place, and to the area between Bronx Park East and White Plains road south of Bear Swamp road, Borough of The Bronx. A hearing will be held on May 29.

Engineer Lewis reports that this proceeding was authorized on December 30, 1909, and was amended on May 4, 1911. It relates to about one-half mile of White Plains road, which here has a width of 100 feet. The petitioners allege that the street is designed to correct an error in the original plan and that a width of 60 feet would be ample for the needs of the abutting owners; that the assessment district includes a smaller area on the westerly side than on the easterly side, with the effect of relieving from assessment land owned by the city within the limits of Bronx Park; and that the street was laid out in order to secure an improved alignment for the rapid transit system.

Both petitioners cite the White Plains road proceeding in the section north of Morris Park avenue where, under the provisions of the rule adopted in 1902, the City assumed 40 per cent. of the expense. Neither of the petitioners refers to the proceedings relating to those portions of the street between Morris Park avenue and the East River, where the entire expense is to be assessed locally. It is understood that the policy of the Board does not permit of placing a portion of the expense upon the city at large in cases other than where the improvement is unmistakably of a metropolitan character, and that this feature does not apply to the improvement now under discussion.

Engineer Lewis says it might be practicable to recognize local benefit in this case to a greater extent than heretofore planned, and he recommends that, after giving a public hearing, the assessment district be enlarged to include a greater area.

**Property Valuation in Great Cities.**

The total assessed valuation of taxable property in 184 cities having a population of more than 30,000 each was \$26,059,387,438 in 1910. Of this total, \$17,491,117,653, or 67.2 per cent., was in eighteen cities which have a population of more than 300,000. The assessed valuations in some of the largest cities are shown as follows (a report from a United States Census Bureau):

New York, \$8,322,958,952; Chicago, \$848,994,536; Philadelphia, \$1,458,851,880; Boston, \$1,409,479,723; Jersey City, \$241,561,118. Real property: New York, \$7,044,192,674; Chicago, \$603,022,875; Philadelphia, \$1,457,108,534; Boston, \$1,118,992,100; Jersey City, \$184,481,409. Personal property: New York, \$312,644,825; Chicago, \$208,607,727; Philadelphia, \$1,743,346; Boston, \$278,471,478; Jersey City, \$16,347,760. Other property reported: Chicago, \$37,363,934.

Basis of assessment: New York, Philadelphia, Boston and Jersey City, 100 per cent.; Chicago, 33 per cent. In order to make a comparative calculation, therefore, it is necessary to multiply the above totals for Chicago by three.

**Strengthening the Banking Standard.**

By a decision of the Court of Appeals handed down the question of the liability of stockholders of a defunct banking institution, which has been argued in the courts for the last thirty years, has been finally settled. In accordance with this decision, all stockholders of institutions which are liquidated through the State Banking Department are liable to depositors for a full 100 per cent. of the amount of stock at par held. This ruling, it is expected, will have far-reaching influence in strengthening the banking standard of New York State.

**1913 Tax Bills Payable.**

Half the real estate taxes and all the personal taxes are payable in May. If the second half of the real estate tax is paid at this time, a rebate at the rate of 4 per cent. per annum is granted until Nov. 1, when the second half will be payable. On June 1 interest will be charged at 7 per cent., from May 1, on unpaid taxes due in May.

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## Suburban Long Island.

The striking feature of the suburban real estate situation just now is the number of new municipal improvements of the City of New York that are having a direct influence on Long Island real estate. To the casual observer it would seem that the city's course was invidious in its favoritism to the suburban area of Long Island east of the city line; but as a matter of fact the city is entirely indifferent in the premises. It is simply carrying on great municipal projects to increase the quick accessibility between Manhattan, Brooklyn and Queens; and while Nassau County may go hang, so far as New York City is concerned, the fact is every transit improvement between the three boroughs mentioned redounds as well to the benefit of Nassau County.

Every new subway route in Brooklyn and Queens will make all parts of those boroughs more accessible to the Long Island railroad stations in Brooklyn and at Jamaica; and consequently prospective residents in the suburban area will have their desire to live in well populated parts of Nassau County quickened. The level parts of this county, especially, will be aided inestimably because the most important divisions of the Long Island Railroad pass through those parts. The vast level stretch extending from Rockville Centre, on the Montauk division to Hempstead, on the main line of the railroad is undergoing a growth and development that prophecy failed to foresee a decade ago. The Long Beach division, too, is through its electrical operation, reclaiming for homeseekers hundreds of acres between Oceanside and the beach. A new station is about to be erected at Oceanside and many new houses are in course of construction.

Among the great contributing causes to the steady activity of the Long Island real estate market are the plan to build a 160-foot wide boulevard from the city line through central Long Island to Montauk Point; the projected subway routes through Brooklyn and Queens; the plan to run cars between 10th avenue in Manhattan and Jackson avenue in Long Island City, by way of the Queensboro Bridge; and the imminent operation of the loop between the old Brooklyn Bridge and Manhattan Bridge. All of these improvements mean a wider distribution of population and an indirect benefit on the adjoining suburban county, which is Nassau.

## The New South American Market.

Investigations made at the direction of Secretary Knox indicate that after the Panama Canal is open the American manufacturer can sell at least \$50,000,000 worth of goods each year to the countries of the west coast of South America more cheaply than the people of those countries are now purchasing the same articles from Europe. This list includes cotton and woolen goods to the amount of \$17,000,000, machinery, carriages and hardware and similar articles, \$14,000,000, and coal and coke, \$11,000,000; pharmaceutical articles, chemicals, print paper, shoes, canned goods, furniture, cigarettes, cigars and mineral waters.

A great deal of this trade will of course come to New York, and together with the new domestic trade from the West, via the New York State Barge Canal, and the stimulation from subways, start a most remarkable era of real estate prosperity in this country.

## Rational Utilization of Coal.

Power for April contains on page 445 an article by F. E. Junge on the subject of the rational utilization of coal, in which he states that inferior grades of coal, which would hardly be worth transporting to industrial centers are used in Germany at the mouth of the mines in coal ovens by producers. The gas is used in gas engines for producing high tension electric current and innumerable byproducts are obtained from the tar residues. The article describes the practice followed abroad and it gives interesting details to show the wonderful economic results obtained by these processes. It is an article that any one at all interested in industrial economics will read with a great deal of interest.

## The New United States Income Tax.

The tax is to be collected through the internal revenue division of the Treasury Department, which now collects the taxes on tobacco, cigars, liquors, oleomargarine and similar objects of internal revenue. The Commissioner of Internal Revenue will have direction and supervision over the collection of the income tax. He likewise has been in charge of the collection of the corporation tax for the past four years. Mr. Cobell, Commissioner of Internal Revenue, has found that the corporation tax was the easiest of all taxes to collect.

The Commissioner will be required to issue forms and regulations for the collection of the income tax, and these regulations will indicate in everyday language, and very specifically, just how and where the tax must be paid and upon what it is to be paid. The regulations will indicate clearly who are to make returns and pay the tax direct to the Government and those whose incomes are not to be returned by themselves, but which are to be collected at the source.

The tax will be payable at the office of the Collector of Internal Revenue in the district where the individual paying the tax resides, providing the individual pays his tax direct.

That portion of the tax which is to be collected at the source must be paid in the district in which that source of payment resides. Corporations will pay to the Collector of Internal Revenue in the district where they are situated.

Payment at the source must be made in the case of all income which have a fixed annual basis. This is provided for in the paragraph of the bill which says that "all persons, firms,

corporations, copartnerships, companies, joint stock companies, or associations and insurance companies, in whatever capacity acting, including lessees or mortgages of real and personal property and others having control of the payment of interest, rent, salaries, wages, premiums, annuities, compensation, remuneration, emoluments, or other fixed or determinable annual gains, profits, and income, exceeding \$4,000 for any taxable year, other than dividends on capital stock, who are required to make and render a return in behalf of another, as required by the income tax law, shall deduct and withhold from such annual income such sum as will be sufficient to pay the normal income tax proposed to be imposed."

The income must be fixed and determinable, and must extend over the period of an entire year, in order to be collectible at the source.

## LAW DEPARTMENT

### An Agent's Compensation.

Editor of the RECORD AND GUIDE:

One of our clients asks that we ascertain from you whether he is liable for a commission under the following circumstances:

A owns a building in this city and up to February 1st employed B as agent to manage the property, paying him 2½% for the performance of all duties as agent. While agent, B renewed the store lease at \$1,200, made a new lease for one lot, one year at \$660, and renewed the 2d, 3d, 4th and 5th lots for one year at various rents, leases beginning February 1st, 1913 and ending February 1, 1914.

Two days before February 1, 1913, A decided to change agents and withdrew the property from B's charge. B now sends a bill for commission for 2½% on all leases as though made by an independent broker.

Will you kindly inform us if A is liable for commission in this case or if B's services were the ordinary duties of his agency for which he was paid. It may have some bearing on the matter that B sold the property to A about 6 months ago and that he remained as agent since July or August last.

B had no written contract, but was employed verbally in the usual way to take charge of the property.

Answer: We believe it is the custom of the real estate trade to include all commissions to which an "agent" is entitled in the agreed upon collection commission, and this custom is sanctioned by the courts.

The claim for a brokerage, implied when a stranger to the property and the owner effects a letting, is merged into the fixed arrangement, when arising between "agent" and "owner." But this is only a presumption, or custom, at the most, throwing the burden of proving it not the intent of the parties upon the agent. —Editor.

### Who May File a Mechanic's Lien.

The right to file a mechanic's lien is personal and non-assignable. In deciding the case of the Tisdale Lumber Company vs. the Read Realty Company, the Appellate Division of the Supreme Court, Second Department, made these remarks concerning mechanics' liens:

"This action was brought to foreclose a mechanic's lien which was filed by the plaintiff as the assignee of Joseph B. Tisdale. The lien was claimed for materials Tisdale had sold to the defendant Cooper, and which were used in the construction of buildings upon lands of the Read Realty Company. It appears that Cooper has also filed a lien upon the same premises, and in his answer he demands that his lien be foreclosed.

"The right to file a mechanic's lien is a personal right limited to the person performing the labor or furnishing the material, and is not assignable. The transfer of the claim in suit therefore did not carry with it the assignor's right to acquire a valid lien. This has been the construction given to similar statutes for many years. The language of the statute limits the right to acquire a lien to persons performing the labor or furnishing the materials, and it must be construed in accordance with its terms; and the contention of respondent that the Legislature by using the words 'and includes his successor in interest' in the first subdivision of section 2 of the present Lien Law intended to permit a lien to be filed by an assignee cannot be sustained.

"The language defining the term 'lienor' is as follows: 'The term "lienor" when used in this chapter means any person having a lien upon property by virtue of its provisions, and includes his successor in interest.' A 'successor in interest' within the meaning of this term as used in the statute is one who succeeds to lienor's rights under valid notice of lien already filed, by assignment or otherwise. In other words, the assignor must have an existing lien before he can have a 'successor in interest.'

"The suggestion that Tisdale had an 'inchoate lien' and that plaintiff is his 'successor in interest' is without merit. There is no such thing as an 'inchoate' mechanic's lien."

### Covenants.

Where a tract of land is divided into building lots and a plan exhibited, showing the prospective purchasers of the streets and lots thereof, and such purchasers are induced to buy the lots by and in reliance upon representations, either public or private, that all conveyances would contain protective restrictions of a designated character and purpose, it is held in *Sanford v. Keer* (N. J.) 40 L. R. A. (N.S.) 1090, that the restrictive covenants inserted in the conveyances of the lots in accordance with these representations, constitute a general or neighborhood scheme, and may be enforced between the lot purchasers *inter se*.

MORRIS PARK AT AUCTION.

Will Be the Largest Real Estate Auction Sale in History.—Will Begin May 31.

The action of the Banking Department of the State of New York, in authorizing the sale of the Morris Park Race Track, has cleared the way for what will be the largest real estate auction sale in the history of this or any other city.

The property, comprising 3,019 city lots, or about 260 acres, is to be sold on the premises by Joseph P. Day and J. Clarence Davies, beginning May 31. Some idea of the size of the property and what its sub-division and development will mean to The Bronx, may be gathered from the fact that it measures nearly a mile from north to south, and over half a mile from east to west—nearly half the size of Central Park. Its total street frontages on the thoroughfares already established by the city amount to about 14 miles. For weeks a force of several hundred men has been at work opening and grading those streets on which this work had not already been done, and before the sale these improvements will have been completed throughout the property, and title to every street ceded to the city.

Other Big Sales.

Some further idea of the size of this offering is to be had from comparison with other large auctions. The Ogden Estate sale in 1907 covered 1,000 lots in the West Bronx and extended over three days. The former Dyckman Estate sales, including practically all of what is now the Dyckman section, probably ranked as the largest, in the aggregate, of any auction of Manhattan and Bronx property, but those sales were spread over a period of three years, so that the sale of Morris Park, on several successive days, will easily take first place in point of magnitude in the history of realty selling.

Banking Claims.

The interest of the Banking Department of the State of New York, in the Morris Park sale, concerning which there has been not a little curiosity, is due to the desire of the Banking Department to convert speedily into cash the assets of the defunct Carnegie Trust Company and Northern Bank. A large part of these assets are tied up in the Morris Park property, and while these might be converted into cash by methods of private selling, Superintendent Van Tuyl has felt that the quick realization possible under an auction sale, will be more advantageous to all parties concerned.

At the office of the State Banking Department in New York City yesterday, it was said that there was no justification for the impression widely current that the connection of the state's name and the use of the state seal in connection with the Morris Park sale involves any usurpation of authority—although the practice of addressing the people of the state in realty auction announcements has apparently become popular within the last fortnight. The decision to sell the Morris Park property under the hammer, the Banking Department says, has the approval of the Supreme Court and was reached only after a long consultation on the part of the state authorities and counsel for the various interests in the defunct financial institutions. The announcements concerning it have been made with the full endorsement of Governor Sulzer and Superintendent Van Tuyl, and with the approval of Attorney-General Carmody, George W. Egbert, Deputy Superintendent of Banks in charge of the Carnegie Trust Co. in liquidation; Frank M. Patterson, counsel for the Superintendent of Banks as liquidator of the Carnegie Trust Co.; Charles A. Horne, Deputy Superintendent of Banks in charge of the Northern Bank of New York in liquidation; Breed, Abbott & Morgan, attorneys for the Superintendent of Banks as liquidator of the Northern Bank of New York.

Without Reserve.

Messrs. Davies and Day in speaking of the sale yesterday, emphasized the importance of the foregoing facts.

"They mean," said Messrs. Davies and Day, "that the sole object of this sale is to convert real estate into cash and that every lot in Morris Park must be sold to the highest bidder. If there has ever been a sale of real estate to which the phrase 'absolute and without reserve' can be attached, this is it, and when desirable real estate is offered openly under these conditions, it is beyond the power of anyone to estimate the buying power back of the New York real estate market."

"There have been big sales in the past, but sales of this character have always ended with this buying power unexhausted. That, briefly, is why we have felt confident in taking up the vast undertaking involved in this offering of over 3,000 lots."

Real estate interests in The Bronx have heard with satisfaction the definite announcement that Morris Park is to be sold. With transit improvements now in operation, and others about to be made, the sub-division of this immense tract lying directly in the line of the growth of The Bronx, will have a highly beneficial effect, not only upon this property itself but upon a great deal of surrounding property and the whole area beyond.

Transit Facilities.

A glance at the map will serve to emphasize the importance of the phase of the situation. The two great transit arteries which now traverse this territory, are the New York, Westchester & Boston R. R. and the six-track Harlem River branch of the New Haven. Between the Morris Park stations of these two lines lies the Morris Park property, in effect a barrier, in its present shape, to the development of the territory beyond. Similarly with regard to the extensions of the present subway system, soon to be built up White Plains avenue and out Southern Boulevard and Westchester avenue. On the White Plains avenue road there will be a station within two blocks of the Morris Park prop-

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erty. Furthermore, taking the area between these two lines immediately beyond the Van Nest and the Westchester Village sections, it will be seen that over half of it is within the boundaries of Morris Park, so that the subdivision and opening up of that property to builders will have a stimulating influence over the whole of the intervening district between these two new lines.

Another illustration of how the uncertainty as to Morris Park's future has blocked the expansion of The Bronx is afforded by the Morris Park avenue trolley line which comes to an abrupt end at the westerly boundary of the Morris Park property. Now that the rapid development of the old race track is assured in connection with the coming auction sale, this trolley line is to be extended. Arrangements are now well advanced for the extension of the line through Morris Park avenue to Williamsbridge road. This will probably be done within the next month, placing the whole of the Morris Park property in direct communication with the subway terminus at West Farms.

### A New Railroad Station.

Other important transit improvements which are to be a direct result of the decision to sell Morris Park, will be the opening within a few days of the completed but never used Morris Park station on the New Haven's six-track line and the hastening of work on the connection between Westchester & Boston R. R. and the subway at 180th street near Bronx Park. Plans of the Public Service Commission make the connection between the two latter lines one of the extensions authorized under the dual subway system. This connection will, in effect, make the station at Morris Park on the Westchester & Boston a station on the present subway, wholly independent of the benefit which that section will derive from the new lines on White Plains avenue and Westchester avenue. The opening of the Morris Park station on the New Haven's six-track route will give that section direct connection with the whole of the east side elevated system.

These provisions of the transportation companies to anticipate what they feel will be the increased requirements of that part of the city only strengthen the impression of the casual visitor that Morris Park is ready to be added to the built-over district of The Bronx. To the south and west the built-up section comes to the boundaries of the property, and had it not been for the conditions surrounding the ownership of this tract for the last ten years, it is safe to say that its broad expanses would have been dotted with buildings before this.

When the elder Morris bought these 260 acres, then far out in the country, he must have had an eye to their future availability for something besides horse racing; for builders agree that it would be difficult to find in the five boroughs land better suited to their purposes. The elder Morris must have seen that this vast tract, not only level, but also high and well drained, had all the natural characteristics fitting it to become part of the greater city. Most of the transit facilities which it now enjoys were then not even on the map, but its location with relation to what were then the chief thoroughfares of that part of Westchester County and the knowledge that the growth of the city has been steadily to the north must have been determining factors with him—and he had the whole of what is now The Bronx and Westchester to choose from.

The 3,000 lots in Morris Park will be sold singly, and if past auction sales may be made a basis of judgment there will be plenty of buyers who will recognize the possibilities of this property fully as keenly as did the Morris.

### Subway Extension Asked.

Because of the protests of Jacob A. Cantor and others that they had spent considerable money in improving their property on Lexington avenue south of 42d street on the supposition that a subway was going through there, the Board of Estimate conference committee and the Public Service Commission will hold a public hearing next week on the question as to where the Lexington avenue subway shall be diverted into the present subway in Park avenue.

They propose that the Lexington avenue line be carried down that thoroughfare as far as 33d street and through that street to a connection with the Park avenue line.

### West Side Tracks.

The special committee appointed by the Merchants' Association to consider the Board of Estimate committee's report on the relocation of the New York Central tracks on the West Side of Manhattan, has made an inspection of the route covered by the plan, and on Monday held a conference with property owners.

The committee consists of Mr. Walter Stabler, chairman; Mr. George B. Francis, Mr. William E. Cleary, Mr. William Crawford and Mr. Francis L. Pruyn. The details of the plan were explained by the Board of Estimate's engineers.

### Broadway Subway Construction Soon.

The Broadway subway contracts of the New York Municipal Railway system will be advertised next week. They have been delayed for five days in order to give the Broadway merchants a chance to arrange dumps along the route which will obviate interruptions to traffic during the three and a half years of construction.

Chairman McCall told some of the merchants they could not have more than five days, as the Commission is very anxious to get to work on this part of the Broadway line.

The Fifty-ninth street sections are not yet ready to advertise, but, as this part of the line is to be only double-tracked, it will be finished before the Broadway main line.

It is expected the Whitehall-Montague street route, which will include the downtown Brooklyn-Manhattan tunnel of the New York Municipal Railway, will also be built in about two and a half years. Contractors have informed the Commission it will take less than three years at any rate, by the improved methods of construction now possible to employ.

Terminal plans at the Battery present the greatest engineering difficulties on this line, but they have been about worked out by the commission and B. R. T. engineers.

Part of the work on the Canal street spur of the Broadway line is now being done. The B. R. T. has bought the building at the northeast corner of Broadway and Canal street and is preparing to construct the track connection there, which will ensure a through train service for Brooklyn people via Manhattan Bridge to the uptown theatre and shopping districts of Manhattan. The plans are so elaborate here the cost will overrun the first estimates. The B. R. T. stands this expense.

### Damage Awards Confirmed.

The report of the commissioners in condemnation proceedings of the awards of damages, amounting to about \$3,200,000, for land required for the passage of the Fourth avenue subway through Fulton street, between Ashland place and the Flatbush avenue extension, was this week confirmed by the Supreme Court. The three commissioners were ex-Judge William B. Hurd, Arthur Somers and Eustace Conway.

About thirty separate damage parcels are involved in the awards now confirmed. The two largest awards were to the Realty Associates, owners of a building and corner plot at Fulton street and the Flatbush avenue extension, for which they were given \$826,250, which represents an increase in value of about 100 per cent. in a very short time. The next largest award was to former Supreme Court Justice Josiah T. Marean, who owned a building at 627 Fulton street, occupied by Silsbee's restaurant. He will receive \$234,631.11.

### AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Adversely 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 Apr. 25, 1913, at the New York Real Estate Salesroom, 14 and 16 Vesey st., and the Bronx Salesroom, 3203-10 3 av.

JOSEPH P. DAY.

\*Barclay st, 105-7, nec West (Nos 149-50), 43.1x83.4x—x81.8, 4 & 5-sty bk hotel; Helen S Dixon & A E Schaff, parties in interest. 132,000

\*Batavia st, 14, see New Chambers, 71-3.

\*Front st, 163, es, 32.5 n Fletcher, 25.7x 101.9x24.6x93, 5-sty bk & stn loft & str bldg; Waterman Bldg Co. 25,750

\*Front st, 166, ws, 52.9 n Fletcher, 16.6x 75.4x16.10x73.10, 5-sty bk loft & str bldg; Wm H Bedford. 19,250

\*Hudson st, 611, nwc 12th (No 317), 37x 24.6, 3-sty bk tnt & str; voluntary; bid in at \$21,500.

\*New Chambers st, 71-3, nec Batavia (No 14), runs nw54.11xn19.3xe25.11xn2.7xe26xs 62.6xw14.6 to beg, 2 4-sty bk tnts & str; due, \$17,615; T&C, \$713.13; Theresa Poggi. 18,200

\*Water st, swe Catharine sl (No 16), 40x 40, vacant; voluntary; E C Mulligan, party in interest. 7,000

\*West st, 149-50, see Barclay, 105-7.

\*3D st, 120 W, ss, 50 w Macdougall, 25x 100, 5-sty bk tnt & str; voluntary; bid in at \$22,000.

\*4TH st, 37-9 W, ns, 25 w Greene, runs n 94xw3xn2.5xw47x:96.5xe50 to beg, 2 4-sty bk & stn loft & str bldgs; partition; J E de Balaine. 50,250

\*11TH st, 358-60 W, ss, 187.2 e West, 44 x100, 1-sty bk stable & 3-sty bk tnt; voluntary; bid in at \$18,000.

\*17TH st, 37 W, ns, 360 e 6 av, 25x92, 7-sty bk loft & str bldg; voluntary; Jno H Dwyer. 110,000

\*17TH st, 37 W, ns, 94 e 1 av, 25x92, 4-sty bk tnt & str; voluntary; bid in at \$14,000.

\*18TH st, 114 E, ss, 250 e 4 av, 25x92, 4-sty & b stn dwg; A E Schaff, party in interest. 36,000

\*23D st, 106 E ss, 75 e 4 av, 25x98.9, 4-sty stn loft & str bldg, 2-sty ext; partition; Douglas Robinson & Chas S Brown Co. 106,000

\*30TH st, 7-9 E, ns, 164.6 e 5 av, 42.11x85 x—x82, 3-sty & b stn dwg & 3-sty stn bldg; voluntary; bid in at \$160,000.

\*68TH st, 170 E, see 3 av, 1164.

\*73D st, 503-5 E; adj to May 8.

\*73D st, 507 E; adj to May 8.

\*75TH st, 217 W, ns, 182.10 e Bway, 21x 102.2, 3-sty & b bk dwg; voluntary; bid in at \$24,500.

\*101ST st, 217 E (\*), ns, 325 w 2 av, 25x 100.11, 4-sty bk tnt & str; due, \$13,334.78; T&C, \$248.59; Harriett B Morse et al. 13,900

\*125TH st, 332 E (\*), ss, 375 e 2 av, runs s150xe30.2xn33xe6xn100xw25.6 to beg, 6-sty bk tnt & str; due, \$29,592.54; T&C, \$926.93; Bway Savg Int in City NY. 30,000

**\*166TH st, 435 E (\*)**, ns, 127.11 e Park av, runs n92xw99.6 to Park av (Nos 3402-6) xn78.3xe212.1xn49.11xe35xs121.11xw.01xs 5xw64.7xs90xw95.11 to beg, 1-2 & 3-sty bk mill; due, \$34,447.35; T&c, \$2,785.87; sub to a mtg of \$37,000; Jno G Dolson. 48,500

**\*170TH st, 394 E (\*)**, ss, 30.9 w Clay av, 16.11x74.4x16.8x74.4, 2 & 3-sty fr dwg; due, \$1,977.88; T&c, \$610.89; Paul Armitage. 4,600

**\*Amsterdam av, 151**, es, 50.2 s 67th, 25x 100, 4-sty bk tnt & str; voluntary; Jno C Foster. 26,750

**\*Andrews av, 2266**, es, 150.8 n 183d, 100x 100, 3-sty & b fr dwg; withdrawn. —

**\*Briggs av**, es, 121.6 s 198th, 25.1x—, vacant; due, \$1,636.65; T&c, \$27.45; Peter S O'Hara. 2,125

**\*Brook av, 1220 (\*)**, es, abt 95 s 168th, 25 x95, 1-sty fr dwg; due, \$575; T&c, \$325; Bessie Ronginsky. 4,000

**\*Central Park W**, nwc 108th, 100.11x100, 2 7-sty bk tnts; voluntary; bid in at \$260,000. —

**\*College av, 1273**, ws, 340 s 169th, 20x85, 2-sty fr dwg; due, \$5,418.62; T&c, \$171.44; Pheland Constn Co. 5,900

**\*Naegle av**, ss, 330 w Ellwood, 50x250, vacant; due, \$8,499.96; T&c, \$91.50; Wm A Knapp. 9,000

**\*St Nicholas av, 734**, 17x100, 3-sty & b bk dwg; voluntary; bid in at \$14,950. —

**\*3D av, 3704**, es, 52.7 n 170th, 26x100, 5-sty bk tnt & str; due, \$15,127.92; T&c, \$690.68; Henry Rubino. 16,275

**\*3D av, 1164 (\*)**, swc 68th (No 170), 25.5x 100, 2-sty bk tnt & str; due, \$17,180.17; T&c, \$336.80; Farmers & Manufacturers National Bank of Poughkeepsie. 37,500

**\*127TH st, 152 (\*) on map 152-4 W**, ss, 185 e 7 av, 27.6x99.11, 5-sty bk laundry; due, \$22,998.72; T&c, \$6,374.18; Geo W Silberhorn. 25,000

**\*137TH st, 213 W (\*)**, ns, 193 w 7 av, 19x 99.11, 3-sty & b stn dwg; due, \$13,766.72; T&c, \$156.83; Germania Life Ins Co. 10,000

BRYAN L. KENNELLY.

**\*Ludlow st, 19**, ws, 157.11 s Hester, 19x87, 6-sty bk loft & str bldg; due, \$23,660.15; T&c, \$359.25; Rosa Saberski. 24,400

**\*Union sq E, 30, or 4 av, 187 (\*)**, es, 128.6 n 15th, 26x125, 5-sty bk loft & str bldg; 1-sty ext; due \$107,861.38; T&c, \$1,800; Jno H Hicks. 50,000

**\*4TH av, 187**, see Union sq E, 30. —

JAMES L. WELLS.

**229TH st E**, nwc Paulding av, 95x114, Wakefield; withdrawn. —

**Boston rd, 1603**, ns, 120.4 w 173d, runs n 113.5xw21.11xn20.9xw61.1xs130.8x e 97.2 to beg, 2-sty fr dwg & vacant; partition; Jno L Meyer. 25,600

**\*Paulding av, nwc 229th**, see 229th E, nw c Paulding av. —

HENRY BRADY.

**\*Ft Charles pl E, sec Jacobus pl**, see Jacobus pl, sec Ft Charles pl E.

**\*Jacobus pl (\*)**, sec Ft Charles pl E, 13.8 x100x63.2x80, vacant; due, \$3,733.57; T&c, \$91.50; Park Mtg Co. 4,000

**\*25TH st W**, ns, 81 w 7 av, 6x98, part of 3-sty bldg; Jno B Clark. 100



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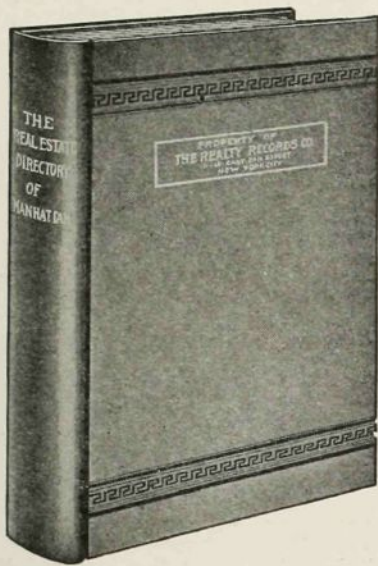
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Lenox av, 315—Samuel Pooley & Co.....G
Lenox av, 315—Henry Horden.....A
Lenox av, 1032—Phillip Lewishon.....K
Madison av, 315—Walter J Salmon.....C
Park av, 583—Cryder & Co.....C-K-L
West B'way, 345—Chas J Koss.....D
West B'way, 345—Chas J Cornell.....D
West B'way, 345—Max Goodstat.....D
West B'way, 345—Henry Cohen.....C-D-E
West B'way, 418-20—National Pad Co.....L
West End av, 205-13—White Co.....C
West End av, 205-13—I O Garage Co.....J

BRONX ORDERS SERVED.

Numbered Streets.
135th st, 214 E—Callan Bros.....K
187th st, sec Grand Concourse—T G & J L
Holland .....L
Named Avenues.
Morris Heights, Harlem River & 179th st—
Chas F Seabury & Co.....C
Washington av, 1397—Empire Photoplay Corp.A
Washington av, 1665—Dr A Krakowsky.....O
Washington av, 1693—Thorman & Harlow.....I
Westchester av, 768—Walter J Hall.....I
Westchester av, 1822—Esther Brill.....I
Willis av, 371—Pauline Levy.....C-G

BROOKLYN ORDERS SERVED.

Named Streets.
Amboy st, 435-7—Isaac Muss.....C-M
Amboy st, 441-5—Isaac Muss.....C-M
Ames la & 92d st—Ella H Silliman.....C-M
Bogart st, 55-63—National Cork Co.....A-F
Clinton st, 40—Edward Packard.....C
Columbia st, 147 1/2—Mary Genaro.....C
Ellery st, 204-6—Bklyn Union Gas Co.....A
Ellery st, 204-6—Janowitz & Nitzberger..A-C-G
Fulton st, 1285—Charles Betts.....C-M
Garden st, 58—Bklyn Union Gas Co.....A
Guernsey st, 85-7—Bklyn Union Gas Co.....A
Hendrix st, 650—Joseph Abramson.....C
Hendrix st, 656—Joseph Abramson.....C
Herkimer st, 396—Bklyn Union Gas Co.....A
Hope st, 155—Vincent Struogis.....C-E-F
Luquer st, 19—Jeremiah Shea.....C
Macon st, 117-9—Dr Eliz H Munci..A-B-C-D-F
Meserole st, 146—Jacob Starein.....C-G
Moore st, 91—Abraham Bernstein.....E
Powell st, 28—Morris Rudnick.....C-G
Powell st, 28—Martha Cherinchowsky.....C-G
Scholes st, 131—Felix Lusch Chocolate Co...G
Scholes st, 131—Laxer Bros.....A-F
Scholes st, 131—Skolnick & Saver.....G
Scholes st, 131—Henry & Alex Cohn.....G
Taafle pl, 298—Bklyn Union Gas Co.....A
Tillary st, 276—Garofalo Domenico.....C
West st, 184—Bklyn Union Gas Co.....A

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Named Streets.
Grand st (Maspeth)—Ingles Bros.....A-C-G
Mill's st, 45-59 (L I City)—Lexauer &
Lemke Iron Works.....A
Mill's st, 45-59 (L I City)—Ellen Tompkins.
C-E
Mill's st, 45-59 (L I City)—Star Silk Mills.
C-F-G
Young st, 208 (L I City)—Eliza McIntyre..C-M
Named Avenues.
Central av, 437 (Far Rockaway)—Helena W
Faber .....C
Jackson Boulevard (North Beach)—Edward
Roe .....A-K
Washington & Chester avs (Belle Harbor)—
Rev F J McMurray.....A
Woodward av, 883—Killian Schurker.....B
Woodward av, 883—Joseph Schmierer.....C

DISAPPROVED.
APPEAL 37 of 1913, New Building 1155 of
1912, premises west side Rogers avenue 40 feet
south of Newkirk avenue, Brooklyn, Thomas
Bennett, appellant.
Theatre; moving pictures.
APPROVED ON CONDITION that the centre
aisle be eliminated; that two (2) side aisles be
provided at least 3' 6" in width that a cross-
aisle, from wall to wall, at least 5' 0" wide, be
provided opposite the centre side-exit door;
and that no more than fourteen (14) seats in a
row shall be provided.

APPEAL 38 of 1913, New Building 58 of
1913, premises 11 and 13 West 116th street, Man-
hattan, V. Hugo Koehler, appellant.
Theatre; moving pictures.
APPROVED ON CONDITION that the last
row of seats on the orchestra floor be elimi-
nated; that two (2) additional side exits be
provided at points marked "A" and "B" on or-
chestra floor plan; that the courts be so graded
as not to require any steps at side exits; that
the last row of seats in the balcony be elimi-
nated; that the space between the rear wall
and the picture-booth and last row of seats be
at least ten feet eight inches (10' 8"); and on
the further condition that the fire escapes in the
courts be made to empty towards the street.

APPEAL 39 of 1913, Alteration 486 of 1913,
premises 256 West 145th street, Manhattan,
Messrs. Von Beren & La Velle, appellants.
Theatre.
Withdrawn by appellant.
APPEAL 40 of 1913, New Building 353 of
1912, premises 221-233 West 44th street, Man-
hattan, Henry B. Herts, appellant.
Theatre. Chases in front wall.
APPROVED.

APPEAL 41 of 1913, Fireproof shutter case 2
of 1913, premises west side Crotona place 284
feet southwest of Crotona place and 171st street,
The Bronx, Gillespie & Carrel, appellants.
APPROVED.
APPEAL 42 of 1913, Alteration 2829 of 1910,
premises Edison Power House, east side First
avenue, 38th to 39th streets, Manhattan, William
Weissenberger, Jr., appellant.
Omit fireproofing columns.
DISMISSED. (No adverse decision from
which to appeal.)

APPEAL 43 of 1913, New Building 116 of
1913, premises southeast corner 81st street and
Broadway, Manhattan, Thomas W. Lamb, appel-
lant.
Theatre.
DISAPPROVED.
APPEAL 44 of 1913, Alteration 430 of 1913,
premises Winter Garden, Broadway, Seventh
avenue and 50th street, Manhattan, W. Albert
Swasey, appellant.
Altering theatre front to provide small stores.
APPROVED ON CONDITION that all open-
ings in the brick wall separating auditorium
from stores and toilet-rooms on the orchestra
floor, except the toilet-room door, be bricked up
the same thickness as the wall; and on the
further condition that a self-closing fireproof
door be provided for the toilet-room door-opening.

APPEAL 45 of 1913, New Building 87 of 1913,
premises west side of 207th street 125 feet
north of Sherman avenue, Manhattan, Paul B.
La Velle, appellant.
Theatre.
Withdrawn by appellant.
APPEAL 46 of 1913, New Building 343 of 1912,
premises 126-132 West 46th street, Manhattan,
Messrs. Nast & Springsteen, appellants.
Pent house, ten per cent. area.
APPROVED ON CONDITION that the pent
house be constructed of fireproof materials
throughout.

APPEAL 47 of 1913, New Building 12 of 1913,
premises northwest corner 47th street and Broad-
way, Manhattan, Thomas W. Lamb, appellant.
Theatre.
Withdrawn by appellant.

BUREAU OF BUILDINGS.
BULLETIN NO. 9—1913.
Monthly Bulletin of Approvals, March, 1913.
MATERIALS OF CONSTRUCTION.
FIREPROOF TRIM.
The incombustible flooring composition manu-
factured by the PORPHYROLITE FLOORING
CO. of 34 West 33d street, city, is approved for
use as flooring finish and interior trim in build-
ings exceeding 150 feet in height.

ARCHITECTURAL TRIM.
The cast concrete stone manufactured by the
ARCHITECTURAL CONCRETE CO., at New
Village, N. J., is approved for use as architect-
ural trim as a substitute for brick or natural
stone. Brand mark consists of oval shaped des-
ign, with A. C. Co. impressed.
DATED, New York, April 1, 1913.
RUDOLPH P. MILLER,
Superintendent of Buildings.

BULLETIN NO. 10—1913.
MODIFICATION—SECTION 96, BUILDING
CODE.
In re Application No. 501, Alterations 1913;
premises, 718 Fifth avenue, southwest corner
56th street and Fifth avenue.
In the alteration of a five-story fireproof build-
ing occupied as stores in the first and second
stories and bachelor apartments on the upper
three floors, it is proposed to construct an
elevator shaft extending from the basement floor
to the under side of the third floor. The en-
closure walls of this shaft are to be of brick
eight inches thick, and the top of this shaft is
to be closed up with a reinforced 4-inch cinder
concrete slab. The installation of the elevator
in this shaft is to comply in all other respects
with the requirements of the Building Code and
the Elevator Regulations.

A modification of section 96 of the Building
Code is requested and hereby granted, to permit
this form of construction, inasmuch as this el-
evator is to be used only by the tenant occupying
the first and second floors, and to require the
shaft to be carried up to and through the roof
would result in the unnecessary loss of floor
space on the upper floors. Furthermore, no ad-
ditional fire hazard will be incurred.
DATED, New York, March 19, 1913.
(Signed) RUDOLPH P. MILLER,
Superintendent of Buildings.

APPEAL 36 of 1913, New Building 671 of 1912,
premises 33 West 51st street, Manhattan, J.
Riely Gordon, appellant.
Pent house; section 105.

APPROVED:
(Signed) E. V. FROTHINGHAM,
Acting President of the Borough of Manhattan.
Superintendent of Buildings.
April 1, 1913.

BULLETIN NO. 11—1913.
MODIFICATION—SECTION 125—PLUMBING &
DRAINAGE REGULATIONS.
In re Application No. 551, New Buildings,
1912; premises, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11
Vanderbilt avenue, 51-53 East 42d street and
52 East 43d street.

In a six-story store and office fireproof build-
ing, it is proposed to substitute for the open
shafts required by section 125 of the Plumbing
and Draining Regulations for the ventilation of
interior toilet rooms, a mechanical system of
ventilation, same consisting of metal ducts lead-
ing from each toilet room to an exhaust fan on
the roof, the ducts and fans being carefully
designed to produce a positive circulation of
air. All the mechanism is under the care of a
competent engineer whose duty it is to look af-
ter the entire mechanical equipment of the
building.

A modification of section 125 of the Plumbing
and Drainage Regulations is requested and
hereby granted to permit the substitution out-
lined above, inasmuch as the ventilation of the
toilet rooms under this system will be equally
as good as that required by the Regulations.
DATED, New York, Feb. 18, 1913.
(Signed) RUDOLPH P. MILLER,
Superintendent of Buildings.

APPROVED:
(Signed) E. V. FROTHINGHAM,
Acting President of the Borough of Manhattan.
Superintendent of Buildings.
April 1, 1913.

BULLETIN NO. 12—1913.
Modifications have been issued similar to
those reported in previous bulletins, as indi-
cated below:
BULLETIN NO. 20—1910.
Application No. 535. Alterations 1913; prem-
ises 73 West 88th street, 581-587 Columbus ave-
nue.

BULLETIN NO. 22—1910.
Application No. 59. New Buildings 1913;
premises 105-111 East 53d street.
Application No. 48. New Buildings 1913;
premises 106-108 East 52d street.
Application No. 393. Alterations 1913; prem-
ises 120 East 73d street.
Application No. 94. New Buildings 1913;
premises 401-407 West 114th street, 40-43 Morn-
ing-side drive.

Application No. 69. New Buildings 1913;
premises 1245-1259 First avenue.
Application No. 54. New Buildings 1913;
premises 424-434 Fifth avenue, 1-11 West 38th
street, 2-14 West 39th street.
Application No. 110. New Buildings 1913;
premises 106-108 East 52d street.
Application No. 117. New Buildings 1913;
premises 41-43 East 123d street.
Application No. 123. New Buildings 1913;
premises northeast corner Madison avenue and
33d street.

BULLETIN NO. 26—1910.
Application No. 237. Alterations 1913; prem-
ises 26 East 82d street.
Application No. 329. Alterations 1913; prem-
ises 580 Grand street.
Application No. 610. Alterations 1913; prem-
ises 122-126 Greenwich avenue.

BULLETIN NO. 28—1910.
Application No. 127. Alterations 1913; prem-
ises 484 West Broadway.
Application No. 3242. Alterations 1912;
premises 81 Second avenue.
Application No. 326. Alterations 1913; prem-
ises 111 West 48th street.
Application No. 321. Alterations 1913; prem-
ises 361 Greenwich street.
Application No. 502. Alterations 1913; prem-
ises, 2129 Second avenue.
Application No. 605. Alterations 1913; prem-
ises 259 West 126th street.
Application No. 515. Alterations 1913; prem-
ises 300-302 West 41st street, 635-637 Eighth
avenue.

BULLETIN NO. 35—1910.
Application No. 110. New Buildings 1913;
premises 106-108 East 52d street.
BULLETIN NO. 39—1910.
Application No. 614. New Buildings 1912;
premises 261-269 Ninth avenue and 400-406
West 26th street.

BULLETIN NO. 50—1910.
Application No. 18. New Buildings 1913;
premises 140-148 Lafayette street and 12-20
Howard street.
Application No. 64. New Buildings 1913;
premises 449 Washington street.
Application No. 69. New Buildings 1913;
premises 1245-1259 First avenue.

BULLETIN NO. 56—1912.
Elevator Application No. 14 of 1913; prem-
ises 116 West 22d street.
BULLETIN NO. 11—1913.
Application No. 551. New Buildings 1912;
premises 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11 Van-
derbilt avenue, 51-53 East 42d street and 52
East 43d street.
Application No. 550. New Buildings 1912;
premises Park avenue, east side, 49th-50th
streets.
Application No. 683. New Buildings 1912;
premises 108-124 Broadway, 2-16 Pine street, 13-
25 Nassau street and 70-84 Cedar street.
Application No. 79. Plumbing and Drainage
1913.

Application No. 105. Alterations 1913; prem-
ises, 50 Wall street.
Application No. 354. New Buildings 1912;
premises 222-230 West 45th street.
Application No. 133. Plumbing and Drainage
1913.
Application No. 148. Alterations 1913; prem-
ises 4-22 West 35th street and 1 1/4 to 9 West
34th street.
RUDOLPH P. MILLER,
Superintendent of Buildings.
DATED New York, April 1, 1913.

Application No. 105. Alterations 1913; prem-
ises, 50 Wall street.
Application No. 354. New Buildings 1912;
premises 222-230 West 45th street.
Application No. 133. Plumbing and Drainage
1913.
Application No. 148. Alterations 1913; prem-
ises 4-22 West 35th street and 1 1/4 to 9 West
34th street.
RUDOLPH P. MILLER,
Superintendent of Buildings.
DATED New York, April 1, 1913.

# CURRENT BUILDING OPERATIONS

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

## Architect for New Parish House.

Charles C. Haight, architect, 452 Fifth avenue, is preparing tentative plans for a twelve-story parish house to be erected by the Church of the Holy Communion, of which the Rev. Dr. Henry Mottet is pastor, on the easterly part of the church's property at the northeast corner of Sixth avenue and 20th street. The building will cover a frontage of about 80 feet with a depth of 60 feet, taking in 47-49 West 20th street. Two of the upper floors will be occupied by a gymnasium and adequate provision will be made for other branches of educational and social work. The estimated cost is placed at \$500,000.

## New Restaurant to Replace Dolan's.

Francis Hustace, of Montclair, N. J., now owner of Dolan's restaurant property at 33 Park Row, adjoining Beekman street, 23x85.11 feet, is having plans prepared by H. R. Wilson & Co., of 111 South Michigan avenue, Chicago, for a four-story store and loft building to replace the three-story structure now occupying the premises. John R. Thompson, of 186 North State street, Chicago, is the lessee, and in all probability will open a new restaurant there. The site is now being cleared.

## Broadway and 181st Street Taxpayer.

The Estate of Robert E. Westcott, 33 Wall street, will soon start the erection of a two-story taxpayer, 100x150 feet at Broadway and 181st St., from plans by Townsend, Steinle & Haskell, Broadway and 34th street. The first story will be used as a moving picture theatre, and the second floor for offices. The architects will call for bids on the general contract about May 15.

## Plans for Jewish School.

The Yorkville Jewish Religious School has had plans prepared by George Fred Pelham, Madison avenue and 42d Street Building, for a brick school to be erected at 123 to 125 East 85th street, on a plot 34x75 feet. It is not decided when operations will be started. Isaac Cohen, 132 Nassau street, is in charge.

## PERSONAL AND TRADE NOTES.

DAWSON & ARCHER, general contractors, formerly of 150 5th av, have moved to 15-17 East 40th street.

NEPTUNE B. SMYTH (INC.), contractors, have removed their offices from 1123 Broadway to 413 East 34th st.

MILTON McGUIRE, architect, formerly of 1123 Broadway, has moved to the Madison Avenue and 42d Street Building.

LORD & BURNHAM, architects, formerly of 1133 Broadway, have moved to the Madison Avenue and 42d Street Building.

FRED W. BURNHAM, builder, formerly of 5-7 East 42d street, has moved to the Madison Avenue and 42d Street Building.

JAMES P. WHISKEMAN, engineer, formerly of 39 West 38th street, has moved to the Madison Avenue and 42d Street Building.

GEORGE A. FREEMAN, architect, formerly of 39 West 38th street, has moved to the Madison Avenue and 42d Street Building.

FRANCIS G. HASSELMAN, architect, formerly of 39 West 38th street, has moved to the Madison Avenue and 42d Street Building.

J. C. LYONS SONS CO., contractors, formerly of 4-6 East 42d street, have moved to the Madison Avenue and 42d Street Building.

FRANK SEERY, builder, formerly of 1453 Broadway, has moved to the Madison Avenue and 42d Street Building.

H. P. WRIGHT & CO., contractors, formerly of 1123 Broadway, have moved to the Madison Avenue and 42d Street Building.

H. C. ROSELLE, architect, formerly of 1123 Broadway, has moved to the Madison Avenue and 42d Street Building.

HOWARD CHAPMAN, architect, formerly of 1123 Broadway, has moved to the Madison Avenue and 42d Street Building.

THE ANNESS & POTTER FIRE CLAY CO., formerly of 1 Madison av, is now located at 30 East 42d st. Phone, Murray Hill 3582.

JOSEPH DUKE HARRISON, of 542 Broadway, has submitted a plan for the Academy building to be erected at Kingston, N. Y.

**BUILDING CODE.**—The Building Committee of the Board of Aldermen will hold a hearing with reference to the terra cotta provision in the code next Monday afternoon at 2.30.

JANES & KIRTLAND, ranges and furnaces, have established new and larger quarters at 133-135 West 44th street, next door to Hudson Theatre, between Broadway and 6th av.

THE NATIONAL ERECTORS' ASSOCIATION, Walter Drew, Commissioner, C. E. Cheney, Secretary and Treasurer, will move to 286 5th av on May 1. Telephone, Madison Square 2612.

THE EQUITABLE OFFICE BUILDING CORPORATION of Manhattan, T. Coleman du Pont, Lewis L. Dunham, Ross A. Mackay, officers, filed papers of incorporation this week at Albany.

THE STANDARD IRON WORKS, formerly of 157-9 West 29th st, have moved to 540-550 West 58th st. On account of increasing business they have had to move to more commodious quarters.

FORDHAM STONE RENOVATING CO., who make a specialty of cleaning, repairing and painting the fronts of stone and brick buildings, have removed their offices from 1123 Broadway to 413 East 34th st.

**OWNERSHIP OF DRAWINGS.**—The new court house plans are by agreement to be regarded as instruments of service and to remain the property of Guy Lowell, the architect. Mr. Lowell is to have full charge of the superintendence of the work.

**METROPOLITAN LEAGUE OF SAVINGS AND LOAN ASSOCIATIONS.**—The annual meeting of the League for the election of officers and three trustees will be held in the offices of the Atlantic Association, No. 321 Court st, Brooklyn, on Saturday night, April 26, at 8 o'clock. Walter L. Durack, President.

HARRY SCHIFF has raised the flag over the steel frame of the 12-story apartment house he is erecting on the site of the house and grounds where Isador Straus lived, near Bloomingdale square. The "Celburne" has an exceptional location on three streets—Broadway, West End avenue and 105th street.

SARAH M. BUSH, widow of Rufus T. Bush, owner of vast property along the South Brooklyn waterfront, and mother of Irving T. Bush, present head of the Bush Terminal Company, and Wendell Bush, also interested in that concern, died on Tuesday in Chicago, when returning to her home in Brooklyn from a sojourn in California.

THE TECHNICAL SOCIETY OF THE PACIFIC COAST has elected as officers of the society for the ensuing year the following: G. Alexander Wright, president; Professor Herman Kower, vice-president; Otto Von Geldern, secretary; Adolph Lietz, Sr., treasurer; Heinrich Hombereger, Harry Larkin, Bruce Lloyd, Herman Meyer, and Henry A. Schulze, directors.

OLIVER JOHNSTON, builder and former owner of the Johnston Building in Brooklyn, whose home was at 141 South Elliott place, died on Tuesday at the Seney Hospital. He was born in Ireland fifty-seven years ago and came to this country in his boyhood. He retired from the grocery business with a large fortune eight years ago and had since been in the real estate business.

WOOLWORTH BUILDING, the tallest in the world, was officially opened on Thursday night, when a dinner was given by F. W. Woolworth to the architect, Cass Gilbert. The President of the United States flashed an electric current from the White House which lighted eighty thousand lamps. Members of the President's Cabinet and party came to New York on the "Woolworth Special" over the Pennsylvania Railroad to attend the banquet.

WESTINGHOUSE CHURCH, KERR & COMPANY have recently undertaken the following contracts: For the Central Railroad of New Jersey, Communipaw, N. J., the design and construction of one 90-ft. 32-stall concrete roundhouse and one 100-ft. 34-stall roundhouse and appurtenant structures; one 200x80-ft machine shop and one 100x60-ft storehouse, both made of brick, concrete and steel; one 1,300-kw power house, 134x92 ft, with steel water tanks and cooling towers.

JAMES R. KIMBALL has been appointed sales manager for the Dahlstrom Metallic Door Co., of Jamestown, N. Y. Previous to his connection with the Dahlstrom organization, Mr. Kimball was associated with the Art Metal Construction Company, also at Jamestown, for more than thirteen years, during which time he respectively filled the positions of district sales manager and special bank salesman. Within the last few years Mr. Kimball designed and personally supervised the sales of practically all the large bank installations made by the Dahlstrom company. His headquarters will be at Jamestown.

## NO ARCHITECTS SELECTED.

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

**BROOKLYN.**—The Church of St. Francis Xavier, R. C., Rev. D. J. Hickey, pastor, Carroll and Hick sts, contemplates the erection of a brick parochial school in President st, between 6th and 7th avs. Architect will soon be selected.

**BOUND BROOK, N. J.**—The First National Bank of Bound Brook, Geo. Lamont, president, and H. G. Herbert Cohen, cashier, contemplates the erection of a brick or stone bank building at Main st and Depot Park. No architect has been selected.

**BELLEMEAD, N. J.**—Robert L. McElroy, 30 Church st, N. Y. C., care of McElroy, Shepard & Cramp, contemplates the erection of a residence here in Somerset County, for which no architect has been selected.

**YONKERS, N. Y.**—The Halstead School, Mary S. Jenkins, principal, 211 North Broadway, owner, contemplates the erection of a school to cost \$60,000. No architect has been selected. Property was recently purchased and details have not been decided.

**BINGHAMTON, N. Y.**—The Roman Catholic Slovat Church of St. Cephil and Methodius, Rev. Father John Porubsky, pastor, contemplates the erection of an addition to the church and school here. No architect has been selected.

**WATERTOWN, N. Y.**—The City of Watertown Board of Education, F. C. Tisdale, president, F. W. Streeter, city clerk, contemplates the erection of two 3-sty brick schools, one in Arsenal st, and one in the 3d ward, site not selected. In all probability appropriation will be voted June 11. No architect or engineer have been selected. Total cost, about \$110,000.

**CAULDWELL, N. J.**—The First Presbyterian Church of Cauldwell, Rev. N. B. Chester, Bloomfield av, Cauldwell, contemplates the erection of a 2½-sty frame parsonage. The exact location has not been determined. No architect has been selected. Cost, about \$8,000.

**ELIZABETH, N. J.**—M. Levey & Son, 201 2d st, contemplates altering the 3-sty brick store at 78-82 Broad st, for which no architect has been selected.

**BINGHAMTON, N. Y.**—The Tabernacle Methodist Episcopal Church, Rev. Dr. J. W. Sheffield, pastor, contemplates the erection of a Sunday school in Main st, for which no architect has been retained.

**BINGHAMTON, N. Y.**—The Board of Education of Binghamton, Chas. S. Miller, president, City Hall, contemplates the erection of an addition to the Alfred St School in Broome County, for which no architect has been selected.

**IRVINGTON, N. Y.**—The Town of Irvinston, William L. Glorieux, 944 Clinton av, president of council, and Mr. Hartkoff, chairman of building committee, contemplates the installation of a municipal electric plant. Nothing definite has been decided.

**HOBOKEN, N. J.**—Funds are being raised for the erection of a 3-sty brick addition to St. Mary's Hospital at the corner of Willow av and 4th st. Sister Mary is in charge. No architect has been retained. Cost, about \$200,000.

**WESTWOOD, N. J.**—The Board of Education of Westwood, N. J., J. E. Ackerman, district clerk, is receiving competitive plans for a 2-sty high school to be erected at the northeast corner of 3d av and Mills st, to cost \$29,000. The competition will close May 1.

## PLANS FIGURING.

### DWELLINGS.

**BAYPORT, L. I.**—James H. Snedecor contemplates the erection of a new residence on the west side of Bayport av and Main st. Plans are now in the hands of contractors for figures.

**FOREST HILLS, L. I.**—D. W. Davin, builder, 74 Irving pl, N. Y. C., is figuring the general contract and is taking bids on subs for a residence at Forest Hills Gardens, for Hugh Mullen, owner. Grosvenor Atterbury, 20 West 42d st, N. Y. C., is architect.

SCHOOLS AND COLLEGES.

BRONX.—McDermott & Hanigan, 103 Park av, are figuring on the school of St. Pius, 144th st and Willis av, from plans by A. Schmidt, architect, care of owner.

STORES, OFFICES AND LOFTS.

BRONXVILLE, N. Y.—The Lawrence Park Realty Co., Lawrence Park, is taking bids on the general contract for a 2-sty frame store and apartment to be erected at Depot sq, from plans by Bates & How, 542 5th av, N. Y. C., architects. Cost about \$12,000.

THEATRES.

BLOOMFIELD, N. J.—The Libman Contracting Co., 107 West 46th st, N. Y. C., is figuring the general contract for the theatre and store building to be erected at 62-64 Bloomfield av, Bloomfield, N. J., according to plans made by Nathan Myers, Metropolitan Building, Newark, N. J.

MANHATTAN.—T. A. Meyer, 114 East 28th st, will call for bids at once for a 1-sty moving picture theatre, 27x100 ft., to be erected by Theodore W. Myers, of 20 New st, at the southeast corner of Lenox av and 130th st.

MANHATTAN.—Euchman & Fox, 11 East 59th st, are taking bids for \$10,000 worth of alterations to the department store at 34th st and 6th av, for Saks & Co. The store fronts will be altered.

MISCELLANEOUS.

MANHATTAN.—The Lambs Club, 130 West 44th st, Mackle Arbuckle, secretary, is taking bids on the general contract for a 12-sty annex to the Club building, 40x90 ft, at 132-134 West 44th st, at a cost of \$350,000. James P. Whiskeman, 42d St. Building, Madison av and 42d st, will be the steel engineer. The plans have been prepared by Freeman & Hasselman, 42d St. Building. The construction will be of marble, terra cotta and light brick. The top floor will be devoted to a gymnasium and baths and there will be a garden and cafe on the roof.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

PARK AV.—The Markwin Realty Co., 29 West 42d st, has purchased 1128-30 Park av, a 5-sty building, 59x82 ft. No improvements are contemplated and in all probability the owner will resell.

FT. WASHINGTON AV.—The Germania Life Insurance Co. has loaned \$180,000 to the Friedman Construction Co. on the new apartment being erected on the northeast corner of Fort Washington av and 161st st, a plot 102.3x108.10 ft.

LENOX AV.—Neville & Bagge, 217 West 125th st, have completed plans for the 10-sty apartment house, 125x irreg, to be erected at the northeast corner of Lenox av and Cathedral Parkway for John A. Sontag, 2 Lenox av, owner. Cost about \$500,000.

WADSWORTH AV.—Sommerfeld & Steckler, 31 Union sq, have completed plans for a 5-sty tenement, 111x irregular, to be erected at the southeast corner of Wadsworth av and 192d st for 191 St. Construction Co., 35 Nassau st, owner. Cost about \$80,000.

VERMILYE AV.—Sommerfeld & Steckler, 31 Union sq, have completed plans for two 5-sty tenements to be erected at the southeast corner of Vermilye av and Hawthorne st, for the Inwood Construction Co., 35 Nassau st, owner. Cost about \$80,000.

SHERMAN AV.—Moore & Landsiedel, 148th st and 3d av, have completed plans for two 5-sty tenements to be erected at the southwest corner of Sherman av and Hawthorne st, for the Vermilye Realty Co., 385 1/2 10th av. One measures 55x90 ft., to cost \$45,000, and other 45x88 ft., to cost \$30,000.

59TH ST.—Alfred Joseph Bodker, 62 West 45th st, has plans for altering the two 7-sty buildings at 24-28 West 59th st, for Alex S. Cochran, 527 5th av, to cost \$90,000.

52D ST.—F. P. Platt, 1123 Broadway, has prepared plans for \$13,000 worth of alterations to the 6-sty tenements, 200-206 West 52d st, for Henry A. Taylor, of South Portsmouth, R. I.

ARDEN ST.—The Maze Realty Co., 2650 Broadway, contemplate the erection of an apartment house, at the southeast corner of Arden st and Broadway, the Dyckman section.

183D ST.—John Katzman, 790 Riverside Drive, contemplates the erection of two apartment houses in the north side of 183d st, 100 ft west of Amsterdam av.

DWELLINGS.

10TH AV.—Michael Dowd, 2541 Valentine av, has purchased the northwest corner of 10th av and 206th st, a plot 100x100 ft. No building operations are contemplated at this time.

68TH ST.—Trowbridge & Livingston, 527 5th av, are preparing plans for the 5-sty brick and limestone colonial residence, 25x100 ft., to be erected at 49 East 68th st for J. William Clark. Bids on general contract will be taken about June 1, by architects.

HOTELS.

58TH ST.—Robert T. Lyons, 505 5th av, has completed plans for the 12-sty apartment hotel to be erected at 50 East 58th st, 74x92 ft., at a cost of \$400,000. The Sutherland Realty Co., 505 5th av, is the owner. The Speedwell Construction Co., 505 5th av, has the general contract.

3D AV.—A 3-sty hotel with stores, 50x100 ft, will be erected on the southwest corner of 3d av and 42d st by Wm. Volk, lessee of the land.

The cost has been placed at \$35,000 by William Kurtzer, the architect. No contracts have been awarded.

STABLES AND GARAGES.

53D ST.—H. M. Peck, 25 East 26th st, has plans ready and will soon take bids for a 3-sty private garage, 25x60 ft., to be erected at 146 East 53d st, for J. W. Aitkin, 28 West 54th st. Estimated cost about \$20,000.

STORES, OFFICES AND LOFTS.

25TH ST.—Maximilian Zipkes, 220 5th av, has been commissioned by the 108-110 West Twenty-fifth Street Co., of which A. Gordon is President, to prepare plans for a 12-sty loft building, at 108 and 110 West 25th st. The cost will be \$200,000.

79TH ST.—Work has been started on alterations to the 2-sty brick stores, 75x75 ft., at the northeast corner of 79th st and Broadway, from private plans. Archibald D. Russell, 30 Pine st, is owner. Oliver Olsen, care of general contractors, is lessee. Pierson & Goodrich, 30 West 38th st, are general contractors. Cost about \$15,000.

THEATRES.

HAMILTON PL.—The Domain Realty Company has purchased a plot 81.3 ft. on Hamilton pl, beginning 135.8 ft. above the northeast corner of 136th st. A 2-sty business building with a moving picture theatre will be erected.

3D AV.—Thomas W. Lamb, architect, has prepared plans for a moving picture theatre, 36.9x100 ft, to be erected adjoining the southwest corner of 3d av and 42d st. Estimated cost, \$25,000.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

SOUTHERN BOULEVARD.—C. B. Meyers, 1 Union sq, is preparing plans for three 5-sty apartments, 200x95 ft., to be erected at the northwest corner of the Southern Boulevard and Baretto st for Adelstein & Avrutine, 71 Nassau st, owners, who will take bids on subs about May 1. Cost about \$150,000.

180TH ST.—A client of the Kovacks Construction Co., 293 Alexander av, has purchased the block front in the north side of 180th st, between Hughes and Belmont avs, The Bronx. No building improvements are contemplated, the owner having purchased solely for investment.

SOUTHERN BOULEVARD.—C. B. Meyers, 1 Union sq, is preparing plans for three 5-sty apartment houses, 200x95 ft., to be erected at the northwest corner of Southern Boulevard and Baretto st for Adelstein & Avrutine, 71 Nassau st, owners, Hyman Adelstein and Abraham Avrutine. Cost, \$150,000.

GILBERT ST.—The Kreymborg Architectural Co., 163d st and Hunts Point av, is completing plans for two tenements, 50x95 and 57x115 ft., for the Burnett Weil Construction Co., 1628 East 163d st, to be erected on the northwest corner of Gilbert st and Hunts Point rd, to cost \$110,000. The owner will handle all contracts.

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Brooklyn.

**APARTMENTS, FLATS AND TENEMENTS.**  
 80TH ST.—Cohn Bros., 361 Stone av, have completed plans for a 4-sty brick apartment, 30x90 ft., to be erected at the northeast corner of 80th st and 3d av for Peter Lythgoe, 276 78th st, owner. Cost about \$20,000.  
 BEDFORD AV.—Dr. A. W. Lawrence has sold to Charles I. Mandel the old dwelling at the southwest corner of Bedford av and Ross st. The buyer plans to erect a large apartment on the plot, which measures 50.8x98.9.  
 OCEAN AV.—Wood, Harmon & Co. have sold to a builder a large plot at the southwest corner of Ocean av and Cortelyou rd, in the Flatbush district. It comprises about eight lots, and will be improved by three apartment houses.

FACTORIES AND WAREHOUSES.

JAY ST.—General contract will be awarded about May 3 for the brick and steel factory 130x200 ft., to be erected at Jay and Plymouth sts, for the E. W. Bliss Co., Adams and Plymouth sts, owner. Mr. Pfaendler, care of owner, is engineer. Cost about \$150,000.

HALLS AND CLUBS.

ATLANTIC AV.—Arrangements have been completed by the various committees of the Bedford Council Knights of Columbus for raising funds for a new building to be erected in the vicinity of Atlantic and Bedford avs, Brooklyn.

PUBLIC BUILDINGS.

METROPOLITAN AV.—The sum of \$30,000 corporate stock for the construction of a building in which to house the present Manhattan av Magistrate's Court was voted by the Board of Estimate. The building is to be erected on a plot on Metropolitan and Bedford avs, 75x100 ft.

SCHOOLS AND COLLEGES.

BROOKLYN.—Bids were opened by the Board of Education April 21 for item 1, installing heating and ventilating apparatus, and item 2, installing temperature regulation in new P. S. 99. Item 1, John F. Dalton, \$38,567, low bidder. Item 2, John Service Co., \$1,810, low bidder.

BROOKLYN.—The Board of Education opened bids April 21 for furnishing and delivery glass to the various schools in this borough. The Pittsburgh Plate Glass Co., \$3,369.63 were low bidders.

STORES, OFFICES AND LOFTS.

PRESIDENT ST.—John Burke, 603 East 2d st, has completed plans for a 3-sty brick store, loft and residence, 25x90 ft., to be erected in the south side of President st, 165 ft. east of Columbia st, for P. Luccaro, 119 President st, owner. Cost, \$14,000.

Queens.

**APARTMENTS, FLATS AND TENEMENTS.**  
 RIDGEWOOD, L. I.—L. Berger & Co., 1652 Myrtle av, have completed plans for a 3-sty brick tenement, 22x81 ft., to be erected at the northeast corner of Seneca and Stephen sts for Schmidt & Holterman, 1810 Myrtle av, owners. Cost about \$12,000.  
 RIDGEWOOD, L. I.—L. Berger & Co., 1652 Myrtle av, have completed plans for six 3-sty brick tenements, 28x68 ft., to be erected in the east side of Seneca st, 22 ft. north of Stephen st for Schmidt & Holterman, 1810 Myrtle av, owners. Cost about \$48,000.

DWELLINGS.

JAMAICA, L. I.—Robert Kurz, 324 Fulton st, has completed plans for a 2½-sty frame residence, 26x34 ft., to be erected for Henry Curtis, this place, owner. G. H. Brott, 16 Clinton av, has the general contract. Cost about \$4,000.  
 MASPETH, L. I.—William Finn, Fulton st, Jamaica, L. I., has completed plans for a 2½-sty frame parsonage, 22x50 ft., to be erected on Clinton av for the Holy Cross Polish R. C. Church, of this place, owner. G. Vorotsky is pastor. Jos Hrostoski, Hollis, L. I., has the general contract. Cost about \$6,000.

MORRIS PARK, L. I.—Robert Kurz, 324 Fulton st, Jamaica, has completed plans for four 2½-sty frame residences, 20x32 ft., to be erected on Morris av, for Miller & Reuben, 1480 Nebraska av, Dunton, owners. Cost about \$12,000.

JAMAICA, L. I.—H. T. Jeffrey & Co., Morris Park, L. I., have completed plans for four 2½-sty frame residences, 18x36 ft., to be erected on Degraw av for Ignatz Wohl, 27 North Washington st, owner. Cost about \$14,000.

FACTORIES AND WAREHOUSES.

RIDGEWOOD, L. I.—L. Berger & Co., 1652 Myrtle av, have completed plans for a 3-sty brick storage building, 25x93 ft., to be erected on the east side of St. Nicholas av, corner of Gates av, for William C. Edwards, 23 Palmetto st, Brooklyn, owner. Cost about \$12,000.

SCHOOLS AND COLLEGES.

CEDARHURST, L. I.—The Rev. Father Patrick McKenna, rector of the Catholic Church of St. Joachim, has started a campaign to raise \$100,000 with which to erect a new parochial school in connection with his parish. Building will be erected across from the church on Central av. The size and particulars of construction will depend upon the result of the money raised.

Nassau.

SCHOOLS AND COLLEGES.

MANHASSET, L. I.—A new branch primary school is to be erected here, three sites having been submitted to the voters for consideration. Algernon Smith is president of the Board of Education. It is expected that work will be started shortly.

Westchester.

**APARTMENTS, FLATS AND TENEMENTS.**  
 NEW ROCHELLE, N. Y.—G. J. Fernschild, Hamilton av, owner, has had plans prepared for a 2-sty apartment, store and loft building to be erected on North av. Cost about \$25,000.

CHURCHES.

WHITE PLAINS, N. Y.—All Souls Church Society (Unitarian) plan to erect a church home at Maple av and Grove st. Rev. Dr. Shelander is pastor.

DWELLINGS.

GREENACRES.—Dr. James C. Stout, Ridgeview av, White Plains, owner, is having plans prepared privately for a 2½-sty residence to be erected here at a cost of \$13,000.  
 GREENACRES.—E. J. Baird, Gilmore ct, owner, contemplates the erection of a 2½-sty hollow tile and stucco residence on Walworth av, from private plans. Cost about \$10,000.

LARCHMONT.—J. Gahan, McGovern Building, New Rochelle, is preparing plans for a 1½-sty frame residence to be erected at Larchmont Gardens for N. E. Boule, care of architect, owner. Cost about \$6,000.

NEW ROCHELLE, N. Y.—A. Sundberg, Huguenot st, is preparing sketches for a 2½-sty frame residence to cost \$10,000. Owner's name is for the present withheld. Architect will take bids.

NEW ROCHELLE, N. Y.—The Quaker Ridge Improvement Co., Quaker Ridge, is having plans prepared for four 2½-sty hollow tile and stucco residences to be erected at Quaker Ridge from private plans.

HOTELS.

RYE, N. Y.—The Rye Beach Inn was completely destroyed by fire on Sunday with a loss of \$40,000. Chas. E. McManus, of N. Y. C., is the owner. Plans for rebuilding have not been determined.

Suffolk.

MISCELLANEOUS.

BABYLON, L. I.—The Babylon Trolley Co. contemplate improvements costing \$60,000. The company is planning to build a power house of its own near the site of the present car barns in West Babylon. Several trolley extensions will also be built.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

MT. VERNON, N. Y.—Jacob Haag, 109 Park av, has received the general contract to erect a 4-sty brick apartment, 50x78 ft., on the east side of North 5th av, south of Sidney av, for Guiseppe Angello, 24 North 5th av, owner. Jas. Perry, 3 South 3d av, is architect. Cost about \$25,000.

HARRISON, N. J.—Vincenzo Altieri, Chestnut st, Newark, N. J., has received the contract to erect a 2-sty flat on Harrison av, for H. Schneider, 784 Broad st, to cost \$44,000.

BANKS.

149TH ST.—R. S. Pollock Co., 118 East 28th st, has received the general contract to erect the 1-sty bank, 25x74 ft., at 375 e 149th st, for the Corn Exchange Bank, 15 William st. Albro & Lindeberg, 2 West 47th st, are the architects.

DWELLINGS.

MOUNT KISCO, N. Y.—Rogers & Blydenburgh, Babylon, L. I., have received the general contract to erect a 2½-sty brick and marble residence, 50x21 ft., on Guard Hill, for Miss M Newell, 247 West 38th st, N. Y. C., owner. Foster & Gade, 15 West 38th st, N. Y. C., are architects. Cost about \$75,000.

39TH ST.—William Crawford, 5 East 42d st, has received the general contract to erect a 4-sty brick and limestone residence, 43x52 ft., at 134-136 East 39th st for Thomas Smidt, 134 East 39th st, owner. Rogers & Zogbaum, 437 5th av, are architect. Clark, MacMullen & Riley, 80 Maiden lane, steam and electrical engineers. Cost about \$75,000.

JAMAICA ESTATES, L. I.—The Standard Buildings, Inc., 70 East 45th st, N. Y. C., has received the general contract to erect a 2½-sty brick residence, 30x45 ft., at Midland Parkway and Lancaster Boulevard for Chauncey M. Depew, 27 West 54th st, N. Y. C., owner. Mann & MacNeille, 70 East 45th st, N. Y. C., are architects. Cost about \$25,000.

GARDEN CITY, L. I.—E. E. Paul Co., 1 Madison av, has received the general contract to erect five two-family dwellings, 35x40 ft., in 5th st, to cost \$10,000 each. Chas. S. Butler, care of the architects, Ford, Butler & Oliver, 103 Park av, N. Y. C., is the owner.

HEWLETT, L. I.—Peter Roche, Far Rockaway, has received the general contract to erect a residence here for John F. Scott, from plans by Wm. Adams, 15 West 50th st, N. Y. C.

FACTORIES AND WAREHOUSES.

BAYONNE, N. J.—O. W. Shelly, 1123 Broadway, N. Y. C., has received the general contract to erect a 1-sty barrel factory at Constable Hook, for the Tidewater Oil Co., 11 Broadway, N. Y. C., owner, Robert D. Benson, president, George L. Webb, secretary, and William S. Benson, treasurer. E. H. Shelly in charge of bids. Cost about \$100,000.

26TH ST.—(sub.) The White Contracting Co., 181 Chrystie st, has received the contract for demolishing and excavating at 521-523 West 26th st, for a 6-sty addition, 40x100 ft., to the plant of the Harris H. Uris Iron Works, 525 West 26th st, owner.

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**BROOKLYN.**—Clark & Tunison, 18 Davis st, L. I. City, has received the general contract to erect an extension to the factory of Ball & Jewell, 28 Franklin st. F. L. R. Sweet, 1074 Prospect av, Brooklyn, is architect. Cost, about \$10,000.

**HOTELS.**

**BROADWAY.**—George Sykes, Inc., 316 East 34th st, has received the general contract to erect a 1-sty brick, stucco and terra cotta block roof garden, 18x82 ft, at the southeast corner of Broadway and 34th st (Hotel McAlpin), for the Greeley Sq Hotel Co., C. H. Rembold, president Hotel McAlpin, on premises. W. H. Fenn, Jr., 452 5th av, is architect. Cost, about \$20,000.

**51ST ST.**—(sub) The Libman Contracting Co., 107 West 46th st, has received the contract for the mason work for the 12-sty hotel at 33 West 51st st, in accordance with plans by J. Riely Gordon, Architect, and are now receiving bids for granite, and face brick.

**PUBLIC BUILDINGS.**

**FONDA, N. Y.**—Bids for the construction of the proposed jail at Fonda exceed the appropriation by nearly \$6,000. Architect Beardsley, of Poughkeepsie, prepared plans for a structure to cost not more than \$50,000. The matter was held over, no awards being made.

**THEATRES.**

**BROADWAY.**—Fleischmann Bros., 507 5th av, have received the general contract to erect a 3 or 4-sty theatre and business building at the southeast corner of Broadway and 51st st, for the Bernheimer Estate, care of W. Walter, 52 Broadway, owner. The Fulton Building Co., 2255 Broadway, is lessee, Arthur L. Shakeman, president. Thomas W. Lamb, 644 8th av, is architect.

**PLANS FILED FOR NEW CONSTRUCTION WORK.**

**Manhattan.**

**APARTMENTS, FLATS AND TENEMENTS.**

**HAWTHORNE ST AND VERMILYEA AV,** s e cor, two 5-sty brick tenements, 50x87; cost, \$80,000; owner, Inwood Const. Co., John Katzman, Pres., 35 Nassau st; architects, Somerfeld & Steckler, 31 Union sq. Plan No. 205.

**ST. NICHOLAS PL,** 46, 6-sty brick tenement, 99x86; cost, \$150,000; owner, Strathcona Const. Co., Harry Falk, Pres., 1673 42d st, Brooklyn; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 202.

**169TH ST,** 505-511 West, two 6-sty brick tenements, 50x68; cost, \$90,000; owner, Fair Deal Realty Co., Aaron Koodman, Pres., 117 West 119th st; architect, Geo. Fred Pelham, 30 East 42d st. Plan No. 201.

**COLONIAL PARKWAY,** 383, 6-sty brick tenement, 99x100; cost, \$150,000; owner, Strathcona Const. Co., Harry Falk, Pres., 1673 42d st, Brooklyn; architect, Geo. Fred Pelham, 30 E 42d st. Plan No. 203.

**WADSWORTH AV AND WEST 192D ST,** s e cor, 5-sty brick tenement, 111x54; cost, \$80,000; owner, 191st Construction Co., John Katzman, Pres., 35 Nassau st; architects, Somerfeld & Steckler, 31 Union sq. Plan No. 197.

**78TH ST,** 45-47 East, 4-sty brick tenement, 33 x70; cost, \$80,000; owner, Albert Rathbone, 130 East 65th st; architect, Arthur C. Jackson, 346 4th av. Plan No. 206.

**FACTORIES AND WAREHOUSES.**

**RIVERSIDE DRIVE,** 64, store house; cost, \$800; owners, Riverdale Realty Co., 1947 Broadway; architects, Tandy & Foster, 1931 Broadway. Plan No. 191.

**DWELLINGS.**

**68TH ST,** 49 East, 5-sty brick dwelling, 25x75; cost, \$60,000; owner, Mrs. J. Wm. Clark, 51 East 74th st; architects, Trowbridge & Livingston, 527 5th av. Plan No. 193.

**HALLS AND CLUBS.**

**GRAND ST,** 466-470, 3-sty brick assembly hall, 50x100; cost, \$35,000; owner, The Lawrence Realty Co., Geo. S. Nelson, Pres., 95 Liberty st; architects, Ingalls & Hoffman, 527 5th av. Plan No. 196.

**HOTELS.**

**3D AV,** 652-656, 3-sty brick stores and hotel, 50x100; cost, \$35,000; owner, Bartow S. Weeks, 240 West 73d st; architect, Wm. Kurtzer, 192-4 Bowery. Plan No. 199.

**SCHOOLS AND COLLEGES.**

**85TH ST,** 123-5 East, 1-sty brick school, 34 x75; cost, \$40,000; owner, Yorkville Jewish Religious School, 123-5 East 85th st; architect, Geo. Fred Pelham, 30 East 42d st. Plan No. 189.

**STABLES AND GARAGES.**

**53D ST,** 146 East, 3-sty brick private garage, 25x62; cost, \$20,000; owner, John W. Aitken, 28 West 54th st; architect, Howard M. Peck, 25 East 26th st. Plan No. 192.

**STORES, OFFICES AND LOFTS.**

**12TH ST,** 58-60 East, 12-sty brick store and lofts, 40x90; cost, \$225,000; owner, 822-824 Broadway Co., J. Andrews Coon, Vice-Pres., 31 Nassau st; architects, Townsend, Steinkle & Haskell, Inc., 1328 Broadway. Plan No. 190.

**SHERMAN AV & 207TH ST,** n w c, 1-sty brick taxpayer's store, 60x90; cost, \$20,000; owner, Gustave L. Lawrence, 2228 Broadway; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 188.

**VERMILYEA AV & 207TH ST,** s w c, 1-sty brick taxpayer's stores, 222x90; cost, \$60,000; owner, Gustave L. Lawrence, 2228 Broadway; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 187.

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BROOKLYN

Plans Filed, Manhattan (Continued).

THEATRES.

3D AV, 648-650, 2-sty brick theatre, 36x100; cost, \$25,000; owner, Wm. Volk, 301 West 42d st; architect, Thos W. Lamb, 644 8th av. Plan No. 198.
179TH ST, 650 West, 1-sty frame moving picture booth, 7x6; cost, \$450; owner, Rose C. Newman, 601 West 179th st; architect, Philip Brown, 601 West 179th st. Plan No. 207.

MISCELLANEOUS.

54TH ST East, 5 ft w of w building line of Depew pl & 14 ft n of n building line of East 45th st, 1-sty brick oil storage, 23x25; cost, \$2,000; owners, N. Y. C. & H. R. R. Co., Grand Central; architect, Frederick H. Judd, 70 East 45th st. Plan No. 195.
140TH ST, 54 W, concrete wall to 5-sty building, 83x83; cost, \$200; owner, Benj. Erlich, 2238 5th av; architect, Alfred H. Zink, 219 East 73d st. Plan No. 194.
19TH ST, 544 East, 1-sty frame tool house, 22x15; cost, \$250; owner, Alcott Estate, 539 East 19th st; architect, W. J. Hatch, 157 Welman st; lessee, Leopold Eldiitz, 1123 Broadway. Plan No. 700.
BROADWAY, 3641, 1-sty frame outhouse, 6x10; cost, \$1,500; owner, The Broadway and 151st St. Co., Benj. Mordica, Pres., 128 Broadway; architect, Louis A. Sheinart, 194 Bowery. Plan No. 204.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.
MARMION AV, w s, 62.2 n 179th st, 5-sty brick tenement, slag roof, 66.08x81; cost, \$30,000; owner, John P Leo, 770 St. Nicholas av; architect, Frank J. Schifcik, 4168 Park av. Plan No. 252.
BRYANT AV, s e cor 179th st, two 5-sty brick tenements, 45x89.2x86.3, slag roof; cost, \$100,000; owner, Mrs. Anna Reiss, 1509 Bryant av; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 264.
181ST ST, n e cor Arthur av, 5-sty brick tenement, plastic slate roof, 46.7x83.9; cost, \$50,000; owner, Chas. Corby, 2308 Hughes av; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 268.

DWELLINGS.

TYNDALL AV, e s, 145 s 259th st, 2 1/2-sty frame dwelling, shingle roof, 21x60; cost, \$5,000; owner, Hanah Gerlach, Riverdale; architect, Wm. Kenny, 420 West 259th st. Plan No. 253.
237TH ST, n s, 100 e Marthia av, three 2 1/2-sty frame dwellings, shingle roof, 22x38; cost, \$10,500; owner, Wesley Const. Co., Jas. W. Black, 167 East 56th st, Pres.; architect, Geo. W. Lockwood, 78 East 236th st. Plan No. 250.
230TH ST, n s, 80.6 w White Plains av, 2-sty brick dwelling, slag roof, 20x55; cost, \$5,000; owner, Mrs. Grace Pandolfia, 220 East 97th st; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 257.
STORY AV, n s, 100 e Olmstead av, two 2-sty frame dwellings, tin roof, 25x63; cost, \$12,000; owners, Mink Constn. Co., Adam Mink, 2251 Gleason av, Pres.; architect, Anton Pirner, 2066 Blackrock av. Plan No. 255.
EASTCHESTER RD, e s, 196 n Astor av, 1-sty frame dwelling, 21x24, rubberoid roof; cost, \$450; owner, Dominick Cappello, on premises; architect, M. A. Buckley, 1513 Hone av. Plan No. 261.
GIFFORD AV, n s, 305.71 e Balcom av, three 2-sty frame dwellings, 21x48, tin roof; cost, \$16,500; owner, Rudolph Hall, Gifford av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 262.
PRATT AV, e s, 40.26 s Kingsbridge rd, 2-sty frame dwelling, tin roof, 22x56.6; cost, \$5,300; owner, Ema Lubbacher, 465 East 145th st; architect, A. Schoeller, Corona, L. I. Plan No. 265.

HOSPITALS AND ASYLUMS.

KINGSBRIDGE RD, s s, from Aqueduct to Webb av, 2-sty brick hospital, tile roof, 57.6x27.6; cost, \$15,000; owners, Hebrew Infant Asylum, Benno Newberger, 55 East 74th st, Pres.; architect, Edw. Necarsulmer, 507 5th av. Plan No. 259.
KINGSBRIDGE RD, s s, from Aqueduct to Webb av, 2-sty brick hospital, tile roof, 53.4x27.6; cost, \$15,000; owners, Hebrew Infant Asylum Benno Newberger, 55 East 74th st, Pres.; architect, Edw. Necarsulmer, 507 5th av. Plan No. 258.

SCHOOLS AND COLLEGES.

EASTERN BOULEVARD, w s, 525 s Baisley av, two 1-sty frame portable schools, 25x36; cost, \$1,000; owner, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 254.

STABLES AND GARAGES.

FORDHAM RD, s s, 118 w Andrews av, 1-sty frame garage, 34x20; cost, \$400; owners, McLernon Realty Co., on premises; architect, Andrew J. Thomas, 2526 Webster av. Plan No. 263.
GRAND AV, e s, 147.95 n Fordham rd, 1-sty brick stable, 30x20, slag roof; cost, \$600; owner, L. Jablino, 331 East 13th st; architect, Jas. P. Boyland, Fordham rd and Webster av. Plan No. 260.

MISCELLANEOUS.

143D ST, n s, from Brook to St. Ann's av, new strong vault, size irregular; cost, \$3,000; owner, St. Joseph's Hospital, on premises; architect, Thos. J. Duff, 407 West 14th st. Plan No. 251.
CODDINGTON AV, s s, 825 e Fort Schuyler rd, 1-sty frame shed, 24.6x9; cost, \$100; owner, Pasquale Cestra, 320 East 122d st; architect, Arthur Boehmer, 178th st and Arthur av. Plan No. 256.

187TH ST, n s, 25 e Hughes av, 1-sty frame shed, 12x24; cost, \$100; owner, Giovanni Benardoni, 624 Morris av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 266.

MARION AV, w s, 322.94 s 196th, 1-sty brick shed, 12x16; cost, \$500; owner, Forest C. Hirliman, on premises; architects, Tremont Arch'tl Co., 401 Tremont av. Plan No. 267.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

19TH ST, s s, 225 e 5th av, 4-sty brick tenements, 62.6x89, slag roof, 25 families; cost, \$50,000; owner, Rogers Improvement Co., 322 6th st; architects, Shampman & Shampman, 772 Broadway. Plan No. 2149.
CONEY ISLAND AV, e s, 120 s Av O, ten 3-sty brick tenements, 30x71.4, tar and gravel roof, 6 families each; total cost, \$105,000; owner, Gabrielle A. Kahaly, 1029 East 10th st; architect, A. White Pierce, 59 Court st. Plan No. 2150.
PARK PL, s s, 191 e Ralph av, 4-sty brick tenement, 43.4x100, gravel roof, 20 families; cost, \$75,000; owner, Abraham Kaplan, 1462 Eastern Parkway; architects, Cohn Bros., 361 Stone av. Plan No. 2156.
SOUTH 2D ST, s s, 103.9 w Roebing st, 6-sty brick tenement, 56.3x107, slate roof, 41 families; cost, \$50,000; owner, Karp Constn. Co., 904 Myrtle av; architect, Sam'l Sass, 32 Union Sq., N. Y. C. Plan No. 2177.

CHURCHES.

CHURCH AV, s e cor Marlborough rd, 1-sty brick synagogue, 85x67, composition roof; cost, \$22,000; owner, Wm. Goldsmith as president; architects, S. B. Eisendrath & ano, 500 5th av, New York. Plan No. 2137.

DWELLINGS.

CORBIN PL, e s, 340 s Oriental boulevard, 1-sty and attic frame dwelling, 22.6x33.6, shingle roof, 1 family; cost, \$3,600; owner, Maurice Simmons, 198 Broadway, N. Y.; architect, Benj. F. Hudson, 319 9th st. Plan No. 2078.
FENIMORE ST, n s, 70 w Bedford av, three 2-sty brick dwellings, 20x43, tar and slag roof, 1 family each; total cost, \$18,000; owner, John W. Egan, 27 Winthrop st; architect, Geo. M. Lawton, 1330 East 15th st. Plan No. 2073.
EAST 4TH ST, e s, 290.3 n Greenwood av, two 2-sty frame dwellings, 14x50, tar and gravel roof, 2 families each; total cost, \$4,000; owner, John Pulley, 57 Reeve st; architect, Benj. F. Hudson, 319 9th st. Plan No. 2075.
EAST 10TH ST, e s, 120 n Av M, five 2-sty and attic brick dwellings, 19.6x44.6, shingle roof, 1 family each; total cost, \$20,000; owner, Hollow Wall Const. Co., 280 Broadway, N. Y.; architect, Benj. F. Hudson, 319 9th st. Plan No. 2076.
EAST 13TH ST, e s, 140 s Av R, 2-sty frame dwelling, 24x32, shingle roof, 1 family; cost, \$4,000; owner, J. R. Jungerson, 65 Kouvenhoven pl; architect, B. F. Hudson, 319 9th st. Plan No. 2041.
36TH ST, n s, 100 w 15th av, 1-sty frame dwelling, 29x34, gravel roof, 1 family; cost, \$1,000; owner, Bristol Bldg. Co., 300 West st; architect, Chas. Wessel, 1456 35th st. Plan No. 2053.
EAST 2D ST, w s, 280 s Av J, 2-sty frame dwelling, 20x50, felt roof, 2 families; cost, \$4,000; owner, Fairfield Building Co., 26 Court st; architect, C. G. Wessel, 1456 35th st. Plan No. 2116.
EAST 7TH ST, s e cor Henry st, 2-sty frame dwelling, 20x50, gravel roof, 2 families; cost, \$1,500; owner, Chris Morgensen, 1335 New York av; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 2114.
EAST 24TH ST, w s, 180 s Av M, 2-sty frame dwelling, 24x32.8, shingle roof, 1 family; cost, \$4,000; owner, F. B. Norris, 188 Fenimore st; architects, Slee & Bryson, 153 Montague st. Plan No. 2095.
EAST 24TH ST, w s, 260 s Av M, 2-sty frame dwelling, 21.8x35, shingle roof, 1 family; cost, \$4,000; owner, F. B. Norris, 188 Fenimore av; architects, Slee & Bryson, 153 Montague st. Plan No. 2096.

WEST 28TH ST, n w cor R R av, two 1-sty frame dwellings, 12x24, rubberoid roof, 1 family each; total cost, \$600; owner, Katherine Oltenberg, on premises; architect, Jas. A. McDonald, Surf av and West 28th st. Plan No. 2125.

BEDFORD AV, w s, 180 s Av F, 2-sty frame dwelling, 26x33, shingle roof, 1 family; cost, \$4,500; owner, Geo. Baur, 2746 Bedford av; architect, Benj. Driesler, 153 Remsen st. Plan No. 2143.

CYPRESS AV, s s, 240 w Sea Gate av, 2-sty frame dwelling, 22x35, shingle roof, 1 family; cost, \$6,000; owner, A. S. Haer, 189 Montague st; architect, B. G. Dodge, 381 4th av, New York. Plan No. 2126.

NOSTRAND AV, e s, 42.6 s Atlantic av, seven 3-sty brick dwellings, 19.3x55, gravel roof, 2 families each; total cost, \$41,500; owner, C. G. Reynolds, 1359 Union st; architects, Koch & Wagner, 26 Court st. Plan No. 2119.

R R AV, w s, 116 w West 28th st, 1-sty frame dwelling, 12x24, rubberoid roof, 1 family; cost, \$300; owner, Katherine Oltenberg, on premises; architect, Jas. A. McDonald, surf av and West 28th st. Plan No. 2124.

SNEDIKER AV, w s, 90 n Hegeman av, four 2-sty brick dwellings, 20x43, gravel roof, 2 families each; cost, \$10,800; owner Abraham Saglewitz, 736 Williams av; architect, Morris Rothstein, 627 Sutter av. Plan No. 2133.

FORBELL AV, ws, 180 n Magenta st, nine 2-sty brick dwellings, 18.3x32, tin roof, 1 family each; total cost, \$18,000; owner, Magenta Development Co., 99 Forbell av; architects, Parfitt Bros., 26 Court st. Plan No. 2160.

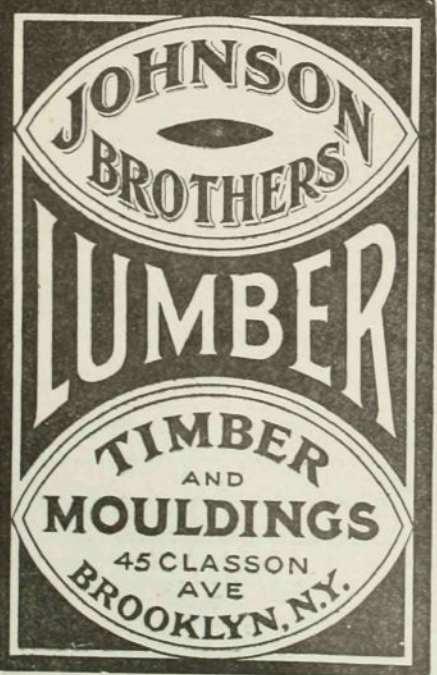
AV L, s s, 80 e East 25th st, two 2-sty frame dwellings, 22x33, shingle roof, 1 family each; total cost, \$9,000; owner, Fannie Smith, 927 East 35th st; architect, Jos. A. Brock, 865A Gates av. Plan No. 2164.



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EAST 45TH ST, w s, 140 s Linden av, two 2-sty frame dwellings, 17x41.6, gravel roof, 1 family each; total cost, \$6,000; owner, Wm. Herod, Jr., 1209 Sterling pl; architect C. P. Cannella, 60 Graham av. Plan No. 2167.

82D ST, n s, 240 w 1st av, 2-sty frame dwelling, 37.2x28.10, shingle roof, 1 family; cost, \$7,000; owner, C. C. Valentine, 55 82d st; architects, Slee & Bryson, 153 Montague st. Plan No. 2176.

LINCOLN PL, n s, 315.8 e Schenectady av, five-2-sty brick dwelling, 18.10x35, gravel roof, 1 family; cost, \$15,000; owner, Robt. Ward, Jr., 179 Remsen st; architect, E. Tatje, 106 Van Sicten av. Plan No. 2212.

PRESIDENT ST, n s, 200 w Brooklyn av, 3-sty brick dwelling, 22x62, tile roof, 1 family; cost, \$12,000; owner, Jos Kellner, 1544 Union st; architect, Benj. Cohn, 361 Stone av. Plan No. 2205.

SEELEY ST, s s, 130 w Coney Island av, 2-sty brick dwelling, 17x38, gravel roof, 1 family; cost, \$3,500; owner, Wm. M. Calder, Sherman st and 11th av; architect, Benj. F. Hudson, 319 9th st. Plan No. 2184.

SEELEY ST, s s, 153 w Coney Island av, thirteen 2-sty brick dwellings, 17x38, gravel roof, 1 family each; total cost, \$39,000; owner, Wm. M. Calder, Sherman st and 11th av; architect, Benj. F. Hudson, 319 9th st. Plan No. 2183.

WARWICK ST, w s, 100 s Ridgewood av, 2-sty brick dwelling, 25.2x46.10, shingle roof, 1 family; cost \$5000; owner Emily Hild 106 Winfield st; architect E. Tatje 106 Van Sicten av. Plan No. 2213.

NEWKIRK AV s e cor E 26th st 4-sty brick tenement 50x80 gravel roof 16 families; cost \$25,000; owner, Marcus Bldg Co., 1770 Park pl; architect Benj. Cohn 361 Stone av. Plan No. 2208.

FACTORIES AND WAREHOUSES.

11TH ST, n s, 350 w 3d av, 1-sty brick factory, 40x100, gravel roof cost, \$4,000; owner, Eclipse White Lead Co., 111 8th st; architect, W. H. Wirth, 358 17th st. Plan No. 2063.

3D AV, s w cor 55th st, 1-sty brick storage, 21x20, gravel roof; cost, \$300; owner, Hy. Heib, 272 55th st; architect, Jos. A. Brock, 865 Gates av. Plan No. 2066.

8TH AV, w s, 14th to 15th sts, 1-sty iron storage, 50x78.10, iron roof cost, \$1,000; owner, City New York (Armory Board); architect, Jas. Boyle, 357 Fulton st. Plan No. 2079.

DUPONT ST, s s, 225 w Provost st, two 2-sty brick factories, 25x60, gravel roof; cost, \$4,000; owner, Margaret McGrath, 1101 Lorimer st; architect, Gustave Erda, 826 Manhattan av. Plan No. 2113.

KENT AV, n e cor South 10th st, 1-sty frame storage, 28x8.6, — roof; cost, \$100; owner, Improved Appliance Co., on premises; architect, W. B. Wills, 1181 Myrtle av. Plan No. 2163.

HALLS AND CLUBS.

SURF AV, n s, 55 e West 30th st, 2-sty frame club, 22.6x100, shingle roof; cost, \$5,000; owner, Wm. C. Canning, on premises; architect, Jas. A. McDonald, Surf av and West 24th st. Plan No. 2155.

STABLES AND GARAGES.

PROSPECT PL, n s, 85 w Buffalo av, 1-sty brick garage, 25x30, tin roof; cost, \$2,300; owner, St. Mary's Hospital, on premises; architect, Hy. J. Huberty, 115 Marion st. Plan No. 2035.

SEA GATE AV, s w cor Nautilus av, 1-sty frame garage, 11x18, shingle roof cost, \$200; owner, C. Stubenborg, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 2069.

EAST 18TH ST, e s, 50 s Tennis ct, 1-sty brick garage, 16x18, shingle roof; cost, \$300; owner, Israel Oeland, 45 8th av; architect, S. Olsen, 526 Cortelyou rd. Plan No. 2080.

53D ST, n s, 120 w 5th av, 2-sty brick stable, 20x100, gravel roof; cost, \$1,200; owner, Anna Bothwelhnek, 6926 5th av; architect, A. J. Manus, 1905 86th st. Plan No. 2087.

BROOKLYN AV, n w cor Pacific st, 1-sty steel garage, 18x18, slate roof; cost, \$328; owner, Anna G. Madison, 1249 Pacific st; architect, N. Madison, 1249 Pacific st. Plan No. 2104.

KINGSTON AV, n e cor Union st, 1-sty brick garage, 17x20, tin roof; cost, \$800; owner, J. Padulla, 1465 President st; architect, Lew Keon, 9 Debevoise st. Plan No. 2099.

RUTLAND RD, s s, 300 e Nostrand av, 1-sty frame garage, 17x16, shingle roof; cost, \$500; owners, Gustave Larson & ano, 336 Rutland rd; architect, E. O. Holmgren, 371 Fulton st. Plan No. 2139.

WEST 1ST ST, w s, 220 n Neptune av, 1-sty brick garage, 14x20, — roof; cost, \$65; owner and architect, Jas. N. Brewster, 2625 West 2d st. Plan No. 2172.

BAINBRIDGE ST, s s, 100 e Patchen av, 1-sty brick garage, 30x44, gravel roof; cost, \$2,000; owner, Hy J. Altwater, 294 Bainbridge st; architect, Benj. Cohn, 361 Stone av. Plan No. 2206.

PRESIDENT ST, n s, 200 w Brooklyn av, 1-sty brick garage, 18x18, tile roof; cost, \$600; owner, Jos. Kellner, 1544 Union st; architect, Benj. Cohn, 361 Stone av. Plan No. 2204.

SOUTH 4TH ST, n s, 75 w Hewes st, 3-sty brick stable and dwelling, 25x45, gravel roof, 2 families; cost, \$4,000; owner, Lipman Lifshitz, 67 Morrell st; architect, Tobias Goldstone, 19 Graham av. Plan No. 2194.

5TH AV, n w cor 36th st, 1-sty brick stable and garage, 140.8x68; asbestos roof; cost, \$24,000; owner, Greenwood Cemetery, 5th av and 24th st; architect, Eric Steinberg, 29 West 34th st, N. Y. C. Plan No. 2201.

STORES AND DWELLINGS.

HOYT ST, w s, 62 n Schermerhorn st, two 3-sty brick stores and dwellings, 19x50, gravel roof, 2 families; cost, \$11,000; owner, Geo. L. Baur, 1318 Fulton st; architect, Wm. Debus, 85 Cedar st. Plan No. 2047.



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East 149th st, N. Y. C.; architect, J. B. Smith, 67 North Fairview av, Rockaway Beach. Plan No. 1300.

EVERGREEN.—Sandol st, w s, 6 n Cooper av, ten 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, \$40,000; owner, Albin Wagner, 419 Dill pl, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1283.

GLENDALE.—Olmstead pl, e s, 520 s Myrtle av, 2-sty brick dwelling, 20x55, tin roof, 2 families; cost, \$2,500; owner, Sabina Galleghar, 22 Harman st, Glendale; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1286.

HOLLIS.—Cornwall av, e s, 140 n Chichester av, 2½-sty frame dwelling, 18x35, shingle roof, 1 family; cost, \$2,500; owner, F. W. Scutt, 676 Fulton st, Jamaica; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 1312.

HOLLIS.—West Point st, w s, 262 s Chichester av, 2½-sty frame dwelling, 18x35, shingle roof, 1 family; cost, \$2,500; owner, F. W. Scutt, 676 Fulton st, Jamaica; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 1313.

JAMAICA.—Fleming pl, n s, 261 e Rockaway rd, 2-sty frame dwelling, 18x32, shingle roof, 1 family; cost, \$2,000; owner, H. A. O'Brien, 5 Flushing av, Jamaica; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 1314.

ROCKAWAY BEACH.—Judson av, e s, adjoining Jamaica Bay, three 2-sty frame dwellings, 16x50, paper roof, 2 families; cost, \$1,050; owner, E. F. Marshall, 320 Broadway, N. Y. C.; architects, J. P. Powers Co., Rockaway Beach. Plan Nos. 1290-91-92.

JAMAICA.—Hackett st, e s, 250 n South st, 2½-sty frame dwelling, 18x28, shingle roof, 1 family; cost, \$2,600; owner, Effie Taylor, 331 West 16th st, N. Y. C.; architect, Harry Taylor, same address. Plan No. 1301.

ROCKAWAY BEACH.—Judson av, e s, adjoining Jamaica Bay, 1-sty frame dwelling, 16x50, felt roof, 2 families; cost, \$350; owner, E. F. Marshall, 320 Broadway, N. Y. C.; architects, J. P. Powers Co., Rockaway Beach. Plan No. 1297.

ROCKAWAY BEACH.—Vernam av, n e cor Alameda av, three 2½-sty frame dwellings, 24x40, shingle roof, 1 family; cost, \$15,000; owner, Michale Tortansaldi, 1670 81st st, Brooklyn; architect, Alex. F. W. Leslie, 180 Montague st, Brooklyn. Plan Nos. 1307-8-9.

WINFIELD.—Railroad av, s w cor Jefferson av, 2-sty brick dwelling, 23x44, tin roof, 2 families; cost, \$3,800; owner, Edward Porkany, 82 Henry st, Winfield; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 1311.

CORONA.—Flushing rd, s w cor Washington st, 2½-sty frame dwelling, 20x30, shingle roof, 1 family; cost, \$2,500; owner, Paul Thomas, 21 Washington st, Corona; architect, J. H. Smith, 607 3d av, Corona. Plan No. 1327.

CORONA.—Flushing av, e s, 30 w Washington av, 2½-sty frame dwelling, 20x32, shingle roof, 1 family; cost, \$2,500; owner, Thomas Suhran, 21 Washington st, Corona; architect, John H. Smith, 607 3d av, Corona. Plan No. 1328.

HOLLIS.—Cornwell av, e s, 180 n Chichester av, 2½-sty frame dwelling, 18x36, shingle roof, 1 family; cost, \$2,500; owner, F. W. Scutt, 636 Fulton st, Jamaica; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 1318.

HOLLIS.—Palatina av, w s, 100 n Bellevue av, 2½-sty frame dwelling, 18x36, shingle roof, 1 family; cost, \$2,500; owner, F. W. Scutt, 636 Fulton st, Jamaica; architect, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 1319.

HOLLIS.—Cornwell av, e s, 100 n Chichester av, 2½-sty frame dwelling, 18x36, shingle roof, 1 family; cost, \$2,500; owner, F. W. Scutt, 636 Fulton st, Jamaica; architect, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 1320.

HOLLIS.—Palatina av, w s, 60 n Bellevue av, 2½-sty frame dwelling, 18x36, shingle roof, 1 family; cost, \$2,500; owner, F. W. Scutt, 636 Fulton st, Jamaica; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 1321.

HOLLIS.—West Point st, w s, 225 s Chichester av, 2½-sty frame dwelling, 18x36, shingle roof, 1 family; cost, \$2,500; owner, F. W. Scutt, 636 Fulton st, Jamaica; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 1316.

HOLLIS.—Fishkill st, w s, 100 s Atlantic av, 2½-sty frame dwelling, 18x36, shingle roof, 1 family; cost, \$2,500; owner, F. W. Scutt, 636 Fulton st, Jamaica; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 1317.

JAMAICA.—Bandman av, s s, 50 w Baltic st, three 2½-sty frame dwellings, 18x40, shingle roof, 1 family; cost, \$7,500; owner, A. D. Stanca, 48 Smith st, Jamaica; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan Nos. 1324-5-6.

JAMAICA.—Pacific st, n s, 200 w Vine st, 2-sty frame dwelling, 18x32, shingle roof, 1 family; cost, \$2,500; owner, J. A. Blum, Jamaica; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 1315.

MASPETH.—Firth av, e s, 104 s Grand st, 2-sty brick dwelling, 20x53, gravel roof, 2 families; cost, \$12,000 (4 houses); owner, C. Wm. Chamberlain, Maspeth; architect, Frank E. Losee, Maspeth. Plan No. 1330.

MASPETH.—Juniper av, w s, 50 w Oak st, 2-sty frame dwelling, 21x38, tin roof, 2 families; cost, \$2,000; owner, Aug. Klagus, Juniper av, Maspeth; architect, Frank E. Losee, 56 Fisk av, Maspeth. Plan No. 1329.

FACTORIES AND WAREHOUSES.

RIDGEWOOD.—St. Nicholas av, s e c Gates av, 3-sty brick storage, 25x93, tar and slag roof; cost, \$10,000; owner, Wm. C. Edwards, 23 Pal-

metto st, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1282.

HALLS AND CLUBS.

RICHMOND HILL.—Newtown rd, n w cor Augustine av, 1sty frame dance hall, 30x40, felt roof; cost, \$2,000; owner, Frank Wetzel, Lewis av and Hillside av, Jamaica; architect, Edward Jackson, 3215 Jamaica av, Richmond Hill. Plan No. 1256.

HOTELS.

MASPETH.—Juniper av, w s, 110 s Floral pl, 2-sty frame hotel, 30x75, tin roof; cost, \$14,000; owner, Juniper Park, Inc., Juniper av, Maspeth; architect, Albert H. Stines, 132 4th st, L. I. City. Plan No. 1296.

STABLES AND GARAGES.

DOUGLSTON.—Hillside av, n s, 300 e Center drive, 1-sty frame garage, 14x18, shingle roof; cost, \$150; owner, Dr. J. Billings, Douglas Manor; architect, W. C. Worrall, 9 Twombly pl, Jamaica. Plan No. 1234.

UNION COURSE.—Grant st, s s, 75 n Drew av, 2-sty frame stable, 25x15, tar and gravel roof; cost, \$700; owner, Henry G. Andean, 19 New Jersey av, Brooklyn; architect, Walter B. Wills, 1181 Myrtle av, Brooklyn. Plan No. 1263.

FLUSHING.—25th st, 43, 1-sty frame garage, 15x15, gravel roof; cost, \$100; owner, Jas. D. Tullis, premises. Plan No. 1298.

FOREST HILLS.—Ascan av, n s, 130 e Greenway South, 1-sty brick garage, 16x19, tile roof; cost, \$1,000; owner, G. Brainard, 1170 Broadway, N. Y. C.; architect, Eugene Schoen, 25 West 42d st, N. Y. C. Plan No. 1293.

LONG ISLAND CITY.—Steinway av, 893, 1-sty brick garage, 25x50, tin roof; cost, \$5,000; owners, E. J. Scully & Sons, 895 Steinway av, L. I. City; architect, Fred W. Koffmann, 287 9th av, L. I. City. Plan No. 1289.

WOODHAVEN.—Woodhaven av, w s, 60 n Elmwood st, 1-sty frame garage, 10x17, rubberoid roof; cost, \$150; owner, Frank Drossel, 1466 Ward av, Woodhaven. Plan No. 1294.

STORES AND DWELLINGS.

CORONA.—Jackson av, s s, 40 w Grant st, two 2-sty brick store and dwellings, 20x55, tar and gravel roof, 2 families; cost, \$10,000; owner, Thompson Bros., Jackson av and Grant st, Corona; architect, Albert Morris, 808 Prospect pl, Brooklyn. Plan No. 1227.

STORES AND TENEMENTS.

RIDGEWOOD.—Norman st, n w cor Seneca av, 3-sty brick store and tenement, 21x81, tin roof, 6 families; cost, \$10,000; owners, Schmidt & Holterman, 1810 Weirfield st, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1284.

STORES, OFFICES AND LOFTS.

EAYSIDE.—Willets Point rd, w s, 650 s Bell av, 1-sty frame office, 10x10, paper roof; cost, \$50; owner, J. Di Bernetti, 423 East 115th st, N. Y. C. Plan No. 1245; and 1-sty frame cement shed, 16x10, paper roof; cost, \$50; owner, same. Plan No. 1246.

QUEENS.—Jamaica av, n w cor Manor av, five 1-sty brick stores, 62x40, slag roof; cost, \$25,000; owner, Mrs. S. C. Holliday, 45 Brevoort pl, Brooklyn; architects, Smith & Holler, 82 Wall st, N. Y. C. Plan No. 1261.

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STOCKTON ST, s s, 140 w Throop av, exterior and interior alterations to 3-sty tenement; cost, \$500; owner, Max Goldinger, 130 Cook st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 2118.

UNION ST, s s, 307 w Schenectady av, extension to 3-sty dwelling; cost, \$400; owners, Q. & B. Leslie Co., 196 Utica av; architects, Lasplia & Salvati, 525 Grand st. Plan No. 2062.

VAN BRUNT ST, w s, 65 s Degraw st, exterior and interior alterations to 3-sty tenement; cost, \$400; owner, Virginia Gardella, 247 21st st; architect, D. A. Lucas, 98 3d st. Plan No. 2034.

WALLABOUT ST, s s, 125 w Throop av, interior alterations to 4-sty tenement; cost, \$450; owner, Jos. Bauser, 388 Wallabout st; architect, W. J. Conway, 400 Union st. Plan No. 2109.

WALTON ST, s s, 130 w Harrison av, new elevator; cost, \$350; owner, Pomerantz Bros., 154 Heyward st; architect, Otis Elev. Co., 250 11th av. Plan No. 2059.

WELDON ST, n s, 145.6 e Euclid av, exterior and interior alterations to 3-sty dwelling; cost, \$100; owner, Cath. Keenan, 41 Weldon st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 2043.

1ST PL, n s, 25 e Clinton st, interior alterations to 3-sty dwelling; cost, \$1,200; owner, Frank Copola, 505 Hicks st; architect, E. H. Scally, 527 Henry st. Plan No. 2191.

NORTH 7TH ST, n e cor Driggs av, extension to 4-sty store and tenement; cost, \$100; owner, Antonio Ivell, on premises; architect, Max Cohn, 433 Glenmore av. Plan No. 2084.

13TH ST, s w cor 40th st, exterior and interior alterations to 3-sty store and dwelling; cost, \$1,000; owner, Marx Helman, 13th av, cor 40th st; architect, Hy Dorf, 614 Kosciusko st. Plan No. 2065.

BAY 13TH ST, e s, 96 n Benson av, extension to 3-sty dwelling; cost, \$540; owner, Cornelius Powers, on premises; architect, Adolph W. Gutheil, 875 24th av. Plan No. 2145.

EAST 31ST ST, s w cor Av J, extension to 2-sty dwelling; cost, \$100; owner, F. W. Shepherd, 1006 East 31st st; architect, C. B. Brun, 1 Madison av, N. Y. Plan No. 2103.

40TH ST, s s, 20 w 13th av, extension to 3-sty store and dwelling; cost, \$1,000; owner, Marx Helman, 13th av cor 40th st; architect, Hy Dorf, 614 Kosciusko st. Plan No. 2064.

47TH ST, n s, 120 e 3d av, interior alterations to 3-sty club; cost, \$300; owner, Nelce Larsen, on premises architect, Thos. Bennett, 3d av and 52d st. Plan No. 2097.

60TH ST, n s, 80 w 12th av, new plumbing installed in church; cost, \$200; owner, Bethania Church, 60th st and 12th av; architect, Philip Leib, 1304 73d st. Plan No. 2166.

65TH ST, s s, 120 e 14th av, new elevator; cost, \$1,500; owner, Peter Bussl, 1406 65th st; architect, Otis Elev. Co., 250 11th av. Plan No. 2060.

73D ST, n s, 370 e 12th av, extension to 3-sty dwelling; cost, \$400; owner, Arthur Raitano, on premises; architect, C. Olsen, 1221 66th st. Plan No. 2074.

82D ST, n s, 280 e 21st av, exterior alterations to 3-sty dwelling; cost, \$250; owner, Chas. Wahn, 8804 24th av; architect, Adolph W. Gutheil, 875 24th av. Plan No. 2146.

AV G, n w cor East 3d st, raise extension of 3-sty dwelling; cost, \$100; owner, J. D. Ranck Realty Co., 577 Atlantic av; architect, C. G. Wessel, 1456 35th st. Plan No. 2196.

ATLANTIC AV, s s, 383.10 w Bond st, interior alterations to 3-sty tenement; cost, \$200; owner, C. E. Annett, 353 Av A, Bavoanne; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 2117.

ATLANTIC AV, n s, 165 e Clinton st, exterior and interior alterations to offices and store; cost, \$1,000; owner, A. Saleo, 24 Atlantic av; architect, O. Reissmann, 30 1st st, N. Y. Plan No. 2107.

BATH AV, s w cor 19th av, exterior alterations to 2-sty store; cost, \$250; owner, Benj. Lazzerelle, 7821 18th av; architect, Wm. E. Kelch, 32 Douglas st. Plan No. 2182.

BELMONT AV, s s, 85 e Barbevy st, interior alterations to 4-sty dwelling; cost, \$250; owner, Jacob Weisinger, on premises; architect, C. Infanger, 2634 Atlantic av. Plan No. 2042.

BLAKE AV, s s, 25 w Georgia av, exterior and interior alterations to 4-sty tenement; cost, \$1,500; owner, Hyman Riener, 33 West 114th st, N. Y.; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2070.

BROADWAY, n w cor North 9th st, interior alterations to 3-sty store and dwelling; cost, \$500; owner, Martin L. Stanton, 650A Halsey st; architects, Steers & Vandechute, 33 West 42d st, N. Y. Plan No. 2138.

CLASSON AV, w s, 161.2 n Myrtle av, interior alterations to moving picture show; cost, \$150; owner, Elias Cantor, 174 Classon av; architect, Max Hirsch, 391 Fulton st. Plan No. 2154.

EASTERN PARKWAY, n s, 110 w Bedford av, exterior and interior alterations to moving picture show; cost, \$250; owner, John Hann & ano, on premises; architect, Albt. Ulrich, 371 Fulton st. Plan No. 2170.

FRANKLIN AV, e s, 91.10 s Myrtle av, exterior and interior alterations to 3-sty tenement; cost, \$250; owner, Petro Imperato, 159 Franklin av; architect, John A. Satten, 172 Hudson st. Plan No. 2119.

FLUSHING AV, n s, 514.7 w Evergreen av, new elevator; cost, \$400; owner, B. Zirinsky, 67 Morrell st; architects, R. H. Emlich & Son, 129 Stockholm st. Plan No. 2086.

GRAHAM AV, s e cor Newton st, interior alterations to open air show; cost, \$200; owner, Wm. F. Kitchner, 741 Grand st. Plan No. 2141.

GRAHAM AV, w s, 75 s Scholes st, exterior and interior alterations to 3-sty store and dwelling; cost, \$1,400; owner, Henry Blum, Tannersville, N. Y.; architect, Tobias Goldstone, 49 Graham av. Plan No. 2168.

HAMBURG AV, n w cor Troutman st, extension to 3-sty store and dwelling; cost, \$800; owner, Jacob Banell, on premises; architect, Louis Allmendinger, 926 Broadway. Plan No. 2157.

HIGHLAND VIEW AV, s e cor West 23d st, plumbing to 3-sty hotel; cost, \$300; owner, Jacob Silver, on premises; architect, Jas. A. McDonald, Surf av and West 24th st. Plan No. 2056.

HUDSON AV, n e cor Johnson st, exterior and interior alterations to 3-sty store and dwelling; cost, \$400; owner, Agnese Marzali, 121 Navy st; architect, Pasquale Gagliardi, 239 Navy st. Plan No. 2173.

JOHNSON AV, s s, 150 e Humboldt st, exterior and interior alterations to 4-sty store and tenement; cost, \$100; owner, Boldassare Montelone, 210 Johnson av; architect, C. P. Cannella, 60 Graham av. Plan No. 2142.

KNICKERBOCKER AV, s w cor Harman st, exterior alterations to 4-sty store and tenement; cost, \$1,000; owner, Alfred Puthon, 434 Knickerbocker av; architect, Louis Allmendinger, 926 Broadway. Plan No. 2048.

MANHATTAN AV, w s, 20 s Varet st, exterior and interior alterations to 3-sty store; cost, \$1,500; owner, Jacob Strumayer, East 9th st, N. Y. C.; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 2187.

MARCY AV, e s, 24.1 n Park av, exterior and interior alterations to 3-sty store and dwelling; cost, \$450; owner, Adeline Bulwinkle, 80 South 9th st; architect, H. M. Entlich, 29 Montrose av. Plan No. 2186.

MARCY AV, s e cor Kosciusko st, extension to 3-sty store and dwelling; cost, \$450; owner, Jas. J. Curley, 683 Marcy av; architect, Louis Allmendinger, 926 Broadway. Plan No. 2158.

NORMAN AV, s s, 25 w Kingsland av, extension to 6-sty factory; cost, \$3,000; owner, Morris Klein, on premises; architect, Gustave Erda, 826 Manhattan av. Plan No. 2111.

NOSTRAND AV, n e cor Lincoln pl, interior alteration to 3-sty store and dwelling; cost, \$200; owner, W. A. Meyer, 775 Nostrand av; architect, Wm. H. Ludwig, 801 Eastern parkway. Plan No. 2062.

OCEAN AV, w s, 145 n Ditmas av, extension to conservatory; cost, \$1,450; owner, Geo. Ramsey, 900 Ocean av; architect, A. R. Snyder, 1170 Broadway. Plan No. 2101.

OCEAN AV, e s, 175.11 s Ditmas av, exterior and interior alterations to 4-sty dwelling; cost, \$2,000; owner, Wm. Dick Estate, 84 Broadway; architect, A. W. Pierce, 59 Court st. Plan No. 2077.

PARK AV, s e cor Hudson av, exterior alterations to 3-sty slaughter house; cost, \$1,000; owner, Isadore Wallach, 4 Park av; architect, Max Muller, 115 Nassau st, N. Y. Plan No. 2094.

PENNSYLVANIA AV, n w cor Glenmore av, exterior and interior alterations to 4-sty store and tenement; cost, \$125; owner, Jos. R. Clarke, 187 Ocean av, Freeport, L. I.; architect, Max Cohn, 433 Glenmore av. Plan No. 2083.

ROGERS AV, n e cor Erasmus st, extension to 3-sty storage; cost, \$300; owner, John A. Sievers, 815 Rogers av; architect, Benj. Driesler, 153 Remsen st. Plan No. 2144.

ST MARKS AV, n s, 125 e Underhill av, 2-sty brick extension, 67.7x208.9 to factory; cost, \$40,000; owners, Davis & Quick, 1246 St Marks av; architect, Geo. P. Chappel, 258 Braouway, N. Y. C. Plan No. 2190.

ST. NICHOLAS AV, n s, 75 w Stockholm st, interior alterations to 3-sty storage; cost, \$500; owner, Jacob Scheninger, on premises; architect, Lew Keon, 9 Deveboise st. Plan No. 2052.

SEA BREEZE AV, n e cor West 3d st, exterior alterations to 2-sty storage and dwelling; cost, \$100; owner, Louis Stauch, "Bowery"; architect, Richd. Marzari, 2818 West 16th st. Plan No. 2161.

SHERIDAN AV, n s, 145 n Liberty av, plumbing to 3-sty dwelling; cost, \$171; owner, Wm. Slagle, 144 Sheridan av; architect, Oxfeld, 462 Sheridan av. Plan No. 2185.

SHEEPSHEAD BAY RD, s s, 60.4 e East 15th st, extension to 3-sty hotel; cost, \$4,000; owner, North American Bwg. Co., Hamburg and Greene avs; architect, Carl A. Otto, 130 Fulton st, N. Y. Plan No. 2127.

SUTTER AV, s s, 50 w Thafford av, extension to 3-sty dwelling; cost, \$250; owner, Hyman Moskowitz, on premises; architect, C. Danancher, 7 Glenmore av. Plan No. 2128.

SURF AV, n w cor West 30th st, electric sign; cost, \$300; owner, Peter Butz, on premises; architect, Robt. Gerlinger, 229 West 42d st. Plan No. 2135.

5TH AV, e s, 65.5 s 53d av, new bay window; cost, \$250; owner, Jas. Tutino, 631 74th st; architect, Edw. C. Cerney, 4919 5th av. Plan No. 2130.

5TH AV, e s, 40 s 11th st, interior alterations to 4-sty store and tenement; cost, \$125; owner, Hamilton Welton, 842 Union st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 2082.

7TH AV, s s, 156.5 e Garfield pl, extension to two 3-sty store and dwellings; cost, \$4,000; owner, Realty Associates, 162 Remsen st; architect, J. S. Kennedy, 44 Court st. Plan No. 2198.

13TH AV, s e cor 43d st, exterior and interior alterations to 5-sty store and tenement; cost, \$500; owner, Louisa W. Bishop, 338 9th st; architect, A. J. McManus, 1905 85th st. Plan No. 2193.

14TH AV, w s, 40 s 66th st, exterior and interior alterations to —sty dwelling; cost, \$400; owner, Filippino Palaia, 6612 14th av; architect, Angelo Adamo, 64th st and 15th av. Plan No. 2122.

19TH AV, w s, 292 s Cropsey av, extension to bath house; cost, \$350; owner, Otto Huber estate, 1 Bushwick pl; architects, Parfitt Bros., 26 Court st. Plan No. 2159.

"LUNA PARK," 300 n Surf av, alterations to Crazy Village (amusement device); cost, \$5,000; owner, D. B. Simmons, "Luna Park"; architects, Crazy Village Co., "Luna Park." Plan No. 2091.

Queens.

CORONA.—National av, e s, 300 n Park av, raise dwelling and erect new foundation, new plumbing; cost, \$500; owner, Mary Collins, 264 National av, Corona; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 640.

EDGEMERE.—Grandview av and Beach st, erect new elevator shaft in club house; cost, \$1,100; owner, Lancaster Sea Beach Co., 1170 Broadway, N. Y. C. Plan No. 642.

EVERGREEN.—Norman st, n s, 347 w Cypress av, 1-sty frame extension, 8x7, rear, 2-sty dwelling, tin roof, interior repairs; cost, \$180; owner, John Reber, 213 Norman st, Evergreen; architect, Otto Thomas, 354 Fulton st, Jamaica. Plan No. 638.

EVERGREEN.—Stephen st, s s, 125 e Wyckoff av, 1-sty frame extension, 25x46, rear 1-sty garage, slag roof; cost, \$600; owner, Jos. Schildknecht, premises; architect, Otto Thomas, 354 Fulton st, Jamaica. Plan No. 635.

FLUSHING.—Murray st, w s, 168 s Madison av, erect new foundation under fire house; cost, \$300; owner, Fire Dept., 67th st, N. Y. C. Plan No. 627.

FLUSHING.—Broadway, 73, erect new electric sign; cost, \$50; owner, Wm. James, premises. Plan No. 632.

FLUSHING.—Broadway, 100, erect new electric sign; cost, \$50; owner, Edward J. McGahey, premises. Plan No. 631.

GLENDALE.—Proctor st, n s, 100 w Willow pl, erect new cesspool in rear of dwelling; cost, \$125; owner, Samuel Williams, 97 South 6th st, Brooklyn. Plan No. 634.

JAMAICA.—Sayres st, s w cor Samuel st, erect bay window on dwelling; cost, \$50; shingle roof; owner, John J. Wissel, 38 Sayres st, Jamaica. Plan No. 643.

LONG ISLAND CITY.—Grand av, e s, 50 s 15th av, install new plumbing in dwelling; cost, \$150; owner, Mrs. Metz, premises. Plan No. 629.

LONG ISLAND CITY.—Washington av, n w cor Lathrop st, 1-sty frame extension, 17x31, on rear 3-sty dwelling, slag roof, interior alterations; cost, \$1,100; owner, Christ Stabler, on premises; architect, Geo. J. Fischer, 406 12th av, Long Island City. Plan No. 626.

LONG ISLAND CITY.—Grand av, e s, 75 s 15th av, install new plumbing in dwelling; cost, \$40; owner, John Clary, premises. Plan No. 630.

LONG ISLAND CITY.—8th av, 705, install new plumbing in dwelling; cost, \$150; owner, W. Lamerkaner, premises. Plan No. 639.

LONG ISLAND CITY.—Bodine st, s e cor Hancock st, alter 2-sty building to provide for factory; cost, \$1,800; owner, A. C. Horn, premises; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 638.

LONG ISLAND CITY.—Goodrich st, 25, erect bakers oven on rear store; cost, \$400; owner, Salvester Spino, premises. Plan No. 644.

LONG ISLAND CITY.—Sherman st, e s, 350 n Payntar av, install new plumbing in dwelling; cost, \$200; owner, M. Rongo, 10 Marion st, L. I. City. Plan No. 645.

MIDDLE VILLAGE.—Main av, e s, 350 s Market st, interior alterations to stable to provide for 2 families; cost, \$1,000; owner, Jos. Lambert, Main av, Middle Village; architect, John H. Vandervegt, 47 Butler st, Evergreen. Plan No. 625.

WHITESTONE.—16th st, n s, 135 w 7th av, install gas pipes in dwelling; cost, \$20; owner, Mrs. J. P. Hansen, 70 West 16th st, Whitestone. Plan No. 633.

CORONA.—South av, w s, 200 n Fairview st, erect new foundation under dwelling; cost, \$200; owner, Jos. Nappo, 9 South av, Corona. Plan No. 661.

CORONA.—Corona av, n e cor Tory st, 1-sty frame extension, 24x68, rear 2-sty frame dwelling, tin roof; cost, \$1,600; owner, Gerardi Judice, James st, N. Y. C.; architect, C. L. Varone, Corona av, Corona. Plan No. 662.

COLLEGE POINT.—College av, s e cor boulevard, erect new porch on side dwelling; cost, \$100; owner, J. Dobran, premises. Plan No. 668.

EAST WILLIAMSBURG.—Starr st 717, interior alterations to dwelling; cost, \$200; owner, Paul Weisenberger, premises. Plan No. 650.

EAST WILLIAMSBURG.—Starr st, 716, general interior alterations to tenement; cost, \$1,000; owner, Estate of Maria Feitusch, premises; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 647.

ELMHURST.—Bay Shore terrace, e Grant st, erect foundation under dwelling; cost, \$200; owner, Miss L. Kotasbelz, premises. Plan No. 653.

ELMHURST.—4th st, n s, 25 e Newtown av, repair dwelling after fire damage; cost, \$1,000; owner, John A. Nolan, 25 4th st, Elmhurst. Plan No. 664.

EVERGREEN.—Summerfield av, s s, 206 e Cypress av, install new plumbing in dwelling; cost, \$75; owner, M. Ragl, premises. Plan No. 671.

FAR ROCKAWAY.—Central av, n s, 275 w Birdsall av, erect wall lights on sidewalk; cost, \$50; owner, Queensboro Gas & Elec. Co., Far Rockaway. Plan No. 673.

FLUSHING.—Locust st, 147, install new gas pipes in dwelling; cost, \$10; owner, M. F. Molley, premises. Plan No. 667.

FLUSHING.—Central av, w s, 79, erect addition to green house; cost, \$300; owner, Carl Peterson, 79 Central av, Flushing. Plan No. 678.

## Plans Filed—Alterations, Queens (Continued).

FLUSHING.—Jamaica av, e s, 30, interior alterations to dwelling; cost, \$900; owner, M. Luchwich, Maple av, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 679.

FLUSHING.—Geranium av, n s, 174 w Jamaica av, 1-sty frame extension, 21x8, on rear carriage house, shingle roof; cost, \$4,000; owner, Mrs. Homer Wise, 243 Jamaica av, Flushing; architect, F. Johnson, 46 Prospect av, Flushing. Plan No. 656.

JAMAICA.—Prospect st, 111, install new plumbing in dwelling; cost, \$150; owner, Salvatore Catanzaro, premises. Plan No. 660.

JAMAICA.—Washington st, n s, 350 w South st, 2-sty frame extension, 22x5, on front 3-sty dwelling; cost, \$368, shingle roof; owner, Anton Notto, 121 Washington st, Jamaica; architect, Tony Verrino, 168 New York av, Jamaica. Plan No. 672.

JAMAICA.—Fulton st, s s, 100 e Vanderbilt av, erect new electric sign; cost, \$60; owner, N. Y. & Q. Elec. & Power Co., 244 Jackson av, L. I. City. Plan No. 677.

LONG ISLAND CITY.—Queens boulevard, n w cor Hancock st, install new plumbing in hotel; cost, \$60; owner, R. Bruer, premises. Plan No. 652.

LONG ISLAND CITY.—Lockwood st, s w cor Jamaica av, install new plumbing in dwelling; cost, \$40; owner, Wm. Jones, premises. Plan No. 651.

LONG ISLAND CITY.—Steinway av, s e cor Broadway, 1-sty frame shed, 55x26, cloth roof; cost, \$500; owner, Geo. Ehret, 235 East 14th st, N. Y. C. Plan No. 654.

LONG ISLAND CITY.—Sherman st, e s, 325 n Paynter av, install new plumbing in dwelling; cost, \$150; owner, Francesco Ubano, premises. Plan No. 646.

LONG ISLAND CITY.—Purdy st, w s, 162 n Walcott av, 1-sty extension, 8x12, on rear garage; cost, \$35; owner, E. N. L. Young, 241 Purdy st, L. I. City. Plan No. 655.

LONG ISLAND CITY.—3d av, e s, 125 s Pierce av, install new plumbing in dwelling; cost, \$300; owner, John Campion, 154 William st, L. I. City. Plan No. 658.

LONG ISLAND CITY.—Sherman st, e s, 300 s Freeman av, install new plumbing in dwelling; cost, \$35; owner, Carl Passo, premises. Plan No. 669.

LONG ISLAND CITY.—William st, w s, 75 s Wilbur av, install gas pipes in dwelling; cost, \$30; owner, Lee Nitte, premises. Plan No. 666.

LONG ISLAND CITY.—Wooley av, n s, 25 w Steinway av, building to be raised and new sty built underneath; cost, \$2,000; interior repairs; owner, Geo. Seitz, 14 East Rasford st, Yonkers, N. Y.; architect, L. Baumann, 743 8th av, L. I. City. Plan No. 670.

LONG ISLAND CITY.—Van Alst av, s w cor Main st, repair store front; cost, \$200; owner, James Hutchinson, 42 Broadway, N. Y. C. Plan No. 676.

LONG ISLAND CITY.—Boulevard, n s, 250 s Freeman av, building to be raised and new sty built underneath, other repairs; cost, \$1,500; owner, Geo. Stubbings, 262 Hancock st, L. I. City; architect, C. W. Hewitt, 717 Crescent st, L. I. City. Plan No. 675.

MASPETH.—Juniper av, w s, 110 s Floral pl, alter store house to provide for kitchen; cost, \$200; owner, Juniper Park, Inc., Juniper av, Maspeth. Plan No. 657.

RIDGEWOOD.—Foxhall st, 164, erect new doorway; cost, \$10; owner, Harry Buckley, on premises. Plan No. 649.

RIDGEWOOD.—Putnam av, n w cor Prospect av, interior alterations to store and dwelling; cost, \$1,000; owner, Henry Schlachter, 65 Schaeffer st, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 648.

RIDGEWOOD.—Seneca av, 804, interior alterations to store and dwelling; cost, \$1,000; owner, Bernard Leyl, 316 Stanhope st, Ridgewood; architect, Louis Allmendinger, 926 Broadway, Brooklyn. Plan No. 665.

RIDGEWOOD.—Fairview av, e s, 100 n Gates av, 1-sty frame extension, 29x25, rear 2-sty frame store and dwelling, tar and gravel roof; cost, \$1,500; owner, Simon Asher, 657 Fairview av, Ridgewood; architect, L. Allmendinger, 926 Broadway, Brooklyn. Plan No. 674.

ROCKAWAY BEACH.—Boulevard, n e cor Grove av, erect new store fronts on six stores and dwellings; cost, \$950; owner, James Keenan, Rockaway Beach. Plan Nos. 680-1-2-3-4-5.

WHITESTONE.—11th av, e s, bet 18th & 19th sts, install new plumbing in dwelling; cost, \$125; owner, Wm. Rabinman, 9 11th av, Whitestone. Plan No. 659.

## Richmond.

BAY ST, w s, 500 s Broad st, Stapleton, retaining wall to frame dwelling; cost, \$600; owner, O. Stoffreiden, Stapleton; builder, W. Mahr, Stapleton. Plan No. 131.

VAN DUZEN ST, 971, Stapleton, extension to frame dwelling; cost, \$200; owner, Geo. Kampf, Stapleton; builder, Aug. Kempf, Stapleton. Plan No. 138.

4TH ST, w s, 100 s Midland av, Grant City, extension to frame dwelling; cost, \$100; owner, Mrs. Langstroth, Grant City; builder, H. W. Putnam, New Dorp. Plan No. 128.

COLFAX AV, s s, s e Richmond rd, Grant City, front porch to frame dwelling; cost, \$200; owner, Harold E. Wittenman, Stapleton; builder, Richard Borcariser, Stapleton. Plan No. 130.

JEWITT AV, e s, 25 n Egbert av, West New Brighton, new store to frame dwelling; cost, \$300; owner, Edw. Briggs, West New Brighton; builder, John Lawson, West New Brighton. Plan No. 136.

JEWITT AV, e s, 200 s Main av, West New Brighton, 2-sty addition to frame dwelling; cost, \$1,500; owner, E. S. Ranson, Westerleigh, S. I.;

architect, Jos. Whitford, St. George; builders, W. Osborn & Son, Mariner's Harbor. Plan No. 134.

LINCOLN AV, n s, e 5th st, Grant City, 1-sty addition to frame dwelling; cost, \$280; owner, Edw. Ryan, Beack Park; builder, A. Alverson, Beack Park. Plan No. 133.

MAUER RD, e s, 64 n turnpike, West New Brighton, to frame stable; cost, \$185; owner, G. W. Vroome, West New Brighton; builders, G. B. Vroome & Sons, West New Brighton. Plan No. 139.

NELSON AV, w s, 500 n South Shore boulevard, Great Kills, laundry to frame laundry; cost, \$60; owner, Mrs. Collins, Great Kills; builder, C. H. Chamberlain, Port Richmond. Plan No. 132.

OPENITE AV, w s, Mariner's Harbor, extension to brick garage; cost, \$300; owner, Peter Walters, Granite av, Mariner's Harbor; builders, Robt. Bailey & Son, Mariner's Harbor. Plan No. 135.

RICHMOND TERRACE, n s, 500 w Broadway, West New Brighton, masonry and repairs to frame store and dwelling; cost, \$400; owner and builder, Jos. C. Erickson, Bayonne, N. J. Plan No. 129.

TURNPIKE RD, s s, 200 w Center st, Richmond, new roof and partitions to frame dwelling; cost, \$600; owner, Wm. L. Flake, Richmond; builders, Hesse & Offejose, Stapleton. Plan No. 137.

VANDERBILT AND HAMILTON AVS, n w cor, Stapleton, partitions and stairway to frame dwelling; cost, \$800; owner, T. Gunther, Concord; builder, T. Gunther, Concord. Plan No. 127.

## 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 April 19.

JERSEY CITY.—American Standard Realty Corporation, w s Boulevard, 98 ft. n of Glenwood av, one 4-sty brick, \$50,000; Christian Durstewutz, 172 Cambridge av, one 3-sty brick, \$11,000; John DeSanto, 394 7th st, one 2-sty frame alteration, \$800; Jacob Krause, 38 Paterson st, one 3-sty brick, \$10,000; William Hannan, 147 Hancock av, one 3-sty brick, \$10,000.

NEWARK.—Frank Janu, 118 16th av, one 3-sty frame, \$5,000; Frank Janu, 118 16th av, one 3-sty frame, \$6,000; John Banach, 14 Garrison st, one 3-sty frame, \$4,000; Samuel Sodo-wich, 388 South 6th st, one 3-sty frame, \$8,000; Kufferman & Essen, 472 South 17th st, one 3-sty frame, \$8,000; Kaplowitz & Abel, 300 Passine av, one 3-sty frame, \$8,000; Harry Kolodin, 66 Elliott st, one 3-sty frame, \$8,000; Carmine Trasenti, 100 Tyler st, one 3-sty brick, \$3,000; Bernard Taub, 123 South st, one 3-sty frame alteration, \$2,500; John Marbont, 95 Warwick st, one 3-sty brick, \$7,000; Herman Pashkow, 29 Holland st, one 3-sty frame, \$8,000; Louis Green, 473-475-477 and 479 South 13th st, four 3-sty frame, \$32,000; Green & Gennet, 23-25-27-29-31 Lillie st, five 3-sty frame, \$40,000; Joseph Julian, 104 Ridge st, one 3-sty brick, \$9,000; Solomon Segall, 494 South 18th st, one 3-sty frame, \$8,000; Joseph Marasee, 66 Madison st, one 3-sty brick alteration, \$2,500; Rudue-witz & Rudin, 43 Holland st, one 3-sty frame, \$7,000; Christian Schneck, n w c 19th av and South 20th st, one 3-sty frame, \$8,000; Joseph J. Smith, s w c Littleton and 11th avs, one 3-sty frame, \$7,000.

TRENTON.—Ellis Pierson, 81-83 Spring st, two 3-sty brick alteration, \$10,000.

PASSAIC.—Owadgi Provisor, 98-100 Monroe st, one 3-sty frame alteration, \$7,000; Harris Laike, 46 Quincy st, one 3-sty frame alteration, \$500.

HOBOKEN.—Lottis Nagler, 124 Adams st, one 4-sty frame alteration, \$5,000; Rose Costa, 91 Adams st, one 4-sty brick alteration, \$200; Dominick Chirechelle, 323 Monroe st, one 4-sty brick, \$12,000; Michael Smith, 941 Garden st, one 4-sty brick alteration, \$500.

NUTLEY.—Gugliocciello Felice, 418 Bloomfield av, one 2-sty brick, \$3,000.

ELIZABETH.—Anton Soltva, 75 Florida st, one 3-sty frame brick, \$7,000; Ernest Bings, 40 5th st, one 3-sty frame alteration, \$1,200.

KEARNY.—Michael Kelly, w s Devon st, 200 ft. s of Hoyt st, one 3-sty frame, \$9,000.

WEST ORANGE.—Home Investment Co., 140 Valley rd, one 2-sty frame alteration, \$5,000.

IRVINGTON.—John Dzick, 380 Grove st, one 3-sty frame, \$5,000; Martha Onions, n w cor 15th av and Grove st, one 3-sty frame, \$10,000.

HARRISON.—Henry Schneider, 402-404 Harrison av, one 3-sty brick, \$11,000; Christopher Inello, 15 Cleveland av, one 3-sty brick alteration, \$300.

PATERSON.—Gaetano Migliorino, 349 Main st, one 3-sty frame, \$6,000.

BAYONNE.—Louis Shapiro, 84 West 26th st, one 3-sty frame, \$5,000; Hyman Hoberman, 78 West 24th st, one 3-sty frame, \$5,000.

PERTH AMBOY.—Italo Co., Inc., 215 Washington st, one 3-sty brick, \$8,000.

## APARTMENTS, FLATS AND TENEMENTS.

EAST ORANGE, N. J.—Hyman Rosensohn, 800 Broad st, Newark, has completed plans for a 3-sty frame and stucco flat, 27x84 ft., to be erected at Witsley pl and Garfield st for Herman & Co., Bank st near Washington st, Newark, owners. Cost about \$12,000.

TOWN OF UNION, N. J.—J. Lugosch, 408 Kosuth st, is preparing plans for a 3-sty brick apartment, 28x70 ft., to be erected in Bloom st, between Hudson Boulevard and Bergenline av, for Mr. Barkenson, care of architect. Cost about \$12,000.

ARLINGTON, N. J.—Peter & Jessie Sedelmeir, owners, have had plans prepared by Joseph Kennedy for a 4-family apartment to be erected at 25-27 Pavonia av. Cost about \$10,000.

PATERSON, N. J.—Davis Stein, of 175 Graham av, will erect an apartment house at Lee pl and Hamilton st for 56 families; cost, \$140,000. Collier & Stein will erect a similar house on Van Houten st, 100 ft. east of Church st, for 40 families, to cost about \$125,000. Plans for both buildings have been prepared by Chas. E. Sleight, of Paterson. Work is to start immediately.

EAST ORANGE, N. J.—Stiger & Taylor have sold for the estate of Harriet J. Boyce the property on the northwest corner of Grove and Williams sts, East Orange, upon which will be erected a modern apartment house.

## DWELLINGS.

HACKENSACK, N. J.—Theo. Boettger, at site, contemplates altering and making additions to the 2½-sty frame residence at 240 Prospect av from private plans. Cost about \$10,000.

TENAFLY, N. J.—The old Huyler homestead at Tenafly, consisting of six acres and a storehouse, fronting on Madison av, has been sold by William S. Hine to W. E. Brower, of New York. He will remodel the house for occupancy.

POINT PLEASANT, N. J.—At Point Pleasant contractors are arranging to erect for Arthur Brisbane twenty modern fireproof dwellings on the block between Arnold and Laurel avs, west of Richmond av. It is understood that work will begin immediately.

## FACTORIES AND WAREHOUSES.

BOUND BROOK, N. J.—The Commercial Acetylene Railroad Light & Signal Co. has purchased property along the Lehigh Valley Railroad east of Bound Brook. It is expected that as soon as arrangements can be made new factory buildings will be erected. Henry G. Opdycke, Joseph V. D. Field and Runyon Field were interested in inducing the company to locate here.

NEWFIELD, N. J.—The Vineland Wrapper Manufacturing Co. has started the erection of a new factory, 40x100 ft., 2-stys, at Quince and 6th sts. James D. Pasquale has the contract for the building and the Kimball & Prince Lumber Co. has the contract for furnishing lumber and mill work.

## HALLS AND CLUBS.

PLAINFIELD, N. J.—The Y. M. C. A., W. D. Murray, president, C. W. Spicer, treasurer, contemplates the erection of a Y. M. C. A. building. Nothing will be done until the fall, when a campaign will be conducted for this purpose under the leadership of Mr. Murray.

PERTH AMBOY, N. J.—Two local contractors and two out of town bidders have submitted estimates for the new Y. M. C. A. building. No contracts have been awarded because there was some changes to be made in the building plans and further readjustments in regard to material. Shattuck & Hussy, of Chicago, are the architects.

## New "Tapestry" Literature.

"Through the Home of Tapestry Brick" is the title of Brochure No. 28, of exceptional merit, that is being issued by Fiske & Company, of the Arena Building. The book depicts in fine color photography the attractive rooms in the top floor of the Arena Building where Fiske & Company have their offices. Each room shows a different application of wire cut brick and the description of it by Arthur G. Byne is exceptionally interesting.

Another booklet, No. 29, just published, shows the application of tapestry brick in the tap room of the Hotel Elvidere, and also in the entrance lobby of the Otis Elevator Company in this city, as well as the ramps in the Grand Central Station. It also gives several suggestions all in colors of the applications of decorative brick in floors, walls and ceilings. Copies will be sent upon request.

## Moves to 40th Street.

The Yale & Towne Manufacturing Company has moved its general offices from 9 Murray street to 9 East 40th street. This new location was selected by the company after long and thorough investigation, as the one best suited to meet the conveniences of its customers. It is in the center of the up-town section of the city, midway between the two great railroad terminals, in the heart of the hotel district, and easily accessible from all parts of the city.

The site comprises a plot 50x100 feet, occupied by a twelve-story building, erected and owned by Yale & Towne and designed to meet their requirements. The entire ground floor is devoted to a series of exhibit rooms, which, when completed (about July 1st), will comprise the largest and most effective display of locks and builders' hardware which has ever been made, and which are designed to serve the convenience of architects and their clients, and of the firm's customers generally. In the basement, well lighted, is located the city salesroom, for the convenience of the local trade customers, and a large stock room. The company invites its customers to inspect its new building.

## Increase Drying Kiln Capacity.

The Weisberg-Baer Company, manufacturers of high-grade interior wood work, window frames, sash and doors, of Boulevard and Orchard street, Astoria, has added a 3-sty brick factory to its plant which contains a most modern kiln operated by a Sturtevant blower equipment and giving an additional drying capacity of 200,000 sq. ft. of lumber every ten days. A 500 horsepower Watts-Campbell engine has also been installed to operate the company's new wood-working machinery, which puts the company in a position to handle a much larger quantity of the better class of apartment house work.

# RECORDS SECTION

of the

## REAL ESTATE RECORD AND BUILDERS 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. XCI

No. 2354

New York, April 26, 1913 (43)

PRICE 20 CENTS

### STREET INDEX OF RECORDED CONVEYANCES AND WILLS

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

Attorney st, 35.	27th st, 141-3 W.	107th st, 68 W.	161st st W (ss), 2137-52 & pt lt 11.	2d av, 500, 1710, 2047.
Bedford st, 13.	31st st, 18 E.	108th st, 11 E.	Av A, 248.	3d av, 794.
Bleecker st, 375.	31st st, 252 W.	109th st, 74 E.	Av B, 179.	5th av, 1489, 2041.
Broome st, 516-8.	38th st, 308 E.	111th st, 220-2 E.	Amsterdam av, 843.	8th av, 30-2.
Chrystie st, 230.	47th st, 24 W.	116th st, 312 E.	Amsterdam av (w s), 2132-58.	
E Broadway, 266.	57th st, 112 E.	116th st, 227-33 W.	Audubon av, 247.	<b>WILLS.</b>
Elizabeth st, 147.	60th st, 315 E.	117th st, 112 E.	Bowery, 245 & 316-18.	Chambers st, 121.
Grand st, 466-70.	61st st, 240 E.	118th st, 335-7 E.	Broadway, 434-8, 822-4, 1981-7, 1991, 2881-7.	Front st, 228-30.
Greenwich st, 510, 803.	64th st, 317 W.	119th st, 346 E.	Edgecombe av, 145-55.	Reade st, 103, 140.
Hamilton ter, 58.	65th st, 421, 425 E.	121st st, 51-3 E.	Ft Washington av (e s) 2137pt lt 52.	5th st, 427 E.
Irving pl, 51.	66th st, 153 W.	121st st, 18 W.	Ft Washington av (e s), 2176-104.	12th st, 224 E.
Liberty st, 133.	68th st, 206 W.	122d st, 109, 346 W.	Greenwich av, 51.	13th st, 49, 513 E.
Madison st, 181.	70th st E (ns), 1385-10.	125th st, 332 E.	Lexington av, 1012, 1072-1074.	14th st, 46 E.
Pearl st, 451-5.	77th st, 335 E.	129th st, 147 W.	Park av, 96, 1505, 1708-1710.	35th st, 33 E.
Perry st, 32.	82d st, 3, 12 E.	129th st W (ss), 1968-pt lt 39.	Pleasant av, 315-7.	57th st, 446 E.
Stanton st, 319.	83d st, 303-5 E.	130th st, 25 E.	Post av (s s), 2219-pt lt 13.	82d st, 116 W.
Suffolk st, 43.	86th st, 169 E.	131st st, 126 W.	St Nicholas av (w s), 2169-53.	84th st, 41 W.
Ridge st, 87.	87th st, 166-80 E.	132d st, 10, 18 E.	1st av, 2354.	88th st, 231 E.
Thompson st, 152-4.	88th st, 154 W.	133d st, 32 W.		89th st, 232 E.
Washington st, 808-10.	89th st, 52 W.	134th st, 51 E.		94th st, 135-7 E.
Water st, 497, 501, 628.	90th st, 104 E.	134th st, 123 W.		131st st, 130 W.
Waverly pl, 156, 196, 200	91st st, 418-24 E.	135th st, 19, 502-12 W.		133d st, 6 W.
Wooster st, 179-83.	95th st, 319 E.	136th st, 135 W.		Convent av, 329.
1st st, 7 E.	96th st, 53-5 E.	137th st, 213 W.		Lexington av, 1450-2, 1456-8, 1498.
3d st, 73 W.	98th st, 3 W.	138th st, 117 W.		Madison av, 219-29.
4th st, 85 E.	100th st, 14-16 W.	142d st, 231 W.		5th av, 298.
6th st, 540 E.	101st st, 141 W.	152d st, 513, 533 W.		
10th st, 442-6 E.	103d st, 331-3 E.			
15th st, 513 E.	107th st, 208 E.			
15th st, 226 W.				
25th st, 212, 338 E.				
29th st, 250-2 W.				

#### EXPLANATION 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 the covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000-\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1912.

T. S. preceding the consideration in a conveyance means that the deed or con-

veyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page, is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

#### KEY TO ABBREVIATIONS USED.

(A)—attorney.  
 A.L.—all liens.  
 AT—all title.  
 ano—another.  
 av—avenue.  
 admr—administrator.  
 admtrix—administratrix.  
 agmt—agreement.  
 A—assessed value.  
 abt—about.  
 adj—adjoining.  
 apt—apartment.  
 assign—assignment.  
 asn—assign.  
 atty—attorney.  
 bk—brick.  
 B & S—Bargain and Sale.  
 bldg—building.  
 b—basement.  
 blk—block.  
 Co—County.  
 C a G—covenant against grantor.  
 Co—Company.  
 constn—construction.  
 con omitt—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.  
 individ—individual.  
 irreg—irregular.  
 impt—improvement.  
 installs—installments.  
 lt—lot.  
 ls—lease.  
 mtg—mortgage.  
 mos—months.  
 mfg—manufacturing.  
 Nos—numbers.  
 n—north.  
 nom—nominal.  
 (o)—office.  
 pr—prior.  
 pt—part.  
 pl—place.  
 PM—Purchase Money Mortgage.  
 QC—Quit Claim.  
 R T & I—Right, Title & Interest.  
 (R)—referee.  
 r—room.  
 rd—road.  
 re mtg—release mtg.  
 ref—referee.  
 sal—saloon.  
 sobrn—subordination.  
 sl—slip.  
 sq—square.  
 s—south.  
 s—side.  
 sty—story.  
 sub—subject.  
 str—stores.  
 stn—stone.  
 st—street.  
 TS—Torrens System.  
 T & c—taxes, etc.  
 tnts—tenements.  
 w—west.  
 y—years.  
 O C & 100—other consideration and \$100.

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an \* are being investigated and if found incorrect will be shown in a later issue.

APRIL 18, 19, 21, 22, 23 & 24.

Attorney st, 35 (2:346-57), ws, 150 n Grand, 25x100, 5-sty bk tnt & str; Wm & Bernet Nowick to Chas Shapiro, 544 E 12; mtg \$28,000 & AL; Apr19; Apr24'13. A\$19,500-30,000. O C & 100

Bedford st, 13 (2:528-45), ws, 161.9 s Downing, runs w38.5xw41.10xsl3.5xse43x e38.8 to st xn16 to beg, 4-sty bk tnt & str & 1-sty ext; Jos Rovegno to Domenico Rovegno, 8665 19 av, Bklyn; 1/2 pt; AL; Apr19; Apr21'13; A\$4,000-5,000. nom

Bleecker st, 2-4 1/2, see Bowery, 316-8.

Bleecker st, 375 (2:621-37), es, 86.9 s Charles, runs etl.10xn8.8xe19.13xn9.8xw 81.10 to st xn18.9 to beg, 5-sty bk tnt & str; Mary G Becker to Maybelle Becker, 533 W 152; Apr17; Apr23'13; A\$9,500-13,000. nom

Broome st, 516-8 (2:488-41-42), nec Thompson (No 50), runs n50xe20xs0.2xe 20.1xs49.10 to Broome w40 to beg; 3-sty fr tnt & str & 2-sty bk tnt & str; Adelaide Popper to City Real Estate Co, 176 Bway; B&S & C a G; AL; Mar24; Apr19'13; A\$23,500-26,500. O C & 100

Chrystie st, 230 (2:422-9), es, 74.3 s Houston, 25x75, 6-sty bk tnt & str; David Cohen to Celia Stern, 401 E 154; B&S; AL; Apr21; Apr22'13; A\$22,000-32,000. O C & 100

Division st, 253-5, see East Bway, 266.

East Broadway, 266 (1:287-28), ns, 54 e Montgomery, runs n 103.9 to ss Division (Nos 253-5) x e36xs42xw9xs61.5 to East Bway xw27 to beg, 2-sty & 1-3-sty & b bk dwgs; Terrain Realty Co to Rudolph Wallach Co, 68 William [r 5091]; Apr15; Apr18'13; A\$19,000-23,000. O C & 100

Elizabeth st, 147 (2:479-33), ws, 103 n Broome, 25.2x76.9x25.2x76.4, 5-sty bk tnt & str; Fanny Gruen to Benj M Gruenstein, 60 W 95, & Jos L E Mayer, 944 Park av; mtg \$22,000; Mar29; Apr21'13; A \$16,000-30,000. O C & 100

Goerck st, 111-7, see Stanton, 319.

Grand st, 466-70 (2:336-28-30), ns, 24.10 e Pitt, 49.10x100, 2 2-sty bk str & 3-sty bk loft & str bldg; Benj Doblin to Rudolph Wallach Co, a corp, 68 William [r 5091]; May2'12; Apr18'13; A\$44,000-51,000. O C & 100

Grand st, 466-70; Rudolph Wallach Co to Terrain Realty Co, a corp, 95 Liberty; Apr15; Apr18'13. O C & 100

Greenwich st, 510 (2:595-75), ws, abt 35 s Spring, 18.10x40, 3-sty fr bk ft tnt & str; A\$6,000-6,500; also WASHINGTON ST, 808-10 (2:643-22-23), ws, 58.3 n Horatio, 38.3x75x37.7x72.11, 2 4-sty bk tnts & str; A\$17,000-20,000; also WATER ST, 501 (1:248-15 & 32), ss, 315.11 e Pike st, 24x160 to ns South (No 254), 4-sty bk loft bldg; A\$15,500-26,500; Geo D Bartholomew to Bartholomew Realty Co, a corp, 200 Hudson; mtg \$30,000; Apr16; Apr21'13. nom

Greenwich st, 803 (2:625-3), es, 36.1 s Jane, 24x82.7x24x83.3, 4-sty bk tnt & str, 1-sty ext; Jno D Shea to Cora E Mooney, 1648 2 av; mtg \$16,500; Apr15; Apr21'13; A \$9,000-17,000. O C & 100

Greenwich st, 803; Cora E Mooney to Jno D Shea & Leopold D V Shea, both at 1648 2 av, joint tenants; mtg \$16,500; Apr 15; Apr21'13. O C & 100

Hamilton ter, 58 (7:2050-66), ws, 119.6 s 144th, 17x100, 3-sty & b stn dwg; Anthony Irsch to St Nicholas av Presbyterian Church, at nwc St Nicholas av & 141st; AL; Apr17; Apr24'13; A\$5,000-14,500. O C & 100

Howard st, 38-42, see Bway, 434-8.

Irving pl, 51 (3:873-15), nwe 17th (No 121), 27x100, 4-sty & b stn dwg, 2-sty bk studio in st; Mary E Church to Wm C Church, 51 Irving pl; June21'12; Apr22'13; A\$61,000-69,500. nom

Liberty st, 133 (1:58-31), ns, 64.11 e Washington, 25.8x76.1x16x76.10, 4-sty bk tnt & str; Mary T Donovan to Andw C Zabriskie, at Red Hook, Duchess Co, NY; [34 W 53]; AL; Apr17; Apr22'13; A\$36,000-40,000. O C & 100

Madison st, 181 (1:273-12), ns, 289.11 e Pike, 24.6x100, 5-sty bk tnt & str; Saml Snow et al to Sarah Wodiska, 881 Intervale av; mtg \$31,000; Apr22'13; A\$18,500-33,000. O C & 100

Pearl st, 451 (1:119-47), ws, 17.9 n William, 12.8x81.10x12.1x78.10, 3-sty bk tnt & str; A\$8,000-9,000; also PEARL ST, 453 (1:119-48), ws, 30.5 n William, 12.8x84.10x 12.1x81.10, 3-sty bk tnt & str; A\$8,000-9,500; also PEARL ST, 455 (1:119-49), ws, 43.1 n William, 12.8x87.10x12.2x84.10, 3-sty bk tnt & str; Brooklyn Trust Co TRSTE Jno Mathews to Michele Bacci, 26 Fingerboard rd, Fort Wadsworth, SI; Apr21; Apr 22'13; A\$8,000-9,500. 40,000

Pearl st, 453-5, see Pearl, 451.

Perry st, 32 (2:612-15), ss, 145.10 w Waverly pl, 20.10x95, 3-sty & b bk dwg; Wm La Forge Long to Peter C La Forge, 195 New York av, Westerleigh, West New Brighton, SI; mtg \$5,000; 1-3 pt; Apr19; Apr21'13; A\$9,500-12,000. O C & 100

Ridge st, 87 (2:343-23), ws, 152.11 s Rivington, runs w75xn25xw50.7xsl1xsl25.7 to st xn25 to beg, 3 & 4-sty bk loft & str bldg; Supreme Ridge Realty Corp to Ambrose H Rosenthal, 1701 Pitkin av, Bklyn; AL; Apr15; Apr18'13; A\$27,000-35,000. nom

South st, 252, see Water, 497.

South st, 254, see Greenwich, 510.

Stanton st, 1, see Bowery, 245.

Stanton st, 319 (2:329-54), swe Goerck (Nos 111-7), 50x75, 6-sty bk tnt & str; Equitable Trust Co of N Y to Arthur A Miller, 137 S 1 av, Mt Vernon, NY; B&S; mtg \$60,000 & AL; Apr11; Apr19'13; A\$33,000-75,000. nom

Suffolk st, 43 (2:351-54), ws, abt 75 n Grand, 25x50, 5-sty bk tnt & str; Nathan Horwitz to Jennie Greenberg, 43 Suffolk, & Rosie Greenberg, 221 Henry; AL; Mar 29; Apr22'13; A\$15,000-21,000. nom

Thompson st, 50, see Broome, 516-8.

Thompson st, 152-4 (2:516-14-15), es, 73.3 s Houston, 48.11x98.10x48.10x98.11, 2 2-sty bk tnts & str; Amos F Eno to Citizens Investing Co, a corp, 226 Lafayette; B&S; Mar31; Apr18'13; A\$23,000-31,000. nom

Washington st, 808-10, see Greenwich, 510.

Water st, 497 (1:248-34 & 13), ss, 266.11 e Pike sl, 24x160 to ns South (No 252), 1 & 4-sty bk factory; Geo M Rutherford to Bartholomew Realty Co, a corp, 200 Hudson; mtg \$11,000; Apr12; Apr21'13; A\$15,500-21,000. nom

Water st, 501, see Greenwich, 510.

Water st, 628 (1:260-4), ns, 24.1 w Scammel, 24.3x72.6x24.4x73.7, 1 & 3-sty fr bk ft stable; Christopher J Musgrave, EXR Ellen E Driscoll, to Jas Halvey, 641 Water; AL; Apr22'13; A\$6,200-7,500. 5,000

Waverly pl, 156 (2:592-55), ss, 287.6 w 6 av, 22.2x97, 3-sty bk dwg; Mary Becker to Maybelle Becker, 533 W 152; Apr17; Apr23'13; A\$14,000-16,000. nom

Waverly pl, 196-200 (2:611-24), ws, 38.10 s Charles, 56.6x75, 6-sty bk tnt; Lawrence M D McGuire to Callahan Estate, a corp, 135 Bway; 1/2 pt; mtg \$42,000; Jan29; Apr 23'13; A\$25,000-63,000. nom

Wooster st, 179-83 (2:524-18), ws, 100 s Bleecker, 74.8x100x74.5x100, 7-sty bk loft & str bldg; Newstate Co, a corp, to Sol Brooks, 857 Beck; QC; Apr16; Apr21'13; A\$66,000-135,000. nom

Wooster st, 179-83 (2:524-18), ws, 100 s Bleecker, 74.8x100x74.5x100, 7-sty bk loft & str bldg; Sol Brooks to Newstate Co, a Corp, 686 Bway; mtg \$142,000; Mar24; Apr19'13; A\$66,000-135,000. O C & 100

1ST st, 7 E (2:456-17), sws, 116 e Bowery, 22.4x73.10x22.4x77.2, 5-sty bk hot&c; Yetta Rosenbach to Maurice Black, 600 W 178; Apr1; Apr21'13; A\$20,000-30,000. nom

3D st, 73 W (2:538-27), ns, 50 e Thompson, 25x90, 3-sty & b bk dwg; Gertrude Lahr to Elena Realty Corp, 60 S Washington sq; Apr15; Apr22'13; A\$14,500-16,000. O C & 100

4TH st, 85 E (2:460-44), ns, 100.6 w 2 av, runs n72.2xe0.6xn24xw25xs96.2 to st xe24.6 to beg, 4-sty bk tnt & str, 1-sty ext; Chas F Kremer to Johanna Kremer, his wife, 112 E 57; 1/2 pt; B&S; Apr19; Apr21'13; A\$19,000-23,000. nom

6TH st, 540 E (2:401-30), ss, 100 w Av B, 23x97.5x29x97.1, 6-sty bk tnt & str; Julius Stoloff et al to Ferd Funk, 634 2d, Bklyn, & Wm Funk, 918 E 18, Bklyn, firm Funk Bros; mtg \$41,000 & AL; Apr 9; Apr21'13; A\$18,000-38,000. O C & 100

10TH st, 442-6 E (2:379-30), ss, 69.8 w 35.8x92.3 to st xe70.1 to beg, 3 4-sty bk tnts & 2-sty bk rear shop; Ada Gluck to Adeline Spielberger, 510 W 144; mtg \$25,000 & AL; Apr22; Apr23'13; A\$30,000-38,000. O C & 100

12TH st, 60 E, see Bway, 822-4.

15TH st, 513 E (3:973-10), ns, 195.6 e Av A, 25x103.3, 5-sty bk tnt & str; also as n of interest in estates of Anton Bopp & Geo Bopp, decd; Christopher Bopp to Henry Bopp, 119 Noble, Bklyn; AT; Nov 30'12; Apr23'13; A\$9,000-15,000. 457

15TH st, 226 W (3:764-53), ss, 347.7 w 7 av, 24.9x86.6, 3-sty & b bk dwg; Oscar Rose to Frederic O X McLoughlin, 260 Convent av; mtg \$9,000; Apr21'13; A\$11,000-14,000. O C & 100

17TH st, 121 E, see Irving pl, 51.

25TH st, 212 E (3:905-51), ss, 198.5 e 3 av, 26.4x98.9, 5-sty bk tnt; Jno Ohl et al to Wm Reese, 603 Monnoe, Bklyn; mtg \$25,000; Apr22; Apr23'13; A\$12,800-30,000. nom

25TH st, 338 E (3:930-37), ss, 125 w 1 av, 25x98.9, 5-sty bk tnt; Chas F Kremer individ, heir, & c, of former wife Marie Kremer, decd, to Johanna wife Chas F Kremer, 112 E 57; 1/2 pt; B&S; Apr19; Apr 21'13; A\$11,500-21,000. nom

25TH st, 250-2 W (3:774-67-68), ss, 300 e 8 av, 50x98.9, 2 3-sty & b bk dwgs, 1-sty ext; Philip Levey to Henry Harburger, 1980 7 av, 3/5 pts; Florence Cahen, 325 Central Park W; 3/5 pts, & Sarah Schlosser, 158 E 95; 1/4 pt; mtg \$47,000; Apr17; Apr18'13; A\$31,000-38,000. O C & 100

27TH st, 141-3 W (3:803-14-15), ns, 475 w 6 av, 50.2x98.9x51.10x98.9, 5-sty bk tnt & str & 3-sty bk tnt & str; Junction Realty Co, a corp, to Louise M Stevens, 63 Grant, Corona, LI; mtg \$85,000; Apr21; Apr23'13; A\$84,000-92,000. O C & 100

28TH st, 301 E, see 2 av, 500.

31ST st, 18 E (3:860-71), ss, 145.4 w Mad av, 21x75, 4-sty & b stn dwg; Hamilton V McCorkery to Country & City Corp, 18 W 39; B&S; Apr19; Apr22'13; A \$58,500-66,500. nom

31ST st, 252 W (3:780-70), ss, 150 e 8 av, 25x32.5x—x34.8, 5-sty bk loft & str bldg, 1-sty fr ext; Natl Surety Co to Margt E Weill, 634 W 138; 1/2 pt; QC; Apr18; Apr 19'13; A\$13,000-19,000. nom

38TH st, 308 E (3:943-52), ss, 174.11 e 2 av, 21.2x92.8x19x—, 4-sty stn tnt; Albt Ritchie, ref, to Realty Redemption Co of NY, a corp, 68 Wm; FORECLOS transfer tax lien; Apr16; Apr22'13; A\$8,500-10,000. 5,600

47TH st, 24 W (5:1262-51), ss, 350 w 5 av, 20x100.5, 4-sty & b stn dwg; Cath Fleming to Thos F J Hannan & Theresa F, his wife, at Chappaqua, NY, as joint tenants; mtg \$50,000; Apr22; Apr24'13; A \$62,000-70,000. O C & 100

47TH st, 24 W (5:1262-51), ss, 350 w 5 av, 20x100.5, 4-sty & b stn dwg, 2-sty ext; Theresa F Hannan to Cath Fleming, 151 E 36; mtg \$50,000 & AL; Apr19; Apr23'13; A \$62,000-70,000. O C & 100

57TH st, 112 E (5:1311-65), ss, 214.6 w Lex av, 20x100.5, 4-sty & b stn dwg; Chas F Kremer to Johanna Kremer, his wife, 112 E 57; 1/2 pt; B&S; mtg \$15,000; Apr 19; Apr21'13; A\$31,000-38,000. nom

60TH st, 315 E (5:1435-10), ns, 225 e 2 av, 25x98, 5-sty bk tnt & str; Emanuel Lowinson to Lowinson Realty Co, Inc, a corp, 5 Beekman; AL; Apr3; Apr22'13; A \$10,000-21,500. O C & 100

61ST st, 240 E (5:1415-31), ss, 165 w 2 av, 20x100.5, 3-sty & b stn dwg; Theo Haas, EXR & Eliza Eselgroth, to Valentine M Eselgroth, 84 Shanley av, Newark, NJ; 1/4 pt; AL; Apr17; Apr21'13; A \$12,000-17,000. O C & 100

64TH st, 317 W (4:1176-26), ns, 150 w West End av, 25x100.5, 5-sty bk stable; Cornelius Walke to Jno J Finnerty, at Croton-on-Hudson, NY; Apr14; Apr22'13; A\$5,500-15,500. O C & 100

65TH st, 421 E (5:1460-13), ns, 287.9 w Av A, 37.7x100.5, 6-sty bk tnt & str; Isaacs Realty Co, a corp, to Saml L Marcus, 1032 2 av; mtg \$51,000 & AL; Apr18; Apr19'13; A\$12,000-43,500. O C & 100

65TH st, 425 E (5:1460-11), ns, 250.2 w Av A, 37.7x100.5, 6-sty bk tnt; Isaacs Realty Co, a corp, to Saml L Marcus, 1032 2 av; mtg \$51,000 & AL; Apr18; Apr19'13; A\$12,000-43,500. O C & 100

66TH st, 153 W (4:1138-11), ns, 244.2 e Ams av, 30.9x100.4, 5-sty bk tnt; Mary E Sandford to Gramont Constn Co, a corp, 95 William; mtg \$35,500; Jan18; Apr19'13; A\$22,000-37,000. O C & 100

66TH st, 153 W; Gramont Constn Co to Adeline Thomas, 350 W 88; mtg \$35,500 & AL; Mar17; Apr19'13. O C & 100

67TH st, 121-7 W, see Bway, 1991.

68TH st, 206 W (4:1159-38), ss, 125 w Ams av, 25x100.5, 2-sty bk stable; Jno A McEveety, ref, to Jno J Donohue, 951 Ams av; FORECLOS Mar24; Apr17; Apr 22'13; A\$8,000-17,000. 17,000

70TH st E (5:1385-10), ns, 201 e 5 av, 41x100.5, vacant; Otto H Kahn to Helen J James, at Cold Spring Harbor, LI; AL; Apr18; Apr21'13; A\$190,000-190,000. O C & 100

77TH st, 335 E (5:1452-15), ns, 275 w 1 av, 25.4x102.2, 4-sty stn tnt & str; Emil Reich to Ida Bergman & Annie S Shanske, both at 1341 So Blvd; mtg \$16,000 & AL; Apr22; Apr24'13; A\$9,000-17,000. nom

82D st, 3 E (5:1494-7), ns, 160 e 5 av, 25x102.2, 5-sty & b bk dwg; Trowbridge Hager to Sarah T Gardiner, 2 W 55; mtg \$35,000 & AL; Apr19; Apr21'13; A\$60,000-130,000. O C & 100

82D st, 12 E (5:1493-64), ss, 207 e 5 av, 21x102.2, 4-sty & b bk dwg; Caroline H & Louise S Palmer to Ida C Bracher, 349 W 85; mtg \$20,000; Apr19; Apr22'13; A\$46,000-55,000. O C & 100

83D st, 303 E (5:1546-5), ns, 100 e 2 av, 25x102.2, 5-sty bk tnt & str; Chas F Kremer, individ & heir & c of Marie Kremer, his former wife, decd, to Johanna, wife Chas F Kremer, 112 E 57; 1/2 pt; B&S; mtg \$11,000 & AL; Apr19; Apr21'13; A\$9,000-22,000. nom

83D st, 305 E (5:1546-6), ns, 125 e 2 av, 25x102.2, 5-sty bk tnt & str; Chas F Kremer to Johanna Kremer, his wife, 113 E 57; 1/2 pt; B&S; mtg \$10,000 & AL; Apr 19; Apr21'13; A\$9,000-22,000. nom

86TH st, 169 E, see 87th st, 166-80 E.

87TH st, 166-80 E (5:1515-37), ss, 190 e Lex av, runs s100.8xe230 to 3 av (No 1538) xn20.9xw75xn79.11 to 87th xw155 to beg, 3-sty bk theatre; A\$—; also 86TH ST, 169 E (5:1515-32), ns, 100 w 3 av, 28x 100.8; all title strips & gores adj, 4-sty bk stable; Loew's Theatrical Enterprises to Glendive Amusement Co, 260 W 42; AL; Apr16; Apr21'13; A\$21,000-29,000. O C & 100

88TH st, 154 W (4:1218-50), ss, 342 e Ams av, runs s100.8xe18xn100.8 to beg (last w course probably omitted), 3-sty & b stn dwg; Alice Griffin to Carina De S S Benjamin, 154 W 88; mtg \$20,000 & AL; Apr21; Apr22'13; A\$10,000-22,000. O C & 100

89TH st, 52 W (4:1202-53), ss, 280 e Col av, 20x100.8, 4-sty & b stn dwg; Hester Bates to Chas T Pegg, 52 W 89; mtg \$21,000; Feb21; Apr21'13; A\$15,000-31,000. 33,500

90TH st, 104 E (5:1518-68), ss, 82.2 e Park av, 25x100.8x29x100.8, 4-sty & b stn tnt; Edw Korinsky to Saul Hotchner, 148 W 131; 1/2 of 1/2 pt; mtg \$8,000 & AL on whole; Apr23; Apr24'13; A\$17,500-26,000. O C & 700

91ST st, 418-24 E (5:1570-37 to 40), ses, 219 e 1 av, 100x100.8, 1-sty bk garage & 1 & 2-sty fr stable; Geo Konop to Mary L Konop, 515 Lockwood, Astoria, B A Q; AT; B&S; AL; Apr19; Apr24'13; A\$34,000-34,500. nom

**95TH st, 319 E** (5:1558-13), ns, 287.6 e 2 av, 37.6x100.8, 6-sty bk tnt; Gertie Halpin to Martha Trieb, 192 Bowery; mtg \$30,000; Apr18; Apr19'13; A\$13,000-42,000. nom

**95TH st, 319 E**; Martha Trieb to Emil Glaser, 425 Cornelia, Bklyn; mtg \$30,000; Apr18; Apr19'13. nom

**96TH st, 53-5 E** (6:1602-25), ns, 100 e Mad av, 50x100.11, 6-sty bk tnt; Eva Arnold (Stich), heir Chas Stich, decd, to Blanch W Meyer, 1 W 68, 28-100 pts; Mary L Rosenbaum, 612 W 112, 24-100 pts, & Sol D Moss, at Long Branch, NJ, 48-100 pts; mtg \$70,000; Apr23'13; A\$44,000-96,500. nom

**98TH st, 3 W** (7:1834-28), ns, 100 w Central Park W, 25x100.11, 5-sty bk tnt; Wm F Unger, ref, to Wm Rankin, 119 W 77; mtg \$20,000; FORECLOS Apr18; Apr 21; Apr24'13; A\$15,000-29,000. **8,500**

**100TH st, 14-6 W** (7:1835-38), ss, 125 w Central Park W, 40x100.11, 6-sty bk tnt & str; Harriet Cohen to Emma Jacobs, 174th & St Nicholas av, & Sophie Cohen, 805 St Nicholas av [601 W 174]; AT; mtg \$38,000; Apr23; Apr24'13; A\$24,000-54,000. **8,500**

**101ST st, 141 W** (7:1856-16), ns, 400 w Col av, 39.5x101x34.1x100.11, 5-sty bk tnt; Harriet Cohen to Emma Jacobs, 174th & St Nicholas av, & Sophie Cohen, 805 St Nicholas av [601 W 174]; AT; mtg \$36,000; Apr23; Apr24'13; A\$23,500-40,000. **8,500**

**103D st, 331-3 E** (6:1675-19), ns, 150 w 1 av, 50x100.11, 3-sty bk bldg & str; Reuben Bruck to Saml Eckstein, 2670 Marion av [453 E 104]; 1/2 pt; mtg \$27,000 & AL; Feb1; Apr24'13; A\$16,000-28,000. nom

**105TH st, 253 E**, see 2 av, 2047.

**107TH st, 208 E** (6:1656-43), ss, 135 e 3 av, 21.10x100.11, 4-sty bk tnt & str; Theo K McCarthy (r) to Jno S Higham, 264 Hicks, Bklyn; FORECLOS Apr9; Apr 11; Apr21'13; A\$8,000-15,000. **6,000**

**107TH st, 208 E**; Jno C Higham to Harry W Brodie, 17 Badeau pl, New Rochelle, NY; Apr16; Apr21'13. nom

**107TH st, 68 W** (7:1842-59), ss, 100 e Col av, 48.9x100.11, 7-sty bk tnt; Tion Realty Co to H Frank Darrow, 2811 Clarendon rd, Bklyn; mtg \$68,000 & AL; Apr 22; Apr23'13; A\$29,200-68,000. nom

**108TH st, 11 E** (6:1614-11), ns, 175 e 5 av, 17x100.9, 5-sty stn tnt; Jacob Seitz to Emma L, wife Wm R Crawford, 404 Columbia, West New Brighton, SI; mtg \$15,000 & AL; Apr15; Apr24'13; A\$13,500-25,000. exch

**109TH st, 74 E** (6:1614-41 1/2), ns, 119 w Park av, 17x100.11, 4-sty stn tnt; Joe Horowitz to Benj Feinberg, 2228 2 av; mtg \$10,150; Apr18; Apr19'13; A\$7,500-9,500. nom

**111TH st, 220-2 E** (6:1660-38-39), ss, 235 e 3 av, 50x100.11, 2 4-sty bk tnts & str; Giacinto Carrizzo to Jno Palmieri, 150 Ocean Pkway, Bklyn; mtg \$20,000; Apr 18; Apr21'13; A\$18,000-29,000. nom

**112TH st, 601-3 W**, see Bway, 2881-7.

**116TH st, 312 E** (6:1687-44), ss, 190 e 2 av, 21.6x100.11, 5-sty stn tnt; Alex A Tausky, ref, to Martha Gregg, 71 McLaren st, Ottawa, Can; FORECLOS; Apr1; Apr 19; Apr23'13; A\$8,500-18,500. **15,000**

**116TH st, 227-9 W** (7:1922-16), ns, 360 e 8 av, 40x100.11, 6-sty bk tnt & str; Albt W Ransom, ref, to Marie M Mills, Madison av, Arrochar, SI; mtg \$55,000; FORECLOS Jan2; Apr23; Apr24'13; A\$33,000-65,000. **1,000**

**116TH st, 231-3 W** (7:1922-14), ns, 320 e 8 av, 40x100.11, 6-sty bk tnt & str; Albt W Ransom, ref, to Marie M Mills, Madison av, Arrochar, SI; mtg \$55,000; FORECLOS Jan2; Apr23; Apr24'13; A\$33,000-65,000. **1,000**

**117TH st, 112 E** (6:1644-68), ss, 95 e Park av, 20x100.11, 5-sty bk tnt; Isaac Strauss to Minnie Weinlander, 327 Edgecombe av; Rosie Rafalsky, 56 Van Sice av, Yonkers, NY, & Frances Bernstein, 163 W 140; 1/4 pt; B&S; AL; Nov29'11; Apr 19'13; A\$9,000-17,000. nom

**117TH st E, sve Pleasant av**, see Pleasant av, 315-7.

**118TH st, 335-7 E** (6:1795-18), ns, 212.6 w 1 av, 37.6x100.10, 6-sty bk tnt & str; Salvatore Soraci to Arthur Baur, 39 W 27; mtg \$28,000; Mar11; Apr23'13; A\$14,000-40,000. **8,500**

**118TH st, 335-7 E**; Arthur Baur to Giuseppe Baiocchi & Antonio & Giovanni Bellantoni, all at 198 Elizabeth; mtg \$28,000; Feb19; Apr23'13. **8,500**

**118TH st, 335-7 E**; Vincezzo Ciuti to same; QC; Apr22; Apr23'13. **8,500**

**119TH st, 346 E** (6:1795-34), ss, 150 w 1 av, 25x100.10, 3-sty & b fr dwg; Wm H Talmage to Ralph V Wechsler, 251 W 89; B&S & C a G; mtg \$8,500 & AL; Jan15; Apr22'13; A\$9,000-9,500. nom

**121ST st, 51-3 E** (6:1747-35), ns, 262.6 w Park av, runs w137.6 to es Madison av (Nos 1863-7), xn75xe100xns21.1xe37.6x 100.11 to beg, 1-sty bk church; Pilgrim Church of N Y, a corp, to Congregational Church Bldg, Soc, a corp, 105 E 22; mtg \$85,000; Mar24; Apr22'13; A exempt-exempt. nom

**121ST st, 18 W** (6:1720-27 1/2), ss, 140 e Lenox av, 20x100.11, 3-sty & b stn dwg; F Glenn Young to Wm E Young, 18 W 121; Apr21'13; \$12,500-23,000. **8,500**

**122D st, 109 W** (7:1907-26), ns, 137 w Lenox av, 19x100.11, 3-sty & b stn dwg; Chas Mayne to Chas A Williams; mtg \$10,000; June1'08; Apr18'13; A\$11,400-19,000. **8,500**

**122D st, 109 W**; Chas A Williams to Edna H Brady Inow Mrs L M Havey, 120 Riverside dr; AL; June1'08; Apr18'13. **8,500**

**122D st, 109 W**; Edna H Havey, formerly Edna H Brady, to Anna C Kelly, at East Orange, NJ [109 W 122]; mtg \$10,000; Apr 16; Apr18'13. **8,500**

**122D st, 109 W**; Caroline Mayne, widow & devisee Chas Mayne, to same; QC; Apr 16; Apr18'13. **8,500**

**122D st, 346 W** (7:1948-55 1/2), ss, 122 w Manhattan av, 16x100.11, 3-sty & b stn dwg; Arthur Blue to Mary E Blue, his wife, 355 W 122; Apr22; Apr24'13; A\$9,200-12,000. nom

**125TH st, 332 E** (6:1801-35), ss, 375 e 2 av, runs e25.6xsl00xw0.6xsl33 to cl Old Church rd xsw30.2xnl50 to beg, 6-sty bk tnt & str; Geo E Weller, ref, to Broadway Savgs Instn of NY, a corp, 5 & 7 Park pl; FORECLOS Apr22; Apr23'13; A \$13,000-42,000. **30,000**

**126TH st, 1 E**, see 5 av, 2041.

**129TH st W** (7:1968-pt lot 39), ss, 110 w St Nicholas ter, 181x99.11; vacant; Louis Golde to Manchester Constn Co, a corp, 223 Wooster; B&S; Apr21; Apr22'13; A \$-\$. **8,500**

**129TH st, 147 W** (7:1914-13 1/2), ns, 291.8 e 7 av, 16.8x99.8x16.8x99.11, 3-sty & b stn dwg; Geo P Cummings to Julia S Flynn, 147 W 129; AL; Mar12; Apr22'13; A \$8,000-9,500. nom

**130TH st, 25 E** (6:1755-12), ns, 278 e 5 av, 16x99.11, 3-sty & b stn dwg; Clara Adler et al to Harry A Grant, 154 Sterling pl, Bklyn; B&S; mtg \$8,000 & AL; Apr14; Apr18'13; A\$7,000-9,000. **8,500**

**131ST st, 126 W** (7:1915-46), ss, 430 e 7 av, 20x99.11, 3-sty & b stn dwg; Wm R Rose to Rebecca Schwabach, 600 W 113; C a G; AL; Apr16; Apr18'13; \$9,600-14,000. nom

**132D st, 10 E** (6:1756-65), ss, 185 e 5 av, 25x99.11, 5-sty bk tnt; Eva Segelbohm to Hannah Ostrow, 948 Kelly; AL; Apr17; Apr18'13; A\$9,000-21,000. nom

**132D st, 18 E** (6:1756-60), ss, 93 w Mad av, 27x99.11, 5-sty bk tnt; Diedrich Meyers to Cath A Gasque, 193 Willoughby, Bklyn; mtg \$24,950 & AL; Apr23; Apr24'13; A\$9,500-25,000. nom

**133D st, 32 W** (6:1730-53), ss, 460 e Lenox av, 25x99.11, 5-sty bk tnt; Jas C Thomas to Millie Schwarz, 1044 Findlay av; mtg \$20,700; Apr15; Apr18'13; A\$9,000-20,000. **8,500**

**134TH st, 51 E** (6:1759-25), ns, 265 w Park av, 25x99.11, 5-sty bk tnt; Isaac Sakolski to Fisher Lewine [116 E 78]; AT; Oct14'09; Apr18'13; A\$7,000-16,000. **8,500**

**134TH st, 51 E**; Fisher Lewine to Kate Blank, 997 Union av; B&S; Apr8; Apr18'13. **8,500**

**134TH st, 51 E**; Kate Blank to Kenton Realty Co, a corp, 135 Bway; B&S; mtg \$11,000; Apr9; Apr18'13. **8,500**

**134TH st, 123 W** (7:1919-17), ns, 350 w Lenox av, runs n99.11xw11.8xsw16.6xsl90 to st xe25 to beg, 5-sty bk tnt; Chas J Leske, ref, to Wm Beuren Realty Co, a corp, 45 Eway [r 211]; FORECLOS Apr8; Apr22; Apr23'13; A\$10,800-20,000. **17,000**

**135TH st, 19 W** (6:1733-27), ns, 235 w 5 av, 16.8x99.11, 3-sty stn tnt & str; Jas C Clarke to Hannah C Walker & Jas H Press, both at 19 W 135; QC; Apr23; Apr 24'13; A\$8,000-10,000. nom

**135TH st, 19 W**; J Walter Clarke to same; QC; Feb13'11; Apr24'13. nom

**135TH st, 502-12 W** (7:1988-37-46), ss, 100 w Ams av, 275x99.11, 6 6-sty bk tnts; McKinley Realty & Constn Co to Abr Nevins [1990 7 av] & Harry W Perelman [1980 7 av]; mtg \$95,600; Apr7'05; re-recorded from Apr8'05; Apr19'13; A\$147,000-348,000. **8,500**

**136TH st, 135 W** (7:1921-17 1/2), ns, 334 e 7 av, 15.6x99.11, 4-sty bk dwg; J Anthony Minott to Wm D Jones, 112 W 139; mtg \$9,000 & AL; Apr14; Apr24'13; A\$6,800-9,500. **8,500**

**137TH st, 213 W** (7:2023-24), ns, 193 w 7 av, 19x99.11, 3-sty & b stn dwg; Jas M Donohue, ref, to Germania Life Ins Co, 50 Union sq; FORECLOSED & drawn Apr 23; Apr24'13; A\$8,900-15,500. **10,000**

**138TH st, 117 W** (7:2007-20), ns, 438 e 7 av, 26x99.11, 5-sty stn tnt; Wm Rothstein to Herman Grosskopf, 23 W 127; mtg \$17,000 & AL; Apr21'13; A\$11,500-27,000. **8,500**

**142D st, 231 W** (7:2028-15), ns, 350 e 8 av, 25x99.11, 1-sty bk garage; Jas A Lynch, ref, to Wm W Johnson, 612 North Bway, Yonkers, NY, & Jno Jardine, at Chatham, NJ, TRSTES Alvin J Johnson, decd, for benefit Minnie A Worth; FORECLOS Apr 1' Apr16; Apr18'13; A\$11,000-12,000. **8,400**

**152D st, 513 W** (7:2084-24), ns, 212.9 w Ams av, 15x99.11, 3-sty & b stn dwg; Wm G Beard to Eugene C Huber, 47 E 21; mtg \$8,500; Apr21; Apr22'13; A\$7,800-11,500. **8,500**

**152D st, 533 W** (7:2084-14 1/2), ns, 450 w Ams av, 16.8x99.11, 3-sty & b bk dwg; Mary Becker to Maybelle Becker, 533 W 152; Apr17; Apr23'13; A\$8,600-11,500. nom

**161ST st W** (8:2137-pt lt 11), ss, 125 w Bway, 145.11 to es Ft Washington av x 102.2x124.4x99.11, vacant; A\$-; also 161ST ST W (8:2137-52), ns, 175 w Bway, 108.10 to es Ft Washington av x102.2x 130.4x99.11, vacant; Gertrude A Vanderbeck to Friedman Constn Co, a corp, 171 Bway; B&S; Apr18; Apr22'13; A \$-\$. **8,500**

**161ST st W, ns, 175 w Bway**, see 161st W, ss, 125 w Bway.

**161ST st W, ns, 89.6 e Ft Washington av**, see Ft Washington av, es, 39 n 161st.

**176TH st W, sve Ams av**, see Ams av, ws, 80 n 175th.

**177TH st W, nec Audubon av**, see Audubon av, 247.

**181ST st W, see Ft Washington av**, see Ft Washington av, see 181st.

**190TH st W, nwe St Nicholas av**, see St Nicholas av, nwc 190th.

**Av A, 248** (3:973-3), es, 51.9 n 15th, 25.9 x95.6, 5-sty bk tnt & str; Louis Seiler to Rebecca Wasserman, 150 2 av [care H Wasserman, 45 E 7]; mtg \$23,250; Apr21'13; A\$13,500-22,000. **8,500**

**Av B, 179** (2:394-3), es, 51.9 n 11th, 17.2 x71, 4-sty bk tnt & str; David Lazarus to Emanuel Bleyer, 1326 Mad av; mtg \$16,000; Apr10; Apr21'13; \$10,000-13,000. **8,500**

**Amsterdam av, 843** (7:1856-2), es, 25.11 n 101st, 25x100, 5-sty bk tnt & str; Anita Piza to Alvin Holding Corp, 391 E 149; mtg \$22,500; Apr16; Apr21'13; A\$21,000-29,000. **8,500**

**Amsterdam av** (8:2132-58), ws, 80 n 175th, 119.10 to ss 176th x100, 6-sty bk tnt; Edw Fagan to N Y Real Estate Security Co, a corp, 42 Bway; mtg \$180,000 & AL; Dec27'12; Apr21'13; A\$65,000-P\$92,000. **8,500**

**Audubon av, 247** (8:2132-21), nec 177th, 107.11x100x-x100, 6-sty bk tnt & str; Lawyers Mtg Co, a corp, to Brown-Weiss Realities, a corp, 61 Park row; B&S; Apr 14; Apr19'13; A\$60,000-190,000. **8,500**

**Audubon av, 247**; Brown-Weiss Realities, a corp, to Inter-City Land & Securities Co, a corp, 5 Beekman; mtg \$152,500; Apr18; Apr19'13. **8,500**

**Bowery, 245** (2:426-17), sec Stanton (No 1), 25.7x77x25.3x80, 2 & 4-sty bk tnt & str; Jno T Sackett & ano, TRSTES for Henry W Lee, will Fredk R Lee, to Eliza C Swainson, 49 W 79 [49 W 73], & Fredk R Lee, Hackensack, NJ; B&S & C a G; Apr17; Apr21'13; A\$31,000-36,000. nom

**Bowery, 316-8** (2:421-73-74), swc Bleeker (Nos 2 & 4 1/2), 40.5x98.10x40.3x95.7, 4-sty bk loft & str bldg; Edw C Parish, ref, to Eugene H Paul, 423 Sterling pl, Bklyn; FORECLOS Apr11; Apr15; Apr18'13; A\$55,000-72,000. **75,000**

**Broadway, 434-8** (1:232-1), nec Howard (Nos 38-42), 60.10x98x60x97.8, 9-sty bk office & str bldg; Martin L Stover, ref, to Metropolitan Life Ins Co, 1 Mad av; FORECLOS Apr16; Apr18'13; A\$235,000-485,000. **430,000**

**Broadway, 822-4** (2:557-17), sec 12th (No 60), runs sel24.8xsw8.10xnlw16 & 9.8.7 to es Bway xne43.4 to beg, 6-sty stn loft & str bldg; Peerless Investing Co to 822 & 824 Broadway Co, Inc, a corp, 31 Nassau [r 1702]; mtg \$132,500 & AL; Apr18'13; A \$160,000-175,000. **8,500**

**Broadway, 1981-7**, see Bway, 1991.

**Broadway, 1991** (4:1139-51), ws, 84.9 s 68th, 28.1x130.2x25x117.4, 1 & 2-sty bk & fr str & stable; A\$70,000-72,000; also BROADWAY, 1983-7, (4:1139), ws, 28.7 n 67th, 56.2x93x50x118.8, 3 4-sty bk tnts & str & pts 3 4-sty & b stn dwgs in st; also BROADWAY, 1981 (4:1139-this & above lots 14-16), nwc 67th (Nos 121-7), 28.7x 118.8x25.5x118.8, 4-sty bk tnt & str & pts 3 4-sty & b stn dwgs; Robt E Dowling to Albt S Mortimer, 67 W 71; 1-6 pt; AT; sub to life estate of Eliza J Arkenburgh; mtg \$25,000 & AL; Aug19; Apr22'13; A\$212,000-237,000. **8,500**

**Broadway, 2881-7** (7:1895-16), nwc 112th (Nos 601-3), 100.11x100, 7-sty bk tnt & str; Margt R French to Ellen S Auchmuty, at Lenox, Mass & Fredk A Schermerhorn, 101 University pl; mtg \$200,000 & AL; Apr21'13; A\$190,000-325,000. **8,500**

**Edgecombe av, 145-7**, see Edgecombe av, 149-51.

**Edgecombe av, 149-51** (7:2051-91), ws, 675 s 145th, 40x97.2x41.2x87.2, 5-sty bk tnt; A\$15,000-38,000; also EDGECOMBE AV, 145-7 (7:2051-93), ws, 715 s 145th, 45x 105.7 to cl old Kingsbridge rd x28.4x97.1, 5-sty bk tnt; Sherman Co, a corp, to Central Development Co, a corp, 810 Broad, Newark, NJ; mtg \$81,000; Apr23; Apr24'13; A\$16,000-40,000. **8,500**

**Edgecombe av, 153-5** (7:2051-89), ws, 635 s 145th, runs w100xsl1.9xse21.9xsw35.8 xe87.2 to av xn40 to beg, 5-sty bk tnt; Sherman Co to Central Development Co, a corp, 810 Broad, Newark, NJ; mtg \$40,000; Apr23; Apr24'13; A\$15,000-38,000. **8,500**

**Fort Washington av** (8:2137-pt lt 52), es, 39 n 161st, runs nl5 to cl Knapps lane xse98.6 to ns 161st xw37xnlw59 to beg, vacant; also 161ST ST W (8:2137-pt lt 11), s s, 89.6 e Ft Washington av, runs e31 to cl Knapps la xse30xnlw28 & 30 to beg, vacant; Dallas Flannagan, ref, to Gertrude A Vanderbeck, 149 W 126; PARTITION; Mar21; Apr18; Apr22'13. **4,950**

**Ft Washington av, see 161st**, see 161st W, ss, 125 w Bway.

**Ft Washington av, nec 161st**, see Ft Washington av, es, 39 n 161st.

**Ft Washington av, nec 161st**, see 161st W, ss, 125 w Bway.

**Ft Washington av, 19-21** (8:2136-50), w s, 250.5 w Bway, runs w103.5xsl60xw100xne 45.2 to av xn41.3 to beg, 6-sty bk tnt; Harry B Rosen to Robt S Smith, 32 W 92; mtg \$95,000; Apr18; Apr21'13; A\$60,000-\$. nom

**Fort Washington av** (8:2176-104), sec 181st, runs e140.5xsl50xw30xsl100 to av xn173.10 to beg, 6-sty bk tnt; 180 Montague St Realities, Inc, to Brown-Weiss Realities, a corp, both at 63 Park row; mtg \$405,000; Apr17; Apr18'13; A\$113,000-325,000. **8,500**

**Greenwich av, 51** (2:612-59), ws, 131.10 n Charles, 21x73.3x21.5x77.9, except Greenwich av, ws, 131.10 n Charles, 0.2x77.4x0.7x 77.9, 5-sty bk factory, 1-sty ext; Vienna Pressed Yeast Co to Fleischmann Co, a corp, 639 Washington; Apr15; Apr 18'13; A\$10,000-13,500. nom

**Lexington av, 1012** (5:1407-56), ws, 85.2 s 76th, 17x80, 3-sty & b stn dwg; David Winters to David L Durra, 1012 Lex av; B&S; Nov8'12; Apr18'13; A\$15,000-21,000. O C & 100

**Lexington av, 1072** (5:1410-57), ws, 51.2 s 76th, 17x80, 3-sty & b stn dwg; A\$12,000-16,000; also LEXINGTON AV, 1074 (5:1410), ws, 34.2 s 76th, 17x80, 3-sty & b stn dwg; Bessie, wife Thos E Fitzgerald, to Mucklen Holding Co, Inc, a Corpn, 1074 Lex av; mtg \$25,000; Apr11; Apr18'13; A \$12,000-16,000. O C & 100

**Lexington av, 1074**, see Lexington av, 1072.

**Madison av, 1863-7**, see 121st, 51-3 E.

**Park av, 96** (3:869-43), ws, 16.5 s 40th, 16.5x80, 4-sty & b stn dwg; Jenny P Forbes, devisee Jno Mack, to Emery L Ferris, 600 W 144; mtg \$22,500; Apr17; Apr18'13; A\$54,000-67,000. O C & 100

**Park av, 1505** (6:1637-72), es, 75.8 s 110th, runs s25.2xe155xn25wx75xn0.2%wx80 to beg, 1 & 2-sty bk stable; Dietrich W Kaatze et al to Anna E Kraft, 103 Keap, Bklyn; AT; QC; Apr11; Apr24'13; A\$11,000-14,000. nom

**Park av, 1708-10** (6:1746-37-38), ws, 50.5 s 120th, 50.6x90, 2 5-sty bk tnts & str; Elise D Pennock to Mattie P Drake, 420 W 119; mtg \$48,000 & AL; Apr4'12; Apr24'13; A\$19,000-37,000. nom

**Pleasant av, 315-7** (6:1710-27), swc 117th, 35.8x94, 6-sty bk tnt & str; Harriet Cohen to Emma Jacobs, 174th & St Nicholas av, & Sophie Cohen, 805 St Nicholas av [601 W 174]; % pts; AT; mtg \$40,000; Apr23; Apr24'13; A\$14,000-47,000. O C & 100

**Post av** (8:2219-pt lt 13), ss, 175 w 207th (Emerson), 25x100, 5-sty bk tnt; Post Ave Constn Co to Sarah Gilroy, 108 W 111; mtg \$22,000; Apr21; Apr22'13; A\$—\$. O C & 100

**St Nicholas av** (8:2169-53), nwc 190th, 97x120; vacant; Dakota Realty Co to 190th St Holding Co, Inc, a corpn, 35 Nassau; mtg \$72,000 & AL; Apr17; Apr18'13; A \$60,000-60,000. O C & 100

**1st av, 2354** (6:1808-50), es, 40.11 s 121st, 20x80, 4-sty bk tnt & str; Minnie A Brian to Jos Grisler, 290 E 38, Bklyn; mtg \$13,000; Mar25; Apr21'13; A\$7,000-13,000. O C & 100

**2D av, 500** (3:934-1), nec 28th (No 301), 20x80, 4-sty bk tnt & str; Henry Blumenthal to Gene L Blumenthal, 306 W 94; mtg \$16,000; Apr12; Apr21'13; A\$15,000-21,000. O C & 100

**2D av, 1710** (5:1551-52), es, 50.8 s 89th, 25x100, 5-sty bk tnt & str; Jno D Shea to Cora E Mooney, 1648 2 av; mtg \$18,000; Apr15; Apr21'13; A\$14,000-28,000. O C & 100

**2D av, 1710**; Cora E Mooney to Jno D Shea & Leopold D V Shea, both at 1648 2 av, as joint tenants; mtg \$18,000; Apr15; Apr21'13. O C & 100

**2D av, 2047** (6:1655-21), nwc 105th (No 253), 24.5x94, 5-sty bk tnt & str; Bertha Kreiger to Martin M Stone, 867 E 23; mtg \$32,000; Apr23; Apr24'13; A\$16,500-31,000. nom

**3D av, 794** (5:1303-39), ws, 20.5 s 49th, 20x60, 4-sty bk tnt & str; David & Rose Winters to David L Durra, 1012 Lex av; B&S; Nov8'12; Apr8'13; A\$13,500-17,500. O C & 100

**3D av, 1538**, see 87th, 166-80 E.

**5TH av, 1489** (6:1746-72), es, 63.2 s 120th, 37.8x100, 6-sty bk tnt & str; Inter-City Land & Securities Co to Marie R Winters, at Port Washington, LI; mtg \$49,500; Apr15; Apr19'13; A\$29,000-54,000. nom

**5TH av, 2041** (6:1751-1), nec 126th (No 1), 99.11x120, 6-sty bk tnt & str; The 2041 5th Av Co, a corpn, to Wilson C Reed, 440 Riverside dr; mtg \$247,000 & AL; Jan25; Apr24'13; A\$110,000-250,000. exch & 100

**5TH av, 30-2** (2:625-54-55), es, 81.7 s Jane, runs se2xw22.6xs6.6xw16.6xw16.6xw25xn4 to av at pt 39.9 s from beg x— to beg, 2 3-sty bk tnts; Chas G Comstock, EXR & Maria Rhodes, to Rice McDonald, 707 N 7, St Joseph, Mo; 1-24 pt; Apr14; Apr21'13; A\$11,500-14,500. 700

**5TH av, 30-32**; Mary C Rhodes to same; 1-24 pt; Mar10; Apr21'13. 700

## MISCELLANEOUS CONVEYANCES.

### Borough of Manhattan.

**Arden st, ss, at nws Sherman av**, see Sherman av, nws, at ss Arden.

**Beekman st, 105-7**, see Bowery, 163.

**Chrystie st, 133**, see Bowery, 163.

**Division st, 97** (1:282-71), ss, 110.10 w Pike, 24.11x64.10x25.4x64.11, valued at \$45,000; sub to mtg \$25,000; agmt that party 2d pt will not sell above before Feb28'15, as same secures performance of covenants in lease of No 1362 5 av, owned by party 1st pt; Max Fertig, 30 E 34, with Sophie Maas; Apr18'13; A\$18,500-27,000. nom

**Frankfort st, 25**, see Bowery, 163.

**John st, sec Nassau**, see Nassau, sec John.

**Nassau st** (1:67), see John; resignation of Henry K Sheldon as TRSTE & appointment of Bklyn Trust Co [177 Montague, Bklyn] as TRSTE under trust created by Anna K Sheldon by deed dated Nov10'03; Apr14; Apr18'13. nom

**Pearl st, 284-6**, see Bowery, 163.

**64TH st W, sec Bway**, see Bway, 1914-6.

**68TH st, 12 E**, see 68th, 14 E.

**68TH st, 14 E** (5:1382), owned by party 1st pt; also 68TH ST, 12 E, owned by party 2d pt; party wall agmt; Chas H Woodruff, at Litchfield, Conn, with Richd M Hurd, 115 E 60; Apr2; Apr18'13. nom

**68TH st, 241 W** (4:1160-14), ns, 450 w Ams av, 25x100.5; re Judgt; Jos E R Kunzmann to Chas Pfizer Jr Co, Ltd, 81 Maiden la; Apr10; Apr22'13; A\$9,000-19,000. nom

**187TH st W, nwc Ams av**, see Ams av, swc 188th.

**188TH st W, swc Ams av**, see Ams av, swc 188th.

**Amsterdam av, nwc 187th**, see Ams av, swc 188th.

**Amsterdam av** (8:2159-16), swc 188th; 94.10x100; vacant; A\$40,000-40,000; also AMSTERDAM AV (8:2159-23), nwc 187th, 94.10x100; vacant; re mtg; Lawyers Title Ins & Trust Co to Napoleon Constn Co, 206 Bway; Apr17; Apr18'13; A\$41,000-41,000. nom

**Bowery, 163** (2:424-7 & 31), es, 117.6 n Broome, runs n23.6xe226.6 to ws Chrystie (No 133), xs23.8xw—xn0.3xw114.4 to beg, 5-sty stn loft & str bldg & 4-sty bk loft & str bldg; mtg \$28,000 on No 163 & mtg \$27,500 on No 133; A\$49,000-67,000; also FRANKFORT ST, 25 (1:103-12), ss, 67.1 e William, 21.10x68.10x20.11x68.11, 4-sty bk tnt & str; mtg \$24,000; A\$20,000-25,500; also PEARL ST, 284-6 (1:95-21), see Beekman (Nos 105-7), runs se53.10xsw31xs 11.6xsw10.2xw62.6 to es Pearl xne40.2 to beg, 7-sty bk loft & str bldg; mtg \$57,500 & AL; A\$47,000-65,000; trust agmt & re of Lewis E Bamberger as EXR of Abram E Bamberger, decd; Francis Gosling et al to Julian A Hellman, 106 W 73 in trust for parties 1st pt; Jan2; Apr23'13. nom

**Broadway, 1914-6** (4:1116-59), sec 64th, 58.4x20.8x50.5x50.5, 3-sty bk office & str bldg, valuation \$135,000; sub to mtg \$85,000; A\$90,000-100,000; CONTRACT to exchange for 5TH AV, 257 (3:858), es, 74.2 n 28th, 24.7x100, 5-sty stn str, 2-sty ext; valuation \$320,000; sub to mtg \$210,000; Junction Realty Co, a corpn, 127-33 W 26, with Louise M Stevens, 63 Grant, Corona, LI; Apr14; Apr18'13; A\$208,000-231,000. exch

**Sherman av** (8:2175-pt lots 92 & 94), nws, at ss Arden, 80x125; vacant; re mtg; Walter A Burke, EXR, & C, Matilda B Brown, to Gibraltar Realty Co, a corpn; [485 8 av]; QC; Apr22; Apr24'13; A\$—\$. O C & 3,000

**2D av, 57-9** (2:459); re asn rents; Harry G Rouse to Everts Holding Co, a corpn, [care H M Murksam] 302 Bway; Apr9; Apr19'13. nom

**3D av, 1152-4** (5:1402); consent to construction of third track; Henry L Morris to Manhattan Railway Co, 165 Bway; Apr16; Apr21'13.

**5TH av, 257**, see Bway, 1914-6.

**Plot** (7:2050-164 & 158) begins 204.4 n 141st & 74.5 e Hamilton ter, runs e25.6xn 160.4xw13.2xs— x again 579.8 to beg, except pt conveyed by Cockerill to Ames by two deeds recorded in 1 133 p 402 & 405; vacant; re dower; Gertrude T, wife Jno F Cockerill, to Chas M Ames, 33 Hamilton ter, & Fredk Gehrung, 31 Hamilton ter; AT; QC; Aug13'12; Apr18'13; A \$2,200-2,200. nom

**Plot** (7:2050); same prop; re mtg; West Side Bank to same; QC; Apr12; Apr18'13. 500

**Assigns 1/2 interest** (misc) in estate Wm Molenaar; Martin M Molenaar to Wilfred Molenaar, 243 W 120; June5'12; Apr19'13.

**Asn** (misc) all RT&I in estate of Jacob Cohen; Edw Korminsky to Saul Hotchner, 148 W 131; Apr23; Apr24'13. O C & 700

**Certified copy** (wills) last will & testament of Henry Simon, of NY; Aug5'79; Apr21'13.

**Copy** (misc) of last will of Louisa Watts, late of NY; Sept4'09; Apr23'13.

**Power of atty** (misc) pertaining to Heckman Contracting Co; Geo Curd to S A Heckman, 72 North Moore; Apr8; Apr18'13.

**Power of atty** (misc); Du Bois Beale to Isaac E Ditmars, of Bklyn; Apr18'13.

**Power of atty** (misc); Bertha F, wife Kaufman I Abrams & heir Caroline M Whitbeck, to Thos W Butts, 36 Gramercy Park E; Jan13; Apr24'13.

**Power of atty** (misc); Eugene Leger, of Paris, France, to Coudert Bros et al; Apr5; Apr24'13.

**Revocation of power of atty** (PA); Geo J Smith to Edgar S McKnight, Bayside, LI; Apr19'13.

**Revocation of power of atty** (misc); Laura N, wife Geo J Smith, at Kingston, NY, to Mark M Salomon, 852 Eastern Pkway, Bklyn; Apr19'13.

## WILLS.

### Borough of Manhattan.

**Chambers st, 121** (1:145-10), ns, 124.10 e Bway, runs e25xn150.10 to Reade (No 103), xw25.9xw150.10 to beg, 2 5-sty bk loft bldgs & str (1/2 int); A\$75,000-100,000; also FRONT ST, 228-30 (1:97-35), ws, 61.8 s Peck sl, 34.9x69.6, 5-sty bk loft bldg (1/2 int); A\$17,500-27,000; also READE ST, 140 (1:141-5), ns, 141.8 w Hudson, 25x55.1, 2-sty bk loft bldg (1/2 int); A\$18,000-20,500; also 14TH ST, 46 E (2:565-13), ss, 78.11 w Bway, runs w32.11x206.6 to 13th (No 49 E) xe31.8xn206.6 to beg, 6-sty bk theatre & 6-sty bk loft bldg (1/2 int); A\$18,000-20,500; 275,000; also 5TH AV, 298 (3:832-47), swc 31st, 30.4x100, 6-sty bk & stn loft & str bldg (1/2 int); A\$45,000-595,000; Frederic E Gibert Est, Chas N Harris, EXR, 72 E 55; attys, Parsons, Closson & McIlvaine, 52 Wm. Will filed Apr9'13.

**Front st, 228-30**, see Chambers, 121.

**Reade st, 103**, see Chambers, 121.

**Reade st, 140**, see Chambers, 121.

**5TH st, 427 E** (2:433-43), ns, 225 w Av A, 12.8x—x57.2x97, 2 & 4-sty bk stable (1/2 int); Conrad Hock Estate, Lizzie Hock, EXTRX, 358 E 98; attys, Loeb, Bernstein & Ash, 55 Wall; A\$17,000-\$22,000; Will filed Apr22'13.

**12TH st, 224 E** (2:467-21), ss, 325.2 e 3 av, 23.4x106.6, 4-sty stn fr dwg; Patk F McGowan Est, Owen Ward (Pres. Lincoln Trust Co), EXR, 208 5 av; attys, Bowers & Sands, 31 Nassau; A\$14,000-21,000. Will filed Apr24'13.

**13TH st, 49 E**, see Chambers, 121.

**13TH st, 513 E** (2:407-54), ns, 158.5 e Av A, 37.6x103.3, 6-sty bk tnt (pt int); Giuseppe Lopinto Est, Antonino Lopinto Est, 513 E 13; atty, Alfonso Bivona, 150 Nassau; A\$26,000-54,000. Will filed Apr19'13.

**14TH st, 46 E**, see Chambers, 121.

**31ST st W, swc 5 av**, see Chambers, 121.

**35TH st, 33 E** (3:865-26), ns, 185 w Park av, 20x98.9, 3-sty bk stable; A\$64,000-73,000; also MADISON AV, 219-29 (3:866-25 & 58), nec 36th, runs n197.6 to sec 37th xe151xs98.9xe104.6xs98.9xw271.6 to beg; 3 & 4-sty stn fr dwg, 2-sty stn fr library & 2-sty stn fr stable; A\$1,828,000-2,628,000; Jno Pierpont Morgan Est, Jno Pierpont Morgan Jr, EXR, Glen Cove, LI; attys, Carter, Ledyard & Milburn, 54 Wall; Will filed Apr22'13.

**36TH st E, nec Mad av**, see 35th, 33 E.

**37TH st E, sec Mad av**, see 35th, 33 E.

**57TH st, 446 E** (5:1368-31), ss, 124.8 w Av A, runs w17.10xsl25.8xe36.1xn38.3xw 18.2xn90 to beg, 2-sty bk dwg; 1/2 int; A \$8,500-\$9,500; also 94TH ST, 135-7 E (5:1523-13-13 1/2), ns, 80 w Lex av, 33.8x100.2, 2 3-sty stn fr dwgs; A\$18,000-24,000; also LEXINGTON AV, 1450-2 (5:1523-14-15), nwc 94th, 37.8x80, 2 3-sty stn fr dwgs; 1/2 int on 1,450; A\$31,000-37,000; also LEXINGTON AV, 1456-8 (5:1523-16 1/2-17), ws, 55.8 n 94th, 36x80, 2-3-sty stn fr dwgs; 1/2 int on 1458; A\$23,000-28,000; Sarah H Crosby Est, Geo P Hotaling, EXR, 802 West End av, atty; Will filed Apr17'13.

**82D st, 116 W** (4:1212-40), ss, 186 w Col av, 19x102.2, 4-sty stn fr dwg; Julia A Allen Est, E Hunt Allen, EXR, 116 W 82; attys, Allen & Cammann, 63 Wall; A \$11,000-22,000; Will filed Apr2'13.

**84TH st, 41 W** (4:1198-10), ns, 231 e Col av, 19x102.2, 4-sty stn fr dwg; Annette Kahn Est, Emil Kahn, ADMR, 38 E 60; atty, Jno L Steinbugler, 1 Bway; A\$14,000-23,500; Letter of adm filed Apr16'13.

**88TH st, 231 E** (5:1534-19), ns, 150 w 2 av, 25x100.8, 5-sty stn fr tnt; A\$10,000-19,000; also 89TH ST, 232 E (5:1534-35), ss, 225 w 2 av, 25x100.8, 5-sty bk tnt; A \$10,000-21,000; also 133D ST, 6 W (6:1730-41), ss, 107 w 5 av, 28x99.11xe28xn25xe 3xn74.11 to beg, 5-sty bk tnt; A\$10,000-22,500; Jacob Platt Est, Mary or Marie Platt, EXTRX, 231 E 88; atty, F P Hummel, 1511 3 av; Will filed Apr15'13.

**89TH st, 232 E**, see 88th, 231 E.

**94TH st, 135-7 E**, see 57th st, 446 E.

**94TH st, nwc Lex av**, see 57th st, 446 E.

**131ST st, 130 W** (7:1915-47), ss, 390 e 7 av, 20x99.11, 3-sty stn fr dwg; A\$9,600-14,000; also LEXINGTON AV, 1498 (6:1624-57), ws, 50.11 s 97th, 25x80, 5-sty bk tnt & str; A\$11,000-19,000; Emanuel Katz Est, Herman Katz, ADMR, 501 W 150; atty, Percy D Adams, 1 Liberty; Letter of admn filed Apr16'13.

**133D st, 6 W**, see 88th, 231 E.

**Convent av, 329** (7:2050-28), es, 100 s 144th, 20x100, 3-sty stn fr dwg; Sarah Josephine Grant Est, Danl Whitford, EXR & atty, 165 Bway; A\$9,500-19,000; Will filed Apr19'13.

**Lexington av, 1450-2**, see 57th st, 446 E.

**Lexington av, 1456-8**, see 57th, 446 E.

**Lexington av, 1498**, see 131st, 130 W.

**Madison av, 219-29**, see 35th, 33 E.

**5TH av, 298**, see Chambers, 121.

## CONVEYANCES.

### Borough of the Bronx.

**Crotona Park E, swc Suburban pl**, see Boston rd, nwc Suburban pl.

**Crotona pl, 1479** (11:2927), ws, 109.10 s 171st, 25x100, 3-sty fr dwg; Hannah McGrath to Louis Guttman, 3909 3 av; mtg \$5,000; Apr21; Apr22'13. O C & 100

**Cyrus pl, 443**, see 188th, 426 E.

**Drake st, swc Seneca av**, see Seneca av, swc Drake.

**Faile st** (10:2764), es, 200 n Lafayette av, 50x100; vacant; Emily A Hock to Theresa Drescher, 816 Faile; 1/2 pt; AT; AL; Apr18; Apr19'13. nom

**Ford st, swc Webster av**, see Webster av, 2247-51.

**Freeman st, 950** (11:2986), ss, 75 w Vyse av, 25x95, 1-sty bk str; Annie L Goebels to Martha Perna, 1074 Fox; mtg \$7,500; Apr19; Apr21'13. O C & 100

**Garden st** (11:3099), sws, 350 se Orchard ter, 50x200 to nes 182d, 2-sty fr dwg; Sarah Browning to 182d and Garden Streets Co Inc, a corpn, 784 E 179; mtg \$10,000; Apr14; Apr22'13. O C & 100

**Gilbert pl, 850** (10:2761), nec Hunts Point av (No 1201), 108.4x100x131.11x102.9; vacant; Henry Morgenthau Co to Burnett-Well Constn Co, a corpn, 165 Bway; B&S; Apr23; Apr24'13. O C & 100

**Gray st or Leggett pl** (\*), ws 200 n McGraw av, 25x125; Jos W Bersin to Carolina W Bersin, his wife, ft 86th & N R; mtg \$350; Apr23; Apr24'13. O C & 100

**Hoffman st, 2466** (11:3066), es, 27.7 n 187th, 25x117.11x25x118.1, 2-sty fr dwg; Chas E Moore, ref, to Chas H Lockwood, 305 E 144; FORECLOS Apr15; Apr22; Apr23'13. 2,700

**Hoffman st, 2408** (11:3066), es, 52.7 n 187th, 25x117.10x25x117.11, 2-sty fr dwg; Chas E Moore, ref, to Smith Williamson at White Plains, NY; FORECLOS Apr15; Apr22; Apr23'13. **2,700**

**Hoffman st** (11:3067), es, 258 s Fordham rd (Union av), 25x117.11x25x117.9; vacant; Mary Meisel to City Real Estate Co, a corp, 176 Bway; B&S & C a G; mtg \$1,250; Mar24; Apr19'13. **O C & 100**

**Home st (Lyon av)** (10:2728), ss, 100 w Southern Blvd, 50x106.3x50x112, vacant; Sinnott Co, a corp, to Adele M Harrington, 1476 Vyse av; Apr10; Apr23'13. **O C & 100**

**Lorillard pl, 2366** (11:3054), es, 271.7 n 3 av, 50x100, 5-sty bk tnt; Pierce Constn Co, to Abr L Lazarus, 150 Rodney, Bklyn; mtg \$41,750; Apr16; Apr21'13. **O C & 100**

**Lorillard pl, 2366-S on map 2266** (11:3054), es, 271.7 n 3 av, 50x100, 5-sty bk tnt; Abr L Lazarus to Julius Hechtlinger, 590 E 138; mtg \$41,750; Apr19; Apr21'13. **O C & 100**

**Manida st, 723** (10:2768), es, 191.8 s Spofford av, 15x67.11 to ws old Hunts Pt rd x15.2x65.9, with all title in said old rd, 3-sty bk dwg; Rasin Salvesen to Carl Jaffe, 827 Union av; mtg \$4,760 & AL; Apr18; Apr21'13. **nom**

**Melville st, 1729** (\*), lot 156 map Van Nest Park; Augusta Shelley, heir Annie Bringman, to Arnold Bringman, 505 W 54; ¼ pt; QC; Apr17; Apr24'13. **nom**

**Melville st, 1729**; Minnie Wegman & ano, heirs Annie Bringman, to same; ½ pt; QC; Apr17; Apr24'13. **nom**

**Melville st, 1729**; Edw Bringman, heir Annie Bringman to same; ¼ pt; QC; Apr17; Apr24'13. **nom**

**Minford pl, 1535** (11:2977), ws, 133.3 n 172d, 36.2x100, 4-sty bk tnt; Sandow Realty Co to Riedt Realty Co, a corp, 2104 Bathgate av; mtg \$17,500; Apr21'13. **nom**

**Roselle st** (\*) ws, 145.4 n Silver, 25x 147.1x27.1x159.6; Lavilla M Murphy to Janette P Stauder, 1517 Roselle; mtg \$2,200; Apr17; Apr18'13. **O C & 100**

**Suburban pl, nwc Boston rd**, see Boston rd, nwc Suburban pl.

**Suburban pl, swc Crotona Park E**, see Boston rd, nwc Suburban pl.

**Tiffany st, 912** (10:2712), es, 325 s 163d, 50x110, 5-sty bk tnt; Steinmetz Constn Co to 912 Tiffany St Corp, 49 Wall; mtg \$42,000; Apr18'13. **nom**

**Timpson pl** (10:2603 & 2604), ss, 301.9 e 149th, runs s512.11 to land N Y, N H & H R R Co xne330 to el old rd xne190 xn200 to pl xw359.3 to beg, vacant; Fredk W Chesbrough to Robt A Chesbrough at Spring Lake, NJ; 1-12 pt; AT; B&S; mtg \$20,000 & AL; Mar31; Apr22'13. **1,200**

**Wyatt st, 1171-3 or 177th** (\*), ns, 200 e Bronx Park av, 50x100; River Realty Co to Wm H Booth, 2074 Vyse av; mtg \$10,000 & AL; Apr23; Apr24'13. **O C & 100**

**136TH st E** (9:2264), ns, 100 e Brook av, 54 to ws Mill Brook x—x—x100; vacant; 7th Av Amusement Co to Herman Hanauer, 247 E 58; mtg \$5,500; Apr24'13. **nom**

**136TH st E** (9:2264); same prop; Herman Hanauer to Isidor Weissman, 169 Brook av; mtg \$10,000 & AL; Apr24'13. **nom**

**141ST st E, swc Brook av**, see Brook av, swc 141.

**141ST st, 400 E**, see Willis av, 316.

**142D st, 502 E** (9:2286), ss, 866.8 e Willis av, 16.8x100, 2-sty & b bk dwg; Amelia A Schmidt to Hermann-Stursberg Realty Co; Apr28'09; Apr23'13. **nom**

**143D st, 431 E** (9:2288), ns, 300 e Willis av, 18.8x100, 2-sty & b bk dwg; Emilia K Braun to Chas J Goeller, 280 E 162; Apr15; Apr19'13. **O C & 100**

**147TH st, 433 E** (9:2292), ns, 387.9 w Brook av, 45.3x99.11x40x100, 5-sty bk tnt; Carl H Schurz, ref, to Wm Rankin, 119 W 77; mtg \$29,000; FORECLOS Mar4; Apr23; Apr24'13. **7,000**

**160TH st, 322 E**, see Courtlandt av, 843

**166TH st, 781 E**, see Tinton av, 1098.

**172D st-W, swc Shakespeare av**, see Shakespeare av, swc 172d.

**173D st E, nwc Southern Blvd**, see Southern Blvd, nwc 173.

**173D st E, swc Webster av**, see Webster av, swc 173.

**173D st E, swc Webster av**, see Webster av, swc 173d.

**174TH st E**, see Mt Hope av, see Mt Hope av, sec 174.

**175TH st, 498 E**, see Bathgate av, swc 175.

**176TH st, 670 E**, see Crotona av, 1845.

**177TH st, 29 E** (11:2853), nwc Walton av, 77.2x100, 2-sty fr dwg & vacant; Edel Realty Co to Adolph Wexler, 204 Bush; Apr17; Apr19'13. **O C & 100**

**177TH st, 29 E**, see Walton av, nwc 177.

**178TH st, 228 W** (11:2883), ss, 80 w Cedar av, 20x98, 2-sty fr dwg; mtg \$2,500; also 178TH ST, 230 W (11:2883), ss, 100 w Cedar av, 27.3 to es land N Y & Putnam RR x98.6x22.3x98, 2-sty fr dwg; mtg \$2,500; also 178TH ST, 231 W (11:3231), ns, 105.6 w Cedar av, 25.9x66x27x72, 2-sty fr dwg; mtg \$3,000; Edw L Montgomery Jr to Theo T Lane, 25 Franklin pl, Flushing, B of Q; Apr18; Apr24'13. **nom**

**178TH st, 230 & 231 W**, see 178th, 228 W.

**179TH st, 960-82 E**, see Vyse av, sec 179th.

**180TH st E, nwc Ryer av**, see Ryer av, 2081.

**181ST st E, swc Boston rd**, see Boston rd, 2131-9.

**182D st E, nws, abt 350 e Orchard ter**, see Garden, sws, 350 se Orchard ter.

**182D st E, nwc Valentine av**, see Valentine av, nwc 182.

**184TH st, 32 W** (11:3198), ss, 50 w Davidson av, 16.8x80, 2 & 3-sty bk dwg; Billiken Realty Co to Viola B Weisker, 32 W 184, Bronx; B&S & C a G; mtg \$5,500; Apr17; Apr18'13. **nom**

**187TH st, 456-60 E** (11:3040), ss, 150 e Park av, 50x100, 3 2-sty fr dwgs; Rose Landes to Morris Siegel, 204 W 23 & Saml Wasserman, 400 Bleecker; mtg \$12,750; Mar20; Apr23'13. **nom**

**188TH st, 426, formerly 189th st E** (11:3041), sec Park av (No 4708), runs 37.2xe 100.2xn30.5 to st xw100.5 to beg, 5-sty bk tnt; also PARK AV, 4700 (11:3041), nec Cyrus pl (No 443), formerly 188th, 30.4x 100.2, 5-sty bk tnt; Regina Keller to Maria Nageldinger, 242 E 82; mtg \$70,500 & AL; Apr18; Apr21'13. **nom**

**188TH st, 426 E** (11:3041); also PARK AV, 4708; Mary Keller et al by Monroe Goldwater GDN to same; AT; B&S; AL; Apr18; Apr21'13. **74,765.01**

**188TH st, 133 W** (11:3219), nws, 608.5 ne Webb av (Tee Taw), 25.1x102.4x25x104.11, 2-sty fr dwg; Margaretha Nehmelman individ & EXTRX Herman Nehmelman to Eleanor McLoughlin, 2460 Devote ter; AL; Apr21; Apr23'13. **O C & 100**

**214TH (Sheil) st E** (\*), ss, 175 w Elwood pl, 25x100; Emma N Polak to Carmela Ursone, 152 E 116; AL; Apr16; Apr22'13. **O C & 100**

**227TH st E** (\*), ss, 130 e Barnes av, 25x 114; Jos W Bryan, ref, to Ludwig & Apollonia Thonges, 677 Wales av; mtg \$—; FORECLOS Apr9; Apr22; Apr23'13.

**1,900 over & above 1st mtg**

**232D st E, sec, at nes Barnes av**, see Barnes av, nes at ses 233d.

**235TH st E (11th)** (\*), ns, 200 e Carpenter av, 100x114, Wakefield; Jay Lehrbach to Emma Lehrbach, 2255 Loring pl; mtg \$3,000; Dec2'12; Apr19'13. **nom**

**236TH st, 229 E** (12:3377), ns, 275 e Kepler av, 25x100, 2-sty fr dwg; Gustav H Rottgardt to Jno Johnston, 1664 Nostrand av, Bklyn; mtg \$3,250 & AL; Dec 12'12; Apr24'13. **50**

**241ST st E** (\*), swc Fulton st or Richardson av, 100x100; also 241ST ST E (\*), nec Marian st or Bronx Blvd, 50x100; Ellsworth J Healy ref to Aurelia L Leubuscher, 5 W 124; mtg \$9,300; FORECLOS Apr9; Apr17; Apr18'13. **2,000**

**241ST st E, nec Bronx Blvd**, see 241st E, swc Richardson av.

**Anthony av** (11:2889), es, 107 s Spring, now 174th, runs e0.6xs75.1xw0.6 to av xn 75.1 to beg; Martin Tully Constn Co to Jno McDermott, 1541 Vyse av; Jan8; Apr 21'13. **nom**

**Anthony av** (11:2889), same prop; Jno McDermott to Patk J Mitchell, 3342 Olinville av; Apr16; Apr21'13. **nom**

**Barnes av (4th)** (\*), nes, at ses 233d, 112.4x0.25.3x100x77.8; Rosa Iacoucci to Giovanni Altieri, 3483 3 av; ½ pt; mtg \$12,000; Apr22'13. **nom**

**Barnes av** (\*), nws, 25 ne 239th, 50x 100.7x50x97.6; Gustav Killenberg to Clara Killenberg, his wife, 1379 Taylor av; mtg \$1,000; Mar22; Apr18'13. **O C & 100**

**Bathgate av** (11:2916), swc 175th (No 498), —x—, 3-sty fr dwg; Wm E Sengens, ref, to Mollie Berman, 1117 Westchester av; FORECLOS transfer tax lien Apr1; Apr21; Apr22'13. **6,900**

**Belmont av (Madison)** (11:3087), swc Crescent av (No 636), 126.5x100x45 to ss Crescent av x128.9, except pt for Crescent av, 5-sty bk tnt & str; Geo Hooks to Jos P McGovern, 393 17th, Bklyn; mtg \$45,000 & AL; Apr24'13. **O C & 100**

**Blackrock av, ns, 405 w Havemeyer av**, see Watson av, ss, 405 w Havemeyer av.

**Blackrock av, swc Olmstead av**, see Olmstead av, swc Blackrock av.

**Blackrock av, ss, 100 & 150 w Olmstead av**, see Olmstead av, swc Blackrock av.

**Boone av** (11:3015), es, 100 s 174th, 25x 78x25.8x72.1; vacant; Caroline M Chamberlain to Miner D Randall at Norwalk, Conn; B&S; mtg \$1,085; Mar31; Apr23'13. **nom**

**Boscobel av** (11:2875), ses, 353.8 nw Plympton av, 50x82.9x50.8x74.1; vacant; Eberhardt & Podgur to Ariel Realty Co, a corp, 55 Liberty; B&S & C a G; Apr15; Apr23'13. **nom**

**Boston rd** (11:2939), nwc Suburban pl, 100x260 to ss Crotona Park E, 5-sty bk tnt & vacant; Nathan & David Shiman to Highmount Realty Co Inc, 87 Maiden la; mtg \$40,500; Apr14; Apr23'13. **nom**

**Boston rd, 2131-9** (11:3138), swc 181st, 114.8x130.5x112.11x125.5, 2-sty fr str, 1-sty fr str & vacant; Wm H Booth to Land Realty Co, a corp, 1009 E 180; mtg \$47,500; Apr23; Apr24'13. **O C & 100**

**Bronx Blvd, nec 241st**, see, 241st E, swc Richardson av.

**Brook av, 1420** (11:2895), es, 46.8 s St Pauls pl, 31x100.8, 1-sty bk theatre; Andw Kitchen Realty Co Inc to Lawrence Davis, 370 Hudson av, Bklyn; mtg \$6,000; Apr22; Apr23'13. **O C & 100**

**Brook av** (9:2285), swc 141st, 100.5x113.9 x100x104.3, vacant; Joshua Silverstein to Consolidated Imp Co Inc, a corp, 419 W 119; mtg \$15,000 & AL; Apr18; Apr23'13. **O C & 100**

**Bryant av** (10:2764), es, 100 n Lafayette av, runs e100xn50xe (?)100 to st xs 50 to beg, error two east courses, vacant; Jos Levy to Rebecca Levy, 961 Tiffany; AL; June7'12; Apr23'13. **O C & 100**

**Bryant av** (10:2764), es, 225 n Lafayette av, 50x100, vacant; Lawrence Davis to Andw Kitchen Realty Co, Inc, a corp, 2009 Bronxdale av; mtg \$2,500; Apr17; Apr 23'13. **O C & 100**

**Cambreling av (Pyne), 2482** (11:3091), e s, 568.9 ne 188th (Bayard), 18.9x107, 2-sty fr dwg; Chas E Moore, ref, to Chas H Lockwood, 305 E 144; FORECLOS Apr15; Apr22; Apr23'13. **3,400**

**Cedar av** (\*), ws, 175 s Bartholdi, 38.6x 118.6x27x118; Raffaella Paonessa to Donato Di Pace, 2284 1 av; mtgs \$657; Apr17; Apr22'13. **nom**

**Central av, sec St Marys av**, see St Marys av, sec Central av.

**Clarence av, swc Fairmount av**, see Town Dock rd, ns, 50 e Valentine av.

**College av** (9:2326), sec Cottage st, a strip runs n 0.11 to ss 146th xne39xe still along st 2.6 to ss Cottage xsw 41.8 to beg; Mott Haven Co to St Rita's Roman Catholic Church, a corp, 446-8 College av; AT; QC; Apr17; Apr18'13. **nom**

**Courtlandt av, 843** (9:2419), swc 160th (No 322), 23.6x97.7, 3-sty & b bk dwg; Jas C Thomas to Millie Schwarz, 1044 Findlay av; mtg \$8,500; Apr15; Apr18'13. **O C & 100**

**Crescent av, 636**, see Belmont av, swc Crescent av.

**Creston av, 2386** (11:3165), es, 174.3 n 184th, 25x95, 2-sty fr dwg; Jas M O'Connell to Eliz M O'Connell, his wife, 2386 Creston av; ½ pt; deed given to create a tenancy by the entirety bet parties 1st & 2d pts; mtg \$6,000; Apr23; Apr24'13. **gift**

**Crotona av, 1845** (11:2945), swc 176th (No 670), 49x100, 5-sty bk tnt & str; Checchina Carucci to Fanny Jarmulowsky 27 E 95; mtg \$50,000; Feb24; Apr18'13. **exch**

**DeKalb av, 3563** (12:3328), ws, 25 s 212th 25x100, 2-sty fr dwg; Jno B Lawrence to W G Crockett, 16 S Main, South Norwalk, Conn; QC; AL; Dec8'13 (?) should be 1912; Apr18'13. **nom**

**DeKalb av, 3563**, Albt F vom Lehn to Geo A Middleton, 2 E 55th; mtg \$4,100 & AL; Apr14; Apr18'13. **O C & 100**

**Edison av** (\*), es, 109.5 n Pelham rd, 25x171 to Pelham rd x28.1x158.1, except parts for Westchester av; Regent Realty Co to Geo J Baxter, 1563 Country Club av; Apr21; Apr22'13. **nom**

**Elder av** (\*), ws, 103.11 n Westchester av, 40x100; Winnie Co, a corp, to Minnie F Neely, 1170 Clay av; mtg \$20,000; Apr 16; Apr18'13. **O C & 100**

**Ellsworth av** (\*), ws, 100 n Fairmount av, 50x100; Dora Frank to Jos Leopold, 1864 7 av; B&S; mtg \$2,200; Mar14; Apr 22'13. **nom**

**Fairmount av, swc Clarence av**, see Town Dock rd, ns, 50 e Valentine av.

**Findlay av, 1324** (11:2783), es, 345.5 n 169th, 20x100, 2-sty fr dwg; Thornton Bros Co to David E Callahan, 444 E 162, & Michl S Claffey, 365 E 169; mtg \$4,000 & AL; Apr22; Apr24'13. **O C & 100**

**Fordham rd (Union av)**, (11:3078), ss, 76.3 w Cambreling av, 25.5x127.7x25x132.6, vacant; Sarah Gilroy to Post Ave Constn Co, a corp, 530 W 207; Apr21; Apr22'13. **O C & 100**

**Forest av, 1134** (10:2661), es, 100.10 s Home, 19.2x107.2, 2-sty & b fr dwg; Mary F Smith to Wm B Driscoll, 584 E 167; mtg \$4,500; Apr18; Apr19'13. **nom**

**Franklin av, 1240** (10:2615), es, 100.9 n Jefferson pl, 112.7x100, 3 5-sty bk tnts; Brown-Weiss Realities, a corp, to Isaac Marks, 1342 51st, Bklyn, & Harry M Marks, 1503 51st, Bklyn; mtg \$87,500; Apr 18; Apr21'13. **O C & 100**

**Franklin av, 1240** (10:2615), es, 100.9 n 168th, 40.9x185.5, 5-sty bk tnt; M W Donohue Constn Co to Louis Lass, 101 W 118; mtg \$42,000; Apr11; Apr21'13. **O C & 100**

**Franklin av, 1390** (11:2935), es, 38 n Jefferson pl, 37.6x100, 5-sty bk tnt; also Franklin av, 1392 (11:2935), es, 75.6 n Jefferson pl, 75x100, 5-sty bk tnt; Jno F Stodder to Brown-Weiss Realities, a corp, 63 Park Row; mtg \$57,500; Apr15; Apr21 '13. **O C & 100**

**Franklin av, 1392**, see Franklin av, 1390.

**Garrison av** (10:2761), ss, 75 e Bryant av, 50x100, vacant; Matilda Lowy to Lawrence Davis, 370 Hudson av, Bklyn; mtg \$5,500 & AL; Mar4; Apr18'13. **nom**

**Gifford av, ss, 328.10 e Balcom av**, see Scribner av, ns, 121.2 e Balcom av.

**Glebe av, nes, at sws St Peters av**, see St Peters av, sws, 50 se Glebe av.

**Gouverneur av** (12:3252), nes, 175 nw Sedgwick av, 50x100; vacant; Fredk M Weiss to Isaac L Weinstein, 109 W 129; AL; Feb20; Apr23'13. **O C & 100**

**Hunts Point av, 1201**, see Gilbert pl, 850.

**Jefferson av** (\*), sec Jones av, 25x100; Annie J Murphy & ano heirs Benj F Murphy to Jno Roache & Julia his wife, 238 E 123, as joint tenants; QC; Apr16; Apr18'13. **nom**

**Jones av, sec Jefferson av**, see Jefferson av, sec Jones av.

**Longfellow av** (11:3001), ws, 100 n 172d, 50x100, vacant; Saml Strasbourger, ref, to Wm R Rose, 309 W 81; FORECLOS Jan 7; Apr3; Apr18'13. **3,500**

**Longfellow av** (11:3001), ws, 150 n 172d, 50x100, vacant; Saml Strasbourger ref to Wm R Rose, 309 W 81; FORECLOS Jan7; Apr3; Apr18'13. **3,500**

**Longfellow av** (11:3001), ws, 200 n 172d, 50x100, vacant; Saml Strasbourger ref to Wm R Rose, 309 W 81; FORECLOS Jan7; Apr3; Apr18'13. **3,500**

**Marion av, 2979** (12:3292), ws, 366.9 n Bedford Park Blvd (200th), 70x140, 2-sty fr dwg; Christian H Werner to Mathias Haffen, 652 Courtlandt av; mtg \$15,000; Apr24'13. **O C & 100**

**Monaghan av** (\*), es, 375 n Jefferson av, 25x100; John Muller to Frank A Smith, 2447 St Raymonds av; AL; Apr24'13. **nom**

**Morris av, 2304** (11:3172), es, 97 n 183d, 18.9x117.6, 3-sty bk dwg; also MORRIS AV, 2306 (11:3172), es, 115.9 n 183d, 18.9x117.6, 3-sty bk dwg; 912 Tiffany St Corp to Steinmetz Constn Co, a Corp, 1416 Glover; B&S; Apr18'13. O C & 100

**Morris av, 2304** (11:3172), es, 97 n 183d, 18.9x117.6, 3-sty bk dwg; Sophia W Dauchy to 912 Tiffany St Corp, 49 Wall; B&S; Apr18'13. O C & 100

**Morris av, 2306** (11:3172), es, 115.9 n 183d, 18.9x117.6, 3-sty bk dwg; Mary A Duer et al EXRS Mary W Hamilton to 912 Tiffany St Corp, 49 Wall; B&S; Apr15; Apr18'13. S, 8000

**Morris av, 2306**, see Morris av, 2304.

**Mt Hope av (Monroe)**, (11:2791), see 174th (Spring), 100x100, vacant; Michl J Phalon to Belle Fisher, 11a Mad av, Jersey City, NJ; B&S & CaG; Apr11; Apr21'13. nom

**Mt Hope av (Monroe)**, (11:2791), same prop; Belle Fisher to Cath A Phalon, 204 Dodd, Weehawken, NJ; B&S & CaG; Apr11; Apr21'13. nom

**Nelson av (\*)**, ns, 50 w Bland av, 50x100; Land Co "D" of Edenwald to Margt A Hattrick, 1528 Rosedale av; AL; Apr11; Apr18'13. nom

**Ogden av, 1012** (9:2512), es, 100 n 164th, 25x70, 3-sty fr tnt & str; Merwin Realty Co to Chas H Michaels, 101 E 55; mtg \$9,350; Apr21; Apr22'13. O C & 100

**Olmstead av (\*)**, swc Blackrock av, 33x100, Unionport; also BLACKROCK AV (\*), ss, 100 w Olmstead av, 25x108; also BLACKROCK AV (\*), ss, 150 w Olmstead av, 50x108; also OLMSTEAD AV (\*), ws, 83 s Blackrock av, 25x100, except pts for avs; Gustav Killenberg to Clara Killenberg his wife, 1379 Taylor av; mtg \$18,000; Mar22; Apr18'13. O C & 100

**Olmstead av, ws, 83 s Blackrock av**, see Olmstead av, swc Blackrock av.

**Palmer av (\*)**, es, 100 s Kingsbridge rd; Hudson P Rose Co to Raffaele Di Vivo, 4553 White Plains rd; AL; Apr22; Apr23'13. nom

**Park av, 4700**, see 188th, 426 E.

**Park av, 4708**, see 188th, 426 E.

**Perry av, 3002** (12:3281), es, 106.4 s Mosholu Pkway S, 25x110, 2-sty fr dwg; Delia O'Connor to Anna E & Edw J O'Connor, 3002 Perry av; AL; Apr22; Apr24'13. O C & 100

**Plympton av** (11:2874), es, 175 n 172d, 25x96.5; vacant; Danl Ryan to Geo B & Ellen G Cobb, 225 W 46; QC; Apr11; Apr18'13. 600

**Prospect av, 1322** (10:2694), es, 181 n Home, 37.6x100, 5-sty bk tnt; Millie Schwarz to Ella A Thomas, 89 W 134; mtg \$33,500; Apr15; Apr18'13. O C & 100

**Public rd (\*)**, sws, part plot 15, map 76, present No 480 of Clasons Pt, Westchester, begins at line bet 14 & 15, runs se along rd 287xne— to sws of creek xnw— xsw— to beg, excepts parts for sts; Henry Helmke to Jno D Helmke, 321 E 141; 1/2 pt; AT; mtg \$37,000 & AL; Apr11; Apr23'13. O C & 100

**Richardson av, swc 241st**, see 241st E, swc Richardson av.

**Ryer av, 2081** (11:3149 & 3156), nwc 180th, 25x92.1x25.1x91.1, 2-sty fr dwg; Jno A Baldwin to Simon J Shlenker, 1730 Bway; mtg \$4,500; Apr2; Apr22'13. O C & 250

**Ryer av, nec 182d**, see Valentine av, nwc 182d.

**St Marys av (\*)**, see Central av, 25x100, Pelham Park; Marcus Rosenthal to Henry F Kranz, 145 Bleecker, Bklyn; mtg \$375; Apr16; Apr18'13. O C & 100

**St Peters av (\*)**, sws, 50 se Glebe av, 50x100; also ST PETERS AV (\*), sws, at nes Glebe av, 50x100, except pt for Glebe av & St Peters av; Mary, wife of Harvey Deere, to Percy B Wightman, 2200 Loring pl; Orrin S Wightman, 113 W 78, & Robt S Wightman, Waterford, NY; mtg \$12,000; Apr24'13. nom

**St Peters av, sws, at nes Glebe av**, see St Peters av, sws, 50 se Glebe av.

**Scribner av (\*)**, ns, 121.2 e Balcom av, 25x100; also GIFFORD AV (\*), ss, 328.19 e Balcom av, 50x100; Jno R Peterson to Emma N Polak, 1806 Arthur av; Apr16; Apr22'13. O C & 100

**Seneca av** (10:2762 & 2765), swc Drake, runs w125x100xe85.1xne87.9 to Drake xn 21.10 to beg, vacant; Utility Realty Co to Hunts Point Realty Co, 165 Bway; mtg \$4,000; Apr21'13. nom

**Shakespeare av** (11:2873), swc 172d, 55x92x60x92; vacant; Mary S Cronin to Timothy L Cronin, 4th & Grove, Elmira, NY; mtg \$1,800; Sept26'12; Apr24'13. 1,537.50

**South Chestnut dr (\*)**, ns, 445 e North Chestnut dr; Columba Basso to Jas Curran, 2378 Webster av; mtg \$900; Apr18; Apr19'13. O C & 100

**Southern blvd** (11:2978), nwc 173d, runs n155.5xw44.9xs21xsw95.3xw11xse50 to ns 173d to beg, vacant; Elkin Holding Co to Trask Building Co, a Corp, 1718 Southern blvd; CaG; Apr16; Apr18'13. O C & 100

**Southern blvd** (11:2980), es, 125 s Jennings (Charlotte pl), 75x100, vacant; Terrence Smith to Jos Bergman, 1333 Southern blvd; mtg \$11,000; Apr21'13. O C & 100

**Southern blvd** (11:2980), es, 125 s Jennings, 75x100; vacant; Jos Bergman to York Constn Corp, 233 Bway; mtg \$11,375 & AL; Apr22; Apr24'13. O C & 100

**Tinton av, 960** (10:2669), es, 89.5 n 163d, 72.11x132.10x72.11x132.9, 5-sty bk tnt & str; Annie Alkoff to Jacob Peskin, 664 E 160; AT; AL; Apr15; Apr18'13. nom

**Tinton av, 970** (10:2669), es, 162.4 n 163d, 72.11x132.2, 5-sty bk tnt; Hyman Peskin to Annie Alkoff, 987 Union av; AT; AL; Apr15; Apr18'13. nom

**Tinton av, 1098** (10:2671), nec 166th (No 781), 52x99, 1-sty fr bldg; Carolena H von Waffenstein to Adolphus Realty Corp, 1118 Tinton av; AL; Apr21; Apr23'13. nom

**Town Dock rd (\*)**, ns, 50 e Valentine av, 125x100; also FAIRMOUNT AV (\*), swc Clarence av, 50x100; August Buhrmeister to Sarah Wiseman, 371 Convent av; AT; QC; Apr11; Apr18'13. nom

**Tremont av, nes, abt 58 e Watson av**, see Watson av, ss, 405 e Castle Hill av.

**Valentine av, 2055** (11:3144), ws, 199.5 s 180th, 25x99.7x25x99.9, 2-sty fr dwg & 2-sty fr rear stables; Christina Peters to Henry R Stelling, 2057 Valentine av; mtg \$5,750; Apr17; Apr18'13. O C & 100

**Valentine av** (11:3150), nwc 182d, 63.6x200 to es Ryer av x39.11 to 182d x201.4 to beg, vacant; Caroline Luster to County Estates Inc, a corp, 1910 Webster av; Apr21; Apr22'13. O C & 100

**Villa av, 3095** (12:3321), ws, 145.5 s 204th, 19x136.9 to land Jerome Park R R x34x108.6, 2-sty fr dwg & str; Rovella Realty Co to Filomeno Iserino, 3095 Villa av; Apr17; Apr18'13. O C & 100

**Virginia av (\*)**, ws, 265.6 s Westchester av, 50.8x101.3; Garvey Bros Co to Annie Demmerle, 1554 Bryant av; mtg \$1,500 & AL; Apr17; Apr18'13. O C & 100

**Vyse av** (11:3131), see 179th (Nos 960-82), 114.11x251.9x115x254.3, 5 2-sty fr dwgs; Max J Klein & Ignatz Roth to K & R Constn Co, Inc, a corp, 35 Nassau; mtg \$40,000; Apr19; Apr24'13. nom

**Walton av** (11:2853), nwc 177th (No 29), 100x77.2, 2-sty fr dwg & vacant; Adolph Wexler to Adolph Wexler Inc, a corp, 1915 Walton av; B&S; AL; Apr19; Apr22'13. O C & 100

**Walton av** (11:2853), ws, 150 n 177th (No 29), runs w116.6xn69.11xse71.10 to ws former Punet st xe47.3 to av xs50.8 to beg, 2-sty fr dwg & vacant; Adolph Wexler to Edel Realty Co, a corp, 140 Nassau; AL; Apr18; Apr23'13. O C & 100

**Walton av, nwc 177th**, see 177th, 29 E.

**Walton av (Fleetwood)** (11:3186-78), ws, 400 s 183d, 50x100, vacant; Oscar B Thomas ref to Dalton Parmly at Oceanic, NJ; FORECLOS of Transfer tax lien Oct25'12; Nov21'12; Apr18'13. 4,650

**Watson av (9th st)**, (\*), ss, 405 e Castle Hill av, runs e200xs— to 177th or Tremont av, xnw abt 233xn40 to beg; Kath Taylor to Henry E Taylor, 10 E 130; mtg \$8,000; Apr19; Apr21'13. O C & 100

**Watson av (9th st) (\*)**, ss, 405 w Have-meyer av (Av E, 50x216 to ns 8th now Blackrock av, except pt for Tremont av; Kath Taylor to National Casket Co, 48 Great Jones; also recorded in mtgs; mtg \$3,000; Apr17; Apr21'13. nom

**Webster av** (11:2888), swc 173d, runs s 215.11xw101.4xn40.5xw3.7xn99.9xe 34.4 x n 66.4 to ns 173d xe86.7 to beg, vacant; Albt L Lowenstein to August Nelson, 193 W 168; mtg \$14,000; Apr22; Apr23'13. nom

**Webster av** (11:2888), swc 173d, runs s 215.11xw101.4xn40.5xw3.7xn99.9xe34.4xn66.4 to ns 173d xe86.7 to beg, vacant; August Nelson to Nan Realty Corp, 193 W 168; mtg \$14,000; Apr24'13. O C & 100

**Webster av, 2247-51** (11:3143), swc Ford, 115.5x100.1x111.5x100, 3 5-sty bk tnts, str on cor; August Nelson to Camac Street Co, Inc, a corp, 12 W Fordham rd; mtg \$77,000; Apr22; Apr23'13. nom

**Westchester av (Pelham rd)**, (\*), ws, 158 n Pelham rd, 28.1x96.10x25x83.11, being lot 389, map 473 lots Haight Estate, Westchester, except pt for Westchester av; Regent Realty Co to Helen S Leube, 943 Union av; Apr21; Apr22'13. nom

**Westchester av (\*)**, ws, 186 n Pelham rd, 97.1x98.4x75x36.8, except pt for Westchester av; Regent Realty Co to Louise R Allen, 131 E 27; Apr22; Apr23'13. nom

**White Plains rd (\*)**, ws, 330.1 s Westchester av, 50x159.10x50x160.8; Jacob Cohen to D J Lahey Building Co, a corp, at Ellis & Tremont av; mtg \$1,500; Oct31'12; Apr23'13. O C & 2,800

**White Plains rd (\*)**, ws, 430.1 s Westchester av, 50x99.9, Unionport, except pt for str; Geo Mackenzie to Mackenzie Wood Working Co Inc, a corp, on White Plains rd, ws, 430 s Westchester av; mtg \$2,500; Apr17; Apr21'13. O C & 100

**White Plains rd (\*)**, es, 114 n 223d, 80x80, Wakefield; Jay Lehrbach to Emma E Lehrbach, 2255 Loring pl; mtg \$8,500; Dec 2'12; Apr19'13. nom

**White Plains rd (\*)**, ss, a strip bounded e by land conveyed by Dougherty to Hayes July22'10, & partly by present Eastchester Landing rd, s by old line Boston Post rd & w by cl of old Eastchester Landing rd; Geo F Bertine to Wm Hayes, 64 E 123; Apr21; Apr24'13. 200

**Wilkes av** (11:2938), ws, 100.6 se Crotona Park E, runs w134.9xs50xe142.1 to av xn49.7 to beg, vacant; Riedt Realty Co to Sandow Realty Co, 198 Bway; mtg \$6,500; Apr21'13. O C & 100

**Willis av, 316** (9:2285), see 141st (No 400), 25x100, 5-sty bk tnt & str; Theo Haas, EXIC, & C, Eliz Eselgroth to Valentine M Eselgroth, 84 Shanley av, Newark, NJ; mtg \$23,000; Apr17; Apr21'13. O C & 100

**3D av, 4574** (11:3055), es, 85 n Lorillard pl, 69x47x50x97, except pt for 3 av, 2-sty bk str; Land Realty Co to Wm H Booth, 2074 Vyse av; Apr23; Apr24'13. O C & 100

**3D av** (11:2930), es, 439 n 174th, 0.10x100x—x—; Benj Ludlam to Jno Johnston, 1664 Nostrand av, Bklyn; QC; Apr18; Apr 21'13. nom

## MISCELLANEOUS CONVEYANCES.

## Borough of the Bronx.

**Cyrus pl, 443**, see Park av, 4708.

**Fletcher st, 481**, see Washington av, 2200.

**McClellan st, see Jerome av**, see Jerome av, see McClellan.

**167th st E, swc Teller av**, see Teller av, swc 167th.

**188th st, 426 E**, see Park av, 4708.

**Cromwell av, swc McClellan**, see Jerome av, see McClellan.

**Gifford av, ss, 328.10 e Balcom av**, see Scribner av, ns, 121.2 e Balcom av.

**Jerome av** (9:2503), see McClellan, 177.5 x164.8 to cl Cromwell Creek x— to McClellan x89.5, owned by party 1st pt; McCLELLAN ST (9:2503), swc Cromwell av, 121.3 to cl Cromwell Creek x309x25.5 to Cromwell av x285, owned by party 2d pt; agmt as to rel of easement over strip known as Doughty st or Endrow pl, adj ns of party 1st pt; Edw F Robinson, 194 Washington Park, Bklyn, with Wm W Astor, 8 Carleton ter, London, Eng (with consent of Edgar S Appleby, 216 W 59 & ano, holders of mtg for \$18,000 on 1st parcel, who also rel mtg on said strip); Jan8; Apr21'13. nom

**Park av, 4700**, see Park av, 4708.

**Park av, 4708** (11:3041), see 188th (No 426), formerly 189th, 37.2x100.2x30.5x100.5; 5-sty bk tnt; also PARK AV, 4700 (11:3041), nec Cyrus pl (No 443), formerly 188th, 30.4x100.2, 5-sty bk tnt; re judgt; Max Weddige to Mary Nageldinger, 242 E 82; QC; Apr18; Apr21'13. nom

**Seefeld av (\*)**, ns, 173 e from w shore City Island, 50x106.10x50x106.4; re judgt; Jas T Barry to Ratsey & Laphorn, a corp, 138 City Island av; QC; Apr18; Apr21'13. nom

**Scribner av (\*)**, ns, 121.2 e Balcom av, 25x100; also GIFFORD AV (\*), ss, 328.10 e Balcom av, 50x100; re mtg; Robt Miller to Jno R Peterson, 1890 Daly av; QC; Apr16; Apr22'13. nom

**Southern blvd, 1349** (misc), the business; power of atty; Louis Levenson, 1349 So blvd, to Dora Meyerson; Apr21; Apr24'13.

**Teller av** (9:2434 & 2429), swc 167th, 231.8x100; vacant; re mtg; Frederic A de Peyster et al to Albt J Schwarzler, 2990 Perry av; Apr9; Apr19'13. 16,000

**Villa av, 3095** (12:3321), ws, 559.11 n Bedford Park blvd, late Southern blvd, 19 x108.6x34x136.9, 2-sty fr dwg & str; re mtg; Dollar Savgs Bank of City of NY to Rovella Realty Co, 3071 Villa av; Mar15; Apr18'13. 4,700

**Walton av** (11:2853), ws, 150 n 177th, runs w116.6xn69.11xse71.10 to ws former Punet x again e47.3 to Walton av xs50.8 to beg, 5-sty bk tnt; re mtg; Bronx Borough Bank to Adolph Wexler, 204 Bush; QC; May27'12; Apr18'13. nom

**Washington av, 2200** (11:3050), nec Fletcher (No 481), 36.7x86.5x36x93, 5-sty bk tnt & str; re mtg; Gustav Posschl to Nora Constn Co, a corp, 2242 Washington av, or 1037 Keller av; QC; Apr21; Apr 24'13. nom

**Washington av, 2200**; same prop; re mtg; Jas G Wentz to same; QC; Apr24'13. O C & 100

**Washington av, 2246 on map 2204** (11:3050), es, 36.7 n 182d or Fletcher, 36.7x79.11x36x86.5, 5-sty bk tnt; re mtg; Jas G Wentz to same; QC; Apr21; Apr24'13. O C & 100

**Washington av, 2246 on map 2204**; re mtg; Gustav Posschl to same; QC; Apr21; Apr24'13. nom

**Westchester & Zerega avs (\*)**; agmt that boundary line will be 93.3 e Zerega av & 100 n Westchester av, runs n125 to pt 98.5 e Zerega av & 225 n Westchester av; Jno J Paulsen, 221 Echo pl, owner of land on nws of Westchester av, & Bronx County Constn Co, a corp, 2720 3 av, owner of land on es of Zerega av; Jan20; Apr21'13. nom

## LEASES

## Borough of Manhattan

APRIL 18, 19, 21, 22, 23 & 24.

**1Ann st, 7-11** (1:90); certain spaces; Fredk Frisch to Jos Erlich, 203 Middleton st, Bklyn & ano; 5yf May1'13; Apr22'13. 2,400

**1Christie st, 190-2** (2:421); asn Ls; Joe Fontano & ano to Ebling Brewing Co, 760 St Anns av; Apr5; Apr22'13. nom

**1Christie st, 192** (2:421), str & b; Jacob Seligman to Joe Fontano & ano, 310 E 12; 3yf Oct1'12; Apr22'13. 1,800

**1Christie st, 226** (2:422), n str & pts of basements; Israel Rosenberg to Marietta Spallina, 226 Christie; 3yf Mar1'13; Apr22'13. 780

**1Church st**, see Fulton, see Fulton, see Church.

**1Clinton st, 20** (2:350), n str & b & 4 rooms over str; Isaac Sickle & ano to Harry Zuckerberg, 20 Clinton; 6 3-12yf Feb1'11; Apr21'13. 1,200

**1Elizabeth st, 91-3** (1:238); asn Ls; Antonio Macioce to Berardino Maggio, 120 Thompson; Oct5'12; Apr24'13. nom

**1Elizabeth st, 91-3**; asn Ls; Antonio Gentile to Francesca Maggio, 91-3 Elizabeth; June19'12; Apr24'13. nom

**1Forsyth st, 147** (2:420), all; Paulina Rysphan to Abr Sternberg, 86-8 Av B; 3yf Feb1; Apr23'13. 3,311



Fulton st (1:80), sec Church, 33x78.8x 25.11x78; str fl & b; Fulton-Church Co to Schulze Realty Co, a corp, 63 Park row; Apr23'13 to July1'34; Apr24'13.

Grand st, 470 (2:336); agmt as to sur Ls & bldg; Ida Nevins to Benj Doblin, 796 Lex av; Feb4; Apr18'13. 2,850

Houston st, 128 E (2:442), str & 3 rooms; Nathan Barsky to Salvatore Amato, 128 E Houston; 2 1-12yf Apr1; Apr23'13. 600

John st, sec Nassau, see Nassau, see John Nassau st (1:67), see John, rooms 47 & 48; sur Ls; Henry K Sheldon to Anna K Sheldon, 20 Columbia Heights, Bklyn; Feb 26; Apr18'13. nom

Norfolk st, 97 (2:353); str above bakery; Bertha Levy to Saml Dolmat, 97 Norfolk; 3yf May1'13; Apr19'13. 540

Orchard st, 74 (2:408), es, 137.6 n Grand, 25x87.6; sobrn of Ls to mtg for \$1,000; Morris Goldstein, 23 W 119, owner, & Hyman Liebler, 18 Forsyth, lessee, with Gussie Morgenstern, 53 Lenox av; Apr19; Apr24'13. nom

Prince st, 26 (2:493), str & b; asn Ls; Ignazio Virga et al to Pietro Sciortino, 26 Prince; Mar11'12; Apr23'13. nom

Thompson st, 170 (2:525); str, hall in rear & s b; Victor Mollica to Stefano Spinelli, 258 Elizabeth; 5yf May1; 5y ren; Apr19'13. 1,200

1st st, 120 (2:429); also AV A, 5; asn Ls; Saml Weisberg to Jos Goldberg, 97 East Bway; mtg \$3,792.50; Apr19; Apr24'13. nom

1st st E, sve 2 av, see 2 av, 11-7.

10th st, 227 E (2:452), all; Sophie Bleyer to Herman Levinsohn, 227 E 10; 5yf Apr 1; Apr18'13. 1,140

14th st, 224 E (2:469); all; Wm P Kirk to Minsker Realty Co, 228 2 av; 21yf May 1; Apr24'13. 1,200

14th st E, see 2 av, 231-5.

18th st, 12-14 W (3:819), space in str, 9x11; Max Lowenthal to Jos & Louis Erlich, 69 Gold; 5yf Apr15'13; Apr22'13. 630 & 720

20th st, 49 E, see 21st st, 48-52 E.

21st st, 48-52 E; also 20th ST, 49 E (3: 849); 3d to 6th floors; Kroywen Realty Co to Otto L Dommerich, 305 W 92 et al, firm L F Dommerich & Co; 4yf May1'13; 5y ren; Apr22'13. 14,666.67

23d st, 30 E (3:851), part str fl & b; The No 30 E 23d St Co to Ernest H Ash, 1141 Lincoln pl, Bklyn; 5yf May1'13; Apr18'13. 4,500

23d st, 310 W, see 8 av, 259.

24th st, 9-11 W, see Bway, 1115-7.

25th st, 8-16 W, see Bway, 1115-7.

26th st, 321 E (3:932); str fl & pt c; Henry Linsmann, EXR Heinrich Lunning, to Saml Lippmann, 524 1 av; 3yf May1; 2y ren; Apr24'13. 420

27th st, 114-16 W (3:802); top loft; Louis Levy to Leopold & Max Rosenberger both at 19 W 86, firm A Wallach & Co, 37 Maiden la; 4yf Sept1'13; Apr22'13. 2,250

36th st, 147 W (3:812), ns, 235.2 e 7 av, 20x98.9, all; Finney & Mathews, a corp, to Wm Postel, 270 Ogden av, Jersey City, NJ; 21yf Sept1'13; Apr18'13. taxes, &c, & 3,250 & 3,500

36th st, 147 W; certf & resolution of corpn to lease as above; same to same; Apr14; Apr18'13.

39th st W, sve 6 av, see 6 av, sve 39th.

41st st, 320 W (4:1031), ss, 275 w 8 av, 25x98.9; asn Ls; Selig Littman to S Littman Realty Co, Inc, a corp, 220 Bway; A T; Apr1; Apr19'13. nom

44th st, 205 E (5:1318); sur Ls; Wm E Falkenburg to Gustave E Walter, 1086 Dean, Bklyn; AT; Apr2; Apr18'13. 500

59th st, 416-18 E (5:1370); asn Ls; Andrew Olejer to Annie Olejer, 30 Sutton pl; Apr21'13. nom

64th st, 187 E (5:1399), ns, 80 w 3 av, 20x100; consent to asn Ls to Lena Noss; The Beekman Estate to Adams Realty Co, a corp; Apr14; Apr24'13.

64th st, 187 E (5:1399), ns, 80 w 3 av, 20x100; all; Beekman Estate to Adams Realty Co; 20yf May1'08; 20y ren; Apr24 '13. taxes &c & 525

64th st, 187 E; asn Ls; Adams Realty Co to Lena Noss, 158 E 65; Apr23; Apr24 '13. nom

78th st, 220-4 E (5:1432), all; Speedway Realty Co to Morris Feldman, 334 E 78, & Isaac Hecht, 334 E 78; 3yf May1'13; Apr23 '13. 4,500

78th st, 226-30 E (5:1432), all; Speedway Realty Co to Morris Feldman & Isaac Hecht, 334 E 78; 3yf May1; Apr23'13. 4,500

96th st W, sve Bway, see Bway, sve 96th.

104th st, 348 E, see 1 av, 2017.

112th st, 306-8 E (6:1683), all; Cath Marrone to Anna Iervolino, 320 E 112; 5yf May1; Apr24'13. 4,200

117th st, 452 E (6:1710), all; Harriet Cohen to Carmela Madonna, 407 E 117; 5y f Oct1'11; Apr23'13. 4,400

117th st, 452 E, cor str & str w of cor; same to same; 5yf Oct1'11; Apr23'13. 900

125th st, 101-5 E (6:1774), nec Park av, 90x99.10, 12-sty bldg, all; Pittsburgh Life & Trust Co to Lee Brothers Storage & Van Co, a corp, 210 E 125; 21yf May15'13; Apr23'13. 37,500 & 38,000

177th st W, nec Audubon av, see Audubon av, 247.

Amsterdam av, 1722 (7:2077); asn Ls; Emil Engel & ano to Henry Ebbighausen, 104 Edgecombe av; Apr18'13. nom

Audubon av, 247 (8:2132), nec 177th, 107.11x100; asn rents to secure loan of \$13,333.33; Inter-City Land & Securities Co to Marie R Winters, Port Washington, LI; Apr18; Apr19'13. nom

Broadway, 189-91 (1:63); 4th sty; Oceanic Investing Co to Richd Bennett, 419 55th, Bklyn; 5yf May1'13; Apr22'13. 2,400

Broadway, 1115-7 (3:826), sve 25th (Nos 8-16), runs w210.33x98.9xe28.6xs98.9 to ns 24th (Nos 9-11), xe50xn98.9ke46.6xn47.7xe 107 to ws Bway xn55.6 to beg, all; new bldg to be erected to cost about \$665,000; Louisa M Gerry to Einstein, Wolf & Co, 443-5 Bway; 20yf Feb1; Apr18'13. taxes, &c, & net 83,250

Broadway, 1115-7, sve 25th (Nos 8-16) W; also 24th ST, 9-11 W; agmt ratifying above lease by Adolph Hahn & Isaac H Noerdlinger, both at St Gall, Switzerland; same to same; Apr26'12; Apr18'13.

Broadway, 1115-7, sve 25th (Nos 8-16) W; also 9 & 11 W 24th ST; consent to asn Ls; Louisa M Gerry et al to Einstein, Wolf & Co, a corp, 443 Bway; June5'12; Apr18'13.

Broadway, 1115-7, sve 25th (Nos 8-16) W; also 9 & 11 W 24th ST; asn Ls; Isaac D Einstein et al firm of Einstein, Wolf & Co to Einstein-Wolf Co, a corp, 443 Bway; AT; Apr12'12; Apr18'13. nom

Broadway, 1404 (3:814); n str; Fannie Isaacs to Jacob Rosenbaum, 226 Ams av; 3yf May1; privilege 5y ren; Apr24'13. 3,000

Broadway (4:1243), sve 96th, 100.8x125; asn Ls; Henry Blumenthal to Gene L Blumenthal, his wife, 306 W 94; 1/2 pt; AL; Apr22; Apr23'13. O C & 100

Columbus av, 430 (4:1211); asn Ls; Wm A Jensen to Fredk E Butters, 946 6 av & ano; Apr22'13. nom

Madison av, 306 (5:1276), all; Jos H Mahan to Chas A MacPherson, 536 Hawthorne av, Newark, NJ; 19 3-12yf Nov1'13; Apr22 '13. taxes &c & 4,500 to 6,607.85

Madison av, 306; asn Ls; Chas A MacPherson to 42d St & Madison Av Co, a corp, 30 E 42; Apr21; Apr22'13. O C & 100

Madison av, 308 (5:1276), asn Ls; Geo Maxwell to 42d St & Madison Av Co, a corp, 30 E 42; Apr5; Apr22'13. O C & 100

Madison av, 540 (5:1290), all; Simeon J Drake to Nicholas Martin, 6 E 30; 15yf May1'13; Apr18'13. taxes, &c, & 3,800 to 4,500

Madison av, 1677 (6:1617); asn Ls; Chas Goldberg to Israel Evans, 542 Hendrix, Bklyn; Apr19'13. 200

Park av, nec 125th, see 125th, 101-5 E.

1st av, 1355 (5:1447); s str; Phillip Cohn to Alois Hostomsky, 1355 1 av; 5yf Feb1; Apr19'13. 780

1st av, 2017 & 104th st, 348 E (6:1675); cor str & b & 9 rms above str; Nathan Cohen & ano to Jos Ferry, 348 E 104; 5yf May1; Apr24'13. 1,560

1st av, 2165 (6:1683); str & b; Carmela Palladino to Pasquale De Perno & ano, 334 E 112; 3yf Apr1; Apr24'13. 1,236

1st av, 2354 (6:1808), all; Anna Grissler to Jno Lukacs, 1443 Av A; 10yf May1'13; Apr23'13. 1,200

2d av, 11-7 (2:456), sve 1st, runs s70.4 xw58.10xn24.8xn52.10 to st xe59.2 to beg; all title to alleyway leading from 1st st; all; Ernst Plath to Louis Minsky, 224 E 15; 2ly 2 mos & 11 days from Mar20; Apr 24'13. taxes &c & 6,000

2d av, 231-5 (3:896), nwe 14th, two bldgs, all; Everts Holding Co to Saml Fuss, 409 E 6; 3yf May1; Apr21'13. 16,750

3d av, 514 (3:890), str & pt b; Maybelle Realty Co to Gus J & Geo J Dededimos, both 514 3 av, firm Demos Bros; 5yf May 1'17; Apr23'13. 2,000

3d av, 979 (5:1332), str & b; Lena P Voelker to Leo J Weinstein, 326 E 58; 4 8-12yf Sept1'12; Apr22'13. 1,500 to 2,000

3d av, 1200 (5:1404), str, b & 1st fl; Harry B Gutner to Richd H Morrison; 3y f May 1; Apr21'13. 1,100

3d av, 1754 (6:1625), front str & b; Simon Frank to Salvatore Rizzotto, 1833 3 av; 5 yf May1'13; Apr18'13. 480

3d av, 1833 (6:1651), n str fl & b; Morris Konnensohn to Salvatore Rizzotto, 1833 3 av; 10yf Aug1'12; Apr18'13. 504

5th av, 306 (3:833); agmt ext Ls recorded Jan7'03 for 5yf May1'13 at \$16,000; Emily A Watson to Wilhelm B Soehne of Stuttgart, Germany; Apr14; Apr22'13. nom

6th av (3:814), sve 39th, 98.8x100; asn Ls; Wm McDonald to Jas E McDonald, 318 W 108, & Cath McDonald, 2609 Voorhees av Sheepshead Bay; Mar5'12; Apr21'13. O C & 100

8th av, 259, & 23d ST, 310 W (3:746); asn Ls; recorded May29'08; Moe Block & Jennie Marx to Oak Holding Co, 302 Bway; Apr19; Apr23'13. O C & 100

8th av, 259; also 23d ST, 310 W; asn Ls; recorded June1'08; same to same; Apr 19; Apr23'13. O C & 100

8th av, 666 (4:1014); str, 20x80; Richd S Treacy to Giuseppe Brunelli, 263 W 42, & ano; 5yf May1; Apr24'13. 2,300 & 2,400

8th av, 879 (4:1043); str & c; Meyer Nacht to Jos Meyer, 226 E 39; 3yf May1; Apr19'13. 2,500

8th av, 985 (4:1048); two stores; Jno Reisenweber to Danl Maschler, 985 8 av; 3yf May1; Apr19'13. 2,500

10th av, 526 (3:737), n str fl & pt b; Max Weinstein to Albt Kerner, 526 10 av; 3yf Apr14; Apr23'13. 780

LEASES.

Borough of the Bronx.

134th st E, see Brook av, see Brook av, 126.

142d st E, nwe 3 av, see 3 av, 2669.

180th st E, see Belmont av, see Belmont av, sec 180.

180th st, 520 E (11:3045), sve 3 av; asn Ls; The Auringer Neckles Co to Patk Devine, 441 E 180; mtg \$7,200; Apr18; Apr 24'13. nom

187th st, 666 E (11:3074), cor str & c; Angera Carretta to Frank D'Alessandro, 751 E 188; 1yf May1'13; privilege 3y ren at \$900; Apr23'13. 780

Belmont av (11:3080), sec 180th; asn Ls; Wm J Dolan to Edw Lyons, 149 W 90; mtg \$4,147; Apr19; Apr21'13. omitted

Boston rd, 1328; also UNION AV, 1301-7 (11:2961), str & bs; also space in rear of 1328 Boston rd; Harry Weaver to F W Woolworth Co, a corp, 280 Bway; 15 2-12 yf Mar1'13; Apr23'13. 3,000 to 5,000

Brook av, 126 (9:2261), sec 14th; str & c; Saml Eisnitz to Frank & Frances Young, 126 Brook av; 5yf May1'13; Apr23'13. 960

Brook av, 476 (9:2273), str fl & pt b; Adelheid Lieb to Fredk W Pfleger, 470 E 146 (Los Angeles Wine & Liquor Co); 5yf May1'13; 5yren; Apr23'13. 1,200 to 1,380

Bryant av, 1424 (11:2999), all; Herman Fuld to Harry Pelesovitch, 756 Home; 3yf May1'13; Apr22'13. 4,425

Morris Park av, 678 (\*), 3-sty bk bldg, &c, & all; Maria Bollati to Henry Brenner, 629 Morris Park av; 5yf Aug1'12; 5yren at \$1,020; Apr23'13. 900

Mott av (9:2336-61), ws, 146.3 s 138th, 31 x81x36x70, all, with right to remove bldgs for subway purposes; Bradley L Eaton to City of NY; from Feb19 to June30'14; Apr 18'13. total for term 2,500

Southern blvd, nwe Westchester av, see Westchester av, 1053.

Southern blvd, 955 (10:2725), str; Kellwood Realty Co to Louis Vasilion, 598 Bergen av; 10yf May1'13; Apr22'13. 2,700 to 3,600

Southern blvd, 859 & 863 (10:2722), two 5-sty bk bldgs, all; Ariel Realty Co to Leo Abraham, 350 E 166; 1yf May1'13; 2yren; Apr23'13. 7,000

Tinton av, 966-72 (10:2669); sur Ls; Abr Brandstein & ano to Annie Alkoff, 987 Union av & ano; AT; Mar27; Apr18'13. 2,555

Tremont av or 177th st, 781-3 E (11: 3106), 36x70, str & b; Borough Estates to F W Woolworth Co, a corp, 280 Bway; 5 3-12yf Feb1'13; 5y ren at \$2,400; Apr23 '13. 2,200

Union av, 1301-7, see Boston rd, 1328.

Washington av, 941 (9:2385), s str, 14x 43, & bake shop in rear b, 24x40; also 5 rooms on 1st fl s; Rice-Fitzgerald Bldg Co to Augusta Wahl, 941 Washington av; 5yf Mar1; Apr23'13. 888 & 1,188

Westchester av, 980 1/2-82 (10:2714), str & b; also basement of 984; Usona Constrn Co to F W Woolworth Co, 280 Bway; 10 5-12yf Dec1'12; Apr23'13. 2,000 & 2,400

Westchester av, 1053 (10:2727), nwe Southern blvd, str fl & b & 2d & 3d floors; Chas Kling to Wm R Ehler, 840 Westches-ter av; 15yf May1'13; Apr18'13. 5,000 to 6,500

3d av, 2669 (9:2323), nwe 142d, 25x100; all; Marie E Gibney to Jno J Conroy, 77 E 85; 5yf Apr1, option 5y ren at \$3,600; Apr 24'13. 2,500 & 3,000

3d av, 3683 (11:2910); asn Ls; Jos Klass to Carolina Porco, 764 Fox; Apr18; Apr22 '13. omitted

3d av, sve 180th, see 180th, 520 E.

MORTGAGES

Borough of Manhattan.

APRIL 18, 19, 21, 22, 23 & 24.

Cherry st, 246 (1:255), ns, 85 w Rutgers, 21x138x21.6x136.1; also CHERY ST, 248 (1:255), ns, 64 w Rutgers, 21x90.1x21.1x 89.5; given to secure note for \$3,000; pr mtg \$42,500; Apr9; Apr22'13; due, &c, as per bond; Harris Shapiro, 205 East Bway, to Barnet Boss, 164 Madison, Passaic, NJ. 3,000

Cherry st, 248, see Cherry st, 246.

Chrystie st, 226 (2:422), sal Ls; Apr19; Apr23'13; demand; 6%; Marietta Spallina to Kips Bay Brewing & Malting Co, 650 1 av. 2,500

Delancey st, 160, see Ludlow, 106.

Division st, 253-5, see East Bway, 266.

East Broadway, 102 (1:282); ext of \$20,000 mtg to Apr8'14 at 5%; Mar29'11; Apr 23'13; Eliza W Howland with Moskowitz Co & Saml Moskowit & Gussie & Harris Wolf. nom

East Broadway, 266 (1:287), ns, 54 e Montgomery, runs n103.9 to ss Division (Nos 253-5), xe36xs42xw5xs61.5 to East Bway wx27 to beg; PM; Apr15; Apr18'13; due, &c, as per bond; Rudolph Wallach Co to Terrain Realty Co, 95 Liberty. 20,000

Goerck st, 92 (2:324), es, 96.7 n Riving- ton, 25x99.11; pr mtg \$19,500; Apr24'13; 5y 6%; Mendel Greenwald to Peter Ries, 682 St Aans av. 4,000

Ludlow st, 106 (2:410), nec Delancey (No 100), 75x19.3; equal lien with two mtgs for \$10,500 & \$10,000, respectively; Apr19; Apr23'13; due, &c, as per bond; Marcus Jalien, 365 W 118, to Young Men's Hebrew Assn, 148 E 92. 3,000

Ludlow st, 106 (2:410), nec Delancey (No 100), 75x19.3; equal lien with two mtgs for \$10,500 & \$10,000, respectively; Apr19; Apr23'13; due, &c, as per bond; Marcus Jalien, 365 W 118, to Young Men's Hebrew Assn, 148 E 92. 3,000

Ludlow st, 106 (2:410), nec Delancey (No 100), 75x19.3; equal lien with two mtgs for \$10,500 & \$10,000, respectively; Apr19; Apr23'13; due, &c, as per bond; Marcus Jalien, 365 W 118, to Young Men's Hebrew Assn, 148 E 92. 3,000

Ludlow st, 106 (2:410), nec Delancey (No 100), 75x19.3; equal lien with two mtgs for \$10,500 & \$10,000, respectively; Apr19; Apr23'13; due, &c, as per bond; Marcus Jalien, 365 W 118, to Young Men's Hebrew Assn, 148 E 92. 3,000

Ludlow st, 106 (2:410), nec Delancey (No 100), 75x19.3; equal lien with two mtgs for \$10,500 & \$10,000, respectively; Apr19; Apr23'13; due, &c, as per bond; Marcus Jalien, 365 W 118, to Young Men's Hebrew Assn, 148 E 92. 3,000

Ludlow st, 106 (2:410), nec Delancey (No 100), 75x19.3; equal lien with two mtgs for \$10,500 & \$10,000, respectively; Apr19; Apr23'13; due, &c, as per bond; Marcus Jalien, 365 W 118, to Young Men's Hebrew Assn, 148 E 92. 3,000

Ludlow st, 106 (2:410), nec Delancey (No 100), 75x19.3; equal lien with two mtgs for \$10,500 & \$10,000, respectively; Apr19; Apr23'13; due, &c, as per bond; Marcus Jalien, 365 W 118, to Young Men's Hebrew Assn, 148 E 92. 3,000

Ludlow st, 106 (2:410), nec Delancey (No 100), 75x19.3; equal lien with two mtgs for \$10,500 & \$10,000, respectively; Apr19; Apr23'13; due, &c, as per bond; Marcus Jalien, 365 W 118, to Young Men's Hebrew Assn, 148 E 92. 3,000

Ludlow st, 106 (2:410), nec Delancey (No 100), 75x19.3; equal lien with two mtgs for \$10,500 & \$10,000, respectively; Apr19; Apr23'13; due, &c, as per bond; Marcus Jalien, 365 W 118, to Young Men's Hebrew Assn, 148 E 92. 3,000

**Mitchell pl, 2 (5:1361),** ns, 18 e 1 av, 13 x80.10; pr mtg \$1,000; Apr18'13; due July 31'13, 6%; Grace Meyer to Jas A Shepard, 383 Stone av, Bklyn, 450  
**Norfolk st, 121 (2:353);** ext of \$10,000 mtg to Apr15'13 at 5%; Apr15; Apr18'13; Susan R Kendall et al trstes Isaac C Kendall with Rosa Saberski, 45 Gouverneur, nom  
**Orchard st, 74 (2:408),** es, 137.6 n Grand, 25x87.6; pr mtg \$—; Apr21; Apr22'13; due, &c, as per bond; Morris Goldstein to Gussie Morgenstern, 53 Lenox av, 1,000  
**Pearl st, 451 (1:119),** ws, 17.9 n William, 12.8x81.10x12.1x78.10; also PEARL ST, 453 (1:119), ws, 30.5 n William, 12.8x84.10x12.1x81.10; also PEARL ST, 455 (1:119), ws, 43.1 n William, 12.8x87.10x12.2x84.10; PM; Apr21; Apr22'13; 5y6%; Michele Bacci of Richmond Co, NY, to Brooklyn Trust Co, 177 Montague, Bklyn, 30,000  
**Pearl st, 453-5, see Pearl st, 451.**  
**Pearl st, 477 (1:159);** sal Ls; Apr18; Apr 23'13; demand; 6%; Alex Scrivani to Lion Brewery, 104 W 108, 2,781  
**Rivington st, 113 (2:410),** ss, 24 w Essex, 22x60.10x21.6x60.10; Apr21'13; due, &c, as per bond; Jos L, Max & Jennie Maschke, heirs, &c, Laura Maschke, decd, all of Bklyn, to Dry Dock Savgs Instn, 341 Bowery, 10,000  
**St Marks pl, 2, see 3 av, 19.**  
**Suffolk st, 43 (2:351),** ws, abt 75 n Grand, 25x50; pr mtg \$13,000; Apr19; Apr22'13; 3 y6%; Jennie & Rosie Greenberg to Jos Horwitz, 696 Cauldwell av, 6,000  
**Thompson st, 152-4 (2:516),** es, 73.3 s Houston, 48.11x98.10x48.10x98.11; PM; Apr 17; Apr18'13; 1y5%; Citizens Investing Co to Amos F Eno, 32 5 av, 35,000  
**Washington st, 57 (1:18),** es, 134.10 n Morris, 26.1x66.2x25.8x66.11; also WASHINGTON ST, 59 (1:18), es, 210.11 n Morris, 30.1x58.4x30.1x57; Apr21; Apr22'13; 5y 4½%; St Josephs Maronite Roman Catholic Church, 57 Washington, to Emigrant Indus Savgs Bank, 42,000  
**Washington st, 59, see Washington, 57.**  
**Wooster st, 27 (1:228);** ext of \$9,000 mtg to May1'16 at 5%; Apr23; Apr24'13; East River Savgs Instn with Herman Siefke, 148 74th, Bklyn, nom  
**Wooster st, 179-83 (2:524),** ws, 100 s Bleeker, 74.8x100x74.5x100; ext of \$115,000 mtg to July1'17 at 5%; Apr16; Apr19'13; Bklyn Savgs Bank with Newstate Co, 686 Bway, nom  
**3D st, 73 W (2:538),** ns, 50 e Thompson, 25x90; PM; Apr15; Apr22'13; 1y5%; Elena Realty Corpn to Gertrude Lahr, 161 W 105, 11,000  
**4TH st, 277 E (2:387);** ext of \$26,000 mtg to Apr1'16 at 5%; Apr1; Apr24'13; Anna M Ford, extrx Francis W Ford, with Wm Isaac, 218 W 112, nom  
**6TH st, 443-5 E, see Av A, 95-9.**  
**6TH st, 540 E (2:401);** ext of \$22,000 mtg to Apr19'13 at 5%; Apr18; Apr24'13; Title Guar & Trust Co with Ferd & Wm Funk, nom  
**7TH st, 227-9 E, see Av C, 107-9.**  
**13TH st, 410-14 E (2:440);** ext of \$42,000 mtg to Apr3'13, at 5½%; Mar3; Apr 23'13; Hannah Wallach et al extrs Isaac Wallach with Wanderman Constn Co, nom  
**15TH st, 206 E (3:896);** agmt changing interest days; Apr18'13; Danl Schmidt with German Savings Bank, 157 4 av, nom  
**15TH st, 208 E (3:896),** sws, 100 se 3 av, 22x103.3; pr mtg \$16,000; Apr18'13; due Oct18'16, 6%; Danl Schmidt to F Wm Heide, 68 W 94, 3,300  
**15TH st, 226 W (3:764),** ss, 347.7 w 7 av, 24.9x86.6; PM; Apr21'13; 5y5%; Frederic O X McLoughlin to Oscar Rose, 226 W 15, 9,000  
**17TH st, 221-5 W (3:767),** ns, 229.2 w 7 av, runs w50.10xn42.4xe5xn67.6xe50xs66.7x w4.2xs43.5 to beg; Apr21'13; due, &c, as per bond; Monahan Express Co, Realty Dept, a corpn, to Union Dime Savgs Bank, 701 6 av, 70,000  
**17TH st, 221-5 W;** certf as to above mtg; Apr21'13; same to same.  
**17TH st, 457-9 W, see 10 av, 114.**  
**19TH st, 151-3 W (3:795),** ns, 195.5 e 7 av, 47.7x90.1x43.4x90; bldg loan; pr mtg \$70,500; Apr22; Apr24'13; demand, 6%; Builders' Protective Co Ins, Inc, to Montrose Realty Co, 135 Bway, 57,000  
**19TH st, 151-3 W;** certf as to above mtg; Apr22; Apr24'13; same to same.  
**19TH st, 151-3 W;** sobrn agmt; Apr22; Apr24'13; Realty Holding Co with same, nom  
**19TH st, 410-2 E (3:950),** ss, 165 e 1 av, 43.1x92; Apr18'13; due, &c, as per bond; Cath E McKenna to Title Guar & Trust Co, 9,000  
**23D st, 202 W (3:772),** ss, 25 w 7 av, 25 x80; Apr22'13; 5y4½%; Israel Miller to Saml Woolverton, Scarsdale, NY, trste Ann E Cairns, 5,000  
**24TH st, 163-5 W, see 7 av, 245-51.**  
**25TH st, 212 E (3:905),** ss, 198.5 e 3 av, 26.4x98.9; PM; Apr22; Apr23'13; 3y6%; Wm Reese, 603 Monroe, Bklyn, to Ernst Ohl, 599 Monroe, Bklyn, 4,000  
**25TH st, 329 W (3:749),** ns, 325 w 8 av, 25x98.9; Apr16; Apr24'13; due &c as per bond; Marie Louise Kuhnast & Charlotte Kemna, of NY, & Herman J Kemna, of B of R, NY, to Title Guar & Trust Co, 6,000  
**31ST st, 252 W (3:780),** ss, 150 e 8 av, 25x32.5x25x34.8; ext of \$5,000 mtg to Apr 18'15 at 6%; Apr18'13; Wm Goldstone with Margt E Weill, 634 W 138, nom

**31ST st, 252 W (3:780),** ss, 150 se 8 av, 25x32.5x25x34.8; pr mtg \$15,000; Apr18'13; 2y6%; Margt E Weill to Wm Goldstone, 2 W 89, 2,000  
**31ST st, 252 W;** pr mtg \$17,000; Apr18 '13; due Oct21'13, 6%; same to Rose Baer, 219 E 49, 800  
**33D st, 152 E (3:888);** ext of mtg for \$7,000 to Apr22'16, 5%; Apr22'13; Jos F Gross, 532 W 111, with Mary D Field gdn of Dorothy Hoyt of Plainfield, NJ, nom  
**33D st, 152 E (3:888),** ss, 206.3 w 3 av, 18.9x25; pr mtg \$7,000; Apr21; Apr22'13; 1 y6%; Jos F Gross, 532 W 111, to Emma Gutman, 2 W 89, 3,000  
**33D st, 152 E;** sobrn agmt; Apr19; Apr 22'13; Henry P Jackson with same, —  
**33D st, 243 E (3:914);** ext of mtg for \$7,000 to Apr16'18, 5%; Feb24; Apr19'13; Lawyers Mtg Co with Emma Murphy, nom  
**36TH st, 114 E (3:891);** ext of mtg for \$50,000 to Jan2'15, 5%; Dec28'12; Apr19'13; Bronson Winthrop & J Sergeant Cram, trstes of Harry S Cram, decd, with Eliz B T Martin, nom  
**40TH st, 315 E (5:1333),** ns, 250 e 2 av, 25x78.5x27.4x67.2; pr mtg \$12,000; Apr17; Apr21'13; due &c as per bond; Kate K Kenney to City Real Estate Co, 176 Bway, 1,500  
**41ST st, 120 W (4:993),** ss, 260 w 6 av, 20x98.9; also 41ST ST, 122 W (4:993), ss, 280 w 6 av, 20x98.9; pr mtg \$40,000; Apr 23'13; due Nov1'14, 6%; Mary A Donaghy to Carolyn M Swiney, 570 W 182, 15,000  
**41ST st, 122 W, see 41st st, 120 W.**  
**42D st, 633 W (4:1090),** ns, 389 w 11 av, 21x100.5; Apr17; Apr18'13; due, &c, as per bond; Arthur B Appleby, Spottwood, NJ, to Title Guar & Trust Co, 6,500  
**45TH st, 430 W (4:1054),** ss, 400 w 9 av, 25x100.4; given to secure repayment of \$2,000 invested in purchase of ¼ interest in laundry business; pr mtg \$—; Oct29'12; Apr18'13; due upon withdrawal of party 2d part from said business without interest; Terence H Forrest, Bklyn, to Eliz McGrady, 124 Sterling pl, Bklyn, 2,000  
**47TH st, 80 W, see 6 av, 826-8.**  
**48TH st, 24-6 E, see Madison av, swc 48.**  
**55TH st, 45 W (5:1271),** ns, 543.9 w 5 av, 18.9x100.5; also MADISON AV, 1217-21 (5:1499), sec 88th (No 4b), 100.8x62.2; pr mtg \$165,000; Apr21; Apr24'13; 1y6%; N Y Trust Co, as trste for Carlisle Norwood, to Eugene Underhill, Caldwell, NJ, & ano, 15,000  
**56TH st, 60 E (5:1291),** ss, 144 e Mad av, 22x100.5; Apr19; Apr22'13; 1y % as per bond; Nora Anna Kook to Farmers Loan & Trust Co, 22 William, 8,000  
**57TH st, 21 E (5:1293),** ns, 49 w Mad av, 23x100.5; Apr18'13; due, &c, as per bond; Fannie Arneheim, 21 E 57, to Wm Scholle, 13 E 49 et al, 40,000  
**58TH st, 341 E (5:1351),** ns, 200 w 1 av, 21x100.5; pr mtg \$8,000; Apr18'13; 3y5%; Amalie Muller widow to Emigrant Indus Savgs Bank, 2,000  
**58TH st, 101-3 W (4:1011);** ext of \$125,000 mtg to Apr21'15 at 5%; Apr21; Apr23 '13; Title Guar & Trust Co with Robt Connor, 128 miller av, Bklyn, nom  
**59TH st, 515 W (4:1151),** ns, 200 w Ams av, 25x100.5; ½ pt; pr mtg \$16,000; Apr 18; Apr21'13; 1y int as per bond; Herman Sacks, 1482 2 av, to August Loewenberger, 220 E 76, 1,000  
**68TH st, 206 W (4:1159),** ss, 125 w Ams av, 25x100.5; PM; Apr16; Apr22'13; 5y5%; Jno J Donohue to J Van Wechten Oicott, 31 W 72, & ano, extrs &c Theo F Vail, 15,000  
**68TH st, 206 W (4:1159),** ss, 125 w Ams av, 25x100.5; pr mtg \$13,000; Apr16; Apr 24'13; 5y6%; Jno J Donohue to Priscilla Dexter, 1268 81st, Bklyn, 5,000  
**70TH st, 112 E (5:1404);** ext of \$35,000 mtg to July1'16 at 4½%; Apr11; Apr18 '13; Geo W Jacoby with Emly C Campbell, 112 E 70, nom  
**74TH st, 161 W (4:1146),** ns, 81 e Ams av, 19x104.4; ext of mtg for \$20,000 to Apr 15'16, 4½%; Mar4; Apr18'13; Chas Frazier, 10 South Oxford, BKlyn, et al, extrs &c Maurice Grau, with Jos J O'Donohue, 3d, 300 W 109, nom  
**79TH st, 17 E (5:1491),** ns, 226 e 5 av, 18x102.2; Apr18; Apr22'13; due Oct1'16 % as per bond; Jno R Delafield to Farmers Loan & Trust Co, 22 William, 30,000  
**79TH st, 408 E (5:1473),** ns, 144 e 1 av, 25x102.2; Apr21'13; 5y5%; Marietta Jones, Jennie E C Baker, Anastasia Smith & Clara L Carolin to Lawyers Mtg Co, 59 Liberty, 9,000  
**81ST st, 527 E (5:1578),** ns, 373 e Av A, 25x102.2; Fredk or Friedrich Schwamm to Emil Frick, 120 E 85, 8,000  
**86TH st, 124-6 E (5:1514),** ss, 51 w Lex av, 51x102.2; asn rents to secure loan of \$1,500; Apr11; Apr22'13; Alex Herzog to Universal Discount Co, 100 5 av, 1,500  
**86TH st, 124-6 E;** asn rents to secure loan of \$1,500; Apr3; Apr22'13; same to same, 1,500  
**88TH st, 46 E, see 55th, 45 W.**  
**91ST st, 56 W (4:1204),** ss, 280 e Col av, 20x100.8; ext \$20,000 mtg to June2'16 at 5%; Apr15; Apr18'13; Priscilla T P Starin with Isaac Wolf, 56 W 91, nom  
**94TH st, 100 W, see Col av, 690-6.**  
**97TH st, 160 E (6:1624),** ss, 105 w 3 av, 27.1x100.11; pr mtg \$—; Apr17; Apr18 '13; Myron; Edna M Troescher, B of Q, NY, to Lyron Straus, 6 Storm av, Arverne, LI, 500  
**98TH st, 55 W (7:1834),** ns, 150 e Col av, 25x100.11; pr mtg \$22,550; Apr18; Apr 21'13; due &c as per bond; Gertrude Parker, 57 W 98, to L G Company, a corpn, 15 Broad, 2,600

**101ST st, 329 E (6:1673),** ext of \$18,000 mtg to Nov1'15 at 5%; Feb20; Apr23 '13; Bettie Rothfeld, 163 W 72, with Societa Co-operativa Degli Italiani D'America, 1133 Bway, nom  
**101ST st, 329 E;** ext of \$3,000 mtg to Nov1'15 at 5%; Feb20; Apr23'13; same with same, nom  
**101ST st, 348 E, see 1 av, 2017.**  
**111TH st, 21 W (6:1595),** ns, 331 w 5 av, 27x100.11; pr mtg \$—; Apr14; Apr23 '13; 3y6%; Clara wife of & Max Glauber to Max Fromkess, 341 E 82, 2,000  
**111TH st, 21 W;** ext of \$25,000 mtg to June2'16 at 5%; Apr18; Apr23'13; Margt D Bishop with Clara Glauber, 70 Lenox av, nom  
**113TH st, 237 W (7:1829),** ns, 286.8 w 7 av, 18.4x100.11; ext of \$2,000 mtg to Mar 30'15 at 6%; Mar24; Apr18'13; Regina, wife of & Alex Rosenthal with Julius Smolin, nom  
**115TH st, 70-2 E (6:1620)** ss, 130 w Park av, 100.11x50; pr mtg \$—; Apr24'13; due Oct24'13, 6%; Elias Schlomowitz to Isaac Blumberg, 4602 14 av, Bklyn, 3,000  
**115TH st, 411 W (7:1867),** ns, 233.4 e Ams av, 66.8x100.11; ext of \$87,500 mtg to May1'18 at 4½%; Mar20; Apr19'13; Martha E Hoffort to Union Dime Savgs Bank, 701 6 av, nom  
**118TH st, 335-7 E (6:1795),** ns, 212.6 w 1 av, 37.6x100.10; pr mtg \$28,000; Mar1; Apr23'13; installs; 6%; Giuseppe Baiocchi & Antonio & Giovanni Bellantoni to Arthur Baur, 39 W 27, 6,000  
**118TH st, 335-7 E (6:1795),** ns, 212.6 w 1 av, 37.6x100.10; ext of \$28,000 mtg to June 1'16 at 5%; Apr17; Apr23'13; American Missionary Assn with Arthur Baur, nom  
**124TH st, 226-8 E (6:1788);** ext of \$32,000 mtg to Apr3'16 at 5½%; Apr7; Apr23'13; Hannah Wallach et al trstes Isaac Wallach with See Em Holding Co, nom  
**130TH st, 101 W, see Lenox av, 401-3.**  
**130TH st, 495 W (7:1970),** ns, 125 e Ams av, 25x99.11; pr mtg \$—; Apr2; Apr18 '13; due, &c, as per bond; Isidor Kosminsky, 1107 3 av, to Emanuel Marks, 1717 Spring Garden, Phila, Pa, extr, &c, Meyer Gans, 4,000  
**132D st, 116 W (7:1916),** ss, 200 w Lenox av, 19.6x99.11; Apr21; Apr22'13; due &c as per notes; Clothilde Cohn to Fred Kaufman, 215 W 98, 5,000  
**132D st, 505 W (7:1986),** ns, 125 w Ams av, 25x99.11; ext of \$13,000 mtg to Jan 2'19 at 5%; Apr18; Apr21'13; Louis Biggio with Jno B Avelino, 420 Jackson av, nom  
**134TH st, 65-7 W (6:1732),** ns, 260 e Lenox av, 50x99.11; pr mtg \$22,000; Dec4 '12; Apr23'13; due &c as per bond; Revenue Realty Co to Frank Gubin, 515 S Bway, Los Angeles, Cal, 4,000  
**138TH st, 117 W (7:2007),** ns, 438 e 7 av, 26x99.11; PM; pr mtg \$17,000; Apr21 '13; due Oct21'15, 6%; Herman Grosskopf to Wm Rothstein, 31 W 115, 2,000  
**138TH st, 117 W;** ext of \$17,000 mtg to Jan4'16 at 5%; Jan4; Apr21'13; Wm Rothstein with Valentine E Macy, Ossining, NY, & ano, trstes Josiah Macy Jr, nom  
**144TH st, 275-7 W, see 8 av, 2710-2.**  
**145TH st, 227-9 W (7:2031),** ns, 350 w 7 av, 40x99.11; ext of \$40,000 mtg to Apr 18'18 at 5%; Mar10; Apr18'13; Chas A Geiger & Sol Braverman with Thos A Field & ano, committee Wm Field, nom  
**161ST st W, see Ft Washington av, see Ft Washington av, nec 161st.**  
**162D st, 516-18 W (8:2120);** ext of \$34,000 mtg to Aug6'18 at 5%; Mar25; Apr 21'13; N Y Protestant Episcopal Public School with Rembrandt Realty Co, nom  
**177TH st W, see Audubon av, see Audubon av, 247.**  
**Av A, 95-9 (2:434),** nwc 6th (Nos 443-5), 68.2x100; Apr1; Apr22'13; 3y5%; Chas A Bristed, Stockbridge, Mass, to U S Trust Co of NY, 45 Wall, 5,000  
**Av C, 107-9 (2:390),** nwc 7th (Nos 227-9), 39.4x63; pr mtg \$51,000; Apr18'13; 3y 6%; Harris Schonzeit to Moses Goodman, 562 W 113, 5,000  
**Amsterdam av, 843 (7:1856),** es, 25.11 n 101st, 25x100; Apr21'13; 5y5%; Alvin Holding Corpn to Wm Menke, 333 Central Park W, 25,000  
**Amsterdam av, 843;** certf as to above mtg; Apr21'13; same to same.  
**Amsterdam av, 843;** sobrn agmt; Apr 18; Apr21'13; Wm H Schumacher to Wm Menke, 333 Central Park W, nom  
**Amsterdam av, 1930 (8:2114),** ws, 50 s 15th, 25x100; Apr21'13; 5y5%; Margt R Mulvany, 450 W 149, to Metropolitan Savgs Bank, 59-61 Cooper Sq E, 13,500  
**Audubon av, 247 (8:2132),** nec 177th, 107.11x100x—x100; PM; Apr18; Apr19'13; due Apr1'18, 5%; Brown-Weiss Realities to Lawyers Mtg Co, 59 Liberty, 152,500  
**Audubon av, 247;** PM; pr mtg \$152,500; Apr18; Apr19'13; due &c as per bond; Inter-City Land & Securities Co, a corpn, 5 Beekman, to Brown-Weiss Realities, a corpn, 63 Park row, 14,000  
**Audubon av, 247;** PM; pr mtg \$166,500; Apr18; Apr19'13; due Oct10'13, 6%; Inter-City Land & Securities Co to Marie R Winters, at Port Washington, LI, 13,333.33  
**Audubon av, 247;** certf as to mtg for \$13,333.33; Apr14; Apr19'13; Inter-City Land & Securities Co to Marie R Winters, nom  
**Columbus av, 690-6 (4:1224),** swc 94th (No 100), 100x50; Apr21; Apr22'13; 3y4½%; L Marcia, Harwood, Chester, Conn, to Jessie Thomas, Rye, NY, 12,000

Fort Washington av (8:2137), nec 161st, 102.2x130.4x99.1x108.10; PM; Apr18; Apr22'13; due &c as per bond; Friedman Constrn Co, 171 Bway, to Germania Life Ins Co, 50 Union sq. 180,000

Fort Washington av (8:2137); same prop; certf as to above mtg; Apr18; Apr22'13; same to same.

Lenox av, 401-3 (7:1915), nwc 130th (No 101), 46.10x90; ext of \$60,000 mtg to Apr27'18 at 5%; Apr1; Apr24'13; N Y Life Ins Co with Nathan Hutkoff. nom

Lexington av, 858 (5:1399); ext of \$8,000 mtg to Apr17'18 at 4%; Apr14; Apr22'13; Bank for Savgs in City of NY with Matilda Schnaper, 860 Lex av. nom

Lexington av, 1940 (6:1768), ws, 40.11 s 120th, 20x64.10; Apr21'13; due May'16, 5%; Wm Hyman, 515 W 185, to Tillie S Openhym, 170 W 74, et al, exrs &c Augustus W Openhym. 8,000

Lexington av, 1940; pr mtg \$8,000; Apr21'13; 4y6%; same to Linda S Kahn, 827 Lincoln pl, Bklyn. 3,400

Madison av (5:1283), swc 48th (Nos 24-6), 100.5x44.9; leasehold; bldg loan; Apr18'13; installs, 6%; Ritz Chambers Co, 542 5 av, to Chas Weinaerg, 171 W 71. 25,000

Madison av (5:1283), same prop; certf as to above mtg; Apr17; Apr18'13; same to same.

Madison av, 1217-21, see 55th, 45 W.

181st av, 2017, & 101st st, 348 E (6:1675); sal Ls; Apr21; Apr24'13; demand, 6%; Jos Perry to Lion Brewery, 104 W 108. 1,940

181st av, 2165 (6:1683); sal Ls; Apr10; Apr24'13; demand, 6%; Pasquale Di Perna & Pietro Petraglia to Lion Brewery, 104 W 108. 3,675.83

181st av, 2354 (6:1808), sal Ls; Apr21; Apr23'13; demand, 6%; Jno Lukacs to Lion Brewery, 104 W 108. 2,300

181st av, 2354; sal Ls; Apr21; Apr23'13; demand, 6%; same to same. 400

2D av, 2047 (6:1655); ext of \$29,000 mtg to May'18 at % as per bond; Apr21; Apr22'13; Bertha Krieger with Albt V de Goicouria, 70 W 55. nom

3D av, 19 (2:463), ses, at sws 8th or St Marks pl (No 2), 22x74; Apr24'13; due Nov 1'17, 5%; Mary A Pitt, 421 W 147, to Metropolitan Savgs Bank, 59 Cooper sq E. 5,000

3D av, 551-3 (3:917); ext of two mtgs for \$27,000 each to Apr16'18 at 5%; Apr 16; Apr18'13; Lawyers Title Ins & Trust Co with Julius & Nathan Hebald. nom

3D av, 715-7 (5:1318), es, 25 s 45th, 37.7 x80; pr mtg \$---; Apr17; Apr18'13; installs, 6%; Terrence J Lynch devisee, Margt M Lynch to Myron Straus, 6 Storm av, Arverne, LI. 1,000

6TH av, 826-8 (5:1262), sec 47th (No 80), 70x22; Apr17; Apr18'13; due, &c, as per bond; Thos J Goodwin, 629 W 23, to Jno H Hindley, 131 W 75. 105,000

7TH av, 245-51 (3:800), nec 24th (Nos 163-5), 86.11x79.2; PM; pr mtg \$---; Apr 9; Apr24'13; 3y6%; Seventh Av Property Corp, 66 Bway, to Seth S Terry, 1 Russell ter, Montclair, NJ. 5,000

7TH av, 1985 (7:1904), es, 27 n 119th, 26.10x98; all title to any strips or gores adj; Apr21'13; 5y4½%; Theresa Proops to Thos Dimond, 20 W 73. 25,000

8TH av, 2710-12 (7:2030), nec 144th (No 275-7), 40x100; ext of \$60,000 mtg to Apr 20'18 at 5%; Apr21; Apr23'13; Lawyers Mtg Co with Barwood Realty Co. nom

8TH av, 2722-4 (7:2030); ext of \$40,000 mtg to Apr20'16 at 5%; Jan30; Apr19'13; Lawyers Title Ins & Trust Co with Anita Clark. nom

10TH av, 114 (3:715), nec 17th (Nos 457-9), 20.6x100; pr mtg \$21,500; Apr21; Apr22'13; due Jan'15, 6%; Jno F Curley, 339 W 15, to Eliz K Dooling, 179 E 80. 4,000

10TH av, 657 (4:1075); sal Ls; Apr11; Apr23'13; demand, 6%; Henry Grieme to Lion Brewery, 104 W 108. 5,000

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Certif (file) as to chattel mtg dated Apr 23'13; Apr23; Apr24'13; D Lolis Co, Inc, a corp, to Geo Papacostopoulos et al.

Land at Baldwin Harbor, LI (miscel); consent & certf as to mtg for \$1,500; Dec 11'12; Apr24'13; Baldwin Harbor Realty Co to Mary S Johnson.

Land in Queens Co, NY (miscel); certf as to mtg for \$3,000; Apr17; Apr22'13; Broad Realty Co to Alfred C Searle, 941 Fairmount pl, Bronx.

Land in Queens Co, NY (miscel); certf as to mtg for \$65,000; Apr15; Apr19'13; S & L Constrn Co to Title Guar & Trust Co.

Long Beach, LI (miscel); certf as to mtg for \$3,000; Apr14; Apr19'13; Edgeworth Realty Co, a corp, to Lizzie Metzger, admtrix David Metzger.

MORTGAGES.

Borough of the Bronx.

Belmont st, nwc Walton av, see Walton av, nwc Belmont.

Bristow st (11:2963), swe 170th, 105.6x57.6x105.7x52.6; ext of \$47,000 mtg to Nov 29'15 at 5%; Mar11; Apr23'13; City of New York Ins Co with Sprossig Storage Warehouse Co. nom

Dawson st, 880-90 (10:2702), es, 781 n Longwood av, runs e100xn35.4xn60.5 to ss Intervale av (Nos 929-41), xw63.5 to curve

of sec Intervale av & Dawson xw104.4xs 75.10 to beg; Apr18'13; due, &c, as per bond; Winnie Realty & Constrn Co, 939 Intervale av, to Adolph H Fischer, 129 W 70, & ano trstes Mary G Pinkney. 60,000

Dawson st, 880-90 & INTERVALE AV, 929-41; certf as to above mtg; Apr18'13; same to same.

Dawson st, 880-90, & INTERVALE AV, 929-41; sobrn agmt; Apr18'13; Margt Knox with same. nom

Devoe st, ss, at ses 1 av, see 1 av, ses at ss Devoe.

Drake st, swc Seneca av, see Seneca av, swc Drake.

Fletcher st, nec Washington av, see Washington av, nec Fletcher.

Freeman st, 879 (11:2965), ns, 125 e Stebbins av, runs e40xn118.10xw39.11x3 116.4 to beg; pr mtg \$30,000; Apr16; Apr 18'13; 5y5%; Fredk Jantzen to Emigrant Indus Savgs Bank. 3,000

Freeman st, 879; sobrn agmt; Apr18'13; Wm C Oesting with same. nom

Freeman st (11:2965), ns, 125 e Stebbins av, 40x118.11x---x116.5; ext of \$30,000 mtg to Apr16'18 at 5%; Apr18; Apr19'13; Emigrant Indus Savgs Bank with Fredk Jantzen, 879 Freeman. nom

Freeman st (11:2993), sec Vyse av, 54.8x 108.4x50x130.6; pr mtg \$12,000; Apr19; Apr 21'13; due as per bond; 6%; Martha Perna, 1074 Fox to Bernhard Frank, 88 Morton, Bklyn. 6,000

Gilbert pl, nec Hunts Point av, see Hunts Point av, nec Gilbert pl.

Hoffman st, 2406 (11:3066), es, 27.7 n 187th, 25x117.11x25x118.1; PM; Apr22; Apr 23'13; due July'16, 6%; Chas H Lockwood to Esther J Williamson, 447 E 143. 2,300

Lyman pl (11:2970), ws, 192.8 n 169th, 75x55.3x82.9x90.3; pr mtg \$---; Apr18'13; due, &c, as per bond; Benenson Realty Co to Manhattan Mort Co, 200 Bway. 5,500

Lyman pl, same prop; certf as to above mtg; Apr18'13; same to same.

Maey pl (10:2688), ns, 200 w Hewitt pl, 25x140; Apr21'13; 5y5%; Jno W Harshbarger & Frank B Moses to Lawyers Mtg Co, 59 Liberty. 8,000

Manida st, 722 (10:2768), ws, 225 s Spofford av, 25x100; ext of \$4,500 mtg to July 16'15 at 5%; July16'12; Apr22'13; Fredk A Southworth with Frank Baker, 726 Manida. nom

Matilda st (\*), ws, 100 n Kossuth av, 45.3x100; Apr21; Apr22'13; installs, 6%; Katie Weiss to Railroad Co-oper B & L Assn, 103 Park av. 1,500

Minford pl, 1535 (11:2977), ws, 133.3 n 172d, 36.2x100; PM; pr mtg \$17,500; Apr21'13; 2y6%; Riedt Realty Co to Sandow Realty Co, 748 Beck. 2,250

Roselle st (\*), ws, 145.4 n Silver, 25x 147.1x27.11x159.6; PM; Apr17; Apr18'13; 3y 6%; Janette P Stauder, 1517 Roselle, to Lavilla M Murphy, sec Green & High, Huntington, LI. 2,300

Seddon st, swc Walker av, see Walker av, swc Seddon.

134TH st E (10:2546), ss, 400 e St Anns av, 25x114x26.6x123.5; Apr21'13; 1y6%; Amalia Ricca, 2382 7th av to Cora O Schwabe, 104 W 70. 4,500

136TH st E (9:2264), ns, 100 e Brook av, 54 to Mill Brook, x---x100; PM; Apr24'13; 3y6%; Herman Hanauer, 247 E 58 to Seventh Avenue Amusement Co. 3,000

136TH st E (9:2264), same prop; PM; Apr24'13; 3y6%; same to same. 1,500

138TH st E (10:2566), ss, 262.6 e Southern Blvd, 17.7x100; Apr17; Apr18'13; due, &c, as per bond; Mary Zinser to Title Guar & Trust Co. 4,000

138TH st, 464 E (9:2832), ss, 583.4 e Willis av, 16.8x100; Apr18; Apr21'13; 3y6%; Cordelia L Raynor to Wm Beaman, 477 St Anns av. 1,000

141ST st E (10:2551-2552), ss, 231.9 e St Anns av, 25x95; Apr11; Apr18'13; 1y6%; Fredk Jantzen to Pauline A Peetz, 36 E 33. 1,000

142D st E, nwc 3 av, see 3 av, nwc 142d.

143D st, 431 E (9:2288), ns, 300 e Willis av, 16.8x100; PM; Apr15; Apr19'13; due &c as per bond; Chas J Goeller to Emilia K Braun, 75 Greenridge av, White Plains, NY. 5,000

152D st E, nwc 3 av, see 3 av, nwc 152d.

156TH st E (9:2403), ns, 124.6 e Courtlandt av, 24.6x100; also MELROSE ST (9:2403), ns, 124.6 e Courtlandt, old line, runs s0.10 to new line 156th x24.6xn0.10xw24.6 to beg; Apr21; Apr23'13; due, &c, as per bond; Alfd Raabe to Max Soskin, 595 Beach ter. 1,000

157TH st E (9:2379), ns, 150 w Elton av, 100x101.10x100x101.11; bldg loan; pr mtg \$20,000; Apr16; Apr18'13; 1y6%; Benenson Realty Co to Rockland Realty Co, 509 Willis av. 40,000

157TH st E (9:2379), same prop; certf as to above mtg; Apr16; Apr18'13; same to same.

162D st, 299 E (9:2422), ns, 290.6 se Morris av, 43.6x115; Apr21; Apr22'13; demand; 6%; Melrose Bldg Co, 933 Teller av to Jno A Murray, 3920 Bway. 3,000

165TH st W, swc Anderson av, see Anderson av, swc 165.

167TH st E, swc Teller av, see Teller av, swc 167.

169TH st, 600-2 E (10:2612); ext of \$31,000 mtg to Apr14'18 at 5%; Apr14; Apr18'13; U S Trust Co of City NY with Eckman Bldg Co Inc, a corp, 1054 Grand av. nom

170TH st E, swc Bristow, see Bristow, swc 170th.

173D st E, nwc Southern Blvd, see Southern Blvd, nwc 173.

173D st E, swc Webster av, see Webster av, swc 173d.

174TH st E, nwc Hoe av, see Hoe av, nwc 174.

174TH st W (11:2876), ss, 125 e Nelson av, 50x100; ext of \$34,000 mtg to Junel '16 at 5%; Apr23'13; Dollar Savings Bank with Stewart Constrn Co, 104 W 174. nom

175TH st, 498 E, see Bathgate av, swc 175.

175TH st E (11:2900-46), ns, bet Webster & Park avs; transfer of tax lien for years 1902 to 1908 assessed to C Young; Mar18'12; Apr21'13; 3y2%; City N Y to Tax Lien Co of NY, 63 Wm. 684.98

180TH st E, late Samuel st (11:3138), nes, --- e Bryant av & adj land formerly of Benj Fowler, runs nw30xncl900xse abt 28.6xsw100 to beg, except part for 180th; pr mtg \$5,000; Apr21; Apr22'13; 1y6%; Jno A Steinmetz, 912 Bronx Park So to Herman Keil, 408 Tremont av. 2,500

180TH st E (11:3109), ss, 95.2 w Maps av, 50x118.2; Apr17; Apr18'13; 5y5¼%; Lebaro Constrn Co to Noah Spingarn, 207 W 78. 42,000

180TH st E (11:3109), same prop; certf as to above mtg; Apr17; Apr18'13; same to same.

181ST st E, swc Boston rd, see Boston rd, swc 181st.

182D st E (11:3070), ss, 127.6 w Hughes av, runs s105.11xw22xso.11xe50xn5.10xw3.11 xn93.6 to st xw25 to beg; pr mtg \$4,000; Apr5; Apr18'13; due Oct5'13, 6%; Nellie G Klenke, 614 E 182, to Martin Walter, 1935 Grand Blvd & concourse. 300

182D st E, nwc Valentine av, see Valentine av, nwc 182.

183D st E (11:3086), ss, 66.8 w Belmont av, 16.8x75; Apr16; Apr18'13; 3y5%; Sarah Deshel to Phebe B Munro, 325 Ams av. 2,500

187TH st, 456-60 E (11:3040), ss, 150 e Park av, 50x100; PM; pr mtg \$12,750; Mar 28; Apr23'13; installs, 6%; Morris Siegel & Saml Wasserman to Victor Levy, 71 Keap, Bklyn. 1,400

188TH st, 133 W (11:3219), nws, 608.5 ne Webb av (Tee Taw), 25.1x102.4x25x 104.11; PM; Apr21; Apr22'13; 5y5%; Eleanor McLoughlin to Margaretha Nehmelman, 133 W 188. 5,500

188TH st, 133 W; same prop; PM; pr mtg \$5,500; Apr21; Apr22'13; 1y6%; same to same. 1,000

204TH st E (12:3311), ns, 125 w Cadiz pl, 25x100; pr mtg \$---; Apr18'13; due, &c, as per bond; Carmine Vetrano to Manhattan Mort Co, 200 Bway. 1,000

212TH st, 718-22 E (\*) ; asn rents to secure \$1,000; Apr22; Apr23'13; installs, 6%; Menlo Bldg Co, 720 E 212, to Alem Realty Exchange Co, 1 W 34. 1,000

214TH st E (Sheil) (\*), ss, 100 w Paulding av, 50x100; Apr2; Apr22'13; 3y 5½%; Annie Kopchovsky, 938 E 214, to Herman F Eppele, 2516 Grand av. 7,500

233D st E (\*), nes, 62.8 se Bronxwood av, 31.4x---x24.4x114.5; Apr16; Apr21'13; installs \$25 per month; 6%; Merendino Soda Water Co Inc, a corp, 3210 3 av to Bronx Security & Brokerage Co, a corp, 258 E 138. 300

241ST st E, nec Bronx Blvd, see 241st E, swc Richardson av.

241ST st E (\*), swc Richardson av, 100 x100; also 241ST ST E (\*), nec Bronx Blvd, 50x100; PM; pr mtg \$9,300; Apr17; Apr 18'13; 3y6%; Aurelia L Leubuscher, 5 W 124 to Marie Freese, 77 Epprit, East Orange, NJ. 3,000

Anderson av (9:2508), swc 165th, 50x 100.9; Apr18'13; due, &c, as per bond; Alois Soeller, Huntington, LI, to Title Guar & Trust Co. 3,000

Bathgate av, 1593-5 (11:2913), ws, 210 s 172d, 50x120; pr mtg \$---; Apr18; Apr 19'13; 2y6%; Diamond Constrn Co, a corp, to Max Fine, 402 Grand. 5,000

Bathgate av, 1593-5; certf as to above mtg; Apr18; Apr19'13; same to same.

Bathgate av, 1757 (11:2916), ws, 200.1 n 174th, 20.3x114.5; Oct25'12; Apr22'13; 2y 6%; Geo Hahn to Hannah Steiner, 1796 Anthony av. 1,500

Bathgate av (11:2916), swe 175th (No 498), 103.4x34.5; Apr21; Apr22'13; due Jan 1'14; 3¼%; Mollie Berman to Lottie Berman, 882 Kelly. 4,000

Boston rd (11:3138), swc 181st, 114.5x 130.5x112 11x125.6; PM; Apr23; Apr24'13; due Dec'14 6%; Land Realty Co, 1009 E 180, to Wm H Booth, 2074 Vyse av, 10,500

Bronx Blvd, nec 241st, see 241st E, swc Richardson av.

Cambreling av, 2482 (Pyne st) (11:3091), es, 568.9 ne 188th (Bayard), 18.9x107; PM; Apr22; Apr23'13; due July'16, 5%; Chas H Lockwood to Walter L Crow, 13 E 128. 2,500

Cedar av (\*), ws, 175 s Bartholdi av, 38.6x118 6x27.1x118; asmt as to reconveyance of deed recorded even date upon payment of loans not to exceed \$1,000 & hereby secured, etc; Apr17; Apr22'13; due July'15, 6%; Raffaella Paonessa, 1230 Boston rd, with Donato Di Pace, 2284 1 av. nom

Clinton av (11:3097), es, 297.5 n 181st, 16.6x145.2; Apr17; Apr18'13; due, &c, as per bond; Fredk E Buser, 1319 Taylor av, to Mary E Brady, 560 W 162. 4,000

Clinton av (11:3097), es, 264.4 n 181st, 16.6x145.2; Apr17; Apr18'13; 3y5%; Frances Buser, 1319 Taylor av, to Mary E Egner, 319 E 93. 4,000

- Clinton av** (11:3097), es. 280.11 n 181st, 16.6x145.2; Apr17; Apr18'13; 3y5%; Frances Buser, 1319 Taylor av, to Minnie Hummel, 3688 Bway. 4,000
- Creston av, 2386** (11:3165), es. 174.3 n 184th, 25x95; pr mtg \$5,000; Apr23; Apr24 '13; 1y6%; Jas M O'Connell to Cora B Hildreth, 362 E 136. 1,000
- Creston av, 2386** (11:3165), es. 174.3 n 184th, 25x95; Apr23'13; due, &c, as per bond; Jas M O'Connell, 2386 Creston av to Augusta Loderhose, 349 E 139. 5,000
- Eagle av, 563** (10:2616), ws. 49.4 n 149th, 25x100; Apr21; Apr24'13; due, &c, as per bond; Johann Wienke, Weehawken, NJ, to Matilda Protzmänn, 296 E 162. 13,000
- Eagle av, 563;** sobrnn agmt; Apr21; Apr24'13; Geo J Shapiro with same. nom
- Edison av (\*)**, es. 109.5 n Pelham rd, 25x171 to Pelham rd x28.1x158.1; part for Westchester av; PM; Apr21; Apr22'13; 3y 5½%; Geo J Baxter to Regent Realty Co, 33 W 42. 1,500
- Fieldston rd** (13:3421), ws. 400 ne Griswold pl, 50x72.4x51.8x85.8; also FIELDS-TON RD (13:3421), ws. 450 ne Griswold pl, 49.1x57.9x82.1x86.4; Apr16; Apr22'13; in-stalls, 6%; Peter B Sharp, Memphis, Tenn, to N Y & Suburban Co-Oper E & L Assn, 147 E 125. 1,800
- Fieldston rd, ws. 450 ne Griswold pl**, see Fieldston rd, ws. 400 ne Griswold pl.
- Findlay av, 1324** (11:2783), es. 345.5 n 169th, 20x100; PM; pr mtg \$4,000; Apr22; Apr24'13; due, &c, as per bond; David E Callahan, 444 E 162, & Michl S Claffey, 365 E 169 to Thornton Brothers Co, 1320 Clay av. 1,450
- Fordham rd (Union av)** (11:3078), ss. 76.3 w Cambreling av, 25.5x127.7x25x132.6; Apr21; Apr22'13; due, &c, as per bond; Post Avenue Constn Co to Title Guar & Trust Co. 2,000
- Fordham rd (Union av)**, (11:3078), same prop; certf as to above mtg; Apr21; Apr22'13; same to same.
- Franklin av, 1287-9** (10:2612); ext of \$31,000 mtg to Apr14'18 at 5%; Apr14; Apr18'13; U S Savgs Bank of City N Y with Eckman Bldg Co Inc, a corpn, 1054 Grand av. nom
- Gifford av, ss. 328.10 e Balcom av**, see Scribner av, ns. 121.2 e Balcom av.
- Gleason av, nwc Taylor av**, see Taylor av, nwc Gleason av.
- Grace av (\*)**, ws. 251.1 s Boston rd, 50 x95; Mar31; Apr22'13; due, as per bond, 5%; Valentine Morstatt to Michl Strenglein, 497 Tinton av. 2,500
- Hoe av** (11:2983-2991), nwc 174th, 100x 15.4x100.8x21.5; Apr22'13; due &c as per bond; Kellwood Realty Co to Title Guar & Trust Co. 3,400
- Hoe av** (11:2983-2991), same prop; certf as to above mtg; Apr22'13; same to same.
- Hoe av** (10:2749), es. 110 s Bancroft, 40x 100; pr mtg \$25,000; Apr19; Apr21'13; 5y 6%; Anna G John to Josef Schmalz, 517 Nelson av, Peekskill, NY. 5,000
- Hoe av** (11:2979), ws. 125 s Freeman, 75x74.4x75.2x69.4; pr mtg \$7,000; Apr15; Apr21'13; 2y6%; Cornelius O'Keefe to Robt R Ellison, 299 E 139. 2,000
- Hunts Point av** (10:2761), nec Gilbert pl, 51.4x120.1x50x108.4; bldg loan; Apr24'13; demand, 6%; Burnett-Weil Constn Co to City Mort Co, 15 Wall. 55,000
- Hunts Point av** (10:2761), same prop; certf as to above mtg; Apr24'13; same to same.
- Hunts Point av** (10:2761), es. 51.4 n Gilbert pl, 51.4x131.1x50x120.1; bldg loan; Apr24'13; demand, 6%; Burnett-Weil Constn Co to City Mort Co, 15 Wall. 45,000
- Hunts Point av** (10:2761), same prop; certf as to above mtg; Apr24'13; same to same.
- Hunts Point av** (10:2761), nec Gilbert pl, 102.9x131.1x100x108.4; PM; pr mtg \$100,000; Apr23; Apr24'13; 1y6%; Burnett-Weil Constn Co to Henry Morgenthau Co, 165 Bway. 20,000
- Hunts Point av** (10:2761), same prop; sobrnn agmt; Apr24'13; same with City Mort Co. nom
- Intervale av, 929-41**, see Dawson, 880-90.
- Jackson av (Robbins)** (10:2623), ws. 200 n 149th, 75x100; ext of mtg for \$5,000 to Apr17'15; 6%; Apr17; Apr21'13; Guaranteed Mtg Co of NY a corpn, 200 Bway with Katharina Schlaier, 208 27th, Guttenberg, NJ. nom
- Nelson av (\*)**, ns. 50 w Bland av, 50x 100; Apr17; Apr18'13; due July1'16; 6%; Margt A Hattruck to Bridget Sheriden, 1670 Boston rd. 800
- Ogden av** (9:2522), es. 450 n 170th, 50x 112.4x50x112; Apr14; Apr22'13; due, &c, as per bond; Merwin Realty Co, 5 Beekman, to Jacob Dohrmann, 3078 Hull av. 4,000
- Park av, 4461** (11:3030), ws. 147 s 182d, 18x88.6x18x87.10; Nov29'12; Apr21'13; in-stalls, 6%; Jno A Pagano, 4461 Park av to Franklin Soc for Home-Building & Savings, 38 Park row. 4,000
- Paulding av (\*)**, es. 51.6 n 228th, 50x100, except pt for Paulding av; bldg loan; Apr23; Apr24'13; due, &c, as per bond; Henriette Turkheimer to Jno P Pape, 287 E 236. 3,000
- Plymouth av, es. 25 n Zulette av**, see Plymouth av, nwc Zulette av.
- Plymouth av (\*)**, nwc Zulette av, 125x 86.10x143x17.8; also PLYMOUTH AV (\*), es. 25 n Zulette av, 25x100; bldg loan; Apr 19; Apr21'13; 3y5½%; Albt Knoeller, 531 E 88 to Charlotte L Waldron, 215 West Side av, Haverstraw, NY. 4,000
- Prospect av** (10:2676), ws. 125 n 156th, 25x142.7x25.2x139.5; pr mtg \$—; Apr5; Apr21'13; 1y6%; Rebecca Goldberg to Lil-lan Lanzit, 516 W 169. 3,000
- Richardson av, swe 241st**, see 241st E, swe Richardson av.
- Ryer av, nec 182**, see Valentine av, nwc 182.
- Scribner av (\*)**, ns. 121.2 e Balcom av, 25x100; also GIFFORD AV (\*), ss. 328.10 e Balcom av, 50x100; Apr16; Apr22'13; 3y 5%; Emma N Polak to Josiah A Briggs, 2305 Andrews av. 960
- Seneca av** (10:2762 & 2765), swe Drake runs e125xsl00xw85.1xnc89 to Drake Xn 21'10; Apr18'13; 3y6%; Utility Realty Co, 165 Bway, to Chas E Lansing, 32 W 95. 4,000
- Seneca av** (10:2762 & 2765); same prop; certf as to above mtg; Apr9; Apr18'13; same to same.
- Southern Blvd** (11:2978), nwc 173d, runs n155.5xw44.9xsl21xsw85xncw17.10xse67.5 to st xe100 to beg; PM; Apr16; Apr18'13; de-mand, 6%; Trask Bldg Co to Ekin Hold-ing Co, 15 Wall. 26,000
- Southern Blvd** (11:2978), same prop; certf as to above mtg; Apr18'13; same to same.
- Southern Blvd** (11:3113), ws. 75.11 n 184th, 25.3x105.5x25x109.3; pr mtg \$3,750; Apr22; Apr23'13; 3y5%; Margt F Warner, 22 Bayside pl, Rockaway Beach, LI, to Rebecca Elson, 2299 Southern Blvd. 2,000
- Southern Blvd** (11:2980), es. 125 s Jen-nings (Charlotte pl), 75x100; PM; Apr21; '13; due June2'13; 6%; Jos Bergman to Terrence Smith, 109 E 88. 375
- Taylor av (174th st)**, (\*), nwc Gleason av, 100x25, given as collateral security for payment of \$5,000 covering McGraw av, see Harrison av, 25x100; pr mtg \$3,500; Mar10; Apr21'13; 1y5½%; Clara Fink, 909 Beck to Wm F Eppel, 340 E 135. 5,000
- Taylor av (174th st)** (\*), same prop; Mar10; Apr21'13; due Apr18'16; 5½%; same to Herman F Eppel, 2516 Grand av. 3,500
- Taylor av, 1219** (\*), 25x100; ext of \$4,-500 mtg to Jan 3'17, at 5½%; Apr23; Apr24 '13; Ottilie J Kane to Jas Purcell, 1219 Taylor av. nom
- Teller av** (9:2429 & 2434), swe 167th, 40 x100.1; bldg loan; Apr10; Apr18'13; de-mand, 6%; O J Schwarzler Co, a corpn, to City Mort Co, 15 Wall. 35,000
- Teller av** (9:2429 2434), same prop; certf as to above mtg; Apr17; Apr18'13; same to same.
- Teller av** (9:2429-2434), ws. 40 s 167th, 38.4x100.1; bldg loan; Apr10; Apr18'13; de-mand, 6%; O J Schwarzler Co, to City Mort Co, 15 Wall. 23,000
- Teller av** (9:2429-2434), same prop; certf as to above mtg; Apr17; Apr18'13; same to same.
- Teller av** (9:2429 & 2434), ws. 78.4 s 167th, four lots, each 38.4x100.1; four bldg loan mtgs, each \$22,000; Apr10; Apr18'13; demand, 6%; O J Schwarzler Co to City Mort Co, 15 Wall. 88,000
- Teller av** (9:2429 & 2434), same prop; two certfs as to above mtgs; Apr17; Apr 18'13; same to same.
- Teller av** (9:2429 & 2434), swe 167th, 231.8x100.1; sobrnn agmt; Apr10; Apr18'13; O J Schwarzler Co with City Mort Co, 15 Wall. nom
- Tier av (\*)**, ss. 222.6 w Lafayette av, 100x94x100x93.10; Apr22; Apr23'13; 3y6%; Harry T Booth to Emma L Brown at Pul-aski, Oswego Co, NY. 2,000
- Tinton av, 1059** (10:2660), ws. 100 s 166th, 25x100; Apr22'13; due &c as per bond; Mary M Strong to Title Guar & Trust Co. 5,000
- Tinton av, 1059;** sobrnn agmt; Apr16; Apr 22'13; Mary V Morrison with same. nom
- Topping av, 1741** (11:2798), ws. 100 n 174th, 32x95; Apr21'13; 3y5½%; Belle M Ryckman admrn, Newark, NJ to Fida-lma Del Genovese, 1729 Montgomery av. 9,000
- Tremont av** (11:2869), ns. abt 91.3 ne Harrison av, 25x80x26.1x66.3; pr mtg \$5,-500; Apr22; Apr23'13; due as per bond, 6%; Cora Adler to Julian G Straus, 9 W 90. 500
- Tremont av, ns. 19 e Watson av**, see Watson av, ss. 405 w Havemeyer av.
- Valentine av** (11:3150), nwc 182d, 63.6x 200 to es Ryer av x39.1x201.4; PM; Apr21; Apr22'13; 3y5%; County Estates Inc, 1910 Webster av to Caroline Luster, 327 Central Park W. 8,000
- Villa av, 3095** (12:3321), ws. 145.5 s 204th, 19x136.9x34x108.6; PM; Apr17; Apr 18'13; due, &c, as per bond; Filomeno Iser-nio to Robt C Turnbull, Campbell, NY. 3,600
- Vyse av, see Freeman**, see Freeman, see Vyse av.
- Walker av (\*)**, swe Seddon, runs ne200x s151xsw140 & 265 to beg, contains ¾ acre; ext of \$9,000 mtg to Sept18'16 at 5%; Apr 15; Apr23'13; Jas Hennessy with Henry Morgenthau Co, 165 Bway. nom
- Walton av** (11:2847), nwc Belmont, runs n 100.2xw84.1xsw33.3x66.1xsl100 to Belmont xe24.5xnc80.5 to beg; pr mtg \$2,000; Apr17; Apr21'13; due &c as per bond; Mary Connolly, Chicago, Ill to Jno Kiehl at Centre Moriches, LI. 1,000
- Washington av** (11:3050), nec Fletcher, 36.7x86.5x36x93; Apr21'13; 4y5%; Nora Con-stn Co to Frances H Hanford, 117 W 130. 32,000
- Washington av** (11:3050), same prop; certf as to above mtg; Apr24'13; same to same.
- Washington av** (11:3050), same prop; sobrnn agmt; Apr23; Apr24'13; Harry A Munroe with same. nom
- Washington av** (11:3050), same prop; sobrnn agmt; Apr23; Apr24'13; Wm V Simp-son with same. nom
- Washington av** (11:3050), same prop; sobrnn agmt; Apr23; Apr24'13; same with same. nom
- Washington av** (11:3050), es. 36.7 n Fletcher, 36.7x79.1x36x86.5; Apr18; Apr24 '13; due, &c, as per bond; Nora Constn Co, 1037 Teller av to Ida K Bronner, Hotel Majestic, Central Park W & 72. 22,000
- Washington av**, (11:3070), same prop; certf as to above mtg; Apr18; Apr24'13; same to same.
- Washington av** (11:3070), same prop; two sobrnn agmts; Apr23; Apr24'13; Wm V Simpson with same. nom
- Watson av (\*)**, ss. 405 w Havemeyer av, 50x216 to Blackrock av, except pt for Tre-mont av; deed by way of mtg to secure \$1,500; pr mtg \$3,000; Apr17; Apr21'13; due &c as per agmt; Katherine Taylor to Natl Casket Co, 48 Great Jones; also re-corded in deeds. nom
- Webster av** (11:2888), swe 173d, runs s 215.1xw101.4xw40.5xw3.7xw99.9x e34.4 x n 66.4 to ss 173d xe86.7 to beg; bldg loan; Apr24'13; due Jan1'14, 6%; Nan Realty Corpn, 193 W 168, to Paragon Mtg Co, a corpn, 507 E Tremont av. 50,000
- Webster av** (11:2888), swe 173d, same prop; certf as to above mtg; Apr24'13; same to same.
- Webster av** (11:3142), ws. 400.4 n 179th, 50x180; Apr18'13; 5y5%; Geo Dieckmann, 2042 Webster av, to Emigrant Indus Savgs Bank. 30,000
- Webster av** (11:3143), ws. 34 s Ford, 39.6x100; PM; pr mtg \$24,000; Apr22; Apr 23'13; due, &c as per bond; Camac Street Co Inc, a corpn, 12 West Fordham rd to August Nelson, 193 W 168. 5,000
- Webster av, 2247** (11:3143), ws. 73.6 s Ford, 41.1x100.1x37.1x100; PM; pr mtg \$25,000; Apr22; Apr23'13; due, &c, as per bond; Camac Street Co Inc, a corpn, 12 West Fordham rd, to August Nelson, 193 W 168. 5,000
- Westchester av, 1053** (10:2727), str Ls; Apr10; Apr18'13; in-stalls, 6%; Wm R Eh-ler to Chas Kling, 360 Mosholu pkway, notes, 12,000
- Westchester av (\*)**, ss. 51.5 w Beach av, 50x—; Apr21; Apr22'13; 3y5½%; Seewacha Constn Co to Eliz K Dooling, 179 E 80. 4,500
- Westchester av (\*)**, same prop; consent as to above mtg; Apr21; Apr22'13; same to same.
- Westchester av (\*)**, same prop; certf as to above mtg; Apr21; Apr22'13; same to same.
- Westchester av (\*)**, same prop; sobrnn agmt; Apr21; Apr22'13; Sarah C Bucken-ham with same. nom
- Zulette av, nwc Plymouth av**, see Ply-mouth av, nwc Zulette av.
- 1ST av** (11:2857), ses, at ss Devoe, runs sw89.2xse132 to Doughytys brook xnc90 to old road from McCombs Dam to Fordham xnl15 to Devoe xw120 to beg; Apr23; Apr 24'13; due, &c, as per bond; Peter N Quin-ton, Hoboken, NJ, to Patk J Mollo- 301 W 12. 6,000
- 1ST av**, (11:2857), same prop; sobrnn agmt; Apr23; Apr24'13; Herman Schroeder with same. nom
- 3D av, 2669** (9:2323), nwc 142d; sal Ls; Apr23; Apr24'13; demand, 6%; Jno J Con-roy to Lion Brewery, 104 W 108. 5,871
- 3D av** (9:2374), nwc 152d, runs w106.11 xnl00xe45x25xe92.2 to av xs78.5; Apr18; Apr19'13; due &c as per bond; Aug Kuhn, 120 W 57, to Helen S Ogilvie, 22 E 47. 70,000
- 3D av, 3683** (11:2910), asn Ls by way of mtg to secure \$2,600; Apr18; Apr22'13; Carolina Posco to Ebling Bwg Co, 760 St Anns av. nom



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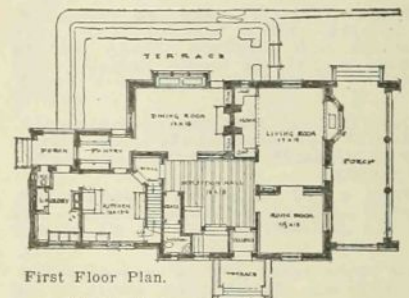
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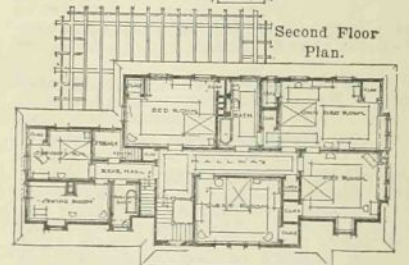
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