

REAL ESTATE RECORD AND BUILDERS' GUIDE

MAY 4, 1912

PROSPECT PARK WEST SHOWS MARKED IMPROVEMENT.

Numerous Fine Dwellings and Apartments Change the Sky Line --- Bulk of the Vacant Land Restricted to Dwellings and a New Mansion is Planned.

PROSPECT Park West, in Brooklyn, has undergone considerable improvement during the last two years through the erection of two block fronts of fine apartment houses and the building of several palatial dwellings. The latest dwelling to be built is that of Peter Winchester Rouss, the Manhattan drygoods merchant, at the southwest corner of Garfield place, which cost about \$200,000. Abutting the Rouss mansion, at the northwest corner of Prospect Park West and First street, Alfred C. Feltman, a prominent pavilion owner at Coney Island, will build a costly home for himself on a plot 100 x 125, which he bought about one month ago for a price approaching \$70,000.

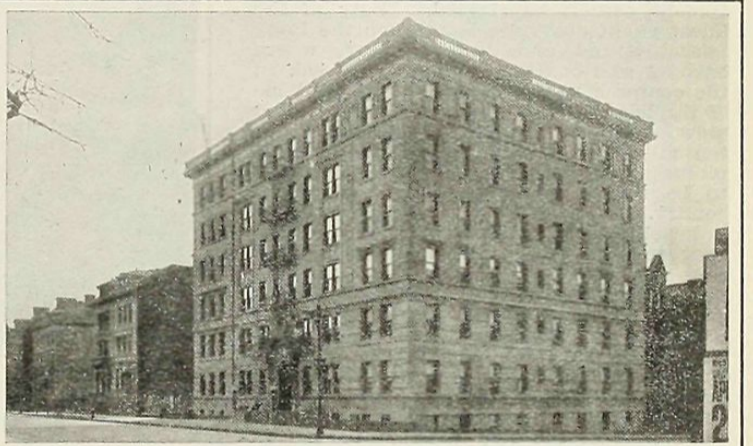
Prospect Park West is that part of Ninth avenue that skirts the west side of Prospect Park, from Union street to Fifteenth street, a distance of about 1½ miles. Practically all of the land on this thoroughfare originally belonged to the Litchfield Estate whose holdings once embraced all of Prospect Park as well. It is only during the last decade that the

pect Park West and President street, on a plot 100 x 100 feet. It was the first elevator apartment house on the Park Slope; and, its general features were copied after the Astor Court apartments in Manhattan. A number of fine elevator apartment houses have since been erected on Prospect Park West, north of 9th street, but it is understood that future improvements in this part of the thoroughfare will be mostly private dwellings inasmuch as all of the land except the block front from 3d to 4th streets is restricted to such structures. There are a few large vacant plots and a few lots yet unimproved in this section of Prospect Park West, where front foot values are higher than in the section of it south of 9th street, which is mostly improved with four story non-elevator apartment houses. From 4th to 5th streets is a block front of fine new apartment houses, while two vacant corner plots, one at 3d street and the other at 4th street, are the only remaining unrestricted parcels north of 9th street.

Court apartment house and between President and Carroll streets, is a vacant plot of two lots, which is held at \$25,000. The practically vacant block front at the beginning of Prospect Park West, from Union to President streets, is understood to be in the market at \$700 a front foot. Inasmuch as this parcel overlooks the Park Plaza it will probably be improved with a large apartment house. The vacant plot, about 100 by 100 feet in size, at the northwest corner of Prospect Park West and 8th street recently changed hands, it having been held at about \$40,000. The adjoining north half of this block to 7th street is improved with fine four-story stone front dwellings; while a row of three-story stone front dwellings covers the block from 6th to 7th streets and a row of four-story stone front dwellings extends from 5th to 6th streets. Number 94, at the southwest corner of 5th street, is a massive four-story brownstone house which is now on the market at \$40,000. A notable circumstance in connection with these large houses is that they are all oc-



PROSPECT PARK WEST AT THIRD STREET.



HAMPTON COURT APARTMENTS AT PROSPECT PARK WEST AND PRESIDENT STREET.

estate disposed of most of its holdings on Prospect Park West and in intersecting streets. Much of the property was given in payment for apartment houses and other improved property in Manhattan, while the remainder was sold to builders for improvement.

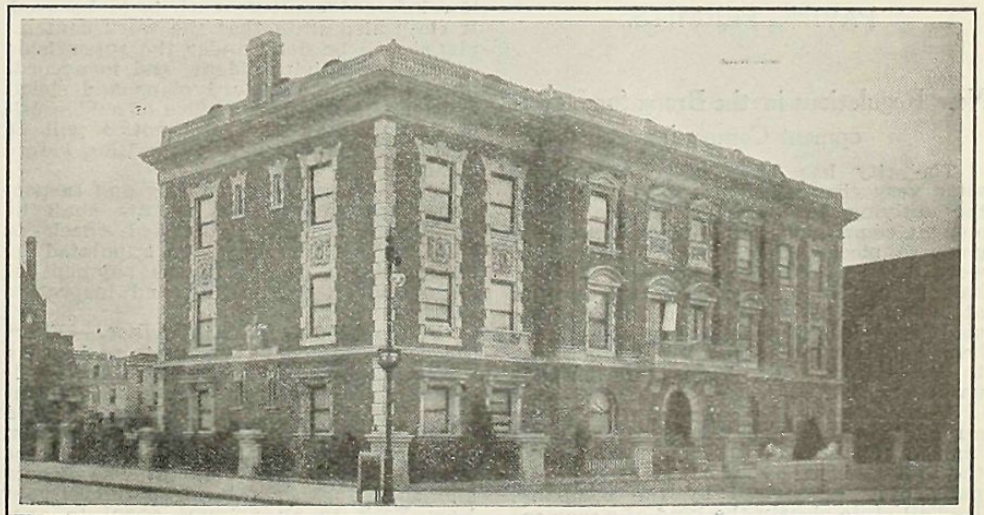
The first improvements on Prospect Park West were begun twenty years ago, when Jacob G. Dettmer and Henry C. Hulbert bought land and erected costly homes for their own occupancy. There was no general building movement in the street until about ten years ago because the Litchfield estate until that time would not sell its holdings and would not improve them. Charles G. Peterson and Charles Hart, two speculative builders, were the first to make extensive improvements in the street, each buying half a block front and erecting a row of stone front four-story dwellings that were held at from \$28,000 to \$40,000 each, the latter price being asked for the corner houses. The building world admired the initiative of these men, but the houses were carried a long time before they were sold. However, the structures gave character to the neighborhood and tended to cause the intersecting streets to be built up with fine dwellings. As a result the Park Slope section is the largest fine area of urban Brooklyn. Louis Bonert was another builder whose fine private houses gave character to the north half of Prospect Park West. He erected houses of rich design which were sold at from \$18,000 to \$25,000 or more each.

After these operations the thoroughfare remained dormant for a few years, or until 1902 when a Manhattan builder erected the six-story limestone elevator apartment house, known as Hampton Court, at the southwest corner of Pros-

The 3d street corner, which comprises a plot about 100 by 100 feet, is held at \$65,000; while the northwest corner of 4th street, 95 by 97½ feet, is held at \$57,000, or a little less than \$600 a front foot. The last vacant plot on the private residence block between Montgomery place and Garfield place is 47 by 100 feet in size, is owned by Otto Singer, a builder, and is held at \$28,000. A vacant lot, 24.8 by 89 feet at 20 Prospect Park West, between Carroll street and Montgomery place, is held at \$16,000 and it is the only vacant parcel on an otherwise finely improved dwelling block. Adjoining the Hampton

cupied except one and that is vacant because of the death of the owner. A fine detached three-story brick and stone dwelling at the southwest corner of 2d street and Prospect Park West was completed about one year ago by Ernest G. Draper, who occupies it. Three fine private mansions occupy the block of Prospect Park West from 1st to 2d street. A row of six-story elevator apartment houses extend from 8th to 9th street.

South of 9th street there are not so many vacant plots on Prospect Park West, rows of four-story non-elevator apartment houses predominating. Apart-



PETER W. ROUSS' RESIDENCE AT PROSPECT PARK WEST AND GARFIELD PLACE.

ments in these buildings are rented at the rate of from \$6 to \$8 a room; while the elevator apartments further north in the street are rented at the rate of from \$12 to \$14 a room. Four story non-elevator apartment houses occupy all of the blocks on Prospect Park West from 10th to 14th street. One block of them was built by Louis Beer, who is now retired from active business. From 14th to 15th street the thoroughfare is improved with a row

of one-story brick "taxpayers" containing stores. All of them are well rented and their occupants cater to an extensive neighborhood trade.

Strange to relate, a one-story brick "taxpayer" has just been built at the southwest corner of Prospect Park West and 9th street. It would seem as if this corner were worthier of a better building, but the owner and occupant is a Greek confectioner who for many years kept a

refreshment pavilion on this corner; and, he has reimproved it to suit his particular purposes. It is opposite a popular entrance to Prospect Park. Nearby at the northwest corner of 10th street, is a large vacant plot that is worth from \$300 to \$400 a front foot. There is a plaza at each end of Prospect Park West, while along the thoroughfare, but on the park side, run three lines of cars. Ninth avenue runs south of this street.

THE ADMINISTRATIVE PROBLEMS OF A NEW BOROUGH

Preparing a Suburban Territory For the Incoming of a Great Population Is An Unusual Proposition to Master—How the Borough Officers of Queens Are Responding to Big Responsibilities

By MAURICE E. CONNOLLY, President of the Borough of Queens

THE Borough of Queens, comprising almost one-half the land area of the entire city, presents administrative problems the most complex nature. These questions, unlike those in the other boroughs, are questions not of maintenance of existing improvements but of new construction—planning and designing for future generations when the present necessities are most pressing and difficult to satisfy. A few years ago a rural community familiar with only such problems as usually confront such a community, the borough is now called upon to care for a great influx of persons who have come to recognize in Queens, by reason of its physical, commercial and natural advantages, the borough destined to become the most important in the entire city. Manhattan has long ceased to be desired as a place of residence and the improved transit facilities will make it possible in a few minutes in the warm summer to travel from the intolerable heat of Manhattan to the cool and refreshing shores of the Sound on the north and the ocean on the south of Queens. As a natural summer resort, Queens cannot be rivaled. Many of the finest yacht clubs are located on the Long Island Sound and Jamaica Bay, where bathing and boating cannot be rivaled. In the center a natural ridge—the back-bone of the Island—commands an uninterrupted view of miles and miles of the ocean over ten miles distant and some of the most picturesque spots of the entire East are to be found within the confines of our county.

Dwellings have been built during the past few years at the most astonishing rate of over 5,000 a year and the assessed value of real estate has been increased in the past ten years from \$103,000,000 to the enormous amount of \$420,000,000. In one single year the increase was \$115,000,000 or upward of \$12,000,000 more than the total assessed value of all the land in our county at the time we became part of the City of New York. Our population has increased in proportion and the problem of providing for this situation is a most perplexing one. Under the Charter of New York no permanent improvement can be projected unless based upon a topographical map—a thing never heard of in Queens County before consolidation but a thing which existed in Manhattan since the year 1807.

In Manhattan there was the advantage for over 100 years of working after an established plan while in Queens we have been groping in the dark. It is gratifying for us to be able to say that since Mr. Clifford Moore has been in charge of this borough as much has been accomplished in the completion of the map in four months as in any two previous years. Not only this but those de-

siring to lay out real estate developments may now learn from a general plan devised by Mr. Moore exactly in what manner they may develop in conformity with what will be the eventual city plan of their location. In this way vast sums of money are saved to property owners and investors who can now lay out their land with the assurance that the city plan when adopted will not interfere with them.

The great influx of people into our



MAURICE E. CONNOLLY
Borough President.

county has, however, cast upon its citizens and taxpayers, burdens greater in proportion than those of any other borough. We are required to provide not only for present needs and present emergencies but to plan for years in the future and are asked to acquire at our expense land for improvements for future generations. This burden under which we must struggle does much to retard our natural development.

The members of the Board of Estimate and Apportionment have already come to realize that Queens is bearing burdens that are not her fair share and have at the general expense of the city and borough provided a sum of over \$1,500,000 for the permanent improvement

of the main highways of Queens, the traffic upon which passes through the borough and is more of city than of local origin. The expenditure of this very generous appropriation has been entrusted to Mr. G. Howland Leavitt, a public spirited and self-sacrificing citizen, Superintendent of Highways, than whom no man in the State is more competent to properly expend it, and under whose management a noticeable change for the better has been made in the condition of the highways.

The problem of supplying adequate sewers is also of vast importance. To sewer Manhattan, where sewage must be carried but a mile is simple, compared with the problem of designing and building sewers intended to provide for a county over 18 miles in diameter.

The work of constructing these gigantic sewers is rapidly progressing, but the expense is enormous for these as well as for the other improvements, all of which must be paid for by local assessments upon property benefited.

To relieve this expense Assemblyman Alfred Kennedy at the request of the borough authorities introduced and succeeded in passing a law which provided that when an assessment for local improvements amounted to 5 per cent. of the assessed value of the land the assessment may be paid in ten equal instalments, each instalment to be a separate lien only when due. The beneficial effect of this legislation is obvious and will afford a relief that will admit of more rapid development.

Long Island City is rapidly becoming an important manufacturing and commercial centre situated as it is at the entrance of the Belmont Tunnel and Queens Borough Bridge. Jamaica is fast developing into a vast railroad center, while the waterfront of Long Island Sound and East River offers unrivalled opportunities for commerce and, to the eastward, beautiful waterfront residential developments. Jamaica Bay is already being improved at the expense of the Federal, State and City governments as a barge terminal which will in time develop into a great port of entry accommodating ships of any size.

In short Queens is a borough of unequalled opportunities for the resident, the business man and for the real estate investor. Its natural advantages are unsurpassed. Its beauty unexcelled. Little wonder is it that the eyes of the entire city and State are upon it.

Confidence must be restored in this most abused and ill-treated of all boroughs. Queens must be allowed to develop as she should and if she is not held back by selfish interests she will in time be the greatest and most prosperous borough within the entire city.

PAVING PERMITS.

New Regulations in the Bronx for Development Companies.

The city has in past years allowed some very cheap pavements to be laid in the outlying boroughs by private development companies. These pavements have gone to pieces shortly after the streets were taken over by the city and the city has been forced to repave the streets at considerable cost. To avoid this source of loss the following rules have been adopted in the Bronx for pavements to be laid hereafter by private individuals:

"Applications for permits to pave streets or avenues shall be made, in writing, to the president of the borough by the individual or by an officer of the company duly authorized by the company. It shall state clearly the kind of pavement intended to be laid, and the character of its foundation; also, whether the curb-stone is to be set or reset in concrete, or

if reinforced concrete curb is to be used. It shall also state that the work contemplated will be done under the supervision of the borough president, and in accordance with the standard plans and specifications on file in the office of said president, and that 48 hours' notice will be given to the borough authorities before commencing work.

"Bond to cover Engineering and Inspection.—Applications for permits shall be accompanied with a certified check or bond for an amount to be stipulated by the president, to insure the payment of all necessary engineering and inspection charges.

"Bonds for 5-year Maintenance.—Where the contemplated pavement is to be of a material other than stone block, the applicant and paving contractor shall guarantee to maintain the pavement in good condition for a period of five years from the date of acceptance thereof by the president of the Borough of The Bronx, and shall furnish a bond to the City of New York to an amount equal to one-third of the total contract cost of the proposed pavement, including the curb and the pavement foundations, to insure

the maintenance of the pavement, curb and the pavement foundations throughout the period aforesaid.

"Restoration over Cuts.—The applicant shall provide in the agreement with the paving contractor, that the said contractor shall restore, during the aforesaid period of maintenance, at a price to be stipulated in said agreement, and upon 5 days' notice from the president of the borough, the pavement (including the foundations) over all openings made by corporations, or plumbers for making new service connections, or repairing, renewing or removing same, and over all trenches made for carrying sewer, water or gas pipes, or any other subsurface pipes, or conduits for the laying of which permits may be issued by the president.

"Affidavit of Cost.—The applicant shall, upon the completion of the work called for under the permit, furnish the city with a sworn statement of the total cost of the work, giving the cost of the pavement and its foundations separate from that of the curb."

Copies of these rules are being sent out by Borough President Miller to all development companies in the Bronx.

EXTENDING BROADWAY TO GOVERNOR'S ISLAND.

Plan is to Shift the City's Great Military Seat Down to Sandy Hook and to Take Steps to Equalize Realty Values Before It is Too Late to Do So.

IMAGINE the Great White Way shifted down to Governor's Island, and that isolated military seat transferred to Sandy Hook. Try to conceive of Staten Island vieing with Upper Manhattan as an apartment house center. Picture Staten Island, instead of the Jersey shore of the Hudson river, as the great railroad terminal for the entire city, with the Long Island Railroad and the Manhattan and Hudson tunnels becoming part of a rapid transit belt line service, extending from the Bronx, to Queens, to Kings, to Manhattan, to Richmond, to Jersey City, Bayonne, Newark, Hoboken and possibly Yonkers.

The reader will then have some idea of the Greater New York as proposed and worked out by no less an authority than T. Kennard Thomson, consulting engineer for the Municipal, Singer and other big buildings, whose project has been submitted to the Board of Estimate, in tentative form, through President Cromwell of the Borough of Richmond, for consideration in connection with his plan for improving the conditions of the Port of New York.

The feasibility of the project is unquestioned. Indeed, many engineers who have been asked to give their opinions, say that it is the only solution of the problem of how to equalize real estate values in this city. They say it has got to be done some time, if not in this generation, then in the next. They declare that it is the only alternative to annexing a part of New Jersey as a cure for the congestion evils of an already over-crowded city.

The cost to the city, according to Mr. Thomson, would be comparatively small. Besides, it would permit an economical disposal of the city's refuse instead of carting it out to sea in barge loads, only to have it returned to the harbor in the form of silt on each ebb and flow of the tide. The saving that would be effected by the government on its harbor dredging account would suffice almost to pay for the construction of the necessary sea walls to keep the harbor open to boats of constantly increasing size and depths.

In his letter to President Cromwell, Mr. Thomson, outlines his plan as follows:

The Proposal in Detail.

"As you are considering numerous plans for solving the serious problems of the Port of New York, I beg to submit mine for your approval, as it seems to combine the best features of the others, without their defects; and it will afford relief for possibly fifty years to come, being capable of expansion as desired, while the other schemes would make over-crowded conditions recurrent.

"My plan consists of two parts, the first of which I submitted to the Mayor last April and is as follows:

1. Extending the Battery four miles into the Bay by building a new city ten blocks wide by eighty blocks long, or 800 square blocks, thus adding 1,400 acres and over eight miles of new docks to Manhattan, including dry docks, sites for public buildings, etc.

"2. Connecting Staten Island to Manhattan by an eight-track tunnel one mile and a quarter long, thus giving the Pennsylvania, Baltimore & Ohio, and other railroads, the most direct entrance to Manhattan.

"3.—Connecting South Brooklyn with Manhattan extension by another tunnel.

"4.—Constructing freight tracks around Manhattan (six tracks) and around Staten Island (four tracks to start with) and also freight tracks around the Brooklyn shore, with the great benefit of an arrangement which would permit a full size freight car being promptly taken by the shortest route to any dock in New York City and at once unloaded without having made any unnecessary twenty-mile tour.

"And thus, without being asked for a cent of money, the city could obtain eight miles of new sea walls for docks, and increase the taxable value of Staten Island from \$50,000,000 to \$500,000,000 and also levy taxes on at least \$1,500,000,000 worth of new property; or, in short, collect over \$50,000,000 of new taxes every year.

"It has been claimed that these great improvements might depreciate the values of land on Manhattan. But how could any plan which involved the expenditure of at least \$50,000,000 every year in this locality help but improve every foot of New York City and State?

"It would take a Jules Verne to imagine all the benefits that would accrue among the lesser of which would be the doing

away with car floats, interferred currents at the Battery, saving of two hours time for ocean steamers, putting the City Hall in the center of New York instead of at the end; and, in fact, everything connected with the building of a model City Beautiful.

"Where rock can be reached, I would simply build a coffer dam and pump out, instead of back filling, then the building of subways, sewers, pipes, etc., would be simplicity itself.

"When I announced the first part of my scheme, I realized that inside of five years after completion my Manhattan extension would be entirely inadequate to take care of the growth of New York, the population of which, will probably double (from 6,000,000 to 12,000,000 in the next thirty years, if not restricted; so I developed the second part of my plan which I did not deem advisable to more than refer to in my announcement, but which I have now brought before the American Society of Civil Engineers. It is as follows:

1. Building a new Governor's Island near Sandy Hook (about 8 square miles) in such a way as to form a new bay much larger than the present New York Bay.

2. Reclaiming many acres on the inside of Sandy Hook.

3. Reclaiming two strips of land and connecting them with Staten Island in such a way as to form the maximum amount of fine harbors for docks, etc.,

making in all about 30 square miles of valuable property for shipping, manufacturing and other purposes; and

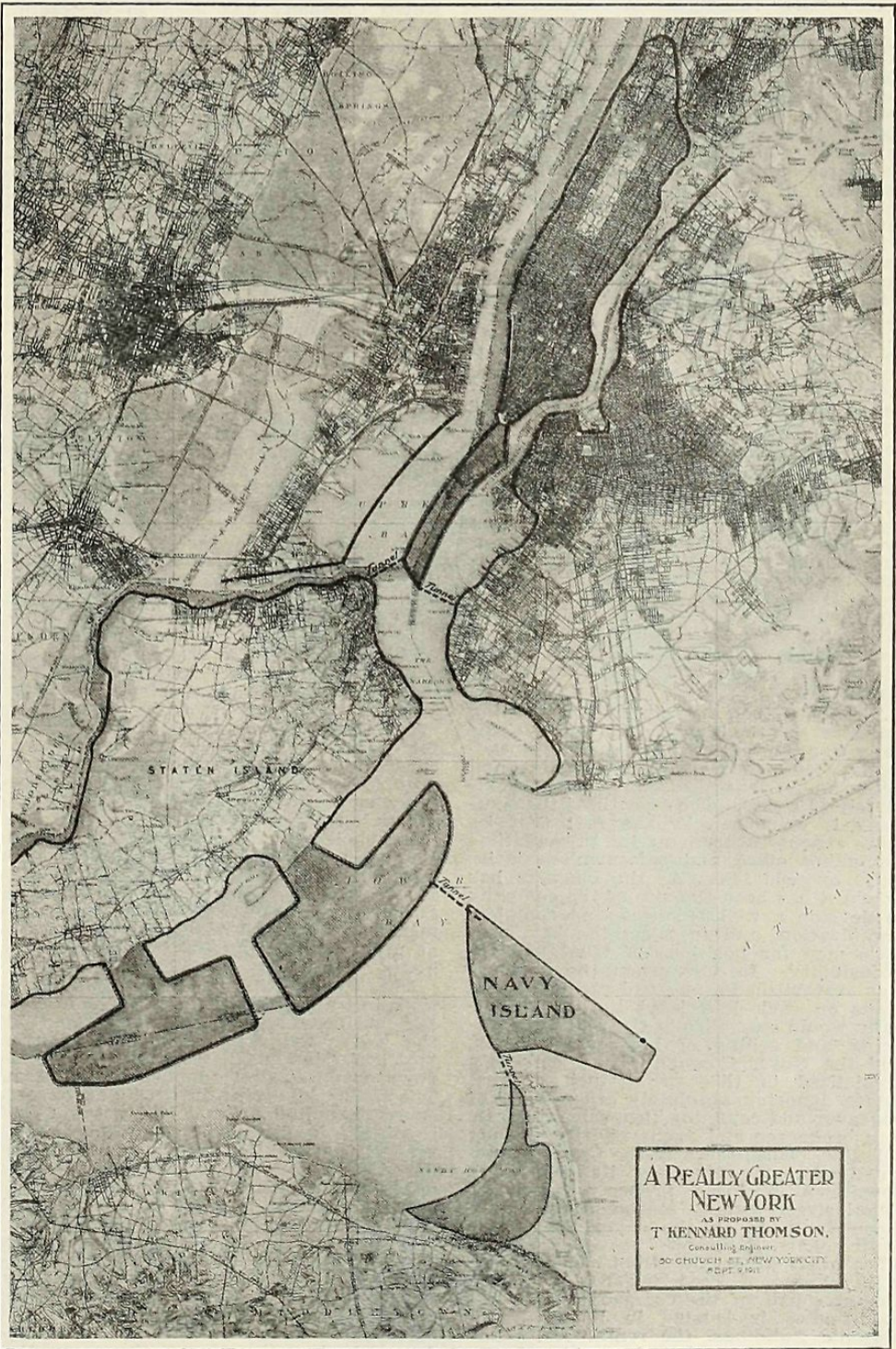
4. Connecting all these lands with tunnels.

"The Government could then give up the Brooklyn Navy Yard for a much better one; give up Governor's Island for a much finer island and the city would be able to take care of traffic of the Barge canal, the Panama canal, the Intercoastal canal and any other sudden increase, instead of being continually obliged to refuse requests for docks and forcing shipping to anchor in the Bay for days at a time—naturally an expensive procedure.

"Why then, waste time over plans which require millions of money from the city, and are, at best, of very debatable value, when all that is necessary is to endorse my plans and see that we receive the requisite authority to carry them out, without expense to the city?"

What a Real Estate Man Thought of It.

"I have often wondered," said a real estate broker, when Engineer Thomson's plan was explained to him, "where New York's great recreation center will be twenty-five years from now. We like to think of Times, Herald and Long Acre Squares and Riverside Drive as the last word in theatre, restaurant and apartment house locations, but it isn't. They (Continued on Page 914.)



HOW NEW YORK WOULD LOOK IF THE GREAT WHITE WAY WERE REMOVED TO GOVERNOR'S ISLAND.

A MODERN REAL ESTATE ORGANIZATION.

Story of the Charles F. Noyes Company—Details of Its Organization—A Brokerage Business Specializing in Various Departments—Data on the Cost of Handling New York Realty.

The story of the career of the Charles F. Noyes Company is an interesting one. A careful analysis of the organization of the company dispels any illusion that may possibly exist that the business of a successful real estate brokerage office can be handled with little expense and conducted with little capital. It also shows that the large brokerage offices of today are in a much better position to properly and efficiently manage real estate than is the smaller office and are more particularly in a better position to handle such business than any individual owner.

There are several offices in New York larger than the Charles F. Noyes Company, but there is no real estate firm that has been more prominent in the eye of the public during the past ten years, or whose growth has been more rapid, and there is no firm doing business in the downtown business section which has met with greater success managing, renting and selling downtown business property.

The business of the Charles F. Noyes Company was established by Mr. Noyes in 1898, and the business since this time has been under the active control and direction of its founder. Mr. Noyes came to New York from Norwich, Conn., at the age of twenty; so with an active experience of thirteen years in the business he is only thirty-three years old today. One of the reasons for the success of the company is the fact that many of the men in active positions started with Mr. Noyes while young; although the firm is a relatively old-established one today, yet its affairs are being directed by keen young men, each man being a specialist in his particular department. In selecting his associates—and Mr. Noyes considers every employee of his company an absolute partner and the office is conducted along co-operative lines—country boys have to a very large extent been selected and trained in the business. In this connection it is interesting to note that Frederick B. Lewis, vice-president of the company, is a Norwich man and that Joseph C. Worth, in charge of the company's collections, also comes from Mr. Noyes' home town. While relatively a young man, Mr. Lewis has been actively engaged in the real estate business since 1894.

Fisher P. Weaver, the secretary of the company and office manager, is also a country bred boy, having been born in White House, N. J., in 1881. F. W. Gridley, a director of the company, is from Syracuse. J. D. Cronan, another director, and who has been in the real estate business in New York City since 1892, comes from Milford, Mass. Among the other men born in small country places are S. W. Snow of Hallowell, Maine; W. C. McNaughton, of Plainfield; R. E. Leigh, of Clinton, N. J., and A. A. Murray of Baltimore.

The chief point of interest regarding the start of the Charles F. Noyes Company was the fact that the company practically commenced with no capital and with an expense account of approximately \$3 a day. The growth of the company is evidenced by the fact that its daily expense account at the present time (including office and salesmen's salaries only) exceeds \$300. As the business has grown it has been the aim of the company to develop a well balanced and complete organization, and to select the best possible men for positions of trust and responsibility. In 1898, when the business was established, an endorsement was made on each letterhead that the Company would specialize in the renting, managing and selling of business property, and the Noyes Company has steadfastly specialized in this one branch of real estate, ignoring absolutely other fields of endeavor and confining themselves strictly to a brokerage and agency business along this line. Until recently the Company devoted almost exclusively its efforts to downtown business property south of Canal street, but by reason of the many demands made on the company by uptown clients, it recently opened a branch office at 71 West 23d street, which office is in charge of Frederick B. Lewis, the vice-president of the company. This uptown office is located in the so-called Masonic Buildings, the rental and management of which has been placed exclusively with the company. The Masonic

Buildings in themselves represent an investment of four millions of dollars, and are modern nineteen-story buildings, covering a plot of 22,000 square feet, at 23d street, 24th street and Sixth avenue.

As stated before, the Noyes Company has endeavored to get the best "talent" possible for positions of trust and has selected relatively young but experienced men for various positions. It is a remarkable fact that in building up the organization Mr. Noyes has been successful in surrounding himself with the best type of men and with those best qualified to handle the duties directly in their charge. This policy has been pursued to such an extent that the organization is said to be almost perfect, with the result that the loss of any one or two men in the company is not directly felt. Mr. Weaver, the secretary and office manager, is peculiarly qualified for his position, having been trained, previous to his association with the Noyes Company, by the Western Electric Company.

J. D. Cronan, in charge of the sales department, is one of the best known brokers in New York and was formerly of J. D. Cronan & Co. Mr. Gridley, a director of the company and in charge of the office renting department, is considered one of the best office renting men in New York City, and it is largely due to Mr. Gridley's personality and ability that the office renting department of the Noyes Company has been so successful. Mr. Falconer, another director and in charge of the store and loft renting department, has been with Mr. Noyes for eleven years and is the oldest employee of the company.

Many people attribute the success of the Noyes Company to the fact that the management has always been exceptionally liberal with employees and that the business has been conducted on a liberal basis from every viewpoint. It is a well known fact that early profits were reinvested in newspaper advertising, and in paying salaries considerably over the existing salary level, with the desire to secure the very best service possible and to select the best possible men for positions of trust.

Years ago as the business was increasing it was self-apparent that one of the most important departments of the company was the department of accounts, and with this knowledge in mind Paul B. Warner, an expert public accountant, was engaged by the company five years ago to supervise this branch of the company's business. The accounting department is exclusively under Mr. Warner's direction and three book-keepers and cashiers are required to handle this end of the business. In the stenographic department women are exclusively employed and a force of eight stenographers is kept busy at all times under the direction of Mrs. A. Sillcock who is in charge.

Keynote of Success.—In the final analysis the main reason for the success of the Noyes Company is the persistent, honest effort by every employee towards a greater success for the Company and greater personal success in his department. No office or group of men has worked more consistently or harder. While many real estate offices open at 9:30 and close at 5, yet from choice the employees of the Noyes Company are on the job at 8:45 each morning, and it is a well known fact that Mr. Noyes, Mr. Weaver and the others in authority, as well as many of the salesmen, can be found at their desks at 6:30 at night and during the busy season the hours of effort are much longer.

The co-operating idea.—Many innovations in transacting the real estate brokerage business have been inaugurated by the Noyes Company. The large canvas "to let" sign now generally in vogue downtown was first adopted by this firm. The selling blueprint drawn by an experienced draughtsman and giving exact and itemized information regarding every property offered for sale was first introduced by the Noyes Company. Few offices in New York carry in their regular organization the services of an electrical engineer and a mechanical engineer exclusively for the benefit of their clients. These and other innovations have been introduced by this progressive Company but none of these innovations are of as great interest as the establishment of the office along co-operative lines. It is understood that the Noyes Company disburses its profits among all of its em-

ployees, and it is authoritatively stated that the salaries paid are in no manner diminished by reason of this condition.

The principal business of the Noyes Company is divided into three departments—selling, renting and managing.

Up to a few years ago the main business of the Company was selling and renting, and little attention was paid to the agency business which, while always carefully looked out for, was permitted to grow naturally and was not solicited or taken up as a feature of the Company's work. On account of the Company's tremendous success in renting and selling, due to the persistent work of Mr. Noyes, as well as Messrs. Cronan, Falconer, Gridley, Truax, McNaughton and Stelling, the Company decided a few years ago to push particularly the agency end of the business.

Its Agency Department.—The result has been that the agency business of the Noyes Company has doubled and quadrupled during the last few years. The reason for this is the exceptional service that the company renders its clients. This department is directly under the supervision of Mr. Noyes and Mr. Weaver. Robert E. Leigh, the plant engineer of the company, also works exclusively in this department. Mr. Leigh is an expert on power plants, elevators, pumps and machinery and in a dozen and one ways is of great use to owners with problems to take up with the various municipal and State departments. Other men in the agency department are Mr. Hagerup, Mr. Lynch, Mr. Smith, Mr. Snow, Mr. Murray, Mr. Worth, Jr. and Mr. McNamara.

Since this department has been taken up in an active way many new buildings have been placed exclusively in charge of the Noyes Company. In addition to about one hundred and fifty loft buildings scattered throughout the downtown neighborhood, high-class office buildings have been placed exclusively under control of the company; among these buildings are buildings such as the nineteen-story Masonic buildings previously referred to; the large Smith-Gray building at Broadway and Warren Street; the new sixteen-story Hilliard building at John and Dutch Streets, with two adjoining buildings; the Fulton-Chambers building on Fulton Street; the Frankel building on John Street; the Market and Fulton National Bank building; the buildings at 37-9 Liberty Street and 44-6 Maiden Lane, owned by the Lawyers Title Insurance and Trust Company; The Liverpool and Globe building at 45 William street; the Hays building at 21-23 Maiden Lane; the Wolfe building at 82-4 William Street; the Hanover building at 130-2 Pearl Street, extending through to Water Street, and the 61 Beekman Street building, occupying block front on Gold Street from Beekman to Ann Streets.

New buildings are continuously being placed on the hands of the Noyes Company for management simply on the basis of service rendered and results procured. This agency business has grown so rapidly that the Noyes Company is carrying on its books several thousand tenants, and it is self-apparent that, with such a large and important agency business, supplies and material can be purchased, and are purchased, at the lowest possible unit of cost. The strong renting department that the company has also enables the Noyes Company to make a much better showing with its clients than the showing made by any individual owner, or by many other real estate agents.

Neither a talk with any of the officers or employees of the Noyes Company, or a call at their office, would indicate the fact that the firm is one of the largest in the business. Most of the active men during the business day are outside, canvassing for new business and working up regular business. Neither Mr. Noyes, nor any of the employees of the company, is willing to admit that the business is an important one, but frankly state that the business is still in its initial stage and the company is trying to improve continually all departments. There is no more ambitious office in New York City than that of the Charles F. Noyes Company, and based on previous experience it is reasonable to expect that the business will keep on growing in size and influence until it becomes one of the representative businesses of New York City.

Members of the firm and staff who have contributed to the success of
THE CHARLES F. NOYES CO.



CHAS. F. NOYES,
President.



FREDERICK B. LEWIS,
Vice-President.



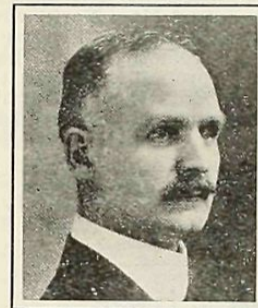
FISHER P. WEAVER,
Secretary.



JOSEPH D. CRONAN,
Director-Salesman.



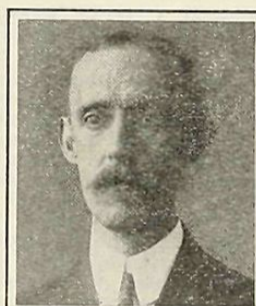
WILLIAM B. FALCONER,
Director-Salesman.



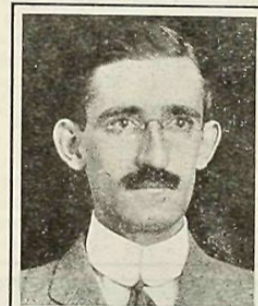
FRANCIS W. GRIDLEY,
Director-Salesman.



JAMES HAGERUP,
Agency Department.



GEORGE E. LYNCH,
Agency Department.



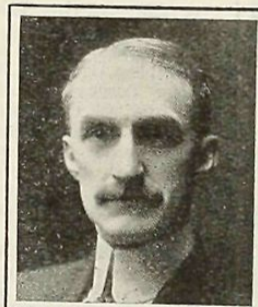
ROBERT E. LEIGH, M. E.,
Plant Engineer.



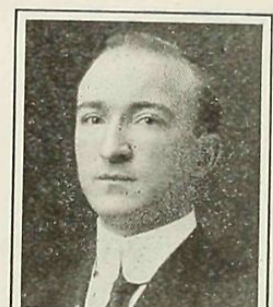
WALTER C. McNAUGHTON,
Salesman.



ARDEN E. TRUAX,
Salesman.



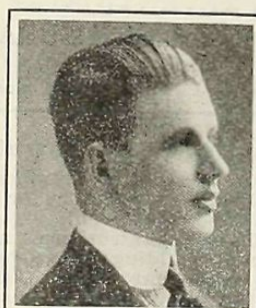
PAUL B. WARNER,
Accountant.



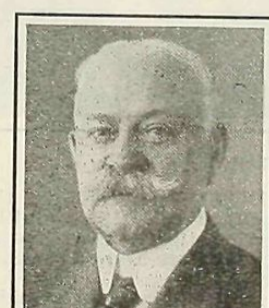
EDWARD SMITH,
Draughtsman.



HERMAN C. STELLING,
Salesman.



ALBERT A. MURRAY,
Agency Dept.



SAMUEL W. SNOW,
Salesman.



CHARLES H. McNAMARA,
Mailing Dept.



JOSEPH C. WORTH, JR.,
Agency Dept.

White Way on Governor's Island.

(Continued from Page 911.)

will shift, just as they have shifted before. It is not New York's nature to stand still. It is laid out wrong for its inhabitants to find permanency of location.

"As New York grows, it will be a veritable forest of towering structures. It is doubtful if the law will ever be stretched to permit apartment houses to be built higher than twelve stories. When Manhattan becomes a twenty-story city, what chance has the luxurious apartment house of today to have satisfactory visitor or breathing space?"

"Do you not also think that the tendency will be to take even the apartment house outside of Manhattan? And which of the five boroughs offer the best inducements for permanent light, air and vista. Isn't it Staten Island with its sea breezes?"

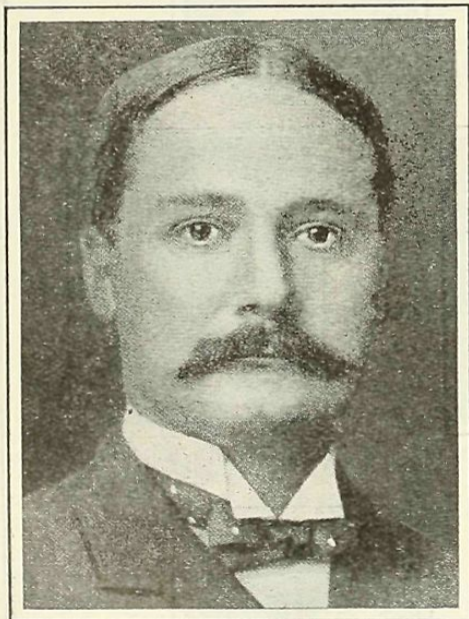
"And isn't it just as true that when the apartment houses depart from Manhattan that the restaurants and theatres will follow them? And if Richmond becomes the apartment house borough of New York, isn't it just as probable that these places of amusement will desire to be in the very heart of New York, where residents of all boroughs will have an equal distance to travel to get to them? And is it not also probable that in that time the stores will seek the geographical center of New York just as they are seeking the geographical center of New York at present?"

"I do not think Mr. Thomson's view is visionary. I think he has merely put into writing what we have all been subconscious of."

Edgar J. Levey.

Former Deputy Comptroller Edgar J. Levey, an authority on municipal finance and real estate affairs, died April 26 at the Post Graduate Hospital, following an operation for appendicitis. He was 48 years old and was born in Manhattan.

Mr. Levey was connected with the Finance Department for a period of ten years, first as private secretary to Comptroller Myers in 1891, then as assistant deputy in 1893, and three years later he was appointed full deputy by Comptroller Fitch. He retired from the department



EDGAR J. LEVEY.

on December 31, 1901, but from the time of his appointment as full deputy until he got out he was practically the secretary of the Board of Estimate and of the Sinking Fund Commission.

Later on Mr. Levey became president of the Title Insurance Company, the New York Mortgage and Security Company, the Lawyers' Engineering and Surveying Company, and was Vice President of the Chelsea Realty Company, besides being a Director in the Equitable Life Assurance Society, the Barney Estate Company and the Bush Terminal Company, vice-president of the Chelsea Realty Company and the Hudson Mortgage Company, and a member of the executive committee of the Alliance Realty Company. He had been a member of the Roosevelt commission to revise the city charter, and chairman of the McClellan Commission on Taxation and Finance. He had been a member of the Manhattan, Columbia, University and Brooklyn Yacht clubs. His first wife was Miss Julia B. P. Harrison, who died in 1904. His second wife, Mrs. Amelia H. Speed, of Louisville, Ky., with two step-children survive him.

At a joint meeting of the boards of directors of the Title Insurance Company of New York and the New York Mortgage and Security Company, on Tuesday, April 30, 1912, appropriate resolutions were adopted, saying in part:

"To him, this company owes in large part the sound foundation of wisdom in design, and energy in execution, upon which the structure of its prosperous business has been erected. He brought to our service a large experience of finance, acquired in long and responsible connection with the Comptroller's office of the city; and the economic principles which underlie sound financial practice were the subject of his continued study and reflection.

"The organization of our corporate establishment, its management, and its development, are greatly due to his constructive skill, to his painstaking care of detail, and to his clear foresight. In the conduct of its daily business, he employed the like qualities, as well as prudence, richness of resource, courage, persistence, exactness of judgment, and instinctive tact."

A memorial meeting was held in the Council Chamber at the City Hall on Thursday. Mayor Gaynor said that such a gathering in honor of one who does his duty as a citizen and an official conscientiously and well should "serve to encourage every public officer to do his duty every day, in an even manner, unruffled and unannoyed by criticism that may be aimed undeservedly."

Other speakers were Comptroller Prendergast, William Jay Schieffelin, Francis Lynde Stetson, ex-Justice Morgan J. O'Brien, Herbert L. Satterlee, Lawrence Veiller and Henry W. Taft.

Merger of Two Notable Firms.

The election of A. P. W. Kinnan to the presidency of the Union Dime Savings Bank has brought about some important changes in two well known real estate firms. The business of J. Romaine Brown & Co., of which firm Mr. Kinnan has been a member for twenty-five years, has been made a corporation, into which has been merged the business of Charles Griffith Moses & Bro. The officers and directors of the new company, which is to be known as the J. Romaine Brown Company, are: J. Romaine Brown, president. Charles Griffith Moses, vice president; Elliott L. Brown, treasurer; Eugene S. L. Moses, secretary. These, in addition to Mr. Kinnan, are to form the directorate.

The present office of J. Romaine Brown & Co., in the Tilden Building, Nos. 105-9 West 40th street, will be the company's principal office, and the former office of Charles Griffith Moses & Bro., in the Liberty Tower, 55 Liberty street, will be continued as the company's downtown office.

J. Romaine Brown is the oldest living real estate broker in New York City, having been actively engaged in the business since 1856. It is also an interesting fact in connection with this merger that Charles Griffith Moses was for several years prior to starting in business on his own account connected with J. Romaine Brown & Co., and now after eighteen years returns to his former association.

FIRE PREVENTION and INSURANCE

Conducted by PETER JOSEPH McKEON

What Is Insurable Property?

Fire insurance can be obtained for the following kinds of property, or property value connected with a building:

The building or structure; machinery for service of building; improvements to building; apartment house equipment; rents; rental value; leases; leasehold for excess profit.

The Building of Structure. The insurance of a building or structure includes protection for all the goods and materials that enter into the completed structure. All the structural members, the appurtenances and conveniences, the permanent fixtures—in brief, everything for which the owner spends money in building and equipping the building as a shelter, place of business or for other purposes or uses. The details are stated more or less specifically in the "form" of the policy.

A typical "form" describing what is insured, as a building, is as follows:

"On the (class of construction) building, additions, extensions and connections thereto with foundations, sidewalks, railings, fences and all permanent fixtures contained in or belonging to same or under sidewalks thereof; glass of every description in doors and windows, wall and

ceiling decorations, awnings, steam, gas and water pipes, heating, plumbing, gas fitting, lighting, ventilating and electrical apparatus; also to cover engines, boilers, pumps, elevators, hoistways, runways and all fittings thereto, and on all appurtenances, appliances and equipments to said buildings, situate No."

Machinery for the Service of the Building. This can be insured at the same rate as the building, provided it is owned by the owner of the building, and is for the service or use of the building. It cannot be insured in this way if it is also used for manufacturing purposes; neither can manufacturing apparatus be insured in this way.

Improvements to Building. These are considered to be additions to the structure or to the permanent fixtures, which are made by lessees. They are usually insured only by the lessee for his own protection. The necessity for such insurance is because if a fire occurs and these improvements are damaged or destroyed the lessee must stand the loss.

The Rate for Improvement to Building when these are insured separately from the building itself is the regular building rate plus 25 per cent. A maximum rate is fixed at the highest Contents Rate—that is, the highest rate paid by any tenant in the building.

Apartment House Equipment. The owner of an apartment house may insure certain personal property used for the service of the apartment house at the same rate and by the same policy which insures the building. The personal property which can be insured in this way is stated in the following clause:

"Apartment House Personal Property Limitation Clause."

"Personal property, if any, belonging exclusively to the assured hereunder and in actual use solely for the furnishing of such apartments, viz., oilcloths, carpets and matting on hall and stairs; and window shades contained therein; also awnings belonging to said building attached to or stored therein; also fuel contained and intended for use therein, are covered hereunder."

The personal property above stated must belong to the owner of the building, and it must be used for the service of the building.

Another rule that must be observed is that the building must be an apartment house as defined by the Fire Insurance Exchange, which uses the same definition as the Tenement House Department—that is, a building in which apartments are rented to three or more families, whose housekeeping is conducted in their own apartments respectively. This definition includes apartment houses with stores, but excludes dwellings and two-family houses.

Rents. An owner of a building can protect himself against loss of money caused by a building becoming untenable in case of fire—that is, he can insure his rents and the rental value of a building. Insurance of rents applies to premises that are actually rented, while insurance of rental value applies to premises that are not actually rented, but are capable of being rented.

The Insurance of Rents is done under the following clause:

"\$. On the rents of the story building situate and known as No."

The intention of this insurance is to make good the loss of rents, caused by fire or lightning, actually sustained by the assured on occupied or rented portions of the premises which have become untenable, for and during such time as may be necessary to restore the premises to the same tenable condition as before the fire; said time, in case of disagreement, to be determined by appraisal in the manner provided in the conditions of this policy; but this company shall not be liable for a greater proportion of any loss than the sum hereby insured bears to the actual annual rental of entire occupied or rented portions of the premises."

The cost of Rental Insurance is the regular building rate plus 25 per cent.

Rental Value. The insurance of rental value is done under the following clause:

"\$. On the rents, or rental value of the story building situated and known as No."

The intention of this insurance is to make good the loss of rents, or rental value, caused by fire or lightning, actually sustained by the assured on portions of the premises which have become untenable, whether occupied or vacant at the time of said fire, for and during such time as may be necessary to restore the premises to the same tenable conditions as before the fire; such time, in case of disagreement, to be determined by appraisal in the manner provided in the conditions of this policy; but this company shall not be liable for a greater proportion of any loss than the sum hereby insured bears to the annual rents or rental value of the entire premises."

The cost of Rental Value Insurance is the same as the rate of the building.

If the rents for part of a building is insured, the rate is the same as the tenant's, with a reduction of 20 per cent., but such reduced rate cannot be allowed within the building rate.

Rents in Restricted Sprinkler Schedule Buildings. Rents in this class of buildings can be insured at 80 per cent. of the building rate.

Pier Rents. Lessees of city piers who are liable for rent of such piers can insure their liability at the rate of the pier structure, with a reduction of 25 per cent.

Pew Rents. These may be insured the same as other rents.

Rent Insurance is limited in amount to the amount of the annual rental.

MUNICIPAL IMPROVEMENTS.

Public and Local Works Contemplated in the Greater City.

A Summary of the Proceedings of the Local Boards, the Board of Estimate, the Supreme Court and Various Commissions and Bureaus Relating to Street and Other City and Borough Improvements

The news collected here under the general head of Municipal Improvements is intended to be of service to property owners as well as contractors and brokers. It covers every measure looking toward a change in the City Map, toward the acquisition of title to real estate by the city or toward construction work, including the grading of streets, the laying of sewers, the building of schools, etc. Each such measure is acted upon by one or more—generally by several—official bodies before it becomes a valid ordinance. In these columns, the successive official acts pertaining to it are noted from the time it is introduced in a Local Board or in the Board of Estimate. Wherever public hearings on it are granted, the fact is also announced.

Municipal improvements may be divided into two classes—those that are paid for out of the general tax levy and those that are paid for wholly or in part by special assessments on the property owners benefited. The latter, which are the more important to real estate owners, originate in the Local Boards. However, every local improvement, except certain street improvements calling for an expenditure of not more than \$2,000, must be submitted to the Board of Estimate for authorization.

The news is classified and is printed in this order: Local Board Calendars, Local Board Resolutions, Proceedings of the Board of Estimate, Public Hearings, Assessments Due and Payable.

LOCAL BOARD CALENDARS

As regards the majority of city improvements, including all that call for special assessments, the Local Boards are in a sense neighborhood legislatures. They have absolute authority over certain street improvements, costing not more than \$2,000. With respect to all other local improvements, they exercise full legislative functions, subject to approval by the Board of Estimate. The Board of Estimate seldom vetoes a measure coming from a Local Board. It is before the latter that the property owner should be most watchful to make himself heard concerning proposed improvements. When a Local Board resolution comes before the Board of Estimate, the presumption of expediency is on the side of the measure, as this has been adopted after open consideration by a body supposed to be familiar with local sentiment.

There are twenty-five Local Improvement Districts in the city, each with its Local Board. This is composed of the Borough President and of the Aldermen who represent the Aldermanic districts within the Local Improvement District. The Borough President's secretary acts as secretary of the several boards. Each board has jurisdiction over matters relating to its district. In the case of matters relating to two or more districts, the boards of the districts affected sit in common. The meetings are subject to call by the Borough President.

Local Board of Washington Heights.

AT CITY HALL, ON MAY 7, AT 11 A. M.

211TH ST.—Paving from Broadway to the Harlem River.

214TH ST.—Paving from Broadway to the Harlem River.

TUNNEL ST.—Request that title to A TUNNEL STREET extending from Bennett av to Riverside Drive as a continuation tunnel now being constructed from Broadway to St. Nicholas av at about 190th st.

260TH ST.—Paving from 10th av to the Harlem River.

Local Board of Murray Hill.

AT CITY HALL, ON MAY 7, AT 11.20 A. M.

WEST 23D ST.—Repair of sidewalks at 250-252.

Local Board of Morrisania.

AT MUNICIPAL BUILDING, 3D AND 177TH ST, ON MAY 8, AT 8 P. M.

EDGEWATER RD.—Paving with granite blocks on a sand foundation the roadway of EDGEWATER RD, from Garrison av to Seneca av, setting curb where necessary, together with all work incidental thereto. Said pavements being designated under chapter 546 of the Laws of 1910 as Class "A" pavement. Pet. 600.

SENECA AV.—Paving with granite blocks on a sand foundation the roadway of SENECA AV, from Hunts Point av to Edgewater rd, setting curb where necessary, together with all work incidental thereto. Said pavement being designated under chapter 546, Laws of 1910, as Class "A" pavement. Pet 601.

FOX ST.—Paving with sheet asphalt on a concrete foundation the roadway of FOX ST, from Av St. John to East 156th st, and from East 156th st to Longwood av, with asphalt blocks on a concrete foundation, curb, etc., said pavement is designated under chapter 546 of the Laws of 1910, as Class "A" pavement. Pet 603.

TIFFANY ST.—Constructing sewers and appurtenances in Tiffany st, bet Whitlock av and Lafayette av, etc. Pet 612.

Local Board of Chester.

AT MUNICIPAL BUILDING, 3D AV AND 177TH ST, ON MAY 8, AT 8.15 P. M.

STORROW ST.—Regulating, grading, etc, flagging the sidewalks a space four ft. wide, laying crosswalks, building approaches and erecting fences where necessary in STORROW ST, from the Public place at 177th st and Westchester av to Unionport rd, etc. Pet. 588.

MACLAY AV.—Constructing sewer bet Zerenga av and Seddon st. Pet. 589.

ST. LAWRENCE AV, ETC.—Constructing a sewer, etc., in St. Lawrence av, bet Tremont av and Randolph av; and in BEACON AV, bet Tremont av and Rosedale av; and in COMMONWEALTH AV, bet Beacon av and Tremont av. Pet. 590.

UNIONPORT RD.—Regulating and grading, setting curbstones, flagging the sidewalks a space 4 ft. wide, laying crosswalks, building approaches and erecting fences where necessary in UNIONPORT RD, from Morris Park av to White Plains av, near Bear Swamp rd, etc. Pet. 599.

ERICSON PL.—Acquiring title to the lands necessary for ERICSON PL, from Fort Schuyler rd to Appleton av. Pet. 604.

APPLETON AV.—Acquiring title to the lands necessary for APPLETON AV, from Fort Schuyler rd to Westchester av. Pet. 605.

WALKER AV.—Paving with asphalt blocks on a concrete foundation the roadway of WALKER AV, from Morris Park av to Unionport rd, etc. Said pavement being designated under chapter 546 of the Laws of 1910 as Class "A" pavement. Pet. 608.

UNIONPORT RD.—Regulating, grading, setting curbstones, flagging the sidewalks a space 4 ft. wide, laying crosswalks, building approaches and erecting fences where necessary in UNIONPORT RD, from Morris Park av to Walker av, etc. Pet. 611.

TREMONT AV.—Constructing a sewer, bet Theriot av and Rosedale av. Pet. 613.

MC GRAW AV.—Regulating, grading, etc., from Theriot av to Taylor av. Pet. 572.

GRAY ST.—Regulating, grading, etc., from Tremont av to Unionport rd. Pet. 581.

THROGS NECK BOULEVARD.—Laying out, from the north line of Layton av or Town Dock rd to Eastern Boulevard. Pet. 582.

THROGS NECK BOULEVARD.—Acquiring title from the north line of Layton av to Eastern Boulevard. Pet. 583.

STORROW ST.—Regulating, grading, etc., from the public place at 177th st and Westchester av to Wood av. Pet. 565.

NEEDHAM AV.—Acquiring title, bet East 216th st and East 222d st, as shown on section 35 of the city map. Pet. 566.

PENNYFIELD AV, ETC.—Sewer and appurtenances in PENNYFIELD AV, from East River to Chaffee av; and in CHAFFEE AV, bet Pennyfield av and Throgs Neck Boulevard; THROGS NECK BOULEVARD, bet Chaffee av and Barclay av; with overflows from Throgs Neck Boulevard and Chaffee av to the East River; and from Throgs Neck Boulevard and Dewey av to Long Island Sound.

BAKER AV.—Reducing the width of BAKER AV, from a 60-ft. street to a 50-ft. street, from White Plains rd to Garfield st, a distance of one block, so as to conform with BAKER AV from White Plains rd to Matthews av. Pet. 551.

MEAD ST.—Reduction of width of MEAD ST, from 60-ft. to 50-ft. bet Garfield st and Unionport rd. Pet. 570.

CITY ISLAND.—Laying out the portion at BELDEN POINT, etc., as a PUBLIC PARK. Pet. 587.

Local Board of Crotona.

AT MUNICIPAL BUILDING, 3D AV AND 177TH ST, ON MAY 8, AT 8.30 P. M.

EAST 173D ST.—Paving with sheet asphalt on a concrete foundation the roadway of EAST 173D ST, from Minford pl to the Southern boulevard, setting curb where necessary, together with all work incidental thereto. Said pavement is designated under chapter 546 of the Laws of 1910 as Class "A" pavement. Pet. 598.

VYSE AV.—Paving with asphalt blocks on a concrete foundation the roadway of VYSE AV, from East 172d st to East 173d st, setting curb where necessary, together with all work incidental thereto; said pavement being designated under chapter 546 of the Laws of 1910, as Class "A" pavement. Pet. 607.

EAST 174TH ST.—Paving EAST 174TH ST, from Boston rd to Bryant av, with asphalt blocks on concrete, and paving EAST 174TH ST, from Bryant av to West Farms rd with granite blocks on concrete. Class "A" pavement. Pet. 532.

Local Board of Van Cortlandt.

AT MUNICIPAL BUILDING, 3D AV AND 177TH ST, ON MAY 8, AT 8.45 P. M.

SPUYTEN DUYVIL RD.—Constructing a sewer and appurtenances in SPUYTEN DUYVIL RD, bet Riverdale av and West 240th st; and in WEST 240TH ST, bet Spuyten Duyvil rd and the east side of Broadway at Van Cortlandt Park. Pet. 596.

EAST 161ST ST.—Change of grade of EAST 161ST ST, from the Grand Boulevard and Concourse to Morris av, and of the intersected streets affected thereby; and the extension of EAST 162D ST, from Sheridan av to Sherman av, dated April 6, 1912. This map also embodies the widening of EAST 161ST ST, bet Sheridan av and the Grand Boulevard and Concourse, which was shown on a map dated November 30, 1908. Pet. 597.

AQUEDUCT AV.—Paving with granite blocks on a sand foundation the roadway of AQUEDUCT AV, from the south crosswalk at Burnside av to the north side of 181st st, setting curb where necessary, together with all work incidental thereto. Said pavement being designated under chapter 546 of the Law of 1910 as Class "A" pavement. Pet. 602.

TIEBOUT AV.—Paving with granite blocks on a concrete foundation the roadway of TIEBOUT AV, from 180th st to Fordham rd, where the gradient is over 6 per cent., and with asphalt blocks on a concrete foundation where the gradient is 6 per cent. or under, setting curb where necessary, together with all work incidental thereto. Said pavement being designated under chapter 546 of the Laws of 1910 as Class "A" pavement. Pet. 606.

TYNDALL AV.—Constructing a sewer and appurtenances in Tyndall av, bet Mosholu av and a point about 265 ft north of West 260th st. Pet. 609.

SHERIDAN AV.—Acquiring title to the lands necessary for SHERIDAN AV, from 169th st to Belmont st. Pet. 610.

MORRIS AV.—Paving with bituminous pavement on a concrete foundation the roadway of MORRIS AV, from East 18th st to Fordham rd, adjusting curb where necessary, etc.; said pavement being designated under chapter 484 of the Laws of 1912, as a preliminary pavement. Pet. 614.

A NEW STREET.—Laying out A NEW STREET north of 163d st, so as to connect Courtlandt av and Melrose av viaduct approach, at a width of about 60 ft (irregular). Pet. 584.

EAST 242D ST.—Regulating, grading, etc., from the east side of Katonah av, to the north boundary line of the city.

Local Board of Newtown and Jamaica.

AT BOROUGH OFFICE, LONG ISLAND CITY, ON MAY 10, AT 2 P. M.

VANDERVEER AV.—To legally open (where not already legally acquired) from Jamaica av to Sutter av, 4th Ward.

JEROME AV.—Regulating and grading the sidewalk spaces, etc., from Boyd (Park) av to Greenwood av, 4th Ward.

AMITY ST, ETC.—Construction of a storm water overflow in AMITY ST, from Lawrence st to Flushing Creek; the reconstruction of the GROVE ST sewer from Lawrence st to a point about 350 ft. west of Jagger av, and a sewer and appurtenances in LAWRENCE ST, from Amity st to Bank st, 3d Ward.

PUMPING PLANT.—For the erection of a PUMPING PLANT at the intersection of OAK ST AND WEST AV; and a CAST IRON PRESSURE PIPE in OAK ST, from West av to Jamaica av; and in JAMAICA AV, from Oak st to Laburnum av, 3d Ward.

Local Board of Newtown.

AT BOROUGH OFFICE, LONG ISLAND CITY, ON MAY 10, AT 2 P. M.

LINDEN AV, ETC.—Construction of a sewer, etc., in LINDEN AV, from Myrtle av to State st; in STATE ST, from Linden av to Prince st; in PRINCE ST, from State st to Washington st; in WASHINGTON ST, from Prince st to Lawrence st, and in LAWRENCE ST, from Washington st to Amity st, 3d Ward.

SEWER THROUGH CITY PROPERTY.—Construction of a sewer, etc., through the property of THE CITY OF NEW YORK, from Flushing Creek to Lawrence st; in LAWRENCE ST, from the property of The City of New York to Myrtle av; in MYRTLE AV, from Lawrence st to Whitestone av, and a TEMPORARY SCREENING CHAMBER near Flushing Creek, 3d Ward.

CAMELIA ST.—To lay 6-INCH PIPE for house connections where not already laid, from the sewer to the curb line in CAMELIA ST, from the Boulevard to Crescent st, 1st Ward.

ANDREWS ST.—Regulating, grading, etc., and paving with granite block on a concrete foundation ANDREWS (Helen) ST, from Metropolitan av to Zeidler st, 2d Ward.

SENECA AV.—To ELIMINATE from the FINAL MAP of the city SENECA AV, from Summerfield st to St. Felix av, 2d Ward.

FOREST AV.—Regulating, grading, etc., and paving with asphalt on a concrete foundation FOREST AV, from Myrtle av to the north house line of Halleck (Edsall) av, 2d Ward.

13TH ST.—Construction of a sewer from the Boulevard to Van Alst av, 1st Ward.

SNEDEKER AV.—To legally open from Jamaica av to Atlantic av, 4th Ward.

HANCOCK ST.—Construction of a sewer from Cypress av to Wyckoff av, 2d Ward.

CRESCENT ST, ETC.—Regulating, reregulating, grading, regrading, etc., in CRESCENT ST, from South Jane st to Nott av, and in NOTT AV, from Hunter av to Jackson av, 1st Ward.

NOTT AV.—Paving with granite blocks on a concrete foundation, from Vernon av to the bulkhead line of the East River, 1st Ward.

COVERT AV.—To legally open, from the Brooklyn borough line to the Long Island Railroad, 2d Ward.

CASPIAN ST, ETC.—Regulating, paving, etc., and repaving with second-hand granite blocks on a sand foundation **CASPIAN (ATLANTIC) ST.** from Nurge st to Arnold (William) st, and **ARNOLD ST.** from Caspian st to Zeidler av, 2d Ward.

JUNCTION AV.—Regulating, grading, etc., from Burnside av to Jackson av, 2d Ward.

DEKALB AV.—Regulating, grading, etc., and paving with improved granite blocks on a concrete foundation, from Kings County line to Onderdonk av, 2d Ward.

SILVER ST.—Regulating, grading, etc., and paving with sheet asphalt on a concrete foundation from Fresh Pond rd to Buchman av, 2d Ward.

HANCOCK ST.—To pave, from Webster av to Vernon av, 1st Ward.

COVERT AV.—To legally open, from the Brooklyn borough line to the Long Island Railroad, 2d Ward.

CRESCENT ST, ETC.—Paving with wooden block pavement on a concrete foundation the **WIDENED PORTION OF CRESCENT ST.** from South Jane st to Nott av, and **NOTT AV.** from Hunter av to Jackson av, 1st Ward.

HUNT (GROVE) ST.—Regulating, grading, etc., bet Van Dine st and Junction av, 2d Ward.

FOREST AV.—To legally open **FOREST AV.** from a property line about 85 ft. east of Summerfield st to Walter st, 2d Ward.

GROUT AV (PERCY ST).—Regulating and grading, from Betts av to Schroeder pl, 2d Ward.

NURGE ST.—Regulating, grading, etc., and paving with granite blocks on a concrete foundation from Metropolitan av to Arctic st, 2d Ward.

JACKSON AV.—Construction of a sewer, etc., from South Washington pl to Skillman pl, 1st Ward.

WEBSTER AV.—Pave with asphalt block on a concrete foundation, from Vernon av to Jackson av, 1st Ward.

FULTON AV AND MAIN ST.—To legally open and widen **FULTON AV AND MAIN ST.** from Mills st to Van Alst av, 1st Ward.

CAMELIA ST.—Regulating, curbing, etc., and paving with asphalt blocks on a concrete foundation the roadway of **CAMELIA ST.** from Boulevard to Crescent st, 1st Ward.

JACOBSON (3D) ST.—Regulating, grading, etc., from Warner (Whitney) av to Elmhurst av, 2d Ward.

CASPIAN ST, ETC.—Regulating, grading, etc., from Nurge st to Arnold (William) st, and in **ARNOLD ST.** from Caspian (Atlantic) st to Zeidler av, 2d Ward.

VAN DINE ST.—Regulating, grading, etc., from Roosevelt av to Kingsland av, 2d Ward.

NUGGET PL.—Regulating, grading the sidewalk spaces, etc., in **NUGGET PL.** (Dakota av), from Fulton (8th) st to Rockaway Boulevard, 4th Ward.

CLEVELAND AV.—Regulate, grade, etc., **CLEVELAND AV, WOODSIDE,** from Thomson av to Skillman av, 2d Ward.

PROCEEDINGS OF THE BOARD OF ESTIMATE.

All city improvements, whether public or local, come before the Board of Estimate for authorization. The board invariably grants one or more public hearings on every measure. The hearings are noted in advance in another column under the general head of Public Hearings. In the present column are noted the resolutions passed by the board concerning public or local improvements:

MANHATTAN.

PECK SLIP.—Laying out a **PUBLIC PARK** in **PECK SLIP,** from Front st to South st. Adopted.

TUNNEL.—Laying out a **TUNNEL STREET** to extend from Bennett av to Riverside Drive. Adopted.

5TH AV.—Removal of sidewalk encroachments, from 14th st to 23d st. Adopted.

4TH AV, ETC.—Changing the grade of **4TH AV.** from East 32d st to East 34th st; of **PARK AV.** from East 34th st to East 35th st; of **EAST 33D ST.** from 4th av to a point 256 ft. east therefrom; and of **EAST 34TH ST.** from Madison av to a point 238 ft. east of Park av. Public hearing on June 13.

12TH AV.—Paving with granite block, from West 134th st to the north line of West 135th st. Preliminary work. Adopted.

WEST 150TH ST.—Paving with asphalt block and curbing and recurbing, from 7th av to 8th av. Preliminary work. Adopted.

NORTHERN AV.—Paving with asphalt block, curbing and recurbing, from West 177th st to West 181st st. Adopted.

EAST 34TH ST.—Fixing the roadway width from Madison av to Park av at 53 ft. and removing all sidewalk encroachments which do not conform with the terms of the order of the Superintendent of Buildings. Adopted.

DOCK DEPT.—Request from the Dock Commissioner for the establishing of the position of **REAL ESTATE INVESTIGATOR,** at \$3,000 a year, for one incumbent. Referred to the Committee on Salaries and Grades.

CENTRAL PARK, ETC.—Letter from the City Club of New York calling the attention of the Board to the condition of the roadways in **CENTRAL PARK** and **RIVERSIDE DRIVE,** and urging that they be rebuilt from the bottom up and that a sufficient amount of money be placed at the command of the Park Commissioner to accomplish this during the coming summer. Referred to the Corporate Stock Budget Committee.

181ST ST AND ST. NICHOLAS AV.—Request for the issue of \$40,000 corporate stock for extra work under contract No. 1 in connection with the installation of two additional elevators in the station at **181ST ST AND ST. NICHOLAS AV.** Referred to the Corporate Stock Budget Committee.

DEPT. OF DOCKS AND FERRIES.—Report of the Sinking Fund Commissioners recommending the issue of \$592,110 corporate stock, the proceeds to be used by the **DEPT. OF DOCKS AND FERRIES** as follows: For property to be acquired through condemnation proceedings, being the bulkhead bet piers (new) 20 and (old) 27, bulkhead bet piers (old) 27 and 28, bulkhead easterly of piers (old) 28, pier old (27) (Dover St. Pier), pier old (28) (Dover St. Pier east), \$522,110; for the construction of pier 21, East River, \$70,000. Total, \$592,110. Adopted, that bonds to be issued be taken from the dock bonds appropriated, when exempted.

LEXINGTON AV SUBWAY.—Report of the Comptroller recommending that the Board consent to the award of the proposed contract bet the O'Rourke Engineering Construction Co. and the City for the construction of **SECTION 2A, ROUTE NO. 5,** of the **LEXINGTON AV SUBWAY,** extending along Broadway, beginning about 90 ft. north of the center line of Walker st to about 50 ft. north of the center line of Howard st, and to authorize the issue of \$912,351.60 corporate stock to provide means. Laid over for one week.

OLD CROTON AQUEDUCT.—Reconstructing and improving. Laid over for one week.

NEW MUNICIPAL BUILDING.—Installation of **ELEVATORS.** Matter was laid over for two weeks.

BROOKLYN BRIDGE.—Report of the Comptroller recommending approval of the form of contract, estimated cost, etc., for the construction of the **SUBWAY CONNECTION** for the Manhattan terminal of **BROOKLYN BRIDGE.** Adopted.

RECREATION CENTER.—Request of the Board of Aldermen for the immediate acquisition of **PROPERTY** north of 136th st and east of Lenox av, for a **RECREATION CENTER.** Referred to the Public Recreation Commission.

CITY HOSPITAL, BLACKWELLS ISLAND.—Report of the Comptroller recommending approval of the form of contract, etc., and estimate of cost (\$47,000) for furnishing labor and materials for the erection and completion of a **DORMITORY FOR FEMALE HELP** at the **CITY HOSPITAL, BLACKWELLS ISLAND.** Adopted.

METROPOLITAN HOSPITAL, BLACKWELLS ISLAND.—Report of the Comptroller recommending the form of contract, plans, etc., and estimated cost (\$95,000) for furnishing all the labor and materials for the erection and completion of a **DORMITORY FOR MALE HELP** at the **METROPOLITAN HOSPITAL.** Adopted.

CHILDREN'S COURT.—Report of the Corporate Stock Budget Committee recommending an additional issue of \$85,000 corporate stock to provide means for the erection of a new building for the **CHILDREN'S COURT** (including architect's fees). Adopted.

WEST 28TH ST.—Report of the Comptroller recommending purchase, at private sale, of property in the north side of **WEST 28TH ST.** bet 9th and 10th avs, as a site for a **PUBLIC BATH,** at prices not exceeding \$14,750 for Parcel No. 1 and \$27,000 for Parcel No. 2. And further recommending that Parcel No. 3 within said area be acquired by condemnation, as the owner refuses to sell the premises. Both resolutions adopted.

PUBLIC HEARINGS.

One or more hearings are granted in connection with all proposed improvements. In the case of local improvements, the first hearing is by the Local Board. Such hearings are noted in this news department of the Record and Guide under the general head of Local Board Calendars. Hearings by all other bodies are noted in the present column.

In acquiring title to land for streets, sewers, parks, approaches to bridges, etc., condemnation proceedings are commonly resorted to. A proceeding having been authorized by the Board of Estimate, the Corporation Counsel makes application to the Supreme Court for the appointment of three commissioners. If the cost of the land is to be paid wholly or in part by property owners benefited, the commissioners are known as commissioners of estimate and assessment. They hold their meetings at the Bureau of Street Openings, a clerical and legal organization under the supervision of the Corporation Counsel charged with the management of all legal proceedings which involve awards for damages or assessments for benefit to land.

If the cost of the land is to be paid by the city as a whole, as in the case of school sites, dock property, etc., the commissioners are known as commissioners of estimate and appraisal, whose place of meeting is at 258 Broadway.

In the case of assessments for local improvements of a physical nature which do not have to be confirmed by a court of record, the assessments come before three permanent commissioners appointed by the Mayor. They constitute the Board of Assessors, which has to do with assessments in such improvements as the regulating and grading of streets, the laying of sewers, etc.

By the Board of Estimate.

At a meeting of the Board of Estimate to be held in the City Hall, Manhattan, on May 9, at 10.30 a. m., the following matters, among others, will be considered:

MANHATTAN BRIDGE.—Application of the **BROOKLYN & NORTH RIVER R. R. CO.** for a franchise, for a term of 10 years, etc., to construct, maintain and operate a double-track street surface overhead trolley railroad at a point in Manhattan at or near the intersection

of Canal st and the Bowery, opposite the property acquired by The City of New York for a terminal to the Manhattan Bridge; thence south in, upon and across Canal st to the south side thereof; thence upon the land acquired by the City for bridge terminal purposes in Manhattan; thence in and upon said bridge terminal to the approach of the Manhattan Bridge in Manhattan; thence upon and along the said bridge approach in Manhattan, the Manhattan Bridge, and the bridge approach in Brooklyn, to land acquired for the Manhattan Bridge terminal in Brooklyn; thence upon and along the said land to Nassau st; thence in, upon and across Nassau st to Flatbush av extension; thence in and upon Flatbush av extension to a terminal at or near the intersection of Flatbush av extension with Fulton st, Brooklyn.

By the Board of Assessors.

320 BROADWAY, MANHATTAN.

PROPOSED ASSESSMENTS.

The following proposed assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested. All persons whose interests are affected by the following assessments, and who are opposed to the same, or either of them, are requested to present their objections, in writing, to the Secretary of the Board of Assessors at the above address, on or before May 28, 1912, at 11 a. m., at which time and place the said objections will be heard and testimony received in reference thereto:

MANHATTAN.

167TH ST.—Basin at the northwest corner of 167th st and Audubon av. Area of assessment: Block 2124.

WEST 141ST ST.—Sewer, bet Riverside Drive and Broadway. Area of assessment: Block 2028. **BRONX.**

BASSFORD AV.—Paving, etc., bet East 182d st and 3d av. Area of assessment: Block 2483.

EAST 160TH ST.—Paving, etc., bet Cauldwell and Forest avs. Area of assessment: Block 2484.

EAST 182D ST.—Paving, etc., bet Park and Bassford avs, and bet Washington and 3d avs. Area of assessment: Block 2486.

TEASDALE PL.—Paving, bet Boston rd and Trinity av. Area of assessment: Block —.

QUEENS.

2D AV.—Regulating, grading, etc., and paving, bet Jackson and Flushing avs, 1st Ward. Area of assessment: 2362.

NEWTOWN AV.—Regulating, grading, etc., and paving, bet Flushing and Grand avs, 1st Ward. Area of assessment: Block 2427.

GRAHAM AV.—Regulating, grading, etc., bet 2d av and Academy st, 1st Ward. Area of assessment: Block 2509.

MONSON ST.—Grading and flagging, bet Fulton and Franklin sts, 1st Ward. Area of assessment extends to within half of the block at the intersecting streets.

APPLICATIONS FOR APPOINTMENT OF COMMISSIONERS.

At a Special Term of the Supreme Court for the hearing of motions, to be held in the County Court House, Brooklyn, on May 10, application will be made for the appointment of commissioners of estimate and a commissioner of assessment in each of the following proceedings:

FOSDICK AV, ETC., QUEENS.—Acquiring title to the lands, etc., required for opening and extending **FOSDICK AV,** from Otto st to Luther pl; **LUTHER PL,** from Fosdick av to Lafayette st; **LAFAYETTE ST,** from Otto st to Indiana pl, and **TOMPKINS PL,** from Edsall av to Indiana pl, 2d Ward.

AMBOY RD, RICHMOND.—Acquiring title to the lands, etc., required for opening and extending from Foster's rd to Huguenot av, 5th Ward.

At Special Term, Part 3, of the Supreme Court, Manhattan, on May 9, at the opening of court, application will be made for the appointment of commissioners of estimate and a commissioner of assessment in each of the following proceedings:

VICTOR ST, ETC., BRONX.—Acquiring title to the lands, etc., required for opening and extending **VICTOR ST,** from Van Nest av to Rhinelander av; **RHINELANDER AV,** from Old Unionport rd to White Plains rd, and **CRUGER AV,** from White Plains rd to Rhinelander av, 24th Ward.

EAST 233D ST, BRONX.—Acquiring title to the lands, etc., required for opening and extending **EAST 233D ST,** from Baychester av to Boston rd at Hutchinson River, 24th Ward.

FORT SCHUYLER RD, BRONX.—Acquiring title to the lands, etc., required for opening and extending **FORT SCHUYLER RD,** from the east boundary of lands acquired for West Farms rd at Westchester Creek to Shore Drive, 24th Ward.

WEST 172D ST, BRONX.—Acquiring title to the lands, etc., required for opening and extending **WEST 172D ST,** from Inwood av to Jerome av, as laid out on section 15 of the final maps, 24th Ward.

EXAMINATION OF COMMISSIONERS.

The commissioners named in each of the following proceedings will attend a Special Term of the Supreme Court for the hearing of ex parte motions, in the County Court House, Brooklyn, on May 13, at the opening of court, to be examined as to their qualifications by any one interested:

COTTON ST, RICHMOND.—Acquiring title to the lands, etc., required for opening and extending from Arrietta st to Griffin st, 2d Ward. Samuel H. Evins, Jas. T. Rourke and Wm. W. Bryan, commissioners.

CROCHERON ST, RICHMOND.—Acquiring title to the lands, etc., required for an easement for sewer purposes in **CROCHERON ST** and along **NORTHFIELD DITCH,** from Richmond av to Blackford av, 3d Ward. Wm. Allaire Short, Robt. G. Tompkins and Stuart Walker, commissioners.

ANDREWS ST, QUEENS.—Acquiring title to the lands, etc., required for opening and extending ANDREWS ST (unofficial name), bet Olivet av and Long Island Railroad, 2d Ward. Patrick J. Mara, commissioner of estimate and assessment in the above matter, in place of John J. Trapp, deceased, will attend a Special Term of the Supreme Court for the hearing of motions in the Queens County Court House, Long Island City, on May 6, to be examined as to his qualifications by any one interested.

FINAL REPORTS.

PUBLIC PL, QUEENS.—Acquiring title to the lands, etc., required for opening and extending THE PUBLIC PL (unofficial name) bounded by Van Alst av, 9th st and Jackson av, 1st Ward. The final reports in the above matter will be presented, for confirmation, to Special Term, Part 1, Supreme Court, Queens County Court House, Long Island City, on May 7, at the opening of court.

EAST 205TH ST (ADEE AV), BRONX.—Acquiring title to the lands, etc., required for opening and extending EAST 205TH ST (unofficial name), from White Plains rd to Boston Post rd, 24th Ward. The final report in the above proceeding will be presented, for confirmation, to Special Term, Part 3, Supreme Court, County Court House, Manhattan, on May 7, at 10.30 a. m.

BILLS OF COSTS.

BRONX BOULEVARD.—Acquiring title to the lands, etc., required for opening and extending BRONX BOULEVARD (unofficial name), from Old Boston Post rd to East 242d st (De Milt av), 24th Ward, Bronx. The supplemental and additional bill of costs in the above matter will be presented, for taxation, to Special Term, Part 1, Supreme Court, Manhattan, on May 13, at 10.30 a. m.

HEBERTON AV, RICHMOND.—Acquiring title to the lands, etc., required for opening and extending HEBERTON AV, bet a line about 188 ft. north of Ann st and Richmond Terrace, 3d Ward. The supplemental and additional bills of cost in the above proceeding will be presented, for taxation, to a Special Term of the Supreme Court for the hearing of motions, at the County Court House, St. George, S. I., on May 11, at the opening of court.

APPLICATIONS TO AMEND PROCEEDINGS.

13TH ST, QUEENS.—In the matter of acquiring title to the lands, etc., required for opening and extending of 13TH ST, from Hunterspoint av to the bulkhead line of the East River, 1st Ward, application will be made to a Special Term of the Supreme Court for the hearing of motions, in the County Court House, Brooklyn, on May 10, for an order amending the proceedings so as to relate to 13TH ST, from Vernon av to Crescent st (Crescent).

CRUGER AV, ETC., BRONX.—In the matter of acquiring title to the lands, etc., required for opening and extending CRUGER AV, from Williamsbridge rd to South Oak drive; CRUGER AV, from South Oak drive to Gun Hill rd; HOLLAND AV, from Williamsbridge rd to South Oak drive, and MAPLE ST, from Gun Hill rd to East 215th st, 24th Ward, application will be made to Special Term, Part 3, Supreme Court, Manhattan, on May 9, for an order amending the proceeding so as to relate to Maple st as shown upon a map or plan adopted by the Board of Estimate and Apportionment on October 19, 1911.

By Comm's of Estimate and Assessment.

BUREAU OF STREET OPENINGS, 90 WEST BROADWAY, MANHATTAN.

MONDAY, MAY 6.

TIBBETT AV, ETC., BRONX.—TIBBETT AV, from West 230th st to West 240th st; CORLEAR AV, from West 230th st to West 240th st. At 2 p. m.

BEACH AV, ETC., BRONX.—BEACH AV, from Gleason av to West Farms rd; TAYLOR AV, from Westchester av to West Farms rd. At 3.30 p. m.

WHITE PLAINS RD, BRONX.—From the north boundary of the city to Morris Park av. (Closing.) At 10 a. m.

WEST 184TH ST, ETC., BRONX.—WEST 184TH ST, from Broadway to an UNNAMED STREET (Overlook Terrace) and opening and extending said UNNAMED STREET, from West 184th st to Fort Washington av. At 1 p. m.

TUESDAY, MAY 7.

TIBBETT AV, ETC., BRONX.—TIBBETT AV, from West 230th st to West 240th st; CORLEAR AV, from West 230th st to West 240th st. (Assessment.) At 2 p. m.

BLONDELL AV, BRONX.—From Barlow st to Westchester av. At 12 m.

LYVERE ST, ETC., BRONX.—LYVERE ST, bet Zerega av and West Farms rd; FULLER ST, BUCK ST, bet Zerega av and Seddon st; MACLAY AV, bet Parker st and West Farms rd; STEARNS ST, bet Glover st and Parker st; DORSEY ST, bet Zerega av and Seddon st. At 1 p. m.

THROGS NECK BOULEVARD, BRONX.—From Eastern Boulevard to Shore Drive. (Assessment.) At 2 p. m.

ROSEWOOD ST, BRONX.—From Bronx Boulevard to White Plains rd and from White Plains rd to Cruger av. At 3 p. m.

OLMSTEAD AV, ETC., BRONX.—OLMSTEAD AV (formerly Av D south of Westchester av, and Jefferson st north therefrom, bet Protectory av and the bulkhead line of Pugsley's Creek; and, ODELL ST (Jackson st), bet Unionport rd and Protectory av; and, PURDY ST (Washington st), bet Westchester av and Protectory av. At 3 p. m.

HAVEMEYER AV, BRONX.—Bet Lacombe av and Westchester av. At 2 p. m.

EASTERN BOULEVARD, BRONX.—From the property line of the N. Y., N. H. & H. R. R. to Hunts Point rd. At 2 p. m.

CASTLE HILL AV, ETC., BRONX.—CASTLE HILL AV, from West Farms rd to the public place at its south terminus; of CASTLE HILL AV, fronting on Westchester Creek to the East river and Pugsley's Creek. At 11 a. m.

ZEREGA AV, BRONX.—From Castle Hill av near Hart's st to Castle Hill av, at or near West Farms rd, being the whole length of ZEREGA AV (including Av A and Green la). At 12 m.

BOSTON RD, BRONX.—Bet White Plains rd and the north line of the city. At 3 p. m.

EAST 222D ST, BRONX.—(Formerly 8th st or av).—From Bronx river to 7th st. At 2 p. m.

FORT GEORGE SEWER.—From Amsterdam av to Harlem river. At 4 p. m.

FRESH POND RD, QUEENS.—From Flushing av to Myrtle av. At 3 p. m.

WEDNESDAY, MAY 8.

CASTLETON BOULEVARD, RICHMOND.—From Forest av to Castleton av. At 3 p. m.

HAVILAND AV, ETC., BRONX.—HAVILAND AV, from Virginia av to Zerega av; BLACKROCK AV, CHATTERTON AV, from Virginia av to the bulkhead line of Westchester Creek; WATSON AV, from Clasons Point rd to Havemeyer av, and from the unnamed street west of Zerega av to the bulkhead line of Westchester Creek. At 3.30 p. m.

SEDGWICK AV, BRONX.—From Jerome to the line bet the 23d and 24th Wards, at West 169th st. (Assessment.) At 2.30 p. m.

ROSEDALE AV, ETC., BRONX.—ROSEDALE AV, COMMONWEALTH AV and ST. LAWRENCE AV, bet Westchester av and West Farms rd. At 11.30 a. m.

ROSEDALE AV, ETC., BRONX.—Bet the same points as above mentioned. (Assessment.) At 12 m.

PUBLIC (SEASIDE) PARK, QUEENS.—At Rockaway Beach, 5th Ward, as shown on a map of the Board of Estimate, dated July 27, 1911, etc., etc. At 10 a. m.

THURSDAY, MAY 9.

TUNNEL STREET.—Easement from Broadway north of Fairview av to the subway station at West 191st st and St. Nicholas av. At 4 p. m.

THERIOT AV, ETC., BRONX.—THERIOT AV, from Gleason av to West Farms rd; and LE-LAND AV, from Westchester av to West Farms rd. At 11 a. m.

KINSELLA ST, ETC., BRONX.—KINSELLA ST, bet Matthews (Rose) st and Bear Swamp rd; VAN NEST (COLUMBUS) AV, bet West Farms rd and Bear Swamp rd. At 10.15 a. m.

EAST 190TH (ST. JAMES) ST, BRONX.—From Jerome av to Creston av. At 12.30 p. m.

FRIDAY, MAY 10.

SEAMAN AV, MANHATTAN.—SEAMAN AV, from Academy st to Dyckman st; and the UNNAMED STREET northeast from Dyckman st, from Seaman av to Broadway. (Assessment.) At 3.45 p. m.

WHITE PLAINS RD, BRONX.—Bet a point near Old Unionport rd and a point near Thwaites pl. At 3.30 p. m.

By Comm's of Estimate and Assessment.

CRESTON AV, BRONX.—Acquiring title to the lands, etc., required for opening CRESTON AV (unofficial name), from Tremont av to Minerva pl, as the same has been heretofore laid out and designated as a first-class street or road, in the 24th Ward. John DeWitt Warner, Peter A. Walsh and James A. Donnelly, commissioners of estimate and assessment in the above proceeding, have completed their estimate and assessment, and all persons opposed to the same must present their objections, in writing, with the commissioners, at 90 West Broadway, on or before May 17, and they will hear all such parties, in person, on May 21, at 9.30 a. m.

EAST 236TH ST, BRONX.—Acquiring title to the lands, etc., required for opening and extending EAST 236TH ST, from 1st st (Bullard av) to Barnes av, and EAST 237TH ST, from Bullard av (1st st) to Barnes av, 24th Ward. Geo. B. Hayes, Wm. J. Kelly and Monroe Goldwater, commissioners of estimate in the above proceeding, have completed their estimate of damage, and all persons opposed to the same must file their objections, in writing, with the commissioners, at 90 West Broadway, Manhattan, on or before May 13; and they will hear all such parties, in person, on May 15, at 3 p. m.

Geo. B. Hays, commissioner of assessment in the same proceeding, has completed his estimate of benefit, and all persons opposed to the same must file their objections, in writing, with the commissioner, at 90 West Broadway, Manhattan, on or before May 13; and he will hear all such parties, in person, on May 16, at 3 p. m.

EAST 227TH ST AND EAST 228TH ST, BRONX.—Acquiring title to the lands, etc., required for opening and extending EAST 227TH ST, bet Lavonia av and Bronxwood av, and EAST 228TH ST, bet Chapin st (1st st) and Lavonia av, 24th Ward. N. J. O'Connell, J. C. Edwards and M. J. Donnelly, commissioners of estimate in the above proceeding, have completed their estimate of damage, and all persons opposed to the same must present their objections, in writing, to the commissioners, at 90 West Broadway, Manhattan, on or before May 20; and they will hear all such parties, in person, on May 21, at 2 p. m.

M. J. Donnelly, commissioner of assessment in the same proceeding, has completed his estimate of benefit, and all persons opposed to the same must present their objections, in writing, to the commissioner, at 90 West Broadway, Manhattan, on or before May 20; and he will hear all such parties, in person, on May 22, at 2 p. m.

PITKIN AV, BROOKLYN.—Acquiring title to

the lands, etc., required for opening and extending PITKIN AV, from East New York av to Stone av, 26th Ward. David F. Manning, Edw. H. Lockwood and Frank V. Kelly, commissioners of estimate in the above proceeding, have completed their estimate of damage, and all persons opposed to the same must present their objections, in writing, to the commissioners, at 166 Montague street, on or before May 20, and they will hear all such parties, in person, on May 22, at 3.30 p. m.

David F. Manning, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and all persons opposed to the same must present their objections, in writing, to the commissioner, at 166 Montague st, Brooklyn, on or before May 20, and he will hear all such parties, in person, on May 23, at 3.30 p. m.

JOHNSON ST, ETC., BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending JOHNSON ST, from East 7th st to Coney Island av; EAST 7TH ST, from Church av to Av C, and from Ditmas av (Av E) to 18th av; and EAST 8TH ST, from Caton pl to Johnson st, and from Church av to Av C, 29th Ward. Myler Purvin and Edw. Lyons, commissioners of estimate in the above proceeding, have completed their estimate of damage, and all persons opposed to the same must file their objections, in writing, with the commissioners, at 166 Montague st, Brooklyn, on or before May 20; and they will hear all such parties, in person, on May 23, at 4 p. m.

Myles Purvin, commissioner of assessment in the same proceeding, has completed his estimate of benefit, and all parties opposed to the same must file their objections, in writing, with the commissioner, at 166 Montague st, Brooklyn, on or before May 20; and he will hear all such parties, in person, on May 24, at 4 p. m.

EAST 9TH ST, ETC., BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending EAST 9TH ST, bet Foster av and Av T, and EAST 10TH ST, bet Foster av and Av Q, including the lands of the Long Island Railroad Co., 29th, 30th and 31st Wards. Everett Greene, David J. Hogan and H. E. Farrell, commissioners of estimate in the above proceeding, have completed their estimate of damage, and all persons opposed to the same must file their objections, in writing, with the commissioners, at 166 Montague st, Brooklyn, on or before May 20; and they will hear all such parties, in person, on May 22, at 2.30 p. m.

Everett Greene, commissioner of assessment in the same proceeding, has completed his estimate of benefit, and all parties opposed to the same must file their objections, in writing, with the commissioner, at 166 Montague st, Brooklyn, on or before May 20; and he will hear all such parties, in person, on May 23, at 2.30 p. m.

Change of Grade Claims.

All persons claiming to have been injured by a change of grade in the regulating and grading of the following named streets must present their claims, in writing, to the Secretary of the Board of Assessors, 320 Broadway, Manhattan, on or before May 7, 1912, at 11 a. m., at which place and time the said Board of Assessors will receive evidence and testimony of the nature and extent of such injury. Claimants are requested to make their claims for damages upon the blank form prepared by the Board of Assessors, copies of which may be obtained upon application at the above office:

MANHATTAN.

167TH ST AND AUDUBON AV.—Basin at the northwest corner. Area of assessment: Block 2124. List 2471.

WEST 141ST ST.—Sewer, bet Riverside Drive and Broadway. Area of assessment: Block 2088. List 2481.

BRONX.

BASSFORD AV.—Paving and curbing, bet 182d st and 3d av. List 2483.

EAST 160TH ST.—Paving and curbing, bet Cauldwell and Forest avs. List 2484.

EAST 182D ST.—Paving and curbing EAST 182D ST, bet Park av and Bassford av, and bet Washington av and 3d av. List 2486.

TEASDALE PL.—Paving and curbing, bet Boston rd and Trinity av. List 2487.

QUEENS.

2D AV.—Regulating, grading, etc., and paving, bet Jackson and Flushing avs, 2d Ward. List 2362.

NEWTOWN AV.—Regulating, grading, etc., bet Flushing and Grand avs, 1st Ward. List 2427.

GRAHAM AV.—Regulating, grading, etc., bet 2d av and Academy st, 1st Ward. List 2509.

MONSON ST.—Grading and flagging, bet Fulton and Franklin sts, 1st Ward.

NOTE.—The area of assessment in each of the above proceedings, except where otherwise stated, extends to within half the block at the intersecting streets.

All persons claiming to have been injured by a change of grade in the regulating and grading of the following named streets will present their claims, in writing, to the Secretary of the Board of Assessors, 320 Broadway, Manhattan, on or before May 14, 1912, at 11 a. m., at which place and time the said Board of Assessors will receive evidence and testimony of the nature and extent of such injury. Claimants are requested to make their claims for damages upon the blank form prepared by the Board of Assessors, copies of which may be obtained upon application at the above office:

QUEENS.

18TH AV.—From Jackson av to Grant av. List 2544.

FREEMAN AV.—From Crescent to William st. List 2545.

ASSESSMENTS PAYABLE.

The Comptroller gives notice to all persons affected by the following improvements that the assessments for the same are now due and payable. Unless paid on or before the date mentioned interest will be charged at the rate of 7 per cent. per annum from the date when such assessments become liens to the date of payment:

MANHATTAN.

WEST 47TH ST.—Restoring asphalt pavement in front of Nos. 2, 4 and 6, 19th Ward. Area of assessment: South side of the street, 100 ft. west of 5th av. Lot 42, Block 1262. June 17.

BRONX.

EAST 166TH ST.—Paving the roadway and setting curb from Webster av to Morris av, 23d Ward. Area of assessment: Both sides of 166TH ST, from Webster av to Morris av, and to the extent of half the block at the intersecting streets. June 16.

CRIMMINS AV.—Paving the roadway and setting curb from East 141st st to St. Mary's av, 23d Ward. Area of assessment: Both sides of CRIMMINS AV, from East 141st st to St. Mary's st, and to the extent of half the block at the intersecting streets. June 16.

BRYANT AV.—Paving the roadway and setting curb from Westchester av to East 172d st, 23d Ward. Area of assessment: Both sides of BRYANT AV, from Westchester av to East 172d st, and to the extent of half the block at the intersecting streets. June 16.

WEST 157TH ST.—Opening, from Broadway to Audubon av, 12th Ward. Area of assessment: Bounded on the north by a line midway bet West 157th st and West 158th st, on the east by a line distant 100 ft. east from and parallel with the east line of Broadway, the said distance being measured at right angles to Broadway, on the south by a line midway bet West 156th st and West 157th st, and on the west by a line at right angles to West 157th st, and passing through a point on its south side midway bet its intersection with Riverside Drive and Audubon pl. June 21.

VILLA AV.—PAVING, from Bedford Park boulevard to Van Cortland av, and SETTING CURB where necessary, 24th Ward. Area of assessment: Both sides of VILLA AV, from Bedford Park boulevard (East 200th st) to Van Cortland av, and to the extent of half the block at the intersecting streets and avenues. June 22.

GRAND BOULEVARD AND CONCOURSE.—Acquiring title to an extension of and approaching to the south end of the GRAND BOULEVARD AND CONCOURSE, from East 158th st to East 164th st, 23d Ward. Area of assessment obtainable at the Bureau of Assessments and Arrears, 3d av and 17th st. June 24.

LONGFELLOW AV.—Paving the roadway and setting curb from Westchester av to Freeman st, 23d Ward. Area of assessment: Both sides of LONGFELLOW AV, from Westchester av to Freeman st, and to the extent of half the block at the intersecting streets. June 16.

EAST 172D ST.—Paving the roadway and setting curb from Seabury pl to Southern Boulevard, 24th Ward. Area of assessment: Both sides of EAST 172D ST, from Seabury pl to Southern Boulevard, and to the extent of half the block at the intersecting streets. June 16.

EAST 188TH ST.—Paving the roadway and resetting curb from 3d to Park av, 24th Ward. Area of assessment: Both sides of EAST 188TH ST, from 3d to Park av, and to the extent of half the block at the intersecting streets. June 16.

LONGFELLOW AV.—Paving the roadway and setting curb from Freeman st to East 172d st, 24th Ward. Area of assessment: Both sides of LONGFELLOW AV, from Freeman st to East 172d st, and to the extent of half the block at the intersecting streets. June 16.

MARMION AV.—Paving the roadway and setting curb from Crotona Park North to Southern Boulevard, 24th Ward. Area of assessment: Both sides of MARMION AV, from Crotona Park North to Southern Boulevard, and to the extent of half the block at the intersecting streets. June 16.

EAST 193D ST, ETC.—Paving the roadway and setting curb in EAST 193D ST, from Grand Boulevard and Concourse to Jerome av; and MORRIS AV, paving the roadway and setting curb from East 193d st to Kingsbridge rd. Area of assessment: Both sides of EAST 193D ST, from Grand Boulevard and Concourse to Jerome av, and both sides of MORRIS AV, from 193d st to Kingsbridge rd, and to the extent of half the block at the intersecting streets. June 16.

BROOKLYN.

FENCING VACANT LOTS ON ST. MARKS AV, north side, bet Kingston and Albany avs; northwest corner of LINCOLN PL AND CLASSON AV; on HICKS ST, west side, bet West 9th and Huntington sts; on TILLARY ST, north side, bet Gold and Prince sts; on 13TH ST, south side, bet 3d and 4th avs; southwest corner of DECATUR ST AND KNICKERBOCKER AV; north side of ST. MARKS AV, bet Rochester and Buffalo avs, and bet Howard and Saratoga avs; on BLAKE AV, north side, bet Christopher av and Sackman st; on NEW JERSEY AV, west side, bet Liberty and Glenmore avs; on SUTTER AV, south side, bet Barbey and Jerome sts; and east side of BARBEY ST, bet Sutter and Blake avs; on HEMLOCK ST, east side, bet Fulton st and Atlantic av; southwest corner of MERMAID AV AND WEST 23D ST; west side of 4TH AV, bet 58th and 59th sts, and south side of 58TH ST, bet 3d and 4th avs, and southwest corner of ATLANTIC AV AND WARWICK ST, 5th, 8th, 12th, 9th, 24th, 26th, 28th and 31st Wards. Area of assessment affects Lot 76, in Block 1223; Lots 37 and 38, in Block 1177; Lots 25 and 27, in Block 534; Lot 59, in Block 122; Lot 10, in Block 1033; Lot 28, in Block 3436; Lots 53 and 54, in Block 1356; Lot 78, in Block 1452; Lots 40 to 43, in Block 3761; Lots 29 and 33, in Block 3704; Lots 15, 16, 17, 18 20 and 23, in Block 4045; Lot 24, in Block 4148; Lot 11, in Block 7056; Lots 34 and 37, in Block 854; Lot 19, in Block 3966. June 23.

76TH ST, ETC.—Flagging in 76TH ST, bet 4th and 5th avs; in 41ST ST, bet 5th and 6th avs; in SHERMAN ST, south side, bet 11th av and Terrace pl; in AV N, north side, bet East 19th st and Ocean av; in HOPKINSON AV, east side, bet Hull and Somers sts; in 2D AV, west side, bet 38th and 39th sts, 8th, 25th, 29th, 30th and 31st Wards. Area of assessment: Both sides of 76TH ST, from 4th to 5th avs; north side of 41ST ST, from 5th to 6th avs; Block 702, Block 5256, Block 6748, Block 1538. June 23.

GRADING LOTS, in the block bounded by 44th and 45th sts, 7th and 8th avs, 8th Ward. Area of assessment: Lots 6, 63 and 68, in Block 741. June 23.

FENCING LOTS ON DECATUR ST, north side, bet Patchen and Ralph avs; on NORTH 11TH and NORTH 12H STS, bet Berry st and Bedford av; on MACDOUGAL ST, south side, bet Fulton st and Howard av; on EAST NEW YORK AV, south side, bet Bristol and Chester sts; on CHESTER ST, west side, bet Pitkin and East New York avs; southwest side of ST. MARKS AV, bet Classon and Franklin avs; on CENTRAL AV, bet Chauncey and Moffett sts; and CHAUNCEY ST, bet Central and Evergreen avs; on PALMETTO ST, south side, bet Central and Hamburg avs; on ST. MARKS AV, north side, bet Washington and Grand avs; on PROSPECT PL, north side, bet Grand and Classon avs; on CLASSON AV, west side, bet Prospect pl and St. Marks av; on PROSPECT PL, south side, bet Classon av and Brighton Beach Railroad; northeast side of ALABAMA AV, and southwest side of GEORGIA AV, bet Liberty and Glenmore avs; south side of KNICKERBOCKER AV, bet Gates av and Palmetto st, and south side of HUNTINGTON ST, bet Hicks and Henry sts, 9th, 14th, 25th, 26th and 28th Wards. Area of assessment affects Lots 1 and 95 in Block 1678; Lots 11 to 14 and 27 to 29 in Block 2290; Lot 13 in Block 1530; Lots 29, 30, 31 and 37 in Block 3498; Lot 17 in Block 1156; Lot 32 in Block 3446; Lot 19 in Block 3351; Lot 34 in Block 1147; Lots 52, 59, 61 and 62 in Block 1155; Lot 31 in Block 1163; Lots 4, 5, 6 and 31 in Block 3701; Lots 29, 30 and 32 in Block 3343; Lots 17, 18, 21, 22 and 23 in Block 535. June 23.

UNDERHILL AV.—SEWER, bet St. Johns pl and Eastern parkway, and BASINS in UNDERHILL AV at the southwest corner of St. Johns pl; southwest corner of STERLING PL, southeast corner of LINCOLN PL, northeast corner of EASTERN PARKWAY, and at the southeast corner of BUTLER PL and STERLING PL, 9th Ward. Area of assessment affects Blocks 1171, 1172, 1176 and 1179. June 23.

DUPONT ST.—Reconstructing sewer, from Oakland st to a point 200 ft. east, and SEWER from a point 200 ft. east of Oakland st to Provost st, 17th Ward. Area of assessment affects Blocks 2489 and 2497. June 23.

MOULTRIE ST.—Sewer, bet Norman and Meserole avs, 17th Ward. Area of assessment: Blocks 2626 and 2627. June 23.

ALBANY AV AND LINCOLN PL.—Basin, at the southeast corner, 24th Ward. Area of assessment: Block 1388. June 23.

NEW YORK AV AND PRESIDENT ST.—Sewer basin at the southeast corner, 24th Ward. Area of assessment: Block 1284. June 23.

PRESIDENT ST.—Sewer, bet New York and Nostrand avs, 24th Ward. Area of assessment: Blocks 1276 and 1283. June 23.

PROSPECT PL.—Curbing and flagging bet Utica and Rochester avs, 24th Ward. Area of assessment: Both sides of PROSPECT PL, from Utica av to Rochester av. June 23.

BLAKE AV.—Paving, bet Sheffield and Pennsylvania avs, 26th Ward. Area of assessment: Both sides of BLAKE AV, from Sheffield to Pennsylvania av, and to the extent of half the block at the intersecting streets. June 23.

SNEDIKER AV.—Regulating, grading, etc., bet Dumont and Riverdale avs, 26th Ward. Area of assessment: Both sides of SNEDIKER AV, from Dumont to Riverdale av, and to the extent of half the block at the intersecting avenues. June 23.

WILLIAMS AV.—Regulating, grading, etc., bet Belmont and Sutter avs, 26th Ward. Area of assessment: Both sides of WILLIAMS AV, from Belmont to Sutter av, and to the extent of half the block at the intersecting avenues. June 23.

NEWPORT ST, ETC.—Sewer in NEWPORT ST, bet Christopher av and Sackman st; in LOTT AV, bet Watkins st and Stone av; and BASINS at the northeast and northwest corners of RIVERDALE AV AND POWELL ST; at the northeast corner of NEWPORT ST AND THATFORD AV; at all four corners of NEWPORT ST AND STONE AV; northeast corner of NEWPORT AND SACKMAN STS; northeast and northwest corners of NEWPORT AND POWELL STS, and at the northeast and southeast corners of LOTT AND STONE AVS, 26th Ward. Area of assessment affects Blocks Nos. 3604, 3606, 3618, 3629, 3813, 3814, 3828, 3829, 3831, 3845, 3846 and 3855. June 23.

ASHFORD ST AND LIVONIA AV.—Basins, at the northeast and northwest corners, 26th Ward. Area of assessment: Blocks 4079 and 4080. June 23.

FULTON ST AND EUCLID AV.—Basin, at the southeast corner, 26th Ward. Area of assessment: Block 4129. June 23.

NEW LOTS AV.—Basins, at the southeast and southwest corners of JEROME ST; southeast and southwest corners of WARWICK ST; northeast and southeast corners of ASHFORD ST, and at the southeast corner of CLEVELAND ST, 26th Ward. Area of assessment affects Blocks Nos. 4093, 4307, 4310 to 4313, inclusive. June 23.

CONY ISLAND AV.—Sewer, west side, bet Johnson st and Church av, 29th Ward. Area of assessment affects Blocks Nos. 5322 and 5331. June 23.

RUTLAND RD AND ROGERS AV.—Basins, at the northeast and southwest corners, 29th Ward. Area of assessment: Blocks 5036 and 5039. June 23.

13TH AV.—Regulating, grading, etc., bet 36th and 37th sts, 29th Ward. Area of assessment: Both sides of 13TH AV, from 36th to 37th sts, and to the extent of half the block at the intersecting streets. June 23.

EAST 3D ST.—Regulating, grading, etc., bet Av C and Cortelyou rd, 29th Ward. Area of assessment: Both sides of EAST 3D ST, from Av C to Cortelyou rd, and to the extent of half the block at the intersecting streets. June 23.

EAST 8TH ST AND AV C.—Basin, at the southwest corner, 29th Ward. Area of assessment: Block 5376. June 23.

44TH ST.—Paving, bet 12th and 15th avs, and bet 16th av and West st, 29th and 30th Wards. Area of assessment: Both sides of 44TH ST, bet 12th and 15th avs and bet 15th av and West st, and to the extent of half the block at the intersecting avenues. June 23.

12TH AV.—Sewer, bet 39th and 42d sts, 29th and 30th Wards. Area of assessment: Both sides of 12TH AV, from 39th to 42d st. June 23.

10TH AV.—Regulating, grading, etc., bet 41st and 53d sts, 30th Ward. Area of assessment: Both sides of 10TH AV, from 41st st to 53d st, and to the extent of half the block at the intersecting streets and avenues. June 23.

14TH AV.—Paving, bet 42d and 45th sts, 30th Ward. Area of assessment: Both sides of 14TH AV, from 42d to 45th st, and to the extent of half the block at the intersecting and terminating streets. June 23.

44TH ST.—Paving, bet Fort Hamilton and 12th avs, 30th Ward. Area of assessment: Both sides of 44TH ST, from Fort Hamilton av to 12th av, and to the extent of half the block at the intersecting avenues. June 23.

53D ST.—Regulating, grading, etc., bet 18th av and West st, 30th Ward. Area of assessment: Both sides of 53D ST, from 18th av to West st, and to the extent of half the block at the intersecting streets and avenues. June 23.

58TH ST.—Sewer, bet 15th and 16th avs, 30th Ward. Area of assessment: Blocks 5496 and 5502. June 23.

63D ST, ETC.—Sewer, in 63D ST, bet 8th and 10th avs and bet 14th and 13th avs; OUTLET in FORT HAMILTON AV, bet 63d and 62d sts, 30th Ward. Area of assessment affects Blocks Nos. 5729, 5736, 5733, 5740 and 5743. June 23.

65TH ST.—Regulating, grading, etc., bet Fort Hamilton and New Utrecht avs, 30th Ward. Area of assessment: Both sides of 65th st, from Fort Hamilton to New Utrecht av, and to the extent of half the block at the intersecting avenues. June 23.

8TH AV.—Regulating, grading, etc., bet 62d st and Bay Ridge av, 30th Ward. Area of assessment: Both sides of 8TH AV, from 62d st to Bay Ridge av, and to the extent of half the block at the intersecting streets. June 23.

BAY RIDGE AV.—Sewer, bet 13th and 14th avs, 30th Ward. Area of assessment: Blocks 5775 and 6156. June 23.

BAY RIDGE AV.—Regulating, grading, etc., bet 13th and 15th avs, 30th Ward. Area of assessment: Both sides of BAY RIDGE AV, bet 13th and 15th avs, and to the extent of half the block at the intersecting avenues. June 23.

6TH AV AND 63D ST.—Basins, at the four corners of these streets, 30th Ward. Area of assessment: Blocks 5801, 5802, 5810 and 5811. June 23.

77TH ST.—Regulating, grading, etc., bet 5th and 7th avs, 30th Ward. Area of assessment: Both sides of 77TH ST, from 5th to 7th avs, and to the extent of half the block at the intersecting avenues. June 23.

77TH ST.—Sewer, bet 1st and 2d avs, 30th Ward. Area of assessment: Blocks 5948 and 5958. June 23.

80TH ST.—Regulating, grading, etc., bet 5th and Fort Hamilton avs, 30th Ward. Area of assessment: Both sides of 80TH ST, from 5th to Fort Hamilton avs, and to the extent of half the block at the intersecting avenues. June 23.

82D ST.—Regulating, grading, etc., bet 6th and Fort Hamilton avs, 30th Ward. Area of assessment: Both sides of 82D ST, bet 6th and Fort Hamilton avs, and to the extent of half the block at the intersecting avenues. June 23.

GELSTON PL AND 94TH ST.—Basin, at the east corner, 30th Ward. Area of assessment: Block 6110. June 23.

95TH ST.—Paving, bet 5th and Fort Hamilton avs, 30th Ward. Area of assessment: Both sides of 95TH ST, bet 5th and Fort Hamilton avs, and to the extent of half the block at the intersecting avenues. June 23.

13TH AV.—Sewer, bet 73d and 75th sts and bet 78th and 79th sts, 30th Ward. Area of assessment: Blocks 6199, 6200, 6210, 6255 and 6256. June 23.

17TH AV.—Regulating, grading, etc., bet 74th and 79th sts, 30th Ward. Area of assessment: Both sides of 17TH AV, from 74th to 79th sts., and to the extent of half the block at the intersecting streets. June 23.

20TH AV.—Regulating, grading, etc., bet 86th st and Bath av, 30th Ward. Area of assessment: Both sides of 20TH AV, from 86th to Bath av, and to the extent of half the block at the intersecting streets and avenues. June 23.

75TH ST.—Sewers in 75TH ST, bet 12th and 13th avs; and OUTLET SEWERS in 75TH ST, bet 13th and 14th avs, 30th Ward. Area of assessment affects Blocks Nos. 6209, 6210, 6211, 6220, 6221 and 6222. June 23.

BAY 13TH ST.—Paving, bet Cropsey av and 86th st, 30th Ward. Area of assessment: Both sides of BAY 13TH ST, from Cropsey av to 86th st, and to the extent of half the block at the intersecting streets. June 23.

BAY 25TH ST.—Regulating, grading, etc., bet 86th and Cropsey av, 30th Ward. Area of assessment: Both sides of BAY 25TH ST, bet 86th st, Cropsey av, and to the extent of half the block at the intersecting streets and avenues. June 23.

REAL ESTATE NEWS.

The Week's Brokerage, Sales, Leases and Public Auctions.

A Slight Improvement in the Manhattan Market—Dealings Well Distributed With the Midtown Section Most Active—A Falling Off in the Bronx Market

The total number of sales reported in this issue for Manhattan and the Bronx is 58, of which 18 were below 59th street and 30 above, and 10 in the Bronx. The sales reported for the corresponding week last year were 83, of which 23 were below 59th street, 29 above, and 31 in the Bronx.

The total number of mortgages recorded in Manhattan this week was 171 and in the Bronx 100. The total amount was \$15,287,693.

The amount involved in auction sales this week was \$743,453, and since January, \$17,543,891.

New Yale Club.

The gradual increase in the number of members in the Yale Club has made it necessary for the Board of Directors to put their present building at 30 West 44th street on the market. A new site at the northwest corner of Vanderbilt avenue and 44th street has been leased for a term of eighty-four years from the New York Central Railroad, upon which a new twenty-story building will be erected at a cost of \$1,000,000. The building will contain many new features, namely, squash courts, gymnasium and a swimming pool, besides two very large dining rooms, and ample rooming facilities. The location of this club could not be made advantageous, being in the heart of the present club and theatrical centers and at the very door of the new Grand Central Terminal.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

HUDSON ST.—J. Irving Walsh sold for George and Josephine A. Budke, the northwest corner of Hudson and Horatio sts., to The St. John's Park Realty Co. who proposes to erect a loft building on the site. The parcel which is known as 639 Hudson st and 45 to 55 Horatio st, is improved with a 3-sty building in the former and six 4-sty buildings in the latter thoroughfare. The property has a frontage of 100 ft. and an average depth of 75 ft.

MADISON ST.—Louis Cohen bought from the est. of Rachel Epstein 149 Madison st, a 5-sty tenement, with stores, on lot 24.10x100.8, between Market and Pike sts.

WATER ST.—The Charles F. Naves Co. resold for William M. Halstead to Frederick B. Jennings 7 and 9 Water st, a 5-sty building on lot 32x70. The buyer owns the adjoining property at 5 Water st, as well as the entire block front on the east side of Moore st and 8 and 10 Front st. The combined properties front 48 ft. on Water st, 140 ft. on Moore st, and more than 50 ft. on Front st. Mr. Halstead bought the property through the same brokers about a month ago from Albert H. Frankel and Morris Cooper.

11TH ST.—Van Vliet & Place sold for George Place the two 3-sty houses 223 and 225 West 11th st, on plot 40x95.

15TH ST.—The Gilmore est. sold 130 to 134 East 15th st, a 3-sty building, on plot 74.6x84, abutting Tammany Hall and the Academy of Music, to the Consolidated Gas Co. for about \$200,000.

24TH ST.—Herbert A. Sherman sold for Margaret L. Catlin 17 East 24th st, a 4-sty dwelling on lot 25x98.9, adjoining on the east the Metropolitan Life Annex, to the Carlisle Construction Co., which recently acquired the adjoining property at 19 to 25, on which a 17-sty loft building is to be erected, plans for which were filed recently by Schwartz & Gross. No. 17 will be included in the site for the new building, which now measures 100x98.8.

26TH ST.—Moses Crystal, pres. of the Fabian Construction Co., bought the three old houses at 122, 124 and 126 West 26th st, between 6th and 7th avs, on plot 68x98.9, from Joseph and Solomon Mannheim. The buyers will improve the site with a 12-sty loft building.

30TH ST.—M. & L. Hess sold for the Realty Holding Co. to the F. & L. Building Co. (a newly organized corporation), 115 to 125 West 30th st, on plot 161x90x irregular and containing about 125,000 ft. The buyers will erect a 12-sty mercantile building on the site which will be equipped with an automatic sprinkler system and will be ready for occupancy Jan., 1913. The same brokers secured for the F. & L. Building Co., a building and permanent loan of \$475,000 from the Metropolitan Life Insurance Co.

30TH ST.—Thomas Ford sold for the Donohue est. to Augusta Crouzet, the 3-sty brick dwelling, 304 East 30th st.

31ST ST.—Maria D. F. Bergemain sold 324 West 31st st, a 3-sty dwelling, on lot 18.9x98.9.

40TH ST.—The John T. Brooks Co. bought 537 and 539 West 40th st, on plot 50x100, and is negotiating with a prospective tenant for the erection of a 3-sty stable on the premises and leasing it for a long term of years.

43D ST.—Herbert A. Sherman sold for Fisher Lewine and others to Edward A. Hannan, 122 West 43d st, a 4-sty dwelling, on lot 21.6x99, abutting the 42d st holdings of Peter De Lacy.

46TH ST.—Minturn Post Collins sold, through McCarthy & Fellows, 16 and 18 West 46th st, two 4-sty dwellings, on plot 44x100.5, to William H. Barnum and William Everdell. The property, which is separated by three houses from the Fifth Avenue Baptist Church, at the southwest corner of 5th av and 46th st, was held at \$225,000. The buyers will erect a 12-sty building on the site which they have leased for 21 years at an aggregate rental of \$600,000, to the Schneider-Anderson Co., through the same brokers. The lessee will occupy 6 floors and sublet the remainder.

54TH ST.—Pease & Elliman sold for Mrs. Katie E. Kelly 136 East 54th st, a 3-sty dwelling, on lot 17.10x100.5. The property has been in the Kelly family for more than half a century. The buyer will occupy the house.

56TH ST.—Edgar A. Manning sold for Anna B. Kellogg 36 West 56th st, a 5-sty American basement dwelling, on lot 25x100.5. The buyer is said to be a well known dressmaker in the 5th av section.

56TH ST.—The Herman Arns Co. sold for William J. McCool, 447 West 56th st, a 5-sty flat, on lot 25x100.5.

56TH ST.—The Taylor Sherman Co. sold for the Avator Realty Co. 82 East 56th st, a 4-sty dwelling, on lot 16.8x75, to Dr. James Bishop.

1ST AV.—Laura d'O. Roosevelt sold 286 1st av, a 3-sty building with store, on lot 23x94, adjoining the southeast corner of 17th st.

Manhattan—North of 59th Street.

70TH ST.—George A. Bowman resold for Brown Brothers, Inc., the 4-sty dwelling 50 West 70th st, on lot 23x100, to William F. Coe.

72D ST.—Pease & Elliman sold for the est. of Joseph A. Chamberlain 172 West 72d st, a 4-sty building on lot 23.4x100, to a client of Melvin G. Pallister for investment, for about \$150,000. The house is 53 ft. east of Broadway and will be remodeled into stores and apartments.

72D ST.—The F. R. Wood, W. H. Dolson Co. sold for Brown Bros., the new 12-sty apartment, at 164 to 168 West 72d st, on plot 59x102.2, about 100 ft. east of Broadway, to Michael F. Loughman. The buyer gave in part payment, 50 West 70th st, a 4-sty dwelling, on lot 23x100, and a \$125,000 place at Cedarhurst, L. I.

72D ST.—Pease & Elliman sold for John C. O'Connor, 265 West 72d st, a 4-sty dwelling, on lot 25x100.

75TH ST.—Henry D. Winans & May sold 35 East 75th st, a 4-sty residence, on lot 20x81.10, to M. I. Lockwood for occupancy. This is the first sale of the property in 38 years.

76TH ST.—Henry D. Winans & May sold for Golde & Cohen 22 East 76th st, a 4-sty dwelling, between 5th and Madison avs, on lot 19x102. The buyer will alter this property for residence purposes.

77TH ST.—Duff & Conger sold for the Sophie Chuck est. to Leonard Weill, the 5-sty flat, on lot 25x100, at 165 East 77th st.

80TH ST.—August Lindo sold to M. L. Simon, 130 West 80th st, a 4-sty dwelling, on lot 20x102.2, between Columbus and Amsterdam avs.

80TH ST.—Frederick Zittel & Son sold for John M. O'Connell 108 West 80th st, a 4-sty dwelling, on lot 20x102.2, located 159.7 ft. west of Columbus av, to Monroe L. Simon for occupancy.

82D ST.—Hall J. How & Co. resold for Jannpole & Werner the 3-sty dwellings 125 to 129 West 82d st, on plot 57x102.2, between Columbus av and Amsterdam av. The buyer is said to be a builder who will erect an 8-sty apartment house on the site.

83D ST.—F. & G. Plomm sold for Thomas Morgan and others 144 and 146 East 83d st, two dwellings, each on lot 12.9x102.2, located 62.2 ft. east of Lexington av.

84TH ST.—Froman & Taubert sold the 5-sty flat, on plot 25x102.2, at 148 East 84th st, near Lexington av, for the est. of Christina Ritz, to a client for investment.

98TH ST.—Franklin and George L. Ford sold 9 West 98th st, a 4-sty dwelling, on lot 25x100.11, located 175 ft. west of Central Park West, to Mary and Anna Kuhlewind, for occupancy.

113TH ST.—Pease & Elliman sold for Bertha Ritter, 110 West 113th st, a 5-sty flat, on lot 26.8x100.11.

119TH ST.—Shaw & Co. sold for B. C. Magee 17 West 119th st, a 3-sty dwelling on lot 14x 67x irregular.

128TH ST.—The McVickar, Gaillard Realty Co. sold for Marie De Novellis 8 East 128th st, a 3-sty dwelling, on lot 20x99.11, between 5th and Madison avs.

133D ST.—J. Anthony Minott sold for John J. O'Connor to a client for investment, the 5-sty double flat house, at 30 West 133d st, on lot 25x99.11.

146TH ST.—Ennis & Sinnot bought from Samuel Tillis, through Thomas & Son, 420 West 146th st, a 5-sty flat, on plot 37.6x100.

150TH ST.—The New York Real Estate Security Co. bought Halcyon Hall, a 7-sty elevator apartment house, on plot 83.6x100, at 408 to 414 West 150th st. The property was held at \$18,000. Moore & Wyckoff were the brokers. This is the eleventh piece of property purchased by the company during the last six months.

179TH ST.—James E. Barry & Co. sold for Harry Goodstein, Colonial Court, at 714 West 179th st, a 6-sty elevator apartment house, on plot 50x92, to an out of town client.

AUDUBON AV.—The Herman Arns Co. sold for the George H. Jacob Construction Co., the 5-sty apartment house, at the southeast corner of Audubon av and 169th st, on plot 95x30.

BASINS IN BAY 25TH ST, at the north and west corners of BENSON AV and at the north corner of CROPSEY AV, 30th Ward. Area of assessment: Property in Blocks 6375, 6409 and 6442. June 23.

AV M.—Regulating, grading, etc., bet Ocean av and a point about 60 ft. west of East 17th st, 31st Ward. Area of assessment: Both sides of AV M, from Ocean av to East 17th st, and to the extent of half the block at the intersecting and terminating streets and avenues. June 23.

EAST 5TH ST.—Sewer, bet Foster av and the north line of the Long Island Railroad property, 31st Ward. Area of assessment: Both sides of EAST 5TH ST, bet Foster and Elmwood avs, affecting Blocks 6502 and 6503. June 23.

EAST 18TH ST.—PAVING, bet Av I and K, and CURBING, from a point 300 ft. south of Av J to Av K, 31st Ward. Area of assessment: Both sides of EAST 18TH ST, from Av I to Av K, and to the extent of half the block at the intersecting avenues. June 23.

EAST 19TH ST.—PAVING, bet Avs I and K, and CURBING, from a point 300 ft. south of Av J to Av K. Area of assessment: Both sides of EAST 19TH ST, from Avs I to K, and to the extent of half the block at the intersecting avenues. June 23.

QUEENS.

4TH AV.—Regulating, grading, etc., from Flushing av to Wolcott av, 1st Ward. Area of assessment: Both sides of 4TH AV, from Flushing av to Wolcott av, and to the extent of half the block at the intersecting avenues. June 16.

RICHMOND.

WILLIAM ST, ETC.—Constructing curb and gutter in WILLIAM ST, bet Richmond rd and Jackson av, and in OAKLAND AV, bet Castleton and Carey avs, 1st and 2d Wards. Area of assessment affects Lot 46 in Plot 2, 2d Ward, and Lot 3a, in Plot 4, Block 7. June 16.

SERPENTINE RD.—Repairing or constructing stone and other fences on SERPENTINE RD, bet Clove rd and the entrance to Bellevue, 2d Ward. Area of assessment: Lot 7, plot 13. June 16.

TAXES DUE.

Great Rush to the Tax Receivers to Earn the Rebate.

The tax offices in the various boroughs were thronged on Wednesday with property owners paying the first instalment of their taxes for the year 1912. A great many paid the tax for the whole year in order to get the rebate of 4 per cent.

Many of the largest taxpayers are paying for the full year. John D. Rockefeller paid \$91,500 on his personal assessment of \$5,000,000, and \$350,000 more for the Standard Oil Company. William Waldorf Astor's agents paid his taxes, amounting to \$554,000, and received a rebate of \$5,540, and the Pennsylvania Railroad Company paid \$900,000, after the deduction of its rebate of more than \$9,000. George Ehret paid \$240,000. The Interborough Rapid Transit Company sent its check for \$1,049,000 for real and franchise taxes and received a rebate of \$10,490.

Under the new law the first one-half of the taxes for the fiscal year 1912 is due and payable. The other half is not due until November 1, although you may pay the whole amount now if you wish. If you do not pay the first half during May, you must pay 7 per cent. interest on it from May 1. The first half of the taxes became a lien on the property on the first of May, and the second half will become a lien on the first of November.

Personal taxes are also payable on the first of May, but they are not divided into two parts. The tax bills under the new system are divided into sections, and are a little more complex than formerly.

A Three End Street.

There is a street in New York with three ends. If you start from Broadway on the south side of Waverly place you will come to the end of that street at Grove street. If you are on the north side you find the end at Bank street, a third of a mile further on. This is one of the surprises of Greenwich village. Folks are forever starting to go somewhere and winding up just where they started. It is not strange, when one remembers West 4th and West 12th streets cross at right angles. So do West 4th and West 10th and West 11th streets. Another thing which no reasonable man can explain is why parallel Christopher and Grove streets should be numbered in opposite directions.—Monthly Bulletin (Board of Brokers).

Fire Insurance Rates.

The Insurance Committee of the Merchants' Association is engaged in collecting information regarding the increase of the base rate upon garment working risks with a view of presenting facts to the State Insurance Department to prove that the rate is unreasonable.

BROADWAY.—John H. Berry sold for the Alicia Realty Co. to Amos R. E. Pinchot, 2,148 and 2,150 Broadway, a 7-sty garage, with a frontage of 52 ft. in Broadway, a depth of 114 ft. on the northerly line and of 100.7 ft. on the southerly line. The property adjoins the southeast corner of 76th st and Broadway, a 5-sty garage, on plot 75x108, now occupied by the Locomobile Co. of America. This corner is also owned by the buyer. The acquisition of the property gives Mr. Pinchot a plot with a frontage of more than 127 ft. in Broadway and a naveage depth of 110 ft. The property has been held by the seller at \$250,000.

CENTRAL PARK WEST.—Terry & Tench bought the Melrose apartment house, a 7-sty structure, on plot 100x100, at the north corner of Central Park West and 108th st. The property was held at \$325,000. The sellers, the Brown Realty Co., received in part payment the vacant block front in the west side of Park av, between 122d and 123d sts, having a frontage of 201.10 ft. on the av, and 80 ft. in each street. The plot was held at \$125,000.

LEXINGTON AV.—Duff & Conger sold for Catherine Towne to Joseph O'Donnell, 1,683 Lexington av, a 5-sty flat, on lot 20x95.

MOUNT MORRIS PARK WEST.—The Gross & Gross Co. sold for Mrs. Elizabeth Croker, 26 Mount Morris Park West, a 4-sty dwelling, on lot 20.10x80, between 122d and 123d sts, to Edward F. Timme.

75TH ST.—The Ess & Obess Co. sold for Sophia Saldinger, 165 East 75th st, a 4-sty flat, on lot 20x102.2, between 3d and Lexington avs, for about \$23,000.

LENOX AV.—The Brown Realty Co. sold the 7-sty apartment house known as the Victoria, located at the southeast corner of Lenox av and 138th st, on plot 99.10x100, to George B. Bergkamp, of Hoboken, who gave in exchange several dwellings in Hoboken, N. J., and a large tract at Orange, N. J.

RIVERSIDE DRIVE.—E. Francis Hillenbrand sold for the Michael E. Paterno Realty Co. Joseph Paterno, treas., the Aqua Vista and the Monte Vista apartments, two 12-sty structures at 460 to 464 Riverside Drive, on plot 125x100, located about 100 ft. south of 119th st, for about \$750,000, to the New Amsterdam Holding Co., Franklin C. Haines, pres. The buyer gave in part payment 8 and 9 Philipse pl, Yonkers, and the 80-ft. yacht Claymore. Mr. Paterno will spend about \$25,000 in alteration on the Yonkers residence before occupancy. The entire transaction involved about \$1,000,000.

RIVERSIDE DRIVE.—The Stripe-Hodges Co. sold for Bessie Clay Kuzdo 145 Riverside Drive, a 4-sty dwelling, on plot 32x100, to an investor for about \$125,000.

7TH AV.—John N. Golding sold for J. Sergeant Cram to Michael J. Leahy, the northeast corner of 7th av and 110th st (Cathedral Parkway), a plot 70.11x100. The plot is covered by Dietrich's Hotel, a 3-sty brick and frame building. Immediately adjoining it to the north, and occupying the rest of the block front to 141th st, is the Green Court apartment house, a 6-sty elevator structure.

7TH AV.—Charles Edelson sold for the Crystal Realty and Construction Co., Moses Crystal, pres., to Annie Marder, 2415 and 2417 7th av, northeast corner of 141st st, a 6-sty flat, on plot 40x100.

Bronx.

MANIDA ST.—James F. Meehan sold, through Louis Reiter, 853, 857 and 859 Manida st, three 2-sty dwellings, each on lot 25x100.

QUIMBY ST.—Clement H. Smith sold 8 lots in the south side of Quimby st, 305 ft. from Havemeyer av, and in the north side of Story st.

TIFFANY ST.—John A. Steinmetz sold for M. Borger, 1068 and 1070 Tiffany st, two 1-family houses, to Dr. Gustave A. Rueck, for cash, on lots 50x100 each.

BATHGATE AV.—Clement H. Smith sold for the Stern est., 1757 Bathgate av, near 175th st, a 2-sty frame dwelling.

CASTLEHILL AV.—A. & C. E. Hally sold for Henry Grote a plot 50x108 on west side of Castlehill av, about 200 ft. north of Westchester av; also a plot 50x108 on east side of Purdy st, 200 ft. north of Westchester av.

TREMONT AV.—Clement H. Smith sold to a client for Francis E. F. Meyer of Closter, N. J., the plot 74x93, at the northwest corner of Tremont and Vyse avs, running back 150 ft. and forming an "L" for \$30,000. Mr. Meyer has held this property since 1891.

WALTON AV.—Clement H. Smith sold 1764 Walton av, near 176th st, a 2-family frame house, to a client for investment.

KELLY ST.—Alexander Selkin and D. Schoen sold for Elizabeth McPhilip 835 Kelly st, a 5-sty new-law house, on plot 40x100, near Longwood av, to an investor.

GRAND BOULEVARD AND CONCOURSE.—Kurz & Uren sold for John P. Dunn a plot, 50x100, on the west side of Grand Boulevard and Concourse, 125 ft. north of 192d st. The buyer will erect a residence on the site.

INTERVALE AV.—John H. Loscarn sold for A. Collins 1234 Intervale av, a 3-sty flat, on lot 25x59.12x irregular, between Fox and Home sts.

Brooklyn.

BERKELEY PL.—Charles E. Rickerson sold 186 Berkeley pl, a 3-sty dwelling, for John H. Egan, to William H. Curtin, for occupancy.

PACIFIC ST.—Geo. E. Lovett & Co., Inc., sold 451 Pacific st, corner Nevins st, a 4-sty apartment, for St. Peter's Protestant Episcopal Church to Rebecca Warsaw.

VAN DYKE ST.—John H. Berry sold for Chas. F. Matilage the 4-sty mercantile building at 92 and 96 Van Dyke st, on plot 54.6x100; also the 3-sty garage, on plot 27x100, at 81 and 83 Coffey st. Both these properties are in the active section near the new dock development of the South Brooklyn water front.

STH ST.—The John Pullman Co. sold 199A 8th st, near the 4th av subway, a 2-sty dwelling, on lot 17x40x100, for the Women's Home Missionary Society to Mary Oberley for occupancy.

4TH ST.—J. Anthony Minott sold for Mrs. F. E. Meyer, the one-family house known as 1528 4th st, on lot 20x102. The buyer will occupy same.

50TH ST.—Tutino & Cerny sold for Mary Jane Keesey and Jane Healy two 2-family frame houses on plot 45.5x100 in depth, and known as 513 and 515 50th st, to Annie Price. The buyer will erect a fireproof theatre on the site.

55TH ST.—Frank A. Seaver sold the two-family detached house at 1550 55th st for Chas. Kruger to an investor.

56TH ST.—Percy L. Fox sold for a client 260 56th st, a 2-sty dwelling on lot 20x100, to Caroline Muller.

58TH ST.—B. J. Sforza sold for Charles Gohren 1062 58th st, a 2-family 2-sty dwelling, on lot 20x100, to F. Mongioli.

ALBEMARLE RD.—James B. Fisher sold for the est. of Sarah B. Cole the Gale residence, at the corner of Albemarle and Argyle rds, Prospect Park South, with a frontage of half a block on Albemarle rd, to William Stone Mac-Donald.

BEVERLY RD.—James B. Fisher sold 318 Beverly rd, a 2-family house, on plot 45x100, to L. H. Winter.

FLATBUSH AV.—Geo. E. Lovett & Co., Inc., sold 206 Flatbush av, through to 451 Bergen st, on plot 25x109, a 4-sty apartment on Flatbush av and 4-sty dwelling on Bergen st for Mary C. Blew to Thomas J. Powers.

JEFFERSON AV.—John H. Gelhardt, Jr., sold for Eleanor M. Grimes, 371 Jefferson av, a 3-sty dwelling, to Katherine Manley Buell for occupancy.

MYRTLE AV.—The Bulkley & Horton Co. sold the 3-sty flat at 469 Myrtle av to a client for investment.

STRATFORD RD.—James B. Fisher sold 180 Stratford rd, a detached dwelling, on plot 55x100, to Emma E. Koster for occupancy.

WAVERLY AV.—The Consumers' Biscuit and Manufacturing Co. of Manhattan, bought a plot 100x100 at the corner of Waverly and Park avs, on which it will erect a large reinforced concrete building.

EAST MIDWOOD.—Wood, Harmon & Co. sold 2 lots on Delamere pl, near Av J, to F. G. Burnham; 2 lots on Delamere pl, near Av I, to Craig Coffield, and 1½ lots on Elmore pl, near Av L, to Chas. C. Weller.

KINGSBORO.—Wood, Harmon & Co. sold 3 lots at the southeast corner of Av R and East 23d st to Henry W. Davis; 2 lots on East 26th st, near Av R, to W. C. Mitchell; and 3 lots on East 22d st, near Av S, to Frank H. Clarke.

KENSINGTON PARK.—Wood, Harmon & Co. sold 1 lot on East 46th st, near 17th av, to Sidney J. Dudley.

MIDWOOD MANOR.—Wood, Harmon & Co. sold 3 lots at the northeast corner of Av K and East 9th st to Gustav Kohn.

MIDWOOD MANOR WEST.—Wood, Harmon & Co. sold 1½ lots on Bay Parkway, near East 4th st, to A. S. Waldrop.

RUGBY.—Wood, Harmon & Co. sold 1 lot on Snyder av, near East 42d st, to Gilman Chase; 1 lot on Linden av, near Utica av, to H. H. Reid; 2 lots at the southeast corner of Lenox av and East 55th st to Geo. F. Sansbury; 1 lot on Snyder av, near East 42d st, to L. C. D. Eckman; 2 lots on Utica av, near Church av, to David Miller; and 2 lots at the southeast corner of Snyder av and East 55th st to Laben Hazelton.

SOUTH FLATBUSH.—Wood, Harmon & Co. sold 2 lots on East 58th st, near Av O, to Craig Coffield, and 1½ lots on East 55th st, near Av O, to M. E. Porath.

Queens.

ARVERNE.—The Lewis H. May Co. sold for the H. H. Realty Co. (Henry Hart, pres.) to Max Gold a plot of 4 lots on the east side of Meredith av. The buyer will erect two 30-room boarding houses.

DOUGLASTON.—The Douglaston Realty Co. sold to Harry J. Susskind, of Manhattan, a parcel of 6 lots at Douglas Park.

FLUSHING.—Runge & Co. sold for John W. Crawford the Imperial Theatre, at 22 Main st, on plot 34x160, to Laura Guerite for about \$20,000. The buyer intends to organize a string of theatres along the North Shore of Long Island.

JAMAICA.—De Poix & Von Glahn sold 2 and 4 Union Park av, two detached dwellings on a plot 80x90, for David Schmidt to a client for investment.

QUEENSBORO HILL.—Robert H. Ford sold his home in Cameron st, between High st and Bayhurst av, on plot 40x100, to Anna Bullock for occupancy.

ROCKAWAY BEACH.—A syndicate comprising William and Frank Brunner and George Griepenkerl bought the plot at the Boulevard and Seaside av, owned by the William E. Meissner est., for \$60,000. The plot has a frontage of 240 ft. on the Boulevard and 113½ ft. on Seaside av.

Suburban.

RIVERHEAD, L. I.—Dungan Bros. sold for John L. Heins the De Boeivo property on Main st to John Meese for about \$15,000.

SOUTHAMPTON, L. I.—Alfred E. Schermerhorn sold 3 acres of land on the south side of Pelletreau st for A. Charles Benn to Philip Brady.

NORTH BERBEN, N. J.—The Colonial Land Co sold the old Guttenberg race track, consisting of about 71 acres, located in the west side of

Bergenline av, between Robinson st and the Hudson Boulevard Loop, to a syndicate composed of Samuel E. Renner, Richard Stevens, Archibald Alexander and J. W. Rufus Besson for about \$260,000. The buyers will cut up the property into building lots and place them on the market.

SOUTH ORANGE, N. J.—Edward P. Hamilton & Co. sold the P. F. Thompson residence and grounds on Raymond av (top of Montrose Ridge).

WORTHINGTON, N. Y.—Worthington Whitehouse sold for the Tarrytown National Bank to the Misses Helene C. and Emilie S. Pupke the Delancy William farm, containing about 10 acres, house and outbuildings. The buyers will remodel and occupy the place.

WOODBIDGE, N. J.—John R. Davidson sold to William Dechert, of Carlstadt, the plot of 4 lots on the corner of Rose st and Passaic av.

MORRISTOWN, N. J.—Pease & Elliman sold to a client for Horace A. Lamb the former R. D. Reviere property at 12 Farragut pl.

FLORAL PARK.—Joseph Kaiser sold for Martin H. Van Sicklen his farm of 68 acres, between Floral Park and Queens, to Nicholas P. Young and Martin A. Metzner for about \$55,000. The buyer will hold the property for investment.

SAYBROOK, CONN.—James Jay Smith sold his property known as Say-Brooke Manor, consisting of a colonial house and 3 1-3 acres of land, to Mrs. Ella M. Johns.

KENSINGTON.—The Rickert-Finlay Realty Co. sold the Colonial cottage at the corner of Nassau rd and West Drive, Great Neck, to Ezra T. McIntyre for \$15,500.

SCARSDALE, N. Y.—Fish & Marvin and Douglas L. Elliman & Co., Inc., sold the Edwin Moore country place known as "Westover," to Miss Sara E. A. Graham Mulhall.

RECENT BUYERS.

GEORGE A. LA VIE is the buyer of the dwelling at 24 West 88th st, sold recently for John Campbell by Pease & Elliman.

THEODORE P. MUTH is the buyer of 716 and 718 Greenwch st.

THE LOWELL REALTY CO., Edgar A. Levy, is the buyer of the dwelling at the southeast corner of Lexington av and 72d st. The buyers owns 993 and 985 Lexington av, adjoining, and now control an average frontage of 104.4 ft. and 24 ft on 72d st.

ALANSON P. WHITE is the buyer of No. 12 5th av, reported sold in last week's edition. The buyer gave in exchange to the Waverly Realty Co. the block front, containing 20 lots, in the south side of 186th st, between Broadway and Wadsworth av, having frontages of 326 ft. in 186th st, 149.5 ft. in Broadway and 154.5 ft. in Wadsworth av.

LEASES—MANHATTAN.

G. W. BARNEY leased to John H. Somers the 4th loft in 95 Chambers st, extending through to 77 Reade st; also to Liebow & Halpert the 2d loft in 126 University pl; also to S. & L. Gordon the 6th loft in 127 East 21st st; also to Hyman Dreylinger the 2d loft in 866 Broadway; also to the Camelot Press the loft in 18 and 20 Oak st, and the 3d loft to Paul, Siewers & McKay.

PETER GOELET GERRY leased from Lloyd Warren the handsome 5-sty residence, on a plot 43.10x100, at 1041 5th av, adjoining the home of James B. Clews, at the north corner of 5th av and 85th st. The house is leased furnished and the rental is reported as being between \$15,000 and \$20,000 a year.

GILLEN & BARDUSCH leased the store in 215 West 42d st to Domenico Basile and Vincenzo Camardo; also the store in 124 West 25th st to White's Express Co.; also the store in 30 West 18th st to White's Express Co.; also the store in 156 West 43d st to William Dean; also space in the Fitzgerald Building to the Dreschi Realty Co., and for James A. Dowd the dwelling 102 West 48th st to Mrs. William Dunn.

THE GROSS & GROSS CO. leased to the American Steam Gauge and Valve Manufacturing Co. the store in 114 Liberty st.

J. ARTHUR FISCHER leased for William H. Whiting to the B. & S. Amusement Co. the 3-sty building and lot at 699 3d av for eleven years; also leased for the Gratacap est. to John Liapes the 3-sty building at 42 West 29th st; also the store in 3 West 30th st to Gabriel Weil.

THE IMPROVED PROPERTY HOLDING CO. OF NEW YORK leased to Friedman & Krieger the 5th floor in 225 5th av.

BENJAMIN R. LUMMIS leased space in 8 West 36th st to Mrs. Sherman.

THE CROSS & BROWN CO. leased for W. L. Nichols one-half of the 7th floor of the building 244 West 49th st to the Oldsmobile Co.

THE CHARLES F. NOYES CO. leased to the Insurance Brokers' Association of the City of New York space in 55 John st; also offices in 80 Maiden lane to the Financial Graphic Co., and space in 37 and 39 Liberty st to George F. Cogswell.

PEASE & ELLIMAN leased the garage 155 East 35th st to James E. Churchill; space at the southeast corner of 58th st and Broadway to G. Godard; building 295 Madison av to Sarah Harris; also the parlor floor in 12 East 44th st to C. Victor Twiss; also the loft in 2 East 42d st to West Disinfecting Co.; also the basement store in 51 West 45th st to B. H. Brooke; also the parlor floor in 6 West 40th st to Oliver Barnwall; also the building 6 East 41st st to Paris Embroidery Works; also the basement store in 6 East 41st st to Frank Dudusing; also a floor in 64 West 45th st to Thompson-Starrett Co.; also the studio in 60 West 39th st to Mrs. Catlin; also the garage 111 West 37th st to William A. Scott; also a floor in 23 and 25 East 21st st to Picardee & Fabric Co.; also

building 118 East 55th st to Fitzpatrick; also studio in 44 West 39th st to J. V. Lascar, and the store in 31 West 44th st to Western Union Telegraph Co.

GEO. R. READ & CO. leased for N. F. Walsh 334 Water st to H. W. Fish Co.; also to Charles Enge the 3d and 4th floors in 171 Front st; also the 2d floor in 41 Pearl st to the National Greek Line; also in 80 Maiden lane offices to J. Noble Hayes and Louis B. Epstein, and in 27 and 29 Pine st offices to Procter & Borden.

GEORGE W. BRETTELL leased for the Manning est. the store in 152 to 156 East 129th st to S. Epstein; also to Cooke's Storage and Auction Rooms the 4-sty building 205 East 125th st; also for Louis Lese to Mrs. McMorrow 315 East 125th st, a dwelling, and for A. Aaron to Mrs. Galvin 232 East 128th st, a dwelling.

ARTHUR H. COHEN leased space in 546 5th av to Kaplan & Bernatzky; also store in 87 Cortlandt st to the American Garden Beautifying Co., Inc.; also store in 1077 3d av to Leroy Weill.

THE CROSS & BROWN CO. leased the store in 1761 Broadway for the O. B. Potter Trust to the Smith Haines Co.

PAYSON McL. MERRILL leased the store and basement in 159 East 48th st to J. Livingston & Co., manufacturers of electrical fixtures.

THE MIDWEST REALTY CO. leased the 10th floor in 127 to 133 West 26th st to Weiner & Bloom.

PEASE & ELLIMAN leased in the Gattle Building, at the southwest corner of 5th av and 38th st, space to William J. Carroll; also in 22 to 26 Reade st the 4th and 5th lofts to the Charles A. Stratton Co.; also in 168 and 170 Fulton st the store to the Josephson Rubber Co.; also lofts in 32 Maiden lane to F. G. Burgmyer; in 36 Maiden lane to Michael Hunt, Rudolph Braun and Charles Heine, and offices in 123 Liberty st to H. J. Freeman, Norton Contracting and Supply Co., M. Huelson, G. W. Neilson and E. S. Stricklan.

JACOB J. TALBOT leased the dwelling at 211 East 19th st for Eugene J. Flood to Charles Gehringer; also the store in 695 9th av to Moritz Herz, and the store in 28 West 63d st to Edward H. Peck and Denison P. Chesebro.

THOMAS & SON leased to H. Brothers the store in 1722 Amsterdam av.

ALBERT B. ASHFORTH and Cross & Brown leased the top loft in 12 and 14 West 37th st to the Victor Talking Machine Co.

DOUGLAS L. ELLIMAN & CO. and Horner & Co. leased a large apartment in 960 Park av to R. B. Dula, of the American Tobacco Co., who formerly resided at 1075 5th av; an apartment in 21 East 48th st for Harry Parker to Mrs. A. S. Boyd; an apartment in the "Westminster," 68 East 86th st, to J. H. Heroy; an apartment in 405 Park av for Moore & Wyckoff, agents, to Walter N. Kernon, counsel for the Mohawk Valley Co.

WORTHINGTON WHITEHOUSE leased for M. & L. Hess, as agents, to K. B. Dana & Co. for a term of years the easterly store in 28 to 32 West 36th st, and for Joseph Keen to Dudley Gardner Eldridge the store and basement in 9 East 48th st.

THE DUROSS CO. leased for J. Oscanyon to Kennedy & Watt offices in 136 Liberty st; for R. F. Kilpatrick to the Robertson Candy Co. the 1st loft in 818 and 820 Greenwich st, and for Leventhal & Co. to Miller, Tompkins & Co. a loft in 485 and 487 Washington st.

S. M. FRANK leased from Bing & Bing a loft in the building to be erected on the site of the old Continental Hotel at Broadway and 20th st. The lease is for 10 years at an aggregate rental of \$200,000.

THE McVICKAR, GAILLARD REALTY CO. leased for the Barr est. the building at 13 West 36th st to Edward Roman, who will make extensive alterations.

DENZER BROS. leased for P. Grammas and G. Giakas to Thos. J. Carew and M. J. Brennan the store and basement in the building at the northwest corner of Tremont and 3d avs; also for Frederick Fox & Co., as agents, to the General Fire Extinguisher Co. the store containing 10,000 sq. ft. at 192½-196 Greene st; also for Alden S. Swan to Max R. Hein the store and basement in 56 East 13th st; also to Lawrence G. O'Brien the store and basement in 70 East 11th st; also for Carrie Gans to the Kilmoth Chemical Co. the store in 151 Spring st; and in conjunction with G. W. Barney to the Frevet Machinery Co. the store and basement in 38 Vesey st.

HENRY BARNETT & CO. leased for Henry Toch the 4-sty dwelling at the southeast corner of Madison av and 123d st to the Young Men's Benevolent Association.

THE CHARLES F. NOYES CO., recently appointed agents for the Hays Building, 21 and 23 Maiden lane, reports leases closed for space with the International Diamond Jewelry Co., Henry Bardel, Somerset Spring Water Co., J. Lamont, B. S. Freeman, H. J. Myers, Eugene A. Miller and M. Friedman & Co.

THE CROSS & BROWN CO. leased the store and basement in 23 West 31st st to the Caswell-Massey Co.

M. & L. HESS leased the 6th loft in 28 to 32 West 36th st to L. Bleet & Co.; the 9th and 10th lofts in 43 to 47 West 16th st to R. A. Bachiy Co., and the 8th loft in the same building to A. Massad & Co.; the 3d loft in 9 West 20th st to the Independent Dress & Suit Co.; the 11th loft in 8 East 12th st to Levin & Levin; the 6th and 7th lofts in 117 and 119 East 24th st to Louis Schlesinger; the 4th loft in 56 East 15th st to I. Kirschner, and the 2d loft in 53 West 24th st to Bear & Jaffe.

WORTHINGTON WHITEHOUSE leased to the Rev. Cornelius B. Smith a large corner apartment in the new building in course of construction at 405 Park av, corner of 54th st, for Moore & Wyckoff, as agents.

GEORGE A. BOWMAN leased for the Watson est. the southeast corner of Madison av and 42d st, a 4-sty dwelling on plot 25x119, with an L 25x70, adjoining the Athens Hotel on the

west, to Walter J. Saloman for 21 years, with two renewal privileges, at an aggregate rental of about \$80,000.

HARRIS & VAUGHAN leased the two upper floors in the new 5-sty building to be built by the Goelet Realty Co. at 8 to 14 West 47th st, on plot 80x100.5, between 5th and Madison avs, adjoining the Sloane Building, to Warren & Wetmore, architects, at an aggregate rental of about \$200,000. The lessee also leased 16 West 47th st, a 4-sty dwelling on plot 30x100.5 forming part of the Carlton House Building, at the southwest corner of Madison av and 47th st.

THOMAS FORD leased for Daniel Buckley to Frederick Gluck the buildings 35 and 37 East 13th st, for ten years, at an aggregate rental of \$57,500; also for John T. Nagle, 1 Water st, to J. W. Ellsworth.

THE MIRROR CANDY CO. leased for a long term of years one of the stores in the 42d st side of the 20-sty office building being erected at the southwest corner of Madison av, by a syndicate headed by Frederick Johnson. The rental is reported to be about \$10,000 a year.

GEO. R. READ & CO. leased for the United States Realty and Improvement Co. the 8-sty office building, known as the Jauncey Building, at the southeast corner of Wall and Water st, for 10 years, to the Federal Sugar Refining Co., of Yonkers, which will use the greater part of the building for its own occupancy. The same brokers leased this company its present offices, at 138 Front st, in 1902.

THE NEW CENTER BUILDING CO. leased offices in 39 and 41 West 32d st, to King & Appelbaum, the American Meerscham Co. and Sidney Kaufman; also temporary offices to D. Appleton & Co. and Frank Seaman on account of the fire which took place in the Builders Exchange building this week.

THE REALTY HOLDING CO. leased through M. & L. Hess the 4th loft in the building at 34 to 38 West 27th st to Rosenfeld, Goldman & Co. and the 1st loft through Benjamin Englander to B. Schnurer. The building is now entirely rented.

AMES & CO. leased the 4th loft in 29 West 33d st for E. Margolies to George Morris for a term of years; also the 4th loft in 176 Madison av, for the Centerboro Realty Co., to E. Pusey, through McCarthy & Fellows; also space in 2 and 4 West 33d st, for the Terminal Realty Co., to E. Gallauer; also the 4th loft in 130 West 28th st, for Anna P. Fowler, to Gottreich and Morski; also the 6th loft to Flaster & Bleier; also the store in 125 West 26th st, for J. A. Weser to L. Rappaport; also the basement store to L. Strauss; also 305 West 41st st, for William H. Gunther to E. Gilbert for a term of 3 years.

H. C. SENIOR & CO. leased the 4-sty dwelling, 106 West 64th st, for the Codette Realty Co., to John Miller for a term of years.

THE CHARLES F. NOYES CO. leased space in the "Hanover Building," 130 Pearl st, to E. & C. Randolph, Hubbard Bros. and Hayden, Stone & Co.; also space in 61 Beekman st, to Mark & Goellner, Alex Charlton and Zehnbauer & Grebe, and premises in 48 Broad st, to Cameron Blaikie.

THE CROSS & BROWN CO. leased office space on the 12th floor of the new United States Rubber Company's Building, southeast corner Broadway and 58th st, to W. E. Baker, for a term of years.

SAMUEL H. MARTIN leased for Rose Cahen and Morris Weinstein the stores and basements in 2173 8th av to Otto Hinrich and George McGuinness for a term of years.

THE CROSS & BROWN CO. leased for a term of years the large corner suite of offices on the 10th floor of the new 20-sty United States Rubber Co.'s building at the southeast corner of Broadway and 58th st to the Moisant International Aviators.

THE CUOZZO & GAGLIANO CO. leased for Selma Alexander to Saverio Febuci, for a term of 5 years, the 6-sty brick tenement at 336 East 107th st, at an aggregate rental of \$20,000.

DAVID CHENKEN leased to Goldberg & Goldstein the five tenements at 355 to 363 East 10th st, for a term of years, at an aggregate rental of \$78,000.

FUREY & CO. rented the store in 68 8th av to Bernard F. Collin.

N. BRIGHAM HALL & WM. D. BLOODGOOD leased to Umberto Nerie the store in 149 West 4th st; also the store at 40 6th av to Morris Clevan; also space in 413 Madison av to Kinney & Dodd and to Edwin G. Dunning; also the store in 1330 Third av to Ernest Vehrenkamp; also the store in 195 East 76th st to Emanuel Kramer, and space in 197 East 76th st to Philip Lumer.

M. & L. HESS leased from the plans for the F. & L. Building Co. the store and basement in the building to be erected at 115 to 125 West 30th st, on plot 161x90x irregular, containing about 12,500 sq. ft., to Joseph Steiner & Bros., wholesale furriers, for a term of 10 years, at a rental aggregating \$125,000.

THE M. MORGENTHAU, JR., CO. leased for Anna A. Stoltz, Eva A. Cone and Florence E. Twidy 43 2d av, a 7-sty business building, on lot 22x100, between 2d and 3d sts, to Abraham Kane for a term of five years.

M. & S. ROSENTHAL leased the store in 413 6th av to Nissim Algranat.

THE BIGELOW CARPET CO., formerly at 141 5th av, leased for its new quarters two floors in the 334 4th av building, on the southwest corner of 25th st, the 9th floor for the sales department, and the 18th floor for general offices.

CORN & CO. leased for the Charles F. Noyes Co., as agents for the trustees of the Masonic Hall, the store in 79 West 23d st, adjoining the corner of 6th av, in the new Masonic Building, to the Hartford Lunch Co.; also for McVickar, Gaillard Realty Co. the store in 12 East 42d st to the Hartford Lunch Co. The aggregate rental under the two leases is close to \$200,000.

LEROY COVENTRY rented for Minnie Musgrave to Dr. Crannel Minor 266 West 71st st, a 3-sty dwelling, on lot 16.8x100.

WILLIAM A. WHITE & SONS leased to Christopher Gambler the store in 26 City Hall pl; also to Ricketts & Bons space in 80 Maiden lane; also to Max Roth space in 74 Greenwich st; also to Thomas Woodward & Son the building at 39 Water st; also to the Block Forwarding & Trucking Co. the building at 30 and 31 West st; also to Emile Dryer space in 26 John st; also to Edward Pritchard the building at 520 Washington st running through to 313 West st, and the 2d loft in 463 and 469 Greenwich st.

WILLIAM WHITE & SONS leased for Catharine Wilmerding William G. Closton, M. D., and Miss Elizabeth Bails and others to the New York, New Haven & Hartford Railroad Co. Pier 49, East River, for a long term of years, at an annual rental of about \$22,000.

SHAW & CO. leased for Mary H. Esler 41 West 124th st, a 4-sty dwelling, on lot 25x80x100, for 10 years to Leon Schwartz.

DUFF & BROWN leased the store in 4388 Broadway to the McDonald Undertaking Co., and in 391 Lenox av to the Joseph Sohmers Co.

ROYAL SCOTT GULDEN leased for the Plaza Bank its old quarters, about 3,200 sq. ft., in the building at the southeast corner of 5th av and 58th st, to Strasburger, Inc., for a salesroom, located for many years at 561 5th av.

THE SEAMAN-NORTHROP REALTY CO. rented for Mrs. Caroline E. Porcher 65 West 128th st to Miss Ada E. Soper.

DOUGLAS L. ELLIMAN & CO. leased for Samuel Medlin the store and basement in the building at 123 West 26th st for 10 years, with a renewal privilege for an additional term, to Samuel Tischler, who, after making extensive alterations, will open a first class cafe and lunch room.

BENJAMIN R. LUMMIS leased for a long term of years a duplex apartment in 22 West 57th st to Mrs. Elizabeth D. Beggs.

THE CROSS & BROWN CO. leased space in the new United States Rubber Co.'s building at the southeast corner of Broadway and 58th st to William A. Hollingsworth.

AMES & CO. leased for Fredk. Hussey the ground and 1st loft in 451 7th av to the Shubert Theatrical Co.; also space in 451 7th av to the New York Centadrink Co.; also store in 453 7th av to James Jarrett and space to Virginia Transfer Co.; also building 455 7th av to M. Markos; also store in 459 7th av to J. Gierco; also 2d loft in 11 East 22d st for R. S. Minturn to Hutchinson Blackley Co. for a term of years; also leased for Walsh and Ives 2d loft in 360 West 50th st to the Empire Elevator Co., and the 4th loft to Charles Crafarth for a term of years.

LEASES—BROOKLYN.

GEO. E. LOVETT & CO. leased to the Wells Fargo Express Co. the building 312 Livingston st for a term of years for the United Cities Realty Corp.; also for Realty Associates to Fanslow & McKenzie from May 1, 1912, for a term of 5 years, store in 294 Livingston st, and store 281 Livingston st for M. J. Shevlin to the Tuec Vacuum Cleaner Co.

SNYDER & SON leased 496 13th st, near Prospect Park West, a 2-sty dwelling, for the owner to Mr. Dobbins for a term of years at \$840 per year; also 599 7th st, a 3-sty 1-family house for the est. to W. C. White at \$780 a year.

LEASES—QUEENS.

THE LEWIS H. MAY CO. leased at Far Rockaway, L. I., for E. B. Corey the villa Brackenridge, in Atlantic av, to Henry Phillips; also for Ralph O'Rourke a cottage in Pinson pl to Henrietta Krakauer.

THE LEWIS H. MAY CO. leased at Arverne, L. I., for Martin Roman a cottage in Stratton av to Mrs. L. Basch, and for S. & L. Construction Co. a cottage in Stratton av to A. L. Braus.

THE LEWIS H. MAY CO. leased the following: At Arverne, L. I., for Jennie S. Simon, cottage, 4 Jerome av to Louis R. Solomon; for Miss Frances Law, cottage, 10 Jessica av to S. Wyler.

THE LEWIS H. MAY CO. leased the following: at Edgemere, L. I., for Augustin Walsh cottage on Ocean av to Mrs. A. M. Kridel; for P. H. McCaffrey cottage on Beach av to N. W. Strasser.

LEASES—SUBURBAN.

ALFRED E. SCHERMERHORN leased the following cottages at Southampton, L. I., for the coming season: For James L. Breese his little "Orchard," on the north side of Shinnecock rd to Mrs. P. F. Collier for Dr. John Hendley Barnhart his "Sunnyside," on the south side of Ox Pasture rd, to Philip Hiss; for Marshall Fry his "Wayside," on the north side of Shinnecock rd, to Stephen H. Brown; for Mrs. Delancey Nicoll her "Windymere," on the east side of First Neck lane, to Reginald Brooks; for Rev. Henry A. Lewis his "Searest," on Toilsome lane, to John F. Stevens; for Edward A. LeRoy, Jr., his "Sunnycroft," on the west side of Halsey's Neck lane, to Mrs. Henry D. Brookman; for Howard Townsend, Mrs. Paul F. Munde's "Winona" to J. Searle Barclay; for Grange Sard his cottage on the south side of Ox Pasture rd to Rufus L. Patterson; for Mrs. Alexander Cameron her cottage on the north side of Bridgehampton rd to Phillips B. Thompson; for Mrs. Henry Meyer Johnson her "North Cottage" for 3 years to Mrs. Carter C. Beggs from the expiration of the present lease on December 1 next.

EDWARD P. HAMILTON & CO. leased the Ira Kip residence on Scotland rd, South Orange, N. J., comprising one of the most attractive properties in the Oranges.

PEASE & ELLIMAN rented for William H. Sage his country seat in Fennimore rd, Hartsdale, N. Y., to Melville J. Scholle.

Borrowers

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

Lawyers Title Insurance & Trust Co.

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

160 Broadway, Manhattan
1425 St. Nicholas Avenue, Manhattan
500 Willis Avenue, Bronx

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

The Brooklyn Issue of the Record & Guide

Will be published on May 11, 1912. The number will be edited by Mr. Cecil C. Evers, Vice President of the Lawyers Mortgage Company, who will select the subjects that are to be dealt with and the men who are to write on them. Mr. Evers' consent to act as editor is an assurance that each of the principal subjects chosen for discussion will be treated by an authority of unquestioned standing.

There will be not fewer than a dozen leading articles with numerous illustrations, covering such matters as industries and shipping, water front improvements, municipal activities, transportation, real estate values, building, residential movements, facilities for education and recreation, etc.

The Brooklyn Borough Number of the Record and Guide presents an unprecedented opportunity to Real Estate Brokers and Operators, Development Companies, Builders, Supply Dealers, etc., to reach those interested in or who will do the actual building in the Borough of Brooklyn this year.

For Advertising Rates address

RECORD AND GUIDE

11 E. 24th Street, New York City

DE BLOIS & ELDRIDGE leased for Robert G. Hone his cottage at the corner of Greenough pl and Old Beach rd, Newport, R. I., to Mrs. Schuyler Van Rensselaer.

POST & REESE rented for George B. Post to W. W. Hoppin the house at Bernardsville, N. J., and about 5 acres of land at the corner of Claremont av and the cross road from Mine Mount to Morristown. The property adjoins the country residences of Colonel Anthony R. Kuser, Robert D. Graham and S. S. Wheeler.

MOOYER & MARSTON leased for Mrs. A. C. Worden her country estate on Ocean av, Islip, L. I., for the season to Alexander D. B. Pratt.

THE JOHN H. FIFE CO. leased for Miss Catherine Keegan the Grove Springs Hotel, Keuka Lake, N. Y., for 3 years to Frank D. Ray and George B. Selover.

REAL ESTATE NOTES.

HOPKINS & BOYD, real estate brokers, have moved their office to 11 West 39th st.

J. J. LANNIN has disposed of his interest in the Great Northern Hotel, at 118 West 57th st, to the Bell Operating Co., which has other large hotel interests in Chicago and Manhattan.

GLENDINNING & MARTIN will move their offices to 150 Broadway, rooms 20, 21 and 22, about May 1.

HERMAN COHEN will move his office about May 1 to 36 Maiden lane.

JOHN M. RUCK will move his office about May 1 to 271 Broadway.

THE HERMAN ARMS CO. moved their offices to 115 West 42d st.

LEROY COVENTRY was the broker in the sales of 533 West End av to Chester A. Braman and 537 West End av to Mulliken & Moeller.

THE SHIELDS CO. moved their offices to 286 5th av.

THE REAL ESTATE OWNERS' PROTECTIVE ASSOCIATION of the Twelfth and Twenty-second wards will hold its next regular meeting at the Municipal Court Building, at the southwest corner of Broadway and 96th st, on Monday evening, May 6, at eight o'clock.

GIBBS & KIRBY have been appointed agents of 749 West End av, also 15 East 10th st.

MONROE E. HEILBRUN has moved his office from 31 Nassau st to 31 Liberty st.

THE METROPOLITAN LIFE INSURANCE CO. loaned \$900,000 to the Flemish Realty Co., Joseph E. Goldberg, pres., on the new 20-story building, to be erected at 11 and 13 East 26th st.

THE TITLE INSURANCE CO. loaned \$650,000 to Frederick C. Beach and Jennie B. Gasper, on the new 12-story building, to be erected on plot 100x197.6 in 23d st, 175 ft. east of 4th av, running through to 22d st.

THE CROSS & BROWN CO. has been appointed agent of the new 12-story Mercantile building at 22 and 24 West 38th st.

The RULAND & WHITING CO. has been appointed agent of the Hotel Albany, at the southeast corner of Broadway and 41st st, covering a plot of 11,460 sq. ft. which will be extensively altered.

BENJAMIN R. LUMMIS has moved into his new offices in The Astor Court, 25 West 33d st.

J. ROMAIN BROWN & CO. AND CHARLES GRIFFITH MOSES have consolidated their brokerage business and will hereafter be known as the J. Romaine Brown Co., with offices at 105 West 40th st and 55 Liberty st. The officers of the new company are: J. Romaine Brown, pres.; Charles G. Moses, vice-pres.; Ellicott L. Brown, Treas., and Eugene S. L. Moses, secy. The directorate comprises the above and A. P. W. Kinnan, who was recently elected president of the Union Dime Savings Bank.

THE B. F. GOODRICH CO. did not buy the large plot in Jackson and Honeywell avs, extending back to the railroad tracks of the Pennsylvania-Long Island R. R. as reported in the issue of the Record and Guide of April 13th.

THE STANDARD TRUST CO. loaned \$8,400,000 on the new 32-story building to be erected on the old Adams Express Company's site at the southwest corner of Broadway, extending to Exchange Alley, on plot 105.1x209.

THE NEW YORK LIFE INSURANCE CO. loaned \$2,500,000 to the Madison Avenue and 42d St. Co. for the new building to be erected at the southwest corner of Madison av and 42d st.

AUCTION SALES OF THE WEEK.

MANHATTAN AND BRONX.

The following is the complete list of property sold, withdrawn or adjourned during the week ending May 3, 1912, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3156 3 av. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.

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

JOSEPH P. DAY.

*Division st, 185, see E Bway, 196.

*E Broadway, 196, ns, 52.3 e Jefferson 26.1x115.2, to Division (No 185), x26.1x115.5, two 4-sty bk bldgs with str; voluntary; Adolph Mason. 70,500

Highbridge st (), sec Nelson av, 70.5x133x102.6x122, vacant; due, \$3,746.29; T&c, \$530.38; Benrice C Burnham et al; reprinted from last issue when description read Highbridge st (*), sec Wilson av. 1,200

*Madison st, 149, ns, 84.6 w Pike, 24.10x100.8, 5-sty bk tnt with str; exrs sale; withdrawn.

*Mercer st, 113-5, ws, 150.2 n Spring, 49.10x100x50.1x100.2, two 5-sty bk & stn loft & str bldgs; voluntary; withdrawn.

*Pine st, 87, see Water, 130-2.

*Water st, 139-2, swc Pine (No 87), 40.7x38.10x39.2x47.1, 5-sty & b bk office & str bldgs; exrs sale; bid in at \$50,000.

*12TH st, 8 E, ss, 200 e 5 av, 25x102.3, 12-sty bk loft & str bldg; due, \$14,460.18; T&c, \$100; withdrawn.

13TH st, 306 W (), ss, 28.10 e 4th, 28.6x41.5x25x55.2, 5-sty bk tnt & str; due, \$15,278.33; T&c, \$1,788.50; Geo R Fearing et al. 12,900

*34TH st, 408 W, ss, 100 w 9 av, 20x98.9, 3-sty bk tnt & str; due, \$21,863.75; T&c, \$1,492.71; withdrawn.

*36TH st, 307-13 W, ns, 104.10 w 8 av, 77.2x98.9x78x98.9, two 2-sty bk bldgs & two 3-sty & b bk dwgs, with str in No 309; voluntary; bid in at \$80,000.

64TH st, 412 E (), ss, 206 e 1 av, 25x100.5, 5-sty bk tnt & str; due, \$19,164.90; T&c, \$812.71; Jno M Bowers et al exrs. 19,500

64TH st, 410 E (), ss, 181 e 1 av, 25x100.5, 5-sty bk tnt & str; due, \$18,350.65; T&c, \$534.58; Commonwealth Ins Co of N Y. 18,000

*81ST st, 101-9 W, see Col av, 440-52.

*82D st, 100-S W, see Col av, 440-52.

92D st, 403 E (), ns, 94 e 1 av, 40x100.8, 6-sty bk tnt & str; due, \$34,955.39; T&c, \$3,125.00; Jacob A Geissenhainer, trustee et al. 34,000

*93D st, 128 E, ss, 275 e Park av, 25x100.8, 3-sty & b fr dwg; voluntary; bid in at \$18,500.

*117TH st W, nwc Manhattan av, see Manhattan av, 411-21.

118TH st 18 W (), ss, 285 w 5 av, runs s98xsw3.6xw23xn100.11xe25 to beg, 5-sty bk tnt; due, \$7,945.09; T&c, \$806.96; Jas Stokes. 24,333

*118TH st 344 E, ss, 125 w 1 av, 25x100.10, 6-sty bk tnt & str; due, \$3,869.99; T&c, \$591.51; sub to pr mtg of \$23,000; Elmer Whittaker. 26,000

*118TH st W, swe Manhattan av, see Manhattan av, 411-21.

*126TH st, 300 E, see 2 av, 2458.

127TH st, 228 E (), ss, 255 w 2 av, 25x99.11, 5-sty bk tnt; due, \$3,577.73; T&c, \$52; sub to a pr mtg of \$15,000; Wm E Gearon. 16,375

*139TH st, 261 W, ns, 80.1 e 8 av, 19x99.11, 4-sty bk dwg; due, \$2,282.72; T&c, \$249.75; adj sine die.

152D st, 419 E (), ns, 195 e Melrose av, 25x100, 2-sty & a fr dwg; due, \$1,191.77; T&c, \$155.02; sub to a mtg of \$6,500; Grace E Brady et al. 6,600

*179TH st W, nec Northern av, see Northern av, nec 179.

*215TH st W, ns, 325 e 10 av, 75x99.11, vacant; due, \$3,056.33; T&c, \$1,555.03; sub to a first mtg of \$10,000; adj sine die.

*238TH st, 233 E, ns, 300 e Kepler av, 60x100, 2-sty bk dwg; exrs sale; Martin J Mulligan. 5,700

Bailey av, 3058-60 (), es, 225 n Boston av, 75x87.8x75x82.6, 2 4-sty bk tnnts; due, \$24,531.72; T&c, \$372.09; sub to four pr mtgs aggregating \$9,000; Prospect Investing Co. 23,000

Coddington av (), ns, 979 e Ft Schuyler rd, 75x100, Westchester; due, \$1,378.09; T&c, \$31; Aug C Seebeck. 1,300

College av, 1277 (), ws, 270 s 169th, 50x85, 3-sty fr dwg & 2-sty fr stable in rear; due, \$7,647.09; T&c, \$231.34; North Side Savings Bank. 5,000

*Columbus av, 440-52, nwc 81st (Nos 101-9), 204.4 to 82d (Nos 100-8), x134, 7-sty bk hotel, Endicott; due, \$322,612.06; T&c, \$89,080.19; adj to May 14.

*Manhattan av, 411-21, nwc 117th, runs n 201.10 to 118th, xw25xsw100.11xw25xsw100.11 to 117th, xe50 to beg, 3-5-sty & b bk tnnts with str; voluntary; Van Mater Stillwell. 121,000

Northern av (), nec 179th, 100x100, 6-sty bk tnt; due, \$10,858.71; T&c, \$—; sub to two mtgs aggregating \$130,571.87; Marjorie Doll. 144,295

St Nicholas av, 728 (), es, 337.4 n 145th 18.6x100, 4-sty & b stn dwg, 3-sty ext;

due, \$14,811.26; T&c, \$—; Mary E Hastings, 15,000

*2D av, 245S, sec 126th (No 300), 19.11x 100, 5-sty bk & stn tnt with str; exrs sale; Simon Myers. 24,300

BRYAN L. KENNELLY.

German pl (), sec 157th, 75.1x96.6x75x 100.4, vacant; due, \$9,869.37; T&c, \$6,107.22; Jas M Betts. 15,000

*67TH st, 101-7 W, see Bway, 1981-7.

103D st, 211-3 E (), ns, 185 e 3 av, 37.6 x100.11, 6-sty bk tnt & str; due, \$37,002.65; T&c, \$775.11; Citizens Savings Bank. 34,000

*157TH st E, sec German pl, see German pl, sec 157th.

*176TH st E, nec Crotona pkway, see Crotona pkway, nec 176.

*184TH st E, ss, blk front bet Ryer & Valentine avs, 102.9x176.6x200x210.3, vacant; voluntary; bid in at \$33,900.

*Broadway, 1991, see Bway, 1981-7.

*Broadway, 1981-7, nwc 67th (Nos 101-7), 84.9x93x75.5x131.8, four 4-sty bk bldgs with str & three 4-sty & b bk & stn dwgs; also BROADWAY, 1991, ws, 84.9 s 68th, 28.1x130.2x25x117.4, 1-sty fr bldg, sale of 1-6 undivided int; Jos Hamerschlag. 56,800

Bryant av, 803 (), ws, 125 n Lafayette av, 25x95, 2-sty bk dwg; due, \$7,046.82; T&c, \$275; Mary I Cozzens, trste, &c. 7,400

Bryant av, 805 (), ws, 150 n Lafayette av, 25x100, 2-sty bk dwg, due \$7,205.47; T&c, \$275; Fitch Gilbert. 7,400

*Crotona pkway, nec 176th, runs e6.9xn 162.3xw75.3xs31.2 to Crotona pkwy, xse 147.1 to beg, vacant; voluntary; bid in at \$10,000.

*Fordham rd, ns, 125 w Hoffman, 25x100, vacant; voluntary; bid in at \$3,400.

*Kinsella av, see Matthews av, 25x100, vacant; voluntary; bid in at \$1,600.

*Matthews av, see Kinsella av, see Kinsella av, see Matthews av.

*Ryer av, see 184th, see 184th E, ss, blk front bet Ryer & Valentine avs.

*Sedgwick av, es, 46.2 n 176th, 50x125, vacant; voluntary; bid in at \$3,900.

*Valentine av, swe 184th, see 184th E, ss, blk front bet Ryer & Valentine avs.

HUGH D. SMYTH.

Goerck st, 2 (), nec Grand (No 576), 75 to Rachael la x25.3 & 4-sty bk tnt & str; due, \$—; T&c, \$—; sub to mtg of \$7,000; partition; Annie Drucker. 13,100

*Grand st, 578, ns, 25 e Goerck, 25x75 to Rachael la, 3-sty bk & fr tnt & str, due \$—; T&c, \$—; sub to mtg of \$7,000; partition; D & H Lippmann. 8,950

*Grand st, 576, see Goerck, 2.

*Rachael la, sec Goerck, see Goerck, 2.

*Rachael la, ss, 25 e Goerck, see Goerck, 2.

JACOB H. MAYERS.

*98TH st, 141 W, ns, 397.6 e Ams av, runs n30.6xw22.1xn64xe38xs113.6xw27.2. 5-sty bk tnt; due, \$34,102; T&c, \$1,503.62; Philip Sugarman. 33,000

GEORGE PRICE.

*187TH st E, nec Valentine av, see Valentine av, 2414.

*187TH st E, ns, 100 e Valentine av, see Valentine av, 2414.

*187TH st, 546 E, see Valentine av, 2414.

*187TH st E, swe Tiebout av, see Valentine av, 2414.

*Tiebout av, swe 187th, see Valentine av, 2414.

*Valentine av 2414 sec 187th (No 546) runs s13.3xe85xs25.1xe25xn38.3xw110, 2-sty fr dwg; also TIEBOUT AV, swe 187th, 38.3x 125; vacant; also VALENTINE AV, nec 187th, 25x100, vacant; also VALENTINE AV, 25 n 187th 25x100, vacant; also VALENTINE AV, es50 n 187th, 25x100, vacant; VALENTINE AV, 2436, es. 75 n 187th, 25x 100, 2-sty fr dwg; also 187TH ST E, ns, 100 e Valentine av, 35x100, vacant; due, \$15,084.19, & interest on \$6,199.62 and interest on \$2,395.70 and interest on \$138.06; T&c, \$2,786.70; adj to May 14.

*Valentine av, es, 25 n 187, see Valentine av, 2414.

*Valentine av, es, 50 n 187, see Valentine av, 2414.

*Valentine av, 2436, see Valentine av, 2414.

*Valentine av, nec 187th, see Valentine av, 2414.

Total\$743,453
Corresponding week, 1911.....\$1,770,836
Jan. 1, 1912, to date.....\$17,543,891
Corresponding period, 1911....\$15,776,333

VOLUNTARY AUCTION SALES

Manhattan and Bronx.

JOSEPH P. DAY.

MAY 7.

Cherry st, 308, 25x80, 5-sty & b bk tnt with str.

Cherry st, 294, 25x103.9x irreg, 5-sty bk tnt.

21ST st, 135 E, ns, 162 e Lex av, 27x98.9, 3-sty & b bk & stn dwg.

22D st, 142 E, ss, 170 e Lex av, 20x98.9, 3-sty & b bk & stn dwg.

61ST st, 154 E, 19x100.5, 4-sty & b bk & stn dwg.

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EDGAR J. LEVEY, President
JOHN D. CRIMMINS, }
CLINTON R. JAMES, } Vice-Presidents
CYRIL H. BURDETT, }
Gen'l Mgr. and Counsel

FRANK L. COOKE, Secretary
CHAUNCEY H. HUMPHREYS, Ass't Sec'y
GERHARD KUEHNE, Jr., Ass't Treas.
Hon. ABRAHAM R. LAWRENCE, Counsel

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BRYAN L. KENNELLY.
MAY 8.
Fl. Charles pl. 39, ws, abt 200 s 227th.
53.1x87x irreg, x103.9, 3-sty & b stn & ft
dwg.

JOSEPH P. DAY.
MAY 9.
Hunts Point, 90 lots on Hunts Point,
Lafayette, Bryant & Longfellow avs, Faile
Whittier & Gilbert pls.
62D st, 50 E, 16.8x100.5, 2-sty bk stable.
68TH st, 31 W, 20x100.5, 4-sty & b bk &
stn dwg.
69TH st, 14 E, 30x100.5, 4-sty & b bk &
stn dwg.
66TH st, 55-9 W, 62.6x100.8, three 4-sty
& b bk dwgs.
Av B, 224-6, 6-sty bk tnt with str.

**AUCTION SALES OF THE WEEK,
BROOKLYN.**

The following are the sales that have
taken place during the week ending May
1, 1912.
*Indicates that the property described
was bid in for plaintiff's account.

WM. H. SMITH.
Chauncey st (*), ss, 112.6 e Patchen av.
18.9x100; Benj Gramer. \$2,000
Herkimer st (*), sec Gunther pl, 20x86;
Ellwood Harlow. 5,000
Hundred st (*), ses, 95 ne Irving av, runs
se100xne5xse100xne100xne100xne100xne100
xsw175 to beg; Mary A Brown. 25,000
Johnson pl (now closed), cl, intersec ss
Snyder av, runs w62.7xs81.1xe62.7xn81.3 to
beg; Pierrepont Davenport. 6,500
Lefferts st, ss, 427 w Rogers av, 20x
102.6; Cath F McCaffery. 8,300
Leonard st, ws, 24 n Maujer, 12x56;
Magdalena Schaffer. 1,000
McDougal st (*), nec Howard av, 20x
75; Bertha Trautmann et al. 3,000
Powers st, ss, 75 w Humboldt, runs s100
xw45xn28xe19xn72xe26 to beg; C Von
Wohlens. 3,800
W 17TH st, es, 270 s Neptune av, 20x
118.10; Lewis G Mitchell. 3,000
Bay 35TH st (*), ws, 201 sw Bath av,
62x96.8; Second United Cities Realty Corp.
3,500
41ST st, nes, 220 se 14 av, 19.8x100.2;
Edw B Swinney. 4,090
51ST st, ns, 195 e 2 av, 25x100; adj sine
die.
62D st, nes, 80 nw 20 av, 18x100; Wm
Gremler. 2,600
62D st, nes, 98 nw 20 av, 18x100; Wm
Gremler. 2,600
Broadway, ns, 100 w Hewes, 50x100;
Edgar B Newman. 8,500
Church av, ns, 95 e Rogers av, 28x123.10;
adj sine die.
Euclid av, ws, 138 s Jamaica av, runs
s179xw150xn125xe—xn54xe100 to beg; Ad-
lers Monument & Granite Wks. 12,250
Graham av, es, 75 s Moore, 25x100;
Moses Z Finesilver. 17,100
Jamaica av (*), swc Crescent, 100x100x
100x126; Milton C Hall. 23,200
Lexington av, ss, 258.4 e Sumner av,
16.8x100; David H Taylor. 2,525
Manhattan av (*), nec Jackson, 18x75;
Jas A McCafferty. 6,100
Myrtle av, ns, 200 w Tompkins av, 20x
100; Jno Leon. 2,900
Rogers av (*), es, 80 s Midwood, 20x85;
Louis Michael et al. 6,500
Ridge blvd (*), es, 170.6 s Bayridge av,
20x90; People's Trust Co. 6,200
Road from Flatbush to Keuter's Hook,
ws, at division line bet land of Henry
Helgans & Kaspar Burkhardt, 806.2x277.9
x139.3x117.3x786.6x367.7 to beg, & ws of
said rd at same division line 324.7x334.9x
121.6; Jno F Maillie. 10,100
Stillwell av (*), ws, 280 n Neptune av,
20x118.10; South Bklyn Co-operative Bldg
& Loan Assn. 3,500
St Marks av, sec Hopkinson av, 100x
106.9; Moses Bernstein. 10,000
13TH av, es, 57.2 s 39th, 19x80; Carry
Gieskar. 6,475

JAS. L. BRUMLEY.
Diamond st, ss, 298.4 e Main, 75x159.9x
75x159.5; withdrawn.
Ryerson st, ws, 145 n Lafayette av, 50x
100; J Bliss Coombs & R Annie Armstrong
exrs. 29,500
Regent pl, 11, sec E 21st, 27x100; Law-
yers' Mtg Co. 15,500
41ST st, ss, 200 e 1 av, 20x100.2, vacant;
voluntary; withdrawn.
41ST st, ss, 260 e 1 av, 20x100.2, vacant;
voluntary; withdrawn.
41ST st, ss, 300 e 1 av, 20x100.2, vacant;
voluntary; withdrawn.
41ST st, ss, 200 w 2 av, 20x100.2, vacant;
voluntary; withdrawn.
41ST st, ss, 140 w 2 av, 20x100.2, vacant;
voluntary; withdrawn.

WM. P. RAE CO.
Ormond pl, ws, 168.8 n Fulton, 20x100;
S U Bailey. 5,000
Meserole av (*), nwc Clifford pl, 25x100;
Wm Lauder trste. 14,750
Myrtle av, ss, 450 e Nostrand av, 25x
100; Jno Tierney. 7,900

JERE JOHNSON JR. CO.
Jay st (*), es, 112 s Front, 72x135; Sarah
E Furnald et al. 17,000
Jay st (*), es, 10 s Front, runs s102xe
135xn112xw25xsl10xw110 to beg Bway Svgs
Instn of the City of N Y. 40,000

CHAS. SHONGOOD.
Grand st, ns, 218.9 e Keap, 18.9x95; with-
drawn.
12TH av, nws, intersec nes 57th, 20.2x
100; Sarah Sullivan. 1,000
40TH st, ss, 235 w 4 av, 37.6x100.2; with-
drawn.
Troy av, sec Union, runs e180xn100xw80
xs20xw98xnw117.6 to beg; Arthur Ander-
son. 72,500
Jefferson av, ses, 157.6 ne Hamburg av,
19x100; Fredk Bricka. 5,310

GEORGE PRICE.
4TH pl, ns, 239.8 w Court, 20x100; par-
tition; Mary E Terrence. 5,350

JOSEPH P. DAY.
Saratoga av (*), es, 50 n Herkimer, 16.8
x50; Chas Messick. 3,500
Total \$403,050
Corresponding week, 1911..... \$262,525

ADVERTISED LEGAL SALES.

MANHATTAN AND BRONX.
The following is a list of legal sales
for Manhattan and the Bronx to be held
at the Real Estate Salesroom, 14 and 16
Vesey st, and the Bronx Salesroom, 3156
& 3208-10 3 av, unless otherwise stated.

MAY 4.
No Legal Sales advertised for this day.

MAY 6.
123D st, 132-6 E, see Lex av, 2014-8.
Lexington av, 1890, ws, 50.11 s 118th,
16.8x55, 3-sty & b stn dwg; Mary C Stew-
art agt Henry Gabay et al; Butts & Vin-
ing (A), 51 Chambers; Harry W Mack
(R); due, \$8,490.48; T&c, \$350; Joseph P
Day.
Lexington av, 2010-2, ws, 50 s 123d, 50.11
x64.10, 6-sty bk tnt & str; Reuben Sad-
owsky agt Israel Lippmann et al; action
2; Paul Hellinger (A), 320 Bway; Warren
Leslie (R); due, \$10,154.35; T&c, \$500; sub
to first mtg \$34,000; mtg recorded Apr16
'07; Joseph P Day.
Lexington av, 2014-8, swc 123d (Nos 132-
6), 50x64.10, 6-sty bk tnts & str; same
agt same; action 1; same (A); Chas J Les-
lie (R); due, \$13,760.35; sub to first mtg
\$48,000; mtg recorded Apr16'07; Joseph P
Day.

MAY 7.
5TH st, 220 E, ss, 328.10 w 2 av, 21.2x
92.1, 3-sty & b bk dwg; Emilie Wollman
agt Martha Wolfman et al; Marcus Kauf-
man (A), 2 Rector; Sol Tekulsky (R); due,
\$4,574.87; T&c, \$190.55; sub to a prior mtg
of \$13,500; Joseph P Day.
137TH st, 348 E, ss, 181.6 e Alex av, 25x
100, 4-sty bk tnt; Mary C Stewart agt
Mary P Hoyt et al, Butts & Vining (A), 51
Chambers; David J Fox (R); due, \$10,-
623.34; T&c, \$1,039.00; Joseph P Day at
3156 3 av.
154TH st, 279 E, ns, 120.3 e Morris av,
25x100, 1-sty fr bldg; Warren B Sammis
agt Caritina Spallone; Warren E Sammis
(A), 1 Liberty; Percival G Ullman (R);
due, \$4,112.79; T&c, \$215.22; Joseph P Day,
3208-10 3 av.
Richardson av, 4544, es, 330.3 s 240th,
33.1x151.4, Wakefield; Chas D Edmon-
ston agt Wm W Penfield et al; Carrington
& Pierce (A), 200 Bway; Jno J Rooney
(R); due, \$4,212.93; T&c, \$265.50; Joseph
P Day, 3208 3 av.
Trinity av, 827, ws, 46.1 s 160th, 40x
102.1, 5-sty bk tnt; Jos A Morris agt Seat-
tle Realty Co et al; action 1; Gross &
Sneudaira (A), 309 Bway; Geo G Battle
(R); due, \$9,963.01; T&c, \$1,200; sub to a
pr mtg of \$27,000; Joseph P Day at 3208 3
av.
Trinity av, 823, ws, 86.1 s 160th, 40x102.1
5-sty bk tnt; same agt same; action 2;
same (A); same (R), due, \$8,963.01; T&c
\$1,200; sub to a prior mtg of \$27,000;
Joseph P Day at 3208 3 av.

MAY 8.
Timpson pl, 521, ws, 258.3 s 149th, 25x
100, 2-sty fr dwg; Edw Robitzek agt Mary
Fitterer et al; Harry Robitzek (A), 160
Bway; Jas A Foley (R); due, \$2,051.35;
T&c, \$153.06; sub to a first mtg of \$2,200;
mtg recorded Jan16'04; Henry Brady at
3208 3 av.
95TH st, 307-9, on map 307 E, ns, 137.6
e 2 av, 37.6x100.8, 6-sty bk tnt & str; str;
Mary B Schwab agt Ludins & Romm Real-
ty Co et al; Schenck & Punnett (A), 19
Liberty; Jacob M Guedalia (R), due, \$31,-
852.87; T&c, \$1,156.54; mtg recorded May
4'06; Jacob H Mayers.
230TH st E, ss, 255 e Barnes av, 50x114,
Wakefield; G & S Realty Co agt Francesco
Cerbone et al; Frankenthaler & Kaufmann
(A), 35 Nassau; Henry J Goldsmith (R),
due \$1,055.46; T&c, \$31; sub to two bldg
loan mtgs aggregating \$8,000; mtg record-
ed July12'11; Joseph P Day at 3208 3 av.
230TH st E, ss, 305 e Barnes av, 50x
114, Wakefield; Chas Kaufmann agt Vin-
cenzo Avarello et al; Frankenthaler &
Kaufmann (A), 35 Nassau; Harold E Lip-
pincott (R), due, \$1,175.06; T&c, \$—;
sub to two bldg loan mtgs aggregating
\$8,750; mtg recorded July6'11; Joseph P
Day at 3208 3 av.

MAY 9.

Freeman st, 901-3, see Bryant av, 1300.
62D st, 149 W, ns, 225 e Ams av, 25x100.4, 5-sty stn tnt; Franklin Savgs Bank in the City of NY agt Peter B Hagerty et al; Wilson M Powell (A), 29 Wall; Jos S Buhler (R), due, \$9,749.09; T&c, \$1,300; Joseph P Day.
66TH st, 45 E, see Mad av, 777-81.
83D st 222 E, ss, 254.2 e 3 av, 17x102.2, 3-sty & b bk dwg; Thos J Reilly agt Julia Keenan et al; Thos G Prioleau (A), 31 Nassau; Fredk F de Rham (R); partition; Joseph P Day.
117TH st, 252 E, swc 2 av (Nos 2275-9), 50x58.5, 6-sty bk tnt & str; East River Savgs Instn agt Benj Berger et al; Omri F Hibbard (A), 56 Pine; Abr Stern (R); due, \$42,499.11; T&c, \$7,375.00; mtg recorded June30'05; Herbert A Sherman.
158TH st E, nec 3 av, see 3 av, nec 158th.
184TH st, 662 W, sec Bway, 103.1x37.4x97.11x37.8, 6-sty bk tnt & str; Metropolitan Life Ins Co agt Wm Lyman et al; action 1; Woodford, Bovee & Butcher (A), 1 Madison av; Ely Neumann (R), due, \$51,360.96; T&c, \$4,961.54; mtg recorded May 7'07; Jos P Day.
Broadway, 4308, on map 4308-14, es, 37.8 s 184th, 37.11x92.9x37.7x97.11, 6-sty bk tnt & str; same agt same; action 2; same (A); same (R); due, \$35,729.67; T&c, \$3,978.53; mtg recorded May7'07; Joseph P Day.
Bway, sec 184th, see 184th, 662 W.
Bryant av, 1300, nec Freeman (Nos 991-3), 53.1x100x50x85.7, 5-sty bk tnt & str; Nelly Henschel agt Zingales Realty Co et al; Geo A Lewis (A), 31 Nassau; Edw J Dunphy (R), due, \$8,755.67; T&c, \$1,118.16; sub to a mtg of \$45,000; Joseph P Day at 3208 3 av.
Madison av, 777-81, nec 66th (No 45), 100.5x100, 10-sty bk tnt; Barney Estate Co agt Parkview Co et al; Masten & Nichols (A), 49 Wall; Edw D Dowling (R), due, \$344,786.07; T&c, \$6,950; mtg recorded Mar2'07; Bryan L Kennelly.
Ogden av, 983, ws, 180 s 164th, 25x100, 3-sty fr tnt; Harlem Savgs Bank agt Ann M Milner et al; Edw S Clinch (A), 41 Park row; Lawrence S Greenbaum (R); due, \$7,625.59; T&c, \$430.00; James L Wells at 3208 3 av.
Union av, 946, es, 71.3 n 163d, 37.6x125, 5-sty bk tnt; Chas S Albert agt Emil J Veith et al; Edw J Krug Jr (A), 150 Nassau; Jno T Dooling (R), due, \$1,782.46; T&c, \$391.67; sub to a first mtg of \$22,500; mtg recorded June10'07; Joseph P Day at 3208 3 av.
2D av, 2275-9, see 117th, 252 E.
3D av, nec 158th, runs n99.6x154.6x98.1xw169.9 to beg, vacant; Chas Palm agt Harris Bernstein et al; Henry F Lippold (A), 63 Park row; Isidor Cohn (R); due, \$46,483.20; T&c, \$5,671.37; Joseph P Day, at 3208 3 av.

MAY 10.

Catharine sl, 15, es, 18.2 s Water, 17.8x49.7x17.11x51.6, 3-sty bk tnt & str; State Bank agt Abr Silverson et al; Walter T Kohn (A), 309 Bway; Albt W Ransom (R); due, \$9,261.71; T&c, \$385.55; Joseph P Day.
75TH st, 327-9 E, ns, 228.4 w 1 av, 56.8x102.2, 2-4-sty stn tnts; Franklin S Keller agt Muriel V Spencer Stadler et al; Eisman, Levy, Corn & Lewine (A), 135 Bway, Franklin Brooks (R); due, \$2,449.63; T&c, \$1,943.40; Joseph P Day.
157TH st E, ss, 100 w St Ann's av, 75x75x77.10x95.9, vacant; Jas M Betts agt Sol Moses et al; Julius H Seymour (A), 280 Bway; Safford A Crummey (R); due, \$4,535.93; T&c, \$4,706.92; Bryan L Kennelly at 3156 3 av.

MAY 11.

No Legal Sales advertised for this day.

MAY 13.

Trinity av, 992-4, es, 183 s 165th, 37.6x100 5-sty bk tnt; Jonas Weil et al agt Edgar W Cornell et al; Isaac S Heller (A), 35 Nassau; Geo F Roesch (R); due, \$10,288.67; T&c, \$810.52; Joseph P Day at 3208 3 av.

ADVERTISED LEGAL SALES.

BROOKLYN.

The following is a list of legal sales to be held at the Brooklyn Salesroom, 189 Montague st, unless otherwise stated:

MAY 4.

No legal sales advertised for this day.

MAY 6.

Ellery st, ss, 300 w Tompkins av, 25x100; Morris Berger agt David Zimmerman et al; Mitchell May (A), 44 Court; Maurice F Miller (R); Chas Shongood.
Leonard st, es, 174 s Driggs av, 102x100; Louis Kaplan agt Isidor Kantor et al; Ben W Slote (A), 39 Graham av; Chas L Meckenberg (R); Jos Shongood.

Av J, sec West, runs e160xs100xe40 to Gravesend av, xs80xw100xs80xw100xn260 to beg; also WEST ST, es, 300 s Av J, 40x100; Richard G Babbage et al agt Martense Realty Co et al; Fredk M Sanders (A), 141 Bway, Manhattan; Thos F Garvey (R); Chas Shongood.
Maujer st, es, 46 w Waterbury, 46x100x45.9x100; also MAUJER ST, swc Waterbury, runs s190 to Ten Eyck, xw394.8xn95 xe49.5xn95xe269.1xs95xe24.7xn95xe49.2 to beg; Home Life Ins Co agt Michl Seitz et al; Jas P Judge (A), 189 Montague; Fredk E Gunnison (R); Wm H Smith.

20TH st, ns, 75 w 6 av, 25x100.2; Max Heiss agt Michl Farulo et al; Edw G Nelson (A), 350 Fulton; Jos C F Conran (R); Wm H Smith.
Cleveland st, ws, 90 n Blake av, 20x90; Trustees of the Widows & Orphans Fund of the Eastern District of the City of Bklyn agt Frances C Hendrick et al (action No. 1); Coombs & Wilson (A), 260 Bway; Earl J Bennett (R); Wm H Smith.
Cleveland st, ws, 70 n Blake av, 20x80;

MAY 7.

53D st, es, intersec ses New Utrecht av, 81.9x10.6x irreg; Glens Falls Ins Co agt Extension Development Co et al (action No 1); Hirsh & Newman (A), 391 Fulton; John T Walsh (R); Wm H Smith.
New Utrecht av, ses, 10.6 ne 53d, 26.8x100; same agt same (action No 2); same (A); Michael H Rose (R); Wm H Smith.
New Utrecht av, ses, 37.2 ne 53d, 26.8x100; same agt same (action No 3); same (A); Barker D Leich (R); Wm H Smith.
New Utrecht av, ses, 63.10 ne 53d, 26.8x100; same agt same (action No 4); same (A); Michael H Rose (R); Wm H Smith.
Ralph av, es, 40 s Sterling pl, 20x100; Williamsburgh Savings Bank agt Rechuma Geltman et al; S M & D E Meeker (A), 217 Havemeyer; Henry Lissner (R); Shongood, Shuter & Sanford.
Ainslie st, nwc Manhattan av, 100x25; Eliz Hamburg agt Bessie Rosenberg et al; Chas Reinhardt (A), 756 Flushing av; Dominic B Griffin (R); Wm H Smith.
Pitkin av, ns, 50.4 w Hinsdale av, 24.7x100x irreg; Augusta L Witt et al agt Dora Cohen et al; Walter G Rooney (A), 44 Court; Frank X McCaffry (R); Wm H Smith.
Covert st, nws, 301.9 ne Hamburg av, 19.9x100; Edw F Gundrum agt Jeanette R Martin et al; Harrison C Glore (A), 391 Fulton; Geo B Serenbetz (R); Charles Shongood.
E 19TH st, ws, 143.7 n Dorchester rd, 40x100; Fred H Ohlandt agt Bessie M Moraw et al; Robt H Koehler (A), 90 W Bway, Manhattan; Jno E Rushon (R); Wm H Smith.
16TH av, ws, 160 n 70th, 20x100; The Thrift agt Thos Barrett et al; Francis Jordan (A), 207 Ryerson; Melville J Franee (R); Wm P Rae Co.
W 5TH st, ws, 450 n Av T, 18x100; Thos F Madden et al agt Emanuel Baum et al; Harry Cooke (A), 299 Bway, Manhattan; Aaron Benjamin (R); Wm H Smith.
Snyder av, nwc E 39th, 100x40; Eleanor C Buck agt Henry Newman et al; Henry J Davenport (A), 375 Pearl; Augustin S Hart (R); Wm H Smith.
73D st, ns, 85.10 e 4 av, 20x100; Rexer Realty Co agt Theodora L Turner et al; David F Manning (A), 350 Fulton; Henry S Rasquin (R); Wm H Smith.
Rockaway av, ws, 142 s E New York av, 18.9x115.8x23x102.2; C Henry Magna agt Isidor M Glickman et al; Edwin Kempton (A), 175 Remsen; Leon Sachs (R); Chas Shongood.
New Utrecht av, ses, 118.4 sw 52d, 26.8x100; Poughkeepsie Savings Bank agt Extension Development Co et al (action No 1); Hirsh & Newman (A), 391 Fulton; Henry S Rasquin (R); Wm H Smith.
New Utrecht av, ses, 91.8 sw 52d, 26.8x100; same agt same (action No 2); same (A); same (R) Wm H Smith.
New Utrecht av, ses, 65 sw 52d, 26.8x100x irreg; same agt same (action No 3); same (A); same (R); Wm H Smith.
52D st, sws, intersec ses New Utrecht av, 119.9x65; same agt same (action No 4); same (A); same (R); Wm H Smith.
Moore st, ss, 100 w Graham av, 25x100; Bon Ami Realty Co agt Esther Shmurak et al; Simeon Goodelman (A), 61 Park row, Manhattan; Jessie Fuller, Jr (R); J H Mayers.

MAY 8.

Schenck av, ws, 256 s Atlantic av, 25x100; Emily Veitch agt Jos Bulkin et al; Chas S Carrington (A), 26 Court; Jas N Gilvarry (R); Wm H Smith.
Atlantic av, nwc Hopkinson av, 98x167.7; Dime Savgs Bank of Bklyn agt Carlo Rossa et al; Dykman, Oeland & Kuhn (A), 177 Montague; Wm D Niper (R); Wm H Smith.
Lafayette av, ns, 350 e Reid av, 25x100; Mary Schmalstich agt Lester B Freedman et al; Jas A Blanchfield (A), 2 Rector, Manhattan; Alois J Keogh (R); Wm H Smith.
Maujer st, ns, 127 e Union av, 73x125; Margt Wells extr, &c, agt Julia Quinlan et al; Jno A Holzapfel (A), 260 Bway; Stanton Eldredge (R); Stanton Eldredge at County Court House at 12 o'clock noon.
6TH av, ses, 80.1 ne 20th, 19.11x60; Jno L Brevoort agt Thos Rutyna et al; De Witt V D Reiley (A), 160 Bway; Wm W Wingate (R); Jas L Brumley.
Atlantic av, nec Ocean pl, 80x18.6; Jane H Jamieson agt Nathan Lampport et al; Walter G Rooney (A), 44 Court; Hugh A McTernan (R); Wm H Smith.
Jay st, ws, 30 n Water, 19.8x50; Arthur D Wolf agt Jno B Schlesinger et al; Sidney Rossman (A), 149 Bway, Manhattan; Harry J Rosenon (R); Wm H Smith.
Atkins av, ws, 210 n Hegeman av, 40x100; Lien Investing Co agt Burleigh L Crans et al (action No 1); Simpson & Simpson (A), 2 Rector, Manhattan; Henry Escher, Jr (R); Chas Shongood.
Atkins av, ws, 210 n Hegeman av, 40x100; same agt same (action No 2); same (A); Edson B Sannis (R); Chas Shongood.

MAY 9.

20TH st, ns, 75 w 6 av, 25x100.2; Max Heiss agt Michl Farulo et al; Edw G Nelson (A), 350 Fulton; Jos C F Conran (R); Wm H Smith.
Cleveland st, ws, 90 n Blake av, 20x90; Trustees of the Widows & Orphans Fund of the Eastern District of the City of Bklyn agt Frances C Hendrick et al (action No. 1); Coombs & Wilson (A), 260 Bway; Earl J Bennett (R); Wm H Smith.
Cleveland st, ws, 70 n Blake av, 20x80;

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Cleveland st., ws, 130 n Blake av, 20x90; same agt same (action No 2); same (A); same (R); Wm H Smith.

Cleveland st., ws, 150 n Blake av, 20x90; Jacob Blank agt Frances C Hendrick et al (action No 1); Coombs & Wilson (A), 260 Bway; Albt H T Banzhof (R), Wm H Smith.

Cleveland st., ws, 170 n Blake av, 20x90; same agt same (action No 2); same (A); Geo A Green (R); Wm H Smith.

Cleveland st., ws, 50 n Blake av, 20x80; Maria L Crosley agt Frances C Hendrick et al; Coombs & Wilson (A), 260 Bway; Geo F Alexander (R); Wm H Smith.

17TH av., ses, 37 s 75th, 18x100; Jere J Andreas agt Boone Constn Co et al; Dorman & Dana (A), 48 Wall, Manhattan; Harry S Sullivan (R); Jas L Brumley.

Wythe av., es, 82 s S 6th, 24x87; Florence M Maynard agt Wm Webb et al; Edwin Kempton (A), 175 Remsen; Isaac Sargent (R); Wm H Smith.

E 26TH st., ws, 320 n Voorhies av, 40x100.5; Saml McNeil agt Ina M Wimmer et al; Wm E Cook (A), 309 Bway, Manhattan; Seymour K Fuller (R); Chas Shongood.

Clifton pl., ns, 330 e Bedford av, 20x100; Jno M Horan agt Kath D Fritz et al; Bacher & Klein (A), 957 Bway; Paul Bonyng (R); Wm H Smith.

Knickerbocker av., sws, 125 se De Kalb av, 25x100; Cath Schwimmer admtrix agt Jos Walbroehl et al; Max H Newman (A), 44 Court; Chas W Church (R); Wm H Smith.

Gates av., ss, 38.9 w Irving pl, 19x80; Jas T Conway agt Eugene M Hendrickson et al; Snedeker & Snedeker (A), 164 Montague; Chas L Livingston (R); Jas L Brumley.

MAY 10.

2D st., ss, 312.5 w Prospect Park W, 20x95; Augusta M Voss agt Chas H Boyer et al; J Fred Alsgood (A), 280 Bway, Manhattan; Wm A Moore (R); Chas Shongood.

Snyder av., ns, 60 e E 39th, 20x60; Thos J Carrier agt Maria J Hawkins et al; Caldwell & Holmes (A), 44 Court; Adolph Kiendl (R); Wm H Smith.

Bay Ridge av., nes, 265.11 se 18 av, 25x100; Anna V McGivney et al agt Madison Bldg Co et al; Mark S Reardon (A), 63 Wall, Manhattan; Hyacinthe Ringrose (R); Jos P Day.

MAY 11 & 13.

No Legal Sales advertised for these days.

TAX LEGISLATION.

Changes Made in the Tax Laws By the Legislature of 1912.

The short session of the legislature, together with the feeling that the numerous changes made last year in the tax law should be given time to show their effect, made it impracticable to secure consideration for any substantial changes this year. Several advances were made, however, the more important relating to exemption of household furniture and personal effects, and reductions in the assessment of forest lands.

There were more than 150 bills relating to taxation before the legislature. Several bills were introduced to modify or repeal legislation secured last year, but only one of these passed and this was vetoed. The following summary is taken from a report issued this week by A. C. Pleydell, Secretary of the N. Y. Tax Reform Association.

Exemption of household furniture and personal effects. By a new sub-division, 21, of Section 4 of the tax law, "household furniture and personal effects to the value of one thousand dollars" are now exempt from taxation (Chapter 267). Heretofore the exemption has been limited to certain specified effects and necessary furniture, but not to exceed an aggregate of \$250.

Stock transfer tax. Section 270, relating to the tax on the transfer of stock has been amended by making it the duty of the person making the sale or transfer to procure and affix the stamps and pay the tax.

Inheritance tax. Section 221 has been amended so as to exempt from the inheritance tax corporations organized for the enforcement of laws relating to children and animals; hitherto these corporations were exempt only on personal property other than money or securities. (Chapter 206.)

Condemnation. Two amendments to section 7 of the constitution were passed, but will have to be passed by the next legislature before being submitted to the people. The amendments provide, first, that when private property is taken for public use, the compensation may be as-

certained "by the Supreme Court with or without a jury, but not with a referee" in addition to the present requirements of a jury or three commissioners. This is intended to reduce the cost of such proceedings. The following additional words are added in regard to "excess condemnation:"

"The legislature may authorize cities to take more land and property than is needed for actual construction in the laying out, widening, extending or relocating parks, public places, highways or streets; provided, however, that the additional land and property so authorized to be taken shall be no more than sufficient to form suitable building sites abutting on such park, public place, highway or street. After so much of the land and property has been appropriated for such park, public place, highway or street as is needed therefor, the remainder may be sold or leased."

Amendments in general similar to the above were submitted separately at the last election and carried in the City of New York but were defeated by the adverse vote in other sections of the State.

State finance; direct tax. A State direct tax has been levied for the next fiscal year (1912-1913) of 1 mill on the assessed valuation of real and personal property (Chapter 209). This tax will yield a little more than eleven million dollars. Of this sum, about \$6,660,000 is required for interest and sinking fund for canal and highway bonds (an increase of \$2,500,000 over the current year), and \$4,400,000 will be available for general expenses, an increase of over two million dollars from this source. The revenues from "special" taxes and miscellaneous sources have been estimated at \$30,000,000 annually for both years. The total appropriations this year are \$52,383,000 (including fund).

Of the direct tax just levied, the City of New York will pay \$8,000,000; the exact amount depending on the equalization ratio accorded the city by the State board September next; the amount required will be provided for in the next budget and raised by an addition to the tax rate in 1913.

Tax rate in the City of New York. Heretofore the tax rates in this city have been fixed by dividing the total valuation of real and personal property into the total budget requirement (after deducting the estimated receipts of the general fund). The quotient thus obtained ran into many decimals, and for convenience was then reduced to five decimals. For instance, the tax rate in the Boroughs of Manhattan and the Bronx for 1911 was \$1.72248. By an amendment to section 900 of the City Charter (chapter 6) it is now provided that the Board of Aldermen shall cause to be raised such sum as shall be "as nearly as possible but not less" than the amount needed "by fixing a tax rate in cents and hundredths of a cent upon each dollar of assessed valuation." The above tax rate would thus be made \$1.73 on the \$100. (The rate for 1912 is \$1.83.)

This change will greatly simplify clerical work of the city and also the calculations of the individual taxpayer; and while theoretically it would raise a trifle more money than necessary, this will not be the case in practice, as there is always some deficiency in the collection of taxes, for which an estimated sum is arbitrarily added into the budget.

Special Assessments. By chapters 372 and 399, amending section 1019 and adding section 1019-a to the city charter, whenever the assessment for a local improvement exceeds five per cent. of the assessed value of all the property affected, the sum apportioned against each lot is payable (with interest) in ten annual instalments.

As only the pending annual payment is a lien, purchasers of real estate should look carefully for such special assessments. A covenant warranting against incumbrances would not apply to instalments unpaid and not due.

Taxation of Securities. Owners of securities on which neither the recording tax or the secured debt tax has been paid, are reminded that all such securities coming under the "secured debt" law are liable to assessment without deduction or offset for debt and taxable at full local rate. The secured debt tax is one-half of one per cent. on face value, payable once only to the State Comptroller, and this gives exemption from local assessment.

This tax applies to mortgages on property wholly outside this State and bonds secured thereby (such as railroad bonds), State and local bonds of other States, and other unsecured bonds.

To secure exemption the State tax on secured debts must be paid before assessment day, which outside the cities is July first; in the City of New York October first, and in other cities is fixed by charter provisions.

A New Bureau for Queens.

Borough President Connolly has recommended to the Board of Estimate that a bureau for making assessment maps be established in Queens. In a letter to the Board of Estimate, he says:

"Gentlemen—I am submitting herewith proposed schedule of Bureau for the Making of Assessment Maps.

"The creation of such a bureau is an absolute necessity at the present time and has been badly needed for several years.

"On February 25, 1910, the Board of Estimate and Apportionment adopted a resolution by which it was provided that, when the value of local improvements completed and accepted in the Borough of Queens, but for which assessment maps and lists had not been forwarded to the Board of Assessors, exceeded five hundred thousand dollars, no further improvements should be authorized for that borough until evidence was presented to show that the value of improvements of this character had been decreased to the limit named.

"During 1910 and 1911 on several occasions this borough was denied money for local improvements as we had exceeded the above limit, owing to the fact that the maps and lists could not be prepared and sent over to the Board of Assessors fast enough to keep up with the work being completed and accepted in the borough from time to time.

"The reason for this was, that the different bureaus then making assessment maps and lists were doing that work in addition to the other duties of their respective apartments, and were unable to give it the necessary attention.

"A small bureau devoting itself exclusively to the making of assessment maps and lists could do this work much more efficiently and economically than it is now being done, and it can be asserted without fear of successful contradiction that a bureau of this kind would save both the city and the citizens many times its cost of maintenance."

A Substitute for Public Markets.

The housewife all over the civilized world has neglected the advantage of buying at first hand from the market wagons, until now the wholesale merchant buys this produce outright, sells it at a profit to the grocer, who in turn sells to the housewife, after adding his profit and expenses. The future market policy of New York City must be determined upon a consideration of this tendency of present day marketing by the housewife.

A Market Department, with a Commissioner at its head, should be established, where alleged unjust monopoly could be investigated and prosecuted, unjust discrimination on the part of common carriers prevented, unjust competition corrected, uneconomic handling of food supplies be minimized, and quality, grade and price of food stuffs be constantly supervised. Producers with an over-supply of apples, potatoes or vegetables could daily send information to this City Department of Markets. Consumers, as well as merchants, could obtain this information from the daily papers or special bulletins and order direct from the producer.

Further functions of this department might be to store in city cold storage plants, eggs, butter and vegetables against the season of scarcity, at a fair rental; to issue agricultural bulletins for the information and education of the farmer; to keep statistical data as to the sources and extent of the food supply for the Metropolitan district.—Bulletin of the City Club.

Subway Contract Held Up.

The Public Service Commission has ordered the Bradley Contracting Company to suspend work temporarily on Section 6 of the Lexington avenue subway. This section lies in Lexington avenue, between 26th and 40th streets, and the contract price is \$3,634,215.50. Work had been in progress for some months when the receipt of an offer from the Interborough Rapid Transit Company to join the city in constructing its part of the proposed dual system, made it advisable to suspend work on this section, for the reason that, if the Interborough plan is carried out, that company will take over the Lexington avenue subway north of 42d street and join it to the present subway south of 42d street, thus making needless the construction of a new subway in Lexington avenue south of 42d street. Under the terms of the contract, the city has the right to suspend work for a reasonable time. The suspension of work probably will continue until the Commission and the Board of Estimate and Apportionment decide finally upon the proposed dual system.

Another Tunnel to Brooklyn.

The route adopted by the Public Service Commission for the proposed tunnel under the East River from Manhattan to Brooklyn, which will be used by the Brooklyn Rapid Transit Company in carrying out the dual plan for subway extension, starts from the Broadway subway in Manhattan at Trinity place and Morris street, and will run through Beaver street and Old Slip to the East River and under the river to Clark street, Brooklyn, continuing up Clark street to a junction with another subway in Fulton street, also to be operated by the Brooklyn Rapid Transit interests. On the Manhattan side connection is also provided with the Centre street loop. The Centre street loop subway, which connects the Williamsburgh, Manhattan and Brooklyn bridges, is also designed for operation by the Brooklyn Rapid Transit interests. This is the second tunnel to Brooklyn provided for by action of the commission within a month, the other one being the Whitehall-Montague street tunnel, which will be used by the Interborough Rapid Transit Company to connect the new Seventh avenue subway in Manhattan with the Interborough subway lines in Brooklyn.

The Selling Value of a "Den"

The wife in her efforts to have a pretty home, where she can enjoy the companionship of her husband and of their friends, may forget that the masculine heart delights in a retreat all its own, and allow her feminine personality to extend to the uttermost parts of her home.

But if the man has enjoyed a room to himself since youth, where he could have about him his chief treasures, his emblems of sport and his school and college colors; if he has been accustomed to the mannish comfort of his club or fraternity house, or of his own bachelor apartments, it should not be surprising that he still hankers for a link to the past. He should have a corner somewhere all his own, where he is privileged to work, read or lounge undisturbed.

Real estate agents say that the presence of a room in the house capable of being made into a "den" exclusively for a man, is one of the strongest "selling points" a house can possess. If it is only a corner in the attic, says a contemporary, there should be some little retreat for the man of the house, where he can express his eccentricities—if he has any—and where he can have about him those things dear to the heart of so many men, but which a home-maker with an eye for color and a sense of fitness cannot allow to adorn the other rooms.

The boy or the bachelor who remains under the parental roof usually makes his bedroom his tower room. Here he has his football and baseball pictures, his banners and trophies, and it is the spot where he can shut himself off from the rest of the world. But when a man marries, his bedroom can no longer be the storeroom of those things that remind him of his earlier days—it can no longer reflect his masculine personality. The new room will doubtless surpass the old in point of beauty and comfort. But the man who is forced to forego what constituted the charm of the old room is unfortunate. The charm should be transferred to a den or some substitute for one—rather than allowed to vanish altogether. The furnishings for a den that satisfies usually include a couch or divan, a desk, a substantial table, at least one big armchair, book shelves and drawers or cupboards for clippings, photographs, souvenirs, etc.

McAdoo Tube Extension.

The Hudson and Manhattan Railroad Company, which operates the McAdoo tubes, has been granted by the P. S. Commission an extension of sixty days, namely, from April 28th to June 28th, 1912, in which to begin work upon the proposed extension of the Hudson and Manhattan Railroad from 33rd street to the Grand Central Station. Thirty-third street is now the northern terminus of the Hudson and Manhattan system, and the company has obtained a certificate from the Public Service Commission for an extension from that point up Sixth avenue and curving through Bryant Park and 42nd street to the Grand Central Station. It is estimated that this extension will cost about \$5,000,000.00.

Electrical Engineers' Proceedings.

The April number of the "Proceedings of the American Institute of Electrical Engineers" has just been issued. Copies may be obtained at \$1 each by addressing the society at 33 West 39th street.

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Raymond P. Roberts of the editorial staff of the Record and Guide is leaving us to go with the American Real Estate Company. We congratulate the American Real Estate Company.

According to a census bulletin just issued, the males of voting age in continental United States in 1910 numbered 26,999,151, or 29.4 per cent. of the total population, as against 21,134,299, or 27.8 per cent. of the total population in 1900. In both years the relative number of men of voting age were notably large, the result no doubt of immigration. A nation with so great a proportion of men to women and children should be a strong competitor in the world's industrial markets.

The Chamber of Commerce has under consideration a plan to establish a free college of commerce, preferably in cooperation with existing colleges. The erection of a building for the contemplated business college on the site of the old College of the City of New York in Twenty-third street has been suggested by President Finley of the City College. The plan for the school is being worked out by a committee consisting of George P. Brett, Willard V. King, Thomas W. Lamont, Lewis Nixon and R. A. C. Smith.

Through the death of Edgar J. Levey the real estate interests of this town have lost their best informed counselor and ablest spokesman. No other man professionally identified with real estate has possessed Mr. Levey's intimate knowledge of the requirements and workings of the city government, and the influence which this knowledge gave him was exercised in accordance with the disinterested convictions of a public spirited citizen, for no one realized better than he that no question of public import whether affecting his profession or not, is settled until it is settled equitably.

The Merchants' Association has issued an appeal for support of Senator O'Gorman's bill providing for the purchase of a site or sites for a Federal court house and a post office building. There seems an inclination in the sub-committee of the Senate to retain the present post office site, and either to reconstruct the present building or to erect another in its place. The sub-committee of the Senate Committee on Appropriations, which has charge of Senator O'Gorman's bill, is composed of Senators Wetmore, Bourne and Martin. It is most desirable that the views of citizens in New York should be clearly presented to them.

The Hebrew Sheltering and Immigrant Aid Society has published an interesting chart bearing on the Jewish element of the population of cities in the United States. The growth of population in ten years in 81 cities noted on the chart varied from 100 to 200 per cent., while the Jewish element of the population increased anywhere from 200 to 800 per cent. Sixty-one of the cities had a marked increase of Jewish residents; 26 had no notable gain. The table shows that while Duluth gained 300 per cent., Atlanta 100 per cent., Sioux City 700 per cent., Seattle 400 per cent., Wichita, Kan., 500 per cent., Grand Forks, N. D., 800 per cent. and Portland, Ore., 200 per cent., such Southern cities as Richmond, Va., gained only 30 per cent., and Charleston, S. C., 50 per cent.

Raising the Standard of Construction.

The Record and Guide trusts that the new Building Code, before the Board of Aldermen, will be adopted without essential modification. It has been prepared by a committee of experts with no axes to grind and it has the support of the Building Trades Employers' Association, the National Boards of Fire Underwriters, the American Institute of Consulting Engineers, and the local chapters of the Institute of Architects. It does not make any change in the code which will radically alter the conditions under which building is now being carried on in New York City. It does, indeed, raise the standard of fire-protection, and doubtless will to a certain extent both compel the erection of a large proportion of fireproof buildings and increase the cost of this class of improvement. But it is time that the standard should be raised.

The committee which drew up the code, it must be assumed, has not purposely discriminated against any reliable building material or any acceptable form of construction. It would be surprising, however, if any body of men, no matter how well-intentioned, should be able in advance of public discussion to adjust the balance evenly on matters of detail between the multifarious interests affected by a thorough revision of the code. But it may be taken for granted that such criticisms as are offered will be received with an open mind by the committee of experts responsible for the present revision and it is to be hoped that the Board of Aldermen will be guided by the advice of the committee.

Manhattan is gradually becoming a city of tall business buildings, and the public interest demands the most approved methods of construction and of fire protection. If such a standard is not made obligatory by law, the inevitable alternative will be an agitation on behalf of a restriction of the height of business buildings. There is, indeed, a good deal to be said in favor of such restriction even from the point of view of the property-owner, but the building interests and the owners of most advantageously situated property are naturally opposed to it. Its establishment, whatever its ultimate results, would undoubtedly diminish the volume of building for some years. It is important, consequently, that the new code should be enacted and the public safeguarded against the most obvious dangers created by the large number of tall business buildings which are over-spreading the Borough of Manhattan.

Rapid Transit to Northern Suburbs.

In the near future a new Bronx and suburban rapid transit line will be opened for traffic which is destined within a few years to become a most important factor in the transit situation of the Bronx and Westchester. The New York, Westchester & Boston Railroad will be a four-track road as far as Mount Vernon, where two tracks swing east to New Rochelle and two go north to White Plains. It will contain eleven stations in the Bronx, three of which will be express stations, at which points passengers may transfer to local trains. In every respect the construction and equipment of the new line is of the best, and it will offer a service to its patrons better in certain respects than can be obtained on any other road, except the present subway. Indeed, they will obtain a service which is probably better than they would be entitled to at present on the basis of the traffic which will be immediately developed. In building and operating this line, the New Haven company is planning for the future rather than the present. The enterprise could hardly have been carried through in so excellent a manner were it not backed by the credit of a wealthy corporation. In this respect the Bronx is benefitting from the far-sighted policy of the New Haven company just as Queens is benefitting from the far-sighted policy of the Pennsylvania Railroad Company. The management of the New Haven company understood the need of an additional suburban line through this hitherto neglected region in the Bronx and Westchester. Corporations were being organized to build such a line, and the New

Haven company could not afford to allow the service to pass into the hands of an independent company. It might be the beginning of competition for its Connecticut, Berkshire, and even its Boston business. So the pioneer companies were bought out, and the line has been planned to carry a much greater density of traffic than any which it can develop for many years.

The New York, Westchester & Boston Road, admirably, however, as it has been planned, suffers from one grave disadvantage. Its line terminates at the Harlem River, which means that its passengers, when they want to reach the lower part of Manhattan, will have to change cars, pay another fare and put up with an inferior service. There are good reasons for believing that the New Haven company proposed at one time to bid on an East Side subway in order to obtain the necessary southerly connection for its Bronx lines. That is the only sufficient explanation for the action of the Public Service Commission in planning the diameter of the subway large enough to accommodate regular passenger trains. But for some reason the management of the New Haven company abandoned the idea. The consequence is that passengers on the Westchester road will have to reach the lower part of Manhattan by means either of the Second or Third avenue elevated roads, the new Lexington avenue subway or the Lenox avenue branch of the existing subway. All of these methods will be unsatisfactory, particularly under existing conditions. The Lexington avenue subway is not built, and no connection has been made with the Lenox avenue line. For the present the passengers of this new road must depend on the Third avenue elevated, which is slow and overcrowded. Later when the Second and Third avenue lines are supplied with a third continuous track and when express trains will be operated all day to make better time, the value of this connection will be very much increased. Still later an immediate connection with the Lexington avenue subway and facilities for transferring to subway express trains will enormously stimulate business on the new road. Nevertheless its traffic will always be very much curtailed by its Harlem River terminus. It is to be hoped that some day this defect will be remedied.

The New York, Westchester & Boston road is likely, however, to develop into more than simply a local road. It will eventually be extended into the region which is now served exclusively by the Harlem Railroad—the region to the north of White Plains. This district is the highest and handsomest bit of country within convenient commuting distance of New York. Its development will be very much accelerated as soon as it is penetrated by another railroad. Such an extension would, indeed, open up some parts of Westchester County and Connecticut, which are now accessible only with the greatest difficulty, and land values would be very much benefitted as a consequence of its construction.

Swelling Tide of Interborough Traffic.

After the New York, Westchester & Boston Road begins to operate there will be no further improvement in means of communication, until the different parts of the new subway system begin to come in. During these years the congestion of traffic along the main routes leading to the Bronx, Brooklyn and upper Manhattan will result in a certain diversion of population to Queens and to New Jersey. These suburban areas have not begun to utilize completely recent improvements in their means of communication with Manhattan. Increasing traffic on the Long Island road and on the McAdoo system will be characteristic of the next few years. Queens is also advantageously situated, because it will benefit from the operation of the one link in the new subway system, which can be used without much delay. Cars can be running in the Belmont Tunnel within a few months, after the contracts with the Interborough Company are signed, and this fact will mean a great deal for the business development of Queens and for its rapid increase in population. It will

also mean a good deal for the shops and places of amusement in the vicinity of 42d street. Of course the traffic developed will be comparatively small until the two ends of the tunnel are connected with other parts of the Boroughs of Manhattan and Queens; but even so it will make Queens temporarily the most actual centre of real estate operations in the city.

It is worth considering, however, whether the Public Service Commission has not made a mistake in extending the Belmont Tunnel to Long Acre Square instead of to Greeley Square or the Pennsylvania Terminal. The latter route would have a number of advantages over the former. In the first place the extension to Long Acre Square would practically duplicate the part of the present subway, which runs through 42d street. Passengers in the Belmont Tunnel who wanted to reach the theatres and restaurants near 42d street and Broadway, could do so by transferring to a 42d street train. Of course they would prefer to reach Long Acre Square without any change, but it is a question whether they are entitled to this convenience, as long as there is already provided a poorer, but still fairly satisfactory method of reaching this particular destination. On the other hand the extension of the Belmont Tunnel to Greeley Square or the Pennsylvania Terminal would provide a connection which is intrinsically just as valuable, but which would not duplicate any existing means of transit. A diagonal subway from 42d street and Park avenue to Seventh avenue and 33d street would constitute, both an extremely valuable extension for the Belmont Tunnel, and a real addition to the transit system of Manhattan, particularly in view of the fact that Mr. McAdoo has abandoned for an indefinite period the construction of his extension to the Grand Central station. The proposed connection would probably develop more traffic than a connection with Long Acre Square. It would enable the passenger to reach more conveniently all the large department stores and places of business on or near 34th street; and it would develop in all probability a good deal of local traffic between the Grand Central Station and Herald Square. A diagonal subway has a similar value to a diagonal street. It creates an unusually large percentage of new business, because it opens up new means of communication and economizes time.

Need of a Business Man's Hotel.

Complaints are being frequently heard that New York is lacking in a satisfactory business man's hotel; that is, a hotel which contained a large number of small and moderate priced single rooms, and which was convenient to the wholesale retail and amusement districts. These complaints are justified. During the past ten years a persistent process of specialization has taken place in the New York hotels, but the type of an essentially business man's hotel has not yet been developed. In the meantime destruction has overtaken a large number of small hotels on Broadway and Fourth avenue, many of which were patronized chiefly by business men. In spite of the multiplication of large and luxurious caravansaries in New York, the man who wants a small, convenient and moderate-priced room is probably worse off than he has been for many years. There is unquestionably a real need of this particular kind of hotel accommodation. Last year a syndicate acquired some land on Seventh avenue and 35th street, ostensibly for the purpose of erecting precisely a business man's refuge, but no attempt has ever been made to carry the project out, except in the newspapers. The location was a good one, and it is a pity that the enterprise was or had to be abandoned. More promising are the rumors that the large railroad companies are interested in the idea of building such a hotel. They would have an obvious interest in financing the project of building a business man's hotel near their terminals. It is stated that the New York Central is reserving the site of the hospital on the corner of Lexington ave-

nue and 42d street for the accommodation of its business patrons; and it is also hinted that the Pennsylvania R. R. Co. is considering a similar plan for a hotel over the private street which it has cut through from 33d to 34th streets, between 7th and 8th avenues. The first of these rumors is better authenticated than the second, but both may well be true. And if one of these companies tries to tempt traveling business men by economical and pleasant accommodations, it would look as if the other company would be obliged to follow suit.

The Week in Real Estate.

There were some signs this week of growing activity in the Manhattan market. The sales reported by brokers were rather more numerous than those of the preceding two weeks. Although there were few notably large transactions, there were several deals of more than average size in sections which have been inactive for some time. One such section was represented by the sale of the northwest corner of Hudson and Horatio streets. The site will be improved with a mercantile building.

The midtown section continues to be the most active in the borough. An interesting sale was concerned with property in the residential district about Gramercy park. The Sage Foundation acquired three old dwellings next door to the Princeton Club, on which to erect a building for its own use. This is the first institutional building of its kind projected here, and it is no more than likely that other philanthropic organizations will look for sites in the vicinity.

The Pennsylvania section contributed a sale at 115 to 125 West 30th street which foreshadows a new twelve-story building.

The number of mercantile buildings in the course of construction along Fifth avenue was assured of further additions by the sale of the premises at 17 to 25 East 24th street and of the three old dwellings at 122 to 126 West 26th street.

The section just north of 42d street, near Fifth avenue, produced two rather interesting transactions which go to show the steady expansion of this district for business purposes. A new five-story building is to be erected at 8 to 14 East 47th street, which has been leased from the plans by a firm of well known architects. The sale of 16 and 18 West 46th street will be followed by the alteration of the premises for business purposes. It is rumored that the premises have been leased for a long term of years by the new owner. Several other sales were made in this vicinity, the most important of which was that of 36 West 56th street. This property is to be used for business purposes.

On the West Side several dwellings and apartment houses changed ownership. The most important sales took place on 72d street. The apartment house recently constructed to meet the demand of five and six-room suites at 164 to 168 West 72d street was exchanged for a dwelling at 50 West 70th street and a country place at Cedarhurst, L. I. Another fine dwelling at 172 West 72d street was sold and will be altered for business purposes. Several property owners who sometime ago formed a sort of combination to hold out for good prices may be willing to dispose of their property now that business is starting to creep in between Broadway and Columbus avenue. The sale of the two apartment houses, the Monte Vista and the Aqua Vista, for which the buyer gave a Yonkers residence and a steam yacht, was the largest deal of the week, involving about \$1,000,000. The other important sale was that of 2148 and 2150 Broadway, adjoining the southeast corner of 76th street; the present buyer now controls a plot fronting 127 feet in Broadway and 110 feet in 76th street. Both plots are occupied by garage buildings, and it is likely that the owner will hold them for some time as an investment.

The Bronx furnished a fair volume of well distributed vacant plot sales. At the meeting of the Harbor Board this week, the general impression was left that the extension of the pier and bulkhead line of the Bronx River at Hunts Points would soon be brought about. The extension, if authorized, will result in the formation of a mercantile colony at Hunts Point similar to the Bush Terminal in Brooklyn.

The number of sales reported from Brooklyn were considerably below the recent weekly average. The most interesting transaction was the purchase of a plot at the northeast corner of Ocean avenue and Beverley road, which will be improved with a modern apartment house. The other sales were well dis-

tributed, with the Park slope, Bedford and Eastern parkway making the best showing.

The building activity continued on the same scale in Queens as in the past week. An ever increasing number of home-seekers have given encouragement to the builders to complete their work as quickly as possible. A new theatre is foreshadowed by the purchase of 22 Main street, Flushing, and it is rumored that the adjoining property will be included in the site. Several other projects of this nature are intended for the north shore of Long Island.

The cost of fireproof construction may be seriously increased, according to the hollow tile interests, if the proposed new building code is approved by the Board of Aldermen. Henry M. Keasbey places the probable increase at about 20 per cent. for New York construction, and adds that the most serious aspect of the situation is that it directly affects the use of the smaller blocks for suburban home construction.

The suburban buyer naturally will ask whether it is safe to build a residential or industrial structure of more than three stories of hollow tile. The provisions of the new code say "no." Construction experts and laboratory tests say "yes." It is therefore argued that the prospective builder will be more inclined to lean to the opinion of the framers of the building code than to reports of tests and investigations conducted by interested parties. Hence the highly nervous condition of the hollow tile fireproofing market this week.

Other departments developed strengthening features. Hudson River common brick developed a firm tone, with a very heavy call from New Jersey interests. Prices changed from weak to strong at \$6.75 top when it became known that adverse weather conditions had prevented manufacturers from reopening their plants. Raritan are moving strong into Newark and Brooklyn, and are bringing \$6.50 top on the Exchange.

The steel situation is strong, prices are rigid and are likely to remain so, for the present, at least. Lumber is easier, concessions being obtainable by buyers of rating on seconds in pine, spruce and some firsts on hardwoods and parquetry. These concessions are only temporary, however, and are made to facilitate clearance of congestion at mills.

Likelihood of an advance in the price of cement in the near future is more remote as the prospects of an early settlement of coal miners and railroad engineers' demands become clearer.

Taken as a whole, the building material situation is stronger to-day than it has been at any time this year. Labor in the entire district is about 78 per cent. employed, with bricklayers leading with 63 per cent. of total union membership engaged.

The Building Code Commission.

Editor of the RECORD AND GUIDE:

My attention has been called to the statement [by H. M. Keasbey, vice-president of the National Fireproofing Co.] printed in the Record and Guide of the 27th ult., in opposition to the terra cotta provisions of the proposed new building code. The quotation says: "It is evident that the committee that drew the code is made up in such a way that an impartial treatment of fireproofing could hardly have been expected," etc., and further on, "it certainly must be admitted they (the members of the commission) are not in a position to be entirely unbiased."

As a member of the commission that drew up this code, I feel that a statement of this character unchallenged might exert considerable influence and probably do much harm.

To begin with, twenty-four members of the commission and advisors out of a total of thirty-three are gentlemen whose only interest in building matters is professional. A statement that they were not impartial in connection with this code is not only not in accordance with facts, but reflects severely on the motive of the critic for the reason that it imputes to the seventeen practising architects and the seventeen practicing architects and engineers, independent of the representatives of the Building Trades Employers Association an inability to determine what is a fair treatment or what is necessary for a proper material of construction and if a set of reputable professional men cannot be trusted in a matter of this kind, no one else can.

The requirements of this code with reference to fireproofing are identical with the requirements of any first-class architectural or engineering office at the present time and to insist upon the matter becoming a law was only to insist that our

methods of construction be up to a decent standard.

Not only this, but each and every detail in connection with fireproofing matters was carefully discussed by the commission during several sessions, a copy of the proposed section was submitted to the representative of the National Fireproofing Co. for criticism and suggestions; a lengthy opinion was rendered and such suggestions as the commission felt were proper were accepted. The only matters it refused to change were the matters which no architect would care to have changed in his private practice, and no one honestly interested in good building should find any objections to it.

The commission expects severe criticism to this code; this is natural. It expects to have two classes of criticism; honest, of a type intended to improve the code and criticism from interested parties whose only interest is in foisting materials or methods upon the building public, regardless of their value.

With reference to honest criticism, I feel certain that the commission will be pleased to meet any such and agree to any variations in the proposed code that it feels are justifiable. I shall be pleased, as a member of this commission, to receive any criticism, proposed corrections or changes and whether I personally agree with them or not, will submit them to the commission for amendment so that the commission may either agree with them or not, and I therefore request that anyone having any criticism or proposed change to make send the same in.

OSCAR LOWINSON.

5 West 31st Street, May 2.

The New Subway Station on Columbus Avenue.

Editor of the RECORD AND GUIDE:

About ten days ago the foundation work was actually started on the new elevated railroad station which is to be built at the corner of 86th street and Columbus avenue. In my judgment the completion of the station will have such a very marked influence both on the character and real estate value of the neighborhood, that some mention of the actual starting of the work and the way in which the result was finally accomplished should be given in your columns.

About the middle of March, 1911, the Board of Aldermen passed a resolution urging the Public Service Commission to direct the erection of a new elevated railroad station in the vicinity of 87th street and Columbus avenue. Benno Lewinson, an attorney who resides in the neighborhood, appeared in behalf of the Columbus Avenue Association at a hearing before the Public Service Commission April 6, 1911, attended by Aldermen from the 15th, 17th and 19th Districts, and urged that a station be erected at the corner of 87th street. This hearing was adjourned until the end of April, and in the meanwhile through the efforts of Mr. Alfred Roelker, Jr., the property owners in the neighborhood were called together to consider the matter.

At a meeting held at Mr. Roelker's home the matter was thoroughly considered and finally referred to an executive committee, of which Mr. Alfred Roelker, Jr., was made chairman, Mr. W. I. Rosenfeld, treasurer, and Mr. E. A. de Lima, Mr. J. F. Talcott, Mr. L. Stern and Mr. M. Morgenthau, Jr., were members. It was decided to raise funds from the property owners to defray the expense of proper representation at the hearings of the Public Service Commission. At the suggestion of Mr. Alfred Roelker, Jr., Mr. Abram I. Elkus was retained to appear as counsel with Mr. Roelker and represent owners at the hearings. It was further decided to urge upon the Public Service Commission the advisability of placing this station at 86th street on account of 86th street being a wide thoroughfare and a terminus of the East Side crosstown trolley, and already having a subway station at Broadway. Through the efforts of the committee opinions on this subject from such real estate men as Mr. Wm. H. Chesebrough, Mr. John M. Golding, Mr. Henry Morgenthau, Mr. Walter Stabler, Mr. Robert E. Dowling, and others confirming this opinion were obtained and placed before the commission.

As a result of these efforts the Public Service Commission after several hearings, on June 22, 1911, issued an order that the station be erected at the corner of 86th street without delay. This work was held up owing to the necessity of getting the consent of the property owners on the four corners. This has now been finally disposed of and the work will be rushed to completion.

When the station is opened it will no doubt greatly increase the traffic across

(Continued in last column.)

REAL ESTATE STATISTICS

The following table is a resume of the recorded Conveyances, Mortgages, Mortgage Extensions and Building Permits for the boroughs of Manhattan, the Bronx, and Brooklyn and the Building Permits for the boroughs of Queens and Richmond for the current week. The right hand column enables the reader to make a comparison with the corresponding week of 1911. Following the weekly tables is a resume from January 1, 1912, to date.

MANHATTAN CONVEYANCES

	1912	1911
	April 26 to May 2	April 28 to May 4
Total No.....	265	329
Assessed value.....	\$20,078,700	\$17,503,800
No. with consideration...	30	26
Consideration.....	\$3,959,780	\$1,299,900
Assessed value.....	\$3,960,000	\$1,178,500
	Jan. 1 to May 2	Jan. 1 to May 4
Total No.....	3,304	3,591
Assessed value.....	\$271,562,045	\$205,452,900
No. with consideration...	310	296
Consideration.....	\$17,558,257	\$14,876,335
Assessed value.....	\$16,491,300	\$13,835,500

MORTGAGES

	April 26 to May 2	April 28 to May 4
Total No.....	171	259
Amount.....	\$13,927,177	\$14,353,504
To Banks & Ins. Cos....	37	51
Amount.....	\$12,142,300	\$6,606,000
No. at 6%.....	67	81
Amount.....	\$5,334,777	\$1,960,413
No. of 5½%.....	5	9
Amount.....	\$2,325,000	\$472,000
No. at 5%.....	60	78
Amount.....	\$3,528,175	\$2,802,950
No. at 4½%.....	11	25
Amount.....	\$1,755,000	\$2,529,500
No. at 4%.....	.....	.....
Amount.....	.....	.....
Unusual rates.....	.....	2
Amount.....	.....	\$4,000,000
Interest not given.....	28	64
Amount.....	\$984,225	\$2,588,641
	Jan. 1 to May 2	Jan. 1 to May 4
Total No.....	2,197	2,739
Amount.....	\$135,245,792	\$95,791,259
To Banks & Ins. Cos....	491	.....
Amount.....	\$96,009,971	.....

MORTGAGE EXTENSIONS

	April 26 to May 2	April 28 to May 4
Total No.....	32	50
Amount.....	\$904,200	\$1,864,033
To Banks & Ins. Co....	7	14
Amount.....	\$283,500	\$608,000
	Jan. 1 to May 2	Jan. 1 to May 4
Total No.....	887	931
Amount.....	\$25,805,710	\$35,690,001
To Banks & Ins. Cos....	283	.....
Amount.....	\$20,278,000	.....

BUILDING PERMITS

	April 27 to May 3	April 29 to May 5
New buildings.....	18	23
Cost.....	\$2,014,500	\$1,201,250
Alterations.....	\$269,080	\$678,645
	Jan. 1 to May 3	Jan. 1 to May 5
New buildings.....	297	298
Cost.....	\$43,261,375	\$37,186,755
Alterations.....	\$4,098,491	.....

BRONX CONVEYANCES

	April 26 to May 2	April 28 to May 4
Total No.....	163	174
No. with consideration...	17	13
Consideration.....	\$143,700	\$77,700
	Jan. 1 to May 2	Jan. 1 to May 4
Total No.....	2,481	\$2,563
No. with consideration...	715	.....
Consideration.....	\$3,138,236	\$1,474,459

MORTGAGES

	April 26 to May 2	April 28 to May 4
Total No.....	100	149
Amount.....	\$1,360,516	\$1,601,614
To Banks & Ins. Cos....	8	14
Amount.....	\$173,000	\$257,000
No. at 6%.....	42	52
Amount.....	\$452,000	\$570,734
No. at 5½%.....	6	26
Amount.....	107,350	\$216,100
No. at 5%.....	22	29
Amount.....	\$191,650	\$501,950
Unusual rates.....	1	2
Amount.....	\$17,000	\$9,000
Interest not given.....	29	40
Amount.....	\$592,516	\$303,830
	Jan. 1 to May 2	Jan. 1 to May 4
Total No.....	1,750	2,125
Amount.....	\$16,524,890	\$19,221,232
To Banks & Ins. Co's....	206	.....
Amount.....	\$3,721,866	.....

MORTGAGE EXTENSIONS

	April 26 to May 2	April 28 to May 4
Total No.....	20	18
Amount.....	\$383,020	\$280,100
To Banks & Ins. Cos....	2	2
Amount.....	\$32,000	\$38,000
	Jan. 1 to May 2	Jan. 1 to May 4
Total No.....	263	226
Amount.....	\$4,714,195	\$3,797,029
To Banks & Ins. Cos....	53	.....
Amount.....	\$1,495,000	.....

BUILDING PERMITS

	April 27 to May 3	April 29 to May 5
New buildings.....	39	24
Cost.....	\$675,650	\$333,145
Alterations.....	\$48,300	\$10,800
	Jan. 1 to May 3	Jan. 1 to May 5
New buildings.....	488	364
Cost.....	\$12,853,375	\$5,358,115
Alterations.....	\$478,305	.....

BROOKLYN CONVEYANCES

	1912	1911
	April 25 to May 1	April 27 to May 3
Total No.....	587	674
No with consideration...	57	36
Consideration.....	\$537,132	\$273,948
	Jan. 1 to May 1	Jan. 1 to May 3
Total No.....	8,330	8,876
No. with consideration...	505	.....
Consideration.....	\$4,565,380	\$4,451,307

MORTGAGES

	April 25 to May 1	April 27 to May 3
Total No.....	467	593
Amount.....	\$1,634,415	\$2,474,059
To Banks & Ins. Cos....	129	.....
Amount.....	\$677,350	.....
No. at 6%.....	259	322
Amount.....	\$686,078	\$780,644
No. at 5½%.....	43	108
Amount.....	\$165,400	\$507,400
No. of 5%.....	136	127
Amount.....	\$671,447	\$640,540
Unusual rates.....	7	11
Amount.....	\$18,900	\$38,325
Interest not given.....	22	25
Amount.....	\$92,590	\$507,150
	Jan. 1 to May 1	Jan. 1 to May 3
Total No.....	6,299	7,442
Amount.....	\$25,466,688	\$39,393,725
To Banks & Ins. Cos....	1,389	.....
Amount.....	\$10,459,173	.....

BUILDING PERMITS

	April 25 to May 1	April 27 to May 3
New buildings.....	131	138
Cost.....	\$684,070	\$1,135,226
Alterations.....	\$66,165	\$58,648
	Jan. 1 to May 1	Jan. 1 to May 3
New buildings.....	2,187	1,517
Cost.....	\$15,197,283	\$9,143,920
Alterations.....	\$1,371,234	\$1,039,612

QUEENS BUILDING PERMITS

	April 26 to May 2	April 28 May 4
New buildings.....	99	220
Cost.....	\$448,147	\$1,354,425
Alterations.....	\$15,895	\$18,925
	Jan. 1 to May 2	Jan. 1 to May 4
New buildings.....	1,624	1,924
Cost.....	\$6,064,572	\$8,434,598
Alterations.....	\$337,955	\$303,577

RICHMOND BUILDING PERMITS

	April 26 to May 2
New buildings.....	21
Cost.....	\$40,425
Alterations.....	\$13,985
	Jan. 1 to May 2
New buildings.....	282
Cost.....	1,249,713
Alterations.....	\$135,604

(Continued from first column).

town over the 86th street transverse line through the park, and will also relieve the congestion in the 86th street subway station. It will also affect the future of 86th street property, making it very much more valuable for apartment house and hotel purposes.

I believe the property owners in the neighborhood who will be materially benefited owe a great deal of this achievement to Mr. Alfred Roelker, Jr.

M. MORGENTHAU, JR.

—All indications point to a more active business season. Values, it is true, particularly of merchandise, are high, and this is one of the drawbacks of the situation; but the country, and in fact the whole world, is adjusting itself somewhat painfully to the new high level of prices.

—The failure of the federal authorities to make ample provision this year for the removal of trees, logs and other debris which came into the river in the spring, has aroused criticism by steamboat captains who navigate along the Hudson river.

—Steel plants are now being strained to the utmost to meet actual demands, and this in spite of the great increase of capacity during the last three or four years.

BUILDING SECTION

THE COMMERCIAL PROBLEM IN BUILDINGS

A Series of Twenty-six Articles Dealing with the Economic and Structural Essentials of Profitable Building.—Article V.

By Cecil C. Evers, Vice-President of the Lawyers Mortgage Co.

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THE methods of construction which have resulted in buildings of numerous stories have provided cheaper rents than would have obtained if the extra accommodation thus supplied were not available; thus in the financial section of London, where buildings rarely exceed six or seven stories in height, the rents above the ground floor are higher than in New York, where fifteen to twenty-five story buildings are comparatively numerous.

In the smaller towns it is unusual to erect on interior lots, buildings deeper than thirty-five to forty feet; in other words, to a depth of two rooms, which can thus secure light and air from the front and rear; also this depth will generally supply a sufficiency of floor space for the average shop. As land becomes in greater demand, both shops and other buildings extend to a greater depth, and where, as in residential sections, the building line has been established back of the lot line, the tendency is to disregard old building lines, and where not prevented by restrictions or other causes, to build up to the full extent of the lot, buildings thus extending both in front and rear.

The result of this desire for more intensive utilization of land is seen in streets of changing character, where the new buildings will all move forward as well as extend backward, accelerating the changing conditions by pocketing and destroying the value of those which continue on the old building line.

In some countries the adoption of arbitrary building lines is not permitted and the rights of the owners of existing buildings are safeguarded, though, perhaps at the expense of possible increased accommodation.

INCREASE IN ACCOMMODATION OF MODERN HIGH BUILDINGS.

Where formerly masonry construction necessitated brick division walls, these are now replaced by columns which take up much less room. Elevator enclosures, partitions, etc., are all reduced to a minimum, giving the maximum amount of rentable area.

In office buildings, where it is desirable to secure the greatest possible amount of natural light, especially where the offices are deep, steel skeleton construction has made possible and encouraged the setting of window frames nearer the exterior surface of walls, thus giving better light. In masonry buildings it was thought necessary for æsthetic reasons to provide deep embrasures in order to carry out the effect of solidity of construction even at the expense of free admission of light.

The following example will show the great increase in accommodation rendered possible by steel skeleton construction. The old houses on the site of the Bowling Green Building in New York, averaged five stories in height and their total gross accommodation was about 80,000 square feet; the new building has a gross floor area of 367,500 square feet or 291,000 square feet of rentable area.

INTERCHANGEABILITY OF PARTITIONS.

Another very valuable feature of steel skeleton construction is the interchangeability of partitions; these, supporting nothing, but being carried on the steel frame work, can be moved at will, making easy, at slight expense, the rearrangements of offices, to suit the demand of tenants.

SAVING OF GROUND FLOOR SPACE IN STEEL SKELETON CONSTRUCTION.

Whilst accommodation above the ground floor can be increased by the erection of additional stories, ground

floor space cannot be increased, and as it is the most valuable accommodation in buildings in financial and retail store sections, it is important that it should be utilized to the greatest extent possible. Steel skeleton construction has rendered unnecessary the great waste of ground floor space which was unavoidable in buildings in which walls, piers and columns were of great thickness at this level, and it has also produced a saving in accommodation on the other floors of high buildings, diminishing in the upper stories and least on the top floors.

The saving of floor space which can be accomplished by the use of steel skeleton construction is lessened in some cities by building laws which fail to recognize the true nature of this form of construction and insist on unnecessary thicknesses of walls.

INCREASE IN COMPLEXITY OF MODERN APPLIANCES.

Even in the ordinary dwelling houses there is a marked change in mechanical and sanitary appliances. Modern methods of plumbing in which all pipes and fixtures are exposed and readily inspected and cleaned, are a great advance over those prevailing even twenty years ago; in addition, even inexpensive dwelling houses, flats and apartments are provided with electric and gas light, steam, hot water or hot air for heating purposes, hot water for baths or other fixtures, electric bells, telephones, dumbwaiters, etc., all these labor saving devices adding to the comfort of the occupants and reducing the cost of service.

Modern office buildings, hotels, apartment hotels and other similar buildings are now in most cases provided with elaborate plants which will probably include some or all of the following: passenger and freight elevators, electric, hydraulic or steam; pumps for house supply and for fire service, steam heat and electric light plants, apparatus for refrigerating, filtering and ice-making, fans and ducts for ventilation, telephone service, etc., in addition to the complicated service necessary for a complete system of sanitary appliances.

INCREASE IN NUMBER OF BUILDINGS FOR SPECIAL USES.

Not only have buildings become structurally more complicated, but there has been a great increase in the number of buildings for special uses, some called into existence by modern inventions, such as telephone and telegraph exchanges, power plants, electric light buildings, automobile garages, etc.; others due to the increasing complexity of municipal regulations in large cities, such as buildings for Bureaus of Charities, and of Correction, Public Libraries, Bath houses, Municipal ferry houses and Bridge terminals, etc.; others again are due directly to the increasing complexity of society and to the tendency to the division of labor; such would be office buildings for general and for special purposes, clearing houses, exchanges, churches for different denominations and sects, synagogues, clubs of all kinds, political, social and athletic; buildings for scientific societies, etc.

Some of these buildings are the product of new conditions, many of them call for special requirements; in some instances, such as in the design and installation of mechanical and power plants and in the erection and equipment of theatres, a great deal of special knowledge is required, the services of expert structural and mechanical engineers and electricians being needed.

In many cases architects, following the general law of progress which calls for the specialization of knowledge, devote themselves to special branches of architecture, some to ecclesiastical work, others to office build-



NEW YORK CITY AND SUBURBS.

The economic city differs frequently in area from the political city. It distributes itself in reference to transportation and comprises, in the larger cities, the area within one hour's travel of the business sections. See article III, page 809. (Issue of April 20.)

ings, others again to the designing of theatres, of breweries, or of private residences.

The increase in the complexity of modern buildings may well be illustrated by comparing the shop of olden times, consisting of an ordinary house with the front open towards the sidewalk or street, where the apprentices advertised their masters' wares (frequently made on the premises) by calling the attention of passers to their merit, and the modern department store, with its acres of floor space, covered with goods of all kinds from all quarters of the globe, which maintains a highly paid managerial staff and advertising department and an army of salesmen and saleswomen, as well as mechanics, engineers, electricians, etc., and where one can buy anything from a paper of pins to a steam launch, which maintains a telephone and telegraph service in addition to its other departments, is frequently provided with a restaurant where it lunches several thousand people daily and sells in one day more goods than many shops do in a year.

INCREASE IN COST OF BUILDINGS.

Accompanying the increasing complexity of buildings, is a great increase in the cost of erection. This is partly due to the increased cost of all labor and materials entering into their construction, and partly to the modern improvements demanded by all classes of people. The construction and the sanitary appliances of all grades of buildings in cities, from the tenement house to the most costly building are regulated by building laws; unsafe and unhealthy buildings are to a great extent eliminated and the tendency is for municipalities to insist more and more on sanitary housing conditions, especially for the poorer classes, who are always apt to suffer from the greed of unscrupulous builders.

Another reason for increased cost is that it has been found that the unit of accommodation is cheaper in large than in small buildings, owing to the smaller amount of space required for stair halls and light wells; this has resulted in a great increase in the average size as well as the height of office buildings, apartments and tenements.

RECENT PROBLEMS IN PNEUMATIC FOUNDATION SETTING

Engineering Precedents Which Open Eleventh Avenue as a Location for Heavy Buildings, Despite Deep River Silt—"Runaway" Caissons.

BUILDERS sometimes ask why foundation work costs so much in New York. The answer is: The risk is so great. No matter how well trained the units of a foundation company's working organization may be, mistakes are sure to happen at times. No matter how carefully the site may have been bored, boulders or quicksand are liable to appear. If an accident happens, the company is held liable by the workmen, and this must be taken into account as an element of risk in every job. All perilous work is expensive, because men of robust physique and of sufficient bravery hourly to risk death are hard to find.

The Zinn building at 25th street and Eleventh avenue, is perhaps the best recent example of the risks attendant upon setting foundations for heavy buildings. It is selected because the site is "made ground" which, until the perfection of pneumatic caisson work, was considered worthless except for carrying light frame structures on wooden piles sunk into the Hudson River muck and the tons of refuse dumped there years ago. The depth of the filled-in portion was 8½ to 18 feet below the street level; the test borings indicated that the river mud extended down 14 feet 8 inches to 33 feet 6 inches, or a variation of 17 feet. This wide difference in levels, incidentally, gives rise to the interesting speculation that the river silt was not originally so much out of level,

These caissons included fifteen of the 6 feet by 6 inches in diameter type, three of the 6 feet by 10 inches type, seven of the 7 feet by 6 inches type and eight of the 8 foot diameter type. Every caisson had a steel working chamber, sides and roof, with a three-eighths inch shell.

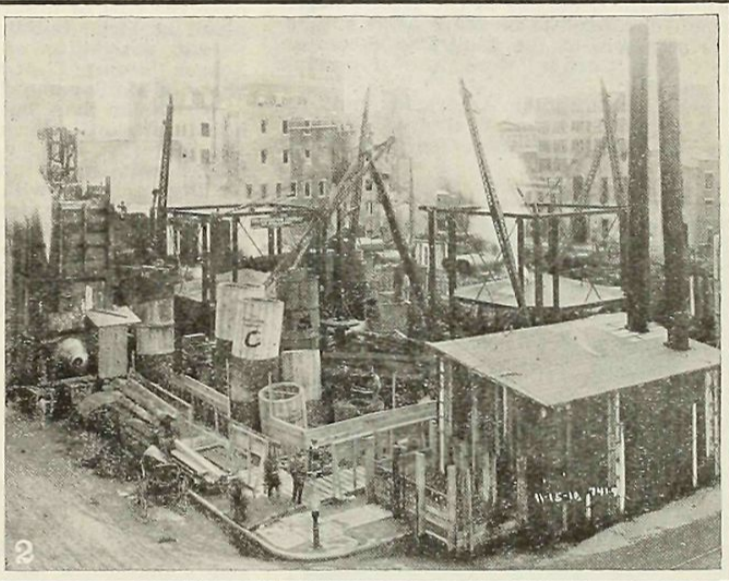
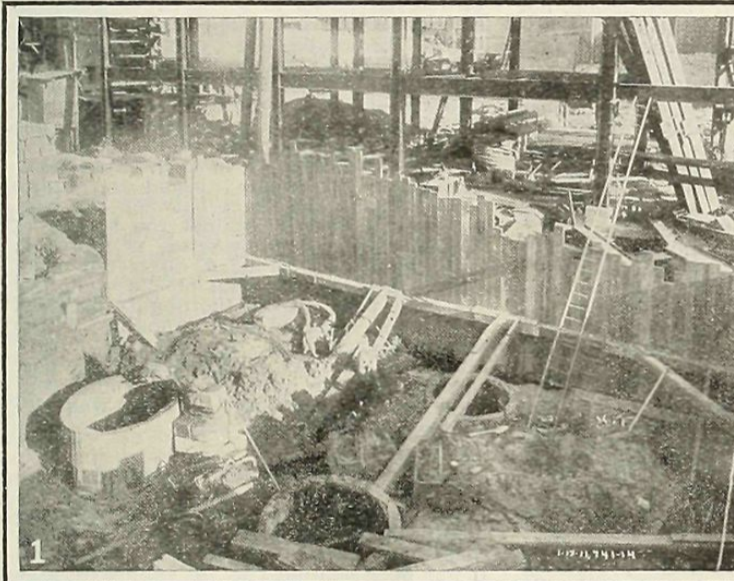
"The concrete being started on the top of the roof or deck, was built up about 20 feet at a time inside of removable circular metal forms. As soon as this concrete had set hard, excavation and sinking would be started and carried on until the top of the concrete had nearly reached the surface of the ground, when the men would be taken out and placed elsewhere while another "build up" of concrete was being put on. The pumping of compressed air had to be kept up to course all the time; the necessity of which was shown when the gauge tender allowed the air pressure to lower, which resulted in the air chamber being filled with sand to the deck when the cutting edge "ran away."

"The working shaft for men and material was also formed by collapsible shafts, which were left in place until the sinking was finished and the air chamber had been filled with concrete, so that nothing but concrete was left from the deck to the base of the column base or grillage. The concrete was made of one part of Portland cement, three parts of

No. 24—Dec. 17, 1910.
 No. 20—Dec. 27, 1910. Full of water.
 No. 28—Dec. 28, 1910.
 No. 11—Dec. 11, 1910.
 No. 28—Dec. 30, 1910. Dropped five feet.
 No. 29—Jan. 3, 1911. Dropped five feet.
 No. 12—Jan. 3, 1911. Dropped five feet.
 No. 4—Jan. 5, 1911. Dropped five feet.
 "Caisson No. 34 on December 10 sank suddenly while an inclined timber brace was in position. This brace toed against Caisson No. 30 and was acting against the top of No. 34. The result was that No. 34 was broken in two about 8 feet below the ground, or 35 feet above the cutting edge, which was then as good as the original. The cost of the accident was borne by the contractor as a matter of course.

"I adopted a new method of filling the working chamber in view of my experience in removing caissons already sunk. I discovered that the concrete had "benched." When put in rather dry it was very poor, and when put in very wet was apt to shrink from one-half to one inch leaving a space between the deck and concrete.

"This shrinkage evidently continues for 12 to 18 hours while the concrete is setting and drying, so on the Zinn Building I had the concrete placed in the working chamber as wet as possible up to about 10 inches of the deck and then allowed it to set under air pressure for about 15



FIGHTING HUDSON RIVER SILT BY WOODEN COFFERDAMS.
 Two of caissons in the photograph "Ran Away" while being sunk, despite extra precautions.

PUTTING "STRAIGHT-JACKET'S" ON UNMA NAGABLE CAISSONS.
 Steel and wooden casings were used to build up the piers—Note proximity of concrete columns.

but that is was forced into new positions by sand, which sank into it and forced it to high levels. The building is also cited as an example of foundation-digging perils, because silt is a far more treacherous material than the so-called New York quicksand which overlies the hardpan in the whole lower portion of Manhattan Island.

It would not be unconservative to say that this building represents one of the most difficult foundation engineering problems ever met with in New York. The solution found by T. Kennard Thomson, the eminent consulting engineer, establishes a precedent for building construction on land of that character, and opens up a future for Eleventh avenue and its vicinity from Fourteenth street north as a warehouse and manufacturing center.

How the Problem Was Solved.

The story of how to make profitable use of this unstable ground is best told by Mr. Thomson. "There was a question," said Mr. Thomson, "as to whether to use pneumatic caisson construction, but it seemed to me to be the only reliable foundation for this building, and the way the caissons acted while being sunk confirmed this opinion most decidedly.

"The owners accepted the tender of The Foundation Company, with the approval of the architects, Edward I. Shire and Lewis R. Kaufman, for thirty-four circular caissons to be carried to bed rock for the lump sum of \$82,500, which included the engine and boiler room floor, etc., below the curb line.

sand, and five parts of broken stone or gravel.

"Some trouble was experienced in getting the concrete to set up quickly, due partly to the season of the year and other causes. The concrete eventually set up hard, but caused more or less delay in waiting for it to do so before sinking could be resumed. Considerable sand was used from the Woolworth Building, Broadway and Park place. This sand contained more or less clay and other impurities, but gave a higher tensile strength than the finer Cow Bay sand, as shown by tests made by Dr. Charles F. McKenna.

Runaways Common.

"The remarkable feature of this job was the number of times the caissons ran away, or got beyond control, and sank in the silt up to the deck. This happened so often that whenever a caisson was undermined, ready for sinking, the entire gang came out instead of staying in the air chamber as usual. Otherwise there would have been much loss of life.

"This resulted in a loss of about 8 or 10 hours each time, as it, of course, took time to send a man down the shaft with a pail to clear away enough material to make room for the bucket and gang.

The following are the caissons that ran away:

- No. 33—Dec. 1, 1910.
- No. 34—Dec. 6, 1910.
- No. 34—Dec. 9, 1910.
- No. 34—Dec. 10, 1910 (broke 35 ft. about C. E.)
- No. 26—Dec. 15, 1910.
- No. 34—Dec. 15, 1910.

hours, when the lock was taken off and wet grout dumped from the top of the shaft, followed rapidly by very wet concrete.

"This I found to be the cheapest and best way of filling the working chamber—the only care necessary is to see that there are pipes or other means of escape for the air under the deck.

"The compressed air should be left on for at least 18 hours and the concrete pushed as rapidly as possible after taking the air off."

—After Brooklyn lost its suburban aspect Queens with its 83,000 acres of land, nearly six times the size of Manhattan, through the multiplication of transit facilities, and more recently through the development of a marvellous network of electrical transportation, comprising the Pennsylvania-Long Island Railroad system, is becoming the great suburban home center of the city. With natural advantages of a very high standard such districts as the following have been developed: Flushing, Jamaica, Belle Terra, Whitestone, Elmhurst, Corona, Murray Hill, Broadway-Flushing, Auburndale, Bayside, Douglaston, Little Neck, Great Neck, Manhasset, Plandome, Port Washington, College Point, Malba and Beechhurst, each one offering a diversified type of suburban development which is attracting yearly a greater number of people from the more crowded parts of the city of New York.

—The U. S. Senate River and Harbor bill carries \$500,000 for Jamaica Bay.

WHAT IS THOUGHT OF THE NEW BUILDING CODE

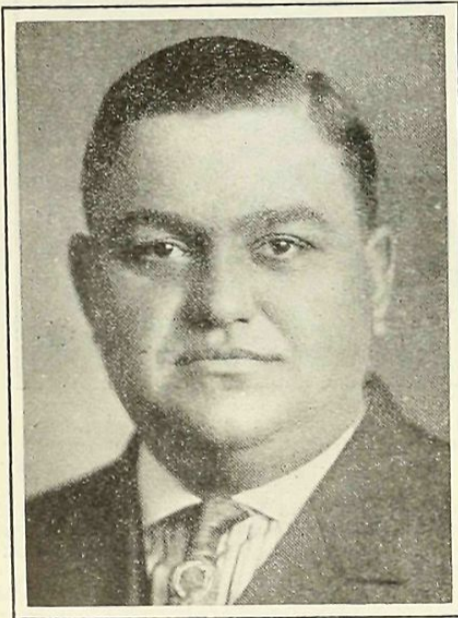
Hearings To Be Held Next Week at the City Hall—The Members of the Revision Commission—Objections of Hollow Tile Interests,

THE Committee on Buildings of the Board of Aldermen, recognizing the fact that the existing building code requires revision, proposes to hold a series of public hearings at the City Hall on the revised code introduced last week at the request of the Joint Committee on City Departments. The first hearing will be held next Wednesday afternoon, opening at 1 o'clock. The committee has already received several communications pertinent to the subject, which will have consideration at the hearings.

In the meantime conferences are being held by various parties in interest. New York Chapter of Architects have had under consideration criticisms of the new revision by Ernest Flagg, which have not been made public. There is some expectation that the architects will act as a body in this matter, but otherwise Mr. Flagg will submit his recommendations individually to the Building Committee of the Board of Aldermen.

The fact that the new revision was made by a joint committee representing a number of societies does not bind those societies to support it, a member of the committee, stated this week, nor does it necessarily mean that every member of the committee will support each and every provision contained in it. The result of the committee's work has been received with various emotions. While there is a great body of favorable opinion behind it, there is also much dissent. According to current report, the representatives of one of the political parties in the Board of Aldermen opposes the measure as it stands. The members of the Joint Committee on City Departments were the following named:

New York Chapter American Institute of Architects—Owen Brainard, William Emerson, Burt L. Fenner, George B. Ford,



WILLIAM CRAWFORD.

President of the Building Trades Employer's Association.

Julius Franke, Francis Kimball, Robert D. Kohn, Lionel Moses and D. Everett Waid.

Building Trades Employers' Association—Messrs. Robert Chrystie, F. E. Conover, William Crawford, G. Edward Escher, Lewis Harding, George H. Morris, C. G. Norman, Benjamin D. Traitel and Ross F. Tucker.

New York and National Boards of Fire Underwriters—F. J. T. Stewart (N. Y.), Professor Ira H. Woolson (National).

American Institute of Consulting Engineers: Henry W. Hodge and Eugene W. Stern.

Brooklyn Chapter American Institute of Architects—William P. Bannister and Dudley McGrath.

New York Society of Architects—John P. Leo and Oscar Lowinson.

With the assistance of the following advisors: Supt. of Bldgs. (Manhattan) Rudolph P. Miller; Supt. of Bldgs. (Brooklyn) John Thatcher; Supt. of Bldgs. (The Bronx) James A. Henderson; Supt. of Bldgs. (Queens) John J. Moore; Supt. of Bldgs. (Richmond) John Seaton; Chief Inspector of Bldgs. (Brooklyn) J. C. Snackenberg; Chief Inspector of Bldgs. (Manhattan) Alfred Ludwig.

The president of the Building Trades Employers' Association, Mr. William Crawford, who was a member of the revision committee, but not necessarily bound to support it, spoke very favorably of it as a whole:

"The proposed new building code provides for the advanced mode and manner of construction of to-day. It is abreast of the times; human lives in all classes of buildings are safeguarded by efficient and practical methods of construction for protection, more consideration has been given to this most important factor than in any code previously proposed.

"The new code provides for fire walls to prevent the spread of fire, and fire division partitions, sub-dividing large floor areas into spaces of refuge, with ample stairs and exits.

"Absolute impartiality as to materials has been strictly adhered to, with the result that all kinds are placed on such a basis as to allow their uses to the extent of their capacity for safety. This undoubtedly will help to reduce the present high cost of building construction.

"The proposed reduction in the thickness of enclosure walls for skeleton structures would also be the means of decreasing the cost, 'less steel and masonry being required,' and reduction in cost would undoubtedly tend to increase the production of fireproof buildings.

"The use of fireproof materials rather than others would be greatly encouraged by the attempt that has been made to reduce the cost of fireproof construction, not alone in large buildings, but by the apparent possibility of constructing small houses 'fireproof' at a cost slightly in advance of similar non-fireproof structures.

"Provision has been made for proper light and ventilation not alone for schools and factories, but for lofts, dwellings, hotels, hospitals, asylums, etc.

"Every citizen will, I believe, be quick to grasp the advantages of this proposed new code, and in consideration of its adaptability to present building construction and possibilities of reduction in cost, together with its provision for the protection of life and health of human beings, the public will, I am sure, readily mark it with their stamp of approval."

Administrative Features.

Dudley McGrath, secretary of the Brooklyn Institute of Architects: "Some of the excellent qualities to be found in the proposed building code are the equity with which hollow blocks and reinforced concrete have been treated, thus giving to owners of real estate their rightful option; the requirements relating to exits and smoke-proof towers thus protecting life; the reduction of live loads of dwelling house floors and the reduction of thickness of brick walls for skeleton buildings, thus saving taxpayers an unnecessary expense for improvements.

"These matters have been and will be commented upon by others, and so it seems advisable to direct your attention to some of the administrative features of the code. Among the most important is Section 7, which deals with the powers of Superintendents of Buildings and provides that all rules and specifications that they may promulgate shall be published for eight successive weeks and an opportunity given for a public hearing on same before they become effective. The same requirement is imposed for the testing of materials with the added precaution that such rules and specifications must have the affirmative votes of at least four superintendents; thus manufacturers of new materials and designers of new buildings are assured a square deal.

"Perhaps one of the most important weapons given to the Superintendents of Buildings is the police power provided in Section 131, which provides that 'A person who, having been served with a notice of violation, shall fail to comply with the requirements of said notice within ten days after service, and shall continue the violation in the respect named in the notice, shall be guilty of a misdemeanor.' This provision has never been written in any previous code and seems to be absolutely necessary to give the Superintendents the necessary power to compel some owners and builders to give due consideration to the requirements of the code for safety."

H. M. Keasbey, vice president of the National Fireproofing Company, said:

"Aside from the penalizing of standard hollow-tile fireproofing by requiring much greater weight in the blocks, there seems

to be in the code three serious faults which will doubtless be remedied when public hearings are held.

"First, the use of hollow-tile blocks for walls more than three stories high is forbidden. This will put an end to a great deal of fireproof residence construction of the very highest type. It is thoroughly safe to carry these hollow-tile walls four, five and six stories high. The blocks have proven equal to the severe tests imposed by Building Departments, and the method of construction is so far superior to frame dwelling construction that it would be a grievous error to discourage it.

"Second, this proposed new code creates one standard of fireproofing for all classes of buildings, the same for apartment houses as for warehouses in which heavy inflammable materials are stored. Though the weight on the floors is many times as heavy in the warehouse, this code requires that the floors of the apartment house meet the same loading tests as those of the warehouse. That is not only indefensible on the face, but it is a most unwise policy in that it discourages instead of encourages fireproof construction in buildings where people live. While fireproofing should be real it should be made as easy as possible instead of as difficult as possible. Perfect safety in apartment houses is attainable without the imposition of such severe strength tests as this code imposes.

"Third, hollow-tile building blocks are forbidden in the curtain walls of skeleton structures. This is an entirely unnecessary prohibition. It adds not only to the cost of the walls, but to the weight, and therefore to the cost of the steel frame that must carry the walls, and it adds nothing at all to safety. The uselessness of such a provision is apparent when one considers that the surface of a building is frequently from 30 to 40 per cent. window-glass. It seems absurd to require solid brick in the space between the windows as a barrier against the spread of fire, when the window space is protected only by an eighth or a quarter-inch of glass. Besides, the wall blocks of hollow tile have been proved thoroughly fireproof and have received the sanction of the foremost architects. An instance of this, already mentioned, is afforded by the new 13-story Statler building now under construction in Cleveland, which was designed by George B. Post."

Cost Not Greatly Increased.

Frederick C. Zobel, architect: "It is my opinion that the proposed new Building Code is a sound and sensible document. It has been compiled by an eminently able body of men. The 'antiques' and objectionable features of the old code are omitted and the new provisions are just what thoughtful architects and engineers have been practicing for several years past. The cost of buildings will not be affected to any appreciable extent except in the case of manufacturing buildings, where the installation of automatic sprinklers will increase the cost from eight to ten per cent."

Julius Franke, of Maynicke & Franke: "As far as I can see, the Building Code does not materially increase the cost of building with the exception, perhaps, that it does increase the cost of ordinary cinder concrete the requirements for which, in the new code, are more scientific as regards to how to arrive at the strength of this construction, and more stringent as to workmanship and material.

"The present code requires unnecessary heavy walls for skeleton constructed buildings. These walls only add to the weight in the building and do not increase its strength. In the new code this has been modified so that without affecting the strength of the building, thinner walls may be provided, thus effecting quite a saving.

"The great advantage of the new code is in the requirements for fireproofing, fire protection and prevention. These requirements have been given careful and scientific study, and the result will, no doubt, be a saving of human life and property.

"In some respects the code is not stringent enough, namely, in that it allows non-fireproof buildings, that is, buildings with wood beams, below 59th street. Personally I believe there should not be another building built below 59th street but what is fireproof, namely, one where there is no wood used in the walls, staircases or partitions."

BUILDING MATERIALS.

Hollow Tile Interests Find Fault With Code Amendments.

Construction Work Approaching Seasonable Pace—Loans Somewhat Restricted—Lumber Freer—Steel Capacities Increased—Brick Reaches Firm Level—Week Opened Nervous.

SEVERAL departments of the building material market opened the week in a nervous state due to adverse undercurrents primarily attributed to shipments, but more especially with the strong inquiry for standard units.

It is the general belief that the building code amendments will, if adopted, increase the cost of certain kinds of construction twenty per cent., and in view of the fact that popular sentiment seems to demand speedy action on this ordinance, those having operations in prospect immediately came into the market with inquiries.

On last Tuesday and Friday there was a heavier call for Hudson River common brick, hollow tile fireproofing, cement and similar products than has been noted in some time. This activity continued into this week.

There was some slight restriction in loan applications last Tuesday and Wednesday. This doubtless was due to the uncertainty of the outcome of certain pivotal states in the presidential campaign, but this was followed immediately by renewed strength, and loans were made as usual toward the week end. There is a certain indefinite hesitation in various departments of building finances which seems to become more apparent as the season advances, although most lending companies are not seriously concerned in this regard. Steady filing of new plans and the impatience of builders to get to work on their operations are strengthening factors.

Brick Manufacturers Conservative.

Manufacturers are retrenching in the Hudson River Valley, where conditions are still holding back plans for reopening plants, although some of them here and there are about ready to start. Cement manufacturers do not now expect to announce an immediate raise as the result of the coal strike. Lumber is still close to list, although there is a tendency to make concessions on second pines, second spruces, some first hard woods, shingles and lath. Stone is without feature, although the market is said to be gradually strengthening. Slate has a fair call. Plumbing constructors are taking new work and good labor is becoming somewhat scarce.

There is a feeling of optimism throughout the entire building material market. Everybody seems to be waiting for more stable weather. The report of the crops from the west has added to the strength of the market, and also the April report of the steel company. The volume of building steel contracted for was quite up to normal for the year. What shortage there was, was due to retrenchments among railroads, who are deferring bridge building until after the presidential election.

Brick.

Common brick market conditions went from strengthening to firm despite several days of inclement building weather. Prices were steady and were without change. Tops were stronger.

Manufacturers who expected to open this week were unable to do so on account of the heavy rains and continued night frost. Some, however, are about ready to resume operations, but these are in the Haverstraw district.

Dealers were in the market actively for Hudsons. It was commented upon in several sections of the city this week that the dealers were perhaps a little more tolerant of the selling situation. The call for Raritan River brick is still exceptionally strong for Brooklyn consumption.

1912.

Left Over, April 20, 67.

	Arrived.	Sold.
Monday	13	14
Tuesday	4	15
Wednesday	1	13
Thursday	7	11
Friday	2	4
Saturday	16	14
	43	71

Condition of market firm. Prices \$6.50 to \$6.75. Raritans \$6.25 to \$6.50. Wholesale dock, N. Y. Allow for cartage and dealers profit. Left over, April 20, 37.

1911.
Left Over, April 22, 9.

	Arrived.	Sold.
Monday	25	17
Tuesday	3	7
Wednesday	8	12
Thursday	7	9
Friday	13	17
Saturday	7	4
	63	60

Condition of market, stiff at low and weak at high. Prices, \$5.50 to \$5.70. Raritans, \$5.50 to \$5.62½; 1910 arrivals, 75; sales, 72; with 12 left over. Prices, \$5.75 to \$6.25.

Other Clay Products.

Front brick is in a much steadier market. The railroad situation is clearing, and buyers are making purchases nearer to actual requirements. The demand for enamels is strengthening. Front brick interests reported a somewhat firmer call for speckles in browns and grays. There is a heavier call for polychrome brick and enamels.

Architectural terra cotta has a more active inquiry. The season for terra cotta may be said to be approaching normal. As the companies are reaching out toward capacity business competition is less keen. Some companies are making concessions to maintain their present rate of output.

Hollow tile interests were considerably exercised this week when it became known that the requirements of the proposed new fixing standards of construction for fireproof walls made of hollow terra cotta tile would increase the cost of construction. It now seems probable that the Terra Cotta Manufacturers' Association will protest against the adoption of this clause in the ordinance.

Building Metals.

The United States Steel Corporation has increased its active productive capacity of steel ingots to slightly in excess of 94 per cent., and produced steel last week at the rate of about 17,680,000 tons annually. This is record-breaking and is practically full capacity. So great is the pressure on the steel companies through heavy specifications on contracts that the plant of the Minnesota Steel Co., now building, could be employed to full capacity if the furnaces were available. At Gary, where construction is complete, the full capacity available is being employed.

The contracts for fabricating steel came to the surface in April, bringing the total to more than \$5,000 tons. May prices follow:

Beesemer steel, per ton, mill	20.00 at 20.50
Open hearth, per ton, mill	20.50 at 21.00
Sheet bars, per ton	21.00 at 22.00

Steel Bars.

Steel, soft base, half ex., tidewater. 1.36½
The above prices are at tidewater in carloads and larger lots. For quantities less than 2,000 lbs., but not under 1,000 lbs., at \$2 per ton additional is charged, and less than 1,000 lbs., \$8 per ton additional.

Sheets.

The following prices are for 100-bundle lots and over f. o. b. mill; smaller lots, \$2 per ton:

Gauge	Black.	Galvan-ized.
Nos. 22 & 24	1.80	2.65
Nos. 25 & 26	1.85	2.75
No. 27	1.90	2.85
No. 28	1.95	3.00
No. 29	2.00	3.20
No. 30	2.05	3.40

Structural Material (Tidewater).

Beams and channels, up to 15-inch	1.36½ a	1.41½
Beams and channels, over 15-inch	1.41½ a	1.46½
Angles, 3x2 up to 6x6	1.30½ a	1.41½
Zees and tees	1.36½ a	1.41½
Steel bars, half extras	1.36½ a	
Universal & sheared, 34-in. and under	1.36½ a	1.41½

In pig iron the volume weighed off makes an aggregate of 2,200,000 tons since January 1. Stocks on the furnace banks have been reduced about 400,000 tons in four months and the surplus is now about 1,450,000 tons. List prices covering second and third quarters at tidewater follow:

No. 1 X foundry, Northern	15.25 a	15.75
No. 2 X foundry, Northern	15.00 a	15.50
No. 2 plain, foundry	14.50 a	14.75
Gray forge, Northern	14.25 a	14.50
Basic, Northern	14.75 a	15.25
No. 1 Virginia, foundry	16.00 a	16.25
No. 2 Virginia, foundry	15.75 a	16.00
No. 1 foundry, Southern	15.25 a	15.75
No. 2 foundry, Southern	14.75 a	15.25
No. 3 foundry, Southern	14.25 a	14.75
No. 4 foundry, Southern	14.00 a	14.50
No. 1 soft, Southern	15.25 a	15.50
No. 2 soft, Southern	14.75 a	15.00
Gray forge	13.75 a	14.00

DEPARTMENTAL RULINGS.

Board of Examiners Reports Rush of Appeals and Extra Sessions.

New Plumbing Rules Now Operative in Boroughs—Special Orders Issued—Brooklyn Bureau of Buildings Approves Gasoline and Oil Separators.

THE stimulation of the construction market as reported elsewhere in this issue found reflection this week and last week in the increased volume of business that came up for consideration at the meetings of the Board of Examiners. It became necessary to hold special sessions to dispose of the appeals brought before this body. Actions reported on the sessions of a week ago follow:

BUREAU OF BUILDINGS—BOROUGH OF BROOKLYN.

Gasoline and Oil Separator Approved.

General Order No. 18. Messrs. Hamm, Brophy and Muldoon: You are hereby notified that the oil separator known as the Ansonia Gasoline and Oil Separator, designed to prevent volatile inflammable oil from flowing into the public sewer, has been approved by this Bureau, subject to the requirements of the new plumbing and drainage regulations as published in the City Record for the past eight successive Mondays, preparatory to official adoption.

JOHN THATCHER, Superintendent.

BUREAU OF BUILDINGS, BOROUGH OF BROOKLYN.

New Plumbing Rules Effective.

General Order No. 21: Inspectors of Plumbing are hereby notified that the Revised Rules and Regulations for Plumbing and Drainage, Water Supply, Gas Piping and Ventilation of Buildings, as published in the City Record for the last eight successive Mondays, ending April 22, 1912, are now operative in this borough.

Inspectors will see to it that all plumbing, etc., hereafter installed or altered in any building comply with the provisions of said rules and regulations.

This shall not be construed to include cases where plumbing, etc., is being installed or altered in accordance with approved permits issued by this Bureau previous to this date, nor shall it include applications placed on file with this Bureau up to April 30, 1912, inclusive.

JOHN THATCHER, Superintendent.

May 1, 1912.

BOARD OF EXAMINERS.

Meetings of April 23, 24 and 30.

Appeal 64 of 1912, new Building 206 of 1912; premises, northeast corner Broome street and Cleveland place, Manhattan; Foster & Graham, appellants. Withdrawn by appellants.

Tanks.

Appeal 65 of 1912, Alteration 595 of 1912; premises, 567 Greenwich street, Manhattan; Royal J. Mansfield, appellant. Approved on condition that two steel beams (of dimensions satisfactory to the Bureau of Buildings be placed at each floor and roof level above the first floor between the north gable wall and the staircase wall, and that these beams be properly fireproofed and throughout anchored. Question of location of tanks on a non-fireproof 5-story loft building. Paragraph 93.

Courts and Bridge.

Appeal 67 of 1912, New Building 199 of 1912; premises, northwest corner 157th street and Amsterdam avenue, Manhattan; Norman Lederer, appellant. Disapproved. Question of side and rear courts, theatre; also overhead bridge connecting theatre with store building. Paragraph 109.

Classification of Building.

Appeal 68 of 1912, New Building 1812; premises, south side Livingston street, 126.4 feet east of Boerum place, Brooklyn; Messrs. Slee & Bryson, appellants. Approved on condition that the first floor be made fireproof; that all partitions and doors in the cellar be made fireproof; that the dumbwaiter shaft be enclosed with fireproof material with four-inch concrete slab on top and with fireproof doors; and that a fireproof door be placed at the head of the stairs leading from the first floor to the cellar. Question of classification of building (under Paragraph 8 Code).

Walls.

Appeal 69 of 1912, New Building 228 of 1912; premises, northwest corner Broadway and Exchange alley, Manhattan; Francis H. Kimball, appellant. Approved. Question of wall thicknesses in a 32-story fireproof office building. Paragraph 36.

Stairways.

Appeal 70 of 1912, New Building 206 of 1912; premises, northeast corner Broome street and Cleveland place, Manhattan; Messrs. Foster, Gadé & Graham, appellants. (Former appeal 64.) Approved on condition that (1) fireproof vestibules be placed in front of each stairway in the basement, provided with fireproof doors; (2) that the stair-tower enclosures be built of brick, to comply with the rules and regulations of the Bureau of Buildings; (3) that the openings in the exterior walls of the vestibules of the stair-towers be made the full width and height of vestibules, and provided with substantial iron railings four feet high; (4) that six-inch standpipes be placed within the stair-towers, at points indicated on the plans; and (5) that a stationary window with wireglass be placed in the street wall of each stair-tower at each story level. Question of number of stairways in relation to area of building, 7-story fireproof factory. Paragraph 75.

Courts.

Appeal 71 of 1912, New Building 73 of 1912; premises, 138-146 48th street, Manhattan; Thomas W. Lamb, appellant. Approved on condition that the roof of the tunnel shall be built to sustain a live load of not less than five hundred pounds to the square foot; that the inside walls of the tunnel be lined with white

(Continued on page 951).

CURRENT BUILDING OPERATIONS

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

The New Yale Club.

The Yale Club now located in West 44th street has leased from the New York Central Railroad Company, the plot 90 x 100 feet, at the northwest corner of Vanderbilt avenue and 44th street, on which a new twenty-story club building will be erected, to cost about \$1,000,000. The details of the negotiations were completed on Thursday at a meeting between the club's committee and William H. Newman, chairman of the Board of Directors of the New York Central Railroad, the owner of the property. The leasehold agreement, the details of which cannot be announced until the actual contract is signed, gives the club control of the land for eighty-four years. The selection of plans and an architect has not yet been made, but the committee will probably complete all arrangements within the next two or three weeks, as it is expected that ground will be broken by next November. The committee in charge includes: George E. Ide, president of the club; Frank H. Platt, of the firm of O'Brien, Boardman & Platt; Clarence H. Kelsey, president of the Title Guarantee and Trust Company; Louis C. Hay, S. R. Berton, of Berton, Griscom & Jenks; Mortimer N. Buckner, vice-president of the New York Trust Company, and Alfred H. Swayne, a member of the New York Stock Exchange.

Another Fourth Avenue Building.

Renwick, Aspinwall & Tucker, 320 5th avenue, are preparing plans for a twelve-story commercial building for William Seach, owner, to be erected at 38 to 42 East 32d street, opposite the Park Avenue Hotel, covering the plot having a frontage of seventy feet. Charles T. Wills, Inc., 286 5th avenue, has received the general contract.

Committee on Post Office Site.

On Thursday the Board of Estimate adopted a resolution proposed by Borough President McAneny for the appointment by the Mayor of a committee to go to Washington to support the O'Gorman bill for the appropriation of \$5,000,000 for sites for a new Post Office and Federal Court House. The bill, if approved, would enable the carrying out of the entire civic centre plan as outlined by Mr. McAneny and the removal of the present Federal Building from City Hall Park.

CONTEMPLATED CONSTRUCTION. Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

RIVERSIDE DRIVE.—Emery Roth, 507 5th av, architect, is preparing plans for the 10-sty apartment house, 100x105 ft., to be erected at the southeast corner of Riverside Drive and 148th st for George F. Picken, 501 5th av. Cost, \$400,000. The owner builds.

54TH ST.—Duncan Candler, 10 East 33d st, architect, is taking bids for alterations to the 5-sty brick bachelors' apartment and doctors' offices in 54th st, 350 ft. west of 5th av, for John D. Rockefeller, Jr., 13 West 54th st. Cost, \$30,000.

180TH ST.—J. C. Cocker, 2017 5th av, architect, is preparing plans for a 6-sty apartment house, 115x100 ft., to be erected at the southeast corner of 180th st and Fort Washington av for David H. O'Neill, president of Empire City Gerard Co., 40 East 22d st. Work will go ahead in the fall. Cost, \$150,000.

72D ST.—The Wellington Realty Co., 200 West 72d st, will erect a 12-sty elevator apartment house, 70x92.7 ft., at 256-260 West 72d st, to cost \$250,000. Rouse & Goldstone, 38 West 32d st, have completed plans.

ST. MARKS PL.—Horenburger & Bardes, 122 Bowery, have completed plans for alterations to the 5-sty tenement, 105-105½ St. Marks pl, for Jacob Reitman, 161 Ludlow st. Cost, \$7,000.

LExINGTON AV.—Rouse & Goldstone, 38 West 32d st, have completed plans for alterations to the 5-sty apartment, 1273-1275 Lexington av, for the Ande Realty Co., 2 Rector st, to cost \$25,000.

BROADWAY.—Rouse & Goldstone, 38 West 42d st, have completed plan for \$75,000 worth of changes to the 9-sty apartment, 1767-1769 Broadway, for the Rutland Leasing Co., 149 Broadway, to cost \$75,000.

BROADWAY.—J. C. Wetservelt, 36 West 34th st, has completed plans for alterations to the 3-sty apartment, 1231-1235 Broadway and 45 West 30th st, to cost \$6,000. Isabella Jax, Hotel Plaza, owner.

111TH ST.—Gronenberg & Leuchtag, 7 West 22d st, have completed plans for the 5-sty flat, 100.6x59.10 ft., for Samuel Roseff, 11 Park av, Mt. Vernon, to be erected at 8-14 West 111th st, to cost \$85,000.

ARMORIES.

PARK AV.—The Armory Board, Hall of Records, Chambers and Centre sts, Wm. J. Gaynor, Mayor; Wm. A. Prendergast, Comptroller; Clark D. Rhinehart, secretary, is taking bids until 2 p. m., May 9, for the construction of the 7th Regiment Armory, to be erected at Park av and 66th st. Pattison Bros., 1182 Broadway, electrical engineers.

MANHATTAN.—The Armory Board, Hall of Records, Chambers and Centre sts, is taking bids, which will close 2 p. m. May 9, for the erection of the 69th Regiment Armory. Durkin & Laas, 7 East 42d st, and George Hildebrand, 38 Park Row, are figuring the general contract.

DWELLINGS.

23D ST.—Henry Davidson, 400 West 23d st, architect, is preparing plans for changing the 4-sty residence Nos. 403-405 West 23d st to a restaurant and furnished rooms building for John Beckmann, 401 West 23d st, owner, who will let the work in separate contracts. Cost, \$7,000.

FACTORIES AND WAREHOUSES.

10TH AV.—Hopper S. Mott, 778 11th av, is taking bids on the general contract for alterations to 5-sty factory 794-796-798 10th av. Henry Davidson, 400 West 23d st, architect; Ruth A. Wallace, Amesbury, Mass., owner. Cost, \$25,000.

STORES, OFFICES AND LOFTS.

GREENWICH ST.—O. Reissmann, 30 1st st, is taking bids on the general contract for alterations to the two 5 and 6-sty loft buildings in the west side of Greenwich st, 142 ft. south of Rector st, for George J. Faour, 63 Washington st. Cost, \$15,000.

WILLIAM ST.—James B. Baker, architect, 156 5th av, is taking bids for alterations to the 11th and 12th floors in the office building 52-54 William st for Kuhn, Loeb & Co., on premises.

BEEKMAN ST.—Thomas W. Lamb, 501 5th av, is taking bids for the 8-sty loft building to be erected at Beekman and Water sts for Chas. Laue, 38 Fulton st, owner.

25TH ST.—George F. Pelham, 507 5th av, architect, is preparing plans for the 13-sty loft building, 50x98 ft., to be erected at 36-38 West 25th st for Kemper Bros., 37 Liberty st, owner. Christian J. Jeppesen, 62 West 45th st, engineer. Estimated cost, \$300,000.

46TH ST.—H. Craig Severance, 21 West 45th st, architect, is taking bids for alterations to the store and loft building in West 46th st, next to the Globe Theatre. J. H. Remick & Co., 131 West 41st st, owner.

47TH ST.—Warren & Wetmore, 3 East 33d st, are preparing plans for a 5-sty store and loft building to be erected at 8-10-12 East 47th st for Robert W. Goelet, 9 West 17th st.

SCHOOLS AND COLLEGES.

MANHATTAN.—Bids were opened by the Board of Education April 29 for outside iron stairs, new iron bridge, new fireproof main stairs and enclosing pupils' stairs; for P. S. No. 2, Eagle Iron Works, lowest bidder, \$1,808; for P. S. 19, John F. Kuhn, bid \$4,770; P. S. 32, Eagle Iron Works, \$1,199; P. S. 105, Joseph Ohlhausen, \$773.

MUNICIPAL WORK.

SAND.—Bids will be received by the President of the Borough of Manhattan Thursday, May 9, for furnishing and delivering 3,000 cubic yards of paving sand.

PAVEMENTS.—Estimates will be received by the Park Board Thursday, May 9, for labor and material required for furnishing and laying new pavements on the terrace around the Bethesda fountain in Central Park.

REPAIRS.—Bids will be opened by the Armory Board May 9 for reconstruction of the drill hall and other improvements in the Seventh Regiment Armory. Also for alterations in the Sixty-ninth Regiment Armory.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

197TH ST.—Neville & Bagge, 217 West 125th st, architects, have completed plans for the 5-sty tenement and store to be erected at the northwest corner of 197th st and Webster av for the Evelyn Building Co., 1199 Boston rd. Cost, \$60,000.

DRIGGS AV.—C. M. Straub, 147 4th av, architect, is preparing plans for the 6-sty tenement, 48x90 ft., to be erected at 750-2 Driggs av for Solomon Kaplan, 56 Suffolk st, owner. Cost, \$40,000.

DAVIDSON AV.—J. C. Cocker, 2017 5th av, is preparing plans for the 4-sty tenement, 50x100 ft., to be erected on the west side of Davidson av, 150 ft. north of 184th st, for H. Hughes Singhi, 121 West Kingsbridge rd, owner. Cost, \$45,000. Bids will be received about May 8.

166TH ST.—Weniganum Construction Co., 1078 Teller av, owner, will soon take estimates on subs for the three brick 5-sty tenements, 54x89 ft. each, to be erected at the southwest corner of 166th st and College av. Neville & Bagge, 217 West 125th st, architects. Cost, \$42,000 each.

CROTONA PARK EAST.—Specifications are being written by Wm. E. Lehman, 738 Broad st, Newark, architect, for three brick 5-sty apartments to be erected at the southwest corner of Suburban pl and Crotona Park East for Shiman Bros. & Co., 87 Maiden lane, N. Y. C. Total cost, about \$150,000.

ARMORIES.

KINGSBRIDGE RD.—Bids close 2 p. m. May 9 for the erection of the armory on Kingsbridge rd and Jerome av, for the Eighth Coast Artillery, to cost about \$1,000,000. Pilcher & Tachau, 109 Lexington av, architects; Gunwald Aus, 11 East 24th st, steel engineer; R. D. Kimball Co., 15 West 38th st, steam and electrical engineer.

THEATRES.

205TH ST.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 2-sty brick nicolette and residence to be erected at the northwest corner of 205th st and Villa av for Nicolo Guazzo, 566 Pelham av, owner. Cost, \$10,000.

MUNICIPAL WORK.

REPAIRS.—Bids will be received by the President of the Borough of the Bronx Friday, May 10, for apparatus and appliances necessary to repair and make serviceable Free Floating Bath No. 7, of the Borough of the Bronx, now located at Columbia Basin, foot of Henry st, Brooklyn.

BUILDING.—Bids will be opened by the Armory Board May 9 for labor and materials required in the erection of the new Eighth Artillery District Armory. Also for the installation of a complete equipment of twenty-eight flaming arc lamps in the Second Battery Armory.

FLAGPOLES.—Bids will be received by the Park Board Thursday, May 9, for replacing two flagpoles, one in Fort Greene Park and one in Carroll Park.

ASPHALT BINDER.—The President of the Borough will open bids May 9 for furnishing and delivering eighty thousand gallons of macadam asphalt binder in tank car lots, as required, within five days from receipt of order, at Long Island Railroad terminals: Carlton av yards, Parkville, Bath Junction and Greenwood Siding, Brooklyn.

METER TUBES.—Bids will be received by the Commissioner of Water Supply, Gas and Electricity Wednesday, May 8, for furnishing and delivering 16-inch Venturi meter tubes with recording apparatus and pipe connections.

BUILDING.—Estimates will be received by the Armory Board Thursday, May 9, for furnishing labor and material required in the erection and completion of a gymnasium in Squadron C Armory. Also for alterations, improvements, etc., in the Twenty-third Regiment Armory.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

CHESTER ST.—J. C. Wandell, 4-5 Court sq, Brooklyn, architect, is preparing plans for a 4-sty apartment house, 53x111 ft., to be erected in the west side of Chester st, 50 ft. south of East New York av, for Abe Brodie, 41st st and 12th av, owner, who will take bids on subs about May 5. Cost, \$35,000.

CHESTER ST.—J. C. Wandell, 4-5 Court st, is preparing plans for a 4-sty flat, 48x75 ft., to be erected at the southwest corner of Chester st and East New York av for Abe Brodie, 41st st and 12th av, owner, who will take bids on subs about May 5. Cost, \$25,000.

ARMORIES.

BROOKLYN, N. Y.—The Armory Board, Hall of Records, Chambers and Centre sts, Manhattan, is taking bids for the alterations to the 23d Regiment Armory, which close at 2 p. m. May 9. George Hildebrand, 38 Park Row, N. Y. C., is figuring the general contract.

BEDFORD AV.—The Armory Board, Hall of Records, Chambers and Centre sts, is taking bids on the gymnasium, Squadron C, at the northeast corner of Bedford av and Provost st, Brooklyn. Bids close 2 p. m. May 9.

DWELLINGS.

AV T.—Louis Porges, 2062 East 16th st, Brooklyn, owner, is ready for bids on the general contract for the 2-sty frame residence, 22x34 ft., at the southeast corner of Av T and East 16th st, from plans by B. Hudson, 319 9th st. Cost, \$5,000.

VOORHEES AV.—White & Lath, 6319 New Utrecht av, are preparing plans for three 2-sty residences, 20x35 ft., to be erected at the northwest corner of Voorhees av and Kenmore pl for Fitzpatrick & Geagen, 2542 East 14th st, Brooklyn. Cost, \$4,500 each.

LINCOLN PL.—B. Hudson, 319 9th st, Brooklyn, architect, is preparing plans for six 2-sty residences, 18x40 ft., to be erected on the north side of Lincoln pl, 315 ft. east of Schenectady av, for the Remton Building Co., 1336 Lincoln pl. Cost, \$4,000 each.

FACTORIES AND WAREHOUSES.

FULTON ST.—The Brooklyn Union Gas Co., 180 Remsen st, will soon be ready for bids for the 3-sty brick warehouse, 99x112 ft., to be erected in the south side of Fulton st, 302 ft. west of Classon av. Cost, \$75,000.

SIGOURNEY ST.—The Barrett Manufacturing Co., owner, 17 Battery pl, N. Y. C., Isaac D. Fletcher, president, is taking bids for the 1-sty brick, galvanized iron and steel storage building to be erected at the southeast corner of Sigourney and Court sts. A. MacCullin, in care of the owner, is architect. Cost, \$15,000.

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Department of Agriculture, Forest Service, Bulletin 95, page 44, issued June 30, 1911, says of *Cypress*:

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Both quotations above are from Bulletin 95 (page 44), U. S. Dept. of Agr. (Forest Service), June 30, 1911.

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STORES, OFFICES AND LOFTS.

LIVINGSTON ST.—Bids are being received on all subs for alterations to the 8-sty department store, 80x100 ft., at the northeast corner of Livingston and Hoyt sts, for A. I. Namm, on premises. Wm. Higginson, 21 Park Row, N. Y. C., architect.

LIVINGSTON ST.—Gillespie & Carrel, 1123 Broadway, Manhattan, will soon take bids on the general contract for the 4-sty brick store and boarding house to be erected at 342 Livingston st for M. E. Bretz, 276 Garfield pl, owner.

SCHOOLS AND COLLEGES.

BROOKLYN, N. Y.—Bids were opened by the Board of Education April 29 for metal ceilings, etc. For P. S. No. 3, Milton Ollendorff, lowest bidder, \$1,267; for P. S. 24, Milton Ollendorff, \$237; P. S. 25, the Brown Metal Ceiling Co., of New York, \$1,543; P. S. 43, Milton Ollendorff, \$1,307; P. S. 44, Milton Ollendorff, \$497; P. S. 50, the Brown Metal Ceiling Co., \$457; P. S. 55, Milton Ollendorff, \$1,117; P. S. 57, John A. Wren, \$910; P. S. 70, the Brown Metal Ceiling Co., \$1,099.

BROOKLYN, N. Y.—Bids were opened by the Board of Education April 29 for alterations, repairs, etc., to P. S. No. 80, Maurice P. Allen, lowest bidder, \$1,433; P. S. 98, Edward Theriault, \$537; P. S. 100, Maurice P. Allen, \$267; P. S. 102, S. Weiss, Inc., \$825; P. S. 103, Finnan & Lee, \$1,114; P. S. 104, Maurice P. Allen, \$1,419; P. S. 105, Joseph Ryan, \$1,367; P. S. 118, Joseph Ryan, \$597; P. S. 127, S. Weiss, Inc., \$963; P. S. 128, B. Diamond, \$640; P. S. 140, \$770; P. S. 27, Edward Theriault, \$689; P. S. 30, August Wille, Jr., \$1,332; P. S. 32, C. L. Dooley, \$968; P. S. 46, B. Diamond, \$2,029; P. S. 77, August Wille, Jr., \$743; P. S. 94, Finnan & Lee, \$385; P. S. 131, Eagle Iron Works, \$2,282; Manual Training High School, August Wille, Jr., \$1,761.

STABLES AND GARAGES.

LAWRENCE AV.—Benjamin Hudson, 319 9th st, Brooklyn, architect, is preparing plans for a 2-sty brick stable, 23x89 ft., to be erected on the south side of Lawrence av, 400 ft. west of 1st st, for George Hassler, 228 Webster av, Brooklyn, owner.

NOLL ST.—T. Englehart, 905 Broadway, Brooklyn, is preparing plans for the 1-sty brick garage to be erected in the north side of Noll st, 80 ft. west of Central st, for S. Liebmann's Sons, 33 Forest st. Estimates will be taken on subs immediately. Cost, \$25,000.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

ASTORIA, L. I.—Bids will be called for in a few days for four 20-family tenements, 50x88 ft. each, to be erected at the corner of Crescent and Taylor sts by the Conrady-Stevens Co., 9 East 42d st, N. Y. C., architect and owner. Plans are completed.

SCHOOLS AND COLLEGES.

QUEENS.—Bids were received by the Board of Education April 29 for improving sanitary condition, etc. To P. S. No. 1, A. J. Ormond Co., \$472; P. S. 4, Flanagan-Fay Co., \$447; P. S. 9, A. J. Ormond Co., \$441; P. S. 59, Samuel Gallucci, \$418; P. S. 19, Samuel Gallucci, \$263; Parental School, Samuel Gallucci, \$1,022.

QUEENS.—Bids were received by the Board of Education April 29 for fire protection alterations. For P. S. No. 1, A. W. King, lowest bidder, \$4,790; P. S. 5, A. W. King, \$2,352; P. S. 6, A. W. King, \$1,140; P. S. 82, Joseph Ohlhausen, \$2,661; Bryant High School, Joseph Ohlhausen, \$4,093.

QUEENS.—Bids were received by the Board of Education April 29 for alterations, repairs, etc. To P. S. 12, Edward Stapleton, lowest bidder, \$172; P. S. 16, A. Doncourt, \$617; P. S. 17, the Haupt Paint & Hardware Co., \$424; P. S. 17, Annex, Edward Stapleton, \$365; P. S. 67, Edward Theriault, \$482; P. S. 68, A. Doncourt, \$950; P. S. 72, Edward Theriault, \$433; P. S. 78, A. Doncourt, \$347; P. S. 86, the Haupt Paint & Hardware Co., \$565; P. S. 88, Edward Theriault, \$564; Newtown High School, Edward Stapleton, \$566.

Richmond.

HOSPITALS.

NEW DORP, S. I.—Edward Pearce Casey, 149 Broadway, N. Y. C., architect, is taking bids for the addition to the hospital here for St. John's Guild of this place. Frymier & Hanna, 25 West 42d st, N. Y. C., are figuring the general contract and desire bids on all subs. Estimated cost, \$70,000.

Out of Town.

APARTMENTS, FLATS AND TENEMENTS.

RAHWAY, N. J.—Louis Quien, architect, 251 Elizabeth av, Elizabeth, N. J., is taking bids for the 4-family flat and store to be erected at the corner of Irving st and Central av, 3-stys, 62x42. Estimated cost, \$9,000.

BLOOMFIELD, N. J.—Charles G. Jones, architect, 280 Broadway, N. Y. C., is taking bids on the general contract for a 4-family flat, office and two stores, to be erected at 7 Watsessing av, for Edgerley & Gilson (coal dealers), on premises. Cost, \$14,000.

NEWARK, N. J.—Ed. V. Warren, 22 Clinton st, has completed plans for the 4-sty brick apartment to be erected at 409-11 Summer av for Abraham Hauptman, 217 Jekkiff av. Cost, \$30,000.

PASSAIC, N. J.—A. Ginsberg, 223 Main st, architect, is taking bids on the 3-sty brick apartment to be erected in President st for Max Gelman, President st. Cost, \$15,000.

BANKS.

JERSEY CITY, N. J.—Mowbray & Uffinger, 56 Liberty st, N. Y. C., architects, are about ready for bids on general contract for the 1-sty brick

bank building, 28x80 ft., to be erected near Jackson av station, for the Claremont Bank, F. G. Parr (cashier), Ocean and Carteret avs; Edwin S. Pierson, president. Cost, \$30,000.

CHURCHES.

KEARNEY, N. J.—Joseph Kennedy, architect, 10 North 4th st, Harrison, N. J., is preparing sketches for the erection of a church for St. Cecelia's R. C. Congregation, Rev. Father Thos. A. Conroy, rector. Cost, \$30,000.

SOUTH ORANGE, N. J.—Plans are being prepared for a \$6,000 addition to the First Presbyterian Church. James L. Schauk and Arthur L. Brainerd are elders.

OLEAN, N. Y.—Chas. M. Robinson, Mutual Building, Richmond, Va., has been engaged by the Board of Trustees of the Presbyterian Church to prepare plans for a \$50,000 edifice.

RIDGEFIELD PARK, N. J.—The members of the First Baptist Church contemplate the erection of a \$20,000 edifice. Address the pastor.

DANVILLE, N. Y.—The plans of a Rochester architect have been accepted and Rec. Father M. C. Wall has been authorized to have \$6,500 worth of improvements made to the St. Patrick's Church.

DWELLINGS.

COLD SPRING, N. Y.—Marshall R. Grimes, architect, 39 East 42d st, N. Y. C., has prepared plans for a 2-sty brick rectory to be erected here for the R. C. Church of Our Lady of Loretta, Rev. P. H. Dram, pastor, on premises. The Lincoln Steel Fleming Co., Inc., 17 Madison av, N. Y. C., is figuring the general contract. Cost, \$7,000.

WOODBIDGE, N. J.—Goldberger & Greisen, Perth Amboy, N. J., are taking bids for the 2½-sty brick residence, 40x30 ft., to be erected here for Frank Elias, of this place, owner. J. Thatcher & Sons, 60 Park av, Brooklyn, N. Y., are figuring the general contract. Cost, \$11,000.

BRILLE, N. J.—Bart Toursion, Land Title Building, Philadelphia, Pa., is preparing plans for a frame 2½-sty summer residence to be erected near Manasquan for Mrs. Chas. Schroeder, in care of the architect. He expects to take bids about May 10. Cost, \$10,000.

HOWELLS, N. Y.—Frank Graham, of this place, contemplates the erection of a residence on property recently purchased from Mr. Otis.

BELVIDERE, N. J.—Mrs. Joseph Searies contemplates the erection of a new residence, having sold her property on Mansfield st to M. H. Shoemaker. Cost, \$5,000.

MIDDLETOWN, N. Y.—D. B. Sutherland, of this city, contemplates the erection of a residence on a plot in North st, which he recently purchased.

POUGHKEEPSIE, N. Y.—Twenty residences will be erected on the Frazier property by the Sague Realty Syndicate, provided the German organ building (contemplated) locates on that property, for the accommodation of the workmen and their families.

HOWELLS, N. Y.—Mr. Trundy, of Brooklyn, contemplates the erection of a residence here on a lot recently purchased from Mr. Otis.

MAPLEWOOD, N. J.—H. King Conklin, 665 Broad st, Newark, has completed plans for a 2-sty residence, Spanish style, to be erected on Mountain View terrace for William O. Cooper.

ASBURY PARK, N. J.—Mrs. David Harvey, Jr., contemplates the erection of a residence at 1103 4th av, on the plot which she recently purchased.

PEARL RIVER, N. Y.—P. S. Tygert, contractor, has begun work on the residence for La-Forest Hopper on the south of the Methodist Episcopal Church. He also contemplates erecting a house in the same section for himself.

NYACK, N. Y.—H. S. Ford, of this place, contemplates the erection of a residence on "Top Notch," a Grand View property, and will sell the present building on that site.

WHITE PLAINS, N. Y.—Arthur Williams, of Ridgeview av, is preparing plans for a colonial residence to be built on Greenacres av.

SPRINGVILLE, N. Y.—E. C. Newman will erect a brick veneered residence on Spring st, south of M. I. Delahoy's house.

NEWARK, N. J.—Chas. S. Orben, 786 Broad st, has completed plans for a 2½-sty residence, 21½x28 ft, to be erected at 277 Johnson av.

FACTORIES AND WAREHOUSES.

JERSEY CITY, N. J.—The National Carbon Co., Westside av, contemplates the erection of a 5-sty plant, 100x200 ft, at 13th and Provo sts.

CALEDONIA, N. Y.—The Delac Plaster Products Co. will erect a 1-sty plant, 110x700 ft, on the nine acres of land purchased from Charles Gross, about one mile west of this village. In about two weeks excavating for the foundation will be commenced; drawings are nearly completed.

NEWARK, N. J.—The Superior Ivory Button Co., Newark, contemplates the erection of a 4-sty brick manufacturing plant, 40x150 ft, with a 1-sty extension, 42x63 ft, in Hecker and Dickerson sts. Cost, \$50,000.

HALLS AND CLUBS.

HOWELLS, N. Y.—The Howells Book Club contemplates the erection of a hall for all public uses in Howells. Plans have been outlined and a site selected.

WARREN, N. Y.—General Secretary of the Y. M. C. A., C. S. Ward, will conduct a campaign from May 13 to 20 for the purpose of raising funds for a new \$100,000 home to replace the one that was destroyed by fire.

HOSPITALS AND ASYLUMS.

MORRISTOWN, N. J.—The Hospital Commission of the Board of Freeholders has retained Jacob J. Vreeland, of Dover, architect, for the proposed 2-sty tuberculosis hospital.

GLEN GARDNER, N. J.—An appropriation for a power plant to be erected here for the New Jersey Sanitarium for Tuberculosis Diseases has been granted by the State Legislature.

BATAVIA, N. Y.—The Buffalo aldermen contemplate the erection of a municipal hospital on the West Farm site at a cost of \$650,000. Purchase of the site was approved by Mayor Fuhrmann.

OGDENSBURG, N. Y.—The City Hospital Association will probably improve their property at the corner of King st and Ford av with a new hospital. Nothing definite has yet been decided.

HOTELS.

MONTCLAIR, N. J.—The manager of the Hotel Montclair has ordered plans for a 2-sty addition to their building in the form of an "L," which will contain fifty apartments and laundry facilities.

LIBRARIES.

RIDGEFIELD PARK, N. J.—The Library Association of this place contemplates the erection of a library here at once if seventy-five per cent. of the amount of money necessary is pledged. Fairs and entertainments will be held in order to raise funds. The amount calculated is \$8,000. Henry M. Dutt is secretary.

MUNICIPAL WORK.

MIDDLEPORT, N. Y.—The application of the board of trustees of this village for the approval of plans and specifications for the proposed water system has been approved by the State Conservative Commission at Albany.

LYONS, N. Y.—The Village Trustees contemplate the construction of a municipal electric light plant. Address the Town Clerk for particulars.

SOUTH AMBOY, N. J.—P. J. Monaghan, of this city, was the lowest bidder for building new concrete abutments to the Woodbridge Creek bridge.

HACKENSACK, N. J.—Plans and specifications are open for inspection at the Municipal Building for a separate system of sanitary sewers, required by the State Board of Health, to cost about \$400,000. Two purification plants and two pumping stations are proposed. Frank Campbell is engineer.

ROME, N. Y.—Chief Bridge Designer Davis, of the State Engineer's department, will submit plans to State Engineer Benschel for his approval for the East Dominick Street bridge over the Black River Canal. Bids will be advertised for as soon as plans are approved.

HORNELL, N. Y.—A communication has been sent to the Common Council of the city of Hornell by the State Commissioner of Health, Eugene Porter, in which he states that the city must have a garbage disposal plant built at once.

MONTCLAIR, N. J.—Objections to the resolution favoring the paving of Orange rd, from the Orange line to Elm st, with vitrified brick and other sections with asphalt block and bituminous asphalt, to cost about \$500,000, will be heard by the Town Council on May 27.

IRVINGTON, N. J.—Proposals will be received for the paving of Maple av, from Springfield av southerly to May st, with a ten-inch Telford pavement and brick gutters, by the Town Council, May 6, when the contract will also be awarded.

LEONIA, N. J.—The Borough of Leonia is making preliminary plans for the installation of its own water plant. J. V. Moore, Grand av, Leonia, is Mayor.

STORES, OFFICES AND LOFTS.

ROCHESTER, N. Y.—The McCurdy & Norwell Co., of this city, contemplate the erection of a 6-sty granite annex to their building on East Main and Elum sts.

NORWICH, N. Y.—The W. L. Scott Lumber Co. contemplate the erection of an addition to their office building.

SYRACUSE, N. Y.—C. M. Curtis, 301 Tallman st, is preparing plans and specifications for the business block to be erected in the north side of West Onondaga st, between Salina and Clinton sts, for Joseph A. Griffin. Foundations will be placed for a 10-sty structure, but only 3 stories will be carried up; frontage of 76 ft.

NEWARK, N. J.—The Kinney estate, William B. Kinney, executor, on premises, owner, is still taking bids for the 12-sty office building, 95x96 ft., to be erected at the southeast corner of Broad and Market sts, from plans by Cass Gilbert, 11 East 24th st, N. Y. C. Newark Trust Co., 853 Broad st, lessee; Gunvald Aus, 11 East 24th st, steel engineer. Cost, \$1,000,000.

SCHOOLS AND COLLEGES.

NEW LEBANON, N. Y.—Fuller & Robinson Co., 95 State st, Albany, will soon be ready for bids for the 2-sty brick school, 50x55 ft., to be erected in Columbia County for the Town of Lebanon and Lebanon Springs, N. Y., by the Board of Education, Walter Harrison, president. Cost, \$12,000.

FORT PLAIN, N. Y.—The Board of Education of Fort Plain, Dr. Douglas Ayers, president, W. P. Casler, clerk, contemplates the erection of a four-room addition to the High School, at a cost of \$20,000. Plans will probably be prepared privately and work go ahead this summer.

DEMAREST, N. J.—The time for closing bids for alterations to school on Piermont rd, for the Board of Education, W. E. Demarest, president, Frank Achilles, clerk, has been extended to May 13 at 8 p. m. H. C. Pittman, 22 East 21st st, N. Y. C., architect. Cost, \$15,000.

ACQUACKANONK TOWNSHIP, N. J.—Wm. T. Fanning, Colt Building, Paterson, is preparing plans for the 2-sty Public School No. 6, 60x90 ft., to be erected on Albion pl. W. L. Jackson, chairman of the building committee. Bids will be advertised for about May 25.

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STORES, OFFICES AND LOFTS.

NEWARK, N. J.—Marvin & Davis, 303 5th av, N. Y. C., architects, are taking bids on the general contract, which will close May 7, for the 3-sty fireproof sales building, 40x100 ft., and wing, 24x100 ft., to be erected in Green st, between Broad and Mulberry sts, for C. B. Smith & Co., wholesale drugs, 863 Broad st.

THEATRES.

ROCHESTER, N. Y.—Gordon Bros., of this city, contemplate the erection of a picture and vaudeville theatre in Clinton st, to cost \$80,000.

FULTON, N. Y.—C. M. Curtis, 301 Tallman st, Syracuse, is preparing plans for a fire-proof reinforced concrete theatre to be erected by Irving Galusha, in Cayuga st.

Contracts Awarded.

APARTMENTS, FLATS AND TENEMENTS.

ASBURY PARK, N. J.—Sylvester Scutellaro, Asbury Park, N. J., has received the general contract to erect the 2-sty brick store and flats at 1205 Springwood av for Halteo Bonamo, of this place, owner.

MOUNT VERNON, N. Y.—The Victoria Construction Co., Lordi & DeRespiris, 118 East 28th st, has received the mason contract for the four 4-sty apartments, 80x40 ft., to be erected at the northwest corner of North 8th av and Valentine av for the Manhoff Realty & Construction Co., 13 West 114th st. Gronenberg & Leuchttag, 7 West 22d st, N. Y. C., architects. Cost, \$22,000.

DWELLINGS.

NEW ROCHELLE, N. Y.—George Watson, 228 Huguenot st, has received the general contract, and J. F. New, 26 Union st, the masonry, for alterations to the 2½-sty residence at Bonnie Crest, for Richard C. Kaiser, Beechmont, New Rochelle, owner, from plans by Barnard & Wilder, Lawton st, architects. Cost, \$20,000.

ARLINGTON, N. J.—The Suburban Building & Realty Co., 160 Midland av, has received the contract to erect the 2½-sty frame residence, 40x30 ft., on Linden av for Robert Hewson, commission merchant, 143 Linden av, owner, from plans by J. B. Warren, 22 Clinton st, Newark. Cost, about \$7,000.

80TH ST.—John I. Cahalan, 2010 Broadway, has received the general contract to erect the 5-sty brick and limestone residence, 20x90 ft., at 127 East 80th st for Allen Wardwell, 157 East 37th st, from plans by Delano & Aldrich, 4 East 39th st.

MADISON, N. J.—Daniel M. Shea, 46 Kings rd, has received the electrical contract for the new house being built on Loantaka way for F. H. Lovell, Jr. Also the wiring of the buildings on the Meeker estate at Florham Park.

STORES, OFFICES AND LOFTS.

5TH AV.—Edward Corning Co., 100 William st, N. Y. C., has received the general contract

to erect the 12-sty office building, 84x200 ft., at 70 5th av for Glinn & Co. (publishers), on premises, from plans by C. A. Rich, 320 5th av.

WASHINGTON ST.—J. G. Deisler, 105 West 40th st, is figuring the general contract and desires bids on subs for alterations to the store and loft for the estate of Jane E. Edgar, care Whitlock & Simonds, 59 William st, owner. B. E. Stern, 7 West 38th st, architect. Cost, \$10,000.

50TH ST.—The Lincoln Steel Fleming Co., Inc., 17 Madison av, is figuring the general contract for alterations to the 4-sty store, residence and office at 404 West 50th st for Aaron Buchsbaum, 729 9th av, owner. J. J. Vreeland, 2019 Jerome av, architect. Cost, \$8,000.

29TH ST.—Ravitch Bros., 1182 Broadway, have received the structural steel work and La Spina-Morris Cut Stone Co., 110 West 29th st, the limestone contract for the 12-sty mercantile building, 50x88 ft., to be erected at 158-160 West 29th st for the 25th Street Construction Co., 31 East 27th st, owner. Wm. H. Birkmire, 1133 Broadway, architect. Cost, \$200,000.

19TH ST.—Ronald H. Macdonald, 29 West 34th st, has received the general contract to erect the 12-sty loft building, 50x92 ft., at 112-114 East 19th st for the Nineteen Hundred and Twelve Co. (Webster B. Mabie & Co.), 1178 Broadway.

30TH ST.—Conroy Bros., 217 West 125th st, have received the plastering contract for the 12-sty loft building, 75x99 ft., to be erected at 151-153-155 West 30th st for the Polo Construction Co., 1133 Broadway, H. Williams, president, owner. Neville & Bagge, 217 West 125th st, architects; Christian Jeppeson, 118 East 28th st, steam engineer. Cost, \$350,000.

5TH AV.—The George A. Just Co., 239 Vernon av, L. I. City, has received the steel contract for the 10-sty loft building, 53x100 ft., to be erected at 597-599 5th av for Charles Scribner's Sons, 153 5th av, Charles Scribner, president. Ernest Flagg, 109 Broad st, architect; John T. Brady Co., 103 Park av, general contractor.

NASSAU ST.—J. Schlesinger, 1269 Broadway, has received the contract for installing store fronts at 110 Nassau st for Sarnoff Bros., from plans by S. B. Eisendrath, architect.

PROSPECT AV.—J. Schlesinger, 1269 Broadway, has received the contract for installing store fronts at 1427 Prospect av for Schwartz & Gross, 347 5th av.

29TH ST.—The Vogel Cabinet Co., 535-545 East 79th st, has received the contract for interior fittings for the new store of Wallack Bros., at 29th st and Broadway.

130TH ST.—Irwin M. Book & Co., 1133 Broadway, have received the contract to erect the storage and loft building at 617-621 West 130th st for L. Oppenheimer, owner. Gross & Kleinberger, Bible House, architects. Bids for steel, plumbing, electric and reinforced concrete work

MUNICIPAL WORK.

BEACH HAVEN, N. J.—The Miller Engineering and Contracting Co., of Cape May, has received the contract for the road on Long Beach, connecting Beach Haven with the new bridge across the bay at Mannahawkin, for \$36,949.51.

HALLS AND CLUBS.

MIDDLEPORT, N. Y.—Morris & Allen, of Buffalo, have received the contract to erect the 2-sty Odd Fellows' temple, 45x88 ft., on the east side of Main st, on the Bidleman property, to cost \$17,149.

CHURCHES.

BLACKWELLS ISLAND.—The Vogel Cabinet Co., 535 East 79th st, N. Y. C., has received the contract for furnishing and installing trim for the Church of the Sacred Heart on Blackwells Island.

LONG BRANCH, N. J.—Chas. H. Peckworth, 631 Hudson st, N. Y. C., has received the contract for the erection of an edifice for St. James Episcopal Congregation, for \$27,800. Brazer & Robb, 1133 Broadway, N. Y. C., architects.

PITTSBURGH, PA.—The Raymond Concrete Pile Co., 90 West st, New York, has received the contract for placing the concrete piles for the foundations of St. Martin's R. C. Church at Steuben and Alexander sts, this city. John T. Comes, 1005 5th av, this city, architect.

SCHOOLS AND COLLEGES.

NEW BERLIN, N. Y.—J. C. Cummings, of Norwich, has received the contract to erect the high school for \$22,340.

KEANSBURG, N. J.—William Ryers & Son, of South Amboy, have received the contract to erect the new school house here.

FACTORIES AND WAREHOUSES.

CENTRAL PL.—J. Auer & Sons, 648 Lexington av, Brooklyn, has received the mason contract, and Chris. Schneider & Son, 867 Flushing av, the carpenter work, for the 5-sty brick grocery warehouse to be erected in Central pl, near Broadway, for the H. C. Bohack Co., on premises. Koch & Wagner, 26 Court st, Brooklyn, architects. Cost, \$60,000.

60TH ST.—F. T. Nesbit & Co., 116 Nassau st, have received the general contract to erect the 1-sty addition, 40x100 ft., to the 2-sty sub-station at 153 East 60th st, between 3d and Lexington avs, for the N. Y. Edison Co., 55 Duane st, A. N. Brady, president. W. Weisenberger, architect, 55 Duane st. Cost, \$25,000.

STABLES AND GARAGES.

TEN EYCK ST.—J. Auer & Sons, 648 Lexington av, have received the general contract to erect the 1-sty brick garage in the north side of Ten Eyck st, 150 ft. west of Lorimer st, for Dietrick Kaatz, president Prudential Savings Bank, Stuyvesant av. Walter B. Wills, 1185 Myrtle av, architect.

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APARTMENTS, FLATS AND TENEMENTS.

83D ST, Nos. 161-165 W; 9-sty apartment house, 50.9x86.7, slag roof; cost, \$175,000; owner, Wesley Realty Co, 135 Bway; architects, Neville & Bagge, 217 W 125th st. Plan No. 260. Henry A. Mark, secy.

AMSTERDAM AV, e s, 49.11 s 160th st; 6-sty tenement, 49.11x94, tin roof; cost, \$43,000; owner, Placid Realty Co., 557 W 171st st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 259.

ST. NICHOLAS AV, s w cor 148th st, 5-sty store and tenement, 24.11x90, slate roof; cost, \$30,000; owner, St. Nicholas Holding Co., 200 Bway; architect, Mitchell Bernstein, 24 East 23d st. Plan No. 261.

115TH ST, No. 201 W, 7th av, Nos. 1900-1902, 6-sty tenement, 100.11x86.10, tin or plastic slate roof; cost, \$200,000; owner, R. & A. Realty & Const. Co., 354 Grand st; architect, Geo. Fred Pelham, 507 5th av. Plan No. 272.

DWELLINGS.

61ST ST, No. 5 East, 5-sty brick and stone dwelling, 50x76.9, slag roof; cost, \$110,000; owner, Pembroke Jones, 13 West 51st st; architect, C. P. H. Gilbert, 1123 Broadway. Plan No. 263. Bunn, Nase & Pentz, 1133 Broadway, contractors.

STABLES AND GARAGES.

CHERRY ST, No. 421, 3-sty brick stable, 25.1x93.6, tar and gravel roof; cost, \$18,000; owner, Kauffman & Lewenthal Realty Co., 206 Division st; architect, L. A. Sheinart, 194 Bowery. Plan No. 265.

STORES, OFFICES AND LOFTS.

ST. NICHOLAS AV, Nos. 1038-1048; Amsterdam av, Nos. 2068-2078; 2-sty brick store and office, 208.7x164.6; cost, \$65,000; owner, Estate Robert E. Westcott, 33 Wall st; architects, Townsend, Steinle & Haskell, 1328 Bway. Plan No. 256.

22D ST, Nos. 132-134 West, 12-sty store and loft, 39.7x89, slate roof; cost, \$150,000; owner, Victoria Building & Contracting Co., 118 East 28th st; architect, F. C. Zabel, 118 East 28th st. Plan No. 266.

24TH ST, Nos. 121-123 East, 12-sty store and loft, 50x85, slag roof; cost, \$125,000; owner, D. & M. Company, 103 Park av; architects, Mulliken & Moeller, 103 Park av. Plan No. 269. Harry B. Mulliken, Pelham, N. Y., pres.; Edgar J. Moeller, 156 West 95th st, vice-pres.; B. Mordecai, 319 West 105th st, treas.; S. R. Davis, 196 Riverside Drive, secy.

30TH ST, Nos. 26-28 East, 20-sty store and loft, 123.5x100; cost, \$1,000,000; owner, Charles Kaye, 1133 Broadway; architects, Buchman & Fox, 11 East 59th st. Plan No. 268.

4TH AV, n w cor 29th st, 16-sty store and loft, 80x107.6; cost, \$500,000; owner, Realty Holding Co., 907 Broadway; architects, Neville & Bagge, 217 West 125th st. Plan No. 264.

29TH ST, Nos. 116-118 West, 12-sty store and loft, 40x88.8, slag roof; cost, \$80,000; owner, Namelec Co., 49 West 23d st; architects, Schwartz, Gross & Marcus, 347 5th av. Plan No. 262.

25TH ST, Nos. 104-112 East, 12-sty loft, 100x85, composition roof; cost, \$325,000; owner, Braender Realty & Const. Co., 315 4th av; architect, Wm. C. Frohne, 31 East 27th st. Plan No. 273.

MISCELLANEOUS.

20TH ST, Nos. 230-232 W, 5-sty brick police station, 50x81; cost, \$150,000; owner, Dept. Police, City of New York; architects, Hoppin & Koen, 244 5th av. Plan No. 258.

135TH ST, Nos. 57-59-61 East, two 1-sty storage sheds, 20x75; cost, \$500; owner, John H. Adams, 56 East 132d st; architect, J. C. Cocker, 2017 5th av. Plan No. 267.

COOPER SQUARE PK, s s, at intersection 3d av, 4th av at 6th st, below grade, comfort station, 42.9x45.6; cost, \$25,000; owner, City of New York; architect, T. E. Videto, Dept. of Parks. Plan No. 257.

16TH ST, n s, 357 e Av C, concrete pipe tunnel, 5x8, underground; cost, \$12,000; owner, Department of Health, City of New York; architect, Wm. E. Austin, 46 West 24th st. Plan No. 271.

7TH AV, 36 w from westerly line in R. R. yard, 95 ft. north of 31st st, 2-sty brick yardman building, 18.2x37.2; cost, \$5,000; owner, Penna. R. R. Co.; architect, Joseph T. Richards, Philadelphia, Pa. Plan No. 270.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

VILLA AV, e s, 171.6 s Van Cortlandt av, 5-sty brick tenement, tin roof, 50x92; cost, \$55,000; owner, Angela M. Monaco, 3165 Villa av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 338.

SIMPSON ST, e s, 50 n Barretto st, two 5-sty brick tenements, tar and gravel roof, 75x93; total cost, \$136,000; owner, Chas. Pincus, 931 So. Boulevard; architects, Gross & Kleinberger, Bible House. Plan No. 339.

SO. BOULEVARD, e s, 36.10 n Home st, 5-sty brick tenement, slag roof, 50x88; cost, \$40,000; owners, Moorehead Realty & Const. Co., Rob. J. Moorehead, 415 East 140th st, pres.; architect, Edw. J. Byrne, 3029 3d av. Plan No. 317.

BELMONT AV, e s, 120 n 187th st, 5-sty brick tenement, tin roof, 50x80; cost, \$55,000; owners, Amabile & Lauritano, 2316 Hugues av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 330.

ROGERS PL, w s, 217.15 n Westchester av, 5-sty brick tenement, slag roof, 66.8x62; cost,

\$38,000; owners, May & Thomas Kelly, 1121 2d av; architects, Neville & Bagge, 217 West 125th st. Plan No. 345.

180TH ST, s s, 116 e Park av, two 5-sty brick tenements, slag roof, 50x98.10 and 25.6x125.10; total cost, \$105,000; owners, Melillo Const. Co., Philip Melillo, 238th st and Martha av, pres.; architect, Chas. S. Clark, 141 Tremont av. Plan No. 348.

ARTHUR AV, e s, 100 n 176th st, two 5-sty brick tenements, slag roof, 40x99.4; total cost, \$110,000; owner, Wm. C. Bergen, 130 West 180th st; architect, Chas. S. Clark, 441 Tremont av. Plan No. 349.

DWELLINGS.

JACKSON AV, e s, 238 s Junction 149th st, 1-sty brick store and dwelling, tin roof, 8x80; cost, \$3,000; owner, Daniel J. Dillon, Larchmont, N. Y.; architect, Henry Nordheim, 1087 Tremont av. Plan No. 323.

WEBSTER AV, e s, 175 n 179th st, 1-sty brick store and dwelling, plastic slate roof, 25x92.6; cost, \$5,000; owner, Mrs. C. Aulbach, 2032 Webster av; architect, Wm. Schieckenrieder, 2042 Blackrock av. Plan No. 324.

GUNTHER AV, w s, 100 s Edenwald av, 2-sty frame dwelling, tin roof, 21x45; cost, \$5,000; owner, Catherina Wheeler, 629 Newark av, J. C. Heights; architect, Franz Wolfgang, 535 East 177th st. Plan No. 325.

OLINVILLE AV, w s, 300 n Mace av, two 2½-sty frame dwellings, shingle roof, 21x52; cost, \$9,000; owner, C. Sehano, 1810 Amethyst st; architect, Anton Pireur, 2066 Blackrock av. Plan No. 326.

INTERVALE AV, w s, 71.3 n 167th st, 1-sty frame dwelling, tar and gravel roof, 15.3x30.6; cost, \$800; owner, A. Chmelik, 796 2d av, L. I. City; architect, F. Chmelik, 796 2d av, L. I. City. Plan No. 341.

HARRINGTON AV, s s, 25 w Cornell av, 2-sty brick dwelling, shingle roof, 20x50; cost, \$6,000; owner, Maude Molloy, 1504 Amsterdam av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 337.

BENEDICT AV, s s, 443.04 w Pugsley av, 2-sty brick dwelling, tin roof, 20x50; cost, \$6,500; owner, Wm. Buhl, Starling and Glebe av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 329.

218TH ST, n s, 180 w Barnes av, 2½-sty frame dwelling, shingle roof, 21x36; cost, \$3,500; owner, H. S. Blot, 767 East 218th st; architect, L. B. Gray, 906 East 213th st. Plan No. 344.

BARNES AV, e s, 383 s Boyd av, 1-sty frame dwelling, slate roof, 20x50; cost, \$2,500; owner, John Reinhardt, 4421 White Plains rd; architect, Robt. Skeivan, 4436 Carpenter av. Plan No. 346.

STABLES AND GARAGES.

MARION AV, e s, 177 n Bedford Park blvd, 1-sty brick garage, 11x20; cost, \$100; owner, Caroline Gareiss, on premises; architect, August Gareiss, 302 Mosholn pkway. Plan No. 321.

227TH ST, n s, 400 e Bronxwood av, 1-sty frame garage, 10x18; cost, \$50; owner, Cornelius & Cortau Swantony, on premises; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 318.

136TH ST, Nos. 623-625, 2-sty brick stable, tar and gravel roof, 50x100; cost, \$20,000; owners, Kauffman & Lewenthal Realty Co., J. I. Lewenthal, 206 Division st, pres.; architect, Louis A. Sheinart, 194 Bowery. Plan No. 335.

HOFFMAN ST, w s, 45.5 s 187th st, 1-sty frame stable, 25x20.4; cost, \$250; owner, Domenick Cannazzaro on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 347.

STORES AND DWELLINGS.

KATONAH AV, w s, 25 n 236th st, two 1-sty frame stores and dwellings, slag roof, 37.6x54; cost, \$6,500; owner, John P. Pape, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 328.

180TH ST, s s, 100.3 e Prospect av, two 1-sty brick stores and dwellings, slag roof, 25x85; cost, \$10,000; owner, Timothy T. Sullivan, 2796 3d av; architect, Harry T. Howell, 149th st and 3d av. Plan No. 331.

STORES, OFFICES AND LOFTS.

CLASON POINT RD, s s, 775 w East River, 1-sty frame cafe and restaurant, slag roof, 30x62.2; cost, \$2,500; lessee, Eliz. Dietrich, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 327.

PARK AV, n e cor 169th st, 1-sty brick store, tin roof, 40x100; cost, \$8,000; owner, Lena Hartmann, 2383 Walton av; architect, Henry Koalble, 71 Nassau st. Plan No. 336.

WEBSTER AV, w s, 190 n Fordham rd, 1-sty frame store, slag roof, 75x89.9; cost, \$7,000; owners, Stafford & Ryan, 2396 Creston av; architect, T. J. Kelly, 643 Morris Park av. Plan No. 342.

FACTORIES AND WAREHOUSES.

142D ST, n e cor Wales av, 3-sty brick factory, slag roof, 50x137.3; cost, \$35,000; owner, Chas. Priemier, 228 East 22d st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 322.

ARTHUR AV, w s, 230 s 179th st, 1-sty brick storage, slag roof, 11.4x17.4; cost, \$400; owner, Percy Hopp, on premises; architect, Chas. S. Clark, 441 Tremont av. Plan No. 319.

PROSPECT AV, s s, 144 n 175th st, 1½-sty frame shop, 15x20; cost, \$150; owner, Jakob Wuest, 1820 Prospect av; architect, Chas. S. Clark, 441 Tremont av. Plan No. 320.

BARRETTO ST, w s, Junction Garrison av, 1-sty frame storage, 68x13.2; cost, \$900; owners, American Bank Note Co., on premises; architect, H. W. Butts, Hunts Point. Plan No. 343.

THEATRES.

177TH ST, s s, 100.4 w Clinton av, 1-sty open air theatre, 50x105; cost, \$1,000; owner, Carl Boos, 763 St. Nicholas av; architect, Frank J. Schefek, Park av and 176th st. Plan No. 332.

MISCELLANEOUS.

VAN NEST AV, s s, 79.74 e Adams st, 1-sty frame shed, 19x35; cost, \$200; owner, Carlo Totero, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 334.

TIFFANY ST, s e cor Oak Point av, 1-sty frame shed, 100x20; cost, \$300; owner, Edw. Stelter, 862 East 162d st; architect, Chas. Schaefer, Jr., 401 Tremont av. Plan No. 333.

MORRIS PARK AV, w s, 50 n Adams st, 1-sty frame R. R. Station, 18x20; cost, \$3,000; owners, N. Y., Westchester & Boston Ry. Co., 70 East 45th st; architects, Reed & Stern, 5 East 42d st. Plan No. 340.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

LIVONIA AV, s s, 50 e Osborne st, 4-sty brick tenement, 50x88, tin roof, 24 families; cost, \$25,000; owner, Louis Getzoff, 390 Stone av; architects, Cohn Bros., 361 Stone av. Plan No. 2512.

ROGERS AV, e s, 90 n Av D, two 3-sty brick tenements, 25x80, — roof, 6 families each; total cost, \$20,000; owner, Rogers Avenue Realty Co, 370 Mason st; architect, R. Thos. Short, same address. Plan No. 2494.

STATE ST, s s, 275 w Nevins st, 5-sty brick tenement, 50x87, slag roof, 25 families; cost, \$55,000; owner, Hartman Realty Co., 69 William st, N. Y.; architects, S. Millman & Son, 189 Montague st. Plan No. 2456.

PACIFIC ST, s s, 21 w Troy av, four 4-sty brick tenements, 20x76, slag roof, 8 families each; total cost, \$36,000; owner, Salvatore Squillaci, 511 Christopher av. Plan No. 2554.

BATTERY PL, e s, 100 n 90th st, two 2-sty brick tenements, 20x71, slag roof, 4 families each; total cost, \$6,400; owner, Hilda Falkenburg, 765 43d st; architect, Chas. Braun, 459 41st st. Plan No. 2583.

4TH AV, s w cor 80th st, 5-sty brick tenement, 29.4x89, tar and gravel roof, 15 families; cost, \$20,000; owner, Frank Sassone, 317 78th st; architects, Parfitt Bros., 26 Court st. Plan No. 2557.

GRAVESEND AV, n w cor 18th av, 4-sty brick tenement, 26.5x87.4, tar and slag roof, 9 families; cost, \$25,000; owner, S. & G. Realty Co., 6323 New Utrecht av; architect, Chas. B. White, 44 Court st. Plan No. 2601.

STERLING PL, n s, 100 w Howard av, three 4-sty brick tenements, 41.8x89, slag roof, 16 families each; total cost, \$75,000; owner, S. & I. Holding Co., 138 Grafton st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2633.

CHURCHES.

OCEAN AV, e s, 64.4 s Foster av, 1-sty frame chapel, 41x88, shingle roof; cost, \$12,000; owner, Chas. E. McDonald, D. D., 367 Clermont av; architect, A. White Pierce, 59 Court st. Plan No. 2521.

DWELLINGS.

WEST 10TH ST, e s, 528 n Av R, eight 2-sty brick dwellings, 18x38, tar and gravel roof, 1 family; cost, \$24,000; owner, Otto Singer, 248 Kings Highway; architects, Slee & Bryson, 153 Montague st. Plan No. 2613.

59TH ST, s s, 140 e 16th av, 2-sty frame dwelling, 22x30, shingle roof, 1 family; cost, \$3,500; owner, Martin Hofmann, 7502 15th av; architect, M. D. Foot, 1432 75th st. Plan No. 2605.

ASHFORD ST, w s, 90 n Dumont av, ten 2-sty brick dwellings, 20x52, — roof, 2 families each; total cost, \$40,000; owner, Dropkin & Goldberg Const. Co., 501 Ashford st; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 2498.

73D ST, n s, 260 e 12th av, 2-sty brick dwelling, 20x50, tar and gravel roof, 2 families; cost, \$4,500; owner, John Carroll, 1270 73d st; architect, M. D. Foot, 1432 75th st. Plan No. 2499.

UNION ST, n e cor Troy av, 3-sty brick store and dwelling, 20x55, tar and gravel roof, 2 families; cost, \$8,000; owner, Haskins Const. Co., St. John's pl and Troy av; architects, Koch & Wagner, 26 Court st. Plan No. 2490.

WARREN ST, No. 284, 4-sty brick dwelling, 21.6x17, felt, tar and gravel roof, 4 families; cost, \$5,500; owner, Jno. J. Fox, 286 Warren st; architect, W. J. Conway, 400 Union st. Plan No. 2493.

STERLING PL, n s, 170 w Rochester av, three 2-sty brick dwellings, 20x55, tin roof, 2 families each; total cost, \$15,000; owner, Geo. Potts, Jr., 210 Schenectady av; architects, Adelson & Feinberg, 1776 Pitkin av. Plan No. 2531.

VERMONT ST, w s, 176 n Hegeman av, nine 2-sty brick dwellings, 15.10x27, tar and gravel roof, 1 family each; total cost, \$22,000; owner, Vermont Building Co., Vermont st and New Lots rd; architect, Frederick J. Dassau, 1373 Broadway. Plan No. 2536.

NEWKIRK AV, s e cor East 22d st, 3-sty frame dwelling, 18x38.6, shingle roof, 1 family; cost, \$4,500; owner and architect, Wm. S. Rustin, 252 East 9th st. Plan No. 2543.

EAST 95TH ST, e s, 396 s Flatlands av, 2-sty frame dwelling, 54x6, — roof, 2 families; cost, \$2,200; owner, Wm. Watt, Smith la and East 96th st; architect, Emil J. Meisinger, 394 Graham av. Plan No. 2548.

OCEAN PARKWAY, w s, 190 n Cortelyou rd, 2-sty and attic dwelling, 30x34.6, shingle roof, 1 family; cost, \$8,000; owner, Edmund Wilson, 768 Ocean Parkway; architect, Hy E. Hangaerd, Richmond Hill. Plan No. 2550.

14TH AV, e s, from 78th to 79th sts, ten 2-sty brick dwellings, 20x30, tar and gravel roof, 1 family each; total cost, \$30,000; owner, Jacob Kaiser, Bath and 21st avs; architect, C. Schubert, 13th av and 86th st. Plan No. 2574.

STARR ST, n s, 191 w Wyckoff av, 2-sty frame dwelling, 25x55, tin roof, 2 families; cost, \$3,000; owner, Geo. Spitzer, 674 Harman st; architect, Louis Allmendinger, 926 Broadway. Plan No. 2577.

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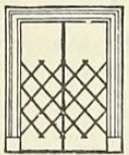
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EAST 38TH ST, w s, 97.6 n Av J, two 2-sty and attic frame dwellings, 17x33, shingle roof, 1 family; total cost, \$4,000; owner and architect, Robert Paus, 3623 Av I. Plan No. 2567.

GRANT AV, w s, 170 s Vienna av, 1-sty frame dwelling, 25x35, shingle roof, 2 families; cost, \$1,000; owner, Nicario Camighan, 103 Glen st; architect, Wm. B. Ellis, same address. Plan No. 2568.

RIDGEWOOD AV, s e cor Hale av, 2-sty brick dwelling, 22.4x60, tar and gravel roof, 2 families; cost, \$6,500; owner, Helene Fitzgerald, 329 Ridgewood av; architect, Wm. B. Ellis, 103 Glen st. Plan No. 2659.

VERMONT ST, w s, 258.4 s New Lots av, ten 2-sty brick dwellings, 15.10x27, tar and gravel roof, 1 family; total cost, \$22,000; owner, Vermont Bldg. Co., on premises; architect, Fredk. J. Dassau, 1373 Broadway. Plan No. 2465.

YORK ST, No. 220, 2-sty brick dwelling, 25x28, felt, tar and gravel roof, 2 families; cost, \$1,600; owner, Maisiccia F. Notouberta, on premises; architect, W. J. Conway, 400 Union St. Plan No. 2470.

65TH ST, s s, 300 w 20th av, four 2-sty brick dwellings, 20x36, slag roof, 1 family each; total cost, \$14,000; owner, Alco Bldg. Co., 60 Liberty st, N. Y.; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 2471.

EAST 7TH ST, w s, 100 s Ditmas av, four 2-sty frame dwellings, 19.9x40, shingle roof, 1 family; cost, \$12,000; owner, Cornelius Hagerly, 683 Park pl; architect, Geo. T. Beatty, 680 St. John's pl. Plan No. 2479.

POINT BREEZE, Rockaway Inlet, 1-sty frame dwelling, 18x24, tarpaper roof, 1 family; cost \$425; owner, Howard W. Knapp, 9305 Greenwood rd; architect, M. J. Britt, 322 Clifton pl. Plan No. 2485.

NEW YORK AV, w s, 100 n Tilden av, ten 2-sty brick dwellings, 20x55, slag roof, 1 family each; total cost, \$40,000; owner, Karp Const. Co., 365 Dumont st; architect, S. Millman & Son 1780 Pitkin av. Plan No. 2484.

AV F, n w cor East 34th st, 2-sty frame dwelling, 18x55, tin or gravel roof, 2 families; cost, \$3,000; owner, Danl. Lauer, 800 East 22d st; architect, Benj. Driesler, 178 Remsen st. Plan No. 2480.

AV F, n s, 79.6 w East 34th st, 2-sty frame dwelling, 18x55, tin or gravel roof, 2 families; cost, \$3,000; owner and architect, as above. Plan No. 2481.

AV F, n s, 38.6 w East 34th st, two 2-sty frame dwellings, 18x55, tin or gravel roof, 2 families each; total cost, \$6,000; owner and architect, as above. Plan No. 2482.

AV F, n s, 18 w East 34th st, 2-sty frame dwelling, 18x55, tin and gravel roof, 2 families; cost, \$3,000; owner and architect, as above. Plan No. 2483.

STABLES AND GARAGES.

COLERIDGE ST, w s, 400 n Hampton av, 1-sty and attic brick garage, 13.6x20, tile roof; cost, \$700; owner, Harry V. Dougherty, — Coleridge st; architect, Robt. B. Field, 12 East 42d st, N. Y. Plan No. 2466.

WELLINGTON COURT, e s, 100 s e 17th st, 1-sty frame garage, 12x18, shingle roof; cost, \$200; owner, Albert W. Cowden, 66 Wellington Court; architect, Hildridge Duettarme, 1022 38th st. Plan No. 2538.

STARR ST, n s, 191.1 w Wyckoff av, 1-sty frame stable, 25x17, tin roof; cost, \$1,000; owner, Geo. Spitzer, 674 Harman st; architect, Louis Allmendinger, 926 Broadway. Plan No. 2578.

12TH AV, s w cor 45th st, 1-sty frame garage, 16x20, shingle roof; cost, \$500; owner, L. H. Fielding, 4506 12th av; architect, Fred Holling, 1248 44th st. Plan No. 2595.

HALE AV, e s, 84.6 s Ridgewood av, 1-sty brick garage, 20x18, tar and gravel roof; cost, \$800; owner and architect, Helen Fitzgerald, 329 Ridgewood av. Plan No. 2571.

SUYDAM ST, No. 62, 1-sty brick garage, 20x25, tin roof; cost, \$1,500; owner, Frank Mann, on premises; architect, R. Geo. Smart, 702 Forest st. Plan No. 2607.

CENTRAL AV, w s, 317.11 n Grove st, 1-sty brick garage, 12x18, tin roof; cost, \$150; owner and architect, John D. Deetjen, 28 Central av. Plan No. 2610.

ST. MARKS AV, n s, 147.6 e Vanderbilt av, 2-sty brick garage, 66x130, slag roof; cost, \$15,000; owner, Geo. Smyth, 247 St. Marks av; architect, Eric O. Holmgren, 371 Fulton st. Plan No. 2596.

54TH ST, n s, 260 e 13th av, 1-sty frame garage, 12x18, shingle roof; cost, \$200; owner, Daniel Donovan, 1335 54th st; architect, Jas. Hartnett, 1370 60th st. Plan No. 2514.

STORES AND DWELLINGS.

NEW LOTS RD, n s, 20.11 w Stone av, 3-sty brick store and dwelling, 20x55, tin roof, 2 families; cost, \$6,000; owner, Watkins Stone Bldg. Co., 197 Sheridan av; architect, Cohn Bros., 361 Stone av. Plan No. 2511.

STONE AV, n w cor New Lots rd, 3-sty brick store and dwelling, 20x55, tin roof, 2 families; cost, \$7,000; owner, Watkins Stone Bldg. Co., 197 Sheridan av; architect, Cohn Bros., 361 Stone av. Plan No. 2510.

6TH AV, w s, 25 n 52d st, three 3-sty brick store and dwelling, 16x55, tar and gravel roof, 2 families each; total cost, \$15,000; owner, Thos. F. Cormack, 5906 5th av; architect, W. H. Harrington, 5906 5th av. Plan No. 2556.

STORES AND TENEMENTS.

NEW LOTS RD, n e cor Hinsdale st, 3-sty brick store and tenement, 26.6x61.3, tar and gravel roof, 6 families; cost, \$8,000; owner, Gordon Bldg. Co., 115 Broadway, N. Y.; architect, Lawrence J. Frank, Jr., 509 Euclid av. Plan No. 2473.

PACIFIC ST, s w cor Troy av, 4-sty brick store and tenement, 20x78.3, slag roof, 6 families; cost, \$12,000; owner, Salvatore Squillaci,

511 Christopher av; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 2553.

ROEBLING ST, s e cor So. 1st st, 6-sty brick stores and tenement, 50x90, gravel roof, 35 families; cost, \$35,000; owner, Marnat Realty Co., 74-6 Broadway; architect, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 2527.

MISCELLANEOUS.

MYRTLE AV, Nos. 1102-1114, 1-sty brick machine booth, 6x6, iron roof; cost, \$400; owner, John F. Becker, 680 Bushwick av; architect, Chas. H. Richter, 68 Bway, N. Y. Plan No. 2497.

PLOT 700 w East Point Breeze, 1-sty frame storage, 50x60, tarpaper roof; cost, \$650; owner and architect, John Courtney, 432 West 125th st. Plan No. 2486.

ROEBLING ST, s s, 50 e No. 5th st, 1-sty angle iron and metal storage (glass), 19x14; cost, \$275; owner, Raineri Di Giacoma, 115 Roebling st; architects, Brook & Rosenberg, 44 Court st. Plan No. 2617.

IRVING ST, w s, 82.4 s Van Brunt st, 1-sty frame pump house, 11x22, — roof; cost, \$600; owner, Marx Rawalle Co., 9 Van Brunt st; architect, Turner Const. Co., 11 Broadway, N. Y. Plan No. 2463.

BLAKE AV, n s, 50 e Van Siclin av, 1-sty frame wagon shed, 28x15, — roof; cost, \$70; owner, Ernest Bricker, 801 Blake av; architect, Wm. J. Finck, 241 Sheridan av. Plan No. 2517.

SARATOGA AV, e s, from Macon to Halsey sts, 1-sty brick toilet, 5.8x8.8, tin roof; cost, \$1,000; owner, T. A. Clark, 26 Court st; architect, Wm. H. Ludwig, 801 Eastern Parkway. Plan No. 2559.

NORMAN AV, n s, cor Morgan av, 3 brick chimneys for oil stills, 16x16; cost, \$4,500; owner, Standard Oil Co., 26 Broadway; architect, Alphonse Custodie Chimney Construction Co., Bennett Building, N. Y. Plan No. 2562.

NORMAN AV, n s, cor Kingsland av, new brick chimneys for oil stills, 16x16; cost, \$1,500; owner and architect as above. Plan No. 2563.

NORMAN AV, n s, cor Hausman st, 2 new brick chimneys for oil stills; cost, \$3,000; owner and architect as above. Plan No. 2564.

FRONT ST, n e s, cor Wright st, 2 new brick chimneys for oil stills; cost, \$3,000; owner and architect as above. Plan No. 2565.

MESEROLE ST, n s, cor Kingsland av, 3 new brick chimneys for oil stills; cost \$4,500; owner and architect as above. Plan No. 2666.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—7th av, w s, 250 n Vandewater av, 3-sty brick tenement, 25x66, gravel roof, 6 families; cost, \$7,000; owner and architect, Andrew Piptone, 9 Davis st, L. I. C. Plan No. 1284.

RIDGEWOOD.—Palmetto st, n w cor Fairview av, 3-sty brick tenement, 35x64, tin roof, 4 families; cost, \$11,000; owner, G. X. Mathews, 2040 Palmetto st, Ridgewood; architect, R. Geo. Smart, 702 Forest av, Ridgewood. Plan No. 1306.

LONG ISLAND CITY.—Jamaica av, n s, 140 e Crescent st, 4-sty brick tenement, 25x87, tar and gravel roof, 9 families; cost, \$12,000; owner, Rudolph Oberogfall, 648 2d av, L. I. C.; architect, Frank J. Braun, 311 Steinway av, L. I. C. Plan No. 1332.

DWELLINGS.

NEW GARDENS, RICHMOND HILL.—New Bolt st, n s, 22 e Lefferts av, 2-sty frame dwelling, 33x30, asbestos, shingle roof, 1 family; cost, \$6,000; owner, Cole & Thompson, Peekskill, N. Y.; architect, James F. Thompson, Peekskill, N. Y. Plan No. 1288.

CORONA.—Lawn av, n s, 180 w Fairview av, one 12-sty frame dwelling, 17x28, gravel roof, 1 family; cost, \$1,200; owner, Antonio De Santos, 40 Lake st, Corona; architect, William McIntyre, 27 Grand st, Corona. Plan No. 1289.

EAST WILLIAMSBURG.—Ralph st, n e cor Vincent st, eight 2-sty brick dwellings, 20x52, tin roof, 2 families; cost, \$27,000; owner, Mrs. Sophie Schvane and Mrs. Mary Kenert, Hanover av, Evergreen; architect, Frederick J. Dassau, 1373 Bway., Bklyn. Plan No. 1290.

SPRINGFIELD.—Broad st, w s, 510 s Rockaway rd, 2-sty frame dwelling, 13x30, shingle roof; cost, \$400; owner, Wm. A. McDade, 306 Nichols av, Bklyn; architect, H. B. Griffen, Springfield Gardens. Plan No. 1286.

RIDGEWOOD.—Cornelia st, s s, 415 e Irving av, 2-sty brick dwelling, 20x62, slag roof, 2 families; cost, \$4,000; owner, James A. Canfield, 347 McDonough st, Bklyn.; architect, Jos. Y. Canfield, 347 McDonough st, Bklyn. Plan No. 1287.

FLUSHING.—Murray lane, e s, 275 n Mitchell av, two 2½-sty frame dwellings, 18x30, shingle roof, 1 family; cost, \$4,600; owner and architect, Victor B. Hess, 43 12th st, Murray Hill, Flushing. Plan Nos. 1268-69.

RICHMOND HILL.—Chestnut st, w s, 250 n Lexington av, 2½-sty frame dwelling, 17x38, shingle roof, 1 family; cost, \$2,500; owner, Cosmopolitan Construction Co., Park st, Richmond Hill; architect, E. P. Denniss, Richmond Hill. Plan No. 1279.

COLLEGE POINT.—16th st, w s, 100 n 6th av, 2½-sty frame dwelling, 21x46, shingle roof, 2 families; cost, \$3,800; owner, Richard Eichorn, 128 12th st, College Point; architect, Peter Schriener, 3-4 Causeway, College Point. Plan No. 1280.

ELMHURST.—Koerner st, w s, 100 s Jefferson st, two 2-sty frame dwellings, 19x46, tin roof, 2 families; cost, \$6,600; owner, Weimer Realty Co., Grand st, Elmhurst; architects, Edward Rose & Son, Grand st, Elmhurst. Plan Nos. 1273-4.

WINFIELD.—Hyatt av, w s, 350 n Thompson av, 2-sty frame dwelling, 22x46, tin roof, 2 families; cost, \$3,000; owner, Charles Mroz, Hyatt av, Winfield; architects, Edward Rose & Son, Grand st, Elmhurst. Plan No. 1275.

WHITESTONE.—Boulevard, n s, 180 w Harbor road, 2½-sty frame dwelling, 28x36, Spanish tile roof; cost, \$5,000; owner, James Turridge, 30 1st st, Whitestone; architects, Reynolds & Stewart, 27th st, Beechurst. Plan No. 1276.

WOODHAVEN.—Boyd av, e s, 100 s Fulton st, and w s Boyd av, 100 s Fulton st, twenty-four 2-sty frame dwellings, 16x34, tin roof, 1 family each; cost, \$72,000; owner, Boyd Construction Co., Wm. Tayleson, pres., Woodhaven; architects, S. Millmann & Son, 1780 Fulton st, Jamaica. Plan No. 1263-4-5-6.

ARVERNE.—Vernon av, w s, 100 n Amstel boulevard, 2½-sty frame dwelling, 21x39, shingle roof, 1 family; cost, \$5,000; owner, D. W. Murray, 507 Boulevard, Rockaway Beach; architect, P. H. Deim, 742 Napier av, Woodhaven. Plan No. 1261.

SPRINGFIELD.—5th av, n s, 750 w William pl, three 2½-sty frame dwellings, 14x33, shingle roof, 1 family; cost, \$3,400; owner, Wm. H. Schaberhorn, 477 Elm st, Richmond Hill; architects, Henry & Russell, Vaughan av, Jamaica. Plan No. 1256-7-8.

WOODHAVEN.—Diamond av, n e cor Poplar st, 2½-sty frame dwelling, 20x47, shingle roof, 1 family; cost, \$6,600; owner, H. H. Deim, 742 Napier av, Woodhaven; architect, P. H. Deim, 742 Napier av, Woodhaven. Plan No. 1259.

FLUSHING.—Bowne av, s e cor Sinclair av, 2½-sty frame dwelling, 20x28, shingle roof, 1 family; cost, \$2,500; owner and architect, Wm. Truelson, 34 Prospect av, Flushing. Plan No. 1239.

FLUSHING.—28th st, w s, 220 n State st, 2-sty frame dwelling, 24x27, shingle roof, 1 family; cost, \$2,800; owner and architect, T. A. Halleran, Flushing. Plan No. 1237.

GLENDALE.—Martin av, e s, 50 s Wayne st, and Martin st, e s, 50 n Pulaski st, two 2-sty frame dwellings, 16x37, shingle roof, 1 family; cost, \$3,900; owner, John A. Hoerning & Co., Middle Village; architect, Jos. H. Cornell, Far Rockaway. Plan No. 1241-1242.

ELMHURST.—11th st, e s, 250 n Lamont av, 2-sty frame dwelling, 20x30, shingle roof, 1 family; cost, \$3,000; owner and architect, J. L. Gundry, Grove st, Elmhurst. Plan No. 1243.

LONG ISLAND CITY.—6th av, w s, 76 s Flushing av, 2-sty brick dwelling, 52x26, tar and gravel roof, 1 family; cost, \$2,500; owner, Salvatore Ciappette, 649 6th av, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 1244.

CORONA.—37th st, w s, 80 n Junction av, and 38th st, w s, 95 n Junction av, six 2½-sty frame dwellings, 20x32, shingle roof, 1 family each; cost, \$16,400; owner, Over Bridge Land Co. Bridge Plaza, L. I. City; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 1245-6-7-8-9-50.

RAMBLERSVILLE.—Lamberson av, n e cor Hawtree av, 1½-sty frame dwelling, 25x29, shingle roof, 1 family; cost, \$2,000; owner, Mrs. Annie Boyd, 1674 69th st, Brooklyn; architects, McAvoy Bros., Woodmere, L. I. Plan No. 1251.

JAMAICA.—Clinton av, w s, 140 n Glen av, 2-sty frame dwelling, 28x26, shingle roof, 1 family; cost, \$4,000; owner, R. L. Morrison, Jamaica; architect, H. Lincoln Rogers, Hillside av, Jamaica. Plan No. 1252.

JAMAICA.—Rockaway road, e s, 25 n Pacific st, 1-sty frame summer house, 14x16, tin roof; cost, \$200; owner, Rev. Emil Strenski, on premises. Plan No. 1253.

BEECHURST.—29th st, s s, 220 e 15th av, 2½-sty frame dwelling, 27x45, slate roof, 1 family; cost, \$5,000; owner, Augustin M. Romano, 46 Tompkins av, Brooklyn; architect, Jules Guigas, 32 Liberty st, N. Y. C. Plan No. 1319.

LONG ISLAND CITY.—Theodore st, e s, 150 n Ditmars av, 2-sty brick dwelling, 27x52, tar and gravel roof, 2 families; cost, \$4,500; owner, Sophie Bertenbach, 922 Steinway av, L. I. C.; architect, Frank Chmelik, 796 2d av, L. I. C. Plan No. 1320.

WOODHAVEN.—Boyd av, w s, 210 n Dalrymple av, two 2-sty frame dwellings, 16x35, shingle roof, 1 family; cost, \$5,000; owner, Ozone Realty Co., 350 Fulton st, Brooklyn; architect, Charles G. Wessell, 1456 35th st, Brooklyn. Plan No. 1313.

WOODHAVEN.—Fulton st, s s, 150 e Woodhaven av, 2-sty frame dwelling, 18x35, shingle roof, 1 family; cost, \$2,800; owner, Joel Fowler, Briggs and Jamaica avs, Richmond Hill; architect, Henry E. Haugaard, Richmond Hill. Plan No. 1314.

WOODHAVEN.—Elmwood st, s s, 210 w Willard av, four 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, \$12,000; owner, Geo. A. & Gustave A. Gutting, 10 Forest Parkway, Woodhaven; architect, Henry E. Haugaard, Richmond Hill. Plan No. 1315.

ARVERNE.—Clarence av, s w cor Morris av, 2½-sty frame dwelling, 20x38, shingle roof, 1 family; cost, \$6,000; owner, Thomas Kelly, Jamaica Park, L. I.; architect, Philip H. Deim, 742 Napier av, Woodhaven. Plan No. 1316.

RICHMOND HILL CIRCLE.—Meacham av, s s, 260 e Walnut st, 1-sty frame dwelling, 17x40, amitte roofing, 1 family; cost, \$650; owner, Charles Sandborn, Richmond Hill Circle; architect, E. V. J. Richmond, Richmond Hill Circle. Plan No. 1310.

FOREST HILLS.—Kelvin st, s s, 200 w Colonial av, 2½-sty brick dwelling, 40x20; Spanish tile roof, 1 family; cost, \$4,500; owner, Cord Meyer Development Co., Forest Hills; architect, W. S. Worrall, Jr., 13 West Jackson av, Corona. Plan No. 1308.

JAMAICA.—South st, n e cor Dean st, 2½-sty frame dwelling, 18x36, shingle roof, 1 family; cost, \$3,800; owner, Alexander Kostro, 60 South st, Jamaica; architect, Martin Wohl, 201 New York av, Jamaica. Plan No. 1309.

ARVERNE.—Park av, e s, 480 s Boulevard, 2-sty frame dwelling, 16x36, shingle roof, 1 family; cost, \$1,400; owner, Isaac Zaret, 535 Boulevard, Rockaway Beach; architect, J. B. Smith, 67 North Fairview av, Rockaway Beach. Plan No. 1302.

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KEW GARDENS, RICHMOND HILL.—New Bolt st, s s, 112 e Lefferts av, 2-sty frame dwelling, 28x38, shingle roof, 1 family; cost, \$6,000; owners, Cole & Thompson, Peekskill, N. Y.; architect, James F. Thompson, Peekskill, N. Y. Plan No. 1291.

JAMAICA.—West st, e s, 25 n South st, three 2½-sty frame dwellings, 16x33, shingle roof, 1 family; cost, \$7,500; owner, Max Gross, West and South sts, Jamaica; architect, D. J. Evans, 3 Herriman av, Jamaica. Plan No. 1294-5-6.

FAR ROCKAWAY.—Butler av, s s, 350 e Lake Grove pl, 2½-sty frame dwelling, 25x31, shingle roof, 1 family; cost, \$2,100; owner, Anthon Buttucci, Far Rockaway; architect, Joseph H. Cornell, Far Rockaway. Plan No. 1297.

FLORAL PARK.—Lowell av, n s, 80 w Belmont av, two 2-sty frame dwellings, 18x28, shingle roof, 1 family; cost, \$4,400; owner, House & Homes Co., 146 East 34th st, N. Y. C.; architect, Louis F. Wolf, New York av, Jamaica. Plan No. 1298-99.

COLLEGE POINT.—Av C, s s, 345 e 13th st, 2-sty frame dwelling, 19x40, shingle roof, 2 families; cost, \$3,000; owner, Anna Freis, 557 1st av, College Point; architect, Arthur Freis, 557 1st av, College Point. Plan No. 1335.

COLLEGE POINT.—7th st, e s, 100 n 1st av, 2-sty frame dwelling, 24x30, shingle roof, 1 family; cost, \$4,000; owner, C. F. Weber, 356 2d av, College Point; architect, August Weber, 356 2d av, College Point. Plan No. 1331.

BAYSIDE.—Lamartine av, s e cor Bismarck pl, and Bismarck pl, w s, 80 s Lamartine av, four 2-sty frame dwellings, 22x28, shingle roof, 1 family each; cost, \$14,000; owner and architect, George Harnden, 2d st, Bayside. Plan No. 1323-4-5-6.

ROCKAWAY PARK.—North 9th av, w s, 100 n Washington av, 2½-sty frame dwelling, 30x50, shingle roof, 1 family; cost, \$6,000; owner, Jacob Strauss, 3d av, Rockaway Park; architect, Colton Bros., Washington av, Rockaway Park. Plan No. 1327.

ROCKAWAY BEACH.—Ocean av, n s, 50 w Dodge av, two 1-sty frame dwellings, 20x40, shingle roof, 2 families; cost, \$900; owner, Geo. Brown, 708 Westchester av, Bronx; architect, Joseph P. Powers Co., Fairview av, Rockaway Beach. Plan No. 1228.

ROCKAWAY BEACH.—North Grove av, No. 14, 2-sty frame dwelling, 19x39, shingle roof, 2 families; cost, \$2,800; owner, Joseph Keenan, 9th av, Rockaway Beach; architect, Joseph P. Powers Co., Fairview av, Rockaway Beach. Plan No. 1329.

RICHMOND HILL.—Washington av, e s, 100 n Grafton av, 2-sty frame dwelling, 16x26, shingle roof, 1 family; cost, \$2,500; owner, Garrett B. Pearsall, Richmond Hill; architect, C. W. Vanderbeck, Richmond Hill. Plan No. 1340.

MIDDLE VILLAGE.—Furnam av, e s, 350 n Metropolitan av, 2-sty frame dwelling, 21x45, tin roof, 2 families; cost, \$3,000; owner, Andrew Hunnel, Furman av, Middle Village; architect, Edward Rose & Son, Grand st, Elmhurst. Plan No. 1345.

BROOKLYN HILLS.—Chestnut st, e s, 350 e Union pl and Magnolia av, s s, 75 e Union pl, two 2-sty frame dwellings, 14x36, shingle roof, 1 family; cost, \$5,000; owner, George E. Johnson, Richmond Hill; architect, C. W. Vanderbeck, Richmond Hill. Plans No. 1346-1348.

ELMHURST.—Manheim st, e s, 125 s Jefferson st, 2-sty frame dwelling, 20x46, tin roof, 2 families; cost, \$3,000; owner, Adam Uhl, Weimar st, Elmhurst; architects, Edward Rose & Son, Grand st, Elmhurst. Plan No. 1342.

MASPETH.—Jefferson st, w s, 288 n Grand st, 2-sty frame dwelling, 21x46, tin roof, 2 families; cost, \$3,000; owner, Hugo Hildebrandt, Madison av, Maspeth; architect, Edward Rose & Son, Grand st, Elmhurst. Plan No. 1343.

MASPETH.—Mt. Olivet av, s s, 26 w Anderson st, 1-sty frame dwelling, 23x62, tin roof, 1 family; cost, \$1,500; owner, William Haley, Maspeth av, Maspeth; architects, Edward Rose & Son, Grand st, Elmhurst. Plan No. 1344.

OZONE PARK.—Quinn av, e s, 142 s Rockaway rd, 2-sty frame dwelling, 24x32, shingle roof, 1 family; cost, \$3,000; owner, Jacob Shad, Rockaway rd and Briggs av, Ozone Park. Plan No. 1338.

STABLES AND GARAGES.
LONG ISLAND CITY.—Crescent st, w s, 170 n Flushing av, 2-sty brick stable and storage, 50x80, tar and gravel roof; cost, \$6,000; owner, Mrs. Anna Flynn, 899 Crescent st, L. I. C.; architect, George Nadig, 911 Crescent st, L. I. C. Plan No. 1317.

RIDGEWOOD.—Madison st, n s, 150 e Woodward av, 2-sty frame stable, 27x14, tar and gravel roof; cost, \$500; owner, Rudolph Goenech, 194 Forest av, Ridgewood; architect, R. Geo. Smart, 702 Forest av, Ridgewood. Plan No. 1304.

ROCKAWAY PARK.—South 7th av, e s, 360 s Washington av, 1-sty frame garage, 12x16, gal. iron roof; cost, \$175; owner, Wm. Williams, premises. Plan No. 1305.

FLUSHING.—Parsons av, s w cor Cypress av, 1-sty brick garage, 20x20, shingle roof; cost, \$350; owner, W. J. Hamilton, Parsons av, Flushing; architect, C. L. Varrone, Corona av, Corona. Plan No. 1283.

WOODHAVEN.—Garfield st, s e cor Orchard st, 1½-sty frame garage, 12x16, shingle roof; cost, \$300; owner, W. Straub, on premises; architect, P. H. Deim, 742 Napier av, Woodhaven. Plan No. 1260.

OZONE PARK.—Clinton av, w s, 150 n Belmont av, 1-sty frame stable, 12x27, tarpaper roof; cost, \$390; owner, John Tufano, Clinton av, Ozone Park. Plan No. 1255.

DOUGLAS MANOR.—Kenmore road, s s, 157 e East drive, 1-sty frame garage, 16x19, shingle roof; cost, \$300; owner, Mrs. Henry Chase Foster, Douglas Manor; architect, Josephine Wright Chapman, Douglas Manor. Plan No. 1267.

FLUSHING.—23d st, w s, 340 n State st, 1-sty frame garage, 8x16, shingle roof; cost, \$35; owner, Joseph Kastner, on premises. Plan No. 1277.

LONG ISLAND CITY.—Grand av, s e cor 3d av, 1-sty brick garage, 20x20, gravel roof; cost, \$900; owner, John Pfister, on premises; architect, Val Schiller, 391 10th av, L. I. City. Plan No. 1283.

FLUSHING.—Lincoln st, n s, 150 w Parsons av, 1-sty brick garage, 20x20, shingle roof; cost, \$350; owner, J. K. Reilly, premises; architect, Walter Lawrence, 47 Bowne av, Flushing. Plan No. 1303.

ROCKAWAY BEACH.—North Eldert av, w s, 21 n L. I. R. R. tracks, 1-sty frame garage, 10x10, shingle roof; cost, \$100; owner, Louis Weber, 28 North Eldert av, Rockaway Beach. Plan No. 1307.

BEECHURST.—Boulevard, s s, 100 w 10th st, 1-sty frame garage, 20x18, shingle roof; cost, \$500; owner, F. L. Hare, premises; architect, H. C. Wayland, 29 West 34th st, N. Y. C. Plan No. 1333.

BAYSIDE.—Lamartine av, n s, 240 w Bayside Boulevard, 1-sty frame garage, 12x14, shingle roof; cost, \$175; owner, D. Lacy Daton, premises. Plan No. 1339.

STORES AND DWELLINGS.
MASPETH.—Grand st, n e cor Jefferson av, 2-sty brick store and dwelling, 25x70, tin roof, two families; cost, \$6,000; owner, Joseph Hoffmann, Grand st, Maspeth; architects, Edward Rose & Son, Grand st, Elmhurst. Plan No. 1271.

MASPETH.—Grand st, s s, 23 w Columbia av, four 3-sty brick stores and dwellings, 23x46, tin roof two families; cost, \$20,000; owner, Inglis Bros., Grand st, Maspeth; architects, Edward Rose & Son, Grand st, Elmhurst. Plan No. 1272.

RICHMOND HILL.—Jamaica av, n e cor Columbia av, five 2-sty brick stores and dwellings, 20x33 and 20x39, gravel roof, 1 family; cost, \$21,000; owner, Phillip Steingotter, 905 Greene av, Brooklyn; architects, Charles Infanger & Son, 2634 Atlantic av, Brooklyn. Plan No. 1330-34.

STORES, OFFICES AND LOFTS.
ARVERNE.—Clarence av, n e cor Railroad av, 2-sty frame office, 12x18, shingle roof; cost, \$300; owner, Somerville Realty Co, Arverne. architect, P. H. Deim, 742 Napier av, Woodhaven. Plan No. 1262.

ROCKAWAY PARK.—5th av, w s, 375 s Washington av, 1-sty frame storehouse, 15x15, tar roof; cost, \$100; owner, J. McGee, South 8th av, Rockaway Park. Plan No. 1293.

OZONE PARK.—Broadway, s s, 60 w Oakley av, 1-sty frame store, 20x64, tar and gravel roof; cost, \$1,500; owner, Albert E. Greiner, Broadway, Ozone Park; architect, George Stahl, 1524 Welcome pl, Ozone Park. Plan No. 1318.

JAMAICA.—Maure av, w s, 72 s Wismer pl, 1-sty brick office building and trainmen's lounging roof, 30x80, tar and gravel roof; cost, \$10,000; owner and architect, L. I. R. Co., Penn. Terminal Building, N. Y. C. Plan No. 1322.

FACTORIES AND WAREHOUSES.
BAYSIDE.—Titus av, n s, 75 e Higgins av, 1-sty frame shop, 25x40, tarpaper roof; cost, \$1,000; owner, A. T. Kowalske, Titus av, Bayside; architect, John Josenksy, Woodhull av, Bayside. Plan No. 1238.

LONG ISLAND CITY.—Foot of 10th st, bounded by East River and Creek Canal, 1-sty brick factory and warehouse, 246x631, Barrett's roofing; cost, \$100,000; owner, Standard Oil Co., foot 10th st, L. I. C.; architect, Turner Construction Co., 11 Broadway, N. Y. C. Plan No. 1336.

MISCELLANEOUS.
ROCKAWAY BEACH.—Merten pl, w s, erect frame shed, 20x45, gravel roof; cost, \$400; owner, Frank Baldwin, Rockaway Beach. Plan No. 1254.

RIDGEWOOD.—Elm av, n s, 170 e Doscher av, erect fence, 12x18; cost, \$25; owner, Alfred Aschenbrenner, 284 Elm av, Ridgewood. Plan No. 1240.

LONG ISLAND CITY.—Broadway, n e cor 7th av, erect frame fence, 100x40; cost, \$90; owner, Gustave Harms, 186 8th av, L. I. C. Plan No. 1270.

FLUSHING.—Bowne av, No. 290, 1-sty frame shed, 10x18, paper roof; cost, \$20; owner, John J. Maher, 25 Smart av, Flushing. Plan No. 1278.

LONG ISLAND CITY.—Grand av, No. 292, erect frame shed, 18x18, felt roof; cost, \$50; owner, Mrs. E. C. Carpenter, premises. Plan No. 1281.

CHESTER PARK.—Oxford av, e s, 85 n Broadway, 1-sty frame shed, 12x24, tar paper roof; cost, \$75; owner, J. Berrett, 4325 Broadway, Chester Park. Plan No. 1282.

FLUSHING.—South 26th st, w s, 220 s Av B, 1-sty frame coop, 20x10, shingle roof; cost, \$25; owner, O. Felitz, premises. Plan No. 1300.

ROCKAWAY BEACH.—North Eldert av, e s, 100 n Boulevard, 1-sty frame restaurant, 18x50, rubberoid roof; cost, \$350; owner, M. Kraus, adjoining premises; architect, J. B. Smith, 67 North Fairview av, Rockaway Beach. Plan No. 1301.

ROCKAWAY BEACH.—Boulevard, s s, 133 w Park av, erect ten frame toilets for the use of occupants of tents, 13x3; cost, \$20; owner, Frank Baldwin, 16 North Fairview av, Rockaway Beach. Plan No. 1311.

FOREST HILLS.—¼ mile w Station N, L. I. R. R. tracks, erect two frame fences, 48x5; cost, \$70; owner, O. J. Gude Co., 935 Broadway, N. Y. C. Plan No. 1321.

UNION COURSE.—Montana av, e s, 125 s E 8th st, 1-sty frame shed, 35x8, tar paper roof; cost, \$12; owner, Edward Haas, premises. Plan No. 1337.

JAMAICA SOUTH.—Hawtree av, e s, 155 s Nolans av, 2-sty frame recreation pavilion, 96x96, tar and gravel roof; cost, \$25,000; owner, Jamaica Bay Building Co. Plan No. 1394.

MASPETH.—Juniper av, w s, 1400 s Grand st, 2-sty brick dance hall, 95x150, tin roof; cost, \$18,000; owners, Serlen & Hand, Grand st, Maspeth; architects, Edward Rose & Son, Grand st, Maspeth. Plan No. 1341.

LONG ISLAND CITY.—Perrot pl, e s, 250 n Boulevard, 3-sty brick dry kiln and storage, 38x123, tar and gravel roof; cost, \$25,000; owners, Weisberg & Baer Co., 1015 Boulevard, L. I. C.; architect, J. MacKenzie, 1015 Boulevard, L. I. C. Plan No. 1347.

Richmond.

DWELLINGS

WIMAN AV, w s, 581 s Boulevard, Great Kills, frame bungalow; cost, \$135; owner, R. L. Zubriskie, 100 Broadway. Plan No. 230.

CRESCENT AV, n e s, 450 s e South Shore Boulevard, frame bungalow; cost, \$300; owner, Mrs. Rose Landwehr, Great Kills; builder, Lloyd E. Decker, Great Kills. Plan No. 226.

HENRY ST, s w cor New st, 4 frame dwellings, 2-stys, 16x24; cost, \$4,000; owner, John Irving; builder and architect, Robert Lyon Plan No. 235.

NEW DORP LA, s s, 200 w Bayway pl, 2 frame bungalows, 14x16; cost, \$600; owner, Emil Boss; builder, Herman Schneiderger. Plan No. 234.

CHERRY ST, s w cor Mundy av, 2-sty frame dwelling, 20x46; cost, \$3,500; owner, Ellen Kelly; architect and builder, A. Hagaman. Plan No. 233.

HENDERSON ST, s s, 37 e Oakland av, 2-sty frame dwelling, 19x46; cost, \$3,900; owner, Louis O. Kusch; architect, T. C. Larsen; builder, Geo. Larsen. Plan No. 231.

BROADWAY, s s, 400 w Bentley st, Tottenville, 2-sty frame dwelling, 22x28; cost, \$2,100; owner, Neefus Journeay, Tottenville; architect and builder, C. Petersen, Tottenville. Plan No. 224.

BRADFORD ST, s e cor Parkford av, Tottenville, 2½-sty frame dwelling, 22x32; cost, \$2,400; owner, Annie Green, Stapleton; architect and builder, C. Petersen, Tottenville. Plan No. 225.

CRESCENT AV, e s, 175 n Richmond av, Arrochar, 2-sty stucco dwelling, 18x24; cost, \$1,000; owner, architect and builder, John Corsiglia, Crescent av, Arrochar. Plan No. 227.

BAYWAY ST, e s, 350 s Belmont av, Tottenville, 2-sty frame bungalow, 20x30; cost, \$600; owner, Harriet Hoover, 47 Romain av, Jersey City; builder, W. P. Hoover. Plan No. 229.

DONA AV, s w cor Huguenot av, Huguenot, 2½-sty frame dwelling, 24x28; cost, \$2,400; owner, Harry Miller, Huguenot; builder, D. L. Winant, Huguenot. Plan No. 223.

LINCOLN AV, 60 n Fifth st, Beach Park, near Midland Beach, frame bungalow, 10x30; cost, \$200; owner, John S. Lane, 257 West 68th st, N. Y. C.; builder, John W. Harrison, 432 3d av, N. Y. C. Plan No. 220.

MADISON AV, w s, 291 s Sharrott pl, Port Richmond, 2-sty hollow tile dwelling, 18x34; cost, \$3,000; owner, John Milnes Co., Port Richmond; architect, Mark Milnes, Port Richmond; owner builds. Plan No. 221.

SUMMIT AV, n s, 281 e Clove av, Grasmere, 2½-sty frame dwelling, 20x44; cost, \$3,300; owner, Chas. D. Lurkee & Co., Grasmere; architect, John Kaminski, Port Richmond; builder, A. Hagaman, Port Richmond. Plan No. 215.

SUMMIT AV, n s, 121 e Clove av, Grasmere, 2½-sty dwelling, 20x44; cost, \$3,300; owner, Chas. D. Lurkee & Co., Grasmere; architect, John Kaminski, Port Richmond; builder, A. Hagaman, Port Richmond. Plan No. 216.

FACTORIES AND WAREHOUSES.

BOYER AV, w s, 150 s South st, West Brighton, 1-sty frame shop; cost, \$500; owner, John Bain, Boyer av; builder, Edward A. Deppe, W. B. Plan No. 219.

CASTLETON AV, n s, 350 e Brighton av, Tompkinsville, 2-sty brick shop, 20x50; cost, \$2,500; owner, John Karlsson, Tompkinsville; architect, Chas. B. Heweker, Tompkinsville; owner builds. Plan No. 218.

STABLES AND GARAGES.

ANN ST, s s, 100 e Herberton av, Port Richmond, frame stable; cost, \$175; owner, Frank O. Nicholson, 20 Ann st; owner builds. Plan No. 228.

CASTLETON AV, n s, 370 e Brighton av, Tompkinsville, 1-sty brick garage, 40x90; cost, \$6,000; owner, John Karlsson, Tompkinsville; architect, Chas. B. Heweker, Tompkinsville; owner builds. Plan No. 217.

STORES, OFFICES AND LOFTS.

2D ST, s s, 25 w Midland av, 1-sty frame store, 13x34; cost, \$250; owner, Wm. Schmidt; builder, Everett Bullock. Plan No. 232.

MISCELLANEOUS.

COLLEGE AV, n s, cor New York pl, West Brighton, 1-sty frame building; cost, \$265; owner, Daniel Elder, 155 College av, W. B.; builder, Wm. H. Ellis, 478 Villa av, Port Richmond. Plan No. 222.

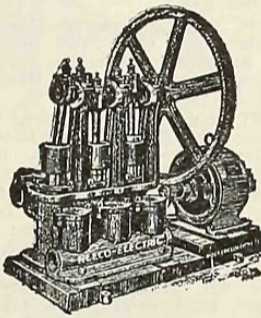
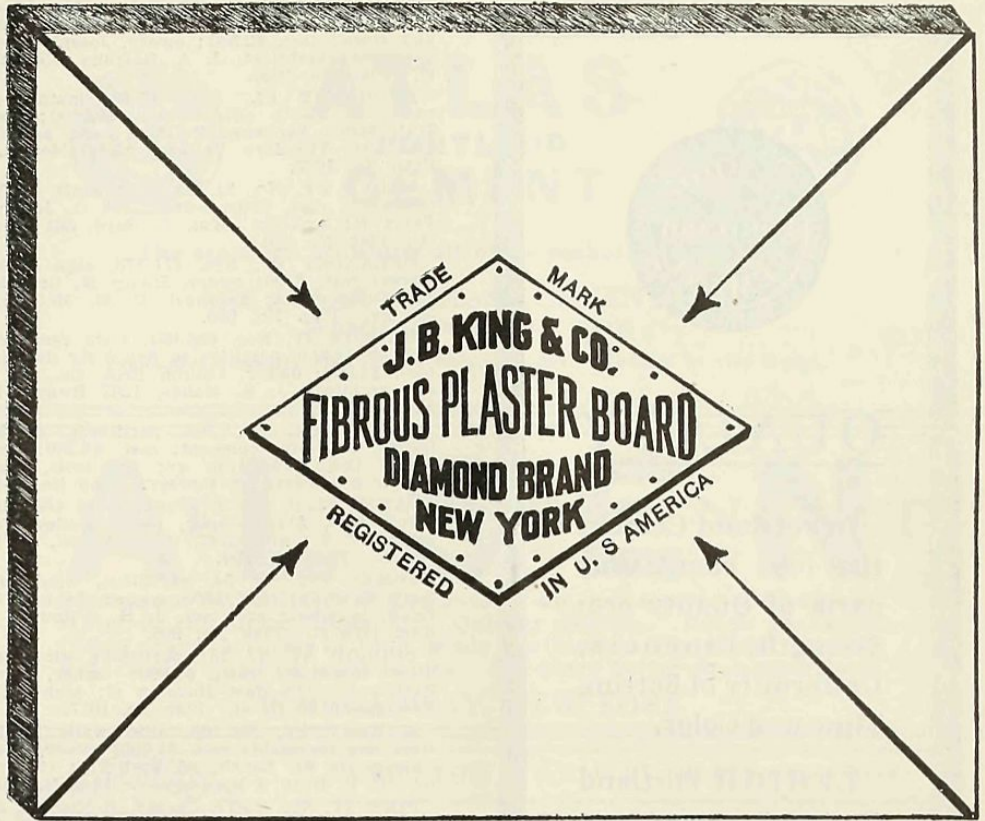
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BARROW ST, No. 23, partitions, windows, girders, to 5-sty tenement; cost, \$1,200; owner, Marx Reiss, 3 West 92d st; architects, B. W. Berger & Son, 121 Bible House. Plan No. 929.

CATHEDRAL PARKWAY, Nos. 20-22, partitions to 1-sty store; cost, \$300; owner, Samuel Ferguson, 25 Broad st; architect, George Marshall, 39 West 38th st. Plan No. 1031.

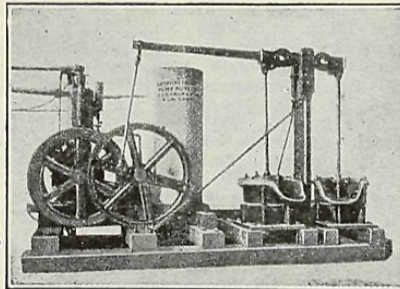
CENTRAL PARK WEST, Nos. 21-30, 62d st, Nos. 1-15 West, 63d st, Nos. 2-16 West, complete roof garden, to 8-sty theatre; cost, \$60,000; owner, The New Theatre Co.; architect, V. Hugo Koehler, 489 5th av. Plan No. 1025.



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CHAMBERS ST, No. 59, Oak st, No. 16, partitions, show windows, toilets, to 3-sty dwelling and store; cost, \$2,500; owner, Joseph Derrico, premises; architect, J. A. Roifano, 35 Nassau st. Plan No. 1026.

EXCHANGE PL, Nos. 43-49, install steel vault, to 25-sty office; cost, \$12,000; owner, Wall Street Exchange Building Asso, premises; architect, Theodore Valleau, 55 Maiden Lane. Plan No. 1023.

GROVE ST, No. 21, skylight shaft to 5-sty tenement; cost, \$200; owner, Ida C. Jetler, 43 Perry st; architect, Wm. S. Boyd, 561 Hudson st. Plan No. 1014.

DELANCEY ST, Nos. 171-173, sign to 1-sty stores; cost, \$400; owner, Henry M. Greenberg, 127 Delancey st; architect, G. M. McCabe, 96 5th av. Plan No. 980.

HUDSON ST, Nos. 688-691, 1-sty rear extension, 90.1x32.6, partition to five 3-sty dwellings; cost, \$4,000; owner, Conron Bros. Co., 40 10th av; architect, J. S. Maher, 1267 Bway. Plan No. 981.

HENRY ST, No. 304, partitions, windows, toilets, to 5-sty tenement; cost, \$2,500; owner, David Cohn, 1431 5th av; architects, Horenburger & Barden, 122 Bowery. Plan No. 964.

JAMES SLIP, No. 3, plumbing, to 4-sty tenement; cost, \$120; owner, E. C. Bailey, Coeymans, N. Y.; architects, C. P. Lovell, 12 East 42d st. Plan No. 994.

JUMEL PL, No. 54, partitions, windows, to 2-sty dwelling; cost, \$300; owner, Thomas Garrigan, premises; architect, J. H. O'Rourke, 137 East 47th st. Plan No. 996.

LUDLOW ST, No. 151, partitions, windows, to 4-sty tenement; cost, \$1,000; owner, Samuel Ershowsky, 175 East Houston st; architect, O. Reissmann, 30 1st st. Plan No. 1017.

MURRAY ST, No. 69, alter walls to 5-sty store and tenement; cost, \$1,000; owner, French Church Du St. Esprit, 45 East 27th st; architect, C. B. Brun, 1 Madison av. Plan No. 998.

PIKE ST, Nos. 75-77, Cherry st, No. 210, alter toilets, partitions to 7-sty loft and stable; cost, \$3,500; owner, Samuel Strassbougler, 74 Broadway; architect, Horenburger & Barden, 122 Bowery. Plan No. 1006.

PARK PL, Nos. 9-15, Murray st, Nos. 8-12, fire doors to six 6-sty office and loft; cost, \$1,500; owner, American News Co., premises; architect, Charles L. Brady, 113 Henry st, Brooklyn. Plan No. 1011.

THOMPSON ST, No. 105, partitions, toilets, to 6-sty tenement; cost, \$600; owner, Kate Duffy, 228 East 51st st; architect, F. A. Gallow, 1812 White Plains rd. Plan No. 969.

WASHINGTON ST, Nos. 73-75, add 3 stys to 3-sty garage; cost, \$20,000; owners, Lorenzo A. Cuneo & Wm. Podesta, 910 8th av; architect, Edwin W. Crumley, 4529 Matilda av. Plan No. 1015.

WEST ST, No. 421, vent flue to 4-sty store and dwelling; cost, \$250; owner, Mrs. Ida Tyle, premises; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 982.

WEST ST, Nos. 30-31, runway, floors, cut opening to 5-sty loft; cost, \$4,000; owner, Stephen Whitney Estate, 44 Pine st; architect, C. H. Richter, 68 Broad st. Plan No. 966.

4TH ST, No. 52 East, windows, to 4-sty loft and store; cost, \$150; owner, Mrs. Mary Ams, 571 West 183d st; architect, David Bleier, 543 East 139th st. Plan No. 1021.

7TH ST, No. 268 E, alter windows, stairs, to 3-sty tenement; cost, \$500; owner, Isidor Wels, 299 Bway; architect, O. Reissmann, 30th st. Plan No. 970.

10TH ST, No. 392 E, partitions, skylights, to 5-sty tenement; cost, \$500; owner, Kellner Realty Co., 310 West 94th st; architect, Geo. Rabe, 435 East 87th st. Plan No. 979.

12TH ST, No. 442 E; Av A, No. 193, stairs, cut doors to 4-sty tenement; cost, \$500; owner, Mrs. Wm. Buz, premises; architect, O. Reissmann, 30 1st st. Plan No. 968.

14TH ST, No. 112 West, partitions; show windows, to 4-sty store and loft; cost, \$2,500; owner, Sarah J. W. Bent, 1773 Washington av; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 1030.

14TH ST, No. 407 W, partitions, windows, toilets, to 4-sty store and office; cost, \$1,200; owner, J. S. Herrman, 238 West 71st st; architect, T. J. Duff, 407 West 14th st. Plan No. 961.

16TH ST, No. 512 E, windows, partitions, toilets, to 4-sty tenement and store; cost, \$6,000; owner, Geo. P. Sanborn, 47 Brevort pl, Bklyn.; architect, Mitchell Bernstein, 24 East 23d st. Plan No. 965.

19TH ST, No. 608 East, raise roof, alter stairs, windows, to 2-sty office; cost, \$250; owner, J. U. Brookman, 88 Wall st; architect, Robert Kalmpf, 309 Av B. Plan No. 1010.

22D ST, No. 116 W, partitions, windows, toilets, show windows, to 4-sty store and loft; cost, \$10,500; owner, Pauline Rugar, 693 Madison st, Bklyn; architect, J. C. Thacke, 370 East 145th st. Plan No. 963.

25TH ST, No. 215 East, windows, to 5-sty tenement; cost, \$75; owner, Martin F. Huberth, 147 7th av; architects, B. W. Berger & Son, 121 Bible House. Plan No. 1032.

32D ST, Nos. 17-21 West, partitions, baths, toilets, heating, electric lighting, windows, to 12-sty hotel; cost, \$50,000; owner, Louis Markel, 15 West 32d st; architects, Cantor & Levingson, 39 West 38th st. Plan No. 1005.

34TH ST, No. 313 E, partitions, toilets, to 4-sty tenement; cost, \$200; owner, Julius Sternfeld, 114 East 23d st; architect, Hirsch, Brook & Rosenberg, 186 Remsen st, Bklyn. Plan No. 955.

34TH ST, No. 417 East, partitions, stairs, store fronts, to 4-sty store, office and dwelling; cost, \$2,000; owner, Central Brewing Co., East River and 68th st; architect, J. H. Knubel, 305 West 43d st. Plan No. 1033.

36TH ST, No. 517 W, rear, windows, posts, columns, to 3-sty shop; cost, \$5,500; owner, Rosemary Realty Co., 116 Nassau st; architect, Jos. Popkin, 230 Grand st. Plan No. 956.

37TH ST, No. 313 E, toilets, windows, to 5-sty tenement; cost, \$400; owner, Patrick Purcell, 250 East 40th st; architect, John H. Friend, 148 Alexander av. Plan No. 977.

39TH ST, No. 441 West, partitions, toilets, to 5-sty store and tenement; cost, \$500; owners, Samuel Harris & Sam Sylvester, 1988 Broadway; architect, L. A. Scheinart, 194 Bowery. Plan No. 1028.

41ST ST, No. 250 W, areas, to 5-sty tenement; cost, \$75; owner, Ludin Realty Co., 261 West 34th st; architect, E. H. Hahn, 893 Lafayette av, Bklyn. Plan No. 983.

42D ST, Nos. 130-132 West, 41st st, No. 135 West, store fronts, windows, to two 4-sty storage and loft; cost, \$3,000; owner, John Hoge, Zanesville, Ohio; architect, Joseph Putzel, 29 West 34th st. Plan No. 988.

46TH ST, No. 24 West, 1-sty rear extension, 18x43, partitions, toilets, stairs, doors, windows, to 4-sty dwelling; cost, \$3,000; owner, John G. Hynds, 24 West 46th st; architect, Wm. Ginsberg, 330 West 25th st. Plan No. 1034.

47TH ST, No. 100 West, 6th av, No. 289, partitions, toilets, to 3-sty store and loft; cost, \$50; owner, Walter J. Solomon, 17 West 42d st; architect, B. W. Berger & Son, 121 Bible House. Plan No. 1012.

49TH ST, No. 441 West, partitions to 5-sty tenement; cost, \$75; owner, Wm. J. Amend, 38 West 74th st; architect, O. Reissmann, 30 1st st. Plan No. 1016.

54TH ST, Nos. 230-234 West, Broadway, Nos. 1701-1707, change entrance to 12-sty hotel; cost, \$250; owner, Construction Realty Co., 103 Park av; architect, Julius Jepsen, 229 West 28th st. Plan No. 1009.

55TH ST, Nos. 309-311 W, partitions, steps, to two 5-sty tenements; cost, \$250; owner, Estate Hugh J. Grant, 54 Wall st; architect, F. Straub, 25 West 42d st. Plan No. 972.

55TH ST, No. 75 E, 4-sty rear extension, 16.8 x25, stairs, partitions, to 4-sty dwelling; cost, \$7,500; owner, Wm. L. Turner, 75 East 55th st; architect, C. H. Richter, 68 Broad st. Plan No. 967.

59TH ST, No. 311 West, partitions, to 5-sty store, office; cost, \$50; owner, E. J. Rieser, 347 East 28th st; architect, W. H. Erler, 35 West 31st st. Plan No. 959.

59TH ST, Nos. 313-315 West; change doors, partitions, to 1-sty bank; cost, \$3,000; owner, Alfred Beinbauer, 200 5th av; architects, Eisenbroth & Horwitz, 500 5th av. Plan No. 1001.

79TH ST, Nos. 137-139 East, 2-sty rear extension, 10x13.6, partitions, doors, windows, to 4-sty residence; cost, \$2,000; owner, Cong of Notre Dame, 139 East 79th st; architect, H. E. Prindle, 235 5th av. Plan No. 974.

103D ST, Nos. 332-338 East, partitions, to 2-sty store and loft; cost, \$300; owner, Henry Webendorfer, premises; architect, S. Sass, 32 Union Square. Plan No. 962.

104TH ST, No. 166 East, partitions, windows, to 4-sty tenement; cost, \$250; owner, Jacob Wirth, 166 East 104th st; architect, F. Straub, 25 West 42d st. Plan No. 973.

104TH ST, No. 214 East, 12-sty rear extension, 9.8x7.10, to 3-sty dwelling; cost, \$250; owner, Louis Rand, premises; architect, F. Straub, 25 West 42d st. Plan No. 1018.

121ST ST, Nos. 326-328 East, cut walls, to two 3-sty dwellings; cost, \$75; owner, Henry Duchardt, Jr., 286 5th av; architect, John H. Friend, 148 Alexander av. Plan No. 976.

124TH ST, No. 78 West, toilets to 3-sty store and dwelling; cost, \$150; owner, John R. Kelly, 475 East 8th st; architect, E. M. Anlito, 242 Mercer st. Plan No. 990.

125TH ST, No. 73 West, toilets, partitions, to 2-sty loft; cost, \$200; owner, Oliver G. Vanderbilt, 37 Liberty st; architect, Robert A. Fash, 163 West 20th st. Plan No. 1008.

125TH ST, No. 141 West, store fronts, columns, to 3-sty store; cost, \$1,000; owner, Jas. H. Horton, 142 West 125th st; architect, R. N. Cleverdon, 4 East 42d st. Plan No. 1002.

144TH ST, No. 313 West, baths, windows, shafts, to 5-sty tenement; cost, \$2,500; owner, Mrs. Minnie Hyman, 325 Bradford st, Brooklyn; architect, David Stone, 127 Bible House. Plan No. 1020.

AV A, s w cor 2d st, partitions to 4-sty store and tenement; cost, \$5; owner, Adelphi Holding Co., 25 West 42d st; architect, Eugene Schoen, 25 West 42d st. Plan No. 991.

AV B, n e cor 6th st, change windows, to 4-sty store, studio and picture show; cost, \$150; owner, Katzan Realty Co., 93 Av B; architect, L. F. J. Weiber, 271 West 125th st. Plan No. 1024.

AMSTERDAM AV, n e cor 129th st, stairs, iron beams, to 5-sty tenement; cost, \$3,000; owner, August Steelhorn, 768 Amsterdam av; architect, John H. Knubel, 305 West 43d st. Plan No. 1007.

BROADWAY, s e cor Maiden lane, windows, partitions, to 18-sty office; cost, \$500; owner and architects, Clinton & Russell, 32 Nassau st. Plan No. 1004.

BROADWAY, s e cor Canal st, partitions, stairs, to 9-sty store and loft; cost, \$800; owner, John Jackson, premises; architect, Geo. Hof, Jr., 328 East 154th st. Plan No. 975.

BROADWAY, No. 2328, sign to 3-sty store and loft; cost, \$150; owner, L. D. Parsons, 120 Broadway. Plan No. 993.

BROADWAY, s w cor 109th st, partitions, windows, to 11-sty brick tenement and store; cost, \$150; owner, The Realty Assets. Co., 527 5th av; architect, G. A. Sumner, 989 Southern Boulevard. Plan No. 1022.

EAST END AV, Nos. 2-8, 79th st, No. 541 East, partitions, walls, to 8-sty factory; cost, \$300; owner, Stevenson Construction Co., 406 Jackson av; architect, J. Baker, 21 Jackson av, L. I. City. Plan No. 989.

LEXINGTON AV, No. 123, toilets, shaft, show fronts, to 5-sty dwelling and garage; cost, \$3,500; owner, Carrie Schwabe, 8 East 74th st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 1029.

MADISON AV. No. 1308-1312, install baths, to 10-sty apartment hotel; cost, \$5,000; owner, Mrs. F. Ashton, premises; architect, Alfred Freeman, 29 West 34th st. Plan No. 971.

MADISON AV. e s, 46th to 47th st, change fire escapes, windows, walls, to 4-sty office; cost, \$7,000; owner, N. Y. C. & H. R. R. Co., Grand Central Station; architects, Warren & Wetmore, 78 East 45th st; John Peirce Co., contractor. Plan No. 986.

PARK AV. Nos. 1142-1144, new stairs, windows, to two 4-sty residences; cost, \$8,000; owner, Mrs. Frederick Bronson, 77 East 91st st; architect, Ogden Codman, 340 Madison av. Plan No. 1027.

1ST AV, s w cor 107th st, partitions, windows, toilets, to 6-sty store and tenement; cost, \$150; owner, Battaglia Tavolacci Spetolsni, 13 Prince st; architects, Cantor & Levingson, 29 West 42d st. Plan No. 884.

1ST AV, s e cor 22d st, alter fence; cost, \$1,500; owner, Consolidated Gas Co., 124 East 15th st; architect, W. C. Morris, 124 East 15th st. Plan No. 960.

2D AV, No. 2097, 1-sty rear extension, 25x19, to 4-sty tenement; cost, \$800; owner, Frank Porco, 246 East 115th st; architect, Eugene De Rosa, 501 6th av. Plan No. 1019.

2D AV, Nos. 687-689, partitions, windows, toilets, to 3-sty tenement; cost, \$300; owner, Annie M. Harris, 4 West 129th st; architects, Bannister & Schell, 69 Wall st. Plan No. 1013.

3D AV, No. 1536, stairways, windows, to 5-sty store; cost, \$800; owner, S. H. Rosenthal, 40 West 86th st; architect, W. W. Woolworth Co. Plan No. 987.

4TH AV, Nos. 278-283, 22d st, No. 100 East, platform to 6-sty store and office; cost, \$130; owner, Domestic and Foreign Mission Society, 297 4th av. Plan No. 1000.

8TH AV, No. 2617, partitions, stores to 5-sty ement; cost, \$75; owner, W. Irving Clark, 127 East 30th st; architect, John Herrel, 418 West 42d st. Plan No. 997.

8TH AV, No. 267, partitions, stores, to 5-sty tenement; cost, \$350; owner, Herman Katz, 91 Amsterdam av; architect, John Brandt, 271 West 125th st. Plan No. 1031.

8TH AV, No. 255, sign to 3-sty store and dwelling; cost, \$150; owner, Herman Becker, premises; architect, —. Plan No. 992.

9TH AV, s w cor 17th st, partitions, windows, to 5-sty tenement; cost, \$500; owners, Philip J. & B. J. Curry, 404 West 17th st; architect, J. H. Knubel, 305 West 43d st. Plan No. 995.

11TH AV, No. 629, toilets, partitions, to 4-sty tenement; cost, \$500; owner, Miss E. C. Cully, care 924 Kelly st; architect, Ben L. Gluckman, 924 Kelly st. Plan No. 958.

11TH AV, No. 536, change piers, girders, columns, to 4-sty tenement; cost, \$600; owner, Elizabeth M. Green, 478 West 159th st; architect, Peter J. Ryan, 314 West 44th st. Plan No. 985.

12TH AV, intersection and 65th st, New York Central R. R. Yard, 1-sty rear extension, 18.9x 10.6, to 2-sty office; cost, \$500; owner, N. Y. C. & H. R. R. Co.; architect, Kemper Peabody, 470 West 30th st. Plan No. 978.

CENTRAL PARK, 60 South 65th st, enlarge comfort station; cost, \$14,500; owner, City of New York; architect, T. E. Videto, Arsenal Building. Plan No. 957.

Bronx.

140TH ST, s s, 299 e Willis av, new partitions, new windows, etc., to 3-sty brick dwelling; cost, \$1,200; owner, Minnie Newcorn, on premises; architect, Isidor Newcorn, 2649 34 av. Plan No. 193.

144TH ST, s s, 100 e Brook av, new partitions to 1-sty brick boiler house; cost, \$100; owner, St. Joseph's Hospital, on premises; architect, John H. Friend, 148 Alexander av. Plan No. 201.

161ST ST, No. 799, 1-sty brick extension, 19.4 x12, to 2-sty frame dwelling; cost, \$500; owner, Catherine Risch, on premises; architect, Chris. F. Lohse, 543 Eagle av. Plan No. 203.

175TH ST, w s, 147 w Marmion av, 3-sty concrete extension, 80x40, to brick studio; cost, \$40,000; owners, Biograph Co., 11 East 14th st; architect, Turner Const. Co., 11 Broadway. Plan No. 206.

201ST ST, n s, 78 w Marion av, new window, new partitions to 2½-sty frame dwelling; cost, \$150; owner, Eugene W. Schmolze, on premises; architect, J. J. McMillan, 237 East 198th st. Plan No. 194.

175TH ST, No. 871, 1-sty frame extension, 11x11, to 2-sty frame dwelling; cost, \$400; owner, James Brady, on premises; architect, Franz Wolfgang, 535 East 177th st. Plan No. 195.

BROADWAY, n w cor 242d st, 1-sty frame extension, 28x44.6, to 1-sty frame barn; cost, \$150; owners, Van Cortlandt Est., Kingsbridge; architect, James Thom, 570 West 183d st. Plan No. 204.


CONCORD AV, No. 416, 1-sty frame extension, 10.6x6, to 1-sty frame dwelling; cost, \$250; owner, Julia Reynolds, on premises; architect, Chris. F. Lohse, 563 Eagle av. Plan No. 202.

OLMSTEAD AV, w s, 108 n Starling av, 2-sty frame extension, 36x20, to 2-sty frame storage; cost, \$2,000; owner, Westchester Wood Working Co., on premises; architect, Anton Pirner, 1656 Holland av. Plan No. 199.

OLINVILLE AV, No. 3632, 1-sty frame extension, 12x14, to 1-sty frame dwelling; cost, \$350; owner, Robt. M. Sterritt, on premises; architect, L. E. Gray, 906 East 213th st. Plan No. 205.


VAN NEST AV, s w cor Garfield st, raise to grade 2-sty frame stores and dwelling; cost, \$500; owner, Charlotte Bauer, 1671 Garfield st; architect, Anton Pirner, 1656 Holland av. Plan No. 196.

VAN NEST AV, s w cor Garfield st, raise to grade 2-sty frame dwelling; cost, \$200; owner, Caroline Bauer, 1671 Garfield st; architect, Anton Pirner, 1656 Holland av. Plan No. 197.



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VAN NEST AV, n w cor Garfield st, raise to grade 3-sty frame stores and dwelling; cost, \$500; owner, Annie Penington, 1781 Garfield st; architect, Anton Pirner, 1656 Holland av. Plan No. 198.

WASHINGTON AV, No. 172S, 1-sty brick extension, 25x30, to 3-sty frame store and dwelling; cost, \$2,000; owner, Adele Pollak, on premises; architect, Wm. H. Meyer, 1861 Carter av. Plan No. 200.

Brooklyn.

ADELPHI ST, No. 479, new plumbing; cost, \$100; owner, Maria Damato, on premises; architect, David A Lucas, 98 3d st. Plan No. 2450.

CARROLL ST, No. 110, interior alterations; cost, \$400; owner, St. Stephen's Church, on premises; architect, G. D. Suydam, 351 Decatur st. Plan No. 2464.

CARROLL ST, s s, 250 w Columbia st, new bay window, etc.; cost, \$100; owner, Caroline Muro, 34 Carroll st; architect, I. Imperato, 355 Fulton st. Plan No. 2496.

CLARKSON ST, n w cor Albany av, passenger direct connected (elevator); cost, \$2,600; owner, Dept. Pub. Charities, on premises; architect, Reedy Elevator Co., Hoboken, N. J. Plan No. 2603.

SAME PROPERTY, dumbwaiter direct connected (elevator); cost, \$1,300; owner and architect, as above. Plan No. 2604.

COLUMBIA ST, No. 297, new plumbing, etc.; cost, \$200; owner, Edw. L. Bostwick, 512 8th av; architect, Maurice A. Dooley, 335 Columbia st. Plan No. 2600.

DELMONICO PL, No. 44, interior alterations, etc.; cost, \$300; owner, Frank Kufetz, on premises; architects, Brook & Rosenberg, 44 Court st. Plan No. 2492.

DELMONICO PL, No. 42, new windows, etc.; cost, \$500; owner, Frank Krefetz, 44 Delmonico pl; architects, Brook & Rosenberg, 44 Court st. Plan No. 2617.

EMERSON PL, No. 27, interior alterations; cost, \$150; owner, Andrea Capustro, on premises; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 2477.

ELTON ST, No. 62, new extension, 21.6x14; cost, \$1,000; owner, Carl Anselm, on premises; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 2599.

FULTON ST, n s, 98.8 w Nostrand av, new machine booth, etc.; cost, \$200; owner, Fulton Theatre Co., 1318 Fulton st; architect, Albert Ullrich, 391 Fulton st. Plan No. 2526.

GRAND ST, No. 473, enlarge windows, etc.; cost, \$1,500; owner, Chas. Abrams, 511 Grand st; architect, Louis A. Sheinart, 194 Bowery, N. Y. Plan No. 2505.

GRAND ST, No. 555, new plumbing, etc.; cost, \$300; owner, Louis Mandelson, on premises; architect, Jos. Harrison, 230 Grand st. Plan No. 2573.

HAVEMEYER ST, Nos. 52-4, new windows, etc.; cost, \$150; owner, Edw. C. Knos, 151 Rodney st; architect, Max Cohn, 280 Bedford av. Plan No. 2501.

HAHN'S WALK, w s, 170 s Surf av, move building, etc.; cost, \$100; owner, Margt. Hahn, Surf av & West 35th st; architects, Jas. A. McDonald & Son, Surf av & West 24th st. Plan No. 2618.

HAHN'S WALK, e s, 134 s Surf av, move building, etc.; cost, \$50; owner and architect, as above. Plan No. 2519.

HICKS ST, No. 485, interior alterations, etc.; cost, \$250; owner, Luigo Desposito, 681 Henry st; architects, Brook & Rosenberg, 44 Court st. Plan No. 2552.

IRVING ST, No. 56, new elevator; cost, \$1,400; owner, Hill Bros. Co., on premises; architect, Albro Clem Elev. Co., 120 Liberty st, N. Y. Plan No. 245.

JEFFERSON ST, s s, 355 e Irving av, new elevator, etc.; cost, \$1,000; owners, Bollwig & Greenwald, 1213 Nostrand av; architect, Otis Elevator Co., 17 Battery pl, N. Y. Plan No. 2452.

MESEROLE ST, No. 104, new windows, etc.; cost, \$1,800; owner, Louis Hirsch, on premises; architect, Henry M. Entlich, 29 Montrose av. Plan No. 2522.

MONROE ST, s s, 100 w Howard av, new moving picture booth, etc.; cost, \$200; owner, Monroe Invest. Co., 26 Court st; architect, Wm. T. Flagg, 43 East 21st st, N. Y. Plan No. 2491.

MOORE ST, No. 108, new windows, etc.; cost, \$200; owners, Davis Jaffe & ano, 363 Bushwick av; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 2622.

OSBORN ST, No. 273, new windows, etc.; cost, \$200; owner, Isaac Lasko, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2560.

PIKE ST, n s, 250 e C I & B B Park, new operators' booth; cost, \$150; owner, Brighton Beach Dev Co., 40 Park Row, N. Y.; architect, Louis A. Sheinart, 195 Bowery. Plan No. 2454.

POWELL ST, No. 43, alter roof, etc.; cost, \$700; owner, Jacob Klein, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2572.

PROSPECT ST, No. 132, new windows, etc.; cost, \$75; owner, Saml. Less, 530 Pacific st; architect, —. Plan No. 2609.

SKIDMORE LANE, s s, 140 w E 96th st, new extension, 12x14; cost, \$150; owner, Hy. Lehman, Canarsie Lane and Remsen av; architect, Louis F. Schillinger, 167 Van Sicklen av. Plan No. 2461.

SKIDMORE LANE, s s, 125 w E 96th st, new plumbing, etc.; cost, \$300; owner, Henry Lehmann, E 96th st and Skidmore Lane; architect, Frank P. Smith, 992 E. 95th st. Plan No. 2474.

UNION ST, w s, 100 w Van Brunt st, new interior alterations; cost, \$100; owner, Chas. Izzo, on premises; architect, John Burke, 703 East 4th st. Plan No. 3541.

UNION ST, n s, 175 w Columbia st, new plumbing, etc.; cost, \$250; owner, D. Esposito, on premises; architect, as above. Plan No. 2542.

UNION ST, No. 111, w Columbia st, new show windows, etc.; cost, \$100; owner, Hy. Immerschad, 137 Adelphi st; architect, W. J. Conway, 400 Union st. Plan No. 2539.

VERANDA PL, s s, 165 w Clinton st, exterior and interior alterations; cost, \$4,000; owner, Geo. Notman, 136 Joralemon st; architect, J. B. Ellis, 148 Hancock st. Plan No. 2597.

VAN BRUNT ST, n s, 136 e Irving av, reinforced concrete tank on roof; cost, \$180; owners, Max & Rowalle, 9 Van Brunt st; architect, Turner Const. Co., 11 Broadway, N. Y. Plan No. 2509.

VAN BRUNT ST, n s, 78 e Irving st, new pent house; cost, \$150; owners, Max & Rowalle, 9 Van Brunt st; architect, Turner Const. Co., 11 Broadway, N. Y. Plan No. 2508.

WALTON ST, Nos. 36-44, new front pier, etc.; cost, \$250; owner, Emma M. Kessel, 169 Harrison av; architect, W. J. Conway, 400 Union st. Plan No. 2611.

WOODBINE ST, No. 192, new extension, 25x15; cost, \$500; owner and architect, Fred Weber, 192 Woodbine st. Plan No. 2469.

SOUTH 4TH ST, No. 252, new extension, 19.2x56; cost, \$2,500; owner, Phillip Levy, 14 Stagg st; architect, John A. Rofrano, 35 Nassau st, N. Y. Plan No. 2619.

15TH ST, No. 300, new plumbing; cost, \$100; owner, Theresa Sandola, on premises; architect, Harry Rucker, 9109 4th av. Plan No. 2460.

EAST 15TH ST, w s, 300 s Beverley rd, alter roof, etc.; cost, \$500; owner, Cath. Nolan, 272 East 15th st; architects, White & Lath, 6323 New Utrecht av. Plan No. 2561.

22D ST, No. 166½, interior and exterior alterations; cost, \$200; owner, Michael Pascinto, on premises; architect, Jos. Hartung, 548 2d st. Plan No. 2588.

23D AV, w s, 200 s 86th st, new plumbing, etc.; cost, \$100; owner, Sarah C. Mahon, —; architect, W. H. Allen, 1839 Cropsey av. Plan No. 2587.

BAY 25TH ST, s s, 100 e Bath av, new plumbing, etc.; cost, \$200; owner, Edwina Stacker, 143 Bay 25th st; architect, Adolph W. Gutheil, 8258 24th av. Plan No. 2589.

42D ST, s s, 201 e Ft. Hamilton av, new plumbing, etc.; cost, \$60; owner, G. Nelson, 1122 42d st; architect, Geo. Robins, 3715 Ft. Hamilton av. Plan No. 2534.

69TH ST, s s, 240 e 16th av, new extension, 6x15; cost, \$500; owner, Mrs. Cassidy, 1650 69th st; architect, Jas. Hartnett, 1370 60th st. Plan No. 2516.

92D ST, n s, 100 w 4th av, new extension, 18x18; cost, \$2,500; owner, Robt Wahe, on premises; architect, Adolph W. Gutheil, 8258 24th av. Plan No. 2590.

93D ST, n w cor Marine av, new plumbing; cost, \$275; owner, Mrs. M. Anderson, 33 Clinton st; architect, W. J. Hill, 349 88th st. Plan No. 2502.

AV U, n w cor 15th st, new extension, 49.6x29; cost, \$2,800; owner, Police Dept., 240 Centre st, N. Y.; architect, Thos. E. O'Brien, same address. Plan No. 2606.

ATLANTIC AV, No. 2567, repair extension, etc.; cost, \$75; owner, Saml. L. Max, 2867 Atlantic av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2624.

ATLANTIC AV, Logan st (Ridgewood Pumping Station), new skylight; cost, \$500; owner, City of N. Y.; architect, Thos. Flanagan, 681 73d st. Plan No. 2455.

BROADWAY, No. 289, new internal alterations; cost, \$5,000; owners, Edw. J. Dugan & ano; architect, Walter H. Volckening, 186 Remsen st. Plan No. 2551.

BROADWAY, e s, 40 s Schaeffer st, new bay windows, etc.; cost, \$400; owner, Fenwick B. Small, 939 Broadway; architect, Fred. Weber, 192 Woodbine st. Plan No. 2267.

BROADWAY, e s, 58 s Schaeffer st, new bay window, etc.; cost, \$400; owner and architect as above. Plan No. 2468.

BROADWAY, No. 1421, new show windows; cost, \$450; owner, Florence Cohn, 800 Quincy st; architect, Eric O. Holmgren, 371 Fulton st. Plan No. 2608.

BROADWAY, No. 816, new windows, etc.; cost, \$100; owner, Jeanette Levy, 864 Broadway; architects, Brook & Rosenberg, 44 Court st. Plan No. 2615.

BUSHWICK AV, Nos. 538-540, new plumbing; etc.; cost, \$85; owner, State Bank, Graham & Varet sts; architect, C. Valentine, 1195 Wythe av. Plan No. 2593.

DIVISION AV, No. 189, new plumbing, etc.; cost, \$75; owner, Chas. Dommer, 413 Broadway; architect, Max Cohn, 280 Bedford av. Plan No. 2520.

EVERGREEN AV, n s, 80 e Harman st, raise building, etc.; cost, \$200; owner and architect, Henry Redman, 366 Evergreen av. Plan No. 2472.

FT. HAMILTON AV, e s, 20 s 39th st, new plumbing, etc.; cost, \$75; owner, M. Steinfield, 3821 Ft. Hamilton av; architect, Raphael Epstein, 1208 60th st. Plan No. 2506.

FRANKLIN AV, No. 119, new plumbing, etc.; cost, \$65; owner, R. Danzelo, 126 Franklin av; architect, John McNair, 131 Ryerson st. Plan No. 2525.

FLATBUSH AV, n e cor Duryea pl, extend open air moving picture park; cost, \$500; owner, Brooklyn Rapid Transit Co., 85 Clinton pl; architect, Wm. H. Ludwig, 801 Eastern parkway. Plan No. 2558.

LAFAYETTE AV, No. 372, new electric sign, etc.; cost, \$85; owner, Wetmore Bros., on premises; architect, Monte Sipstein, 378 Gold st. Plan No. 2592.

GREENE AV, No. 1327, new interior alterations; cost, \$800; owner, Curtis F. Claassen, on premises; architect, Jos. Gunetier, Jr., 118 Smith st, Jamaica. Plan No. 2500.

GREENPOINT AV, n s, 67 e Manhattan av, Manhattan av, e s, 75 n Grenepoint av, 1-sty brick extension, 25x25; cost, \$5,000; owner, David Sachs, 211 Guernsey st; architect, Henry Auerbach, 827 Lafayette av. Plan No. 2616.

HAMILTON AV, s w cor Huntington st, new plumbing, etc.; cost, \$100; owner, Brooklyn R. T. Co., 85 Clinton st; architect, Harry Rocher, 471 43d st. Plan No. 2598.

HUDSON AV, No. 85, new extension, 23.10x 47.6; cost, \$2,000; owner, Otto Hy. Mahnken, Front and Jay sts; architects, White & Lath, 6323 New Utrecht av. Plan No. 2507.

HOWARD AV, n w cor Chauncey st, new bay window, etc.; cost, \$200; owner, Herman B Rosenson, 317 Grand st; architect, Benj. Finkensieper, 134 Broadway. Plan No. 2478.

HUDSON AV, No. 328, new store front, etc.; cost, \$300; owner, Salvatore Pancuilo, 42 Raymond st; architect, Pasquale Gagliardi, 239 Navy st. Plan No. 2457.

KENT AV, s e cor So. 3d st, new plumbing, etc.; cost, \$250; owner, American Sugar Refg. Co., on premises; architect, John Knox, 105 Broadway. Plan No. 2537.

LEWIS AV, No. 220, new plumbing, etc.; cost, \$20; owner, Mr. Hoffman, on premises; architect, W. H. Shuttleworth, 574A Gates av. Plan No. 2740.

LUNA PARK, 280 e West 12th st & 560 n Surf av, new towers; cost, \$400; owner, Luna Amusement Co., Luna Park; architect, J. C. Wayne, Luna Park, C. I. Plan No. 2513.

MYRTLE AV, No. 34t, new walls, etc.; cost, \$750; owner, John Weiss, 213 Myrtle av; architect, Hans Arnold, 336 Flatbush av. Plan No. 2504.

MANHATTAN AV, e s, 100 s Boerum st, new store front, etc.; cost, \$150; owner and architect, Nathan Hemowich, 113 Canal st. Plan No. 2546.

MANHATTAN AV, No. 630, new store entrance, etc.; cost, \$500; owner, Sophie Suther, Allentown, Pa.; architect, L. E. Dinslow, 44 West 18th st, N. Y. Plan No. 2586.

MYRTLE AV, n s, 150 w Marcy av, new open air moving picture; cost, \$500; owner, Geo. Helkemeier, on premises; architects, Eisenla & Carlson, 3d av & 51st st. Plan No. 5494.

NASSAU AV, No. 241, new walls, etc.; cost, \$150; owner, Anna Whelan, on premises; architect, Emil J. Meisinger, 394 Graham av. Plan No. 2547.

NEW UTRECHT AV, e s, 71 s 51st st, move building, etc.; cost, \$175; owner and architect, Paul W. Connelly, 1544 47th st. Plan No. 2503.

NOSTRAND AV, No. 568, new extension; cost, \$1,000; owner, Nostrand Realty Co. of N. Y., 1297 Fulton st; architect, John L. Young, 372 Quincey st. Plan No. 2582.

PARK AV, Nos. 46 and 48, new plumbing; cost, \$600; owner, Est. P. Skelly, 650 Front st, N. Y.; architect, Louis A. Sheinart, 195 Bowery. Plan No. 2453.

PARK AV, No. 125, new extension, 16.6x24.6; cost, \$2,500; owner, Hy. Paulson, on premises; architects, Eisenla & Carlson, 3d av & 51st st. Plan No. 2575.

PARK AV, n s, 250 w Marcy av, new toilet compartment; cost, \$300; owner, Justina H. Huhn, on premises; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 2621.

PITKIN AV, Nos. 1768-70, interior alterations; cost, \$125; owner, Abr. Goodman, 144 Hopkinson av; architects, Brook & Rosenberg, 44 Court st. Plan No. 2529.

PITKIN AV, —, 75 e Linwood st, new operator's booth; cost, \$150; owner, John O'Shea, 708 Greene av; architect, as above. Plan No. 2581.

PROSPECT AV, No. 1290, new doors, etc.; cost, \$200; owner, Mrs. P. May, on premises; architects, White & Lath, 6323 New Utrecht av. Plan No. 2532.

ROCKAWAY AV, n e cor Chauncey st; alter open air M. P. show; cost, \$500; owner, Julius Hilder, 233 West 70th st; architect, John C. Wandell, 4 and 5 Court Square. Plan No. 2462.

R. R. RIGHT OF WAY, 340 n Av R, interior alterations, etc.; cost, \$250; owner, Brooklyn, N. E. L. R. R. Co., 85 Clinton st; architect, Walter H. Taylor, 137 Union Hall st. Plan No. 2495.

RALPH AV, No. 69, new store front; cost, \$50; owner and architect, Nivola Buglian, on premises. Plan No. 2544.

ROCKAWAY AV, e s, 100 s Schenck av, new operator's booth; cost, \$135; owner, Henry H. Husman, Canarsie Shore, L. I.; architect, Louis F. Schillinger, 167 Van Sienlen av. Plan No. 2580.

SUMNER AV, No. 118, new show windows, etc.; cost, \$1,000; owner, Henry Reif, 118 1/2 Sumner av; architects, Brook & Rosenberg, 44 Court st. Plan No. 2531.

SKILLMAN AV, n s, 11.6 e Manhattan av, new extension, 31.6x27; cost, \$2,000; owner, Valentine & Co., 364 Manhattan av; architects, Phil Tillion & Son, 38F Fulton st. Plan No. 2545.

SARATOGA AV, e s, 21 s East Broadway, new extension, 8.6x10; cost, \$500; owner, Hyman Ratnoff, 447 Saratoga av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2555.

SUMNER AV, No. 15, new extension, 25x16; cost, \$1,000; owner, Max Steckler, 708 Willoughby av; architects, Brook & Rosenberg, 44 Court st. Plan No. 2523.

SURF AV, s w cor West 5th st, new sky sign; cost, \$250; owner, Wm. Johnson, on premises; architect, W. F. Wentz, 935 Broadway, N. Y. Plan No. 2576.

ST. MARKS AV, No. 1023, new plumbing, etc.; cost, \$300; owner, Carmina Cafreato, on premises; architect, Pasquale Gagliardi, 239 Navy st. Plan No. 2615.

SCHENCK AV, No. 69, new extension, etc.; cost, \$1,500; owner, Sebastian Gopp, on premises; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 2458.

UNION AV, No. 160, new extension, 7x12; cost, \$2,500; owner, Esabella Di Domanco, 160 Union av; architect, Max Cohn, 280 Bedford av. Plan No. 2530.

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VANDERBILT AV, w s, 84.7 n DeKalb av, install new front; cost, \$1,200; owner, Ellen J. Warwick, 254 Vanderbilt av; architect, F. L. Hine, 370 Jefferson av. Plan No. 2533.

3D AV, e s, 29.4 s 79th st, remove walls, etc.; cost, \$150; owner, Herman Petersen, 1902 3d av; architect, Harry Rocker, 9109 4th av. Plan No. 2459.

Queens.

MASPETH.—Perry av, s s, 200 e Clermont av, cut new windows and alter interior to provide for two rooms; cost, \$300; owner, John P. Mara, 40 Maspeth av, Maspeth. Plan No. 400.

FAR ROCKAWAY.—Central av, n e cor Nosstrand av, erect new brick piers under dwelling; cost, \$75; owner, Henry J. Lacy, 372 Central av, Rockaway. Plan No. 401.

WHITESTONE.—10th st, ne cor 9th av, 1-sty frame extension on rear, 4x15, also raise present extension 1-sty, making same two stys, tin roof; cost, \$200; owner, R. Mold, 78 East 18th st, Whitestone. Plan No. 402.

ARVERNE.—Summerfield av, e s, 400 s Boulevard, alter interior to provide for bathroom compartment, enclose piazza and other repairs; cost, \$600; owner, Albert Mechaux, 20 Spruce st, N. Y. City; architects, J. P. Powers Co., 60 Fairview av, Rockaway Beach. Plan No. 403.

ARVERNE.—Remington av, e s, 300 n Boulevard, enclose part of platform to provide for ticket office, waiting room and toilets; cost, \$700; owner and architect, L. I. R. R. Co., Penn Terminal Bldg., N. Y. C. Plan No. 404.

NORTH BEACH.—Old Bowery Bay rd, s s, 115 e Maple av, erect new fireproof booth for moving picture machine; cost, \$200; owner, Phil Koehler, North Beach. Plan No. 393.

LONG ISLAND CITY.—7th st, s e cor West av, 1-sty frame extension on rear, roof to be raised and reconstructed, interior repairs, gravel roof; cost, \$1,325; owner, India Wharf Brewing Co., Brooklyn, N. Y.; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 394.

FAR ROCKAWAY.—Summit drive, w s, 325 n Mott av, 2½-sty frame extension on side, 10x12, tin roof, new entrance cut; cost, \$1,000; owner, Gabriel Isaacs, 167 Washington Park, Brooklyn; architect, Walter Schvieri, Ozone Park, L. I. Plan No. 395.

FLUSHING.—Lincoln av, w s, 60 n Bayside av, 1-sty frame extension on rear, 20x24, composition roof; cost, \$250 (factory); owner, Hunter Illuminated Car Sign Co., Lincoln av, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 396.

FLUSHING.—Bowne av, n e cor Madison av, new windows cut, erect new porch and balconies and general interior alterations; cost, \$8,000; owner, Mrs. L. Borges, 19 Ash st, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 397.

FAR ROCKAWAY.—Roanok av, w s, 375 s Central av, build new foundation and plaster interior; cost, \$275; owner, Mrs. Wm. Demmie, Far Rockaway. Plan No. 398.

LONG ISLAND CITY.—Greenpoint av, n s, 75 w Gale st, 1-sty frame extension on front of greenhouse, 19x18, to be used as office, gravel roof, side to be glass; cost, \$300; owner, Mary Metz, 440 Hunterspoint av, L. I. City; architect, Chas. W. Hewitt, 717 Crescent st, L. I. City. Plan No. 399.

BAYSIDE.—Rock Hill rd, n e cor Woodhull, 1-sty frame extension on rear, 10x22, new store front, tin roof; cost, \$500; owner, Charles Stebner, on premises; architect, H. C. Truelson, 18th st, Flushing. Plan No. 384.

LONG ISLAND CITY.—9th av, e s, 745 n Jamaica av, new side walls in cellar; cost, \$200; owner, Mrs. Anna K. Burger, 438 9th av, L. I. City. Plan No. 385.

LITTLE NECK.—Broadway, n s, 200 e Clinton av, 1-sty frame extension on rear, 36x20, Carey's roofing; cost, \$200; owner, Elbert Wright, Broadway, Little Neck; architect, A. P. Wright, Broadway, Little Neck. Plan No. 386.

LONG ISLAND CITY.—9th av, e s, 220 n Jamaica av, rebuild side walls of cellar; cost, \$200; owner, Mrs. R. Worms, 436 9th av, L. I. City. Plan No. 387.

ARVERNE.—Gaston av, w s, 145 s Ocean av, 1-sty frame extension on rear, 5x8, concrete foundation, tin roof; cost, \$500; owners, Richling & Markowitz, Gaston av, Arverne. Plan No. 388.

RICHMOND HILL.—Jamaica av, No. 1248, erect new steel electric sign; cost, \$50; owner, Mrs. Josephine Puckhaber, 42 Benedict av, Richmond Hill. Plan No. 389.

FLUSHING.—37th st, n e cor State st, erect new bay window on side, slate roof, stucco finish; cost, \$75; owner, T. A. Halleran, Broadway, Flushing. Plan No. 390.

LITTLE NECK.—Clinton av, e s, 116 S Broadway, 1-sty frame extension on rear, 20x12, shingle roof; cost, \$200; owner, Felix Kreski, Vernon av, Bayside. Plan No. 391.

LONG ISLAND CITY.—Borden av, No. 93, remove entire front wall and rebuild same; cost, \$200; owner, Herman Post, on premises. Plan No. 392.

METROPOLITAN.—Metropolitan av, Nos. 1806-1814, erect storm sheds to attach greenhouses; cost, \$300; owner, Frederick Margenhardt, Middle Village. Plan No. 372.

ROCKAWAY BEACH.—Boulevard, s e cor Neptune av, 1-sty frame extension on rear, 6x26, tin roof; cost, \$200; owner, James Downey, premises. Plan No. 373.

RIDGEWOOD.—Myrtle av, n w cor Cypress av, erect concrete pier under dwelling; cost, \$10; owner, August Bauer, 240 St. Nicholas av, Ridgewood. Plan No. 374.

ARVERNE.—Ammerman av, e s, 80 s Ocean av, erect bay window on front; cost, \$75; owner, John Jorgenson, premises. Plan No. 375.

DOUGLSTON.—Poplar st, n s, 400 e Prospect av, 2-sty brick extension on side, 15x34, shingle roof and other repairs; cost, \$1,500; owner, B. Bennett, Douglaston; architect, I. P. Robinson, Little Neck. Plan No. 376.

CORONA.—Crown st, n s, 300 w Myrtle av, building raised, new foundation, new piazza; cost, \$650; owner, Varet Poreorri, 125 Crown st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 377.

ROCKAWAY BEACH.—North Eldert av, e s, 150 n Boulevard, erect concrete foundation; cost, \$100; owner, Michael Kraus, premises. Plan No. 378.

LONG ISLAND CITY.—Walcott av, n s, 150 w Blackwell st, erect new stone foundation and move building thereon; cost, \$480; owner, Whitemina Lappe, premises. Plan No. 379.

RIDGEWOOD.—Woodward av, No. 612, wall to be removed and store front erected, partitions on first floor removed, to provide for store, new bath compartments on second floor and new toilet on first floor; cost, \$2,000; owner, Joseph Schneider, 612 Woodward av, Ridgewood; architect, Louis Allmindinger, 926 Broadway, Brooklyn. Plan No. 380.

ROCKAWAY PARK.—4th av, e s, 580 s Washington st, 1-sty frame extension on rear, 16x12, tin roof; cost, \$250; owner, Michael Wettile, 4th av, Rockaway Park. Plan No. 405.

MIDDLE VILLAGE.—Lafayette st, n s, 150 w Woodland av, take out store front, close opening and erect piazza; cost, \$45; owner, Morris Dubin, on premises. Plan No. 406.

WHITESTONE.—18th av, No. 18, erect new steel electric sign; cost, \$50; owner, Mrs. Kate M. Bowne, 380 Longwood av, Boston, Mass. Plan No. 407.

RICHMOND HILL.—Willow st, n e cor Jamaica av, new steel electric sign; cost, \$50; owner, Carl Winden, 739 Glen st, Brooklyn. Plan No. 408.

ROCKAWAY BEACH.—Bayside pl, n s, opp. Fairview av, erect new brick foundation under dwelling; cost, \$150; owner, Arthur Erwin, 66 No. Fairview av, Rockaway Beach. Plan No. 409.

Richmond.

BROAD ST, n s, 75 Targee st, wagon shed; cost, \$100; owner, H. Carstensen; builder, Chas. F. Lange. Plan No. 134.

BELMONT PL, s s, 250 w Fort pl, St. George, brick wall; cost, \$200; owner, O. G. Gouch, New Brighton; builder, W. S. Lee, Rosebank. Plan No. 126.

CHURCH ST, n e cor R. R., Tottenville, steel mfg. building; cost, \$4,500; owner, Tottenville Copper Co.; architects, Sommerfeld & Steckler; owner builds. Plan No. 139.

JERSEY ST, No. 60, New Brighton, stone wall; cost, \$260; owner, Saml. Webster, 60 Jersey st; builder, Nicola Vitano, Port Richmond. Plan No. 127.

JERSEY ST, w s, nr Irving pl, stone wall; cost, \$75; owner, Adam Konopski, 58 Jersey st. Plan No. 125.

MAIN ST, w s, 200 n Front st, Tottenville, alter machine shop; cost, \$900; owner, Tottenville Hold. Co.; architect, Henry G. Stiles; builder, John Meyer, Richmond Valley. Plan No. 136.

HELPS PL, n s, 250 n Hamilton av, New Brighton, frame addition to dwelling; cost, \$900; owner, Dr. D. P. MacGuire, Tompkinsville; builder, R. Langere, Rosebank. Plan No. 123.

BROADWAY, w s, 75 n Market st, alter dwelling; cost, \$500; owner, Louis Sago; builder, Jas. Fish. Plan No. 137.

BELAIRE RD, n s, 150 w N. Y. av, Rosebank, 2-sty frame addition to dwelling; cost, \$1,500; owner, Arthur G. Thompson, Rosebank; builder, James H. Thompson, Rosebank. Plan No. 124.

FRESH KILLS RD, s s, Green Ridge, roof to barn; cost, \$50; owner, George W. White, Green Ridge. Plan No. 129.

HENDERSON AV, n s, 150 e Burgher av, West Brighton, frame addition to store; cost, \$25; owner and builder, John F. Donovan, 161 Burgher av. Plan No. 128.

MADISON AV, w s, 148 s Cedar av, fence; cost, \$650; owner, Mrs. Cuthbert Mills; builder, H. J. Langworthy. Plan No. 133.

MAPLE AV, No. 65, Port Richmond, alter frame dwelling; cost, \$125; owner, Anton Dobroyensky, 65 Maple av, Port Richmond; architect, T. B. Larsen, 94 John st. Plan No. 132.

RICHMOND AV, e s, 100 w Mersereau av, alterations to dwelling; cost, \$300; owner, Mr. Hiques; builder, John H. Lee. Plan No. 135.

RICHMOND RD & ROCKLAND AV, New Dorp, frame addition to dwelling; cost, \$500; owner, Mrs. Wm. Nugent, New Dorp; builder, Arthur De Roche, Richmond. Plan No. 131.

ST. MARY'S AV, s s, 50 e R. R. track, Rosebank, 1-sty frame addition to hotel; cost, \$1,400; owner, Ralph Dispigno, 80 St. Mary's av, Rosebank; architect, Jas. Whitford, New Brighton; owner builds. Plan No. 130.

TOMPKINS AV, w s, 600 s Hyatt st, frame dwelling; cost, \$2,000; owner, Mrs. E. A. Brust; architect, Thos. C. Perkins; builders, Norman & Young. Plan No. 138.

Personal and Trade Notes.

WARREN & WETMORE, architects, formerly of 3 East 33d st, have moved to 16 East 47th st.

AYMAR EMBURY and ALFRED BUSSELL, architects, formerly of 1133 Broadway, have moved to 132 Madison avenue.

HAROLD LAWRENCE YOUNG, architect, formerly of 67 West 125th st, has moved his office to the Shanley Building, 1204 Broadway.

PAUL J. EXNER CO., builders, formerly of 55 East 20th st, have moved to 103 Park av.

GEORGE HILTL, carpenter, formerly of 55 East 20th st, has moved his office to 114 East 28th st.

JOHN LOWRY, JR., contractor, formerly of 160 5th av, has moved his office to 235 5th av.

UPJOHN & CONABLE, architects, formerly of 96 5th av, have moved to 456 4th av, corner 31st st.

R. H. CASEY, builder, formerly of 1123 Broadway, has moved to 264 West 16th st.

TULLIS & BLANCHARD, builders, formerly of the Marbridge Building, 34th st and 6th av, have moved to the Center Building, in 32d st.

OSCAR LOWINSON, architect, formerly of 18 East 42d st, has moved his office to 5 West 31st st. Mr. Lowinson is a member of the Commission on the Revision of the Building Code.

THE V. J. HEDDEN & SONS CO., builders, have leased office space in the new Masonic Building, at 23d st and 6th av, and not the Hedden Construction Co., as was incorrectly announced in our last issue.

BOSWORTH & HOLDEN, architects, 1170 Broadway, have dissolved partnership, Mr. Bosworth taking over the business. Mr. Holden has accepted the position as head designer with Hoggson Bros., construction designers, of 7 West 44th st.

JOHN H. VOORHEES, who served as colonel of the old Twenty-eighth Regiment following the Civil War, and was for many years a member of the lumber firm of Hardy, Voorhees & Co., died Friday night at his home in Queens, L. I., aged 80 years. Mr. Voorhees was born in Glen, N. Y. For a time he served as a director in the North Side Bank and the old Dime Savings Bank of Williamsburg. His wife and a son, William H. Voorhees, survive him.

COMPOSITION MANTELS.—Styles in decoration change, but New Yorkers insist upon being up-to-date. "Old fashion" finds scant resting place in the hearts of Gothamites. Even now French period styles are giving way to Italian and English, and it will not be many years before another change will occur. A two hundred dollar mantel can be torn down and a new one appropriate to the fad of the day may supplant it and the owner will not be compelled to sacrifice a beautiful work of art for a song. Jacobson & Company, of 241 East 44th street, specialists in art composition work, have been devoting much time and attention to this problem, and they have succeeded in winning success by showing the economical advantages of composition art work to architects and owners. High grade workmanship always compels respect and confidence, hence the many recent installations in some of the best residential operations in New York.

An Era of Heavy Construction.

As an era of heavy construction the present year is unprecedented in history of the city. The normal business building of the time has twelve stories as the minimum height, while twenty stories is scarcely more than an average altitude. Three more big ones have been added to the list of office buildings for the financial district, the construction of which will be started this year. The Adams Express Co. obtained a loan this week of \$8,400,000 to be used in part for the purchase of site and the erection of a \$2,000,000 building. The site has a frontage of 105.1 feet and a depth of 209 feet. The building will be thirty-two stories in height, from plans by Francis H. Kimball.

The other two building projects are the \$1,000,000 home of the New York Cotton Exchange, which will replace its old building at the southeast corner of William and Beaver streets, from plans by George B. Post, and the skyscraper to be erected in Beaver street by the Brody, Adler & Koch Company.

Architects Going to Washington.

New York Chapter of Architects will send a committee to the forthcoming hearing to be given by the Senate Subcommittee on Appropriations at Washington in respect to the sites to be selected for the new postoffice and Federal building in this city.

The architects will support the "civic-center plan" of placing the building on a site to the southeast of the new Court House square and immediately north of the Municipal Building. Senator O'Gorman, who introduced a bill for the appropriation of \$5,000,000 for the purchase of new sites for the post office and Federal building, has hopes that his bill will be passed at this session.

Fire Prevention Text Book.

One of the best works so far published on the subject of fire prevention has just come from the press of The Chief Publishing Company of this city. It is written by Peter Joseph McKeon, consulting expert in fire prevention to the New York State Factory Investigating Commission and the New York City Visiting Committee of the State Charities Aid Association. Mr. McKeon speaks with authority on all phases of his subject.

Departmental Rulings.

(Continued from page 935.)

tile or white enamelled brick; that the width of the tunnel as shown be maintained; and that the tunnel be properly lighted. Question of courts and distance back of seats, theatre; paragraph 109.

WATER COOLING TOWER.
Appeal 72 of 1912, New Building 223 of 1912; premises, 422 to 430 West 38th street, Manhattan; Messrs. Lee & Hewitt, appellants. Approved on condition that the structure be enclosed with an eight-inch brick wall laid up in Portland cement mortar; and that the roof be constructed of metal. Question of constructing wooden water-cooling tower; paragraphs 143 and 144.

Appeal 73 of 1912, New Building 120 of 1912; premises, 29-45 West 42d street, 38-74 West 43d street, and 746-754 Sixth avenue, Manhattan; Messrs. John B. Snook's Sons, appellants. Withdrawn by appellants.

MEZZANINE.
Appeal 74 of 1912, New Building 225 of 1912; premises, 38 West 59th street, Manhattan; Messrs. Rouse & Goldstone, appellants. Disapproved. Question of constructing twelfth story mezzanine in fireproof hotel and store building, without complying with paragraph 105 of the Code.

City Underground Maps.

The amount of money sunk under the surface of city streets would probably alarm the average taxpayer if the figures were accurately prepared and presented in a forceful way. In addition to the sewerage and water systems built by the municipality, there are the gas mains and the electric conduits of private companies, and sometimes still other underground structures. Being buried they are rarely

thought about, and the records of them are inadequately kept. Work done by different city departments is recorded in different ways and not often in the same offices.

The private companies having underground structures are usually quite jealous of their records, and so the condition has arisen in most thriving cities of having a heavy investment under the pavements, out of sight, imperfectly and scatteringly recorded, interfering with new construction in the streets and forming a serious hindrance to any satisfactory planning of extensive works through the city's thoroughfares. It is much less expensive to plan for known obstructions than it is to encounter unknown difficulties when the streets are torn up and to be compelled to revise plans and cause further annoyance to the adjacent property owners, owing to lack of information regarding underground structures when the designs were made.—"Engineering Record."

—The members of the Tenth Ward Improvement Association at Yonkers have elected David Lamb president, Walter B. Dixon vice-president, Charles M. Kervan secretary.

—At the request of Dock Commissioner Tomkins the Sinking Fund Commission passed a resolution requesting the Board of Estimate to authorize the acquisition for the city of Piers 27 and 28, between the Brooklyn Bridge and Peck Slip, East River. The estimated cost of condemning this property is \$500,000.

Fire at the Builders' Exchange.

The structural parts of the Builders' Exchange Building were but little damaged by the severe fire test of last Sunday night, but the contents of the floors from the sixth upward, with the exception of the eleventh, were more or less damaged.

The building is of brick and steel construction, and contains twelve stories. Being less than one hundred and fifty feet high, it was not required under the law that the trim should be entirely fireproof. This and the floor surfaces were for the most part of wood. The fire started on the sixth floor, which was occupied by the publishing house of D. Appleton & Co., and communicated to the floors above through a freight elevator shaft in the southeast corner of the building, which extends through from 32d to 33d street. The flames were confined altogether to the 32d street side.

The eleventh floor was vacant and the flames passed it by and began to spread out through the rooms of the Building Trades Employers' Association on the twelfth or top floor, but even here their progress was soon stayed by the firemen. It is evident from the appearance of the building as a whole that the fire was well fought. The Employers' kitchen was burnt out and the furniture of the dining room was for the most part irreparably damaged by flames.

Partitions, flooring, doors, trim and contents of the section of each story nearest the elevator shaft in the southeast cor-

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ner were consumed by fire or damaged by water. Among the tenants of the building were the Steel Erectors' Association and the Mason Builders' Association.

TRADE LITERATURE

Reliance Door-Hanger Announcement.

Literature will soon be distributed announcing to users of Reliance ball-bearing door hangers throughout the world, that this company on May 1 received from the contractors their new factory, and that hereafter orders will be promptly filled.

True merit of a manufactured product is measured by the extent of its use, and the factory is the safest reflector of the popularity of any given commodity. This is especially true of the Reliance Company. With a business life of less than nine years, it has almost doubled its manufacturing capacity by the establishment of a factory in Germany to take care of its European demands and by the erection of a large factory at 280, 282 and 284 Star street in Brooklyn.

Literature explaining the features of Reliance hangers and showing why there is such an increasing world demand for this equipment may be obtained by addressing the company at No. 1 Madison avenue.

Argentine Glass.

Semon Bache & Company, of West and Hubert Streets, New York, have issued their new catalogue describing their Argentine glass for structural and decorative purposes. Argentine glass has been produced in response to the demand for a material that combines the durability and other peculiar excellences of glass with the decorative effects that have hitherto been obtainable only in other materials. It is not in any sense a semi-vitrified clay product. The catalogue, at least, ought to be in the hands of every architect for reference purposes. In fact, the architects or professional decorators would do well to investigate this material.

University of Illinois Bulletins Ready.

The University of Illinois announces that bulletins 55 and 56 are ready for distribution. The former discusses the subject of "Starting Currents of Transformers" with special reference to transformers with silicon steel cores. This work is by Trygve D. Yensen. The price of this bulletin is 25 cents, and may be obtained by addressing the University at Urbana, Illinois.

Bulletin 56, price 25 cents, treats of "Tests of Columns: An Investigation of the Value of Concrete as Reinforcement for Structural Steel Columns" by Arthur N. Talbot and Arthur R. Lord.

Crouse-Hinds Products.

The Crouse-Hinds Company, of Syracuse, N. Y., which also has local offices at 30 Church street, is issuing a circular to consumers of panelboards, condulets, headlights, etc., in which emphasis is laid upon the quality of the goods manufactured by this house. Crouse-Hinds' catalogue specializes in each field of the company's endeavors and are, therefore, in themselves a sort of reference library on points dealing with conduit outlets, panelboards and switches. Copies may be obtained by addressing the company's New York office at 30 Church street.

"The New Servant."

A booklet setting sail upon the sea of perplexity for house owners and architects has the attractive name "The New Servant." It treats of the subject of saving water. It tells the story of the dollars that are wasted through faucets which allow water to run to waste in large quantities because they are not turned off. "The New Servant" is a faucet that shuts automatically, thus saving the householders many dollars in the course of a year. It introduces Mueller fixtures in their constantly changing type and application. Copies of this book may be obtained by addressing the H. Mueller Manufacturing Company, 254 Canal Street, New York City.

OFFICIAL CREDIT RECORDS

JUDGMENTS.

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (†) signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column, but in list of Satisfied Judgments.

The Judgments filed against corporations, etc., will be found at the end of the list.

Borough of Manhattan.

April and May

- 29 Annunziata, Luigi & Mary B—V Guerrien113.90
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- 2 Cocia, Eugene—L E Widder.....159.64
- 2 Couch, Eva L—N Y Tel Co.....67.19

- 2 Coumeigt, Jean—Carroll Dunham Smith Homeopathic Pharmacal Co.....27.55
- 3 Collins, Jennie—Butler Bros.....81.45
- 3 Conigliara, Salvatore—Independent Vineyard Co.....62.35
- 3 Crawford, Margt J—J R Russell, costs.....32.41
- 3 Clark, Thos B—Marine Metal & Supply Co.....39.10
- 3 Cummings, Robt—City of NY.....32.12
- 3 Chester, Geo W—R E Smith.....119.41
- 3 Cohn, Louis—L Mendelson.....210.28
- 27 D'Ascoli, Wm R—I S Long et al.....271.03
- 27 Diener, August, Philip Baumann & Henrietta Baumann—I Bortner.....10,136.40
- 29 Dumrauf, Eliz—Germania Bank of City of N Y.....1,120.60
- 29 De Pasquale, Marietta, & Robt C Burlando—Title Guarantee & Trust Co.....38.65
- 29 Droge, Harmon & Olive E—Greenhut, Siegel Cooper Co.....348.92
- 29 De Zoga, Jas—M O'Meara Co.....636.77
- 29 D'Ascoli, Raffaele or Wm R—G Malzone.....675.15
- 30 Dahlquist, Walter—Z M Davot.....60.37
- 1 Doyle, Jas E—W F Connerton.....94.14
- 1 Delemarre, Louis—F C Miller.....182.75
- 1 Doyle, Thos & Katie—A A Joseph.....104.16
- 1 Doyle, Albt N—I M Garbat.....967.14
- 2 Donahue, Jas—T Halloran.....42.97
- 2 Dolphin, Henry D—Blickensderfer Mfg Co.....64.41
- 2 Denniston, Edw—S G King.....4,770.26
- 2 Dorb, Henry & Leopold Neustadt—E Moses.....2,103.55
- 2 same—same.....1,053.97
- 2 Dunn, Fredk S—Manhattan Av Holding Co.....65.41
- 2 Dorr, Bernard—NY Tel Co.....26.54
- 3 Dawson, Jno—Railroad Supply Co, costs.....78.73
- 3 Di Bianco, Emilio—Independent Vineyard Co.....398.12
- 3 Diescesero, Luigi—C S Koss et al.....348.75
- 3 Decker, Arthur H & Linda S—B Whittaker.....246.27
- 3 Doble, Harold Q—L L Fulkerson.....77.48
- 3 Dosch, Amo—Bonestell & Co.....982.18
- 27 Earon, Jno & Ida—G Dreyfus.....148.91
- 27 Ellerstein, Abr—M J Aronson.....108.90
- 27 Elbert, Benedict—K T Gehrig et al.....costs 128.18
- 29 Epstein, Nathan & David—S Joffe.....177.40
- 29 same—same.....12.40
- 30 Eichenholtz, Henry & Chas Krauker—H Levin.....107.82
- 1 Echelman, Morris—D M Meyer.....89.65
- 1 Ehrenreich, Morris—I Lablang.....28.77
- 1 Engelking, Wm & Henry F Meyer—W M McKenzie et al.....costs, 150.47
- 2 Epstein, Jos & Albt Levine—S Wilder et al.....79.23
- 2 Ernout, Leslie or Emory L—S Schottland et al.....1,122.90
- 2 Edwards, Wm R—N Y Tel Co.....25.79
- 2 Emden, Victor C—M Weiss.....105.84
- 2 Ewart, Chas L—J H Klinger.....44.72
- 3 Edelmuth, Isidore—S Tandlich.....23.41
- 3 Eichner, Minna adm—M J Ventimiglia, costs.....145.33
- 27 Friedman, Adolph—J Gordon et al.....72.44
- 27 Friedlander, Geo—J Foy.....223.78
- 27 same—Lenox Garage Co Inc.....114.53
- 27 Finnigan, Arthur A—H Warneke.....39.95
- 29 Field, Lowell F—H M Pope.....533.06
- 29 Fox, Geo L—L Cohen.....167.43
- 29 Feuerstein, Benj—Hamilton Dairy Co.....538.40
- 29 Friedman, Morris, Wm Kronowitz, Bettie Kronowitz & Sam Schwartz—Canton Steel Ceiling Co.....160.49

30 Fiske, Geo E—Bklyn Furniture Co.	218.76	1 Holden, Jno—New England Cotton Yarn Co.	382.55	3 Lasker, Herman B—I Levinson et al	401.11
30 Friedman, Edw—H E Schwarz.	359.21	2 Heck, Chas—Meeker's Union Foundry Corp.	997.40	3 Looker, Pierre M—R Deibel.	79.86
30 Fearon, Patk J—Henry D McCord & Son	1,921.34	2 Howe, Alfred J—I L Lichtenstein.	68.86	3 Lynch, Dan—Snare & Triest Co.	costs 23.10
30 Flynn, Wm & Jno—Geo Ringler & Co.	392.63	2 Hendrick, Frances C—J Kerstein et al.	192.70	3 Lyons, Theo—H C Gilson.	30.91
30 Feiner, Hyman—H Steiner et al.	43.60	2 Holtsberg, Isadore & Herman Greenberg—I Meltzer et al.	180.28	27 Muren, Geo M—J Genck.	30.37
1 Futterman, Louis admr—Jos Stern & Sons, Inc.	costs, 13.08	2 Hunt, Jno—M Cortazza.	74.72	27 Magee, Alonzo H & Alonzo H Magee Co—Second Natl Bank of Hoboken.	639.25
1 Fuerlicht, Irving M & Louis Glick—People, &c.	800.00	2 Haskell, Herman—Burnet Co.	258.10	27 same—same	1,132.03
2 Freifeld, Minnie—Cote Piano Mfg Co.	68.20	3 Hunt, Mary—S M Breen, costs.	61.20	27 same—same	454.45
2 Franklin, Benj—N Y Tel Co.	52.78	3 Heller, Henry—S Breakstone et al.	35.25	27 Miller, Thaddeis K—Northern Bank of N Y.	594.81
2 Fitzgerald, Rose M & Marion A—N Y Tel Co.	37.11	3 Harper, David N—W S Woodhull.	155.66	27 Michael, Vincent—H Stark Veterinary Surgeon	23.38
3 Flaumlacher, Lewis W—Buckingham Hotel Co.	60.06	3 Hallen, Jas D—A C Neilson.	669.31	27 McDermott, Chas W—V C Morton.	596.39
3 Floeckher, Walter—J Hartley.	265.95	3 Hollingsworth, Eleanor—E S Horkheimer	230.21	27 Muren, Geara M—J Gluck.	40.37
3 Fischer, Adolph J—F L J C Codman.	49.31	3 same—same	166.23	29 Moskowitz, Moax—F J Walsh.	65.40
3 Fanning, Emilie & Jas—S J Bode et al.	318.19	3 Herrmann, Jacob C & Emil Klemm—A Dreyfuss et al.	186.87	29 Mooney, Henry R—H B Clafin Co.	87.12
3 Fuerlicht, Irving M & Louis Glick—People &c.	300.00	1 Irwin, Robt E—Irving School.	148.44	29 Mason, Mary A—Robt Griffin Co.	18.08
3 Fellowes, Natalie—L Levy & Bros Ins.	27.61	3 Iles, Earl A—American Newspaper Pub Assn	25.10	29 McCoy, Walter V—F J Prial et al.	703.20
3 Frank, Julian L—L Cohen.	741.41	27 Jacoby, Morris H—H Tennenbaum et al.	450.00	29 Meirowitz, Saul—W M Wechsler.	82.05
3 Friedrich, Edw & Jos Wagner—Paul J Exner Co.	599.31	29 Joline, Adrian H. & Douglas Robinson, recvrs—A Schusterman.	1,633.63	30 Maresco, Henry F—New Haven Clock Co.	89.42
27 Gershowitz, Israel—I Horowitz.	75.18	29 Jacobson, Saml or Sol—L B Meyer.	35.13	30 Meyer, Kate—M Schwartz.	29.70
27 Girsdansky, Rachael—A Garmiser.	755.91	30 Jensen, Peter C—C H Nahmmacher.	177.56	30 Miles, Wm—A Fisher.	9,726.63
27 Gartz, Victor E—Amer Assn of Foreign Languages Newspapers.	155.58	30 Jennings, Wm Smith, Louis B Jennings & Wm H Foss—W Reimers.	600.00	30 Micheau, Danl E—Geo Ringler & Co.	166.38
27 Goldstein, Jacob, Herry Bern & David Schneider—I Garson	60.95	30 Joline, Adrian H & Douglas Robinson, recrs—S Lisi	costs 50.00	30 McCauly, Jno—J B Ihl Co.	39.18
27 Gelb, Saml—C Griffin	300.00	1 James, Prince C—H Van Angevine.	139.41	30 Miller, Clifford L & Jno P Curry—Buffalo Pitts Co.	469.78
27 Gillen, Thos J—F A Myrick.	19.44	1 Jakobson, Adolph—Rodisi Holding Co.	187.27	30 Michaelis, Mathilde & Fred—Geo Ringler & Co.	306.60
29 Grosswald, Alfred—A Kadish et al.	173.90	2 Joline, Adrian H & Douglas Robinson, recrs—W Steell.	10,102.48	30 Mattiolo, Lorenzo—N Di Marce.	856.20
29 Gabriel, Abr & Geo—Zahn & Bowley Co.	costs 68.43	2 Julien, Max—N Y Tel Co.	62.58	30 Magee, Alonzo H & Alonzo H Magee Co—G E Gabe.	583.75
29 same—same	445.23	3 Johnston, Robt D—Thomas Motor Co of N Y	191.68	30 Meinster, Wm—Butler Bros.	147.54
29 Granau, Fredk—C Hannenson.	33.05	3 Jones, Chas, Howard Keyser Jr & Wm Arras—C M Burd	249.65	30 Matting, Edw H—G V Benjamin.	134.81
29 Gerson, Robt, Louis W Jacobson & Saml Jacobson—Triangle Waist Co.	costs 106.92	27 Kanner, Saml H—F A Davis Co.	42.27	30 Miles, Wm—A Fisher.	405.22
29 Goetz, Fritz—P Gorges.	330.37	27 Kerby, Wm, Alonzo H Magee & Alonzo H Magee Co—Second Natl Bank of Hoboken	653.90	30 Miller, Chas—L B Weisl.	543.17
29 Goldberg, Jacob—I C Wickes.	121.67	27 Keith, Boudinot—Chas A Cowen & Co.	costs 79.60	30 Medbury, Fitch H—Locust Farms Co.	48.56
29 Grossman, Isaac & Rosie—State Bank	685.52	29 Kobler, Albert J—J G Haas.	31.27	30 Malaverneri, Angelo—Turner Constn Co.	costs 94.21
30 Gleason, Wm A—W A Acjkerman.	69.31	29 Kenyon, Russell—I Schnofsky.	44.41	30 Michaels, Philip—F Schwartz.	70.09
30 Gordon, Otto—W J McLaron.	29.41	29 Kelly, Fredk J—E M Boyle.	504.72	1 McDonald, Edith—U S Fidelity & Guaranty Co.	441.16
30 Guggenheimer, Emanuel—A Rothschild	44.56	29 Kolpon, Julius—A V Pratt et al.	130.22	1 Manley, Reuben, exr—E Winkler.	74.71
30 Gardner, Chas & Minnie—Geo Ringler & Co.	295.70	29 Kassofer, Abr—Metropolitan Pickle Works	95.90	1 Meyer, Morris—F H Stubbe et al.	172.15
30 Graham, Robt L—B J Conroy.	105.46	29 Kaplan, Harry—J Manheim.	113.65	1 McMurran, Jos—B Bulner.	48.92
30 Goll, Jacob—R B Henry Co.	36.34	29 Kirsch, Herman I—Sperry & Barnes Co.	37.40	1 McManus, Terence J—Acker, Merrill & Condit Co.	47.69
30 Gory, Lucia—M Raymond.	145.41	29 Kennelly, Anna G—J Baumann.	81.33	2 Malsin, Lena or Lane Malsin or Lena or Lane Bryant—Graham Home for Old Ladies.	214.06
30 Gleason, Wm A—W A Ackerman.	69.31	29 Knowles, Francis—M C Platt.	214.31	2 Maas, Louis—P A Hentze.	59.81
30 Merchants Exchg Natl Bank.	227.09	29 Kiley, Patk—B Davis.	89.60	2 Morton, Robt E—Chas Scribner Sons.	34.02
30 Gorham, Frank B & Isaac Shaprow—Medford Realty Co.	546.56	30 Klung, Fritz—S Cohn.	379.43	2 McCord, Ira L—L S Murray.	643.63
1 Greenbaum, Tessie—J Rivelski.	89.05	30 Kroemer, Ernest J—G Cowen et al.	367.15	2 Milliken, A J—W H Bauer.	159.41
1 Gitlin, Gussie—S Bergen et al.	costs, 12.41	30 Kahn, Alex—M Nixon.	402.37	2 Miller, Reuben—A Strauss.	116.36
1 Greenwald, Saml & Henrietta—A Cypress	114.55	30 Kraus, August—H L Judd Co.	13.16	2 Marvin, Chester A—N Y Tel Co.	46.11
1 Glidden, Carlton—E S McVickar.	3,236.88	30 Kane, Mary—H T Schmidt.	55.00	2 Meier, Otto—A Silz Inc.	29.31
1 Graubard, Moritz & Saml Plotnick—H E Isaacs	30.41	30 Krassner, David—L Muster, possession of property or.	205.00	2 Marks, Joel—Matthew Wilson & Co.	97.50
1 Gordon, Isaac—Kelson & Saul.	168.34	30 Kupper, Wm—B K Bloch.	347.50	2 Mayer, Alex U—F Cipolla costs.	114.68
2 Gordon, Chas—P C Uhlig.	23.41	1 Kleper, Louis & Fanny Drosnes—G Levy et al.	39.65	2 Mathews, Robt H—W H D North.	355.57
2 Greenberg, Jacob—Burns Bros.	63.80	1 Kahn, Sigmund—M Mayers et al.	225.96	2 Mandel, Henry—North Sand Co.	63.43
2 Gally, David B & Harry A Milne—H D Potter	73.93	1 Kinch, Ambrose—Geo F Hinrichs & Co, Inc.	71.75	3 McAleenan, Jas H—M L Ernst et al.	39.41
2 Gainsberg, B L—Westchester Ave Realty Co.	320.45	2 Kupper, Chas—Holtz & Freystedt Co.	74.67	3 Markowitz, Wm—G G Tegge.	77.41
2 Gore, Florella—Tinsley Bros.	132.99	2 Knepper, Herman—J Starobin.	114.99	3 Moscarine, Jos—A Fischer.	87.41
2 Groff, Jos C—T Nugent	120.47	2 Kahn, Louis—N Y Tel Co.	31.21	3 Maslin, Jacob & Israel Begun—L Rosenberg	24.41
2 Gattegno, Isaac—Stechen Lithographing Co.	198.67	2 Keilin, Luba—Jno Wyeth & Bros, Inc.	48.44	3 McCloy, Fredk M'S J Buzzini.	361.10
3 Goldhamer, Paul B—Thos C Edwards & Co.	34.46	2 Kane, Margt A—Stern Bros.	1,902.43	3 Meade, Anna—S K Gordon.	198.55
3 Guzzetta, Antonio—S Hoffman.	31.95	2 Kleinschmidt, Louis—Sonn's Bros Co.	876.85	3 Morgan, Robt—S V Applegate Co.	30.01
3 Graebe, Wm C—Weilsbach Gas Lamp Co.	63.84	3 Kavanagh, Thos J—H B Brownell.	77.72	3 Marcus, Max—A Strauss.	410.42
3 Gumpert, Fredk—E M Lawles et al.	87.91	3 Krim, Leon—American Newspaper Pub Assn	44.66	3 Melbourne, Geo A—A B Ashforth.	220.65
3 Ginsberger, Emil—Coal Boulet Co.	343.85	3 Kahn, Max—M Liss et al.	163.15	3 Moses, Harriet E—M D Steuer.	277.91
3 Geringer, Hyman & Max Schwartz—S Engler.	379.73	3 Knepper, Herman—Thos C Edmonds & Co.	25.97	3 Mapes, Elbert—E A Bend et al.	59.98
3 Gerber, Isaac—W Bomzon.	102.15	3 Knoll, Annie—Snare & Triest Co.	costs, 23.10	3 Martin, Edmund P—G G Tegge.	47.96
3 Groff, Jos C—Thompson & Pawley.	106.22	3 Klein, Jos—S A Kors.	41.34	3 Merante, Jos—Henry Elias Brewing Co.	1,874.63
3 Garvey, Peter J—W A Prendergast, costs.	313.90	3 Kinsella, Clinton W—M Meyers et al.	792.63	27 Nelan, Jno J—Diamond Rubber Co of N Y.	80.73
3 Glassberg, Morris—A Himmelstein.	256.40	27 Lozner, Jacob—E H Sayre et al.	99.30	27 North, Bobby—Brentwood Realty Co.	64.65
27 Happy, Sumpter L—M B Freeman.	1,996.07	27 Lewis, Jacob—F Birnbaum.	346.22	27 Newman, Marcus—Levy Schwade & Co.	122.05
27 Howes, Sarah E—S Schon.	64.61	27 Loewenstein, Moses—C Doede et al.	1,464.26	29 Newman, Ella—S Roseff.	116.91
27 Hurlbert, Jas F—I Bleeker et al.	236.22	29 Lowe, Wm—W H Weiher.	600.39	29 Newman, Randolph—Fidelity & Deposit Co of Md.	65.92
27 Hornbeck, J Irving—W O Chapman.	2,822.32	29 Liso, Guisepp—People &c.	64.65	30 Nusbaum, Benj—R & W Damp Resisting Co.	733.51
29 Hunt, Lizzie N—A B Meyers.	372.41	29 Lascala, Rosario—same.	64.65	2 Norton, Jno T—Lawyers Title Ins & Trust Co.	95.17
29 Hyman, Saml P—Saks & Co.	37.43	29 Lucey, Patk—Piel Bros.	14.84	2 Norris, Margt—Farmers Bank & Trust Co.	2,740.75
29 Hafeman, Louis M—Le Progress Pub Co.	125.64	29 Lachmand, Pauline—J Roggenkamp et al.	770.83	3 Noble, Ephriam—H Kauffman & Son.	64.65
29 Higby, Porter & Margt W—Van Zandt Realty Co.	216.08	29 Levinson, Harry—F K Kiel.	17.67	3 North, Benj & Chas Goodman—A Feldman	513.14
29 Holland, Kate—City of N Y.	146.85	29 Lipparelli, Saml admr—Walter Beam & Co.	108.18	29 O'Brien, Jay—S Deimel.	1,134.29
29 Halpern, Bessie—F P Kistel.	29.85	29 Lampert, Moses—S J Silberman.	costs 13.15	29 Oppenheimer, Flora—J Baumann.	81.12
29 Hoyt, Chas—W W Sample et al.	104.74	29 Lorge, Julius B—J Mendelson.	117.22	29 Owens, Jas H—C A Weber.	125.92
29 Herbst, Anton—R G Barthold.	1,379.70	29 Lucos, Geraldine A—F D Calcord et al.	40.65	30 O'Reilly, Luke—Lawyers Title Ins & Trust Co.	43.34
30 Haehnee, Henry—M O'Brien.	266.45	30 Levine, Albert—J M Weinstein.	229.30	30 O'Neill, Evangeline C—The Chelsea.	153.20
30 Heisemann, Geo & Chas F Wilson—Geo Ringler & Co.	364.78	30 Loomis, Frank W—Crichton Realty Co.	155.41	1 Olshansky, Philip—A Gash.	69.41
30 Heinsheimer, Fredk S & Jacob C—J Pick	2.00	30 Lamar, David—C M Cohen et al.	28,880.72	1 Oczkowski, Michl—T A Gillespie Co.	costs, 13.08
30 Hoffman, Henry W—Kerin & Dunn.	160.17	1 Lehman, Paul E—Metal Stamping Co.	187.71	1 Oechsner, Geo—Improved Smoking Process Co.	64.26
30 Howard, Louis C—Jackson Automobile Co.	costs 12.35	1 Lorenz, Hans—Hotel Rochester.	38.87	2 Ofrias, Anthony—D M McComhell et al.	16.08
30 Hochberger, Saml—D Coutler et al.	224.15	1 Le Roy, Irene—J P Magner, costs.	32.67	2 Oppenheim, Myron H—S Allen adm, costs.	134.98
30 Hempel, Otto W—Hopewell Chocolate Co.	84.16	1 Levy, Henry—J Baum Safe & Lock Co.	34.41	2 Offenber, Adolph & Oscar—S Fink.	784.82
1 Hemme, Herman—B Levy.	64.40	1 Lieberman, Jacob & Caroline—S Wiesberg	costs, 137.39	29 Pasternack, Max—Independent Dress & Skirt Co.	124.34
1 Hyman, Elias—L L Phillips.	161.10	2 Laperonneri, Louis—Candee, Smith & Howland Co.	30.22	29 Pelz, Julius—E Ettenheimer.	274.65
1 Harding, Hagdelina—S Bookman.	69.41	2 Lackom, Jos B—L S Murray.	189.81	29 Preston, Ernest J—A W Sanborn.	113.47
1 Huppert, Saml—F H Stubbe et al.	70.48	2 Leibowitz, Julius, Jacob & Harry—S Levine.	73.60	29 Pawling, Eliz—L E Trescott.	254.86
1 Hasselman, Arthur—J E Peabody.	129.51	2 Luttinger, Paul—S F Catlin.	111.90	30 Pasternack, Max—A Mintus.	461.37
		2 Lutz, Jno J—J Schaumburger.	27.87	30 Perry, Mary—People of State of N Y.	50.00
		3 Laidlaw, Harriett & Louis—J Waterhouse	375.48	1 Pfister, Geo—E Eising Co.	327.16
		3 Long, Jno P—C H Randall.	186.50	1 Payne, Jno A—H Silverman.	183.79
		3 Lord, Walter R & Jas L Benedict—W M Crane	costs, 68.12	1 Parker, Willard Jr—H W Hill et al.	994.12

2 Price, Jos—I Miner.....14.31	3 Sloan, Geo—J M Raymond.....2,704.00	29 Simpson Foundry Co—same....128.17
2 Pine, Chas M—N Y Metal Ceiling Co.....73.57	3 Stertz, Jos H—F Beck.....59.67	29 Schaffer Tinware Mfg Co—same.115.72
2 Pressprick, Henri—Burns Bros.....87.10	29 Teal, Ben—J F Electric Co.....148.43	29 Waterproof Concrete Constn Co—same.....46.94
2 Powers, Richd—Harold L Bond Co.....1,785.55	29 Taylor, Annie E, Cecelia A & Mary E—Title Guarantee & Trust Co.....33.55	29 W F Tway Piano & Music Co—same.....176.87
2 Pressner, Jno—P C Uhlig.....23.41	29 Tillack, Jas L T—P C Sherman.....143.38	29 Wilkins Transfer—same.....23.72
2 Pearson, Louis B—N Y Tel Co.....29.94	30 Taylor, Jos M—Geo L Shuman & Co.....62.90	29 Williamsburg Title Co—same.....66.66
3 Prine, Henry W—Funk & Wagnalls Co.....22.47	1 Terhune, Harold L—F Max Nee et al.....144.83	29 Wallace-Smith Co—same.....79.13
3 Poellott, Paul & Chas Schwartz—T W Morris et al.....48.17	1 same—Alfred Nelson Co.....380.91	29 Alonzo H Magee Co—Nathan Mfg Co.....828.24
27 Quinn, Chong—Chinese Empire Reform Assn.....94.41	1 Talisman, Saml & Saml Sanberg—F Gens.....210.37	29 Alfred Post & Co—C Pulver.....30.73
3 Quick, Cyrus—A Doll Jr et al.....154.31	1 Tibbetts, Susie L—N Morris et al.....219.15	29 Boscovel Realty & Holding Co—J C Koenigsberg.....2,303.72
27 Rosen, Jos—Pelmer Price Co.....27.07	1 Tubs, Wm J—J J Higgins.....160.12	29 S Adelson & Co—I Rubin et al.....158.73
27 Reynal, Nathaniel C—M Drake.....291.32	2 Tyler, Wm A—N Y Tel Co.....47.49	29 Hynds Lajoie Co—G Lapick et al.105.91
29 Rosenblatt, Isidore—Rosenzweig & Rubin Bros.....50.06	2 Thompson, Jno B—F Hildebrandt.....102.08	29 Board of Education of the City of N Y—H Blau.....703.18
29 Russell, Henry—Title Guarantee & Trust Co.....72.90	2 Tierney, Bridget—B Stern et al costs.....13.38	29 same—R Curry.....372.68
29 Robinson, Jno—H C Muhlberg.....205.31	3 Teal, Margt R—Porter Screen Mfg Co.....61.84	29 City of N Y—P T Carney.....473.44
29 Rennert, Herman R—C Hall.....5,173.06	3 Thomas, Frank—A Ratkowsky.....85.61	29 Ely Thompson Realty Co—City of N Y.....117.44
29 Rosenthal, Philip—S Goldstein.....656.12	3 Tischler, Max—S Tischler.....23.38	29 Queens Land & Title Co—same.286.56
29 Reichman, Saml—J Block.....85.22	30 Uellendahl, Albert—Geo Ringler & Co.....197.31	29 Unique Engineering Co—same.125.50
30 Riesel, Wm—Chas Meisezall Mfg Co.....129.37	1 Uhlfelder, Manfred S, Francisco Ebell & Douglass & G G Levick—Keech Loew & Co.....659.26	29 Universal Match Distributing Co—same.....60.94
30 Runkel, Maurice—C R Evans.....72.37	27 Vaughn, Jno W—M L Vaughn.....129.67	29 Haralson County Bank of Buchanan, Ga—J P Grabfield.....3,853.73
30 Rosenthal, Karl—M Goldberg.....217.77	29 Virgilio, Salvatore—Elite Distributing Co.....36.44	29 N Y City Ry Co—E Jaslow.....85.00
30 Roberts, Jno—G Schleicher.....60.67	29 Vines, Edw H—F Cohen.....37.00	29 Interurban St Ry Co—I Zucker.....150.00
30 Royance, Jos—Geo Ringler & Co.239.62	29 Von Reyn, Sophie A S—Hoyt Realty & Leasing Co.....62.98	29 same—D Davidoff.....100.00
30 Regan, Jno J & Jos J McCann—Jacob Stahl Jr & Co.....35.21	30 Vatable, August S—H E Holt.....324.65	29 same—J M Klein.....75.00
30 Rubin, Pietro—Thos H Logan Co.46.76	2 Van Hausen, Richd F—B J Conway.....38.35	29 Magnesia Cement Co—J Bariatti.124.91
1 Rose, Jos—M Drey et al.....108.17	3 Van Zandt, Oscar E, Lorena D Carpenter & Mary Van Zandt—S Williamson.....105.03	29 Reid-Palmer Constn Co—J Zucol.804.33
1 Rosett, Louis J—C O Wilson.....108.17	27 Weil, Markus—J Goldmuntz et al.....300.96	29 N Y City Ry Co—H Goldberg.....75.00
1 Rosenkrantz, Sarah—McDermott Dairy Co.....13.58	27 Welikson, Namon—State Bank.....447.89	29 same—K Wasciki.....251.50
1 Rosenkrantz, Molke—same.costs, 13.58	27 Weil, Markus & Sallie—J Goldmuntz et al.....336.36	29 Roumanian Benevolent Society Faisaratue—A F Cowen et al.....2,245.43
1 Rosenkrantz, Barnet—same.costs, 13.58	27 Wilkins, Van Dorn S—G M Rosengrant.....224.24	29 Union Switch & Signal Co—A Schweitzer.....11,167.98
2 Rossel, Jno J—N Y Tel Co.....25.93	27 Wolk, Sigmund—T M McCarthy et al.....32.31	30 Columbia Engineering Co—Genl Pattern & Model Co.....207.16
2 Repetti, Chas—C F Biele.....67.99	29 Wald, Danl—S C Winstein.....81.29	30 Pursell Mfg Co—Hull, Grippen & Co Inc.....64.66
2 Rich, Caroline L—N Y Tel Co.....27.69	29 Weiss, Max—B Silverman.....81.56	30 Economical Constn Co—same.....78.27
2 Rosello, Antonio—M Caragol & Son.....224.73	29 Weil, Markus—J S Oppenheimer et al.....477.59	30 Alonzo H Magee & Co—Market & Fulton Natl Bank.....461.12
2 Rosen, Mendel—A Strauss.....160.44	29 Walker, Wm W—Acker, Merrill & Condit Co.....17.71	30 Borough Cut Stone Co—American Blue Stone Co.....824.91
2 Rusiello, Giovanni—S Cevoli.....538.90	29 Webb, Frank R—F J Lanson Co.127.31	30 N Y C & H R R R Co—P Hallberg.....15,156.35
2 Rogers, Lillian—A P Wennerstrom.....30.57	29 Weiss, Oscar—Celtic Real Estate Co.....40.72	30 Sulzberger & Sons Co—H Deglon.....3,090.32
2 Ruben, Saml & Isidor Wolff—N Y Tel Co.....41.67	29 Washburne, Henry L—J J Graham.....48.81	30 Olympia Supply Co—Elmwood Mills.....85.79
2 Rosenheimer, Louisa—J J Cace.8,859.43	29 Wefers, Bernard—A Kurrus.....51.53	30 City of N Y—Ludlow Realty Co.126.58
3 Ritter, Henry S & Frank—C H Randall.....196.30	29 Warren, Lucy & Jno—C Lickel et al.....49.57	30 same—same.....632.55
3 Ruben, Louis & Louis Alterman—H J Smith.....98.55	30 Wells, Henry F—S Eiseman.....470.55	30 Creme de Mohr Co—Frank V Strauss & Co.....50.65
3 Rosenschein, Jos L—B Friedman.30.41	30 Wendt, Louis A—I H Blanchard Co.....31.20	30 City of N Y—Ludlow Realty Co.127.00
3 Roberts, Theo—L C Roberts.....119.31	30 Weiser, Herman—A Milano.....187.50	30 Nassau Newspaper Delivery Express Co—S Korngut.....1,648.18
3 Rockey, Walter S—J Swartzkopf et al.....98.87	30 Weschler, Martin—R Gordon & Son Inc.....168.71	30 Rountree Realty Constn Co & Moses E Rountree—Wotherspoon Plaster Mills Inc.....280.01
3 Rosenberg, Sol—N Y County Natl Bank.....252.23	30 Walter, Robt—Jno Wanamaker, N Y.....839.20	30 Holland Domschke Foundry Co—J Gelb & Co.....95.86
3 Rosenberg, Louis—L L Fukerman.....94.93	30 Weand, Saml—K Cummings.....237.11	30 Howard Hall Co—Bushwick Livery & Garage.....267.40
27 Sawyer, Jos D—J Dougherty.....302.63	1 Wendling, Wm—J Wendling.....costs, 115.42	30 N Y City Ry Co—B R Halley.....100.00
27 Shidlow, Benj—H Usiskin.....217.72	1 Wilcox, Wm H—Butler Bros.....269.40	30 New Jersey Oil & Meal Co—King Paint Mfg Co.....1,655.23
27 Scheuer, Ralph—L F Robertson & Sons, Inc.....11,391.34	1 Wetmore, J Douglas—L Rocciolo.19.21	30 Hudson & Manhattan R R Co—L Flocker.....5,244.50
27 Schubert, Hugo—F Eberhart.....145.45	1 Wright, Edwin J—Warren Bros Co.....150.26	1 Biggs, Young, Shone & Co, Inc—W Holmes.....43,675.33
27 Scheine, Pauline—G Neiderman.....costs 68.38	1 Wilson, Geo H—C Turthmann.....51.18	1 Phong, Tong, Tong Lewn & Tong Tin Yen—Henry Phipps Estates.....1,732.18
29 Slutsky, Jacob—A Bernstein.....379.47	1 Walker, Wm H—A J Brady et al.....847.25	1 Sherwoods, Inc—C W Ablen et al.....108.10
29 Stoddard, Chas G—Perkins Godwin Co.....480.11	1 Wollbrink, Franz—R Lindenberg.275.59	1 Importers Refinishing Co—P Douchian et al.....277.91
29 Shatzkin, Beckie—J Fruchtbaum.....36.09	2 Wintner, Louise—Singer Sewing Machine Co.....162.36	1 Jamesburg Realty Co—T F Moessner et al.....297.07
29 Sullivan, Jeremiah J—A Gauthier.19.72	2 West, Henry—N Y Tel Co.....23.27	1 Eastern Asphalt Paving Co—Jas A Stevenson Co.....77.01
29 Stamm, Paul—M Zinn.....15,553.30	2 Waring, J Duncan—J Fenning.384.64	1 Dows Sales Co—Nestor Mfg Co.534.41
29 Stillpass, Wm—Goldsmith Bros Smelting & Refining Co Inc.....150.77	2 Wilbour, Wm F—J O Whitenack.226.83	1 City of N Y—Asphalt Paving & Contracting Co.....97.85
29 Sanger, Chas De Bost & Mary Sanger—Hirsch Bros.....43.11	2 Weinstein, Hyman—A Berkinson.....146.41	1 same—Warren Scharf Asphalt Paving Co of N Y et al.....costs, 76.85
30 Santora, Chas & Ralph Henry—G Stromberg.....181.90	3 Weitz, Isidore—N Toplitz.....201.39	1 Oliver & Burr—J Riley.....costs, 91.80
30 Salzberger, Antonio—O Wagner.93.44	3 Wettlaufer, Otto—H R Hansen et al.....76.01	1 Same—E Tracey.....costs, 103.10
30 Stedman, Robt K—Stewart Warren & Co Inc.....64.66	3 Wolff, Edmund & Jules—W L McDermott.....454.52	1 Lion Brewery of N Y City—A Engelhard.....1,896.40
30 Sire, Leander S—Lotos Advertising Co.....638.20	3 Wagoner, Ralph H—American Newspaper Pub Assn.....19.25	1 Sackett & Wilhelm Lithographing & Printing Co & Harold Bunker—National Assn of Employing Lithographers et al.....costs, 695.79
30 Spero, Jacob & Gonzales Stanfield—Trustees of Sailors Snug Harbor in City of N Y.....1,097.79	3 Walpole, Mary—H W Bell Co.....184.98	1 Werther-Rausch Co & Wm Werther—National Assn of Employing Lithographers et al.....costs, 693.79
30 Shatz, Barneett—A Shatz.....costs 118.30	3 Weiland, Chas—W J Lachner.....93.42	1 Dover White Marble Co—M S Kemmerer et al.....301.21
30 Segal, Adolph—P Sipp.....27.77	3 Weitz, Isidore—N Toplitz.....201.39	1 J H Lane & Co—G C Shepard.....809.03
30 Stein, Jos & Max Liebarsky—M Perlmutter.....158.99	29 Yearian, A Orestes—C M Tyler.....439.73	1 Hope Constn Co & Abr Frankel—Wm T Hookey, Inc.....152.54
30 Steinberg, Max—Frank V Strauss & Co.....39.14	29 Zimmerman, Morris, & David Stansky—S Salomon et al.....21.03	1 Alonzo H Magee Co—Union Radiator Co.....444.65
30 Scanlon, Tillie M—Security Bank of N Y.....226.01	1 Zemachman, Jos—M Dreyfuss et al.....108.70	1 Rountree Realty Constn Co & Moses E Rountree—Wotherspoon Plaster Mills Inc.....585.89
30 Schreiber, Morris—Partridge & Wilcox.....69.95		2 Advance Trucking & Express Co—Bedman Co.....126.91
30 Stevens, Geo W—Consolidated Gas Co of N Y.....176.14		2 Bonner Automobile Co—N Y Tel Co.....125.24
30 Sternberg, Wolf—O Schapiro.....60.95		2 Eisenstein Hat Co—N Y Tel Co.36.20
1 Sweeney, Walter W—Anheuser Busch Agency.....239.63		2 Fairview Constn Co & Ferdinand Marx—W H McCord et al.....2,248.40
1 Steinberg, Wolf—N Geler.....271.70		2 H B Clafin Co, J P Nawrath & Co, Arthur Smalley, Wm S Dodge & Mulford, Cary & Conklin Co—J C Matthews, costs.....72.19
1 Sarkady, Louis—M Gross et al.136.91		2 Hasbrouck Piano Co, Geo Hasbrouck & Grand Union Co—L Max.....465.71
1 Strauss, Max—A Stern.....44.79		2 Knickerbocker Sable Co—B Ho-combe.....624.82
1 Siegel, Lillian—S Bookman.....41.91		2 Kitchen Improvement Co—Jno A Philbrick & Bro.....168.52
1 Small, Saml W—Revillion Freres.31.49		2 Mandel Bldg Co—North Sand Co.....269.04
1 Squio, Giovanni—F Palmer.costs, 13.08		2 Morse Dry Dock & Repair Co—N L McCready.....4,301.00
1 Shinkle, Harry I—W M Barnett.....costs, 23.08		2 New National Art Bent Glass Co—Geron Constn Co.....316.19
2 Siegel, Paul—J Ruppert.....2,249.03		2 National Knitting Mills Co—Guerin Spinning Co.....267.47
2 Schaefer, Rudolph L—A J Bates & Co.....231.41		2 National Waist Co—N Y & N J Steamboat Co.....86.86
2 Sohn, Herman—N Y Tel Co.....46.74		2 Sterling Smelting Co—H J Greenbaum.....342.61
2 Silverman, Nathan—S Garbulsky.....197.02		2 same—same.....303.42
2 Seelig, Levini—R Waldo, costs.104.25		
2 Santi, Basilo & Raffaele Sirico—People & Co.....500.00		
2 Solinsky, Frank—L Maher et al.....137.15		
2 Scudi, Michl A & Vincent Gaggiana—H Spielman.....82.01		
2 Schwarz, Sol—B K Bartlett, costs.104.14		
2 Shea, Edw L—Coney Island Constn Supply Co.....335.68		
2 Simmonds, Edw—L C Weinstock.92.59		
2 Singer, Victor J—Chicago Wheel & Mfg Co.....43.75		
3 Shea, Edw Y—Marbleoid Co.....152.06		
3 Siebert, Paul Jr—P Ballantine & Sons.....214.49		
3 Schmerzler, Henry—Estey Wire Wks Co.....86.75		
3 Schaefer, Jno V Jr, Jno V Schaefer Jr & De Veder Kirkpatrick—Security Bank of N Y.....332.28		

CORPORATIONS.

27 Atlantic Motor Truck Co—J T Meehan.....2,025.93	27 Eldorado Cafe Co—H Held.....174.01	27 E H Ogden Lumber Co—P Ward.....6,456.31
27 Hotel Ascot Co—I S Long et al.....42.31	27 Hynds Lajoie Co—W J Spain.....797.09	27 Hampton Mfg Co—L Schoolhouse.79.43
27 Henry Hall Sons Co—J D Marston.....4,397.37	27 Inter Rapid Transit Co—E Nagle.....2,651.13	27 J C MacQuarrie Co—Keasbey & Mat-tison Co.....311.00
27 Krone Nut Co & H E Sparks—L A Teasenden agent.....83.01	27 Marshon Co—Jessup & Moore Paper Co.....1,584.26	27 Merrowfood Co—Swayze Adv Co.141.61
27 N Y City Ry Co—J Mullaney.....200.00	27 Northern Lumber Co—Mann & Parker.....1,874.46	27 Sherwoods Inc—D S Grey.....74.31
27 United Surety Co—G Guiffre et al.....111.60	27 Wiedhopf Constn Co, Oscar Wiedhopf & Wm T Hookey Inc—Security Bank of N Y.....173.62	27 Welsh Machine Wks—E Marshall.165.78
27 Stone Working Machine Co—City of N Y.....44.12	29 South Beach Realty Co—same.....40.91	29 Smyth Donegan Co—same.....175.07

- 2 Steel & Masonry Contracting Co—G Muench.....3,113.98
- 2 Sanderson Co, Inc—G J Agrati.....1,547.37
- 2 Steel Cushion Tire Co—Universal Electric Welding Co.....3,803.54
- 2 Welfare Realty & Constn Co—Burns Bros.....99.25
- 3 Coffey Realty Co & St Anne Bldg Co—North Side Hoisting Co.....158.39
- 3 Eisenstein Hat Co—Julius Lowenthal & Co.....145.66
- 3 E A Godding Co—Equitable Ptg Co.....109.61
- 3 George C Kokaris Co—Snaire & Treist Co.....costs, 23.10
- 3 Harlem River Contracting Co—Aetna Life Ins Co.....129.26
- 3 H G Realty Co—Mutual Coal Co.....571.78
- 3 Interstate Pneumatic Tube Co—Ideal Electric & Mfg Co.....285.65
- 3 Jno M Linck Constn Co—E H Rambow.....422.68
- 3 Louvre Realty Co, Simon Uhlfelder—Abr Weinberg—J Bachrach.....3,988.49
- 3 Mercandante Regan Co—R Nittner et al.....5,697.90
- 3 New Harlem Casino & Saml Rich—H Eising et al.....264.83
- 3 Perfection Wrench Co—Garvin Machine Co.....127.50
- 3 Runkel Realty & Constn Co & Maurice Runkel—J T Butler.....113.22
- 3 Star Garter Co—Co-operative Garage Co.....70.08
- 3 U S Leasing & Holding Co—West Disinfecting Co.....108.73

Borough of Brooklyn.

April and May

- 25 Anderson, Martin A—Palmer Price Co.....39.40
- 26 Allison, Elsworth—Realty Associates.....49.60
- 29 Arbogast, Katie—Rose Diringer.....1,089.22
- 29 Abel, Rudolph—L Abel.....276.05
- 29 Ashe, Fredk W—Patk Burke as admr.....2,316.46
- 30 Altman, Jos J—N Y Tel Co.....26.99
- 30 Abramowitz, Benj—J E Bates & Co.....105.66
- 1 Aversano, Albert—State of N Y.....5,000.00
- 1 Albers, Henry F—C A & J Q Berner.....2,002.16
- 1 Abramowitz, Aron—Bklyn Standard Paper Co.....79.87
- 25 Burlando, Robt C—Title G & T Co.....38.65
- 25 Bernard, Jas L—C C Townsend.....294.40
- 26 Brody, Julius—Eliz Cody as admr.....10,143.13
- 26 Bourne, Edgar K—T H Graham.....201.98
- 26 Baar, Sigmund—M D Ancel.....71.41
- 26 Bonomo, Albert—F Klink.....628.32
- 26 same—H Klink.....642.62
- 26 Brettschneider, Paul G—Sylvia T Sobel an infant.....436.41
- 26 Brandmark, Yetta—J P Hesch, Jr.....67.68
- 26 Blumenfeld, Sol—same.....40.90
- 26 Blinn, Harry—J Waehner.....133.57
- 29 Bando, Louis—B J Conroy.....20.58
- 29 Bateman, Emma—E H Mayne.....430.83
- 29 Belsito, Francisco G—Bklyn Furniture Co.....141.96
- 29 Bocklet, Michl & as admr of Kath—G J Rau.....108.32
- 29 Betts, Saml—S Blick Co.....59.41
- 29* Brauner, Max—W Gordon.....356.91
- 30 Boltz, Jacob—B J Conroy.....114.47
- 30 Burghard, Fredk—H Heil & Co.....1,733.01
- 30 same—Cross, Austin & Ireland Lumber Co.....720.59
- 30 Burnham, Arthur L—J A Sperry et al.....21.05
- 30 Bauer, Kath—N Y & C I R R Co.....102.09
- 30 same—Prospect Pk & C I R R Co.....102.09
- 30 same—Bklyn Heights R R Co.....70.97
- 30 same—Rocky Heights to Dublin.....70.97
- 30 Bauerfeld, Anna—F Heinz & ano.....48.86
- 1 Borgrosser, Rosie—E F Risch & ano.....114.71
- 1 Bardell, Roland P—E J Beggs et al.....149.42
- 1 Buschman, Josephine—Clara N Lamborn.....91.57
- 25 Ciancijnmo, Rosalia—Anna P Fasola.....424.97
- 25 Cortelyou, Jos S—S Frangehane.....100.00
- 25 Connell, Jno J—Title G & T Co.....49.76
- 25 Cooney, Cath, as admtrx Patk—City of N Y.....32.40
- 26 Chinnock, Alvah L—H L Sandford & ano.....76.18
- 25 Collins, Jno E—H Nelson.....402.90
- 26 Corredo, Jas—N Ryan Co.....42.03
- 27 Cohen, Sam & *Joseph—J Stern & Sons.....50.26
- 27 Carr, Patk—Bklyn Furn Co.....198.49
- 29 Connely, Edmond—M Keating.....1,007.35
- 30 Campbell, Jno B—Draper Realty Co.....22.40
- 30 Clark, Geo L—Cath W Moulton as extrx.....1,525.70
- 30 Cunningham, Myles—S Jacob.....52.48
- 30 Connell, Jno J—N Y Tel Co.....23.29
- 1 Cozier, Wm C—F R Kissam as extr.....(D) 150.86
- 1 Canavan, Jno—Metropolitan Bridge & Constn Co.....38.10
- 25 Di Fiora, Cosimo—Anna P Fasola.....424.97
- 25 De Konig, Jno—J Schaefer & ano as extrs.....127.12
- 25 Daly, Wm C—F Lundy.....68.97
- 25 Dicker, Louis—Butler Bros.....52.60
- 26 Dill, Clarence E—M Bramson.....353.01
- 26 Dukeshire, Wm F—J Larkin & ano.....37.43
- 27* Dixon, Thos J—J A Roebblings Sons Co, N Y.....142.81
- 27 Dixon & Emmons—same.....142.81
- 27 Di Rienzo, Jerry—J C Danzilo.....74.40
- 30 Dreher, Otto—Muskoka Realty Co.....22.40
- 25 Ernst, Wm L—P W Jackson Jr.....391.73
- 25 Ehrlich, Chas—R Eppstein & ano.....106.22
- 25 Ebinstrom, Gustav—C Marioni.....161.90

- 25 Epstein, Nathan & Danl—S Jaffe.....177.40
- 25 same—same.....12.40
- 26 Edwards, Wm—E McLoughlin.....119.40
- 27 Emmons, Stephan A—J A Roebblings Sons Co, N Y.....142.81
- 27 Eastman, Geo H—Martin-Evans Co.....39.97
- 27 Edmead, Saml F—A Stern.....78.58
- 27 Eisemann, Emil—F Esposito.....43.25
- 30 Edwards, Wm B—N Y Tel Co.....25.79
- 30 Eldridge, Frank M—Lord Mfg Co.....432.41
- 30 Ellender, Hyman—A Mabovert.....79.40
- 25 Fletcher, Herman—J M Ide et al.....36.67
- 25 Friedman, Sigmund—A Friedman.....136.20
- 25 Flaherty, Michl—City of N Y.....106.33
- 26 Flaherty, Margt E—Katz & Sommerich.....351.87
- 26 Farrell, Jno T—W A Porter.....100.14
- 27 Fox, Edw D—Neptune Meter Co.....45.96
- 29 Finn, Philip C—J J Sullivan as extr.....316.50
- 30 Froman, Saml W—Bklyn Daily Eagle.....83.91
- 30 Fiske, Geo G—Bklyn Furniture Co.....218.67
- 1 Felice, Pasquale—S Bonfiglio.....67.80
- 25 Gleason, Jno—L Lapersonneri.....56.87
- 25 Gale, Cyrus B—H A Metz.....1,534.98
- 25 same—same.....641.03
- 25 Geekie, Chas W admr of Andrew—Annie Daniel.....2,593.85
- 25 Guercia, Guisepp—Swift & Co.....42.23
- 25 Gass, Jno H—Crampton-Belden Mfg Co.....35.84
- 26 Goldenblum, Abr—B & L Electric Contractors.....60.89
- 26 Gardner, Ernest G—Inter City Car Adv Co.....364.90
- 26 Glasser, August—C H Finch & Co.....95.17
- 27 Goldman, Jacob—W Wistinetz.....1,634.07
- 27 Goldman, Israel—J Stern & Sons.....45.82
- 27 Goldstein, Ida—City of N Y.....29.40
- 29 Garvin, Janet D—C D Folsom.....196.67
- 29 Graham, Robt L—B J Conroy.....105.46
- 29 Galitzka, Herman—same.....22.65
- 29 Gillies, Jno—E J Byrne.....380.65
- 30 Gerken, Juliette L—N Y Tel Co.....22.15
- 30 Geary, Anna R—same.....17.54
- 30 Gerber, Fredk A—H Heil et al.....1,733.01
- 30 Gerber, Fredk A—Cross, Austin & Ireland Lumber Co.....720.59
- 1 Goldberg, Jos & *Barnie—G Golin.....99.10
- 25 Hinsberger, Louis—W C Gold.....16.90
- 25 Herzig, Carrie—J Kridel Sons & Co.....941.57
- 25 Herbst, Philip—Arnstadt & Co.....27.40
- 26 Hurley, Carrie V—Chandler-Ebel Music Co.....36.23
- 26 Henry, Jno—S Bender.....323.41
- 26 Harrison, Simon—L Sheinberg.....122.22
- 26 Hershman, Max—A Berg & ano.....175.24
- 26 Homler, Sam & Biana—H Lewkowitz.....185.11
- 27 Heiger, Noa—American News Co.....31.01
- 29 Hegeman, Adrian T & Margt L—E H Mayne.....430.83
- 29 Hendrix, Francis C—Kerstein & Farman.....192.70
- 30 Harrison, Meyer—L Silberman.....140.42
- 30 Habedank, Chas—R Habedank.....4,100.12
- 30 Hudson, Walter T—McElreavy & Hauck Co.....380.72
- 30 Hanneman, Louis—Wilhelmina M Behringer.....143.44
- 30 same—Theresa L Spiel.....143.44
- 30 Hanselman, Michl J—H B Scharmann & Sons.....68.75
- 1 Hyman, Chas—L L Phipps.....161.10
- 1 same—same.....161.10
- 1 Hemme, Herman—B Levv.....64.40
- 1 Harwood, H Harvey—A W Gormley.....74.45
- 25 Jones, Louis A—J H Werbelovskv.....103.15
- 26 Jentzer, Jno & Jacob—B Gordon.....27.52
- 30 Jacobs, Morris—Kath F Mitchell.....71.37
- 30 Joy, Theresa & Richard—Mary Kelly.....78.42
- 25 Kern, Minnie—State of N Y.....500.00
- 25 Klein, Jos & Moritz, or Klein Bros—Jas H Roberts Elevator Co.....136.88
- 25 Krause, Jos W—J P O'Donnell Co.....67.98
- 26 Kowoliski, Ziegmund—C F Droste et al.....150.35
- 26 Kowski, Henry—B Gordon.....27.52
- 26 Kraus, August—G A McGregor.....128.63
- 26 Klausner, Fannie as admr Meyer N—G E Loebbe.....300.00
- 27 Ketchum, Philip R—C Nelson.....74.40
- 27 Kutzowitz, Israel—J Stern & Sons.....45.82
- 27 Kegel, Edw B—F Pavlik.....2,896.90
- 27 Kent, Chas W—2d Natl Bank, Hoboken.....680.22
- 29 Kotcher, Rochmiel—I Segalowitz.....55.95
- 30 Keisler, Jos L—N Y Tel Co.....24.27
- 30 Kaplan, Rosie & Saml—I Saretskv.....98.00
- 1 Kaplan, Harry—J Manheim.....113.65
- 1 Lettinger, Paul—Susan F Catlin.....111.90
- 25 Letzler, Abr—Bessie Deishowitz.....264.40
- 26 Lerner, David—M Blum.....44.28
- 26 Licht, Janos—H Scharl & ano.....518.10
- 29 Levine, Barnet—W Gordon.....356.91
- 29 Lubrano, Arcangelo—Bklyn Alcatraz Asphalt Co.....87.23
- 30 Lantzke, Albert—Municipal Decorative Sign Co.....83.40
- 1 Loomis, Frank W—Crichton Realty Co.....155.11
- 1 Lipman, Saml—J Manheim.....113.65
- 1 Levy, Rosie—M Salit.....337.75
- 1 same—same.....485.09
- 1 Liebowitz, Morris & Dora—W Trotsky.....165.65
- 25 McAfee, Robt—J A Delatour.....191.47
- 26 McCann, Thos—J P Horner.....61.07
- 26 Mallony, David D—Bklyn Bank.....1,580.78
- 26 Melzer, Edw—Equator Realty & Impt Co.....201.70
- 26 Meversohn, Maurice—T Moore.....39.20
- 27 Mahon, Agnes G—M Miel & Son.....294.90
- 27 Mannix, Simon—W A Miles & Co.....181.61
- 27 Montorello, Jos—Nassau Electric R R Co.....115.22
- 27 Magee, Alonzo H—2d Natl Bank, Hoboken.....680.22
- 29 McAllister, Jas—D F Gillen.....89.10

- 29 Moses, Louisa & Edwd—Julia L Osborn & ano.....229.33
- 29 Mannix, Simon—Gibson Distilling Co.....323.28
- 29 McIntire, Geo A—W C Lange & ano.....395.21
- 29 McGovern, Jno—Scranton & Lehigh Coal Co.....100.35
- 30 McClosky, Geo U—G A Hann.....319.25
- 1 Madden, Thos—Sealshift Oyster System.....152.67
- 1 Marolta, Giacomo—State of NY.....500.00
- 1 McGrinley, Bernard—Tracy & Heslin.....99.31
- 1 Mandelbaum, Max—Mary Fussfeld.....67.24
- 1 Marcus, Henry—Garinkel & Scher.....42.40
- 1 Mannion, Jas, as Prest—Delia A Maxwell & ano.....1,132.26
- 1 Mayo, Jos G—Berk Bros.....104.98
- 1 McDonald, Edith—U S Fidelity & Guaranty Co.....441.16
- 25 Neff, Cath T—O Eisenlohr.....229.65
- 25 Needle, Max—Davis & Weiss.....70.00
- 29 Nicholson, Alex G—M J Mooney.....67.67
- 1 Nestel, Louise L admrx Mary—A Aron & ano.....108.96
- 25 Olsen, Claus H—R Riley.....74.65
- 1 Oest, Alfred J—W Tourte.....40.95
- 27 Parkin, Danl—W Wistinetz.....1,634.07
- 27 Pestulove, Jos—J Stern & Sons.....50.26
- 29 Pope, Wm L—H Hermann & Sons.....103.41
- 29 Petze, Wm R—B J Conroy.....97.62
- 29 Powers, Jas J—W E Baker Co.....31.97
- 29 Partridge, Harry C—W J Kelly.....96.88
- 29 Pecker, Wolff N—H Kurtzman.....189.15
- 30 Payer, Jos P—G M Jost.....37.11
- 1 Quaid, Clarence—E J Beggs et al.....149.42
- 25 Russell, Henry—Title G & T Co.....72.90
- 25 Rossano, Luigi—State of N Y.....500.00
- 25 Rardon, Wm—S A Van Reisin.....241.80
- 26 Rubinoviz, Bernard & Nellie—L Sheinberg.....122.22
- 26 Russo, Jack—F Klink.....628.32
- 26 same—H Klink.....642.62
- 26 Roemer, David—H Scherl & ano.....518.10
- 26 Rosen, Benj—Welsbach Gas Lamp Co.....132.76
- 26 Richardson, Saml S—C H Finch & Co.....26.30
- 26 Rath, Henry C—Bklyn Bank.....1,580.78
- 27 Reilly, Edw J—Martin-Evans Co.....39.97
- 27 Rogers, Philip—H J Hube.....70.56
- 29 Robertson, Wm—W C Lange & ano.....395.21
- 30 Runkle, Maurice—C R Evans.....72.37
- 30 Reich, F n r—Ruegamer & Auer.....468.42
- 30 Rider, Geo—A D Mathews Sons.....548.33
- 30 Rossel, Jno R—N Y Tel Co.....25.93
- 1 Robbins, Richd R—H Pincus.....2,171.02
- 1 Rosofsky, Jos—S Szerlip.....25.53
- 25 Schmeer, Philip—N Y Butchers' Dressed Meat Co.....136.17
- 25 Streit, Carl—City of N Y.....112.83
- 26 Seitz, Michl—Turnbull Electric Mfg Co.....47.56
- 26 Stewart, Chas—Tietjen Bros.....332.63
- 26 Saverese, Andrea—Crisafulli Arra & Co.....41.92
- 26 Selis, Abr—M Davidson.....234.71
- 26 Shuldiner, Abr—B Schottland.....217.47
- 27 Schult, Gus—Hochstadter Co.....144.87
- 29 Smith, Michl—State Comr of Excise.....1,819.97
- 29 Sobel, Chas as recvr Reliable Box Co—S Epstein.....378.40
- 30 Schroeder, Minia—E Beyersdorfer.....25.00
- 30 Schinder, Morris—S Foske.....27.40
- 30 Stern, Sadie—Sarah Pernick.....44.40
- 1 Schavrier, Isaac V—Mae Morris.....151.90
- 1 same—same.....172.41
- 1 Santimay, Jas—H W Kornobis.....32.43
- 1 Smith, Eliz M—Realty Associates.....140.00
- 1* Schwetter, Martin—E J Beggs et al.....149.42
- 1 Sonnenstrahl, Abr—Berk Bros.....113.90
- 1 Sakolsky, Harris—G J Christman et al.....2,204.87
- 26 Taunton, Chas—Helen Earl.....3,734.68
- 25 Taylor, Annie E, Cecelia A & Mary E—Title G & T Co.....33.55
- 29 Toner, Bridget—E W Briggs.....24.08
- 30 Townsend, Edw P—N Y Tel Co.....17.65
- 30 Travis, Walter W—B J Conroy.....135.21
- 25 Unterman, Edw—M Fabricant.....350.00
- 27 Unkeles, Hyman—S Seidman.....107.92
- 1 Ullman, Celia—A Goldstein.....125.40
- 26 Van Guilder, Wm H—J M Farley.....277.18
- 29 Velton, Jacob J—Theresa Bausch as extrx.....118.53
- 25 Wohle, Max—Bklyn Daily Eagle.....28.40
- 26 Wohlke, Ebe A—E McLoughlin.....119.40
- 26 Winans, Jno—J M Farley.....277.14
- 27 Wolfe, Max—Western Electric Co.....76.87
- 27 Williamsburg Auto & Storage Co—Western Electric Co.....76.87
- 29 Wendell, Louis L—W J Kelly.....96.88
- 30 Woodhill, Helen M—N Y Tel Co.....15.57
- 30 Whitney, Chas M—same.....47.92
- 30 Wells, Wm A—Bklyn Daily Eagle.....83.91
- 1 Wendt, Louis A—I H Blanchard Co.....31.20
- 1 Weiser, Herman—Anna Milano.....187.50
- 1 Walsh, Margt & Anna M—C Heymann.....123.80

CORPORATIONS.

- 25 Behrens Pharmacy—Jno Wyeth & Bros.....76.74
- 25 Cosimo Di Fiore Co—Anna P Fasola.....424.97
- 25 De Pasquale, Marietta—Title G & T Co.....38.65
- 25 De Glass Jeanette—W Staats.....116.30
- 25 Greenpoint Paper Mill—Gould Mfg Co.....116.40
- 25 Geo A W Browne Co—Skeele Coal Co.....145.22
- 25 Homesborough Realty Co—Pittsburgh Water Heater Co.....86.26
- 25 Kerr & Cook Constn Co—Meserole Masons Material Co.....34.97
- 25 Madison Bldg Co—Casualty Co of America.....140.93
- 25 Seaver Bros—J D Bogert.....72.00
- 25 Raymond, Homes—Alex Hamill Iron Works.....66.67

Table listing various companies and individuals with their addresses and associated numbers, including entries like '26 Bergen Bldg Co—C A Friedenberg' and '26 East N Y Poultry Co—Saml Werner, Inc'.

Table listing various companies and individuals with their addresses and associated numbers, including entries like 'Meyerhoff, Jacob—O M Clapp & Co; 1894' and 'Muller, Jno H—Max Stiner & Co; 1912'.

Table listing various companies and individuals with their addresses and associated numbers, including entries like 'Osor, Margt D—E M Townsend; 1910.65.70' and 'O'Malley, Arthur H—E C M Fitzgerald; 1910'.

SATISFIED JUDGMENTS.

Manhattan and Bronx.

APR. 27, 28, 30, MAY 1, 2, 3.

Table listing satisfied judgments in Manhattan and Bronx, including entries like 'Ashworth, Edwin F—D K DeBeixedon et al; 1912' and 'Averbach, Philip—B Brem; 1911'.

CORPORATIONS.

Table listing corporations, including entries like 'Columbian Engineering Co, Timothy J O'Connell, Wm J Haims & National Surety Co' and 'Advertising Press Co—C Hugues; 1912'.

Borough of Brooklyn.

APR. 25, 26, 27, 29, 30, MAY 1.

Table listing satisfied judgments in the Borough of Brooklyn, including entries like 'Alfano, Ignazio—T Papia; 1911' and 'Same—same; 1910'.

CORPORATIONS.

Table listing corporations, including entries like 'Associated Operating Co—J Leap; 1912' and 'Montauk Garage Co—A H O'Malley; 1912'.

Footnote explaining symbols: '1Vacated by order of Court. 2Satisfied of appeal. 3Released. 4Reversed. 5Satisfied by execution. 6Annulled and void.'

JUDGMENTS IN FORECLOSURE SUITS.

Table listing judgments in foreclosure suits, including entries like 'Kingsbridge rd, ss, 25 e Oakes av, 50x 94.10; Andw W McCann Jr agt Clarence E Willis et al' and 'Clinton av, 1807; Abr Eisenstein agt Wiedhopf Constn Co'.

LIS PENDENS.

Manhattan and Bronx.

Table listing lis pendens cases, including entries like 'Leland av, 1333; Rose Lustbader agt Johanna Taub et al; partition' and 'Jackson av, es, 221.3 s 156th, 89.9x87.6x irreg'.

APR. 30.

7TH av, 2062 to 2070; also 123D ST, 201 to 215 West; Edna Egan agt Jno H Springer Realty Co et al; specific performance; M Sulzberger, atty.

MAY 1.

Claremont av, es, 475 n 122d, 150x100.11x irreg; Vito Contessa et al agt Tomahawk Realty Co et al; action to impress trust; Weschler & Rothschild, attys.

Christopher st, 105; Kate Madden agt Anna E Schloffel et al; partition; F L Klock, atty.

1ST av, 2319; Giovanni Viviano agt Luigi Fusco et al; action to set aside conveyance; P S Saitta, atty.

MAY. 2.

Broome st, ss, lot 811, map of prop of late Nicholas Bayard, 25x103x25x102; also BROOME ST, 433; Florence Kaldenberg agt Forrest Kaldenberg et al; partition; Niebrugge & Maxfield attys.

Maiden la, 133; Eliza Walrond et al agt Emil Bloch et al; action to reform mtg; Rambaut & Wilson, attys.

Lot 247, blk 3343, sec 12 tax map of Borough of Bronx; David Herman agt Montefiero Home et al; foreclos tax lien; H Swain, atty.

11TH av, nwc 47th, 100.5x125; Model Fireproof Tenement Co agt Lew M Fields et al; action to cancel lease; F A Burlingame, atty.

MAY 3.

No Lis Pendens filed this day.

Borough of Brooklyn.

APR. 25.

Eastern parkway, ns, 309.3 e Schenectady av, 150x120.7; Construction Material & Coal Co agt Penn-Liberty Co et al; to foreclos mech lien; A H Spiegelgass, atty.

Bristol st, ws, 390 n Pitkin av, 40x100; Title Guar & Trust Co agt Harris Levin et al; J L Goodwin, atty.

Belmont av, sec Van Sinderen av, runs e25xsl00xe75xsl00xw100 to Van Sinderen av, xn 200 to beg; Title Guar & Trust Co agt Newkirk Holding Co et al; J L Goodwin, atty.

51ST st, ss, 140 e 3d av, 20x100.2; Fredk H Schomburg agt Ida L Whipple; J M Peyser, atty.

Nostrand av, ws, 201.3 n Myrtle av, 19.1x100; Gertrude Horowitz agt Pauline A Burstein et al (partition); Kramer, Cohn & Meyer, attys.

Alabama av, es, 70 n Glenmore av, —x —; Geo Hagmyer agt F & J Realty Co et al (to establish ownership); Jos Gans, atty.

Vernon av, ss, 306.3 s Tompkins av, 18.9x100; S Liebmann's Sons Brew Co agt Kath Gallagher et al (to establish a lien for monies); Liebmann & Tanzer, attys.

Joralemon st, sec Court, 24.7x160.9x 25.11x156.9; City of N Y agt Caroline Bettberg et al (condemnation proceedings); A R Watson, atty.

Bedford av, es, from Malbone to Sullivan st, 200x100; Title Guar & Trust Co agt Chas Lerner et al; J L Goodwin, atty.

Chester st, sec Sutter av, 49.9x100; Bond & Mtg Guar Co agt Solomon Leibowitz et al; J L Goodwin, atty.

Vanderbilt st, ss, 370 e Short st, 15x108; Geo B Heath agt Clara Huestis; S H Jones, atty.

E 8TH st, sec Av D, 33.4x100; Philip J Fleming agt Wm H Fleming infant & c (to reform deed); Hirsh & Newman, attys.

E 34TH st, ws, 40 s Av I, 20x50x24.2x 63.7; Jos A Heinlein agt Lemuel B Woodston et al; E Snyder, atty.

E 34TH st, ws, 20 s Av I, 20x63.7x24.2x 77.4; same agt same; same atty.

Wolcott st, w c Richards, runs sw40 xnw42xsw40xnw20xne80 to Wolcott st xse62 to beg; Frank Mulvihill & ano agt Margt Fitzgerald & ano; E F Driggs, atty.

Manhattan av, es, 262.7 n Calyer st, 25.1 x100x25x100.9; Cayuga Corp agt Walter C Heidelberger et al; Arthur Smith, atty.

APR. 26.

Blake av, nwc Georgia av, 20x80; Title Guar & Trust Co agt Joseph Miller et al; J L Goodwin, atty.

Dumont av, ns, 20 w Alabama av, 20x 75; Title Guar & Trust Co agt Max Martey et al; J L Goodwin, atty.

Montgomery st, nwc 8th, 75x100; Wm J Boesch agt Margt M Newman & ano; J M Peyser, atty.

President st, ns, 340 e N Y av, 60x120.7; Title Guar & Trust Co agt Julius Strauss & ano; J L Goodwin, atty.

E 38TH st, ws, 180 n Snyder av, 20x100; Harry W Kouwenhoven agt Moritz Engel; H W Kouwenhoven, atty.

Fulton st, 790-792 sws, 58.6 e Adelphi, runs se20.11xsw81.1xw23 to Adelphi xn 29.6xe7.8xne66.6 to beg; Union Bank of Brooklyn agt Jas V Camardella et al; L Goldstein, atty.

Dean st, ss, 240 e Ralph av, 20x107.2; Home Life Ins Co agt Edwin C Biddle et al; J L Goodwin, atty.

Liberty av, sec Hinsdale, 20x60; Moses Kaufman agt Louis Jaffe & ano (to establish a trust); Adolph Waxenbaum, atty.

Baltic st, nes, 200 nw Bond, 25x100; Andrew Tieman & ano agt Sarah Kaplan et al; Gross & Surpluss, attys.

Baltic st, nes, 175 nw Bond, 25x100; same agt same; same attys.

APR. 27.

E 14TH st, ws, 420 n Av N, 40x99.4x10x 100.1; Danziger Painting Co agt Walworth Realty Co et al (to set aside conveyance); H Hetkin, atty.

Snyder av, sec 52d, 40x100; Edith M Bossey agt Jennie I Hall et al; Watson & Kristeller, attys.

9TH st, ns, 227.10 e 6 av, 20x80, Alice M Cogswill agt Susie H Lorenz; F H Field, atty.

Alabama av, ws, 100 n Sutter av, 50x 100; N Y Investors Corp agt Ike Levine et al; J L Goodwin, atty.

Fulton st, ss, 340 e Howard av, 20x100; Deborah Lehman agt Abr Herzfeld et al; M E Lehman, atty.

Bay Ridge av, nes, 340 nw 19 av, 25x 100; Marietta Cadmus agt Madison Bldg Co et al; F B Bailey, atty.

Schenck av, ws, 100 n Belmont av, 25x 100; Aug Schultz & ano as adms agt Jno Luckow et al; Kiendl & Sons, attys.

McDonough st, ss, 285 w Tompkins av, 40x135, Reuben Goldsmith agt J D Ranck Realty Co et al; H E Lewis, atty.

McDonough st, ss, 245 w Tompkins av, 40x135; same agt same; same atty.

Hopkinson av, es, 367.11 s Pitkin av, 100x100; Title Guar & Trust Co agt Isaac Rabinowitz et al; J L Goodwin, atty.

APR. 29.

Myrtle av, ns, 100 w Adams, runs n85xw 20.2 to Floods alley, xs85 to av, xe20.3 to beg; also MYRTLE AV, ns, on the corner of an alley which is 100 e Wash, runs n 85xw25xs85 to av, xe— to beg; also LIV- INGSTON ST, ss, 100 w Smith, 25x100 (ex- cepting certain premises taken for the widening of Livingston); Mary Ryder et al agt Meta S Kennedy et al; partition; J F McFarland, atty.

De Kalb av, nws, 180.6 ne Irving av, 31 x100; Wm F Huschle & ano agt Nicolaus Bownlander et al; L Levy, atty.

DeKalb av, nws, 211.6 ne Irving av, 31x 100; Chas F Huschle & ano agt same; same atty.

E 28TH st, es, 790 n Av P, 30x100; Jno Brodie & ano agt Casper A Vanderberg & ano; J Siegelman, atty.

Grand av, 289&291; Jas M Crafts & ano as trstes agt Fannie Mandel et al; Geller, Rolston & Horan, attys.

Hendrix st, ws, 20 n Dumont av, 20x75; Title Guarantee & Trust Co agt Morris Weinberg et al; J L Goodwin, atty.

Madison st, ss, 230 e Marcy av, 20x100; United States Mortar Supply Co agt Gar- rett Moore et al; to set aside conveyance; D F Doody, atty.

St Johns pl, ns, 284.4 w Schenectady av, 26.4x120.3; Title Guarantee & Trust Co agt Mamie Motz et al; J L Goodwin, atty.

Skilman av, ns, 100 e Humboldt, 16.8x 100; Title Guarantee & Trust Co agt Phe- lix Dicicco et al; J L Goodwin, atty.

E 25TH st, ws, 43.9 n Foster av, runs w 100.4xn40xe20xn60xe94.8 to Flatbush av, x se58.4 to E 25th, xs45.8 to beg; Michl Sholtz & ano agt Ponce Realty Co & ano; Isaac Lublin, atty.

E 13TH st, es, 100 n Av K, 280x100; also E 12TH ST, es, 380 n Av K, 40x100; Spen- cer C Cary & ano agt Marin Sigel Realty & Constn Co, & ano; D F Manning, atty.

Jardine pl, ws, 130.7 s Herkimer, 17x92; Nassau Co-operative Bldg & Loan Assn agt Lulu S Haase et al; Kiendl, Smyth & Gross, attys.

Lots 146, 147, 172 & 173, on map of prop- erty belonging to the heirs of Jno Em- mer & filed Aug'97; Fanny Denton agt Wm B Fox et al; Franklin Taylor, atty.

Chauncey st, ss, 101 e Howard av, 26x 100; Williamsburgh Savings Bank agt Leonard N Vaughan et al; S M & D E Meeker, attys.

APR. 30.

E 17TH st, ws, 160 s Av U, 40x100; Gustav Johnson agt Mary A Scully et al; Caldwell & Holmes, attys.

Sutter av, sec Cleveland, 95.2x80x95.4x 80; Guardian Trust Co of N Y agt Reuben Horowitz et al; J F Egan, atty.

Eastern Parkway Extension, ses, 97.6 ne Ralph av, runs s152xne22.1xn156.7 to Parkway xsw24.4 to beg; Title Guarantee & Trust Co agt Jacob Goell et al; J L Goodwin, atty.

Eastern Parkway, 914, ss, 337.3 e Albany av, 20x120.7; Chas Stutz agt Jessamine Realty Co et al; Tausch & Hamilton, attys.

Eastern Parkway, 912; same agt same; same attys.

Dumont av, sec Chester, 19.4 x 50; Northern Bond & Mortgage Co agt Powell Realty Co et al; H O Falk, atty.

Tompkins av, sec DeKalb av, 140x100; Jos T McMahon agt Louise O'Hara et al; partition; Furst & Furst, attys.

Schenck av, nwc Livonia av, 25x100; Title Guarantee & Trust Co agt Morris Weinberg et al; J L Goodwin, atty.

Bedford av, ws, 82.6 n Park pl, 27x100; Title Guarantee & Trust Co agt Park Lawn Bldg & Realty Co et al; J L Good- win, atty.

10TH av, ws, 85 s 15th, 50x97.10; Jos Arons agt Ernest W Skoldberg & ano; Jones, McKinney & Steinberg, attys.

Clymer st, nws, 130 ne Wythe av, 20x 100; Emelie Heilbrunn agt Andrew D Agrella et al; Jonas Lazansky & Neuburg- er, attys.

75TH st, ss, 160 w 13 av, 20x100; Frank E Kirby et al as trstes agt Ponce Realty Co et al; C A Deshon, atty.

75TH st, ss, 180 w 13 av, 20x100; Jessie S Robertson agt same; same atty.

Grand St Extension, nws, 18.9 w Marcy av, 18.9x80; Geo E Dillingham & ano agt Wm G Dillingham et al; partition; A D Britton, atty.

Richards st, 176-8; also WOLCOTT ST, ss, 42 w Richards, 20 x 80; Bernheim Distilling Co agt Margt Fitzgerald & ano; J G Moses, atty.

57TH st, es, being lots 3 & 4 on map of Rugby; Rose Cantor agt Irving Cantor et al; B Kronenberg, atty.

MAY 1.

Bay 19th st, nws, 179.1 sw Bath av, 18x 70.7x18x70.1; Lawyers Title Ins & Trust Co agt Haskell Realty & Const Co et al; P S Dean, atty.

Bay 19th st, nws, 197.1 sw Bath av, 18x 71.1x18x70.7; same agt same; same atty.

Block bounded by 21 & 22 avs & 70th to 71st, —x—; William M Crowe agt Clark- son Land & Mtg Co; E J Ludvigh, atty.

Bay 19th st, nws, 160 sw-Bath av, 18x 70.2x18x69.9; Lawyers Title Ins & Trust Co agt Haskell Realty & Const Co et al; P S Dean, atty.

21ST av, ws, from 60th to 61st, 200x480; William M Crowe agt Weeks Land Co; E J Ludvigh, atty.

Hendrix st, 614; David Zibuloff agt Sam Homler et al; S Chugerman, atty.

Bay 10th st, nws, 420 sw Bath av, 40x 96.8; Robert Cleland agt Annie J Munday et al; A W Duckworth, atty.

Shepherd av, ws, 150 n Liberty av, 25x 100; Charles A Webber agt Thos Curtis et al; C A Webber, atty.

38TH st, ss, 60 w 13 av, 24x95.2; Title Guar & Trust Co agt Chas S Conklin et al; J L Goodwin, atty.

Pacific st, ss, 447.4 e Rochester av, 16.8x 107.2; Bertha Steinberg agt Gertrude N Phillips et al; M Wyckoff, atty.

Grand av, 293-5; Robert Feicht agt Peter Eisenhauer et al; Henry Weismann, atty.

Rodney st, ns, 144 e Bedford av, 22x100; Abr Nemirowsky agt Isaac Rosner et al (to set aside deed); Wm Halpert, atty.

Liberty av, ns, 75 w Christopher av, 25x 100; Title Guar & Trust Co agt Chas Schaffran et al; J L Goodwin, atty.

Schenck av, ws, 125 n Liberty av, 25x 100; Title Guar & Trust Co agt Katie F Haas; J L Goodwin, atty.

New York av, es, 100 n Snyder av, 20x 100; Merchants Cooperative Mtg Co agt Sulsky Bros (Inc) et al; Henry Weismann, atty.

New York av, es, 120 n Snyder av, 20x 100; same agt same; same atty.

New York av, es, 140 n Snyder av, 20x 100; same agt same; same atty.

Remsen st, ss, 187.6 w Henry, 37.6x 150, to Grace court; J Dall Constn Co agt Saml C Hooker (to foreclos mech lien); Hewlett & Norris, attys.

Flatbush av, ws, 220 s Av P, 40x100; Flatbush Bldg Material Co agt Lucia Boniello et al (to foreclos mech lien); Thompson & Fuller, attys.

Fulton st, 389; Geo S Shultz agt Jas A Whitcomb (attachment); Kellogg & Rose, attys.

St Marks av, 1405; Hinde Mitzner agt Max Siegel et al (specific performance); M M Himowich, atty.

FORECLOSURE SUITS.

Manhattan and Bronx.

APR. 27.

68TH st, 308 W; Fredk C Kronmeyer agt Jos Egan et al; F C Kronmeyer, atty.

223D st, ss, 155 e White Plains rd, 25x 100; Annie P Kirk agt Jos Paolillo et al; Menken Bros, attys.

177TH st, ns, 170 w Wadsworth av, 100.2 x89.10; N Y Life Ins Co & Lawyers' Mort- gage Co agt Clara L Belden et al; Cary & Carroll, attys.

134TH st, ss, 433 w 5 av, 22x99.11; Julius Wolford agt Harrison M Stewart; I Siegel- tuch, atty.

APR 29.

149TH st, ss, 39.5 w St Ann's av, 36.6x 84.10; Peter Otten agt Herbert R Hough- ton; A A Hovell, atty.

Concord av, 355; Jno Kudlich agt Bri- gida Lomonte et al; H C Kudlich, atty.

Sheridan av, ws, 30.7 n 163d, 37.6x67.8x irreg; Jno M Knox agt Briggs Ave Real- ty Co et al; Cary & Carroll, attys.

99TH st, ss, 200 e Columbus av, 25x 100.11; Roschen Ledermann agt Navarre Realty Corp et al; L & A U Zinke, attys.

99TH st, 56 W; Roehen Ledermann agt Navarre Realty Corp et al; L & A U Zinke, attys.

90TH st, 407 E; Ferdinand Cech agt Bo- hemian Slavonian Realty Assn Prague et al; J Hlavac Jr, atty.

160TH st, ss, 425 w Bway, 50x125; I Hal- lam Jenney et al agt Kiva Sapiro et al; J H Judge, atty.

51ST st, 237 W; Mutual Life Ins Co of N Y agt Wm F Donnelly et al; F L Allen, atty.

Madison av, swc 94th, 100.8x87.9; August Oppenheimer agt Simon Uhlfelder et al; E G Kremer, atty.

9TH st, ss, & 8TH ST, ns, Lots 203 & 204, map of Unionport, Bronx; Victor Stolte agt Michl E Devlin et al; Wesselman & Kraus, attys.

Grand av, es, 305.5 n 184th, 15.1x90.3; Walter L Crow agt Jas F Grattan et al; W D Peck, atty.

APR. 30.

Convent av, 451; Caroline J Wells agt Alfred K Barker et al; L W Thompson, atty.

33D st, 205 East; American Mortgage Co agt Abr Goldenblum et al; M S Borland, atty.

125TH st, 17 East; Moses S Lorsch agt Peter Doerr et al; M Stern, atty.

116TH st, 104 West; Mathilde E Weber agt Charlotte Jones et al; T A McKennell, atty.

148TH st, ss, 175 e Convent av, 100x99.11; Aetna Holding Corp agt Emanuel Krulewitsch et al; A B Keve, atty.

Bristow st, swc 170th, 105.6x52.6; City of N Y Ins Co agt Northern Bank of N Y et al; Cary & Carroll, attys.

121ST st, ss, 175 w Park av, 25.6x100.11; United Hebrew Charities of the City of N Y agt Iser Bardin et al; Cardozo & Nathan, attys.

120TH st, 113 & 115 East; Nathan J Gumbiner agt Sophie Bruckman et al; S N Tuckman, atty.

MAY 1.

60TH st, 240 W; Henry H Jackson et al agt Jno F Burnham; S H Jackson, atty.

Boone av, ws, 175 s 172d, 25x100; Bronx Savgs Bank agt Benj Viau et al; D B Simpson, atty.

Stanton st, 33S-40; Anna D Bliss agt Ludwig Zodikow et al; F T Hill, atty.

Railroad av, ns, adj land of Andw Arnnow, 60x145.4x—x147.6; Poughkeepsie Trust Co agt Wm A Mallett et al; C W H Arnold, atty.

73D st, 215 E; Cath A Lawrence agt Leserer Abrahamson et al; M S Borland, atty.

40TH st, 345-40 W; Jacob Marx agt Greenwich Investing Co et al; amended; A O Ernst, atty.

Lot 50, blk 54, sec 1, lot 37, blk 49, sec 1, lot 37, blk 54, sec 1, lot 19, blk 45, sec 1; lot 11, blk 51, sec 1, map of Morris Park five actions; Washington Savgs Bank et al agt Fidelity Development Co et al; F M Patterson, atty.

Lot 32, blk 50, sec 1; lot 5, blk 51, sec 1; lot 31, blk 50, sec 1; map of Morris Park, three actions; same agt Pelham Pkway Realty Co et al; F M Patterson, atty.

142D st, ns, 225 w 8 av, 25x100; Henry B Twombly gdn agt Maude M Overington et al; Cary & Carroll, attys.

94TH st, ns, 175 w West End av, 50x100.8; N Y Life Ins Co agt Whitman S Mead et al; Cary & Carroll, attys.

Sedgwick av, ws, 296.3 ne Riverview ter, 28.9x296.3; also RIVERVIEW TER, es, 250 n Sedgwick av, 25x80; Annie L Morris agt Chas F. Zeitfuss et al; H L Morris, atty.

168TH st, —s, bet Grand blvd & Concourse & Gerald av, lots 7 to 10; Jas A Deering agt Eva Goldstein et al; J A Deering, atty.

Lot 34, block 49, sec 1, map of Morris pk; Washington Svgs Bank et al agt Alice M Cade et al; F M Patterson, atty.

Beaumont av, es, 112.6 n 183d, 37.6x100; Jennie Ettinger et al agt Montefiore Bldg Co et al; Feiner & Maass, attys.

MAY. 2.

11TH st, 644 E; Klara Selig extrx agt Abr Glanzer et al; amended; C Schwick, atty.

176TH st, 499 E & Bathgate av, 1867-9; Alfred B Price agt Michl Redmond Constn Co et al; Pressinger & Newcombe, attys.

134TH st, ss, 438 w 5 av, 22x99.11; William Appelwhiate agt Harrison M Stewart; Gray & Gray, attys.

62D st, 314 E; Sigmund Tynberg agt Eva E Lockwood et al; L M White, atty.

Kingsbridge rd, ss, 98 w Morris av, 16x80; Farmers' Loan & Trust Co exr agt H U Singh Realty Co et al; amended; Geller, Rolston & Horan, attys.

98TH st, ss, 170 e Lex av, 25x100.11; Eliza S Kernochan agt Hyman Romm et al; H F Miller, atty.

Stanton st, nwc Norfolk, 47.5x68.8; State Bank agt Max Goldberg et al; J A Kohn, atty.

Summit av, ws, Lot 4, 25x92.9; Dennis Geblin agt Benj Fleischer et al; G Robinson, atty.

Madison st, 352; Lawyers Mtg Co agt Elka Birnbaum et al; amended; Cary & Carroll, attys.

Riverside dr, sec 152d, 104.7x140; N Y Life Ins Co agt Gingold Realty Co et al; G W Hubbell, atty.

MAY 3.

44TH st, 557 W; Emilie Pfaff extrx agt Bernadina Gorgers et al; F Thorn, atty.

77TH st, ss, 200 w 1 av, 25x102.2; East River Savings Inst agt Willett D Morgan et al; O F Hibbard, atty.

32D st, 34-6 E; Fredk Lewisohn et al agt Wm R McClellan et al; Hoadley, Lauterbach & Johnson, agt.

Madison av, 220; Metropolitan Life Ins Co agt Ruth N Heinze et al; Woodford, Bovee & Butcher, attys.

Madison av, nwc 128th, 19.11x90; two actions; Regina T Lohmann agt Murray Hill Park et al; E Miehling, atty.

Becker av, nes, lot 32, map of Washingtonville, Bronx; Letitia McMurtry agt Minnie Wollner et al; Arrowsmith & Dunn, attys.

West Farms rd, nwc Freeman, 56.5x88.10; Maria Miraglia agt Gaetano Zingales et al; Chapiro & Levy, attys.

BUILDING LOAN CONTRACTS.

Manhattan and Bronx.

APR. 27.

Park av, es, 241 s 178th, 113.6x189x irreg; C Adelbert Becker loans Avenue Amusement Co to erect a —sty bldg; — payments. 75,000

APR. 29.

24TH st, 121-3 E; Lawyers Title Ins & Trust Co loans D & M Co to erect a —sty bldg; — payments. 190,000

Marvin pl, ws, 166 n St Raymond's av, 22x75; Herbert S Ogden, atty, loans Rosie Pagnuco to erect a —sty bldg; — payments. 2,000

229TH st, ss, 105 e Barnes av, 25x114; North Side Mortgage Corp loans Gennaro Fico to erect a —sty bldg; — payments. 4,250

Morris Pk av, ss, 50 e Lincoln, 25.6x100; Fredk A Southworth loans Henrietta Gitelson to erect a —sty bldg; — payments. 6,000

29TH st, ns, 191.8 w 6 av, 92x64.10; Metropolitan Life Ins Co loans Twentieth St Realty Co to erect a 12-sty apartment; 7 payments. 280,000

APR. 30.

Cambreleg av, nwc 188th, 95x100; Manhattan Mortgage Co loans Garibaldi Realty & Constn Co to erect two 5-sty apartments; 14 payments. 60,000

19TH st, 112 & 114 East; City Real Estate Co loans Nineteen Hundred & Twelve Co to erect a 12-sty store, lofts & offices; — payments. 225,000

MAY 1.

23D st, ss, 175 e 4 av, 100x197.6 to 22d x irreg; Title Ins Co of N Y loans Fredk C Beach & Jennie B Gasper to erect a —sty bldg; — payments. 650,000

26TH st, ns, 157.6 e 5 av, 56.6x197.6; Metropolitan Life Ins Co loans Flemish Realty Co to erect a 20-sty lofts; 13 payments. 900,000

MAY. 2.

26TH st, 127-33 W; Lawyers Realty Co loans Midwest Realty Co to erect a 12-sty loft; 5 payments. 350,000

Madison av, swc 42d, 98.9x144xirreg; New York Life Ins Co loans 42d Street & Madison Avenue Co to erect a 20-sty office bldg; 2 payments. 2,500,000

Minneford av, ws, 125 n Beach, 25x100; Railroad Co-operative Bldg & Loan Assn loans Wallace B & Helen G Stage to erect a — sty bldg; 3 payments. 3,000

Houston st, swc Chrystie, 100x164.9; N Y Mtg & Security Co loans Minsker Realty Co to erect a — sty bldg; 4 payments. 100,000

MAY 3.

129TH st, ss, 310 w 5 av, 50x99.11; Alice H Sturges loans Morris, Michelson; to erect a 6-sty apartment; 5 payments. 25,000

Belmont av, ws, 82 s 188th, 38x87.6; City Mortgage Co loans Garfin Realty Co; to erect a 5-sty apartment; 7 payments. 13,800

Belmont av, ws, 44 s 188th, 38x87.6; same loans same; to erect a 5-sty apartment; 7 payments. 13,800

Aldus st, ss, 147 e So blvd, 42x105; same loans Everhardt & Podgur; to erect a 5-sty apartment; 7 payments. 20,500

So blvd, es, 50 s Aldus, 42x105; same loans same; to erect a 5-sty apartment; 7 payments. 20,500

Aldus st, ss, 105 e So blvd, 42x105; same loans same; to erect a 5-sty apartment; 7 payments. 20,500

Aldus st, sec So blvd, 105x50; same loans same; to erect a 5-sty apartment; 3 payments. 20,500

Belmont av, swc 188th, 44x87.8; same loans Garfin Realty Co; to erect a 5-sty apartment; 10 payments. 18,600

153D st, ss, 245 w Elton av, 50x100; Grenwich Mortgage Co loans Benesoh Realty Co; to erect a 5-sty apartment; 13 payments. 36,000

Kelly st, ws, 209.2 s Westchester av, 43.9x100; Manhattan Mortgage Co loans The 182d Street Realty Co; to erect a 5-sty apartment; 11 payments. 35,000

Kelly st, ws, 165.5 s Westchester av, 43.9x100; same loans same; to erect a 5-sty apartment; 11 payments. 35,000

ATTACHMENTS.

Manhattan and Bronx.

APR. 25, 26 & 27.

No Attachments filed these days.

APR. 29.

Whitecomb, Jas A; Geo S Schultz; \$30,-566.56; Kellogg & Rose.

APR. 30.

Hays, Frank M; Robt A Cummings; \$1,000; Hyman & Campbell.

MAY. 1.

D D D Co; Albt B Davis; \$5,450; B E Siegelstein.

CHATTEL MORTGAGES.

Manhattan and Bronx.

AFFECTING REAL ESTATE.

APR. 25, 26, 27, 29, 30, MAY 1.

Colton Realty Co, 65-7 W 140th..Consolidated Gas Co. Ranges. 75

Duff Alex Operating Co. 576 W 182d ..Consolidated Gas Co. Ranges. 77

Di Lizia, R Co, formerly Indiana Cut Stone Works. 142d & Walnut av.. Lincoln Iron Works, Planing Machines 966

Fletcher, Sillocks & Leahy. 1521-23 Undercliff av, ws, 379 n Washington blvd pk..Northern Union Gas Co. Ranges. 80

Gordon, H. 174 Centre..Fairbanks Co. Machinery. 371

Irving, C S. 192 Pearl..Consolidated Gas Co. Ranges. 57

Jus Realty (Inc). Kelly st, 200 n 167th & 50 n 167th..Central Union Gas Co. Ranges. 174

Jockel, F N. 265 Central Pk W..Consolidated Gas Co. Ranges. 110

Kelly, M J. 350 W 167th, ss..Sharp & Gunn. Plumbing & Gasfitting. 595

Kitchen Improvement Co. 1416 Brook av ..A Larsen & Co. Refrigerators. 200

Morrison, A P. 400 W 118th..Consolidated Gas Co. Ranges. 104

MacDonald, R H & Co. 619-21 W 136th ..Consolidated Gas Co. Ranges. 60

Peerless Investing Co. 605 5 av..A B See Electric Co. Elevator. 2,800

Regina Constn Co. Charlotte st, es, 164 n Jennings..Northern Union Gas Co. Ranges. 93

Schlechter, L. 137 W 110th..Consolidated Gas Co. Ranges. 60

Schlechter, Louis. 215-17 W 110th.. Consolidated Gas Co. Ranges. 60

Stup, Ike. Prospect av, ws, 60 s 180th ..American Mantel Mfg Co. Consols. 300

Stup, Ike. 2991 Prospect av..Northern Union Gas Co. Ranges. 60

Wedgwood Co. 2374 Aqueduct av.. Northern Union Gas Co. Ranges. 75

Borough of Brooklyn.

AFFECTING REAL ESTATE.

APR. 25, 26, 27, 29, 30, MAY 1.

Martinez, Geo B. 106 Court..Brunswick Refrigerating Co. (R) 727

O'Connor, Edmund. 100th, near Ft Ham-

MECHANICS' LIENS.

Manhattan and Bronx.

APR. 27.

Bowery, 300; Eisenger & Zimmerman agt Jno Dowe & Harry Heller (179). 40.00

121ST st, 315 E; Wolff Greenberg agt Wm Collins Contrg Co (180). 139.73

176TH st, 229-33 E; Akrun Roofing Tile Co agt Jno Bergen & Furlong & Furlong & Person & Co (181). 92.15

7TH av, nec 33d, 30x80.3; same agt Frank J Cassidy & Harrison & Son & Person & Co (182). 91.72

45TH st, 17-21 W; Lockwood Co agt Midville Realty Co & White Van Glahn & Co (renewal) (183). 368.00

5TH av, 509; Lee Heating Co agt C H Lang & Co; Geo W N, Jas S, Grace, Susan M & Eliz Sturges & Gottlieb Siebold (renewal) (184). 550.00

23D st, 115-17 E; Jump House Wrecking Co agt One Hundred & Fifteen E 23d St Corp & Simplex Constn Co (185). 34.99

Grand st, 589-99; Teddy Connolly Inc agt A Goldberg Inc, & Mason Constn Co (186). 1,585

24TH st, 411 E; Greenberg & Taub agt Danl E Wood & D E Wood (187). 70.72

APR. 29.

121ST st, 315 E; Nathan Lyons agt Wm Collins Contrg Co (188). 73.00

8TH av, nwc 17th, 25x100; Jas Criscuolo agt Coffey Realty Co & St Anne Bldg Co (189). 629.00

101ST st, 412-16 E; Saml Elist agt Equitable Trust Co of N Y & Saml Schick-leg agent (190). 155.00

23D st, 115 E; Kalt Lumber Co agt East Twenty-third St Corp & Simplex Constn Co (191). 1,415.90

APR. 30.

3D av, sec 171st, 25x100; Domenico D Del Denno agt Eliz Schultz & Geo Schultz (192). 2,227.25

Wallace av, ws, 730 n Barnet pl, 50x100; W A Mallett Co agt Anna Vogel & Henry J Vogel (194). 265.16

Harrington av, ns, 150 e Mayflower av, 50x100; W A Mallett Co agt Anna Vogel & Henry J Vogel (195). 802.95

122D st, 425 East; Jos Leibowitz agt Caledonia Golf Cleek & Mfg Co & Bene Goldberger (196). 147.00

121ST st, 315 East; Israel Auerbach agt Wm Collins Contrg Co (197). 45.00

20TH st, 309 West; Jacob M Seidenberg agt Wm S Moore, Barington Moore & Benj Moore & Cath C Brady (198). 450.00

121ST st, 315 East; Jos R Potter agt Wm Collins Contrg Co (199). 64.52

163D st, 600 to 606 West; Abr Cgaloff agt Henry T Bullman Co (200). 371.60

MAY 1.

148TH st, 250 to 254 West; Bernard Drucker agt Jno J Meyers (1). 36.00
Westchester av, 2311 to 2315; Eureka Tile Co agt Glover Constn Co (2). 195.00
121ST st, 72 East; East End Roofing Co agt Estate of Abr Bachrach; Sender Partigas (3). 28.00
100TH st, 162 East; same agt Christian Meyer & Sender Partigas (4). 28.00
76TH st, 221 & 223 East; Gellert & Glat-ter agt Isador H Metnick (5). 20.25
121ST st, 315 East; Jacob M Seidenberg agt Wm Collins Contrg Co, Hirsh Green-berg & Jacob Neub (6). 250.00
9TH av, 277; Levin Bros agt Minnie S Driggs, Ida A Gardiner, Gertrude H Gardiner, Edith A Gardiner & Jas D Gardiner & Frank Seery & Dr. Wm F Gardiner (7). 109.00
109TH st, 77 East; Sam Karger agt Pauline Caesar & Thos Lynch (8). 15.00

MAY. 2.

Westchester av, 2311-15; Eureka Tile Co agt Glover Constn Co (9). 270.00
32D st, 9 W; Louis Wel Vesco agt Margt I Hoyt, Timothy D Healy & Healy Rest-aurant Co & Frank Seery (10). 140.00
120TH st, 14 E; Meyer A Cuttler agt Jno Goetz; Saml Loewy (11). 9.48
Westchester av, ns, 65 e Glover, 65x67; P J Heaney Co agt Glover Constn Co (12). 1,187.61
Irving pl, 21; Coleman & Krause Inc agt Kops Realty Co, Commonwealth Roofing Co & Jas McKeefney. (13). 900.00
20TH st, 309 W; Fillmore Iron Works agt Cath C Brady, Estate of Clement C Moore & Laura M Moore (14). 908.00
19TH st, 321 E; Same agt Cath C McKen-na & William Collins Contracting Co (15). 52.00
Madison av, 652; Same agt Caroline O'Connor extrx & Durando Miller & Co (16). 85.00
121ST st, 315 E; Same agt William Col-lins Contracting Co Inc (17). 128.00

MAY 3.

121ST st, 315 E; Christian Vondran's Sons agt Wm Collins Constn Co (18). 50.00
174TH st, ns, 100 w Washington av, —x 100.5; Jno Cullo & Bros agt Ettar Realty Co. (19). 351.00
121ST st, 315 E; Frank Farrell agt Wm Collins Contracting Co (20). 54.00
20TH st, 309 W; Frank Farrell agt Wm S. Moore, Harrington Moore & Benj Moore, Laura M Moore, Cath C Brady & Wm Collins Contracting Co. (21). 25.50
Westchester av, 2307-11; Giehl Bros agt Glover Constn Co (22). 95.00
232D st, 955 E; Raphael Borrelli agt Ivan Munson & Hugo Larsen (23). 297.70
Riverside dr, es, 172.4 s 181st, 104.6x 168.1; Henry F Markthaler agt Constan-tin T Riegger & Chappell & Bosworth (24). 826.33
Park av, sec 60th, 100.5x60; Duffy & Meagher agt Jno J Hearn Constn Co (25). 2,170.90

Borough of Brooklyn.

APR. 25.

Livingston st, 305; Coal Tar Products Co agt O Rouse & Angelo Restivo. 75.00

APR. 26.

49TH st, ss, 200 e 18 av, 120x100.2; Monopolite Co agt Forrest Const Co. 200.00
36TH st, 1446; Hyman Weiner agt Giacomo Marotta. 34.50
6TH av, 166; N Y Furnace & Heating Co agt Mrs N E Hazzard. 32.00
72D st, 1546; John J Dunn & ano agt Franklin J Schulz. 11.70
Sutter av, 477; Samuel Footerman agt Max Sklarsky & "John" Black. 150.00
Bristol st, nwc Lott av, 100x60; Mc-Veigh & Brennan agt Bristol Bldg Co & Julius Taft. 1,250.00
Hinsdale st, es, 206.5 s New Lots av, 60 x100; Max Levin agt Benj Israel, Benj W Wisch & Sam Berkowitz. 35.00

APR. 27.

Underhill av, 111-113; Henry Weisfeld et al agt Wm Becker, Wm Moeller, Jno Mc-Gough & Patk J Hoey. 67.00
100TH st, nes, 140 nw Fort Hamilton av, 60x95; Sturrock Cut Stone Co agt Bay Ridge & Fort Hamilton Realty Corp & Edmund O'Connor. Pres. 304.00

APR. 29.

100TH st, ns, 100 w Ft Hamilton av, 80 x100; EJ McLaughlin Co agt Bay Ridge & Fort Hamilton Realty Co & Edmund O'Connor. 1,107.44
Wyona st, es, 75 n Liberty av, 75x100; Agostino Miranda agt Dora Kramer, Kramer Realty Co & Abraham Cohen. 240.00
Lott av, nwc Bristol, 100x60; Wm G Kin-ney agt Bristol Bldg Co & Jas Moore, Pres 477.00
Sheffield av, es, 80 n Blake av, 70x100; Louis Evens agt Harry Schneider. 174.00
45TH st, 1366; Harry Weiss agt Ger-trude A & Theodore Smith. 45.60
Bergen st, ss, 424.6 w Rockaway av, 40x 127.9; Cohn Cut Stone Co agt Jos & Harry Malkin. 550.00

APR. 30.

43D st, ns, 150 e 13 av, 50x100; Martense Contracting Co agt Machzika Talmudtora, Harris Willner, Morris Kornblum & Moses Napelbaum. 190.45
Graham av, 121; Acme Metal Ceiling Co agt Bertha Lurie, Rose Epstein & Mr. Freidberg. 45.00
Rockaway av, 348; Nathan Waldenberg agt Rose Feinstein & Elihu S Laschinsky. 60.00
New York av, es, extending from Park pl to Sterling pl, 255.7x350; Jno Mortons Sons Co agt Methodist Episcopal Home for the Aged & John Kennedy & Son. 8,172.39
Greene av, 60; Jno Mortons Sons Co agt Jno H Sterling & Jno Kennedy & Son. 251.86
100TH st, ns, 100 w Fort Hamilton av, 80x100; Wm Busby agt Bay Ridge & Fort Hamilton Realty Co & Edmund O'Connor. 536.95
Pacific st, ns, 100 e Bedford av, 75x200; Akron Roofing Tile Co agt St Bartholo-mew's Church, Waldauer-Stevens Co & Person & Co. 77.41
Remsen st, 82; J Dall Const Co agt Saml C Hooker. 2,504.32

MAY 1.

5TH av, 462; Erick P Backie agt Adolph Ohlbaum & Garret Moore & Son. 55.00
Watkins st, sec E N Y av, 78.3x60x98.7x 63.4; Samuel Ginsberg agt Richmond Kotcher. 385.00
Union st, ns, 180 w N Y av, 60x100; Chas Wenz (Inc) agt Harry C Partridge & Harry C Partridge & Co. 750.12
Ocean parkway, es, 807.9 n Coney Island Plank rd, 220x100; Cohn Cut Stone Co agt Penn Constn Co. 850.00
E 13TH st, es, 100 n Av K, 280x100; also E 12TH ST, es, 380 n Av K, 40x100; Em-pire City Lumber Co agt Marin Sigel Realty & Constn Co. 703.88
Newel st, ws, 95 n Calyer, 75x100x 103.8x100; Atlantic Iron Works agt Wayne County Produce Co, J Simonelli & M De Micco. 127.00

SATISFIED MECHANICS LIENS.

Manhattan and Bronx.

APR. 27.

Intervale av, nec 167th; Saml Moskalik agt Maria O'Connor et al; Aug30'11. 95.00
Water st, 314-16 E; Fordham Stone Renovating Co agt McAuley Mission et al; Mar12'12. 2,413.00

APR. 29.

91ST st, 442-4 E; A E Klotz Fire-proofing Co agt Wm F Cunningham et al; Apr17'12. 3,150.70
148TH st, 457 E; Jas A Mulligan agt Ida Hinrichs et al; Mar29'12. 55.00
Same prop; Gaetano Tomshlo agt same; Feb7'12. 52.00
3D av, 875; H M Susswein & Co agt Jos P Groll et al; Jan17'12. 187.27
Same prop; Gaetano Tomshlo agt same; Jan18'12. 44.80
St Nicholas av, 672-4; Richard E Thibaut agt Kirby Constn Co et al; Feb5 '12. 300.69
91ST st, 442-4 E; A E Klotz Fire-proofing Co agt Wm F Cunningham et al; Feb29'12. 3,165.70

APR. 30.

Webster av, es, 25 n Anna pl; Noonan & Price Co agt Manderkin Bidg Co et al; Apr24'12. 918.00
Elsmere pl, nwc Marmion pl; Jas T Walters agt Jno C Cook Co et al; Mar31' 11. 250.00
151ST st, ss, 75 w Morris av; Northern Cornice & Mfg Co agt Simplicius Saviano et al; Nov17'11. 110.00
Same prop; same agt same; Nov14'11. 18.75
54TH st, 146 West; Internat Heater Co agt Frank H Miller et al; Oct31'11. 32.59

MAY 1.

Goerck st, 71 & 73; Drum Elevator Co agt Wyler Constn Co et al; Apr29'12. 2,000.00
King av, 458; Roebucks Weather Strip & Wire Screen Co agt Harry Werz et al; Sept15'11. 212.00
Westchester av, 7 to 11; Pasquale Giacobbe agt Glover Constn Co et al; Apr30 '12. 275.00
Varick st, 65; S Edw Eaton & Co agt Greenwich Investing Co et al; Apr5'12. 100.00

MAY. 2.

Belmont av, swc 188th; Wolf Gelband agt Garfin Realty Co et al; Mar25'12. 664.00
East Broadway, sec Scammel; Person & Co agt Home of The Daughters of Jacob et al; Feb25'08 (canceled). 522.58
Irving pl, 21; Coleman & Krause Inc agt Kops Realty Co et al; Apr25'12. 900.00
Olinville av, 3625-7; Theo Kapuschinski agt Basilio Bottenelli et al; June19'11. 26.00
Same prop; same agt same; June 14'11. 90.00
Villa av, 3132; Pasquale Giacobbe agt Geo Brown et al; Oct1'11. 155.00
58TH st, 336 W; M Schlossman & Sons agt Jno Doe et al; Nov25'11. 51.56
56TH st, 321-3 W; Commonwealth Roofing Co agt Youngs Men's Christian Assn et al; Apr24'12. 325.00

MAY 3.

124TH st, 157-59 W; Henry W Kahn agt S F Myers Realty Co et al; Feb3'12. 1,346.00
Same prop; Jno A Marcato Co agt same et al; Jan12'12. 526.67
Same prop; Arthur S Gaynor Co agt same; Jan15'12. 206.95
Same prop; same agt same; Jan15'12. 1,000.00
Same prop; Russell W Smith agt same; Jan25'12. 2,920.00
East Broadway, sec Scammel; Jno A McCarthy agt Home of the Daughters of Jacob; Apr24'08. 1,494.38

Borough of Brooklyn.

APR. 25.

Eastern pkway, 922-926; Baldinger & Kupferman Mfg Co agt Jessamine Realty Co & Rosie Pitzele; Jan5'12. 102.10
Bridge st, 124; Alexander Dillon agt Est of Susan L Colvin & John Colvin & Susan Beidenborn as exrs; Nov20'11. 53.00

APR. 26.

Liberty av, 773-775; Saml A Polansky agt Meyer Siegler & M Loucke; March4'12. 40.70

W 5TH st, es, 174.10 s Av R, 193.4x82.6; Hyman Damsky agt Neck Road Realty Co; July19'11.
Same prop; Mallano Tile & Marble Co agt same; Nov16'11.

W 5TH st, es, 348.10 n Av S, 251.4x82.6; Thomas A Baker agt same; Nov15'11. 137.00

APR. 27.

No Satisfied Liens filed this day.

APR 29.

Livonia av, swc Hendrix, 50x100; Chas I Rosenblum agt Hendrix Building & Development Co; Apr10'12. 172.00
Same prop; Marceca Bros agt same; Apr5'12. 200.00

20TH av, swc 63d, 82.6x90; Person & Co agt Himelstein & Arker Co; Apr10'12. 118.00

APR. 30.

Grand st, 129-131; Jacob Perlman agt Jacob & Nathan Ponemone; Jan25'12. 350.00

Stone av, 485; Louis Vlasky agt Sophie & Jacob Goldstein & Isaac Krupitsky; Apr 12'12. 1,200.00
Same prop; Abr Abrahamson agt same; Apr12'12. 500.00

Pennsylvania av, nec Belmont av, 45x 80; Iroquois Door Co agt Saml Dunalf; Apr17'12.

West st, ws, 77.6 n 35th, —x—; Par-shelsky Bros agt Humphries Constn Co; Nov24'11. 283.96

Same prop; same agt Humphries Constn Co & R Humphries Jr; Nov24'11. 283.96

West st, ws, 77.6 n 35th, 144x80; Thos P Lancaster agt same; Feb13'12. 400.00

New Jersey av, ws, 112.6 n Glenmore av, —x—; Nicola Lenzzie agt Purdy Constn Co & Kessler Realty Co; Dec27'11. 395.00

Same prop; Jaeger Lumber Co agt Pur-dy Constn Co; Dec23'11. 1,728.09

MAY 1.

Thatford av, 256-8; Sam Glugatz agt Congregation Chevrah Tillem, Saml Ad-elstein, Wolf Rosenson & Israel Krupitzky; Mar18'12. 65.00

S 1ST st, 239-43; Morris Milkowsky agt Barnett Hamburger; Dec10'09. 104.35

E 2D st, nec Church av, 102.4x106.10; Brooklyn Union Cornice & Roofing Co agt Meyer Realty Co; Mar27'12. 550.00

Same prop; Geo Lawrence agt Wm F Meyer Realty Co; Mar28'12. 925.00

E 2D st, nec Church av, 100x106.10; Jaeger Lumber Co agt Meyer Realty Co; Apr5'12. 429.46

E 2D st, nec Church av, 80x106.10; Szemko & Gaydica agt Meyer Realty Co & Wm F Meyer; Apr24'12. 720.00

1Discharged by deposit.

2Discharged by bond.

3Discharged by order of Court.

ORDERS

Borough of Brooklyn.

APR. 25.

Railroad av, ws, 153.4 s Jamaica av, 25x 100; Solomon Huss on Frank J Partridge to pay Jno C Creveling. 370.00

71ST st, ns, 93 e Narrows av, —x—; G Gullicksen on Title Guar & Trust Co to pay Chas R Macaulay. 171.08

APR. 26.

Schnectady av, es, 100 n Park pl, —x—; Johanna Grafton on Home Title Ins Co to pay G Weingeroff. 237.50

APR. 27.

E 25th st, es, 440 n Av K, —x—; St Marks Bldg Co on Home Title Ins Co to pay Flatbush Bldg Supply Co. 125.00

APR. 29.

No Orders filed this day.

APR. 30.

Ridgewood av, swc Elderts la, 103x41.5; Jas F Mulvey on Mrs Augusta P Price to pay G P Sherwood & Co. 129.00

MAY 1.

No orders filed this day.

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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. LXXXIX No. 2303

New York, May 4, 1912

(43) PRICE 20 CENTS

BLOCK AND LOT INDEX OF RECORDED CONVEYANCES

The following is the block and lot order of the Recorded Manhattan Conveyances arranged numerically for the current week.

The first figure indicates the official Block number.

The second figure indicates the official Lot number of the property changing ownership.

21-1-2	642-19, 25-26 & 65	1065-33-34	1450-19	1854-7
29-7, 14 & 15	685-pt lt 44	1066-7	1460-47	1856-63
40-29-30	702-27	1070-55	1468-35	1863-40-41
75-52	717-63	1122-58	1494-37-40	1902-52
118-9	733-69-70	1139-14-16 & 51	1497-38½	1904-46 & 50
171-22	777-76 & 78	1143-54	1498-23	1905-8
196-8	784-5	1150-34	1504-50	1914-42-43
220-17	785-23-24	1152-7	1509-69-70	1915-52
232-5	793-53	1162-7	1513-56½	1926-48
250-3-7 & 30	795-78	1181-47	1542-33	1929-8½
261-15	796-72	1185-51	1656-43	1935-53
271-37	800-74-75	1198-28	1563-19	1958-37
279-48	802-22-25	1207-5	1665-30½	1961-57
287-46-47 & 28	805-39, 41, 43, 45 & 47	1208-21	1566-23	1985-19
305-8	806-9-11 & 17	1220-53-56	1576-41-42	1993-47
310-37	812-63	1231-23	1577-2	1994-69
335-26	814-36	1232-62	1585-41-41½	2029-33
353-43	833-50	1262-41	1598-55-56½	2041-23
357-16-17	834-29	1268-28	1604-32	2042-51
367-57	838-40-42	1270-71-74	1611-1-4 & 67-70	2061-60
371-17	839-79	1276-12½-13 & 56-60	1612-63	2080-50
375-11	840-4 & 37	1287-11	1635-56½-57½	2087-33-34
396-34-35	854-11 & 14	1295-23	1636-6-7	2117-41
414-2	856-9-10 & 65-66	1308-13½	1637-14	2128-52
421-21	857-68	1312-8	1646-40	2133-73
435-13	861-51	1326-43	1656-43	c 2139-pt lt 264
442-16	866-19	1327-3-3½ & 13-15	1663-19	2163-28
455-11	874-69-70	1330-41	1665-30½	2170-100 & 102
460-29-30	875-40-41	1331-21½ & 41	1666-20	2180-570 & 605
464-34	877-31 & 72-73	1337-52	1674-51	2212-29-31
468-13 & 15	885-8-9	1347-43	1675-3	2243-pt lt 30
492-4 & 27	886-17	1351-4 & 16	1689-2 & 5	2249-pt lt 70
516-40	892-77	1377-25½	1717-33	2250-pt lt 14
520-63-64	894-12	1380-16	1721-51	2252-pt lt 10
535-11	895-19	1388-56	1725-61	WILLS.
538-pt lt 14	896-39	1393-60	1751-28	339-8
539-22	900-26	1400-69	1767-68	392-41
558-pt lt 13	904-35	1406-54	1772-25	433-32
562-41	914-56	1410-27 & 57	1790-21	435-31 & 56
564-28	915-29	1413-64½	1791-35	439-32
593-26	919-46	1417-7	1797-42	449-31
606-60	961-7	1424-14	1798-18	1146-48
610-69-70	998-21 & 49	1427-12-14	1802-3	1158-30-33
611-42 & 75 & 76	1005-48	1432-38 & 40	1808-37-38	1170-23
614-30-31	1029-33-36	1436-46	1829-8	1361-13
621-73	1041-25	1443-35	1831-28-29	1387-24
627-41-45	1054-41	1444-35	1848-47	1718-48
631-17	1063-49	1448-42	1853-37	

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 1911.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in () preceding the serial number to the right of the date line, at head of this page, is the Index number for the Checking Index.

The Star following name of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney
A.L.—all liens
AT—all title
ano—another
av—avenue
admr—administrator
admtrx—administratrix
agmt—agreement
A—assessed value
abt—about
adj—adjoining.
apt—apartment
assign—assignment
asn—assign
atty—attorney
bk—brick
B & S—Bargain and Sale.
bldg—building
b—basement
blk—block
Co—County
C a G—covenant against grantor
Co—Company

constn—construction
con omitted—consideration omitted
corp—corporation
cor—corner
c l—centre line
ct—court
certf—certificate
dwg—dwelling
decd—deceased
e—East
exr—executor
extrx—executrix
et al—used instead of several names
foreclos—foreclosure
fr—frame
ft—front
individ—individual
irreg—irregular
impt—improvement
installs—installments
lt—lot
mtg—mortgage
mos—months
mfg—manufacturing
Nos—numbers
n—north
nom—nominal
pt—part
pl—place
PM—Purchase Money Mortgage.
QC—Quit Claim
R T & I—Right, Title & Interest
(R)—referee
rd—road
re mtg—release mtg
ref—referee
sobrn—subordination
sl—slip
sq—square
s—south
s—side
sty—story
sub—subject
strs—stores
stn stone
st—street
TS—Torrens System
tns—tenements
w—west
y—years
O C & 100—other consideration and \$100

CONVEYANCES

Borough of Manhattan.

APR. 26, 27, 29, 30, MAY 1 & 2.

- Bank st, 109**, see 7 av, 67.
- Congress st, 2**; see Houston, 177 W.
- Crosby st, 10-2**, see Bway, 444.
- Cherry st, 402-6** (1:261-15), ns, 203.9 e Scammel, 64.1x97.8, 3 4-sty fr bk ft tnt & str & 5-sty bk rear tnt; Security Mtg Co to Wm Goldstone, 2 W 89; mtg \$20,000; Apr 26; Apr 29 '12; A\$32,000-40,000. exch & 100
- Charles la, swc Washington**, see 7 av, 67.
- Charles st, 147**, see 7 av, 67.
- Charles st, 163**, see 7 av, 67.
- Charles st or Van Nest pl 13** (2:621-73), ns, 142.1 e Bleeker, 20x95x20x95.1, 3-sty & b bk dwg; Ellen C McManus to Jas F Thompson, 52 Charles; AL; Apr 26 '12; A\$10,000-13,000. O C & 100
- Charles st or Van Nest pl 13**; Jas F Thompson to Hamilton Walling Jr, 17 Van Nest pl; AL; Apr 26 '12. O C & 100
- Charles st, 128**, see Greenwich, 716-8.
- Christopher st, 19-21** (2:610-69-70), ns, 100 e Waverly pl, 40.2x90, 6-sty bk tnt & str; Jos R Truesdale, ref to Saml Rodt, 64 E 97 & Gussie Lipman, 481 W 159; mtg \$19,000, FORECLOS, Mar 26; Apr 26 '12; A\$22,000-\$. 26,500
- Christopher st, 19-21**; Gussie Lipman to Saml Lipman, 960 Prospect av; 1/2 pt; mtg 1/2 of \$47,500; Apr 26 '12. O C & 100
- Columbia st, 115** (2:335-26), ws, 175 n Stanton, 25x100, 5-sty bk tnt & str; Benj M Gruenstein to Sarah Weinstein, 249 Stanton; mtg \$28,000; Apr 15; Apr 26 '12 A\$18,000-25,000. O C & 100
- Christie st, 88** (1:305-8), es, abt 180 n Hester, 25x100, 5-sty bk tnt & str; Harry & Louis Barnett to Abr S. Jos & Sol B Blonstein, all at 88 Christie; mtg \$34,000; Apr 30; May 2 '12; A\$22,000-38,000. O C & 100
- Church st, 33-41**, see Bway, 57-61.
- Delancey st, 122** (2:353-43), ns, abt 75 e Essex, 25x100, 5-sty bk tnt & str; Jonas Weil et al to Elias Warshaw, 617 Wiltoughby av, Bklyn, & Philip Warshaw, 281 Hewes, Bklyn; mtg \$28,000; Apr 30 '12; A\$34,000-44,000. O C & 100
- Division st, 253-5**, see East Bway, 266.
- Elizabeth st, 196** (2:492-4), es, 164.6 n Spring, 25.2x98x25.1x98, 6-sty bk tnt & str; Pancrazio Grassi et al to Altavista Holding Co, 1170 Bway; mtg \$30,000; Apr 29 '12; A\$18,500-35,000. O C & 100
- East Broadway, 266** (1:287-28, 46-47), ns, 54 e Montgomery, runs n103.9 to ss Division (Nos 253-5), be, 3x6x34x2x9x8x61.5 to East Bway, xw27 to beg, 2-2 & 1-3-sty bk dwgs; Jos G Switzer to Simon Uhlmann, 3 E 59, TRSTE Fredk Uhlmann for benefit Elise U Hfelder; mtg \$30,000 & AL; Jan 24; Apr 26 '12; A\$33,000-38,000. nom
- Eldridge st, 136** (2:414-2), see abt 130 n Broome, 25x87.6, 5-sty bk tnt & str; Hyman Watchstein to Jos Fisch, 112 Eldridge; mtg \$33,000; Apr 30; May 1 '12; A\$22,000-35,000. O C & 100
- Forsyth st, 189-91**, see Stanton, 39.
- Fulton st, 44**, see 54th, 432 W.
- Greenwich st, 716-S** (2:631-17), swc Charles (No 128), 39.7x60.6x14.10x67.7, 5-sty bk tnt & str; Colfax Realty Co to Theo P Muth, 389 West; mtg \$17,000; Apr 25; Apr 26 '12; A\$16,000-26,000. nom
- Gansevoort st, 2-4**, see 13th W, sws at ns 4.
- Horatio st, 96-8**, see Wash, 800.
- Houston st, 398-400 E** (2:371-17), ns, abt 60 w Sheriff, 40x60.7 to ss 2d (Nos 289-91), x40.4x65.8, ws, 6-sty bk tnt & str; Sarah Rappaport to Isaac Kracower, 283 Grand; mtg \$54,000 & AL; May 1 '12; A\$27,000-60,000. nom
- Houston st, 177 W** (2:520-63-64), see Congress (No 2), 22x77.6, 4-sty bk loft & str bldg; Eburn F Haight to Elam H Fuller, 630 3d, Bklyn; Apr 26; May 1 '12; A\$13,000-15,500. nom
- Hester st, 57** (1:310-37), ns, 63.6 e Ludlow, 24x75, 5-sty bk tnt & str; Gilbert H Montague ref to Jacob L Herz, 569 W 150; mtg \$35,500 & AL, FORECLOS; Mar 29; Apr 25; Apr 26 '12; A\$22,000-30,000. 500
- Hawthorne st** (8:2226-pt lt 45), nes, 100 nw Sherman av, 25x100, vacant; re mtg; N Y Trust Co to Hawthorne Constn Co, 530 W 207; Apr 30 '12; A\$—\$. O C & 100
- Henry st, 184** (1:270), ss, — e Jefferson; seats in pew 106 in synagogue; Congregation Nusah Ho'ary to H Shifrin, 332 Chester, Bklyn; Sept 11 '09; Apr 30 '12; 120
- Jane st, 75** (2:642-65), ns, 132.2 w Greenwich, 20.8x87.5, 3-sty & b bk dwg; Fredk H Doermer to Jno H Doermer, 786 Wash; B&S & C a G; mtg \$6,000; Nov 28 '06; May 2 '12; A\$7,500-9,500. nom
- Lafayette st, 54-60** (1:171-22), ws, 25 n Leonard, runs n100xw90xs25xw5xs19xe5xs 31xe43.6xs25xe45.8 to beg, 8-sty bk loft & str bldg; Sixty Lafayette St to Saml H Stone, 135 Bway; 1/4 R T & I; B&S; mtg \$424,000 on whole; Nov 27 '09; May 1 '12; A\$100,000-300,000. O C & 100
- Lafayette st, 54-60**; Saml H Stone to Surety Realty Co, 100 Bway; 1/4 R T & I; B&S; mtg \$315,000; Apr 29; May 1 '12. O C & 100
- Lafayette st, 66-72**, see Bway, 414.
- Liberty st, 95** (misc), room 307, the business; power of atty; Walter Black at Jersey City, to Jno W Crocherson, 270 Clerk, Jersey City, NJ; Apr 26; Apr 29 '12.
- Manhattan st, 7**, see Manhattan, 5.
- Manhattan st, 5** (2:357-16), ws, 92.5 n Houston, 25.1x62, 5-sty bk tnt; A\$9,500-17,500; also MANHATTAN ST 7 (2:357-17), ws, 117.6 n Houston, 25.2x62, 5-sty bk tnt; A\$10,000-18,000; Lena Newman to Yetta Weinfeld, 240 E 2; mtg \$42,000; Apr 26; May 1 '12. nom
- Madison st, 207** (1:271-37), ns, abt 100 e Rutgers, 26.1x100; also lot adj above on w, 24.1x26.6 with rights to 10 ft alley on w; Aaron S Ratkowsky to Meyer H Friedman, 650 Kelly; mtg \$55,500; Apr 30 '12; A\$24,000-42,000. nom
- Oliver st, 24** (1:279-48), es, 84.4 n Mad 22.2x66.8x22x66.9, 4-sty bk tnt & str; Michele Damiano & ano to Katie Viola, 24 Oliver; 1/2 pt; mtg \$12,000; Apr 30; May 1 '12; A\$9,500-13,000. O C & 100
- Overlook ter, e & ws, abt 444.5 s cl 192d** if extended, see Ft Wash av, es, 444.5 s cl 192d, if extended.
- Prince st, 155** (2:516-40), ns, 35 w West Bway, 20x95, 3-sty bk tnt & str, 1-sty fr ext; Elam H Fuller et al to Eburn F Haight, 220 Hooper, Bklyn; mtg \$8,000; Apr 26; May 1 '12; A\$15,000-16,000. nom
- Pearl st, 444-6**; power of atty to borrow \$45,000; Francis Hustace of Montclair, NJ to Wm H Whiting, at Bound Brook, NJ; Feb 20; Apr 26 '12.
- Pearl st, 444-6** (1:118-9), es, abt 200 s Park row, 50x100, 5-sty strn loft & str bldg; Wm B Hurd Jr ref to Francis Hustace at Montclair, NJ; PARTITION, Feb 29; Apr 26 '12; A\$38,000-65,000. 70,500
- Pearl st, 67** (1:29-7, 14&15), ns, 139.1 e Broad, runs n84.4xw0.6xn— to ss Stone (Nos 30&32 1/2 on map Nos 32&32 1/2), at pt 118.5 e Broad, x26.11x39.5xw6.10x84xw0.4 xs73.2 to Pearl, xw20.4 to beg, 4-sty bk loft & str bldg & 3-sty bk tnt & str & 3-sty bk loft & str bldg; Geo N Flint ref to Fredk H Smith, Jr, 321 Mt Prospect av, Newark, NJ; mtg \$30,000; FORECLOS, Apr 26; Apr 29 '12; A\$33,500-41,000. 15,000
- Pearl st, 167-9** (1:40-29-30), swc Pine (No 77 1/2), 44x73.1x45.3x73.9, 5-sty bk loft & str bldg; Abr Landau ref to Frank C Buckhout, swc Rver & Burnside av; mtg \$55,000; FORECLOS, Apr 19; Apr 20; Apr 30 '12; A\$79,000-96,000. 10,000
- Park ter W, ws, — 213th**, see Seaman av, es, 250 s 215th.
- Pine st, 77 1/2**, see Pearl, 167-9.
- St Marks pl, 98 or 8th st** (2:435-13), ss, 125.10 e 1 av, 25.10x97.6, 5-sty bk tnt; Harris & Son Realty Co to Isaac Schlesinger, 213 E 68; mtg \$39,500 & AL; May 1 '12; A\$19,000-36,000. O C & 100
- South st, 206-10** (1:250-3-7 & 30), ns, 79.5 e Cath st, 110x145 to ss Water (Nos 401-7), x110x145.6, 4-5 & 1-3-sty bk storage bldgs; Frank S Jones to Henrietta J Simons, 904 St Marks av, Bklyn; May 1 '12; A\$81,500-139,500. nom
- Stanton st, 39** (2:421-21), swc Forsyth (Nos 189-91), 25x75, 5-sty bk tnt & str & 3-sty bk tnt; Tannenbaum & Lowenstein, a corpn to Max Tannenbaum, 58 E 123; AL; Apr 25; Apr 26 '12; A\$32,000-42,000. O C & 100
- Stone st, 30&32 1/2**, see Pearl, 67.
- Thompson st, 231** (2:539-22), ws, 80.4 s 3d, runs w25xn0.11xw50xs25xe75 to st, xn 24.1 to beg, 6-sty bk tnt & str; Alberto Navarra to Carmelo Naso, 71 Goerck; 1/2 pt; AL; May 15 '11; Apr 29 '12; A\$14,000-32,000. nom
- Varick st, 65** (1:220-17), nws, 68 s w Vestry, 22x62.3, 4-sty bk loft & str bldg; re judgt; Teddy Connolly to Greenwich Investing Co, 277 W 132; Apr 29; Apr 30 '12; A\$10,000-18,000. nom
- Varick st, 65** (1:220-17), nws, 68 sw Vestry, 22x62.3, 4-sty bk loft & str bldg; Greenwich Investing Co to Grace S Montgomery, at Rhinebeck, NY; Apr 30 '12; A\$10,000-18,000. nom
- Waverly pl, 187-9**, see 10th, 151-3 W.
- Water st, 491-7**, see South, 206-10.
- Washington st, 684**, see 7 av, 67.
- Washington st, 692**, see 7 av, 67.
- Washington st, 686**, see 7 av, 67.
- Washington sq S, 75, or 4TH 56 W**, (2:538-pt lt 14), ss, 14 w Wooster, 19x56; also WASHINGTON SQ S, 73&74, or 4th, 58-60 W (2:538-pt lt 14), ss, 33 w Wooster, runs s56xw19xs39.6xe10.3xs9xw35xn104.6 to st, x43.9 to beg, 3-sty bk garage; Henrietta M Parker to Lorenzo A Cuneo, 12 E 8, & Wm E Podesta, 12 E 8; AL; May 2 '12; A\$58,000-90,000. O C & 100
- Washington sq S, 73-74, or 4TH, 58-60 W** see Washington sq S, 75, or 4th, 56 W.
- Washington st, 800** (2:642-19), swc Horatio (Nos 96-8), 19.9x69.10x15.8x70, 3-sty bk tnt & str; Fredk H Doermer to Jno H Doermer, 786 Wash; B&S & C a G; Nov 28 '06; May 2 '12; A\$10,000-12,500. nom
- Washington st, 786-S** (2:642-25-26), ws, 19 n Jane, 39x69.10, 2 3-sty bk tnts; Fredk H Doermer to Jno H Doermer, 786 Wash; B&S & C a G; mtg \$3,500; Nov 28 '06; May 2 '12; A\$12,000-14,000. nom
- 1ST st, 41 E** (2:442-16), ss, 194.4 e 2 av, 25.3x77.2x25.1x79.10, 5-sty bk tnt & str; Lena Sauerstrom to Benj Richter, 603 E 13; mtg \$26,500; Apr 27; Apr 29 '12; A\$18,000-28,000. O C & 100
- 2D st, 289-91**, see Houston, 398-400 E.
- 4TH st, 46 W** (2:535-11), sws, 60 se Wooster, 20x56, 3-sty bk loft & str bldg; Emma Swan to Max Taigman, 1901 Bergen, Bklyn; B&S; Apr 26; Apr 29 '12; A\$12,000-13,000. nom
- 4TH st, 352-6 W**, see 13th W, sws at ns 4.
- 4TH st, 56-60 W**, see Washington sq S, 75.
- 5TH st, 236 E** (2:460-29), ss, 162 w 2 av, 21x96.2, 3-sty & b bk dwg; Chas G Neumann et al individ & EXRS &c; Katharina Neumann to Harris Sokolski, 38 E 7; Apr 25; Apr 26 '12; A\$15,000-18,000. 17,500
- 5TH st, 238 E** (2:460-30), ss, 141 w 2 av, 21x96.2, 3-sty & b bk dwg; Jno A O'Brien et al to Harris Sokolski, 38 E 7; Apr 25; Apr 26 '12; A\$15,000-18,000. O C & 100
- 6TH st, 704 E** (2:375-11), ss, 60 e Av C, 20x48.6, 3-sty bk tnt; Louis Hochman to Lena Stolloff, 314 E 4th, & Morris Kronovet, 19 Av C; mtg \$8,000; Apr 24; Apr 30 '12; A\$8,000-10,000. O C & 100
- 9TH st E, swc 2 av**, see 2 av, 141-3.
- 10TH st, 453 E** (2:367-57), ns, 80 e Av D, 19.6x78.9, 4-sty bk tnt & str, 1-sty ext; Geo Ehret to Adam Dyroff, 426 E 10; Apr 30 '12; A\$8,000-11,000. O C & 200
- 10TH st, 31-3 E** (2:562-41), ns, 204.3 e University pl, 44.5x94.9, 8-sty bk loft & str bldg; 20 W 36th St Co to Herbert R & Clara W King at East Orange, NJ; mtg \$130,000 & AL; Apr 30 '12; A\$80,000-145,000. O C & 100
- 10TH st, 151-3 W** (2:611-42-75 & 76), n ec Waverly pl (Nos 187-9), 44x74, 1 3 & 2 4-sty bk tnts; trust deed; Edgar J Tutthill to Louis Ferguson, 305 W 93d, & Harry Ferguson, 306 W 81, as TRSTES in trust; 1/2 pt; AT; Apr 27; Apr 30 '12; A\$27,500-35,000. nom
- 10TH st, 151-3 W**; Eva H Tutthill to same; 1/2 pt; AT; Apr 27; Apr 30 '12. nom
- 10TH st, 31-3 E** (2:562), asn contract dated Mar 11 '12; Emily A Bechet to Lulu Benedict, 200 E 68; AT; Apr 26; May 1 '12. nom
- 10TH st, 31-3 E**; asn above contract; Lulu Benedict to Herb R & Clara W King at East Orange, NJ; AT; Apr 30; May 1 '12. nom
- 11TH st, 223-5 W** (2:614-30-31), ns, 59.7 w Waverly pl, runs n12 & 40 & 45xw39.10 xs44.10xw0.6xs40 & 1111 to st, x40.7 to beg, 2-3-sty & b bk dwgs; Geo Place to Jos F Jenny, 225 W 11; mtg \$19,000; Apr 29; May 1 '12; A\$9,000-11,500. O C & 100
- 11TH st, 102-10 W**, see 6 av, swc 11th.
- 12TH st, 39-41 E** (2:564-28), ns, 205.8 w Bway, 50.8x103.3x52.9x117.5, 8-sty bk loft & str bldg; Newburgh Savings Bank to Rosalind Lovy, at Bayonne, NJ; B&S & C a G; Apr 26; Apr 30 '12; A\$100,000-180,000. O C & 100
- 12TH st, 39-41 E**; Rosalind Lovy to Fredk J Seitz, at Ossining, NY; mtg \$120,000; Apr 30 '12. O C & 100
- 13TH st W** (2:627-41-45), sws at ns 4th (Nos 352-6), runs nw— to Gansevoort (Nos 2&4), xw96.5xs95.7xe50xn36.4xe49 to 4th, xn58.6 to beg, 2-3 & 1-4-sty & b bk dwgs & 4-2-sty bk dwgs & 3-sty bk stable; Chester W Cuthell TRSTE for Maria C Van Schaick et al to Theresa Abelson, 141 W 120; May 1 '12; A\$40,000-48,500. O C & 100
- 13TH st W, 4th, 352-6 W & Gansevoort, 2-4**; re mtg; same to same; QC; May 1 '12. nom
- 13TH st W, 4th, 352-6 W & Gansevoort, 2-4**; Theresa Abelson to Kenton Realty Co, 135 Bway; B&S & C a G; mtg \$33,000; May 1 '12. O C & 100
- 13TH st, 208-10 E** (2:468-13), ss, 462.6 w 2 av, 31x103.3, 6-sty bk tnt; Sophia Kastner, heir, &c, Chas Rentz to Danl Brubacher, 6 Union sq; 1/2 pt; AT; mtg \$30,000; Apr 24; Apr 30 '12; A\$25,000-53,000. O C & 100
- 13TH st, 212-4 E** (2:468-15), ss, 431.6 w 2 av, 31x103.3, 6-sty bk tnt; Danl Brubacher to Sophia Kastner, 881 E 24, Bklyn; 1/2 pt; AT; mtg \$30,000; Apr 24; Apr 30 '12; A\$25,000-53,000. O C & 100
- 13TH st, 110-2 E** (2:558-pt lt 13), ss, 142.2 e 4 av, 44x103.3, 4-sty bk str; also 13TH St, 114-6 E (2:558)-pt lt 13), ss, 186.2 e 4 av, 56x103.3, 11 & 12-sty bk loft & str bldg; re mtg; U S Mtg & Trust Co to American Felt Co at Dolgeville, NY; QC; May 2 '12; A\$78,000-205,000. nom
- 13TH st, 114-6 E**, see 13th, 110-2 E.
- 14TH st, 308 E** (2:455-11), ss, 91.6 e 2 av, runs s51.6xe8.6xs51.9xellxn103.3 to st, xw19.6 to beg, 4-sty strn tnt; Rosina Pinelli to Giuseppe Stella, 308 E 14; mtg \$15,000; Apr 22; Apr 29 '12; A\$13,000-18,000. O C & 100
- 15TH st, 218 E** (3:896-39), sws 342.6 nw 2 av, 25x103.3, 4-sty & b bk dwg, 3-sty ext; Sarah J O'Neil & ano to Julius Frankel, 218 E 15; Apr 30; May 1 '12; A\$18,750-25,000. O C & 100
- 18TH st, 124 W** (3:793-53), ss, 279 w 6 av, 24x92, 7-sty bk loft & str bldg; Douglas Realty Co to Wm J Dykes & Clementina D his wife at West View Farm, Litchfield, Conn, tenants by entirety; Apr 30; May 2 '12; A\$19,000-47,000. nom
- 19TH st, 243 E** (3:900-26), nes, 100 nw 2 av, 16.6x92, 4-sty bk dwg; Mary Mooney to Richd O Smith, 210 Sands, Bklyn; mtg \$9,000; Apr 29; Apr 30 '12; A\$10,000-13,000. O C & 100
- 19TH st, 114 E** (3:874-69), ss, 100 w Irving pl, 25x92, 4-sty & b strn dwg; Henry G Mackaye to Arthur R Bastine, 350 W 18; mtg \$26,000; Apr 15; Apr 30 '12; A\$34,000-40,500. O C & 100
- 19TH st, 114 E**; Arthur R Bastine to Nineteen Hundred & Twelve Co, a corpn, 1178 Bway; B&S; Apr 29; Apr 30 '12. O C & 100
- 19TH st, 112 E** (3:874-70), ss, 275 e 4 av, 25x92, 4-sty & b strn dwg; Andw J Bastine to Nineteen Hundred & Twelve Co, 1178 Bway; B&S; Apr 29; Apr 30 '12; A\$34,000-41,000. O C & 100
- 19TH st, 151 E**, see 3 av, 226-8.

Kelly st, ws, abt 160.8 se Intervale av, see Intervale av, 1116.

Lyman pl, 1366-S (11:2970), es, 227 s Freeman, runs e100.1xne9.2xw24.10xw109.3 xs49.10 to beg, vacant; David T Morris to Lymore Realty Co, 35 Nassau; mtg \$5,500; Apr2; Apr30'12. nom

Manida st, nes at ses Garrison av, see Garrison av, 1000.

Maple st (*), nwc 214th, 25x100; Phelan Beale to Jas Belotti, 3630 White Plains av; FORECLOS, Feb2; Apr25; Apr27'12. **7,600**

Newman st (*), ws, 200 s 150th, 25x 111.6; Porter Realty & Development Co to Eliz A McGrath, 883 E 162; Apr27; Apr30 '12. nom

Newman st (*), same prop; re mtg; Dollar Savings Bank to Porter Realty & Development Co, a corp, 30 Broad; QC; Apr 20; Apr30'12. **400**

Simpson st (10:2723), es, 200 n Barretto, 3x210; re mtg; N Y Life Ins Co to Henry Morgenthau Co, 165 Bway; Feb28; Apr27 '12. nom

Tiffany st, 1068-70 (10:2717), es, 254.3 s 167th, 50x100, 2-2-sty fr dwgs; Margt D Fitzpatrick to Minnie Berger, 1087 Tremont av; Apr25; Apr26'12. O C & 100

Tiffany st, 1068-70; Minnie Berger to Gustave A Rueck, 1051 Kelly; mtg \$6,000; Apr25; Apr26'12. O C & 100

Tiffany st, nec Whitlock av, see Whitlock av, nec Tiffany.

Union pl, 158 (9:2526), sws, 75 nw Ogden av, 25x100, 3-sty tnt & str & 2-sty fr rear stable; Olga Long to Adelaide Meyer, 1031 Southern Blvd; mtg \$4,000; Apr29'12. O C & 100

Wellman st (*), ss, 275 e Mayflower av, 25x120.5x26.11x130.7; Mary E Purdy to Alice V Conklin, 1451 Minford pl; mtg \$3,500; Apr25; Apr26'12. O C & 100

Walnut st (*), ws, 300 s Burke av, 100 x100; Henry S Hooker ref to Thos P Howley, 421 W 34; FORECLOS, Apr9'12; Apr25; Apr29'12. **900**

West st, 841, see Crotona pkway, late North st, at West st.

136TH st, 242-4 E (9:2320), ss, 175 w 3 av, 50x100, 2-5-sty bk tnts; Meyer Goldberg et al to Anna Turkeltaub, 1990 7 av; Apr23; Apr30'12. O C & 100

136TH st, 726 (10:12), E (10:2564), ss, 200 w Willow av, 25x100, 4-sty bk tnt; Jonas Weil to Fanny Gruen, 116 E 90; B&S; AL; May2'12. O C & 100

137TH st, 346 E (9:2299), ss, 156.6 e Alex av, 25x100, 4-sty bk tnt; Florence wife Walton Wilkens to Sarah R McDermott, 656 So Blvd; mtg \$9,000; May1; May 2'12. O C & 100

141ST st, 598-600 E (10:2552), ss, 406.9 e St Ann's av, 50x95, 5-sty bk tnt & str; Mott Ave Realty Co to Henry Morgenthau Co, 165 Bway; B&S; mtg \$33,500; Apr30; May1'12. O C & 100

144TH st, 386 E (9:2306), old ss, 84 w Willis av, old line, 27.6x100, 5-sty bk tnt; Henry Knabbe to Herman Steinkamp, 110 E 86; mtg \$16,500; May1; May2'12. nom

144TH st, 386 E; Herman Steinkamp to Henry Knabbe & Meta his wife 386 E 144, tenants by entirety; mtg \$16,500; B&S & C a G; May1; May2'12. nom

145TH st, 522 E (9:2271), ss, 175 e Brook av, 25x100, 3-sty fr tnt & 2-sty fr rear tnt Martin Clayton to Martin J Clayton, 522 E 145; mtg \$2,000; Apr29; Apr30'12. O C & 100

154TH st E, swe Elton av, see Elton av, 683.

157TH st E, nes at nws 3 av, see 3 av, 3077.

158TH st E, ns, abt 115 w Union av, see Union av, ws, 50 n 158.

161ST st, 764 E (10:2657), ss, 100 e Forest av, 48.6x101.2, 6-sty bk tnt; re mtg; Jno J Bell to Mary Schaefer, 1001 Summit av; QC; Apr30; May1'12. **4,000**

161ST st, 764 E; re mtg; Rockland Realty Co to same; QC; Apr29; May1'12. nom

161ST st, 764 E (10:2657), ss, 100 e Forest av, 48.6x101.2, 6-sty bk tnt; Mary Schaefer to Erich W Turnau, 1001 Summit av; mtg \$38,000; Apr30; May1'12. O C & 100

161ST st E, nwc Elton av, see Elton av, ws, 127.9 s 162.

162D st, 379-S1 E (9:2408), ns, 140 e Courtlandt av, 50x100, 5-sty bk tnt; Benj Benenson to Jos Goldbronn, 432 E 9; mtg \$34,000 & AL; Apr30; May1'12. O C & 100

163D st E (9:2368), ns, 200 e Washington av, 100x169.3x100x168.11, vacant; Manfred W Ehrlich ref to Wm H Hall, 171 W 71, Chas E Hall, 2005 5 av & Geo S Hall, 362 Riverside dr, as EXRS, Wm H Hall, decd; mtg \$28,000 FORECLOSED & drawn Apr25; Apr26'12. **8,000**

169TH st E, nes abt 120 nw Fox, see Fox, ws, 112.5 n 169.

169TH st, 781 E (11:2961), ns, 240.8 e Boston av or rd, 25x100, except part for st, 2-sty fr dwg; Julia H Schwarzler to McKinley Square Casino Co, 777 E 169; mtg \$5,500; May1; May2'12. O C & 100

169TH st W, ses, at ws Lind av, see Lind av, nws, at ses 169.

170TH st E, swe Stebbins av, see Stebbins av, 1401.

172D st, 457 E (11:2905), ns, 95.2 w Wash av, 45x105, 2-sty fr synagogue; Daisy L Modry to Hyman Samuelson, 457 E 172; mtg \$8,500; Apr30'12. O C & 100

175TH st, 852 E (11:2957), sws, 95 se Marmion av, 105.6x149.8x119x148.8 nws, except part for 175th, 2 & 1 3-sty fr dwgs & vacant; also CROTONA PARK N (11:2957), ns, 150 e Marmion av, 50x 93.8, vacant; Geo J A Guigues to Annie B Guigues, 852 E 175; QC; Apr8; Apr30'12. nom

175TH st, 852 E & Crotona Park N (11:2957); same prop; Jno L Golden et al to same; QC; Apr10; Apr30'12. nom

175TH st, 852 E & Crotona Park N (11:2957); same prop; certified copy of judgt declaring deed recorded May11'10, null & void; Washington Trust Co as com Annie B Guigues plff agt Jno L Golden et al defts; Apr29; Apr30'12. court order

175TH st, 237 E (11:2800), ns, 67 e Mt Hope av, 25x70, 2-sty fr dwg; Walter E Hallett to Margt Martin, 656 E 176; Apr 26; Apr27'12. O C & 100

177TH st, 453-5 E, see Park av, 4216-26.

181ST st E, swe Hughes av, see Hughes av, 2127.

180TH st E (11:2169), see Morris or Monroe av, abandoned, runs s206.4 & 63.6 x w to cl said av or rd, xn— to st, xn— to beg, with all T to w 1/2 said av, vacant; Emil W Klappert to United Real Estate & Trust Co, a corp, at Omaha, Neb; QC; Jan31; Apr29'12. nom

180TH st, 748 E (11:3094), ss, 100 w Prospect av, runs s169xw74xn53xe25xn 115 to st, xe49 to beg, except part for st, being part lots 31-32 map East Tremont, 2-sty fr dwg & 1-sty fr rear bldg; Martha C Eymer & ano to Emilia Pascualdo, 2139 Prospect av; Apr26'12. nom

181ST st, 712 E (11:3096), ss, 102.1 e Crotona av, 32.2x140.2, 3-sty bk tnt; Julius Josephson et al to Wm Greenberger, 466 W 58; mtg \$13,200; May1; May2 '12. O C & 100

181ST st E, see Belmont av, see Belmont av, sec 181st.

182D st, 451 E (11:3038), ns, 100 e Park av, 33.4x100, 4-sty bk tnt; Chas T Street-er Constn Co to Bronx Borough Bank, 440 Tremont av E; mtg \$20,500; Apr29; May1 '12. O C & 100

198TH st, 272 E (12:3295), ss, 125 se Briggs av, 25x98, 2-sty fr dwg; Thos Adams & ano to Albt Garfield, 272 E 198; 1/2 pt; Apr24; Apr27'12. nom

198TH st, 241 E (12:3302), nes, 77.7 nw Briggs av, 25.11x104x25x97.5, 2-sty fr dwg; Augusta S Knecht to Mary Kolkebeck, 158 E 205; QC; Apr26; May1'12. O C & 100

202D st E (12:3330), ns, 185 e Webster av, 28.11x100x28.5x100, vacant; Hiram M Kirk ref to Bernard J Rush, 3074 Webster av EXR Michl Rush; FORECLOS, Apr5; Apr25; Apr26'12. **1,600**

202D st E (12:3330), same prop; Bernard J Rush EXR, Michl Rush to Sarah A Hartin at Bloomfield, NJ; AL; Apr25; Apr 26'12. **1,600**

211TH st E, see White Plains rd, see White Plains rd, 3660.

214TH st E, nwc Maple, see Maple, nwc 214.

215TH st E, nec White Plains rd, see White Plains rd, 3660.

227TH st E (*), ns, 405 e Bronxwood av, 25x114, Wakefield; Wm S Jutten to Cornelius Swatowy, 937 E 227; Apr11; May 1'12. nom

229TH st E (*), ss, 105 e Barnes av, 25 x114, Wakefield; re mtg; Alfred Frankenthaler to Gennaro Fico, 553 E 187; QC; Apr27; Apr29'12. **836.61**

229TH st E (*), ss, 105 e Barnes av, 25x 114, Wakefield; re mtg; Mary A Levins to Gennaro Fico, 553 E 187; QC; Apr27; May 1'12. **836.61**

233D st E, (12:3363), ns, 50.6 w Napier av, 50.6x110.9x50x103.4, vacant; Annie C Shanley to Thos Wilson, 2543 Decatur av; Apr26; Apr30'12. nom

233D st W, nwc Albany rd, see Bway, nec 233.

233D st W, nwc Putnam av, see Bway, nec 233.

233D st W, nec Bway, see Bway, nec 233.

234TH st W, swe Albany rd, see Bway, 5690-5700.

234TH st W, nwc Putnam av, see Bway, 5690-5700.

234TH st W, nec Bway, see Bway, 5690-5700.

234TH st W, swe Albany rd, see Bway, nec 233.

234TH st W, nwc Putnam av, see Bway, nec 233.

234TH st W, nec Bway, see Bway, nec 233.

234TH st W, swe Putnam av, see Bway, nec 233.

234TH st W, see Bway, see Bway, nec 233.

234TH st W, nwc Albany rd, see Albany rd, nwc 234.

235TH st, 134 E (12:3369), ss, 150 w Kepler av, 25x100, 2-sty bk dwg; Geo J Lander et al heirs, &c, Geo J Lander to Jno M Lander, 134 E 235; QC; Mar27; May 1'12. nom

241ST st E (12:3394) ss 100 e Martha av, 50x100, vacant; Chas E Benschel Jr et al heirs Chas E Benschel to Margt A Benschel, 29 Glover av, Yonkers, NY; C a G; Apr19; Apr30'12. nom

260TH st W, nec Spencer av, see Bway, nwc 260th.

260TH st W, nwc Bway, see Bway, nwc 260th.

Alexander av, 137 (9:2309), ws, 50 s 134th, 25x100, 5-sty bk tnt & str; Helene Schlobohm to Chas H Schlobohm; mtg \$15,000; Mar25'09; Apr26'12. nom

Aqueduct av (11:3218), ws, 344.3 n 183d, 43.6x100, 2-sty fr dwg; Wm D Peck to Eliz A Campbell, 102 W 183; AL; Apr24; Apr 29'12. O C & 500

Albany rd, swe 234th, see Bway, 5690-5700.

Albany rd, swe 234th, see Bway, nec 233.

Albany rd, nwc 233, see Bway, nec 233.

Albany rd, ws, 137.2 s 234th, see Bway, nec 233.

Albany rd, (12:3260), nwc 234th, 54x 291.10 to N Y & Putnam R Rx 16.6x296, vacant; Wm B Denison & ano to Evelyn C Gagnebin at Brookline, Mass; B&S; Apr29; Apr30'12. O C & 100

Anderson av, 976 (9:2504), es, 620 n Jerome av 31x159.8x31.1x157, 5-sty bk tnt; Maud wife Geo P Morell to Margarethe Marwede, 260 W 123; mtg \$21,000 & AL; May1'12. O C & 100

Anthony av, 2084 (11:3156), es, 50.8 n 180th, 25.4x94.8x25.1x93.6, 2-sty fr dwg; Jno F McCormack to Cath McCormack, 2084 Anthony av; Apr29; May1'12. O C & 100

Anthony av, 2084 (11:3156), es, 50.8 n 180th, 25.4x94.8x25.1x93.6, 2-sty fr dwg; Jos McCormack to Jno F McCormack, 2084 Anthony av; AL; Apr29; May1'12. O C & 100

Aqueduct av, 2344 (11:3212), es, 951.1 n 183d, 43.9x102.1 to ws Croton Aqueduct x43.9x102.5, 4-sty bk tnt; re mtg; Wm Evans to Evans Realty Co, 2348 Aqueduct av; QC; Apr27; May1'12. nom

Blondell av (*), bet Arnou pl & Eastchester rd land in bed of av in front lots 18 to 24 blk H, map Matson S Arnou; deed of cession; John S Mapes etal individ & EXRS &c; Henry C Mapes to City of N Y; Dec8'11; Apr30'12. nom

Blondell av (*), bet Mary & Eastchester rd land in bed of av in front of lots 6 to 9, blk G, same map; deed of cession; same to same; Dec8'11; Apr30'12. nom

Blondell av (*), bet Mary & Eastchester rd land in bed of av, in front of lots 12 to 17, blk A, same map; deed of cession, same to same; Dec8'11; Apr30'12. nom

Blondell av (*), bet Mary & Evadna, land in bed of av, in front of lots 17 to 21, blk B, same map; deed of cession; same to same; Dec8'11; Apr30'12. nom

Blondell av (*), bet Halperin & Evadna, land in bed of av, in front of lots 18 & 19, blk C, same map; deed of cession; same to same; Dec8'11; Apr30'12. nom

Blondell av (*), bet Mary & Evadna, land in bed of av, in front of lots 4 to 6, blk F; same map; deed of cession; same to same; Dec8'11; Apr30'12.

Blondell av (*), bet Evadna & Halperin land in bed of av, in front of lots 21 to 24, blk C, same map; deed of cession; same to same; Dec8'11; Apr30'12. nom

Blondell av (*), bet Mary & Evadna, land in bed of av, in front of lots 1, 2 & 3, blk F, same map; deed of cession; Franklin Athletic Club of Westchester to City of NY; Dec8'11; Apr30'12. nom

Blondell av (*), same prop; re mtg; Jno S Mapes et al EXRS Henry C Mapes to City of NY; QC; Dec8'11; Apr30'12. nom

Blondell av (*), lands in bed of av, in front of land described in mtg recorded Dec10'89, in l 938 page 126, Westchester Co; re mtg; Danl Mapes Jr EXR; Matson S Arnou to City of NY; QC; Dec 8'11; Apr30'12. nom

Bryant av, 1493 (11:2995), ws, 180 s 172d, 20x100, 3-sty bk dwg; Jackson Construction Co to Alonzo Jackson, 1226 Union av; AL; Apr27; Apr30'12. O C & 100

Briggs av, 2873 (12:3302), nws 377.4 ne 198th, 25x100, 4-sty bk tnt; Florence E Dickinson to Wm J Hamilton, 376 6th, Bklyn; mtg \$14,250; Apr10; Apr30'12. O C & 100

Broadway, 5690-5700, see Bway, nec 233.

Broadway, sec 234th, see Bway, nec 233.

Broadway (12:3268), nec 233d, 363.10 to ss 234th, x234.1 to ws Putnam av W, x 334.11 to 233dx198.11, vacant; also ALBANY RD (12:3268), ws, 137.2 s 234th, runs s140 & 7.8 to ns 233d, x321.11 to es N Y & Putnam R R, x147x—, vacant; Emily M Roemer to Wm B Denison, 221 Clinton av, Bklyn; AL; Apr29; Apr30'12. nom

Boston rd, 1165-9 (10:2614), nws, 228.3 s 168th, 205x176x205x167, except a strip 35 ft wide on ns conveyed Mar1'50 & also except part for rd, 2 & 3-sty fr club house, 2-sty fr dwg & 1 & 2-sty fr bldgs & vacant; Medford Realty Co to Geo S Leiner, 126 Mad av; mtg \$30,000; May1; May2'12. O C & 100

Bathgate av, 2326 (11:3052), es, 25 n 184th, 25x95.7, 4-sty bk tnt; Pietro Amone to Scalzo Realty Co, 707 E 187; AL; Apr 23; Apr26'12. O C & 100

Beach av (*), bet Gleason & Westchester avs, lands in bed of st in front of lots 153 & 154, map Gleason prop; deed of cession; Chas A Conradi to City of NY; July11'11; Apr27'12. nom

Beach av (*), same prop; re mtg; Eliz Malone & ano TRSTES for Minnie M Frees et al will Magdalena Frees to same; QC; July5'11; Apr27'12. nom

Bryant av, 2118 (11:3138), es, 73.2 s 181st, 38x115x38.11x109.10, 5-sty bk tnt; Johanna R Ernst to Maria A Pfister, 478 E 145; mtg \$31,500; Apr26; Apr27'12. O C & 100

Barker av (*), es, 100 n Elizabeth, 50x 125; Delia E & Agnes M Flannery to Matilda Rosenberg & Annie Komissar, 791 Dawson; mtg \$1,500; Apr27; Apr29'12. O C & 100

Belmont av (11:3081), see 181st, 141.3x 68.4x140.2x85.9, vacant; Saml C Herriman ref to Jared W Bell, 248 Lex av; FORECLOS, Apr24; Apr29'12. **10,000**

- 16TH st, 615 E (2:389-53), str fl & pt c; Julia L Hayes to Adolph Kovacs, 615 E 6; 5yf, May1'13; 1,080
- 18TH st, 12 W (2:551), sws, 25.6x100 to alley, with rights to alley the land Wm Rhinelandt et al TRSTES Julia Rhinelandt to Jonathan H Crane of Englewood, NJ; 21yf May1'1896; option of renewal; May1'12. taxes, &c, & 800
- 18TH st, 12 W; consent to assn Ls; Rhinelandt Real Estate Co, 31 Nassau, consent that Henry M Crane & ano as EXRS Jonathan H Crane deed may assign to Danl C French, 125 W 11; Mar7; May1'12.
- 18TH st, 12 W; asn Ls; Clinton H Crane & ano EXRS Jonathan H Crane to Danl C French, 125 W 11; Apr29; May1'12. 5,050
- 111TH st, 631 E (2:394); west str; Julius B Fox to Morris Garfinkel, 631 E 11; 3yf May1; Apr30'12. 456
- 144TH st, 101-101½ W, see 6 av, 209.
- 144TH st, 452 W (2:646), 25x69; all; Jos & Jno E Connor to Thos Hill, 344 W 14; 9yf May1; May1'12. 3,600
- 157TH st, 137 E (3:871); all; Helene 3yf May1; May1'12.
- 17TH st E, nwc Av B, see Av B, nwc 17.
- 22D st, 115-9 E, see 23d, 114-20 E.
- 23D st, 128 E (3:878), str & b; Rita Building Co to Emanuel J Demos, 322 3 av; 10yf May1; Apr29'12. 5,000 & 6,000
- 23D st, 152 E (3:878), str, &c; Jno J Moriarty EXR to Chas Wetzel, 325 Hackensack plank rd, West Hoboken, NJ; 5yf Sept1'14; Apr27'12. 3,000
- 23D st, 114-20 E (3:878), ss, 175 e 4 av, runs e100xsl97.6 to ns 22d (Nos 115-9 E), xw75xn98.9xw25xn98.9 to beg; all; tenant to erect 12-sty loft bldg; Fredk C Beach et al to 114 E 23d St Co a corp, 347 5 av; 21yf May1; May1'12 (option of four renewals of 21 yrs each). taxes &c & \$15,000 1st year & thereafter 30,000
- 23D st, 114-20 E & 22D st, 115-9 E (3:878); sobrn of Ls to mtg for \$650,000; Fredk C Beach at Stratford, Conn, & ano, owners of fee & 114 E 23d St Co, a corp, at 347 5 av, tenants, with Title Ins Co of N Y, 135 Bway; Apr30; May1'12. nom
- 23D st, 521-3 W (3:695), ns, 200 w 10 av, 50x98.8; all; Margt V C wife Francis A MacNutt to Bldg Associates Corp, 415 E 31; 21yf Feb1'13; Apr30'12. taxes &c & 9,500
- 27TH st, 232 W (3:776), two upper fls; Edw A Kohn to Abr Kaback, 257 Saratoga av, Bklyn, firm Artistic Lace Dyeing Co; 5yf May1; Apr29'12. 1,500 & 1,800
- 29TH st, 217 W (3:779); asn Ls; Orlando R Blight & ano to Annie Blight, 325 11th, Bklyn, & Rose Overfield, 150 E 91; Apr29; May2'12. nom
- 30TH st, 104 W (3:805), all; Jas Slater to Burrows Neely & Co, a corpn, 110 W 34; 34 4-12 yf Jan1; Apr26'12; taxes &c & 3,000 & 3,750
- 30TH st, 104 W; asn Ls; Burrows Neely & Co to Robard Realty Co, 108-10 W 34; Jan22; Apr26'12. nom
- 32D st, 17-21 W (3:834); sur Ls with furniture &c; Thirty-second St Hotel Co, 19 W 32 to Louis Markel, 960 Prospect av; AT; Apr29; May1'12. nom
- 34TH st, 403-5 E (3:966); east str & b & w str & b; Peter J Schneider to Ralph Bevilacqua, 2416 Pitkin av, Bklyn, 5yf May 1; May1'12. 1,200 & 1,440
- 36TH st, 53-7 W (3:838), 2d loft; Newtown Creek Dock Properties, a corpn to Abercrombie & Fitch Co, 57 Reade, 14 11-12yf Junel; Apr26'12. 3,000 to 4,000
- 37TH st E, swc 1 av, see 1 av, 645.
- 39TH st, 620 W (3:684), all; Anna M Van Dohlen EXTRX Diederick H Brickwedel to Chas Mangels, 620 W 39; 5yf May 1'16; Apr27'12. 1,500
- 42D st E, see Mad av, see Mad av, sec 42d.
- 46TH st, 307 W (4:1037), asn Ls; Fredk Nathan to Jno D Peabody, 224 Madison av; May1'12. nom
- 47TH st W, swc 6 av, see 6 av, 829.
- 49TH st, 635-41 W (4:1097), 6-sty bk factory; Isabella Baird to Chas Kohler on premises, 12yf May1; May1'12. 15,000 & 16,000
- 49TH st W, nwc Bway, see Bway, 1615-23.
- 59TH st, 355-61 W (4:1112) kitchen or bk rear ext; Mary J Odell to Gustav T von Glahn & Herman Waje, both on premises; 12yf; May1; Apr26'12. 100
- 59TH st, 355-61 W, all same to same; 5yf May1'19; Apr26'12. 9,600
- 63D st W, nwc Ams av, see Ams av 81.
- 70TH st, 134 W (4:1141), all; Margt C Dougan to Jno & Mary Bertagna, 134 W 70; 5 5-12yf May1; Apr29'12. 1,800 & 2,000
- 72D st, 152 W (4:1143), all; Fredk Fox & Co (agents) to Anna & Cath McFee, 152 W 72; 1yf Oct1'11; ext for 1y; Apr29'12. 2,400
- 88TH st, 302 E (5:1550), ss, 75 e 2 av, 25x100.8; consent to assn Ls; Frederic Gallatin to Caroline Cahn, 109 W 112; Apr17; May2'12. nom
- 88TH st, 302 E; asn Ls; Caroline Cahn to Aug Collet, 199 E 58; mtg \$8,000; Apr 30; May2'12. 14,500
- 91ST st, 63 W (4:1204), 4-sty & bk dwg Adelaide F Ockershausen to Agnes D Higbie, 66 W 91; 5 1-12yf Apr1; May2'12. 1,900
- 92D st, 316 E (5:1554), all; Louis Safir to Paul Skoluda, 316 E 92; 3yf Sept1'11; Apr29'12. 4,800
- 101ST st W, swc Bway, see Bway, 2651.
- 102D st E, swc 2 av, see 2 av, swc 102.
- 110TH st, 137 W, see 110th, 137 W.
- 110TH st, 137 W (7:1820) all; also 110TH ST, 217 W (7:1826), all; Jos Oussani to Louis Schlechter, 1 E 106; 5yf Apr1; May 1'12. 24,000 & 25,200
- 111TH st, 108-10 E (6:1638), all; Elias Senft Real Estate Co to Barnett Gellis, 232 E 122; 3yf Apr1'11; Apr29'12. 5,368 & 5,468
- 116TH st, 103 W (7:1901), str; Saml Floersheimer to Philip Bermann, 68 W 116; 7yf Aug1'10; May2'12. 900 to 1,200
- 123D st W, nwc Ams av, see Ams av, nec 123.
- 125TH st, 54-6 E, see Mad av, 1941-3.
- 126TH st E, swc Bway, see Bway & 26.
- 126TH st W, swc 7 av, see 7 av, swc 126.
- 127TH st W (7:1981), nec Bloomingdale rd, runs n11.11x21.11 to ns 127th, xw25.8 to beg, all; also MANHATTAN ST, 114-8 (7:1981), ss, 64 w 127th, runs w80 to es Bloomingdale rd x86.2xe21.11 to ns 127th xe71.6xn33 to beg, all; Ferd C Bamman to Smith Amusement Co, 2 Rector; 21yf May1; Apr26'12. taxes, &c, & 2,200 to 4,000
- 145TH st, 317 W (7:2045), str & front b; Annie Chasis to Wm P Mullaney, 309 W 145; 5 5-12 yf May1; Apr27'12. 1,200
- 148TH st, 231 W (7:2034) sobrn of Ls to mtg for \$4,000; Aaron H Haskell et al with Louis Bauman, 1845 7 av; Apr25; Apr26'12. nom
- 170TH st W, swc Ams av, see Ams av, 2208-10.
- Av B (3:975), nwc 17th, 92x120.6; all; Clara M W Newton et al to Wells & Newton to Co a corp, 292 Av B; 1yf May1 (2y ren); Apr30'12. 8,000
- Av D, 123 (2:378); all; Saml Goodman to Abe Seidman, 48 Orchard; 2yf May1; Apr30'12. 420
- Amsterdam av, 2208-10 (8:2126), swc 170th; asn Ls; Chas E Daniels to Frank McKeivitt, 517 W 172; mtg \$4,000; AT; Apr 25; May1'12. nom
- Amsterdam av, 851 (7:1856); str fl &c; Jane E Luckings to Luckings Bender & Schutte Inc, 851 Ams av; 5yf May1 (privilege of 5y renewal); Apr30'12. 2,000
- Amsterdam av (7:1964); nec 123d; all; Morningside View Co to Saml Specter, 23 W 119; 3yf May1; Apr30'12. 11,500
- Amsterdam av, 81 (4:1135), nec 63d, str & b; Moses Selig to Martinson & Nibur, 477 Lenox av; 10yf Sept1'11; May2'12. 1,900 & 2,200
- Amsterdam av, 81 (4:1135); asn Ls; Henry Martinson & ano to Ebling Brewing Co, 760 St Anns av; Apr24; May2'12. nom
- Broadway (3:827) & 26th st; stand near entrance to Cafe Martin; sur Ls; Jacob L Marks to Jno B Martin, 212 5 av; AT; Apr 19; Apr30'12. nom
- Broadway, 946 (3:851), str & b; Jno W Kearny to Mrs Alina Schang, 166 W 129; 5yf May1; Apr26'12. 3,300
- Broadway, 1615-23 (4:1021), nwc 49th, 2d fl; Saml Brill et al to Maurice Daly, 121 E 29; 3yf Feb1'14; May2'12. 10,000
- Bloomingdale rd, nec 127th, see 127th, W, nec Bloomingdale rd.
- Broadway, 2651 (7:1872), swc 101st, str & b; Henry Nassoit to Fredk & Henry Lindewurth, on premises; 5yf May1; May 2'12. 1,600 to 1,900
- Columbus av, 873 (7:1838), n str & b; Wm F Brintzinger to Chas F Hogan, 56 Manhattan av; 3yf May1; May2'12. 1,020
- Greenwich av, 120 (2:618), str fl, part c; Minna Rosenbaum to Hermann F Roesch, on premises; 5yf May1; May2'12. 900
- Madison av (5:1276), sec 42d, —x—; agmt as to alterations of bldgs, &c, under Ls; Archibald M Maclay et al TRSTES, &c, Geo W Watson deed et al with Jno W Smyth, 372 Lex av; Apr27; Apr29'12. nom
- Madison av (5:1276), sec 42d, runs e118.6 x87.4xw18.6xs4.2xw5xn52.6xw95 to av, xn 25.9 to beg, all; Archibald M Maclay et al TRSTES Geo W Watson deed et al to Walter J Salomon at Elmsford, West Co, NY; from May1'26 to Apr30'33; 3 rens of 21yrs each; Apr29'12. taxes, &c, 42,000
- Madison av (5:1276), sec 42d st; same prop; Jno W Smyth to same; 14yf May1; Apr29'12. taxes, &c, & 36,000
- Madison av, 1941-3 & 125TH st, 54-6 E (6:1749); top fl; S Rothaus to The Finish Socialist Club, 1941 Mad av; 5yf May1; Apr30'12. 1,860
- Madison av, 1941-3 & 125TH st, 54-6 E (6:1749); consent to sub-let above; Eliash Fialkin to Saml Rothaus; Apr20; Apr30'12.
- 1ST av, 2124 (6:1703), all; Jos Breglia to Jno Butkowskii, 404 E 158; 5yf Apr1; Apr26'12. 840 & 900
- 1ST av, 645 (3:942), swc 37th; asn Ls & bill of sale; Cecilia M Cleary to Jno Coyle 660 W 180; AL; Apr26; May1'12. nom
- 2D av, 2452 (6:1802), asn Ls; Margt Dietz to Rudolph Baum, 672 Union av; mtg \$1,820; AT; Apr25; May1'12. nom
- 2D av (6:1651), swc 102d str & b; Jacob B Egins to Max Jaffe, 1981 2 av; 5yf May 1; Apr26'12. 1,500
- 2D av, 2286 (6:1689), all; Sol Alter to Luigi Landiero, 341 E 114; 3yf May1; Apr 27'12. 1,800
- 2D av, 798 (5:1335), str, &c; Saml Hirsch to Annie E Willms, 798 2 av; 5yf May1; Apr27'12. 800 & 900
- 2D av, 54 (2:445), nec 3d, 2 top fls; Louis Turtel to Raphael Perlman, 604 E 141; 5yf May1; Apr27'12. 1,500
- 2D av, 43 (2:458), all; Anna A Stolts et al to Abr Kane, 148 Heyward, Bklyn; 5yf Apr1; Apr29'12. taxes, &c, & 3,400
- 3D av, 2174 (6:1767), 30.5x—; also LIN-COLN PL, all; Sanders & Emma Gutman to Harry Fishel, 291 Edgecombe av et al; Apr 20; from completion of bidg to Apr30'22; Apr29'12. 9,750
- 3D av, 2269 (6:1788), str & b; Louis Levi to Julius M Moskowitz, 78 E 121; 1yf May 1; 1y ren; Apr26'12. 1,000
- 3D av, 2269 (6:1788); all; Mary A Jacobs EXTRX Wm H Jacobs to Louis Levi, 2271 3 av; 3yf May1; Apr30'12. 1,800
- 5TH av, 506 (5:1258); consent to sublet part of above; Louisa M Gerry to Leo B & Felix A Simmons & The Spirella Co; Mar14; Apr29'12.
- 6TH av (3:805), swc 30th, 23.2x51.4; asn Ls; Bessie Natkins to Robard Realty Co, 108-10 W 34; mtgs \$23,940; Jan22; Apr26'12. nom
- 6TH av, 209 (3:790), nwc 14th (Nos101-101½), 22x78; all; Francis S Wetmore & ano indiv & as EXRS &c Francis G Wetmore et al to Bernard Klyberg, 22 W 16 & Jos Freeny, 136 W 12; 13yf May1; Apr30'12. 18,000
- 6TH av, 829 (4:999), swc 47th, str No 10; Walter J Salomon to Julia Farrell; 6yf Junel'09; with option to rent premises adj on 47th, at \$900; from May1'11, to May 31'15; Apr29'12. 4,500
- 7TH av, 237 (3:799), all; Susanna Smith to Hugo Thime on premises; 4yf May1; Apr26'12. 2,150 & 2,350
- 7TH av (7:1931), swc 126th, n str & pt b; Orpheum Co to Max J Voll, 2143 7 av; 5yf Jan1'11; 5y ren at \$7,000; May1'12. 5,500
- 7TH av, 152 (3:769), str & front b; Wm L Albro to Jno Freitag, 152 7 av; 3yf May1; May1'12. 1,500
- 8TH av, 570 (3:788); all; Henry C Pfaff & ano to Jno Westerkamp, 206 W 14; 10yf May1'13; Apr30'12. 3,700
- 8TH av, 606 (3:789), str, &c; Louis Steets to Adolph Aaron, 320 W 18; 5yf May1; Apr29'12. 1,800 & 2,000
- 9TH av, 715 (4:1058) front str & pt b; Robt T Russell to Fred Scheels on premises; 3yf May1; Apr26'12. 1,320 & 1,380
- 9TH av, 573 (4:1051), asn Ls; Edwin Hotz Jr to Southern Supply Co, on premises; AT; mtg \$1,300; Apr25; May1'12. nom

LEASES

Borough of the Bronx.

APR. 26, 27, 29, 30, MAY 1 & 2.

- Elsmere pl (11:2956-46), ns, 300 w Marmion av, 25x100, the land; Abe Stuermann to Benfra Realty & Holding Co, 63 Park row, 5yf Jan1; Apr30'12. excess taxes &c & 320
- Wilkins pl, 1422 (11:2966&2977), all; Saml Greenfeld to Harry Hilsenrad, 608 Wendover av; 5yf May1; May2'12. 1,400
- 144TH st E, nec Willis av, see Willis av, nec 144.
- 146TH st, 551 E (9:2273), cor str; Emma A Friedmann to Constantine Elssesser, 551 E 146; 3yf Apr1; Apr29'12. 600 to 720
- 165TH st E, see Findlay av, see Findlay av, sec 165.
- 170TH st, 609 E (11:2932); str & c; Geo H Leopold to Fred Derscheid, Jr, 609 E 170; 5yf May1; Apr30'12. 720
- 174TH st, 496 E (11:2915); str & b; Abr H Vogel to Max Rubenstein, 496 E 174; 5yf May1; Apr30'12. 660
- Courtlandt av, 697 (9:2414) str fl & s ½ c; Peter Emmerich to Fritz Hattenbach on premises; 3yf Mar1; Apr26'12. 900
- Castle Hill av, nec Tremont av, see Tremont av, nec Castle Hill av.
- Findlay av (9:2432), sec 165th; asn Ls; Jno J Hickey to Ebling Brewery, 760 St Anns av; Junel'11; Apr30'12. nom
- Longwood av, 866 (10:2688), str & e ½ of str 864; also vacant land in rear; Saml Winters to Dillon E Ball, 924 Summit av & ano; 2 8-12yf; May1; Apr26'12. 3,300 & 3,600
- Morris Park av, 574 (*), c Taylor av; re asn Ls; Jno D Haase to Jno J Fischer on premises; AT; mtg \$1,750; Apr30; May 1'12. nom
- Taylor av, c Morris Park av, see Morris Park av, 574.
- Tremont av (*), nec Castle Hill av, str; Frank E Field to Dora E Berman, 1015 Castle Hill av; 5yf May1'11; May1'12. 480 to 720
- Tremont av, swc 3 av, see 3 av, swc Tremont av.
- Webster av (12:3358), es, 190 s Gun Hill rd, hotel bldg; Andw Bickhardt to Fredk Mirthes, 760 St Anns av; 5yf May 1; May1'12. 900 & 1,020
- Willis av (9:2289), nec 144th; str & part b; Louis Hemmerdinger to Wm Fingerle, 412 Willis av; 3yf May1; Apr30'12. 1,740
- Webster av, 2100 (11:3029); asn Ls; Sol Beringer to Ebling Bwg Co, 760 St Anns av; Apr6; Apr30'12. nom
- Westchester av, 1,008½ (10:2724), str & b; Manhattan Leasing Co to Abr Silver, 815 Caldwell av; 5yf May15; May2'12. 1,050 to 1,200
- White Plains av, 3630 (*), str fl & two rooms upstairs; Pasqualina Bellotti to Dominick Valenzo, 343 E 12; 3yf May1; May2'12. 336
- White Plains av, 3832 (*), 1st fl; Ralph Hickox to Walter Baecht, 820 E 214th; 3yf May1'11; May2'12. 600
- 3D av, 3218 (10:2620), str fl & ½ c; Kate Cuneo to Bernard P Kiernan, 767 E 161; 10yf Apr1; May1'12. 1,500 to 2,100
- 3D av (11:2934), swc Tremont av, —x—, asn Ls; Conrad Zink & ano to Michl J Brown; AT; Nov24'09; May1'12. nom

MORTGAGES

NOTE.—The arrangement of this list is as follows: The first is the description of the property, then follows the date when the mortgage was drawn, and the following date is when the mortgage was recorded; when both dates are the same only one is given; then the term of the mortgage follows. The first name is the mortgagor, the next that of the mortgagee, and last the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

Mortgages against Bronx property will be found altogether at the foot of this list.

Borough of Manhattan.

APR. 26, 27, 29, 30, MAY 1 & 2.

- Allen st, 74** (2:413), es, abt 90 n Grand, 25x87.6; pr mtg \$26,000; Apr5; Apr27'12, due Dec15'14, 6%; Sophia Moore to Sara E Conger, 67 So Manning blvd, Albany, NY. 2,000
Bank st, 52-4 (2:623), swc 4th (Nos 296-8) 40x42; pr mtg \$27,000; Apr1; Apr26'12, due, &c, as per bond; Chas M Straub to Jacob Olinger, 352 E 13. 3,000
Broome st, 211 (2:351); asn Ls by way of mtg as collateral security for \$4,500; Apr23; Apr29'12; Emma & Jos Price to Ferdinand Munch Brewery, 277 Vernon av, Bklyn. nom
Broome st, 291 (2:418); ext of \$45,000 mtg to Jan11'15, at 5%; Apr25; Apr29'12; N Y Life Ins & Trust Co trste Louis C Hamersley with Moses M Valentine, 210 Riverside dr. nom
Bedford st, S6 (2:588), es, 48.9 n Barrow, 25x68.5x25x67.4; pr mtg \$—; Apr20; Apr 26'12; due July2'16; 5%; Angelo Musanti to Mary Mangini, 2869 Bainbridge av. 5,000
Congress st, 2, see Houston, 177 W.
Christie st, 75 (1:304); ext of \$105,000 mtg to May22'17, at 5%; Apr5; May1'12; N Y Life Ins Co with Saml Abeloff. nom
Cleveland pl or Marion st, 19 (2:481) ext of \$27,000 mtg to Apr11'17 at 5%; Apr 20; Apr29'12; Lawyers Mtg Co with Michl Brigante, 218 Lafayette. nom
Christopher st, 19-21 (2:610), ns, 100 e Waverly pl, 40.2x90; Apr26'12; 5y4½%; Saml Rodt, 64 E 97 & Gussie Lipman, 481 W 159 to Julia L Butterfield, Cold Spring, NY. 40,000
Christopher st, 19-21; PM; pr mtg \$40,000; Apr26'12; 1y6%; same to Samson Lachman, 313 W 106. 7,500
Columbia st, 115 (2:335), ws, 175 n Stanton, 25x100; pr mtg \$20,000; Apr15; Apr26 '12; installs; 6%; Sarah Weinstein to Benj M Gruenstein, 60 W 95. 5,200
Christopher st, 135 (2:630), ns, 98.7 e Greenwich, runs n90.4xe26.3xs28.11xs59.8 to st xw26 to beg; Apr29; Apr30'12, due, &c, as per bond; Purdue Frederick Co to West Side Savings Bank, 110 6 av. 35,800
Christopher st, 135; certf as to above mtg; Apr26; Apr30'12; same to same.
Carmine st, 30&30½ (2:527); ext of \$12,000 mtg to Apr27'15, at 5%; Apr27; Apr 29'12; Richd Cohn with Julia M Cohn, 535 W 149. nom
Carmine st, 29 (2:586), ns, abt 125 w Bleeker, 25x100; pr mtg \$18,900; Apr26; Apr27'12, due July1'14, 6%; Genaro Spagnuolo, 29 Carmine, to Eugenia Fogliasso at Fort Lee, NJ. 1,500
Church st, 33-41, see Bway, 57-61.
Christie st, 227-35, see Houston, 111-7 E.
Clinton st, 183 (1:313); ext of mtg for \$10,000 to Apr26'15, 6%; Apr26; May2'12; Abr Goldberg et al with Rachel Galantshik, 14 E 112. nom
Clinton st, 183 (1:313); ownership agmt; Apr29; May2'12; Abr Goldberg et al with Rosa Strauss at Frankfort-a-Main, Germany.
Christie st, SS (1:305), es, abt 180 n Hester, 25x100; pr mtg \$—; Apr30; May 2'12, due May1'22, 6%; Harry & Louis Barnett, 51 E 97, to Sam Bernard, 225 W 86. 23,000
Christie st, SS; PM; pr mtg \$—; Apr 30; May2'12, 6y6%; Abr S, Jos & Sol B Blonstein to Harry Barnett, 51 E 97, & ano. 6,000
Delancey st, 55-9 (2:414), see Eldridge (Nos 142-4) 87.6x49.5x87.6x49.4; consent to cancellation of share ownership in mtg of \$110,000; Apr25; Apr26'12; Hugo E Distelhurst to Delancey Realty Co, 116 Nassau.
Delancey st 55-9 (2:414), see Eldridge (Nos 142-4), 87.6x49.5x87.6x49.4; ext of \$105,000 mtg to Apr25'17, at 4½%; Apr26; Apr29'12; Julia L Butterfield with Delancey Realty Co. nom
Delancey st, 122 (2:353), ns, abt 75 e Essex, 25x100; PM; pr mtg \$28,000; Apr30 '12, due May1'22, 6%; Elias & Philip Warshaw to Jonas Weil, 21 E 82 & ano. 32,000
Division st, 225, see East Bway, 236.
Eldridge st, 142-4, see Delancey, 55-9.
Division st, 137-9 (1:283), ss, 68.8 w Canal, 50x62.2x50x61.11; pr mtg \$—; Apr 23; Apr26'12; 2y6%; Harris A Witkin, 207 East Bway to Stanislaus N Tuckman, 616 W 137. 2,000

- Essex st, 148-50** (2:354), es, 100 s Stanton, 50x100; leasehold; Apr25; May1'12, 5y 6%; Saml & Barnet Klar & Saml Kamlet to Isidor Klar, 1330 Intervale av. 6,000
Elizabeth st, 95 (1:238); asn Ls by way of mtg as collateral security for \$2,000; Apr22; Apr26'12; Vito Gelardi to North American Brewing Co, 1306 Greene av. Bklyn. 2,000
Eldridge st, 142-4, see Delancey, 55-9.
Exchange alley, nwc Bway, see Bway, 57-61.
Essex st, 47 (1:310), ws, 75.8s Grand, 25x87.8x25x87.11; pr mtg \$—; May2'12, 1y6%; Kath M Elliott, 162 E 66th, to Marcus King, 173 Henry. 2,500
East Broadway, 236 (1:286), ns, 188.4 e Clinton, 23.10x107 to Division (No 225), x 23.10x107.8; leasehold; ext of \$6,000 mtg to May1'17, at % as per bond; May1'12; Archibald E Isaacs with Sender Jarmulowsky, 16 E 93. nom
Frankfort st, 25 (1:103), sal Ls; Apr25; Apr26'12; demand; 6%; Saml & Henry Berliner; to Geo Ehret, 1197 Park av. 3,000
Gansevoort st, 2-4, see 13th st W, sws, at ws 4th.
Greenwich st, 753-7 (2:634), nec 11th (No 311), 59.10x71.2x30.11x78.5; May1'12, 3 y5%; Adrian Fritz, Melissa Harvey & Caroline A Searles to Ida L Brower at Purling, NY. 3,000
Greenwich st, 796, see 12th, 328 W.
Greenwich st, 733-5, see Perry, 117-9.
Hawthorne st, (8:2226) nes, 100 nw Sherman av, 25x100; Apr30'12, 5y5%; Hawthorne Constn Co, 530 W 207 to Mark E Sandford, 213 2 av. 20,000
Hawthorne st (8:2226), same prop; certf as to above mtg; Apr30'12; same to same.
Hester st, 173-5 (1:238), nec Mott (Nos 118-20), runs n100xe43.7xs53.8xe0.6xs46.1 to Hester, xw45.6 to beg; May1'12, 5y5%; Giuseppe Molea to Lawyers Mtg Co, 59 Liberty. 90,000
Houston st, 398-400 E, & 2d st, 289-91 E (2:371); certf that there is \$9,000 due on account of mtg of \$18,000; Apr19; May1 '12; Fischel Weintraub, 140 Rivington to whom it may concern. —
Houston st, 177 W (2:520), see Congress (No 2), 22x77.6; PM; Apr26; May1'12, 10y 4½%; Elam H Fuller to Eburn F Haight, 220 Hooper, Bklyn. 12,000
Houston st, 413-5 E (2:335); ext of \$38,000 mtg to June16'17, at 5%; May1; May 2'12; Lawyers Mtg Co with Adolph Rosenstein. nom
Hester st, 173-5 (1:238), nec Mott (Nos 116-20), 45.6x100, two sobrn agmts; May 1; May2'12; Angelina Marrone with Lawyers Mtg Co, 59 Liberty. nom
Houston st, 111-7 E (2:427), swc Christie (Nos 227-35) 100x164.9; bldg loan; pr mtg \$230,000; May1; May2'12; due Nov1'12 6...; Minsker Realty Co to NY to Mtg Security Co, 135 Bway. 100,000
Houston st, 111-7; certf as to above mtg; May1; May2'12; same to same.
King st, 56-S (2:519), ss, 91.9 e Varick, 41.8x100; pr mtg \$44,500; May1'12, 5y6%; Abr M Lasser, 224 Clinton, Bklyn, to Agnes L Lester, 40 Hamilton ter. 10,000
Lewis st, 265 (2:363), ws, abt 50 n 6th, 22.10x64 to alleyway, x22.8x67; Apr26'12; 3y5%; Louis & Gabriel Herman to Lucy D Booth, 316 W 97, et al, trstes for Thos C Booth will Ralph W Booth. 5,500
Madison st, 231 (1:270); ext of \$22,500 mtg to Apr25'17, at 5%; Apr25; Apr29'12; Marie Harris with Julius C Bernheim & Josephine M Stern exrs Moses Stern. nom
Mott st, 118-20, see Hester, 173-5.
Madison st, 93 (1:277); ext of \$30,000 mtg to Dec31'13 at 5%; Apr5; Apr26'12; Emil J Constam with Sam Lichter & Isidor Lerner, 93 Madison. nom
Mott st, 116-20, see Hester, 173-5.
Mitchell pl, 5 or 49TH st (5:1361), ns, 72 se 1 av, 18x80.10; ext of \$5,000 mtg to May15'15 at 5%; Apr9; May2'12; Sol Kahn with Francis R Simmons, 120 Pierrepont Bklyn, exr & Henry Ginnel. nom
Oliver st, 24 (1:279), es, 84.4 n Mad, 22.2 x66.8x22x66.9; PM; pr mtg \$12,000; Apr30; May1'12, due July1'14, 6%; Katie Viola to Michele Damiano 24 Oliver. 1,500
Prince st, 155 (2:516), ns, 35 w West Bway, 20x95; declaration as to payment of \$4,000 on account of mtg; Apr25; May1 '12; Wm Buchan, Jr, to Elam H Fuller, 630 3d, Bklyn, & Arthur B Ballach, Hackensack, NJ. nom
Pitt st, 137 (2:345); ext of \$7,700 mtg to June1'15, at 6%; Apr16; Apr29'12; Aaron Hirsch with Israel Gottlieb, 122 W 131, & Abr Gottlieb, 219 W 137. nom
Perry st, 117-9 (2:633), nec Greenwich (Nos 733-5), 85.1x26.2x70x56.6; ext of \$45,000 mtg to Apr24'15, at 5%; Apr24; Apr26'12. U S Savings Bank with Nathan Kirsh & Celia Kirsh, 123 W 118. nom
Peck st, 12 (1:98); ext of \$10,000 mtg to June1'17, at 5%; Apr24; Apr27'12; Cornelius F Cronin with Henry Pfaltz & Frank M Bauer. nom
Pearl st, 444-6 (1:118), es, abt 200 s Park row, 50x100; PM; Apr26'12; due &c as per bond; Francis Hustace, Montclair, NJ to Frances C Duryea, Nyack, NY, et al trstes Wm Duryea. 45,000
Prince st, 151 (2:516); asn Ls by way of mtg as collateral security for \$2,250; Apr 10; Apr26'12; Emil W Frandsen to Consumers Bwg Co, 1011 Av A. nom
Rivington st, 263 (2:333); sal Ls; Apr 22; Apr29'12, demand, 6%; Saml Leder to V Loewers Gambinus Brewery Co, 528 W 42. 1,818
William st, 123-33 (1:78), ws, 122.11 n John, runs w89.3xn1.9xw5.10xn100.4xe2.6xn 23xe50xs0.9xe45.5 to Wm xs130.4 to beg; leasehold; May1'12, due May1'22, 5%; Collegiate Realty Co to N Y Trust Co, 26 Broad, trste. gold bonds 350,000
William st, 123-33; certf as to above mtg; Apr10; May1'12; same to same. —
William st, 123-33; pr mtg \$350,000; May 1'12, due May1'32, 6%; same to Guaranty Trust Co of N Y, 30 Nassau trste. gold bonds 400,000
William st, 123-33; certf as to above mtg; Apr10; May1'12; same to same. —
Washington st, S2, see West, 46-50.
West st, 46-50 & Washington st, 76-82 runs e89.6xs25xe89.6 to Washington (Nos 76-80), xs75xw89.6xs25xw90.1 to West, xn 125 to beg; also WASHINGTON ST, 82 (1:17), ws, 156 s Rector, 25x89.6; pr mtg \$—; Oct27'11; Apr26'12, 1y6%; B Crystall & Son to State Realty & Mtg Co, 11 Pine. 60,000
West st, 46-50, & Washington st, 76-82 (1:17); certf as to above mtg; Oct27'11; Apr26'12; same to same. —
Washington sq S, 73-4, see Washington sq S 75. —
Washington sq S, 75, or 4TH st, 56 W, (2:538), ss, 14 w Wooster, 19x56; also WASHINGTON SQ S, 73-4, or 4TH ST 58-60 W (2:538), ss, 33 w Wooster runs s56xw 19xs39.6xe10.3xs9xw35xn104.6 to Washington sq S, x e43.9 to beg; PM; May2'12, 5y5%; Lorenzo A Cuneo & Wm E Podesta to Henrietta M Parker, New Brunswick, NJ. 100,000
2D st, 289-91 E, see Houston, 398-400 E.
4TH st, 352-6 W, see 13th st W, sws, at ws 4th.
4TH st, 296-S W, see Bank, 52-4.
4TH st, 56-60 W, see Washington sq S, 75.
4TH st, 46 W (2:535), sws, 60 se Wooster, 20x56; PM; Apr29'12, 7y5%; Max Taigman to Emma Swan, 2370 Bway. 12,000
5TH st, 236 E (2:460), ss, 162 w 2 av, 21x96.2; PM; Apr25; Apr27'12, due Oct25 '13, 5%; Harris Sokolski, 38 E 7, to Chas G Neumann, 455 Sandford av, Flushing, LI. 13,000
5TH st, 238 E (2:460), ss, 141 w 2 av, 21x96.2; PM; Apr25; Apr27'12, due Oct25 '13, 5%; Harris Sokolski to Jno A O'Brien, 214 32d, Woodcliff, NJ, et al. 13,000
5TH st, 333 E (2:391), ns, 164.3 w Av C, 24.9x93.11; pr mtg \$25,000; Apr30; May1 '12, 5y6%; Dora Schiff, 744 E 5, to Jacob Levitt, 27 Rutgers. 8,000
10TH st, 453 E (2:367), ns, 80 e Av D, 19.6x78.9; PM; Apr30'12, 1y5%; Adam Dyroff to Geo Ehret, 1197 Park av. 6,000
11TH st, 311 W, see Greenwich, 753-7.
11TH st, 223-5 W (2:614), ns, 59.7 w Waverly pl, runs n12xn40xn45xw39.10xs 44.10xw0.6xs40xs11.11 to 11th xsw4.0 to beg; PM; pr mtg \$9,500; Apr30; May1'12, 6y6%; Jos F Jenny to Geo Place, Plainfield, NJ. 5,800
12TH st, 39-41 E (2:564), ns, 205.8 w Bway, 50.8x103.3x52.9x117.5; PM; Apr30'12, due, &c, as per bond; Rosalind Lovy, Bayonne, NJ, to Newburgh Savings Bank, at Newburgh, NY. 120,000
12TH st, 328 W (2:640), swc Greenwich (No 796), 23x44; Apr26'12, due, &c, as per bond; Sarah A McKenna to Title Guarantee & Trust Co. 8,500
13TH st, 530-2 E (2:406), ss, 220 w Av B, 50x103.3; ext of \$53,000 mtg to Mar14 '15 at 5%; Mar25; Apr29'12; Edw & Giraud Elsworth trstes Edw Elsworth with Giovanni Cangialosi, Andrea Oliva, Ciro & Rose D'Amato. nom
13TH st, 521 E (2:407), ns, 271 e Av A, 25x103.3; also STRIP or gore begins at pt 271 e Av A & 68.11 ne 13th, runs nw0.2xne —xsw— to beg, given to secure terms of lease; pr mtg \$20,000; Apr19; Apr26'12; due &c as per bond; Abr Kane to Anna A Stollts, Mt Vernon, NY, et al. 1,000
13TH st W (2:627), sws at ws 4th (Nos 352-6), runs nw— to ss Gansevoort (Nos 2-4), xw96.5xs95.7xe50xn36.4xe49 to 4th, x n58.6 to beg; PM; May1'12; due, &c, as per bond; Theresa Abelson to Title Guar & Trust Co. 33,000
14TH st, 101-101½ W, see 6 av, 209.
15TH st, 218 E (3:896), sws, 342.6 nw 2 av, 25x103.3; PM; Apr30; May1'12, due &c as per bond; Julius Frankel, 218 E 15 to Sarah J O'Neil, 371 Montrose av, So Orange, NJ & ano. 18,000
15TH st, 218 E; PM; Apr30; May1'12; due &c as per bond; same to same. 3,500
18TH st, 28 E, see Bway, 872.
18TH st, 124 W (3:793), ss, 279 w 6 av, 24x92; PM; pr mtg \$48,000; Apr30; May2 '12, 4y5½%; Wm J Dykes at West View Farm, Litchfield, Conn to Douglas Realty Co, 49 Liberty. 10,000
19TH st, 151 E, see 3 av, 226-8.
19TH st, 112-4 E, (3:874), ss, 275 e 4 av, 50x92; bldg loan; Apr29; Apr30'12, 1y 6%; Nineteen Hundred and Twelve Co to City Real Estate Co, 176 Bway. 225,000
19TH st, 112-4 E; certf as to above mtg; Apr29; Apr30'12; same to same. —
21ST st, 160 W (3:796), ss, 85 e 7 av, 22x91.10; PM; Apr29; Apr30'12, 3y5%; Cath Brenen, 19 W 102, & Mark W Brenen, 255 W 108 to Albt A Curtis, Bath, NY. 21,000
21ST st, 137 E (3:877), nes, 210.6 nw 3 av, 20x98.9; May2'12, 5y5%; Annette Pascal, 6 Lex av, to Union Trust Co, 80 Bway. 29,000
22D st, 115-9 E, see 23d, 114-20 E.

323D st, 114-20 E (3:878), ss, 175 e 4 av, runs e100xs197.6 to ns 22d (Nos 115-9), xw 75xn98.9xw25xn98.9 to beg; bldg loan; Apr 30; May1'12; 5y6% until completion of bldg & 5% thereafter; Fredk C Beach of Stratford, Conn & Jennie B Gasper of NY to Title Ins Co NY. 650,000
323D st, 341 E (3:929), ns, 175 w 1 av, 25 x98.9; pr mtg \$7,500; Apr30; May1'12; 1y 6%; Mary A Fielding wid of South Orange NJ to Maud A Conway, 127 E 35. 2,000
323D st, 242 E (3:903), sws, 120.10 nw 3 av, 20.10x98.9; pr mtg \$9,000; Apr30'10; May1'12; 1y6%; Eliza wife of & Geo Schultz to Theo Baumeister. 1,500
24TH st, 121-3 E (3:880), ns, 250 e 4 av, 50x98.9; Apr26'12; 1y6%; D & M Co to Lawyers Title Ins & Trust Co, 160 Bway. 190,000
24TH st, 121-3 E; certf as to above mtg; Apr26'12; same to same.
25TH st, 164-6 W (3:800), ss, 79.2 e 7 av, 38.10x98.9; PM; pr mtg \$37,000; May 1'12; due Jan1'17; 6%; Nodrog Realty Co, 1138 Bway to Aaron Coleman, 50 W 68 & ano. 27,000
26TH st, 11-13 E (3:856), ns, 157.6 e 5 av, 58.6x197.6 to ss 27th (Nos 6-8); bldg loan; Apr30'12, due Oct1'17, 6% until completion of bldg & 5 1/2% thereafter; Flemish Realty Co to Metropolitan Life Ins Co, 1 Mad av. 900,000
26TH st, 11-13 E, & 27th st, 6-S E; certf as to above mtg; Apr30'12; same to same.
26TH st, 502 W (3:697), ss, 72 w 10 av, 28x148.1; also 10TH Av, 263-5 (3:697), ws, 98.9 s 26th, 49.4x72; Apr24; Apr27'12, 3y 5%; Edmonds Putney to Michl Donoghue, 135 E 92. 30,000
26TH st, 127-33 W (3:802), ns, 287.6 w 6 av, 87.6x98.9; bldg loan; May1; May2'12, due Nov1'13, 6%; Midwest Realty Co to Lawyers Realty Co, 160 Bway. 350,000
26TH st, 127-33 W; certf as to above mtg; Apr11; May2'12; same to same.
27TH st, 6-S E, see 26th, 11-13 E.
28TH st, 215 E (3:909), ns, 155.10 e 3 av, 37.6x98.8; pr mtg \$38,000; May1; May2 '12, due June1'16, 6%; Bella Hillman, 76 W 120th, to Saml Fleck, Jr, 384 Sterling pl, Bklyn. 6,000
29TH st, 107 E (3:885), ns, 260 w Lex av, 20x98.9, also 29TH ST, 105 E (3:885) 280 w Lex av, 20x98.9; PM; pr mtg \$165,000; May1; May2'12; due, Jan1'16; 6%; 29th St Constn Co to Wm L Levy, 46 W 76. 40,000
29TH st, 105 E, see 29th, 107 E.
29TH st, 115-23 W (3:805), ns, 191.8 w 6 av, 92x64.10x94.9x87.7; bldg loan; Apr29 '12, due Apr1'17, 6% until completion of bldg & 5 1/2% thereafter; Twentieth Street Realty Co to Metropolitan Life Ins Co. 280,000
29TH st, 115-23 W; certf as to above mtg; Apr29'12; same to same.
29TH st, 115-23 W; PM; pr mtg \$280,000; Apr29'12; 3y6%; same to Realty Holding Co, 907 Bway. 85,000
30TH st E, nve Lex av, see Lex av, 160-2.
30TH st, 145-9 W (3:806), ns, 150 e 7 av, 75x98.9; pr mtg \$126,000; Apr29'12, due, &c, as per bond; Karnack Realty Co, 135 Bway, to Security Mtg Co, 76 Wm. 59,000
30TH st, 145-9 W; certf as to above mtg; Apr29'12; same to same.
30TH st, 104 W, see 6 av, 499.
30TH st E, nve Lex av, see Lex av, 160-2.
32D st, 40-2 E (3:861), ss, 150 w 4 av, 50x98.9; Apr25; Apr26'12; due May1'13; 5%; Wm H Seach to Broadway Savgs Instn, 5-7 Park pl. 20,000
32D st, 38 E (3:861), ss, 200 w 4 av, 20x 98.9; PM; Apr26; Apr29'12, 1y5%; Wm H Seach to Broadway Savings Inst, 5 & 7 Park pl. 35,000
32D st, 104 W (3:807), ss, 75 w 6 av, runs w25xs98.9x100 to 6 av (Nos 527-9), xn49.4xw75xn49.5 to beg; Apr30'12, 3y, % as per bond; Estate Chas F Hoffman, a corp, to Farmers' Loan & Trust Co, 22 Wm. 130,000
32D st, 39-41 W (3:834), ns, 545 w 5 av, 43x98.9; Apr30'12, 5y4 1/2%; Number Thirty-Nine West Thirty-Second St Co to Jas H Hyde, Islip, LI. 315,000
32D st, 39-41 W; certf as to above mtg; Apr30'12; same to same.
32D st, 104 W, see 6 av, 527-9.
32D st, 17-21 W (3:834), ns, 275 w 5 av, 73.9x98.9; pr mtg \$450,000; Apr29; May1 '12; 5y5 1/2%; Louis Markel, 960 Prospect av to Alliance Realty Co, 115 Bway. 35,000
32D st, 17-21 W; pr mtg \$485,000; Apr 29; May1'12; 1y6%; same to Sophie M Whistler, 19 W 32. 74,000
32D st, 17-21 W; pr mtg \$559,000; Apr 29; May1'12; due Apr30'24; 6%; same to Gwendolen Haughton at Chas River Village, Mass et al exrs & Richd L Howell. 15,000
32D st S W (3:833), ss, 175 w 5 av, 25x 98.9; PM; pr mtg \$40,000; May1'12, due Apr1'14; 5%; Brackim Realty Co to Alice M Cravath, 310 W 79. 60,000
33D st, 311 W (3:757), ns, 182 w 8 av, 22.8x98.9; pr mtg \$12,000; May2'12; 3y5%; Robt E Walsh to Emigrant Indust Savgs Bank. 4,000
35TH st, 233-5 W (3:785), ns, 315.9 w 7 av, 42.1x98.9; Apr30'12, due &c as per bond; Archibald H Rowan at Irvington-on-Hudson, NY to Title Guar & Trust Co. 42,000
36TH st, 1 W, see 5 av, 392.
37TH st, 134 W (3:812), ss, 194.8 w Bway, 21x98.9; PM; pr mtg \$35,000; May1; May2'12; 2y6%; Alcourt Realty Co, 48 W 25 to Leopold Feist, Pelham, NY. 20,000

37TH st, 112 E (3:892), ss, 180 w Lex av, 20x98.9; PM; Apr19; May1'12; 5y; % as per bond; Jno J Riker to Margt E Sloan, 7 E 38 et al exrs & Saml Sloan. 36,000
38TH st, 35 W (3:840); ext of \$30,000 mtg to June1'15, at 4 1/2%; Apr27; Apr29'12; Bankers Trust Co with Eben E Olcott, 38 W 39. nom
39TH st, 242 W (3:788), ss, 363.1 e 8 av, 17.1x98.9; Apr24; Apr27'12, 5y5%; Eliza Lucy Harney to U S Title Guaranty Co, 32 Court, Bklyn. 18,000
40th st, 113-9 W (4:993), ns, 200 w 6 av; runs n197.6 to ss 41st (Nos 114-8), xw60xs 98.9xw18.6xs98.9 to 40th, xe79.6 to beg; May1'12; due Oct1'17; 6% until completion of bldg & 5 1/2% thereafter; West 40th and 41st Sts Realty Co to Metropolitan Life Ins Co, 1 Mad av. 1,100,000
40th st, 113-9 W, & 41st st, 114-8 W; certf as to above mtg; May1'12; same to same.
40TH st E, nec Lex av, see Lex av, 355.
41ST st, 114-8 W, see 40th, 113-9 W.
41ST st, 19-21 E, see Mad av, 310-14.
42D st, 18-26 E, see Mad av, 310-4.
43D st, 503 W (4:1072), ns, 100 w 10 av, 25x100.5; Apr30; May1'12; 1y5%; Thos F Halligan to Emigrant Indust Savgs Bank. 8,500
45TH st, 71-9 W (5:1261), ns, 60 e 6 av, 97.6x100.5; Apr25; May1'12; 1y5%; Danl S McElroy to Broadway Savgs Instn of City of NY, 5&7 Park pl. 25,000
46TH st, 130 W (4:998), ss, 385 e 7 av, 15x100.4; PM; Apr30; May2'12; due Apr 1'13; 5%; Libman Contracting Co to Jos M Lichtenauer, 58 W 52. 25,000
47TH st W, swe 6 av, see 6 av, 829.
47TH st, 258 W (4:1018), ss, 150 e 8 av, 25x100.5; pr mtg \$32,000; Apr26; Apr27'12, due, &c, as per bond; Saml A Krulewitch, 21 E 112, to Saml Wacht, 790 Riverside dr. 2,500
49TH st, 104-6 W (4:1001), ss, 100 w 6 av, runs s100xw21.8xs0.5xw21.4xn100.5 to st xe43 to beg; ext of \$150,000 mtg to Oct1'15 at 5 1/2%; May1; May2'12; Barnet House with Met Life Ins Co, 1 Mad av. nom
50TH st, 236 W (4:1021), ss, 200 e 8 av, 25x100.5; May1'12; 3y4 1/2%; Lillian I Hallett to Fulton Trust Co, 149 Bway as comm Clara A Downey. 10,000
52D st, 516 W (4:1080), ss, 575 e 11 av, 24.6x100.5; May1; May2'12; 3y5%; Bridget Matthew S, Francis S, Jno A, Jos P & Mary M Ryan all of Bklyn, NY, devisees Johanna Ryan to Wilson M Powell, 324 W 58. 6,000
53D st, 123-9 E (5:1308), ns, 68 w Lex av, runs n62.8xw2xn62.9xw20xs25xw10xs1.8 xw20xn1.8xw20xs100.5 to st, xe72 to beg; May1; May2'12; 2y6%; S Albt Reed to Lawyers Mtg Co, 59 Liberty. 85,000
53D st, 123-9 E; pr mtg \$85,000; May1; May2'12; 2y6%; same to Montana Realty Co, 135 Bway. 5,000
53D st, 326 W (4:1043), ss, 300 w 8 av, 25x100.5; pr mtg \$20,000; May2'12; 2y6%; Christian Bunger of Nyack, NY to Annie Miller, 107 No Bway, White Plains, NY. 2,500
53D st, 212 E (5:1326), ss, 143.4 e 3 av, 16.8x100.5; Apr26'12; 5y5%; Benj Hattenbach to Lawyers Mtg Co, 59 Liberty. 6,000
53D st, 212 E (5:1326), ss, 143.4 e 3 av, 16.8x100.5; pr mtg \$4,000; Apr26; Apr27'12, due, &c, as per bond; Benj Hattenbach to Amelia Davis, 51 St Nich av. 950
54TH st, 345 W (4:1045), ns, 250 e 9 av, 25x43.8x25x46.10, leasehold; Apr26; Apr30 '12, due &c as per bond; Jno H Scheier to M Marcus, Inc, 200 Greene. 3,600
54TH st, 539-47 W, see 54th, 513-23 W.
54TH st, 162 W, see 7 av, 829-37.
54TH st, 513-23 W (4:1083), ns, 175 w 10 av, 100x100.5; also 54TH ST, 539-47 W (4:1083), ns, 450 w 10 av, 125x100.5; Apr 26'12, 5y4 1/2%; Roman Catholic Church of St Ambrose, a corp to Emigrant Indust Savings Bank. 100,000
55TH st, 78-80 W, see 6 av, 968-76.
56TH st, 447 W (4:1066), ns, 150 e 10 av, 25x100.5; PM; May2'12; 5y5%; Isidor Abraham to Emigrant Indust Savgs Bank. 12,000
56TH st, 57 E (5:1292), ns, 100 e Mad av, 25x100.5; May1'12, due &c as per bond; Helen Curran to Robt S Clark, Coopers-town, NY. 70,000
57TH st, 317 W (4:1048), ns, 225 w 8 av, 25x100.5; ext of \$35,000 mtg to Apr25'17, at 4 1/2%; Apr25; Apr27'12; Lawyers Title Ins & Trust Co with Henry Moeller. nom
57TH st, 121 E (5:1312), ns, 190 e Park av, 20x100.5; pr mtg \$45,000; Apr25; Apr 26'12; 1y6%; Mill Realty Co to Geo E Brewer, 61 W 48. 12,000
57TH st, 121 E; certf as to above mtg; Apr25; Apr26'12; same to same.
57TH st, 134-40 W (4:1009), ss, 310 e 7 av, 80x100; ext of mtg for \$466,500 to May1'17; 5%; May1; May2'12; 140 W 57th Street, a corp, with Metropolitan Life Ins Co, 1 Mad av. nom
58TH st, 212 E (5:1331), ss, 170 e 3 av, 20x100.5; PM; May1; May2'12; 5y5%; Geo Durham, Ridgefield Park, NJ to Marie Joseph, 32 E 65. 12,000
58TH st, 200 W, see 7 av, 912-20.
62D st, 33 E (5:1377), ns, 112.6 e Mad av, 12.6x100.5; PM; Apr30'12; 2y5%; Holland Holding Co to Effe V V Knox, 757 Mad av. 20,000
65TH st, 23 E (5:1380), ns, 22 w Mad av, 20x100.5; Apr29; Apr30'12; 5y5%; Herbt Frazier to Lawyers Mtg Co, 59 Liberty. 50,000
66TH st, 400-2 E, see 1 av, 1220.

66TH st, 100-6 E, see Park av, 633-7.
69TH st, 429 E (5:1464), ns, 175 w Av A, 25x100.5; pr mtg \$10,000; Apr30; May1 '12, 2y6%; Patk H Dean to Fredk Roth, 153 E 79 & ano. 4,000
70TH st, 56 W (4:1122), ss, 148 e Col av, 22x100.5; PM; pr mtg \$32,500; Apr29; Apr 30'12; 1y6%; Barron G Collier to Jas B Haggin, 587 5 av. 10,000
72D st, 152 W (4:1143), ss, 260 e Ams av, 20x102.2; Apr23; Apr26'12; due &c as per bond; Ella H Remsen, Leila T Rossignol, Kath T Eve & Alice S Thompson to Edw E Black, Yonkers, NY. 25,000
72D st, 150 E, see Lex av, sec 72d.
72D st, 227-31 E (5:1427), ns, 290 e 3 av, 75x102.2; May2'12; 5y5 m; Ellmont Realty Co to Mary B Ripley; Hempstead, LI, \$5,000.
72D st, 227-31 E; certf as to above mtg; May2'12; same to same.
76TH st, 333 W (4:1185), ns, 375 w West End av, 20x102.2; PM; Apr29'12, due, &c, as per bond; Alice P wife Harry E Goldsmith to Harold Jacoby, 39 Claremont av, & ano. 24,000
77TH st, 44-8 W (4:1129), ss, 150 e Col av, 100x102.2; ext of mtg for \$500,000 to May1'15; 5%; May1; May2'12; Manhattan Sq Apartment Assn, a corp, 44 W 77, with Metropolitan Life Ins Co, 1 Mad av. nom
78TH st, 226-30 E (5:1432), ss, 238.4 e 3 av, 40x102.2; PM; Dec14'10; Apr30'12; 1y 6%; Speedway Realty Co to Henry Kern, 52 E 61. 12,500
78TH st, 220-4, on map 220-2 E (5:1432), ss, 198.4 e 3 av, 40x102.2; PM; May3'11; Apr30'12; 1y6%; Speedway Realty Co to Sarah Dinkelman, 215 E 18 & ano. 12,500
78TH st, 157 W (4:1150), ns, 191 e Ams av, 19x102.2; Apr29; May1'12, due, &c, as per bond; Minnie A Brooks to Linda S Rau, 50 Central Park W, gdn Chas G Stachelberg. 21,000
79TH st, 323 E (5:1542), ns, 316.10 w 1 av, —; ext of \$15,000 mtg to May1'17 at 4 1/2%; Apr29; May1'12; Leon J Neumann with Samson Lachman, 313 W 72 & ano exrs Wm J Ehrich. nom
81ST st, 400-2 E, see 1 av, 1556.
83D st, 225 W (4:1231), ns, 225 w Ams av, 25x102.2; PM; pr mtg \$25,000; Apr26 '12; due &c as per bond; Leonard Weill to Caroline M Flower, 179 DeKalb av, Bklyn. 5,250
83D st, 72 E, see Park av, 968-76.
84TH st, 274-80 W, see West End av, 494-8.
85TH st, 400-2 E, see 1 av, 1632-4.
87TH st, 506 E (5:1583), ss, 135 e Av A, runs s100.8xe15xn37.9xe3xn63 to st, xw18 to beg; Apr27'12, 1y5%; Fredk J Feuerbach to Emigrant Indust Savings Bank. 6,500
88TH st, 101 W, see Col av, 580-2.
88TH st, 302 E (5:1550), ss, 75 e 2 av, 25 x100.8, leasehold; pr mtg \$8,000; May1; May2'12; installs; 6%; August Collet to Caroline Cahn, 109 W 112. 419.91
90TH st, 110-2 W (4:1220), ss, 150 w Col av, 50x100.8; pr mtg \$24,000; Apr29'12, 1y 6%; Jacob Dieter to Caroline L Nockin, 362 W 120. 16,000
90TH st, 251 W, see Bway, 2441-9.
92D st, 131 E (5:1521); ext of \$10,000 mtg to May15'15 at 5%; Mar27; May1'12; Wm Donovan with Sophia A Sherman, widow, Newport, RI. nom
93D st, 54 E (5:1504), ss, 74 e Mad av, 28x80.4; PM; pr mtg \$23,000; Apr30; May 2'12; due Apr30'22; 6%; Jerome R Herzog, 54 E 93 to Regina Herzog, 54 E 93. 8,000
93D st, 67 W (4:1207), ns, 100 e Col av, 17x71.5 to c 1 Apthorps la 17x72.1; PM; Apr30'12, 5y5%; Emily M Roemer to American Mtg Co, 31 Nassau. 11,000
93D st 67 W; PM; pr mtg \$11,000; Apr 30'12; 1y6%; same to same. 1,000
94TH st, 50 W (4:1207), ss, 450 w Central Park W, 25x100.8; ext of \$25,000 mtg to Apr29'18 at 4 1/2%; Apr22; Apr29'12; Fredk H & Grace S Floy & Jeanie T Mather with Maurice S Bondy, 14 E 60. nom
94TH st, 330 E (5:1556), ss, 425 e 2 av, 25x100.8; pr mtg \$ —; Apr26; Apr30'12; 2y6%; Margt & Rose M McGranahan to Theresa Heindel, 661 Woodward av, Bklyn. 1,000
99TH st, 159-61 W (7:1854); certf as to reduction of mtg; Apr23; Apr26'12; Abr Kaplon to Dennis McEvoy.
99TH st, 315-7 W (7:1888), ns, 275 w West End av, 75x100.11; pr mtg \$215,000; Apr25; Apr27'12, 2y6%; S Levy Realty Co to Benj J Levy, 960 E 163. 6,000
99TH st, 315-7 W; certf as to above mtg; Apr25; Apr27'12; same to same.
99TH st, 301-5 W, see West End av, 801.
106TH st, 204 W (7:1877), agmt chang-ing interest days; May2'12; Eva D Lude-man with German Savgs Bank. nom
108TH st, 67 E (6:1614), ext of \$7,000 mtg to Apr29'17 at 4 1/2%; Apr29; Apr30 '12; Union Sq Savings Bank with Rachel Redelshimer. nom
109TH st, 131 E (6:1637), ns, 305 se Park av, 18.9x100.11; PM; pr mtg \$4,000; Apr 30'12; due &c as per bond; Lena Gross-man to Morris Breakstone, 131 E 109. 1,500
109TH st, 110 W (7:1863), ext of \$22,000 mtg to July 1'15 at 4 1/2%; Apr19; Apr30 '12; Jos Hedsorfer with Neerg Realty Co, 160 Bway. nom
110TH st, 4-6 E (6:1615), ss, 25 e 5 av, 47.6x100.11; ext of \$10,000 mtg to Apr1'15, at % as per bond; Apr26; May1'12; Wm Rotstein with Lasette & Murphy, Inc, 2255 Bway. nom
112TH st, 124 E (6:1639), ss, 205 e Park av, 25x100.11; PM; Apr26; Apr29'12, 5y5%; Louis S Lotsch & Wm O Sevecke to Ida R Eastman, 33 Charles. 21,000

112TH st, 124 E; pr mtg \$21,000; Apr 26; Apr29'12, due as per bond, 6%; same to Mathilda Bosselmann, 2783 Bainbridge av. 2,500

112TH st, 224-6 E (6:1661), ss, 255 e 3 av, 40x100.10; pr mtg \$31,000; Apr29; May2 '12; 3y6%; Emblem Realty Co to Elkan-Kahn, 471 E 140. 6,500

112TH st, 224-6 E; certf as to above mtg; Apr25; May2'12; same to same. —

112TH st, 224-6 E; sobrn agmt; May2'12; Harry Bachrach & ano exrs Abram Bachrach with same. nom

112TH st, 224-6 E; sobrn agmt; May2 '12; same with American Mtg Co, 31 Nassau. nom

113TH st, 269 W (7:1829), ns, 154 e 8 av, 35x100.11; ext of \$34,000 mtg to Oct 10'13 at 5%; Sept19'10; Apr30'12; Thos S Faulkner with Annie wife Gustav Mar- der. nom

115TH st, 410 W (7:1867), ss, 233.4 e Ams av, 33.4x100.11; Apr25; Apr29'12, 1y 5%; Herman Feldmann to Henry Feld- mann, 430 W 154. 8,000

115TH st, 44 W (6:1598), ss, 361 e Lenox av, 18x100.11; PM; Apr24; Apr30'12; 5y 5%; Elias A Cohen, 49 W 113 to Howard Ackerman at Great Barrington, Mass & ano. 10,000

115TH st, 40-2 W (6:1598), ss, 379 e Lenox av, 36x100.11; Aug1'11; Apr30'12, 5y 5%; Jonas S Scheff, 1469 Lex av & Elias A Cohen, 49 W 113 to N Y Life Ins & Trust Co, 52 Wall trste Jos E Bulkley. 22,000

115TH st, 201 W, see 7 av, 1900-2.

115TH st, 301-3 W, see 8 av, 2131-9.

116TH st, 246 E (6:1665), ss, 87 w 2 av, 23x100.11; PM; pr mtg \$—; Apr29; Apr 30'12; 2y6%; Santa wife Jno Rumore to Jno J Doyle, 853 Cauldwell av. 3,450

117TH st, 305 E (6:1689), ns, 105 e 2 av, runs n50xw5xn50.11xe25xs100.11 to st w 20 to beg; ext of \$13,000 mtg to Jan1'13 at 5%; Feb15'99; May2'12; Louise Hetterich with Margt E Kenyon. nom

118TH st, 6 E (6:1623), ss, 110 e 5 av, 25x100.11; Apr29; Apr30'12; 2y6%; Nellie R wife of & Edw D Birkholz, East Or- ange, NJ to Herman Timberger, 2412 7 av. 3,000

119TH st, 80 W (6:1717), ss, 119 e Lenox av, 16x100.11; pr mtg \$10,000; Apr29'12, 2y5%; Helen wife Louis F White to Har- ford W Hare Powel, 22 Kay, Newport, RI, & ano. 1,000

120TH st, 126 W (7:1904); ext of \$14,000 mtg to Apr27'15, at 5%; Apr27; Apr29'12; Wm L Radford & ano exrs, &c, Lewis Rad- ford with Fannie Rosenstein, 126 W 120. nom

121ST st, 332 E, see 121st st, 330 E.

121ST st, 330 E (6:1797), ss, 300.7 e 2 av, 25x100.10x24.4x100.10; also 121ST ST, 332 E (6:1797), ss, 325 e 2 av, 25x100.11; pr mtg \$44,000; Apr30; May1'12, 5y6%; Jno Pizer, Bklyn to Keats Co, a corp, 135 Bway. 55,000

123D st, 129-31 E (6:1772), ns, 298 e Park av, 41.8x100.11; ext of \$8,000 mtg to May1 '15 at 6%; June 30'11; May2'12; Louis L Kahn with Zelda Berkowitz, 40 Delancy. nom

123D st, 129-31 E (6:1772), ext of \$42,000 mtg to June30'16 at 5%; June23'11; May 2'12; Lawyers Mtg Co with Zelda Berko- witz. nom

124TH st, 117 W (7:1909), ns, 175 w Lenox av, 25x100.11, except strip abt 0.1¼ x70.2x0.2x70.2, on es; Apr24; Apr29'12, due May1'15, 5%; Lillie H wife of Otto J J Kempf to Equitable Life Assur Soc of U S, 165 Bway. 10,000

130TH st, 100½ W (7:1914), ss, 50 w Lenox av, 20x99.11; Apr29; Apr30'12; 3y 5%; Richd Bonnamy to Jennie G Biddulph at Montclair, NJ. 16,000

138TH st, 300 W, see 8 av, 2585.

139TH st, 603 W (7:2087), ns, 75 w Bway, 62.6x99.11; ext of \$58,000 mtg to May9'15 at % as per bond; Apr30; May1 '12; Wm Laue with Ellis P Earle, Edge- wood ter, Montclair, NJ. nom

144TH st, 252 W (7:2029), ss, 289.6 e 8 av, 20x99.11; pr mtg \$5,000; May1'12, 1y 6%; Susan G McNeerney, 1420 Shakespeare av to Theo S Valentine, 126 W 119. 500

145TH st, 317 W (7:2045); sal Ls; Apr 22; Apr27'12, demand, 6%; Wm P Mullaney to Lion Brewery, 104 W 108. 2,500

145TH st, 101 W, see Lenox av, 701.

148TH st, 231 W (7:2034), ns, 275 e 8 av, 37.6x99.11; pr mtg \$30,000; Apr25; Apr 26'12; 3y6%; Jonas Luxenberg, 914 East- ern pkwy, Bklyn to Aaron H Haskell, 27 E 124. 4,000

149TH st, 546 W (7:2080), ss, 300 e Bway 16.8x99.11; PM; pr mtg \$9,000; May1; May2 '12; 3y6%; Minna Vondrann, 542 W 149 to Martha W Weill, 8 Van Nest pl. 4,000

156th st, 543 W (8:2115), ns, 239.6 e Bway, 39.3x99.11; ext of \$35,000 mtg to May1'15 at 5%; May1; May2'12; Simon Shloss with Met Life Ins Co, 1 Mad av. nom

165TH st, 554 W (8:2122); ext of \$9,000 mtg to Feb1'15 at 5%; Feb16; Apr30'12; Bettie Rothfeld et al trste Sigmund Roth- field with Washington Heights Hospital, 554 W 165. nom

Av C, 111 (2:390), ws, 40.1 n 7th, 19.7x 63; pr mtg \$13,000; Apr27; Apr29'12, 3y6%; Jacob Lehrer & Chas Steinhauser to Benj Lichtenstein, 1990 7 av. 500

Bowery, 216&216½ (2:492), ws, abt 180 s Prince, 25x100; PM; pr mtg \$20,000; Apr 26; Apr27'12, 5y5%; Morris Samuels to Lena Saberski, 602 Hamburg av, Bklyn. 5,000

Broadway, 2441-9 (4:1238), nwc 90th (No 251) 100x100; pr mtg \$500,000; Nov14'11; Apr27'12, 2y5%; A C & H M Hall Realty Co, 2875 Bway, to Wm H Hall, 265 W 73. 200,900

Broadway, 2441-9; certf as to above mtg Nov14'11; Apr27'12; same to same. —

Broadway, 57-61 (1:21), nwc Exch alley, 105.1x209 to Church (Nos 33-41), x110.8x 202.2, except all R T & I of Sarah Lazarus et al in Church st & land forming the bed thereof & the easements therein apper- taining to part of said premises, which have been taken by Met Elevated Railway Co & Manhattan Railway Co or one of them for the construction & maintenance of an elevated railroad in said st; also AT to any strips & gores adj; May1; May2'12; due May1'62; 4½%; Adams Express Bldg Co to Standard Trust Co of NY, 25 Broad, trste; gold bonds, total amt \$5,000,000; amt advanced. 17,000

Broadway, 57-61, & Church st, 33-41; pr mtg \$5,000,000; May1; May2'12; due same to same. 17,000

Broadway, 57-61 & Church st, 33-41 (1:- 21); pr mtg \$5,000,000; May1; May2'12; due May1'62; 6%; same to same. gold bonds 3,400,000

Broadway, 57-61 & Church st, 33-41; certf as to above mtg; May1; May2'12; same to same. —

Broadway, 872 (3:846), sec 18th (No 28), 34.3x81.4x6.4x88.1; 48,451-178,000 pt; Apr28; May2'12; demand; —; Susan G Cammann to Edw H Miller, 36 Briggs av, Richmond Hill, NY. 2,125

Claremont av (7:1993), es, 475 n 122d, rd ns abt 0.5xe42.7xsl49.7xw100 to beg; PM to extent of \$165,000; Apr25; Apr26 '12; due &c as per bond; Tomahawk Realty Co to Germania Life Ins Co, 50 Union sq. 225,000

Claremont av (7:1993); certf as to above mtg; Apr24; Apr26'12; same to same. —

Columbus av, 580-2 (4:1219), nwc 88th (No 101), 46x95; pr mtg \$85,000; May1; May2'12; 3y6%; Asher Simon Realty Co to Tina Simon, 556 W 140. 13,000

Columbus av, 580-2; certf as to above mtg; May1; May2'12; same to same. —

Columbus av, 762 (7:1852), ws, 25.4 n 97th, 25.3x100; May2'12; 5y4½%; Percival C Ketterer to German Savgs Bank, 157 4 av. 25,000

East End av, 94 (5:1580); agmt chang- ing interest days; Apr30'12; Magdalena Frey with German Savgs Bank, 157 4 av. nom

Lexington av, 186 (3:887), ws, 65.4 n 31st runs w54xn7xw46xn15.6xe100 to av, xs22.5 to beg; pr mtg \$25,000; Apr27; Apr29'12, due May15'12, 5%; Julius Rosenberg to Jas Boyd, 562 W 148. 2,000

Lexington av, 355 (5:1295), nec 40th, 19.9x85; PM; Apr25; Apr29'12, 5y5%; Deed Realty Co to Jane M Suydam at Blue Point, Suffolk Co, NY. 45,000

Lenox av, 701 (7:2014), nwc 145th (No 101) 79.10x100; pr mtg \$79,500; Apr29'12, 1y5%; Wm T McAvoy to Geo Ehret, 1197 Park av. 3,450

Lexington av, 1254 (5:1513), ws, 62.2 s 85th, 20x67.2; PM; Apr30'12; 5y5%; Fredk J Feuerbach to Eva Wiggers, 1254 Lex av. 15,000

Lexington av, 321 (3:894); ext of \$16- 500 mtg to Apr22'17 at 4½%; Apr22; May 1'12; Irene L wife Basil W Boesch with Bowery Savings Bank, 128 Bowery. nom

Lexington av (5:1406), sec 72d (No 150), 74.4x24; PM; pr mtg \$20,000; Apr26; Apr 27'12, due, &c, as per bond; Lowell Realty Co, 505 5 av, to Anna E Curtis, 57 W 45. 22,500

Lenox av, 385 (7:1914), ws, 49.10 n 129th, 25x75; ext of \$22,000 mtg to Junel'17, to 5%; Apr25; Apr26'12; Margaretha Lach- ner & Margt Storz with Nicholas Simer- meyer, 509 W 54. nom

Lexington av, 160-2 (3:886), nwc 30th, 39.6x80; pr mtg \$80,000; Apr30; May2'12; 5y5%; N Y School of Applied Design for Women a corp to East River Savgs Instn, 291-5 Bway. 10,000

Lexington av, 160-2 (3:886), nwc 30th, 39.6x80; ext of \$80,000 mtg to Apr30'17 at 5%; Apr30; May2'12; East River Savgs Instn with N Y School of Applied Design for Women, 160 Lex av. nom

Madison av, 310-14 (5:1276), swc 42d (Nos 18-26), runs s98.9xw100xs98.9 to 41st (Nos 19-21), xw44xn197.6 to 42d xel44 to beg; bldg loan; May1; May2'12; 5y6% during construction of bldg & 5% there- after; 42d St & Madison Av Co to N Y Life Ins Co, 346 Bway. 2,250,000

Madison av, 310-14; 42D st, 18-26 E & 41ST st, 19-21 E; PM; pr mtg \$2,500,000; Apr30; May2'12 installs; 6%; same to City Real Estate Co, 176 Bway. 250,000

Madison av, 873 (5:1387), es, 27 s 73d, 23x62.11x23x62.10; Apr29'12, due, &c, as per bond; Flora M E Whiting to Edw E Black, Yonkers, NY. 30,000

Park av, 633-7 (5:1400), sec 66th (Nos 100-6), 75.5x80; PM; pr mtg \$160,000; Apr 24; Apr26'12; 5y6%; Fullerton Weaver Realty Co, 1 Mad av to Gertrude M Bain, 17 W 32. 100,000

Park av, 968-76 (5:1494), swc 83d (No 72), 102.2x90; PM; Apr30; May2'12; 5y5%; Sutherland Realty Co, 505 5 av to N Y Life Ins Co, 346 Bway. 500,000

Park av, 968-76; certf as to above mtg; Apr30; May2'12; same to same. —

West End av, 494-8 (4:1231), sec 84th (Nos 274-80), runs e83.4xs62.2xe16.8xs30.2 xw100 to av xn92.4 to beg; pr mtg \$197- 000; Apr13; Apr26'12; 1y5%; Chas E Mc- Manus, Rye, NY to Wm H Hall, 171 W 71 et al exrs Wm H Hall. 191,225.15

West End av, 494-8; May29'11; Apr26'12; 2y5%; same to Chas E Hall, 2009 5 av & ano. 28,000

West End av, 512 (4:1232), es, 42.2 s 85th, 20x80; PM; Apr30'12; 5y4½%; Marie L wife Chas S Carscallen to Bowery Savgs Bank, 128 Bowery. 21,000

West End av, 801 (7:1888), nwc 99th (Nos 301-5) 100.11x125; pr mtg \$—; Nov14'11; Apr27'12, 2y5%; Guide Realty Co, 2875 Bway to Wm H Hall, 265 W 73. —

West End av, 801; certf as to above mtg; Nov20'11; Apr27'12; same to same. —

1ST av, 857 (5:1340); sal Ls; Apr22; Apr 27'12, demand, 6%; David L Levinsohn to Lion Brewery, 104 W 108. 1,000

1ST av, 1632-4 (5:1564), sec 85th (Nos 400-2), 51x79; pr mtg \$37,500; Apr30; May 1'12, due, &c, as per bond; Philipp Lesser & Bernhard Weinberger to Jno J O'Dono- hue at Plainfield, NJ & ano trste Thos J O'Donohue. 2,500

1ST av, 1220 (5:1460), sec 66th (Nos 400- 2), 25x100; PM; pr mtg \$37,500; Apr30'12; due &c as per bond; Jno H Timm to Jno H Feldscher, 304 W 102. 7,000

1ST av, 1556 (5:1560), sec 81st (Nos 400- 2), 25x76.6; ext of \$20,000 mtg to Mar21'17 at 5%; Mar7; Apr29'12; Saml D Wohlfeil, 441 E 87 with Amy Willetts indiv & as gdn & Charlotte Willetts. nom

1ST av, 1554 (5:1560), es, 25 s 81st, 26.2x 76.6; ext of \$14,000 mtg to Mar21'17 at 5%; Mar7; Apr29'12; Saml D Wohlfeil, 441 E 87 with Sophia U Willetts. nom

1ST av, 1749-51 (5:1553); ext of \$4,500 mtg to Apr26'15 at 6%; Apr25; Apr26'12; Caroline E Bolze with Nelson P Sandquist, 411 E 88. nom

2D av, 836 (5:1337), es, 109.5 n 44th, 18 x70; PM; pr mtg \$—; May1'12, 5y6%; Max Olefson to Louis Nordlinger, 146 W 87, & ano. 4,000

2D av, 1959 (5:1329), ws, 25.4 s 56th, 25x 100; Oct8'07; Apr30'12; 5y5%; Mary F Morgan to Anna T Kinneary, Cincinnati, O. 2,500

3D av, 1913 (6:1655), es, 80.8 n 105th, runs e63.4xn0.1xe17.1xn20.1xw80.5 to 3 av, xs20.2 to beg; Apr29'12, due, &c, as per bond; Chas Schloerb to Title Guarantee & Trust Co. 10,000

3D av, 226-8 (3:875), nwc 19th (No 151), 46x55.10; agmt as to assignment of mtg for \$60,000 & extension of same to May1 '13 at 6%; May1; May2'12; Geo Finck & Gramercy Freehold Co with Jno P H Rie- per, 961 Gates av, Bklyn. nom

5TH av, 392 (3:838), nwc 36th (No 1), runs w124.10xn76.11xe24.10xs32.1xe7.10 x s 13.10xe17.2xn0.8xe9xs0.8xe66 to av xs31 to beg; AT; to strip 0.2 wide on West; PM; May1; May2'12; 5y4½%; Medford Realty Co to U S Trust Co of N Y, 45 Wall exr Louis T Hoyt. 800,000

6TH av, 81 (2:593), ws, abt 45 n Waver- ley pl, 22x80.7; pr mtg \$1,247; Apr30'12; 1y5%; Josephine Van Tine wid, Eliz V T wife of & Jas W Parsons, Chas F Van Tine & Josephine Van Tine to Carrie E Parsons, 754 Beck. 3,500

6TH av, 209 (3:790), nwc 14th (Nos 101- 101½), 22x78, leasehold; Apr29; Apr30'12; demand; 6%; Bernard J Klyberg & Jos Freeny to Beadleston & Woerz, 291 W 10. 15,000

6TH av, 968-76 (5:1270), sec 55th (Nos 78-80), 100.5x95; PM; pr mtg \$190,000; Apr 29; Apr30'12; due Jan2'17; 6%; Atlantic Estates Corp, 135 Bway to Sol G Salo- mon, 6 Oak, Far Rockaway, NY. 45,000

6TH av, 527-9, see 32d st, 104 W.

6TH av, 514 (3:832); agmt that mtg for \$15,000 dated Apr22'12 is an equal lien with mtg of \$40,000 dated May5'09; Apr25; Apr26'12; Philipp Bumb with U S Trust Co of N Y & Herbt D Hewlett & Mary H wife Harry F Johnson. nom

6TH av, 499 (3:805), swc 30th (No 104), 23.2x51.4, leasehold; Apr26'12; 1y5%; Ro- bard Realty Co to Geo Ehret, 1197 Park av. 5,000

6TH av, 499; certf as to above mtg; Apr 26'12; same to same. —

6TH av, 514 (3:832), es, 42 s 31st, 21x60; Apr22; Apr26'12; 2y5%; Philipp Bumb to U S Trust Co of NY, 45 Wall. 15,000

6TH av, 527-9, & 32d st, 104 W (3:807); certf as to mtg for \$130,000; Apr30; May1 '12; Est of Chas F Hoffman to Farmers L & T Co. —

6TH av, 829 (4:999), swc 47th; sal Ls; Apr27; Apr29'12, demand, 6%; Julia Far- rell to Lion Brewery, 104 W 108. 5,015

7TH av, 829-37 (4:1006), sec 54th, (No 162), 100.5x100; pr mtg \$—; May5'11; Apr27'12, 1y5%; Oregon Apartments Co to Wm H Hall, 265 W 73. 167,000

7TH av, 829-37; certf as to above mtg; May5'11; Apr27'12; same to same. —

7TH av, 829-37; July25'11; Apr27'12, 1 y5%; same to same. 120,000

7TH av, 829-37; certf as to above mtg; July25'11; Apr27'12; same to same. —

7TH av, 829-37 (4:1006); Dec8'11; Apr27 '12, 1y5%; same to same. 97,575

7TH av, 829-37; certf as to above mtg; Dec8'11; Apr27'12; same to same. —

7TH av, 1960-2 (7:1831), nwc 115th (No 201), 100.11x100; bldg loan; pr mtg \$100- 000; Apr26'12; 1y6%; R & A Realty & Con- struction Co to Sender Jarmulowsky, 16 E 93. 85,000

7TH av, 1960-2; certf as to above mtg; Apr26'12; same to same. —

7TH av, 912-20 (4:1029), swc 58th (No 200), 100.5x100; PM; Apr26'12; 2y4½%; Realty Co of America to Jno E Marsh at Rahway, NJ exr Rolph Marsh. 325,000

7TH av, 1900-2 (7:1831), nwc 115th (No 201), — to c 1 blk bet 115th & 116th, x100; PM; Apr26'12; due Oct26'13; 5%; R & A Realty & Constn Co Inc, 801 West End av to Wm G Wood, 55 Maple av, New Rochelle, NY, & ano, exrs Maria Wood & ano. 100,000
7TH av, 163 (3:795), es, 61.8 s 20th, 19.1 x80; PM; Apr26'12; 3y5%; Laura Taylor to Dorothea A Kellermann, 1341 74th, Bklyn. 19,000
7TH av, 2067-9 (7:1908), es, 60 n 123d, 40.11x105; ext of \$40,000 mtg to May1'17 at 4 1/2%; May2'12; Rector & Church of The Incarnation with Diedrich W Rohde, 2067 7 av. nom
8TH av, 2131-9 (7:1848), nwc 115th (No 301-3), 100.11x100; Apr26; May1'12, 1y 4 1/2%; Central Bldg Impt & Investment Co to German Savings Bank, 157 4 av. 90,000
8TH av, 2131-9, & 115th st, 301-3 W; certf as to above mtg; Apr29; May1'12; same to same.
8TH av, 2585 (7:2041), swc 138th (No 300), 24.11x100; PM; pr mtg \$32,000; May 1'12, due Feb1'15, 5%; Andw Kane to Saml Aufhauser, 1211 Mad av. 3,000
10TH av, 758 (4:1061), es, 75.5 s 52d, 25 x75; May1; May2'12; demand; 6%; Rudolph L Schaefer, 758 10 av to Fredk W Krawehl, 430 E 141. 575.45
10TH av, 458-60 (3:733), es, 49.5 s 36th, 49.4x100; PM; May1; May2'12; 3y5%; Locust Farms Co, 511 W 35th to Anthony Kimbel, 320 W 104 & ano. 30,000
10TH av, 263-5, see 26th, 502 W.

MISCELLANEOUS MORTGAGES. Borough of Manhattan.

Brooklyn property (misc); certf as to mtg for \$17,000; Apr26; Apr29'12; Vasa Realty Co to Valentine Schmitt, 12 8 av, Bklyn.
Certf as to mtg (misc) for \$20,000; Apr 2; Apr29'12; Interboro Sign Co to Cowperthwait & Sons.
Certf as to mtg for \$8,000 covering land in Kings Co; Apr30; May1'12; Greenwich Investing Co to Title Guarantee & Trust Co.
Certf as to chattel mtg dated Apr25'12; Apr25; May1'12; Motor Car Exchange Inc to Motor Finance Co.
Car & Railway Equipment (misc); agmt lease, general mtg, &c; Apr1, due May1'27, 4 1/2%; May1'12; Geo T Jarvis et al vendors & Guaranty Trust Co of NY as trste with Rutland R R Co. gold bonds 500,000
Certf as to mtg for \$3,000 covering land in Queens Co, NY; Feb21; Apr26'12; Broad Realty Co to Arthur L Merriam trste for Adeliza F Sahlerwill.
Certf as to mtg for \$2,400, covering land at Mt Vernon, NY; Mar15; Apr26'12; Wm P McDonald Constn Co with Stanley T Carter & ano.
Mort or Deed of Trust (Misc); certf as to mtg; May2'12; St Lawrence Talc Co a corp to Guaranty Trust Co of N Y as trste
Jamaica B of Q (Misc); certf as to mtg for \$4,250; May1; May2'12; Broad Realty Co to Emerson Latting.

MORTGAGES.

Borough of the Bronx.

Aldus st (10:2742), sec So blvd, 105x50; bldg loan; Apr30; May1'12, demand, 6%; Eberhardt & Podgur, a corp, to City Mtg Co, 15 Wall. 65,000
Aldus st (10:2742), same prop; certf as to above mtg; Apr30; May1'12; same to same.
Aldus st (10:2742), same prop; PM; pr mtg \$65,000; Apr30; May1'12, due Sept15 '14, 6%; same to American Real Estate Co, 527 5 av. 16,000
Aldus st (10:2742), ss, 105 e So blvd, two lots, ea 42x105; two bldg loan mtgs, ea \$35,000; Apr30; May1'12, demand, 6%; Eberhardt & Podgur, a corp, to City Mtg Co, 15 Wall. 70,000
Aldus st (10:2742), same prop; two certfs as to above mtg; Apr30; May1'12; same to same.
Aldus st (10:2742), same prop; two PM mtgs, ea \$6,000; two pr mtgs \$35,000 ea; Apr30; May1'12, due Sept15'14, 6%; same to American Real Estate Co, 527 5 av. 12,000
Barretto st, nec Whitlock av, see Whitlock av, nec Barretto.
Bartholdi st (*), ns, 105 w Cedar av, 25x 100; PM; Apr26; Apr29'12; 3y6%; Anthony Sanna to Emma N Polak, 1806 Arthur av. 550
Beck st, nec Intervale av, see Intervale av, es, at nws Fox.
Birch st (*), es, 100 s Cornell av, 100x 100; Apr30; May1'12; due &c as per bond; Annie Rogers, 138 W 83 to Hannah Bricker, 2702 Marion av. 500
Dawson st, 1088 (10:2686); ext of \$7,000 mtg to Apr23'17 at 5%; Apr26; May2'12; Lawyers Mtg Co with Lina Davis. nom
Fox st, 667 (10:2684), ns, 105 w Leggett av, 40.7x125; May2'12, 5y5%; Maze Realty Co, 148 E 49 to Martha Meeker at the Maples, Greenwich, Conn. 28,000
Fox st, 667; certf as to above mtg; May 2'12; same to same.
Fox st, nec Leggett av, see Leggett av, nec Fox.

Fox st, nws, at es Intervale av, see Intervale av, es, at nws Fox.
Fox st, 1034 (10:2726), es, 198.2 n 165th, 37.6x100; pr mtg \$ —; Apr26; Apr29'12, 2y6%; Bertha Robinson of Far Rockaway, NY, to Isabella Heine, 54 St Nich av, & ano. 5,000
Fox st (10:2719), ws, 112.5 n 169th, runs w69.8xsw50.3 to nes 169th, xnw30xne65.7 xea84.1 to Fox, xs30 to beg; PM; pr mtg \$4,000; Apr23; Apr26'12; due &c as per bond; Anthony Mancuso to Nora Constn Co, 1037 Teller av. 3,516
Fairmount pl, 800 (11:2954), ss, 158.9 w Marmion av, 18.6x80x18.6x81.3; PM; pr mtg \$3,750; Apr26'12, due &c as per bond; Wm J Weber, 800 Fairmount pl to Helen L Ashfield, Ridgewood, NJ. 2,250
Field pl, nec Creston av, see Creston av, nec Field pl.
Graham st (*), es, 181 n Morris Park av, 50x95; Dec28'11; May2'12; 5y5%; Mary E Farrelly to Jos Katz, 163 St Agnes av. 1,000
Glover st, nec Westchester av, see Westchester av, nec Glover.
Hewitt pl (10:2695), es, 125 n 156th, 50x 100; pr mtg \$36,000; May1; May2'12; 5y6%; Wm R Hasstein to Marie J Tonjes, 1001 Flatbush av, Bklyn. 4,000
Hoffman st (11:3067), ws, 80.4 s Pelham av, 40.4x100.7; pr mtg \$25,000; May2 '12; 3y6%; Pinnacle Realty Co to Wm Baumann, 1449 3d av. 4,000
Hoffman st, (11:3067), same prop; certf as to above mtg; May2'12; same to same.
Maple st, (*), nwc 214th, 25x100; PM; Apr25; Apr27'12; 3y6%; Jas Belotti to Frank M Tichenor at Primrose & Forster avs, Mt Vernon, NY. 6,000
Maple st (*), same prop; pr mtg \$6,000; Apr26; Apr27'12, demand, 6%; same to Westchester County Brewing Co, 21 Prospect av, Mt Vernon, NY. 1,500
Manida st, nes, at ses Garrison av, see Garrison av, 1000.
Marvin pl (*), ws, abt 68 n 4th, 22.6x 75; Apr29'12; 3y5 1/2%; Rosie wife Angelo Pagnuco to Amory Eliot, 131 State, Boston, Mass. 2,000
Manida st (10:2740), sws, 358.1 se Garrison av, 25x100; May1; May2'12; 3y5%; Meenan Bldg Co to Loomis L White at Shrewsbury, NJ, & ano, trste Emma W White. 7,750
Manida st (10:2740); same prop; certf as to above mtg; May1; May2'12; same to same.
Manida st (10:2740), sws, 208.1 se Garrison av, 2 lots ea 25x100; 2 mtgs ea \$8,000; May1; May2'12; 5y5%; Meehan Bldg Co to Hoffman Miller, at Tuxedo, NY, trste for Elsa G Dietzsch et al. 16,000
Manida st (10:2740), ws, 208.1 s Garrison av, 50x100, certf as to 2 mtgs for \$8,000 ea May1; May2'12; Meehan Bldg Co to Hoffman Miller trste for Elsa G Dietzsch et al.
Manida st (10:2740), sws 258.1 se Garrison av, 2 lots ea 25x100; 2 mtgs ea \$8,000; May1; May2'12; 5y5%; Meehan Bldg Co to Hoffman Miller, Tuxedo Park, trste Abr Mills. 16,000
Manida st (10:2740), sws, 258.1 s Garrison av, 50x100; certf as to 2 mtgs for \$8,000 ea; May1; May2'12; Meehan Bldg Co to Hoffman Miller, Tuxedo Park, trste Abr Mills. 15,500
Manida st (10:2740), ws, 308.1 se Garrison av, 2 lots ea 25x100; 2 mtgs ea \$7,750; May1; May2'12; 3y5%; Meehan Bldg Co to Wm A Spencer, Eastern Blvd, Throggs Neck, NY & ano trstes Lorillard Spencer for Lorillard Spencer & ano. 15,500
Manida st (10:2740), ws, 308.1 s Garrison av, 50x100; certf as to 2 mtgs for \$7,750 ea; May1; May2'12; Meehan Bldg Co to Wm A Spencer & ano trste Lorillard Spencer for Lorillard Spencer & ano.
Manida st, 829 (10:2740); ext of \$6,000 mtg to May1'17 at 5%; Apr24; May2'12; Lawyers Mtg Co with Jos Thuma & Margt Volence. nom
Manida st, 827 (10:2740); ext of \$6,000 mtg to May1'17 at 5%; Apr19; May2'12; Lawyers Mtg Co with Frank & Vincie Belsky. nom
Manida st, 823 (10:2740); ext of \$6,000 mtg to May1'17, at 5%; Apr19; May2'12; Lawyers Mtg Co with Frank & Vincie Belsky. nom
Tiffany st, nec Whitlock av, see Whitlock av, nec Tiffany.
Tiffany st, 1068-70 (10:2717), es, 254.3 s 167th, 50x100; PM; Apr23; Apr26'12; 5y 5%; Minnie Borger, 1087 Tremont av to Margt D Fitzpatrick, 979 Teller av. 6,000
Tiffany st, 1068-70; PM; pr mtg \$6,000; Apr23; Apr26'12; 5y6%; Gustave A Rueck to Minnie Borger, 1087 Tremont av. 1,500
136TH st, 726 E (10:2564), ss, 200 w Willow av, 25x100; May2'12, 3y5%; Fanny Gruen to Nelly Henschel, 288 E 161. 8,000
136TH st, 726 E; sobr n agmt; May2'12; same & David Adler with same. nom
156TH st E (9:2347), ss, 151.6 w Mott av runs s150xe39.6 to alley, 11 ft wide, xs50 xw40xnw100xe3xn100 to 150th, xel8.6 to beg; pr mtg \$5,500; Apr26'12; 5y6%; Stephen McCormack, 45 E 134 to Jno Toner, 339 W 49. 2,000
151ST st E, nec Melrose av, see Melrose av, nec 151.
152D st E, see Melrose av, see Melrose av, nec 151.
152D st E, ss, 250 w Melrose av, see Melrose av, nec 151.
152D st E, ss, 50 w Melrose av, see Melrose av, nec 151.

156TH st, 799 E (10:2676); ext of mtg for \$5,250 to June1'17, 5%; Apr8; Apr29'12; Sarah Markewitz, 1345 Lex av, with Mary A Donnelly, 799 E 156. nom
161ST st E (10:2657), ss, 100 e Forest av, 48.6x101.2; ext of \$30,000 mtg to Feb1'17 at 5%; Feb1; May1'12; Jno W Decker, exr &c, Henry Eberhardt with Mary Schaefer, 1001 Summit av. nom
162D st, 370-81 E (9:2408), ns, 140 e Courtlandt av, 50x100; PM; pr mtg \$34,000; Apr30; May1'12, 3y6%; Jos Goldbronn to Benj Benenson, 1001 E 167. 8,000
169TH st E, nes, abt 120 nw Fox, see Fox, ws, 112.5 n 169.
169TH st E, (11:2961), ns, 275 e Old Boston rd, 25x100, except part for 169th; PM; pr mtg \$5,500; May1; May2'12, due Nov1 '12, 5%; McKinley Sq Casino Co, 777 E 169, to Jno Lamborghini, 920 E 174. 800
169TH st E (11:2961), same prop; certf as to above mtg; May1; May2'12; same to same.
169TH st E, (11:2961), ns, 215.8 e Boston av, 50x98.3; agmt that mtg recorded May3'05 will also cover above premises as collateral; May1; May2'12; McKinley Sq Casino Co, 777 E 169, with Josephine Stein, 2200 Bway, as gdn Ella & Carl Stein. nom
161ST st E, nwc Elton av, see Elton av ws, 127.9 s 162.
170TH st E, swc Stebbins av, see Stebbins av, swc 170.
171ST st E, see Brook av, see Brook av, see 171.
172D st, 457 E (11:2905), ns, 95.2 w Washington av, 45x105; PM; Apr30'12, 5y 5%; Hyman Samuelson to Daisy L Modry, 140 E 74. 7,000
172D st, 457 E; PM; pr mtg \$7,000; Apr 30'12, 1y6%; same to same. 1,500
175TH st, 237 E (11:2800), ns, 67 e Mt Hope av, 28x70; PM; Apr26; Apr27'12, due, &c, as per bond; Margt Martin to David A Tower, 151 W 79. 4,900
175TH st, 237 E; PM; pr mtg \$4,900; Apr26; Apr27'12, due, &c, as per bond. same to Walter E Hallett, 237 W 175. 1,000
175TH st E (11:2952), ss, 96 w Marmion av, 25x148.6; ext of \$5,500 mtg to Apr1'14 at 5 1/2%; Apr24; Apr26'12; Anne A Anderson & ano with Marian E Havell, 816 E 175. nom
177TH st, 453-5 E, see Park av, 4216-26.
177TH st, 43 W (11:2862); agmt as to share ownership in mtg; June1'10; Apr 20; Apr29'12; Harriet C Hill with Harriet C Hill trste for J Clarkson Hill under will Wm Hill, 4200 Walnut, Phila, Pa. nom
180TH st E (11:3094), ss, 100 w Prospect av, runs s169wx4xn53 e25xnl15 to 180th xe49 to beg, except part for st; P M; Apr26'12, 1y5%; Emilia Fuscaldto to Martha C Meyer, 152 N 18, East Orange, NJ, & ano. 9,000
180TH st E (11:3094), same prop; pr mtg \$9,000; Apr26'12, due, &c, as per bond; same to Kath C Kasser, 2360 Crotona av. 3,950
182D st E, nec Washington av, see Washington av, nec 182d.
188TH st E, nwc Cambreleng av, see Cambreleng av, nwc 188th.
188TH st E, swc Belmont av, see Belmont av, swc 188th.
202D st E (12:3330), ns, 185 e Webster av, 28.11x100x28.5x100; PM; Apr25; Apr 26'12; 3y6%; Sarah wife Jno Hartin, 47 Orchard Bloomfield, NJ to Wm M Hubbard at Hartsdale, NY. 1,600
204TH st E, nec Maple, see Maple, nec 204th.
225TH st E (*), ss, 205 w Barnes av, 50 x114; pr mtg \$5,000; Apr30; May1'12; 2y 6%; Laura wife of & Frank Ramstedt to Jas B Sutter, 687 E 138. 1,250
229TH st E, (*), ss, 105 e Barnes av, 25 x100, Wakefield; Apr27; Apr29'12, due, &c as per bond; Gennaro Fico to North Side Mtg Corpn, 391 E 149. 4,250
233D st W, nwc Albany rd, see Bway, nec 233.
233D st W, nwc Putnam av, see Bway, nec 233.
233D st W, nec Bway, see Bway, nec 233.
234TH st W, swc Putnam av, see Bway, nec 233.
234TH st W, nec Bway, see Bway, 5690-5700.
234TH st W, swc Albany rd, see Bway, 5690-5700.
234TH st W, see Bway, see Bway, nec 233.
234TH st W, see Bway, see Bway, nec 233.
234TH st W, nwc Putnam av, see Bway, 5690-5700.
235TH st E (12:3376), ns, 210 w Katonah av, 50x100; Apr26'12, due &c as per bond; Building Assn of The Woodlawn Club to Sadie E Collins, 534 4th, Bklyn, NY gdn Lawrence W Collins & ano. 4,000
235TH st E (12:3376), same prop; certf as to above mtg; Apr26'12; same to same.
Andrews av, (11:3224), ws, 287.7 s 183d 25x100; Apr29'12, due, &c, as per bond; Nellie L Vought to Title Guarantee & Trust Co. 5,000
Aquaduct av (11:3218), ws, 344.3 n 183d, 43.6x100; PM; Apr24; Apr29'12, due May1 '14, 5%; Eliz A Campbell to Wm D Peck, 2217 Sedgwick av. 4,500
Albany rd, nwc 233d, see Bway, nec 233.
Albany rd, ws, 137.2 s 234th, see Bway, nec 233.
Albany rd, swc 234th, see Bway, 5690-5700.

Beach av (*), ws, 25.2 n Tremont av, 25.2x—x—; May1'12; 3y5½%; Mary C Burus to Cornelia F Briggs, 727 Gun Hill rd. 2,500

Brook av (11:2895), sec 171st, 25x100.9; ext of \$6,500 mtg to Apr1'15 at 6%; May 1; May2'12; Eliz Koerner with Wm L Koerner, 111 W7, Mt Vernon, NY, nom

Broadway (12:3268), nec 233d, 363.10 to 234th x234.1 to ws Putnam av x334.11 to n s 233d xw198.11 to beg; also ALBANY RD (12:3268), ws, 137.2 s 234th, runs sl40xs 7.8 to 233d xw321.11xnl147x— to beg; Apr 29; Apr30'12, 5y5½%; Wm B Denison to Wm L Condit, Hoboken, NJ. 60,000

Broadway, sec 234th, see Bway, nec 233.

Broadway, 5690-5700 (12:3269), nec 234th, 273.9x287.5 to Putnam av, x— to 234th x212.1; also ALBANY RD (12:3268), swc 234th, 137.2x—x175.1x301.3; Apr29; Apr30'12, 5y5½%; Evelyn C Gagnebin to Wm L Condit, Hoboken, NJ. 40,000

Barker av (*), es, 100 n Eliz, 50x125, Wmsbridge; PM; pr mtg \$1,500; Apr27; Apr30'12, 3y5½%; Matilda Rosenberg & Annie Komissar to Delia E. Flannery, 3314 Barker av. 800

Bryant av, 1130-S (10:2754), es, 92.8 n 167th, 100x100; pr mtg \$54,000; Apr30; May1'12, due Nov30'13, 6%; Saml Lyttle, 1224 Hoe av to Jos L Feinberg, 1229 Union av. 6,000

Bryant av, 2118 (11:3138), es, 73.2 s 181st 38x115x38.11x109.10; PM; pr mtg \$—; Apr26; Apr27'12, due, &c, as per bond; Maria A Pfister to Johanna R Ernst, 1056 Grant av. 2,500

Bathgate av, 2326 (11:3052), es, 25 n 184th, 25x95.7; Apr25; Apr26'12; 3y5%; Scalzo Realty Co, 707 E 187 to Eugene H Hatch, Plainfield, NJ. 14,000

Bathgate av, 2326; certf as to above mtg; Apr25; Apr26'12; same to same.—

Bathgate av, 2326; sobrn agmt; Apr24; Apr26'12; Uriah McClinchie with same. nom

Bathgate av, 2326; ext of \$2,770 mtg to Apr25'13 at 6%; Apr24; Apr26'12; same with Scalzo Realty Co, 707 E 187. nom

Bathgate av (11:3055), ws, 181.11 n 3 av, 25x105.6x26.5x97; Apr 26'12; 5y 5%; Therese Tanaskovich to Amelia Kappes, 169 W 130. 8,000

Bathgate av (11:3055), same prop; sobrn agmt; Apr26'12; Jno M Susser with same. nom

Bailey av (12:3266), ws, 61.3 s Albany rd, 55x128.7x55x130; Apr10; Apr26'12; 2y 5½%; Emeline Y Godwin to Park Mtg Co, 41 Park row. 3,750

Belmont av (11:3076), swc 188th, 44x87.6 bldg loan; Apr29'12, demand, 6%; Garfin Realty Co to City Mtg Co, 15 Wall. 35,000

Belmont av (11:3076); same prop; certf as to above mtg; Apr29'12; same to same. nom

Belmont av (11:3076), ws, 44 s 188th, 2 lots, each 44x87.6; 2 bldg loan mtgs each \$22,000; Apr29'12, demand, 6%; Garfin Realty Co to City Mtg Co, 15 Wall. 44,000

Belmont av (11:3076); same prop; 2 certfs as to above mtgs; Apr29'12; same to same.

Boston rd, 1165-9 (10:2614), nws, 228.3 s 168th, 205x176.5x205x167, except strip 35 ft long extending along ns; also except part for Boston rd; May1; May2'12, due, &c, as per bond; Medford Realty Co to Down Town Realty Co, 20 Nassau. 30,000

Boston rd (10:2614), same prop; certf as to above mtg; May1; May2'12; same to same.

Bergen av, ws, abt 187.7 n 153d, see 3 av, es, 187.7 n 153.

Cambreleg av (11:3075), nwc 188th, 93 x100; pr mtg \$—; Apr29'12, due, &c, as per bond; Garibaldi Realty & Constr Co to Manhattan Mtg Co, 200 Bway. 60,000

Cambreleg av (11:3075); same prop; certf as to above mtg; Apr29'12; same to same.

Creston av (11:3164), nec Field pl, 100x 84; Apr30'12, 1y5%; Adelaide E Reimann to Wm Simpson, Jr, New Hudson, NY, & ano, exrs Wm Simpson. 1,000

Cambrelling av (12:3273), nws, 173.7 ne Pelham av, 23x100; pr mtg \$4,000; May1; May2'12, 1y6%; Michele Pascucci to Wm F Kenny, Shore rd & 94th, Bklyn. 500

Eastern Dock av (*), nec Town Dock rd, 53.8x100x98.2x109.6, except pt for Throgg's Neck blvd; Apr26; Apr30'12, 3y6%; Emil N Sorgenfrei to Ernest Rieger, 247 Summit av, West Hoboken, NJ. 1,500

Elton av, nwc 161st, see Elton av, ws, 127.9 s 162.

Elton av (9:2383), ws, 127.9 s 162d, runs w137.4x86 to ns 161st x83.1x155.5 to Elton av xne65.8 to beg; PM; pr mtg \$15,250; May1'12; due &c as per bond; Chas T Streeter Constr Co to Blanche B Terrill, 824 Morris av. 15,527.61

Fulton av (11:2930), ws, 173.6 s 175th, —x—; sobrn agmt; Apr6; Apr26'12; Bertha Greenberg with Wm Greenberg. nom

Fulton av (11:2930), same prop; sobrn agmt; Apr6; Apr26'12; Israel S Greenberg with same. nom

Fordham rd, swc Grand av, see Grand av, swc Fordham rd.

Ferris av (*), see Western av, see Western av (*), see Ferris av.

Grant av (9:2448), es, 32 s 165th, 25x 100.8x25x100.6; pr mtg \$—; Apr24; Apr 29'12, due Oct24'12, 6%; Kitchen Impt Co to Henrietta Shotten, 258 E 138. 250

Garrison av, 1000 (10:2740), ses at nes Manida, 113.5x143.8x100x90.2; PM; pr mtg \$105,000; Apr25; Apr30'12; demand; 6%; Burnett-Weil Const Co to Robt E Simon, 1018 E 163. 10,000

Grand av (11:3212), swc Fordham rd, —x—; ext of \$3,000 mtg to May25'15 at 5%; Apr22; May2'12; Lawyers Mtg Co with Robt Biggart. nom

Grand av (11:3209-3212), ws, 50 s 184th, 50x90; pr mtg \$7,000; May1; May2'12, due, &c, as per bond; Marie E Nixon to Isabella P Smith, 73 W 181. 1,000

Grace av (*), ws, 576.1 n Boston rd, 25x 95; Oct30'11; Apr30'12; demand; 6%; Geo Pfeuffer to Fredk H Hecht, 1749 Filmore, Bronx. 500

Heath av (12:3261), ws, 712 n Boston av, 25x97.10x25x95.10; mort reads lane, ws, 715 nw rd from Kingsbridge to Williams- bridge, runs nw95.10xnw25xsw97.10 to la xsw25 to beg, being lot 26 map prop Chas Darke; Apr20; Apr26'12; 3y6%; Anna Seltet & Anna V Wolfe heirs Thos Fitzgibbons to Maximilian Polsenski, 60 Terrace View av. 1,000

Hughes av, 2034 (11:3080), ext of \$18,000 mtg to May1'17 at % as per bond; Apr 26'12; Kath Stephens with Chas H Phelps exr Jno G Butler. nom

Hoe av, 1273 (11:2980), ws, 43.7 n Freeman, 15x94.8x15.4x99.5; PM; pr mtg \$—; May1; May2'12, 1y5%; Freeman & Hoe St Realty Co to Nora Filer, 39 W 91, gdn Marian T Filer & ano. 3,600

Hoe av, 1273; certf as to above mtg; May1; May2'12; same to same.

Intervale av, nec Beck, see Intervale av, es, at nws Fox.

Intervale av (10:2711), es, at nws Fox, runs nel00xnw100xne69.4xnw100 to ses Beck xsw55.7 to Intervale av xs230.1 to beg; PM; Apr25; May1'12, 1y5% to Aug1'12 & 6% thereafter; Mott Ave Realty Co to Henry Morgenthau Co, 165 Bway. 45,000

Johnson av (13:3407), ws, at lands formerly of Merchants & Mechanics Bank of Troy, runs s66xw100xnl03 to ss Spring st x— to beg, Spuyten Duyvil; PM; Apr30; May1'12, 3y6%; Wm J McNulty, 2703 Heath av to Jno Lowe, 1090 Ams av et al. 2,500

Jerome av (11:3202), ws, 162.7 s Kings- bridge rd, 100x114.1x100x114.8; pr mtg \$13,000; Apr23; Apr26'12; due Sept1'12; 6%; Magda Operating Co, 1071 St Nich av to Gertrude Oberbeck, 1223 67th, Bklyn. 10,000

Jerome av (11:3202); same prop; certf as to above mtg; Apr 23; Apr26'12; same to same.

Jerome av (11:3202), same prop; sobrn agmt; Apr23; Apr26'12; same & Harry B Davis with same.

Kingsbridge rd (*), ss, 50.5 e Fox av, 50x113.3x50x106.9; May13'07; Apr29'12, 3y 5%; Emil Voelckel to Christina F Clermont. 1,000

Leggett av, nwc So blvd, see Leggett av, nec Fox.

Leggett av (10:2720), nec Fox, runs n 100xe242.3 to ws So blvd, xs63.7xs, sw & w around curve 36.11 to Leggett av, xw 192.4; May1; May2'12, due, &c, as per bond; Medford Realty Co to Down Town Realty Co, 20 Nassau. 45,000

Leggett av (10:2720), same prop; certf as to above mtg; May1; May2'12; same to same.

Lyon av, 2317 (*), ns, 55 w Parker av, 25x100; Mar19; May2'12, due July19'12, —%; Minnie Glover, 211 Madison st, Bklyn, to Ridgewood Development & Con- strn Co, at Ridgewood, NJ. 500

Longfellow av, 1451 (11:2999), ws, 50 s Jennings, 25x100; Apr29; Apr30'12; due &c as per bond; Anna O Eriksen to Title Guar & Trust Co. 3,000

Longfellow av, 1449 (11:2999), ws, 75 s Jennings, 25x100; Apr29; Apr30'12; due &c as per bond; Ranieri Gagnani to Title Guar & Trust Co. 3,500

Morris Park av (*), ss, 50 e Lincoln, 25.6 x100; Apr1; Apr29'12, due, &c, as per bond; Henrietta Gitelson to Fredk A South- worth trste Jno Southworth, 410 River- side dr. 6,000

Merriam av (9:2532), ws, 75 n 169th, 250x100; Apr27; Apr29'12, 3y6%; Sawyer Realty Co to Curtis B Pierce, 56 E 133, trste Mary G Pinkney for Grace W Thom- as. 4,500

Merriam av (9:2532); same prop; certf as to above mtg; Apr27; Apr29'12; same to same.

Melrose av, 753 (9:2403); sal Ls; Apr26; Apr29'12, demand, 6%; Chas & Marie Dreyer to Geo Ehret, 1197 Park av. 1,500

Morris av, 583 (9:2440); sal Ls; Apr22; Apr27'12, demand, 6%; Lina Di Nardo to Lion Brewery, 104 W 108. 3,000

Mott av, 426 (9:2343), es, 100 n 144th, 50x129.7x49.11x126.4; pr mtg \$40,000; Apr 29; May1'12, 2y6%; Mott Ave Realty Co to Louis S Moscovitz, 1729 Ams av. 6,000

Mott av, 426; certf as to above mtg; Apr30; May1'12; same to same.

Melrose av (9:2374), nec 151st, runs e 100xnl14.10xw50xnl15 to ss 152d xw150 to av xs229.4 to beg; also 152D ST (9:2398), ss, 250 w Melrose av, 45x115.5; also 152D ST (9:2399), ns, 50 w Melrose av, 50x100; ext of \$200,000 mtg to July1'20, at 5%; Apr15; Apr29'12; Louis F Haffen trste J & M Haffen Brewing Co, 398 E 152. nom

Melrose av, sec 152d, see Melrose av, ne c 151.

Minnieford av (*), ws, 125 n Beach, 25 x100, City Island; May2'12, installs, 6%; Wallace B Stage to Railroad Co-Oper Bldg & Loan Assn, 103 Park av. 3,000

Melville av, sec Morris Park av, see Morris Park av, sec Melville.

Morris Park av (*), see Melville av, 25 x100, except part for Morris Park av; PM; Apr30; May1'12; due July1'15; 5½%; Car- oline Schleyer to Chas Moewes, 374 8 av trste Luise Riegler. 5,000

Morris Park av (*), same prop; PM; pr mtg \$5,000; Apr30; May1'12; 3y5½%; same to Cornelius Sanderman, 550 Morris Park av. 1,500

Ogden av (9:2511), es, 150 s 162d, 25x115; Apr30'12; 3y6%; Henry Nowak to Morland Mtg Co, 165 Bway. 2,000

Park av (11:3036), es, 223.4 s 180th, 37.6x 141; Apr29; Apr30'12; due &c as per bond; Franklin Av Co to Title Guar & Trust Co. 26,000

Park av (11:3036); same prop; certf as to above mtg; Apr20; Apr30'12; same to same.

Park av (11:3036), es, 185.10 s 180th, 37.6x 141; Apr29; Apr30'12; 5y5%; Franklin Av Co to Levi S Tenney at Montclair, NJ, trste Wm D Thompson. 26,000

Park av (11:3036); same property; certf as to above mtg; Apr29; Apr30'12; same to same.

Putnam av, nwc, 234, see Bway, 5690-5700.

Putnam av, swc 234, see Bway, nec 233.

Putnam av, nwc, 233, see Bway, nec 233.

Park av, 421-26 (11:3034), es, 241 s 178th, runs e189xs75xe0.7xs47.11xsw20.1xs 103.3 to 177th or Tremont av (Nos 453-5), xw45.6 at pt 126.3 e Park av, xn99.5xw0.3 xn3.11xw25xn22.11xw100 to av, xn113.6 to beg; all title to strips & gores adj; PM to extent of \$175,000 & bldg loan to extent of \$75,000; Apr15; Apr27'12, due Oct 1'17, % as per bond; Avenue Amusement Co to C Adelbert Becker at sec Bleecker & Bronx blvd, Bronk Park. 250,000

Prospect av (11:3104), ws, 200 n 187th, 18.9x95; ext of \$5,300 mtg to May1'15 at 5%; May1; May2'12; Bronx Investment Co with Cesare Romagnoli, 2421 Prospect av. nom

Southern blvd, 796 (10:2729), es, 25 s Longwood av, 50x100; PM; Apr30; May1'12, 3y5%; Kellwood Realty Co, a corp, to American Mtg Co. 12,000

Southern blvd, sec Aldus, see Aldus, sec Southern blvd.

Southern blvd (10:2742), es, 50 s Aldus, 42x105; bldg loan; Apr30; May1'12, de- mand, 6%; Eberhardt & Podgur, a corp, to City Mtg Co, 15 Wall. 42,000

Southern blvd (10:2742) same prop; certf as to above mtg; Apr30; May1'12; same to same.

Southern blvd (10:2742) same prop; P M; pr mtg \$42,000; Apr30; May1'12, due Sept15'14, 6%; same to American Real Estate Co, 527 5 av. 8,000

Southern blvd, 1060-72 (10:2744), es, at nws West Farms rd, Nos 1047-59), 188.7 on Southern blvd, x—x&abt 224.10 on West Farms rd; certf as to mtg for \$90,000; Apr18; Apr27'12; Utility Realty Co to Title Guarantee & Trust Co. 90,000

So blvd, nwc Leggett av, see Leggett av, nec Fox.

Stebbins av (11:2973), ses, 150 ne 169th, 50x128.7x50.1x125.9; ext of \$5,000 mtg to June21'14 at 6%; Apr19; May1'12; Nar- corth Realty Co with Stebbins Holding Co, 310 E 50. nom

Stebbins av (11:2973), ses, 100 ne 169th, 50x125.9x50.1x122.11; ext of \$5,000 mtg to June21'14 at 6%; Apr19; May1'12; Nar- corth Realty Co with Stebbins Holding Co, 310 E 50. nom

Stebbins av (11:2973), ses, 200 ne 169th, 50x131.4x50.1x128.7; ext of \$5,000 mtg to June21'14 at 6%; Apr19; May1'12; Nar- corth Realty Co with Stebbins Holding Co, 310 E 50. nom

Stebbins av (11:2964), swc 170th, 28x 100; PM; pr mtg \$29,500; May1; May2'12, due, &c, as per bond; Mondschein & Co to Martin J Cregan, 830 E 170. 1,800

Sedgwick av (12:3254), ns, 294.1 e Perot, 24.6x120x21.11x125.9; pr mtg \$3,500; May 1; May2'12, due, &c, as per bond; Amalia Arnold, 1323 New York av, Bklyn, to Elsie Arnold, 1365 Bway, Bklyn. 1,000

Tremont av, 476-S (11:2918); ext of \$24,000 mtg to May1'15, at 5%; Apr22; Apr 29'12; Meyer Butzel with C Adelbert Becker. nom

Tremont av, swc 3 av, see 3 av, 4213.

Tremont av, 453-5 E, see Park av, 4216-26.

Tiebout av, 2337 (11:3146), ws, 323.6 s 184th, 25x115; PM; pr mtg \$6,000; Apr29; Apr30'12, due, &c, as per bond; Katie Leone to Geo E Buckbee, 1941 Grand blvd & Concourse. 800

Townsend av (11:2850), es, 100 n 175th, 50x100; ext of \$2,000 mtg to May3'13 at 6%; Apr25; Apr30'12; Cath Dugan to Eliz McCaughan, gdn Barbara J McCaughan. nom

Town Dock rd (*), nec Eastern blvd, see Eastern blvd (*), nec Town Dock rd.

Theriot av (*), es, 111.3 n Westchester av, 50x100; Apr30; May1'12; 3y5½%; Thos J Broderick, 447 45th, Bklyn to Florence J Sheehan, 1307 Theriot av. 1,500

Webster av (12:3355-3357), es, abt 169.7 s 210th, 132.2x—x—x25, except part for av; Apr27; Apr29'12; due July1'15; 6%; Josiah A Briggs to Christian Frank, 363 E 144. 2,500

Washington av, 2212 (11:3050), es, 109.9 n Fletcher, 40.8x66x40x73.4; pr mtg \$33,000 on this & other prop; Mar25; Apr29'12, 1y6%; Nora Constn Co to Fredk N Du Bois doing business under name F N Du Bois & Co, 247 9 av. 5,000

Washington av, 2212; certf as to above mtg; Mar25; Apr29'12; same to same. —

Washington av, 1883 (11:2909), ws, 168 s 176th, 83x100, except part for av; Apr29; Apr30'12; due c as per bond; Mary C Tarbox to Title Guar & Trust Co. 15,000

West Farms rd, nws at es So blvd, see So blvd es, at nws West Farms rd.

Washington av (11:3050), nec 182d, 35x90x35x93; certf as to mtg for \$1,000; Jan 25; Apr27'12; Nora Constn Co to Irving N Kramer. —

West Farms rd, 1047-59, see So blvd, 1060-72.

Webster av (11:3142), ws, 300.4 n 179th, 75x110; PM; Apr29; May1'12, 1y6%; Chas T Streeter Constn Co, 432 E 158th to Bronx Borough Bank, 440 Tremont av E. 13,500

Westchester av (*), nec Glover, 130x100, except part for Westchester av; sobrn agmt; Apr24; May1'12; Glover Constn Co & Cohn Cut Stone Co with Poughkeepsie Trust Co at Poughkeepsie, NY. nom

Walton av, 2434; ext of \$4,000 mtg to Apr26'17 at 5%; Apr26; May1'12; Title Guarantee & Trust Co with Jno P Schiller, 2434 Walton av. nom

Washington av, 1244 (9:2373); ext of \$28,000 mtg to Apr26'17 at 5%; Apr26; May1'12; Lawyers Title Ins & Trust Co with Harrisetta Holding Co. nom

Whitlock av (10:2733), nec Tiffany, 100 x134.2x100.4x142.3; May1; May2'12, due, &c, as per bond; Medford Realty Co to Down Town Realty Co, 20 Nassau. 12,500

Whitlock av (10:2733), same prop; certf as to above mtg; May1; May2'12; same to same. —

Whitlock av (10:2734), nec Barretto, 100 x121.1x100x121.9; May1; May2'12, due, &c, as per bond; Medford Realty Co to Down Town Realty Co, 20 Nassau. 12,500

Whitlock av (10:2734), same prop; certf as to above mtg; May1; May2'12; same to same. —

Walton av (11:2826), es, 152 n 175th, 28x69.1x32.7x85.9; ext of \$5,500 mtg to May14'15 at 5%; Apr12; Apr29'12; Mary A D Lange with Helen Leroy Langridge, 1764 Walton av. nom

Western av (*), sec Ferris av, 25x100; Jan30'11; May1'12, 3y5½%; Maria Urbansky to Anna M McCulloch, 227 Waverly pl. 800

Waterbury av (*), ss, 75 e Wilcox av, 25x100; Apr30'12, due, &c, as per bond; Henry Gundlach to Herman Keil, 408 E Tremont av. 650

3D av, 3363 (10:2370), nws, 25x173.1x25x175.11; ext of \$15,000 mtg to May1'17 at 5%; Apr22; May2'12; Abr & Simon A Kaufman, 459 E 139 with Jno H Foster at Sandwich, Mass. nom

3D av (9:2372), ws, 247.7 n 167th, 25x137, except part for av; PM; pr mtg \$5,000; Apr29; Apr30'12, 5y5%; Carrie F Meagher to Pauline Goeltz, 3477 3 av. 7,500

3D av (9:2363), es, 187.7 n 153d, 25x219.1 to ws Bergen av x25.7x214.11; pr mtg \$—; Apr29; May2'12, demand, 6%; Cath Meighan to Michl C Gross, 248 W 52. 3,600

3D av (9:2324), ws, 86.9 s 144th, runs n 23.7xw58.8xw41.4xs23.6xe100 to beg; May 1'12, 5y4½%; Patk McCarthy to German Savings Bank, 157 4 av. 17,000

3D av, 4213 (11:2924), swc Tremont av, —x—; leasehold; pr mtg \$8,500; Apr23; Apr29'12, due, &c, as per chattel mtg; Peter G Larkins to Michl J Brown, 4213 3 av. 2,500

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