

REAL ESTATE RECORD AND BUILDERS' GUIDE

MAY 11, 1912

ECONOMIC CAUSES OF THE GROWTH OF BROOKLYN.

A Marvelous Increase of Population and Industry, Which Will Be Accelerated by Improved Transportation—How Dependence on Manhattan Influences Real Estate.

By CECIL C. EVERS, Vice-President of the Lawyers Mortgage Co.

ANY analysis of its growth, development and probable future must be preceded by a right understanding of the relation Brooklyn bears to the neighboring Borough of Manhattan.

Brooklyn is an integral part of the economic City of New York and in no way an independent community; the financial center of the city, the principal centers of wholesale and retail shopping, of amusement, higher instruction and of highest-class residences are to be found in Manhattan, whose real estate values are strengthened by the population on this side of the river. This explains the limited area devoted in Brooklyn to offices and to high-class shops, and the comparatively low value of these properties, which, on Fulton street, and then only for a few blocks and on the south side, will not average more than about \$5,000 to \$6,000 per front foot. The best residence property, very limited in extent, not exceeding in value \$500 to \$600 per front foot, would, in an independent city of equal population, have a value of several times that amount and would cover a far greater territory. The small number of hotels, theatres, music halls, picture galleries and other places of amusement or instruction, are accounted for in the same way.

Brooklyn, we may conclude, will probably never have more than a very limited office section and a comparatively small high-class shopping street, which will not seriously compete with the more fashionable shops in Manhattan. For many years to come the centers of wholesale and commission business will also be found in Manhattan, and Brooklyn will continue to be what it is at present: a residential part of the Greater City, with a growing manufacturing and shipping business.

Factors of Development.

Brooklyn, for many years part of the economic City of New York, was admitted within its political limits in the year 1898.

The early growth, made possible by the ferries across the East River, was mainly confined to the territory within easy reach of the ferry terminals at the foot of Catherine, Fulton and Wall streets, Atlantic and Hamilton avenues, and included the section between the Navy Yard and Hamilton avenues, and from eight to twelve blocks back from the river. At about the same time the ferries running to the foot of Grand street and Broadway, then called South Eighth street, in Williamsburgh, encouraged the establishment of factories along the East River and residences on the higher land back of them.

The opening of the Brooklyn Bridge in 1883 and the construction of the elevated railroads in 1885 projected new residential sections into the territory reached by these lines of transportation.

The procession of homeseekers from New York in search of lower rents and less congested conditions was accompanied by the establishment of numerous factories along the main lines of communication, on the water front—Gowanus Canal, Newtown Creek, and in other locations where they were attracted by cheap land and transportation facilities.

Brooklyn has often been called the City of Homes. Its early development was of this character; patrons of the East River ferries, and in the early days of the elevated railroads, were for the most part

housed in small private residences (the high stoop house predominating) and in small brick or frame tenements in the cheaper sections.

As the demand for land in the more central locations increased, it was found more profitable to erect apartments, and these were built in large numbers.

The comparative isolation of Brooklyn, when ferries were the only means of communication, has been growing rapidly less as bridges, elevated railroads and subways have connected the two boroughs and broken down the barriers between them. One result of this closer connection has been that some sections which owed their prominence to this isolated condition, have gradually changed character and lost in value, if not absolutely, then relatively to the growth of the city.

Thus properties on Columbia Heights, formerly the fashionable residential quarter, have for many years suffered a gradual decline in value, until the last two or three years, when the probable reconstruction of this section with apartment houses, of which there already is some evidence, has caused land values to increase to some extent, though not enough to offset the original cost of land and buildings. Similarly, the Fulton street dry goods section, not of much greater extent than its predecessor about twenty-five years ago, has suffered a relative decrease in value when the great increase in population is considered.

Character and Distribution of Population.

Brooklyn as a residential city is still the home of people of moderate means; for in a general way those who become sufficiently wealthy are apt to be attracted by the superior social and other advantages to be found in Manhattan and migrate there.

The average monthly rental of the better class apartments (excluding a few of the highest class) was ten years ago from \$50 to \$60; this is now more nearly from \$75 to \$100, and is accompanied by a steady improvement in the standard of accommodation offered, both having been forced upwards by the greatly increased rent of equal accommodation in Manhattan.

Brooklyn is inhabited mainly by three classes of people; those who in one way or another are employed in Manhattan, either in the financial sections or in the commercial quarters further north (the average daily travel by subway, over the bridges and by ferries in 1910 was about 923,000, showing that, allowance being made for return journeys, about half a million people, or one-third of the population, pass daily from Brooklyn to Manhattan and back); others are workers in the factories and warehouses lining the water front and scattered through the city (the number of operatives and employes in Brooklyn factories in the year 1910 was 139,727); others again find employment in the numerous Brooklyn stores and in occupations created by the various local needs of the borough.

Although there is in the more closely built up sections a tendency to the erection of apartment houses mainly, Brooklyn still appeals strongly to the class of people who are anxious to secure for themselves an independent home, where they can find better conditions for bringing up their families than those which exist in more densely populated sections. This accounts for the great number of small suburban residences erected between 1908

and 1911, and which have found a ready market at good prices.

Although Brooklyn has a very cosmopolitan population, including in 1900 about 20,000 negroes, the percentage of native born of native parentage, according to the census of 1900, was 37 per cent., as against 17 per cent. in Manhattan.

As in all cities, the population distributes itself according to its effective demand on the locations considered preferable, forming sections in which the standard of accommodation and rentals will not vary greatly, and established with reference to means of transportation, existing and expected, topography, surroundings, etc.

The effect of expected transportation was shown when the Bay Ridge section witnessed the erection of several hundred houses when the building of the Fourth Avenue subway was announced in the year 1904; the delay in starting construction resulted in depreciated values, and the foreclosure of the mortgages on a number of these buildings.

The Influence of Transportation.

The influence of transportation on distribution of population is evidenced by the relation different sections bear to the transportation offered and to its outlets in Manhattan. Thus the traffic lines over the Williamsburgh Bridge, connecting Brooklyn to the East Side in Manhattan, has caused the erection of tenements mainly; whilst transportation over the Brooklyn Bridge, entering Manhattan at or near the office and financial section, serves numerous residential districts of better character.

The best class residential districts for attached dwellings are, leaving aside the so-called "Heights" section, which is undergoing a change of character: the Park Slope, the Bedford, the "Hill" (east of Fort Greene Park), and the St. Marks sections.

The best class detached residences are found in Prospect Park South, Fiske Terrace and Manhattan Terrace, with cheaper neighborhoods at Borough Park, Bath Beach, Bensonhurst; these being reached by the rapid transit lines—the most desirable by the Brighton Beach Railroad, which offers the best service beyond the closely built up portions of the city and which has been of such service to the sections it traverses, that at the present time a considerable number of apartment houses are being erected in parts of Flatbush within easy reach of the principal stations.

Excepting the above-mentioned sections, Brooklyn consists principally, in its settled portions, of the cheaper apartments and tenements.

The foreign element, especially of the poorest classes, are mostly to be found in distinct sections, such as the Jewish settlements in the neighborhood of Graham avenue to the north of Broadway, in Brownsville and in the territory within easy reach of the Williamsburgh Bridge Plaza. Italians congregate in large numbers along Columbia street and Hamilton avenue. Swedes are numerous at about Fourth and Fifth avenues, between Fortieth and Forty-fifth streets. There is a strong German settlement northeast of Broadway and Bushwick avenue and south of Myrtle avenue; also in the newly built up section in East New York, north of Fulton street, beginning where Ridgewood avenue runs into Jamaica avenue. The principal negro quarter is to be found on both sides of Myrtle avenue, on Navy and Raymond streets and on Hudson avenue.

Movement of Land Values.

In growing cities, especially where they cover large areas and there is no bar to their extension into undeveloped terri-

tory, there is bound to exist a lower scale and greater fluctuation of values, owing to the competition of newly developed sections, than is the case in a city of limited area, or where the extension into new territory is impeded.

The most noticeable change in values in any city is witnessed when there is a change of utilization; thus, when outlying land comes into use for dwellings or when detached dwelling property is being reconstructed for apartments; this latter change is partly concealed by the rapid depreciation in the value of buildings, which have become unsuited to the neighborhood requirements, and may even appear as an actual decline in values when the buildings are more costly than the land. Changes in value of established sections, when there is no indication of any change of utilization, are slower and extend over a greater period of time, rising or falling with the demand.

Owing to the large area covered by Brooklyn (49,680 acres), and to its having rapidly extended its built up territory, a great uncertainty and fluctuation in rents and values has existed in the past. This has been emphasized by the smallness of the sections and their mixed character (frequently a few good residences are found surrounded by others of a much inferior class) and by the activities of speculative builders and operators, who are largely responsible for the growth of the city, which with some minor exceptions, shows entire absence of guidance or control.

Some Sections Over Built.

At the present time, excepting some sections which have been grossly overbuilt, or where the character of construction has been flagrantly bad, a far greater stability of rents and values exists, due to the building up of most of the territory within easy reach of rapid transit lines.

The greatest increases in values in the past ten years are to be met with in some suburban sections within reach of good transportation and which have been improved with a proper class of buildings. Such would be some parts of South Brooklyn, built up with attached two and three family houses; also parts of Flatbush and Fiske Terrace, where detached dwellings have been erected. The same is to be found in sections where there has been an active demand for apartments and tenement houses, such as the Eastern Parkway section and parts of the Park Slope, Brownsville and territory within walking distance of the Williamsburgh Bridge Plaza; or again on good store streets of established character, serving neighborhoods where the population has increased.

A good deal of property, either on the South Brooklyn waterfront, or contiguous to it, has increased very materially, owing to its coming into use for factories and warehouses. The operations of the Bush Terminal Company have largely dominated this section.

Values in some of the older residential sections have advanced but slightly; the same is true of those tenement sections which have not witnessed much activity.

The effect of the proposed improvements in transportation on values is largely problematical, but will be most marked in those sections such as the Eastern Parkway territory, which have no rapid transit facilities at the present time. There will undoubtedly be a readjustment and strengthening of values throughout those parts of the city reached by the new transportation lines when these are nearing completion, while those locations in which transportation remains the same as at present will change more slowly, and will probably suffer a loss by comparison with more favored sections.

Land Speculation and Speculative Building.

As in most rapidly growing cities, outlying lands, as well as vacant properties in the built up sections, generally pass through the hands of operators who eventually profit by the increases in value due to the pressure of population, reselling to speculative builders, who provide most of the residences, apartments, tenements, and the smaller shops and stores which accommodate an increased population.

The annual expenditure in speculative building operations in Brooklyn has increased rapidly since the year 1905. From 1890 to 1904, a period of fifteen years, the average yearly cost of actual construction was about fourteen and a half millions, or a total of about 218 millions. For the seven years from 1905 to 1911 the total cost of actual construction was about 300 millions, or an average yearly expenditure of nearly 43 millions, being highest in 1907, when 64 millions were expended, and lowest in 1911 with about 28 millions.

It is interesting to note that in the years 1904 to 1907, inclusive, permits issued were for tenements and apartments to cost about 107 millions, and dwellings

to cost about 65½ millions; in the years 1908 to 1911, permits were for tenements and apartments costing 46 millions, and dwellings 78½ millions; showing a strong movement toward new suburban sections where this class of buildings are generally erected.

Five and six-story new law tenements, erected in great numbers in the Jewish sections in the period from 1904 to 1907 were in many cases unsuccessful owing to cheap construction and consequent rapid depreciation and to the fact that the rentals dropped to a point where they were found to be insufficient to return a proper interest on the cost of the land and building.

Results of Stagnation.

Every period of great activity, generally accompanied by overbuilding, is followed by one of greater or less stagnation; this is shown by the cost of buildings actually constructed in 1911, which were approximately \$30,000,000, compared with from \$41,000,000 to \$43,000,000 in the years 1908, 1909, 1910, and \$64,000,000 in 1907.

This diminution of the cost of buildings erected, a healthy sign when the overbuilt condition of the city in 1907 is considered, has gone hand in hand with a readjustment of values, which in some sections were badly inflated; this readjustment is indicated by the foreclosures of mortgages, which from the years 1904 to 1907 averaged about two millions yearly, and since that time have averaged close to ten millions yearly. In this way doubtful equities and excessive mortgages have been eliminated and properties brought to a sounder basis and generally into hands able to protect them.

As to types of buildings: In the case of apartment houses, it has been found more economical to adopt a larger unit; buildings being erected with frontages of from forty to fifty feet instead of the twenty-five to thirty foot unit in vogue up to within the last three or four years. These permit of more concentrated planning, avoid excessive waste for halls and stairways and furnish better light. In the outlying sections small one family houses, attached or detached, are in good demand and are being erected in large numbers; the attached two family houses, with or without basements, of which great numbers were built up to a few years ago, are not in good demand, the lack of privacy, direct light and ventilation in the interior rooms being largely responsible for the change of sentiment regarding them. A good type of tenement, sometimes used where the land value will not warrant buildings of over three stories, is the semi-detached, three story front and rear, with ten feet dividing each pair of buildings, thus furnishing plenty of light and air to all rooms.

Manufacturing.

The progress of industrial Brooklyn in the past ten years is evidenced by the census of manufactures showing an increase in operatives from 87,445 in 1900 to 123,883 in 1910, of wages paid from \$42,340,565 in 1900 to \$89,474,000 in 1910, and of value of products from \$313,617,489 in 1900 to \$417,223,000 in 1910. The building permits for factories constructed from 1904 to 1911, inclusive, amount to a little over \$22,000,000. Manufacturers of certain classes of goods are being forced out of Manhattan by the high cost of land, and are building extensively in Brooklyn and Queens boroughs. This process is by no means at an end, and the available water front and low lands in Brooklyn will undoubtedly witness great activity in the future in the building of warehouses and factories. Suggested dock improvements, as also the improvement contemplated on Jamaica Bay, will, if carried out, result in the establishment of new industrial settlements and an increased shipping business.

Educational.

The increase in the registration of public school children from the year 1900 to 1910 shows 153,821 children in 1900 and 265,564 in 1910, an increase of 105,570, or about 69 per cent., as compared with the increase in population for the same period, which was 40 per cent.

It is interesting to note that over the same period of time the public school registration in Manhattan increased from 238,716 to 289,252, or 21 per cent., with an actual decrease to 283,735 in 1911. The public school population of Brooklyn is therefore at the present time almost within 20,000 of that of Manhattan.

Permits were issued during the years 1904 to 1910 for the construction of schools in Brooklyn to cost about \$13,000,000.

Future Tendencies.

It has been estimated by Mr. D. L. Turner, formerly engineer of the Rapid Transit Railroad Commissioners of New York, that Brooklyn will have a population of over 2¼ millions in 1920 and nearly 3 millions in 1930. As the population at the present time is in the neighborhood of 1¾ millions, and the value of residence

buildings erected in the last twenty years has been about \$600 per inhabitant per unit of increase, we may estimate that the yearly need for buildings for the accommodation of the increased population (for residential purposes only) will average about 37 millions per annum for the first ten year period and 45 millions per annum for the next ten year period.

The question of congestion of population has already become a problem, the most densely settled district being the Sixteenth Ward, in the neighborhood of Graham avenue north of Broadway, which has a population, according to the 1910 census, of about 285 to the acre.

Future Transportation Facilities.

Brooklyn is singularly dependent on transportation for its continued growth. Every important improvement of this nature is followed by a rapid growth of population. Local transportation in the last ten years has been benefited by the electrification of the elevated railroads, the partial depression and partial elevation of the Brighton Beach Railroad and the building of the subway connecting the lower end of Manhattan with the Long Island Railroad station at Flatbush and Atlantic avenues, furnishing direct communication between the interior of Long Island and Manhattan. The Fourth Avenue subway now under construction will be completed in the near future.

A glance at the proposed extensions to present transportation facilities by the Interborough Railroad and the Brooklyn Rapid Transit Company, shows that with the exception of the Flatbush-Eastern Parkway extension and the Nostrand Avenue extension from Eastern Parkway, which the Interborough propose to operate; the proposed line along Knickerbocker avenue connecting with and running into Fourteenth street, Manhattan, and the north and south line connecting the present junction of the Brighton Beach Railroad at Fulton street with the Blackwells Island Bridge; the proposed improvements consist mainly in elevating or depressing existing rapid transit lines, as is the case with the West End line, the Sea Beach line, the Culver line; or in extending them, as with the Fourth Avenue subway, and the extensions to the Cypress Hills line, the City line and the Myrtle Avenue-Ridgewood line.

There is at the present time a very large section of undeveloped land in Brooklyn which can never be built up until some system of belt transportation is furnished connecting the different radial lines which run to Manhattan.

Eventually the building of lines of transportation which are continuous through Brooklyn and Manhattan will result in the elimination of traffic terminals between the two boroughs and will bring into greater prominence topographical and other factors, especially in those districts which are to be supplied with proper transportation.

City Planning.

Although a great deal of money has been spent in the past in beautifying Brooklyn, for instance, on the Eastern Parkway, Ocean Parkway and the Shore Road in Bay Ridge, these boulevards have not benefited the city to the extent they were expected to, owing to the inferior transportation facilities in the neighborhoods they traverse. Brooklyn has recently (following the example of other American cities) seen the formation of a City Planning Commission, who propose to lay out, under expert advice, plans for the future extension and growth of the city along logical lines as distinct from the sporadic and accidental growth of which the present city is the result.

In this connection it may be well to point out that the functions of a bridge is to continue a road or highway over some obstruction such as a river, and that it is possible to over-estimate the aesthetic value of bridge terminals and gateways which have an entirely different meaning when they indicate the approach to a city than when they merely emphasize a separation such as that of the two boroughs, which is rapidly being overcome by means of these same bridges.

In a paper read by Mr. Edward T. Hartman, secretary of the Massachusetts Civic League at the Second National Conference on City Planning, held at Rochester, N. Y., in May, 1910, is the following:

"Lack of proper town planning produces congestion. Some have boasted that upward of fifty American cities already have, in their minds at any rate, schemes for city plans. In no single instance do these plans go farther than the development of a few main traffic ways and boulevards, with perhaps a civic center. The real planning of towns takes us also into the areas where the people live. The sooner town planners realize this, and develop plans that fit proper home developments, the better it will be for us. Our present so-called plans ignore all this apparently with premeditated connivance.

This, with lack of proper building regulations, causes much of our difficulty."

The above emphasizes the fact that the real object of comprehensive city planning should be utilitarian as well as educational. The provision of magnificent bridge approaches, artistic vistas and monumental public buildings should not cause city planners to lose sight of those improvements which would directly benefit the great masses of the people.

Proper transportation, healthy dwellings and surroundings, parks and open spaces (the latter especially in the more closely built up sections, where numerous playgrounds of small area are more beneficial than large park spaces, and are necessary for the health and welfare of the children), educational facilities, well paved and well lighted streets and sidewalks, good water and a proper system of sewers—although these may sound prosaic, they are of far greater importance to the majority of the people than some suggested improvements of doubtful utility.

The Tenement House Department and Building Department of Greater New York have done much to improve the character of the buildings, apartments and tenements. The fact still remains that

the majority of the tenements for cheap rentals and even some of the better class, are unattractive and of poor construction, and it would seem as if the City Planning Commission could extend the field of their usefulness by offering acceptable suggestions to building operators, and to some extent influencing their future activities, for instance by offering prizes for buildings which would not merely comply with the letter of the law, but would offer at moderate rentals the most attractive and desirable accommodation.

If builders of tenements and apartment houses would realize the amount of space wasted on their roofs which could at small expense be utilized for playgrounds for children and for convenient resting places for their mothers, much good could be accomplished toward removing children from the dangers of the streets.

Taxation.

A peculiar condition exists in Brooklyn which should be recognized by the taxing authorities, in that total building values being largely in excess of those of the land covered, the total depreciation of such buildings is not offset by any land appreciation which may take place (thus

differing from Manhattan, where the value of the land is generally greater than that of the buildings). In 1910 the valuation of taxed improvements in Brooklyn was about \$690,000,000. It is a well recognized fact that the average yearly depreciation, especially where so many of the buildings are of a cheap character, is from 1 1/2 to 2 per cent. Taking the lower figure, we should have a depreciation for the year of \$10,350,000, giving a value for all but the year's new construction of \$679,650,000 for 1911. If we add to this the cost of buildings actually constructed in 1910 (\$42,750,000), the total would be \$722,400,000. Yet Brooklyn improvements were assessed for taxation in 1911 at \$761,600,000, or \$39,000,000 more than they should have been, presuming the former figures to have been correct, and this in the face of a very general drop in the rentals of most apartment houses and tenements. It is only fair to say that in the succeeding year the increased assessed value of buildings was only about \$8,500,000, as against actual cost of construction of \$28,000,000, which would go to some extent to correct the former overvaluations. This reduction, however, was largely the result of numerous protests.



THE CITY'S FOREMOST RESIDENTIAL BOROUGH.

Immigration Into Brooklyn Averages About 400 Families a Week—Typical Homes are One and Two Family Houses—The Coming Center of Population.

By Borough President ALFRED E. STEERS.

I AM asked to write a few lines on "Brooklyn as a Home Borough." This is a rather trite subject, as Brooklyn is everywhere known as the "Borough of Homes" and "City of Churches."

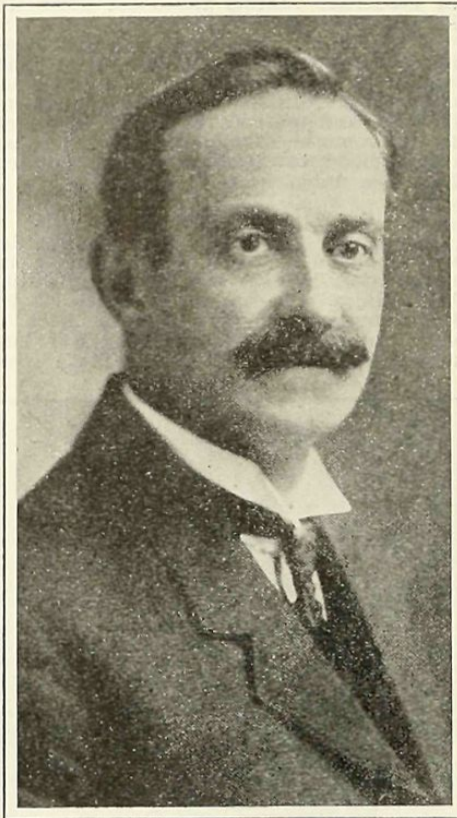
It is true that Brooklyn is constantly growing as a manufacturing centre, but in the popular fancy this is lost sight of because of the dominating influence of the home. In no other borough do we find such a large number of individual homes, meaning by that the one-family or two-family dwellings. There still remain large areas in the southern wards of Brooklyn that are undeveloped. The destiny of these old Kings County farms, it appears, will be the converting of them into residential sections of one-family and two family houses, with here and there a modern apartment. It has always been a feature of the Brooklyn home life that the dweller desires to own his home.

Once a year Brooklyn has a unique Children's Parade, where tens of thousands of children may be seen marching, forming one of the most beautiful sights in the world. This has been witnessed by several Presidents of the United States, who have participated as reviewing officers, also by the Governors of this and other States.

Brooklyn has always been proud of its schools and churches, which form the most prominent features of the borough. Brooklyn schools are noted for their excellence and high standards, and the fame of the Brooklyn pulpits has spread throughout the world.

In that unique institution, the Brooklyn Institute, a system of adult education is carried on, giving to ten thousand persons the advantage of a people's university.

The destiny of Brooklyn as a home borough seems absolutely fixed, and the



ALFRED E. STEERS.
President of the Borough of Brooklyn.

great demand of our people to-day is, as it was twenty years ago, quick, easy and cheap transportation to the great business centres of Manhattan Island. The four bridges now spanning the East River, and the two existing tunnels connecting Manhattan Island with Long Island, are soon to be largely supplemented by the new plans of the city in conjunction with the existing railroad corporations, made necessary by the influx of about four hundred families per week into Brooklyn, and it is a safe prediction that within the next eight years the population of Brooklyn will have increased to such an extent as to make it the greatest of the boroughs of the Greater New York.

Do You Realize That :

Brooklyn has an area of 77 sq. miles?
Brooklyn has 50 miles of available waterfront?

Brooklyn has a population of 1,750,000?
Brooklyn has 20 per cent. of the population of the State of New York?

Brooklyn, if a city by itself, would be the third largest American City and the eighth largest city in the world?

Brooklyn has 1,200 miles of highways?
Brooklyn has 900 miles of sewers?

Brooklyn's population is increasing at the rate of 1,250 per week, or 180 a day?

Brooklyn has a total of 289,513 children attending public schools.

Brooklyn has 8,632 more pupils attending public school in 1911 than in 1910, an increase greater than that of any other borough?

Brooklyn has 1,078.7 acres of park area and 32 miles of parkways.

Brooklyn's ocean bathing beaches at Coney Island are unequalled?
Brooklyn is only 50 per cent. developed?

REAL ESTATE VALUES AND RAPID TRANSIT.

Low Prices of Land in Brooklyn Are Due to Conditions That Are About to Be Changed—Manufacturing and Shipping Advantages.

By JUDSON G. WALL, Tax Commissioner.

A CITY that represented the best in American home life—this was what the writer found when he came to Brooklyn to live in 1877.

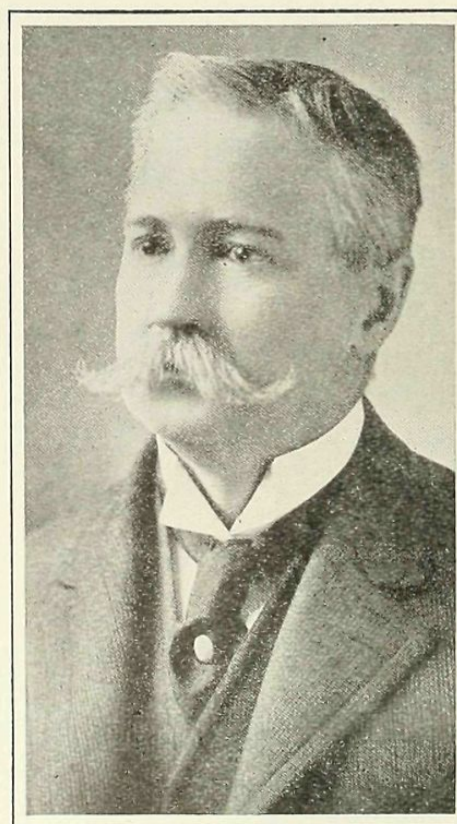
The completion and opening of the Brooklyn Bridge a few years later resulted in a rapid increase of population, and the extension of the city limits to include the county towns not only further increased the population, but increased the expenses of the city government to a greater degree than its resources warranted. "Miss Brooklyn," at that time, was in the position of an owner of a beautiful estate, heavily encumbered, and with constantly increasing expenses.

It was therefore decided to amalgamate this fine Brooklyn estate with "Father Knickerbocker's" Manhattan estate, the two having been physically joined together by the bridge. It was expected that all necessary improvements and benefits would accrue to Brooklyn from the consolidation. These expectations have not been realized.

Thousands of Brooklynites, including the writer, voted for consolidation, not because consolidation seemed altogether desirable, but because it seemed absolutely necessary. Brooklyn had helped to create taxable values in Manhattan and was justly entitled to share the benefits.

All experts and authorities on municipal government agree that there are certain functions which it is the duty of the central government to perform, certain public improvements which should be provided, either directly through public funds, or through franchises granted to private corporations. It is conceded that the very first duty of the government is to provide public utilities, light, water and transportation. An adequate system of sewers is the second in importance. Third, the protection of life, health and property. Fourth, to provide for charities. Fifth, education. Sixth, recreation.

Brooklyn has always been hampered by a serious lack of transportation facilities, and has sometimes experienced a shortage of water. Some years ago water famine scares were so frequent that much harm was done to Brooklyn. In many cases,



JUDSON G. WALL,
Tax Commissioner.

however, the scares were entirely unwarranted.

The work of constructing sewers and establishing official street grades falls far short of the necessities of property owners, who complain to the Tax Department of the unmarkability of their lots because no sewers have been built and no official

street grade established. These facts justify the statement that the expectation of those Brooklynites who voted for consolidation have not been met by administrations previous to that of Mayor Gaynor, who is doing his best for Brooklyn and all other boroughs.

Brooklyn To-Day.

No city in the world can boast of finer natural conditions. Geographically, Brooklyn occupies an ideal situation with its thirty-three miles of waterfront, much of which is available for commerce, and is in fact already under a high state of development by freight terminal and warehouse companies. The ocean frontage of the borough is of incalculable value to the entire city as a health and pleasure resort. Few people appreciate the vast importance of our ocean frontage.

The topography of Brooklyn lends itself to the development of high-class residential localities. Consider, for instance, the following sections and improvements: Brooklyn Heights, The Hill Section, St. Marks Avenue, Eastern Parkway, Institute Park, Prospect Park, The Park Slope, Ocean Parkway, Shore Road, Dyker Heights, the Bensonhurst water front, Prospect Park West, Prospect Park South and other high-class sections too numerous to mention.

Every Comptroller of the city since consolidation has thrown in the face of Brooklynites the statement that Brooklyn does not pay as much in taxes as it receives from the city treasury. They never admit, however, that this is largely due to the fact that Brooklyn has never been provided with adequate transportation facilities, the result being that the actual and taxable value of 49,000 acres of land, comprising the entire County of Kings, is much lower, comparatively, than elsewhere.

The remarkable and deplorable fact that land values here are below normal can be proved by the rule that land is reckoned by experts in other places to be worth, intrinsically, twenty times the annual ground floor rents. An examination of the records in the tax office will show that practically none of Brooklyn's 49,000

acres is worth twenty times the ground rent. The average market value of land occupied by stores in Brooklyn is less than thirteen times the annual ground floor rental, and in many cases less than ten times the annual rental.

Let us compare assessed values per front foot of land in Brooklyn with land north of New York City Hall; distance quoted is from that point.

Clinton avenue, 2½ miles, \$500.

East 76th street, between Lexington and Park avenues, 5 miles, \$800.

6th avenue, one block from "L," 2 blocks from 4th avenue subway station, 3 miles, \$200.

East 96th street, near 1st avenue, 6 miles, \$320.

8th avenue, near 2d street, 3½ miles, \$275.

116th street, near 1st avenue, 7 miles, \$400.

Eastern Parkway, near Bedford avenue, 4 miles, \$250.

134th street, near St. Nicholas avenue, 8 miles, \$480.

Flatbush avenue, near Church avenue, 5 miles, \$300.

Washington avenue, near East 154th street, Bronx, 9 miles, \$480.

Foster avenue, near Brighton Beach R. T. Station, 6 miles, \$150.

East 174th street, near 3d avenue, 10 miles, \$200.

New Utrecht avenue, and 62d street, 6 miles, \$100. This is on line of proposed subway to Coney Island.

East 184th street, near 3d avenue, 10½ miles, \$200.

Ocean Parkway—Parkville to Coney Island, average \$65.

Jerome avenue at 190th street, Bronx, \$280.

It will be seen that the best in Brooklyn has been compared with sections north of City Hall that are not above the average. For confirmation of assessed values above quoted, see Tax Department Land Value Maps, 1911 (published by the Record and Guide), pages 53, 12, 48, 13, 49, 50, 16, 63, 19, 25, 66, 26, 73, 27.

These Brooklyn values are due to unnatural and temporary conditions that will eventually be overcome. The influence of the wonderful natural conditions will then be felt in the real estate market, and Brooklyn will, perhaps, have a real boom, or at least an upward movement that will lift land values to a normal basis.

The rapid transit routes approved by Mayor Gaynor will, when constructed, add many millions to real estate values. Consents of property owners for some of these routes have been asked for and obtained by the Public Service Commission. This is true of the Flatbush avenue, Mal-

bone street and Eastern Parkway routes. The immediate construction of all these routes is of vital consequence not only to Brooklynites but to every taxpayer in Greater New York. The inaccessibility of Brooklyn has resulted in the building up of scores of suburban villages outside of the city.

A few large interests in Manhattan may have profited in the past by the side tracking of Brooklyn, but the fact remains that every taxpayer of Greater New York is paying larger tax bills because of the low land values in this borough.

Brooklyn's Future.

Brooklynites can easily prove that their borough is the most desirable in the city. With its magnificent parks, boulevards and waterfront, it should be the most attractive of all boroughs. Inaccessibility has been the chief hindrance to the borough's development. That obstacle will be largely overcome when the new rapid transit routes are constructed. That Brooklyn's water supply is ample and of excellent quality is a well-known fact.

Let us now consider the unparalleled industrial possibilities of Brooklyn, through the operation of the following enterprises: The great Bush Terminal system, the New York Dock Company system, the Jay Street Terminal, the Eastern District Terminal, the Jamaica Bay improvements, the Pennsylvania Terminal and Connecting Railroad Line that is to join the great Pennsylvania and New York, New Haven and Hartford system. Consider also the effect of the great Barge Canal Terminal, which the State of New York is developing at Red Hook Point. Consider the plans of Dock Commissioner Calvin Tomkins for the improvement of the Brooklyn waterfront. These plans deserve the enthusiastic support of every citizen of Brooklyn, and an army of Brooklynites should cross the bridge on May 22 to attend the hearing on these plans; and—well as a public official it does not become the writer to say too much—but he knows that the city absolutely needs every public improvement that will increase land value in Brooklyn. Consider the fact that we have in Brooklyn more than 10,000 acres of unimproved land, much of which lies convenient to these terminal and railroad lines, and it will be seen that Brooklyn is destined to become not only the greatest residential borough of Greater New York but the greatest manufacturing and shipping center of the world.

No department of the city government will take a greater interest in the development of Brooklyn than the Department of Taxes and Assessments. The Tax De-

partment is always glad to see values increase and the tax rate decrease. It aims to be fair and equitable in its dealings with all property owners, but the work of the department must be conducted in accordance with law.

To assess real estate at its full value, as the present tax requires, is far more difficult than to assess on a percentage basis. But if the work is properly done it will result in a greater degree of equality than can be produced in the old way.

The real estate assessments in the Borough of Brooklyn for the year 1911, which were made in the fall of 1910, were as nearly correct as any assessments ever made under Section 889 of the charter. There were, of course, some errors of judgment, as there will always be when one man is compelled to appraise over 10,000 parcels in three months. The reductions demanded by property owners and made by the commissioners were, however, in a large majority of cases due to a recession of market value after the assessment was made.

Now Making 1913 Assessment.

The work of making the 1913 assessment is now under way. If any taxpayer believes that his property is assessed higher than the law contemplates, let him come to the tax office and present the facts. The Tax Department can have no possible object in making or maintaining improper assessments. Everybody has time to complain about taxes, but few have time or the heart to make optimistic predictions, or to work for Brooklyn's interests, which have been shelved for so many years that the people have become thoroughly discouraged.

Brooklyn is handicapped by the fact that it is almost entirely ignored by the New York press. Newspapers that have fine real estate pages devote not over one-twentieth of their space to the borough. That, however, is largely the fault of Brooklynites. New York papers never hear anything from Brooklyn, except complaints, and they become monotonous.

Bankers, real estate men, engineers and architects of Brooklyn, who ought to appreciate most the attractive features of the borough, are never heard from by the public in the capacity of boomers. They will tell you, quietly, that Brooklyn is the finest place in the world, but they seem to be afraid to let outsiders know it. A boom means a noise, a big noise; also energetic advertising, and Brooklyn real estate men are justified in making such a noise that the metropolitan press will be glad to sit up and take notice.

What Brooklyn appears to need most is strong, optimistic, militant leadership. Let us hope that the new Committee on City Plan will supply such leadership.

GOVERNMENT AIDING CITY HARBOR IMPROVEMENT

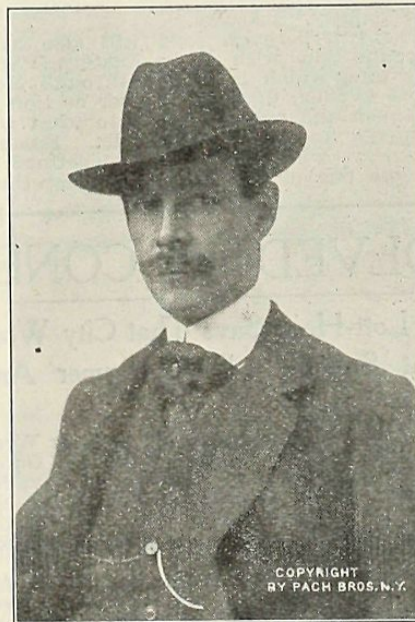
An Expose of the Dock Department's Plans For the Development of Terminals in New York.

By CALVIN TOMKINS, Commissioner of Docks and Ferries

THE Federal Government has incorporated in the Rivers and Harbors bill an appropriation for the improvement of Jamaica Bay, and the Dock Department contemplates starting work as soon as the Government shall begin the dredging of the entrance channel—which has already been authorized by Congress. Conditions are such that a large part of the necessary work connected with this improvement is likely to be carried out with very little cost to the city.

The Dock Department, in conjunction with Borough President Steers of Brooklyn, is planning for opening a canal through Coney Island Creek, between Sheepshead and Gravesend Bays. The Federal officials are in sympathy with the city's efforts in this direction, and it is reasonable to expect that the Government may dig the canal if the city provides the right of way. The borough authorities need such a canal for drainage purposes.

The Dock Department recently requested the Board of Estimate and Apportionment to appropriate money sufficient to acquire the property at the foot of Conover street, Red Hook, for the purpose of a railroad car float approach and a general classification terminal in the Erie Basin district. This car float approach is vital to the development of the general South Brooklyn plan as set forth by the Dock Department. The Board of Estimate sidestepped and referred the matter to the Sinking Fund Commission, and a hearing has been set on the project before the Sinking Fund Commission for the 22d of May next. If the Sinking Fund Commission shall authorize the Dock Department's plans and appropriate the funds necessary for the acquisition of the property, a beginning will be made; otherwise, action on the South Brooklyn im-



CALVIN TOMKINS.

provement is likely to be deferred for some time to come.

The Dock Department is also in conference with transportation and terminal interests at South Brooklyn with a view to organizing a general terminal company to operate the 33d street pier, which has just been shedded. This pier is the longest pier in the city and provides facilities greater than are needed by any one corporation. In accordance with the gen-

eral plan of the department, an effort will be made to lease it to a terminal corporation, which shall gradually expand so as to take under its administration contiguous city waterfront properties. The administration of all these properties should be conducted by a private corporation under public control.

The State Engineer is advancing his plans for the acquisition and improvement of a large canal terminal in the Erie Basin district. These plans have been co-ordinated with the Dock Department's plans for the improvement of this locality.

The Dock Department has advocated the purchase of two piers from the New York Dock Company between the Brooklyn Bridge and Red Hook for open wharfage purposes. Public piers are badly needed in this section where none exist. Appropriations for additional open piers have been asked for by the Dock Department along the Brooklyn waterfront, between the Brooklyn Bridge and Newton Creek.

The department contemplates the construction of an important terminal at Nott avenue in the Borough of Queens. Plans for this are now before the Board of Estimate and Apportionment, and it is expected that the terminal facilities of this district will be materially improved by the creation of a modern railroad waterfront terminal here.

The most important waterfront terminal improvements suggested by the department are those along the west side of Manhattan and at South Brooklyn. The necessity for the prompt development of these two general terminals cannot be exaggerated, and it is to be hoped that the Board of Estimate will act on the Mayor's suggestions, that these matters should be given immediate consideration.

A COMPREHENSIVE TRANSIT SYSTEM ASSURED

All Parts of Brooklyn Will Enjoy Improved Transportation Under the Proposed Contracts—Plans For Early Use of Broadway Line.

By GEORGE V. S. WILLIAMS, Public Service Commissioner

SOME idea of the benefits to be derived by the residents of Brooklyn and Queens from the plans for rapid transit lines and improvements now under way may be had from a consideration of the amount of money to be expended. Few people realize that it is planned to spend over \$300,000,000 for the benefit of the traveling public in Greater New York, in that by the terms of the contracts proposed to be entered into the two operating companies involved will themselves put in \$167,000,000 toward construction, for extending and enlarging the elevated systems and for equipment. Every dollar which is expended will not only bring relief to those now using the rapid transit lines, but will mean a greater population and an increase of taxable wealth.

Considering Brooklyn, and Queens especially, the growth in population is almost miraculous, when the transit facilities which the residents of those boroughs have had in the past is considered. In order to get to business in Manhattan for a reasonable rate of fare, one has to endure jams, congestion and delays, until it is little wonder that so many have moved to New Jersey or Westchester, where the commuter can at least get a seat on his way home after work.

The plans for Brooklyn and Queens, in brief, include the building of three more tunnels under the river, the immediate use of the Steinway tunnel to Long Island City, and the use to their capacity of the three great bridges, one of which, although finished for nearly three years and four times the capacity of any tunnel planned, has never had a car run upon its tracks, which are already laid and rusting for the want of use.

Work is now being carried on under contracts which call for the expenditure of about \$34,000,000. The Fourth avenue subway in Brooklyn, costing about \$16,000,000, is nearly completed, and contracts have already been let on the Broadway line in Manhattan totaling about \$10,000,000.

This line through Broadway from the Battery to 59th street and the Queensborough Bridge, while running through Manhattan, is strictly and alone for the benefit of the Boroughs of Brooklyn and Queens. It will connect, by means of a tunnel and the Manhattan Bridge, with all Brooklyn lines. When it is considered that the residents of Brooklyn and the residents of Queens will, without extra fare, be carried up and down Broadway, the benefits are incalculable. This line, which will cost \$30,000,000, it will be seen, is of very little benefit to the residents of Manhattan and the Bronx. True, it will be a valuable line from an operating standpoint, on account of the business along that thoroughfare and the army of transients who are in Manhattan at all times, but the benefit it affords as an outlet to the residential portions of the city will accrue entirely to the Boroughs of Brooklyn and Queens.

The third-tracking of the elevated roads and the operation of the bridges to their full capacity will do much to relieve the congestion in these boroughs within a comparatively short time. The Broadway

line in Manhattan can be operated at least two years earlier by utilizing these bridges, rather than waiting for the completion of the tunnels proposed, which will take at least five years of time.

It seems to me, after a careful study of the plans proposed, that every section of these two boroughs has been provided for, from Bay Ridge, where the extension of the 4th avenue subway is so sorely needed, to Flushing and Astoria, where the plans provide for a quick connection with New York by means of the Queensborough Bridge and the Belmont tunnel.

Connections are planned to be made between the 4th avenue subway and the lines extending to Coney Island. These

oughfares, will have a four-tracked subway as far as Buffalo avenue. At Buffalo avenue an elevated branch extension is provided for, via Lavonia avenue, which will run through what is known as the Brownsville section, and which is in reality a good-sized city in itself.

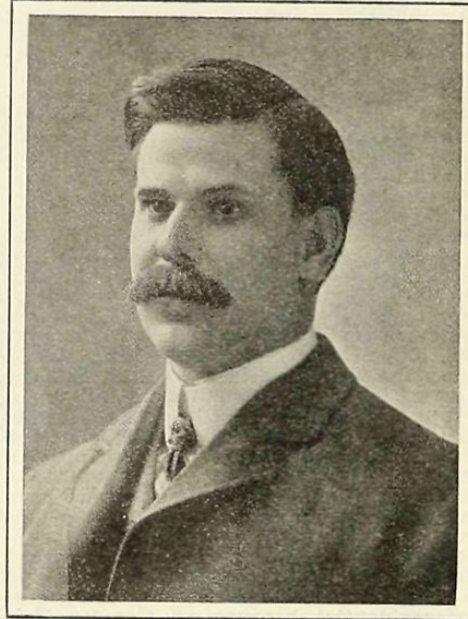
There will be a third track placed on the Fulton street elevated line as far as East New York. That line will be extended through to nearly, if not quite, Jamaica. The Broadway line or elevated road will also have three tracks and the line from Cypress Hills will be extended through to Jamaica.

Great improvements are also planned for the Ridgewood section. This portion of the Borough of Brooklyn, which adjoins Queens, has had a phenomenal growth. Row after row of buildings has been constructed and filled by tenants who have been willing to withstand discomfort and delay in transit for the purpose of obtaining healthful and congenial surroundings. Immediate relief is planned for this section by means of a connection between the present Myrtle avenue line and the Broadway elevated line, whereby through trains will be operated from Ridgewood directly across the Williamsburgh Bridge and into the Centre street loop, with stations at the Bowery and Canal street. This loop is already completed and ready for trains. This connection will mean a saving of at least twelve minutes, each way, to the residents of this portion of the borough. This saving will also inure to the benefit of the patrons of the Lexington avenue line and the Broadway and Canarsie lines from East New York and Jamaica who desire to reach these stations in Manhattan.

The Public Service Commission has already voted to put the Steinway tunnel in operation as soon as possible, if only for temporary service until lines can be established to outlying sections. Plans have been drawn and are now under consideration for a connection from that tunnel to the Queensborough Bridge plaza in Long Island City.

The building of the elevated lines to Astoria, Corona and Flushing is a matter of much moment to the people of those sections. A station has been planned at Woodside, in conjunction with the Long Island Railroad, by which passengers from that road may change, and for a five-cent fare be carried to almost any portion of the Borough of Manhattan.

In 1900 one operating company in Brooklyn carried about 270,000,000 passengers. In 1911 the same company carried over 480,000,000, and operated only over about five miles more of track. At this rate of growth, long before any tunnels could be put under the East River the conditions would be absolutely unbearable. It is imperative, therefore, that the bridges and the Steinway tunnel be put into use at once; that connection be made with existing lines and trains be run directly into Manhattan with all possible expediency. And I firmly believe that these boroughs will so increase in population and wealth that at the end of another five years still more tunnels and more extensions will have to be planned and built in order to accommodate their residents.



GEORGE V. S. WILLIAMS,
Public Service Commissioner.

lines will be elevated or depressed and third-tracked in places, so that real express service will be run from Manhattan to that resort.

The Flatbush section is doubly provided for. The Brighton Beach line, which runs around and connects with the Kings County elevated road at Franklin avenue, will be turned into a subway tube at Malbone street and run directly across Manhattan Bridge and through one of the new tunnels to connect with the Broadway line in New York. This will mean saving thirteen minutes time to people in that vicinity, each way.

The Interborough road will also have a connection with their Eastern Parkway line, which is to run through Nosstrand avenue, tapping another section of Flatbush and running down to what was formerly known as Flatlands. Eastern Parkway, which I believe is destined to become one of Brooklyn's greatest thor-

DREAMLAND INVOLVED IN CONEY ISLAND'S TITLE

Counsel for the Lott Heirs Says That City Would Be Subject to an Ejectment Suit If It Buys Former Amusement Site.

A LIVELY controversy took place at the meeting of the Board of Estimate last Thursday, when the report of Comptroller Prendergast recommending the purchase of any awards to the Dreamland Company for the property known as Dreamland, at Coney Island, which the city is about to purchase as a site for an ocean front public park, was under consideration. Former Senator Albert A. Wray, as counsel to the Lott family or heirs, of Gravesend, appeared before the board and argued that if the city buys any awards to the Dreamland Company his clients would proceed with a suit of ejectment against the city. The Dreamland property is embraced in that part of Coney Island west of Ocean Parkway, all of which is claimed by the Lott heirs as their property in fee simple through titles granted by a Colonial Dutch Governor of

the province of New York. Senator Wray cited several precedents where the Dutch titles to property in this State are valid; and, he added that the claims of his clients were indisputable. The claim of the Lott family first attracted public attention about one year ago.

Samuel S. Whitehouse, appearing for the Dreamland Company, said that there was no merit to the points made by the Lott heirs and that the city should proceed to do as it wished with Dreamland which is situated in the 31st Ward of Brooklyn. Senator Wray answered that his contention had so much merit that Mr. Whitehouse, as counsel to the Dreamland Company, had offered his clients several quit claim deeds for them to sign and that the invitation had been declined. The Senator indulged in a long argument before the board and elucidated the chain

of title back before the time of Lady Moody whose old Colonial Dutch homestead still stands on Neck road, Gravesend, not far from Coney Island.

Condemnation commissioners have been appointed to appraise the value of Dreamland which was the site of an immense summer amusement enterprise until its destruction by fire about two years ago. The commissioners have held several hearings, but no evidence has yet been adduced. Comptroller Prendergast favors paying the Dreamland Company \$950,000 for the property so as to avoid the tedious procedure of commissioners in condemnation. The price is the one submitted by the real estate experts of the Finance Department. A higher price has been asked by the Dreamland Company.

The matter finally was laid over for one week.

PRESENT AND PROSPECTIVE WATER SUPPLY.

Shortage, Threatened Two Years Ago, Impossible Now in Brooklyn—Supply Increased by 20 Million Gallons Daily—Revenues Raised From \$44,900 to \$573,100.

By HENRY S. THOMPSON, Commissioner of Water Supply, Gas and Electricity.

WHEN in January, 1910, Commissioner Henry S. Thompson took charge of the Department of Water Supply, Gas and Electricity of the City of New York, he found no other problem so urgent and so full of difficulties as that of providing the Borough of Brooklyn with an adequate water supply. In magnitude and importance, it overshadowed all other questions before him, and the solution must be immediate. The need was pressing, and there could be no respite. Sufficient water had to be found at once, not for the consumption of the current year or coming months or even weeks, but, literally, for that of only a few days ahead. It was not in sight. The available supply on the watershed, the conduits required to deliver it, the pumping capacity to raise the water to the main distributing reservoir at Ridgewood, and the very reserve storage at this reservoir, on the sufficiency of which the continuity of the supply depends in case of accident, were all woefully inadequate owing to a concurrence of exceptionally adverse conditions.

Controversy vs. Water.

Thus, owing to long controversies and numerous claims arising from the contract between the city and S. W. Titus, some fourteen million gallons daily (including the yield from one of our own stations), or nearly 10 per cent. of the whole supply, had been cut off, while five million gallons daily, which could be obtained from another station (Forest Park), were likewise unavailable. This latter supply could not be delivered, owing to unsettled and long standing questions with the Long Island Railroad, and for the same reason the department had been prevented from completing the 72-inch steel conduit, laid at an expense of over four million dollars and indispensable for the delivery of an adequate supply of water to the main pumping station at Ridgewood. Matters at this station could scarcely be worse. The new engines under contract, which were to have been completed and put into service several years before, in order to provide for the growing demands of Brooklyn, had not been even delivered on the ground, owing to the extremely backward condition of the station buildings. Work on the latter had been most unsatisfactory, the progress extremely slow, and the difficulties in the way of speedy completion materially increased by numerous questions which had arisen between the department and the contractors, almost tying up the work. As a result of these conditions the water in the Ridgewood reservoir had been gradually lowering until in January the storage amounted to barely over one day's supply, and as the quantity daily delivered into the reservoir was less than the consumption, the level of the water was still steadily falling.

The situation thus facing the Commissioner, at the very outset of his term of office, was so critical that he deemed it advisable to bring it to the attention of

the Commissioner of the Engineering Bureau, which he had found split into five different heads acting independently, and, therefore, wastefully, and which was one of his first official acts, placed under charge of one single Chief Engineer at the central office all the work of that bureau, thus not only effecting considerable saving of time and money, but facilitating, in case of emergency, the speedy and effective concentration at any required point of all the resources of the department. This proved of the utmost value in the emergency before us. Mechanics, foremen, materials, pumping engines, etc., from other boroughs were forwarded to Brooklyn to help the force there, and by working day and night, engines were quickly installed in the basements of the North and South Ridgewood stations with

Island and between the east boundary of Brooklyn and the westerly boundary of Suffolk County. Arrangements were also made to settle the numerous and grave difficulties with the contractors for the new pumping engines at Ridgewood and with the contractors for the new station building, to which reference has already been made, and, thanks to these measures, the building was soon completed and the pumps delivered, installed and put into service.

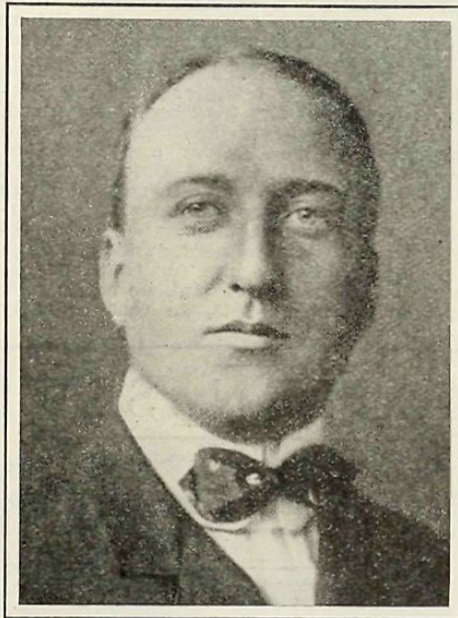
While preparing these plans, those made under the previous administration and which involved an outlay of about one million dollars, were carefully examined and found to be unnecessary, so that the appropriations already made for these works were cancelled. A yearly expense for maintenance of about two hundred thousand dollars was also avoided by this means.

Prevention of Waste.

The present Commissioner holds that it is as important to husband our resources and prevent waste of supply now available, as it is to increase it, and this policy is particularly advisable in view of the expected completion of the Catskill works within the next four years. Measures were therefore taken to reduce waste of water by the measurement of the flow in mains along the water front and at other points where leaks from mains might take place without showing on the surface, and a house to house inspection was also carried on to prevent loss from defective fixtures. Measurements of the flow have been made in about fifty-one miles of mains, and to date leaks have been stopped, through which 4.4 million gallons daily were escaping. This water, if sold at the meter rate of \$133 per million gallons, would represent a yearly revenue of \$214,000.

The combined effect of the work done for increasing the supply and reducing waste is shown by the record of the twelve months from July, 1910, to July, 1911. Although the rainfall during that period amounted to but 33.96 inches, which was less than any yearly record since 1869, no water famine was apprehended in Brooklyn and the pressure given was actually greater than for the preceding twelve months. During this period the adequacy of the supply for the Boroughs of Manhattan and the Bronx was in question to such a point that extreme measures were taken to reduce the waste of water in these boroughs and plans were actually prepared to obtain an emergency supply from the Ten Mile River at a cost of about \$1,200,000. The unusual spectacle of Brooklyn with an ample supply of water to meet the requirements of its citizens during such a severe drought, while Manhattan and the Bronx were in fear of a water famine, certainly warrants special mention.

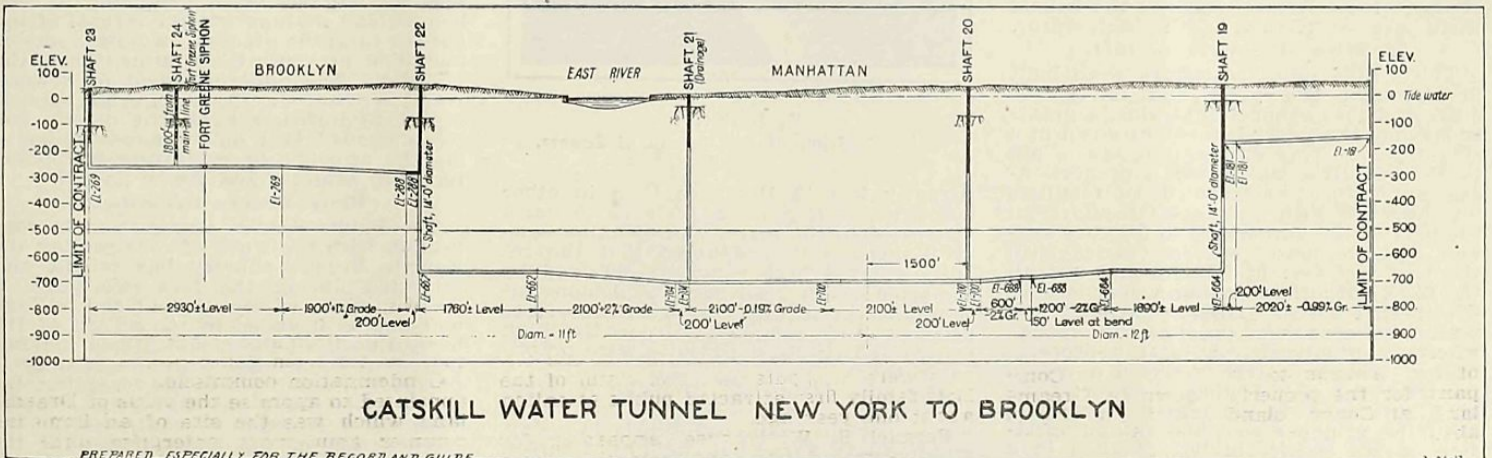
Water from the Catskill Works will probably be delivered in Brooklyn in about four years, or say in 1916. The Catskill conduit leading to Brooklyn, laid through



HENRY S. THOMPSON, Commissioner of Water Supply, Gas and Electricity.

a capacity of over nine million gallons daily; by the end of January, 1910, the difficulties with Mr. Titus had been sufficiently adjusted to permit the resumption of pumping, and shortly after agreements were also made with the Long Island Railroad, so that the supply of the Forest Park station was utilized and the 72-inch steel conduit at last put into service. An additional supply of about sixteen million gallons daily was thus secured and before the end of February the situation had entirely changed; the Ridgewood distributing reservoirs were filled and all danger of shortage averted.

In the meantime we had been studying plans for additional developments which



CATSKILL WATER TUNNEL NEW YORK TO BROOKLYN

SHOWING PROGRESS BEING MADE BY AQUEDUCT ENGINEERS IN BROOKLYN WATER TUNNEL DIGGING.

the Borough President, of the representatives of civic associations and of other leading citizens in Brooklyn interested in the development of the borough. In their company, the various parts of the Brooklyn system were visited, and plans formulated to remedy existing conditions were then outlined.

These were carried into execution with the utmost vigor. The reorganization by

would prevent a future shortage in the supply, and the execution of these plans has so far progressed that we have obtained therefrom an increase of the daily supply in 1910 and 1911 of about twenty million gallons daily. This supply has been drawn from the deep and shallow wells at the various stations connected with the Brooklyn system adjoining the conduit line on the south side of Long

solid rock several hundred feet below the surface of the East River, will be large enough to deliver nearly 100 per cent. more water than is required at present for the consumption in that borough, and this additional supply, with that now available from existing sources and those yet susceptible of development, will be more than ample for the anticipated growth of the borough for the next two decades.

Brooklyn is rapidly increasing in population, owing to the ready accessibility to Manhattan of large areas of practically undeveloped territory, and with improved transit facilities the future development should be equal to, if not greater than that of the past. The following table shows the change in population during the past thirty years and the estimated increase during the next twenty years, as well as the actual and the estimated consumption:

Year.	Population.	Increase in 10 yrs.	Consumption M. G. D.
1880	599,500	179,600	31
1890	838,500	239,000	58
1900	1,166,600	328,100	99
1910	1,634,300	467,700	158
1920	2,215,000	580,700	241
1930	2,980,000	765,000	369

To provide for the needs of the borough until the Catskill supply is available, deep and shallow well developments at the existing stations, which the Commissioner considers of much importance, are projected, from which about 10 million gallons daily additional can be obtained at low cost. By this means, and by checking preventable waste, the taxpayers may be saved the expense of further and costly extensions of the existing system, which would be of little value after the Catskill water was delivered.

To provide for the buildings under construction and to be erected in the outlying sections of Brooklyn, water mains are being rapidly laid, and the appropriations requested for 1911 for this purpose amounted to \$220,000. The aggregate length of mains laid for the extension of the distribution system in 1910 and 1911 was 45 miles—equivalent the distance from New York to West Point.

Appropriations to the amount of about \$480,000 have been made and contracts amounting already to \$200,000 are under way from the money obtained in 1911 for improvements to the existing distribution system. These are to be carried out in those districts where, owing to inadequate distribution mains and appurtenances, an excess premium is charged for fire insurance. One district at a time is being improved, so that the excess charge thereon can be eliminated as soon as the improvements are completed, and it is expected that if the work as planned is authorized by the Board of Estimate and Apportionment, all district charges will be removed within the next three years.

High Pressure Fire Service.

The High Pressure Fire Service System has just been extended so as to include the Gowanus and South Brooklyn districts, the mains, extending as far south as Thirty-ninth street. The additional district thus protected has an area of 1,475 acres, which is slightly larger than that formerly protected by the High Pressure System. The charge for insurance in this district has already been reduced by 25 per cent. Further extensions of the High Pressure Fire System are to be made from time to time as conditions warrant and appropriations are granted.

The imperative need of amending the public health law (chapter 45 of the Consolidated Laws) had long been recognized, the existing statute having, again and again, proved so dilatory and inefficient as to become useless and almost farcical, but in spite of previous efforts, no change had been made. The Commissioner deemed it of the utmost importance to secure the requisite amendment, and although the steps taken by him for that purpose in 1910 were not successful, he again took the matter up in 1911, so that on July

19th of that year a law was passed (chapter 695 of the Laws of 1911) amending the previous act and affording the Commissioner of the Department and the officers of the Board of Health much more adequate means for the abatement of nuisances and the protection of our water supply from pollution. The systematic patrolling of the watershed has been, for this reason, more productive of practical results and, with the co-operation of the Law Department and the Department of Health, requested by the Commissioner and cheerfully granted, a committee consisting of representatives of the three departments was organized to supervise this work and prevent the creation of nuisances. At the same time, the analytical work at our laboratories has been carefully and thoroughly done. As a result, it may be safely stated that the sanitary conditions of the Brooklyn watershed is much better than for several years past and the quality of the water correspondingly satisfactory.

Increase of Revenue.

A marked improvement can also be shown in this respect, as shown by the following figures for the years 1909, 1910 and 1911:

Years.	Revenues.	Increase.
1909	\$3,479,915.72	.....
1910	3,524,857.98	\$44,942.26
1911	4,098,031.89	573,173.91

The Commissioner, fully recognizing the importance of the growing development of Brooklyn, has so planned the work of the Water Department as to keep pace with and help that development and not to retard it. For this purpose it is essential that there shall be no apprehension of the sufficiency of the water supply for Brooklyn in the future. None need be entertained, if the plans outlined by the department are carried to completion.

A GREAT MODERN SEWER SYSTEM.

Problems in Sewage Disposal That Brooklyn Is Solving—Great Districts to be Drained by New Outlet Systems—The Bensonhurst Problem—Interborough Intercepting Sewer.

BROOKLYN builds more miles of sewers than all the rest of the city combined. She is compelled to solve more intricate engineering problems in disposing of storm-water and sanitary sewage, in building huge sewer works, and in economical operation, than any other city on the continent.

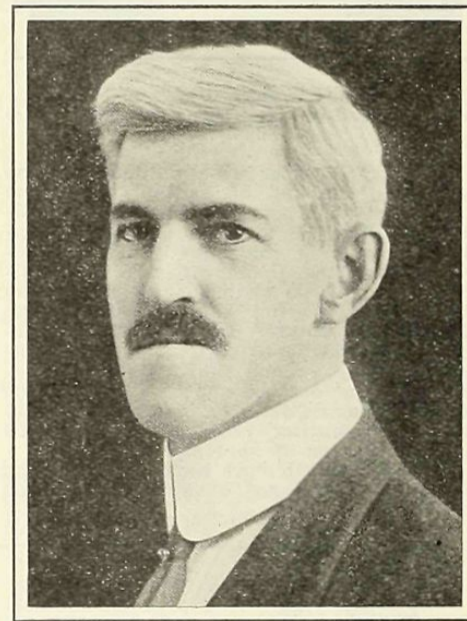
Other boroughs send specialists to Brooklyn to study the improved methods of her sewer department. The time is coming when Brooklyn in common with other cities will be expected to desist from polluting adjacent waters, and in anticipation of this time the administration is endeavoring to separate storm-water from sanitary sewage by requiring two sets of drainage pipes from every house hereafter erected, especially in new districts.

Great outlet sewer systems are planned that will open up to building operations sections of the borough containing hundreds of acres each. These sections, having now no drainage, are quite undeveloped, if not uninhabitable. For example, the southern part of Bensonhurst, one of the most inviting parts of the borough, has never been really drained, and at times the cellars of some of the houses there are overflowed with back-water.

39 Miles of Sewers in 1911.

Thirty-nine miles of sewers were built in Brooklyn last year, and thirty-four miles of house connection drains, a greater mileage than ever before put down in a single year. This greater mileage is not to be considered as merely a proportionate and natural enlargement of facilities unconnected with any special effort on the part of the authorities to improve system and methods. Mileage varies with the size and cost of sewers, and not all the work authorized during a year is built within that period. Higher efficiency and reasonable economies produce sure results wherever practiced. A total appropriation of \$890,060 in 1909 produced a record for that year of 17.7 miles of sewer; \$988,900 appropriated in the year 1910 produced 29.4 miles of new sewer, and an appropriation of but \$881,400 in 1911 resulted in a record of 39.7 for that year. It will be observed that while the increase in mileage was much greater than in preceding years, the money value was less. This borough has for several years built more sewers than all other boroughs in the city combined.

One of the lines of increased efficiency consists in the cleaning of sewer basins. Employees of other sewer bureaus in the city have frequently visited the Brooklyn bureau to investigate the methods pursued here in maintenance work, and to note why the cost of this work is ap-



E. J. FORT,
Chief Engineer of the Bureau of Sewers.

parently less in Brooklyn than in other boroughs. They have been particularly interested in the manner of cleaning sewer basins, as they doubted that the results secured here could be obtained by the same means elsewhere. A demonstration made in another borough with a force of men and equipment from Brooklyn proved that the same results were practicable there.

The area drained in Brooklyn is larger than in any other borough. The lowest wages paid in basin-cleaning is \$3 a day, and not only wages but the hire of horses, carts and drivers, the cost of dump tickets, rubber boots and tools of all kinds, together with the cost of all repairs, are all charged against the cost of basin-cleaning. The cost per basin last year was but \$1.44, to compare with \$1.65 in 1906, \$1.96 in the year 1902, \$4.60 in 1901, and \$4.75 in 1898.

Outside of the funds for the construction of sewers, the only money coming into the Bureau of Sewers is from but one source: fees for connecting building and drains to the sewerage system. The law fixes the fee, but with less building than

usual going on last year the bureau collected 11 per cent. more funds than in the previous year. This was because the bureau was surprised to discover during the year many houses connected with the sewer system where no permit had ever been issued and fee ever paid. These discoveries were made in all sections of Brooklyn, and in every case it was demanded that a permit be taken out and the fee paid. In this manner thousands of dollars have been collected.

One of the problems the bureau is trying to solve consists in separating the storm-water from sanitary sewage in certain portions of the borough, because every gallon of such sewage will have to be pumped or subjected to some form of treatment. On the other hand, no sanitary sewage should be permitted to enter the storm sewers, for the reason that the outlets for the storm-water sewers will be at locations where the bureau is either forbidden by statute to deliver untreated sewage, or where the delivery of raw sewage would create a nuisance or be a menace to public health. Builders and architects have been accustomed to provide for but one set of plumbing in new houses, and nothing but the refusal of the bureau to grant permits for single sets of plumbing prevents the continuation of the practice. The Superintendent of Sewers, Hon. William J. Taylor, in his annual report to Borough President Steers, has recommended that an ordinance embodying the principle of separating storm-water from sanitary sewage be passed.

Many Sewers Relocated.

The Public Service Commission in connection with the work of constructing the Fourth Avenue subway has rebuilt and relocated during the last two years a large number of sewers, but the mileage will not be included in the record of the bureau until all the modifications contemplated in connection with the subway is finished. In addition to the foregoing, the construction force has also been occupied with the completion of contracts for the construction of the power-house for the Gowanus-Flushing tunnel, the installation of operating machinery in this power-house, the remodeling of the operating plant at Disposal Works, No. 2, and contracts for dredging. The total number of contracts under way at the first of the year was 71, involving an expenditure of \$1,110,098.

More activity in the matter of obtaining title to streets for drainage purposes has been shown during the present administration than ever before. Property owners seem to have learned the real cause of any delay in building sewers and

are making their protests more effective in consequence.

Proceedings are now nearing completion which will permit of the construction of main outlet sewers for the greater portion of the district within what is known as Drainage Map D D, which covers an area of about 2,100 acres lying to the east of New York avenue and south of President street. This is a thickly populated section in its northerly and easterly parts, and a great number of petitions for sewers have been received. Before a drainage system can be placed in complete operation, however, it will be necessary to build a pumping station at the head of Paerdegat Basin, where the outlets are to be placed. Application has been made for the purchase of the land required for the station site. The pumping station will be a large one; the household and manufacturing wastes from an area of several square miles will be delivered to it, and will be pumped forward into sewers that will deliver the flow for treatment in the neighborhood of Barren Island. Its construction will require nearly two years.

Main Outlet Sewers.

A large portion of the district to the north and east of the old town of Gravesend, and which is comprised within Drainage Map A A, will be drained by a system that will have its outlet sewers through Avenue V, between 86th street and Van Sicklen avenue. Proceedings are under way for the acquisition of title to Avenue V. In connection with these outlet sewers an automatically operated pumping station will be built at Avenue U and Ocean Parkway, for the purpose of lifting the sanitary sewage to a higher level and permitting it to flow by gravity to the Avenue V station. The general elevation of the district is so slight and the slopes so gradual that it is not possible

heavy; but this cannot be avoided if the section is to be made sanitary and fit for urban development. There are few buildings facing the streets for the greater part of the distance; those which were built below the present legal grade will no doubt have to be raised to this grade

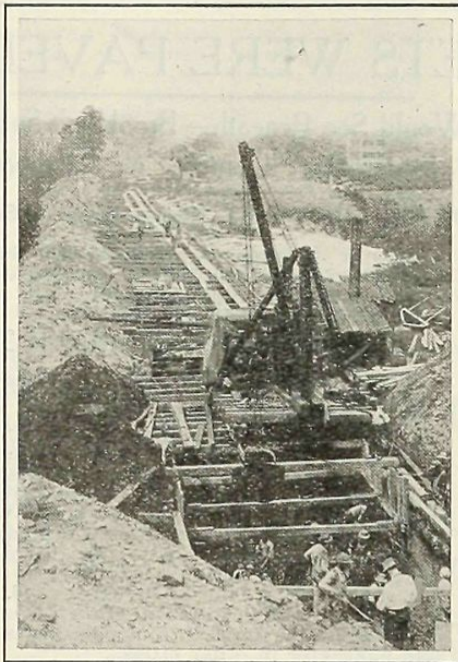
as soon as the streets are brought to grade.

Authorization has been secured for the main outlet sewer for a drainage district of about 400 acres situated about the head of Newtown Creek Canal, and for about 1,800 acres of the Maspeth district in Queens Borough. The portion of sewer authorized extends from the East River at the foot of North 12th street to Con-selyea and Humboldt streets, and involves an expenditure estimated at about \$520,000. The Chief Engineer of the Board of Estimate has recommended that the attention of Borough President Steers be drawn to the advisability of providing for the screening out or otherwise removing suspended matter from the sewage before the discharge into the East River. Pursuant to the recommendation an investigation of the practicability of installing screening devices or septic tanks was undertaken by the Bureau of Sewers. It is the opinion of Chief Engineer, E. J. Fort, that the Imhoff tank holds out more promise of a satisfactory solution of the problem of sewage purification than anything else that has been proposed.

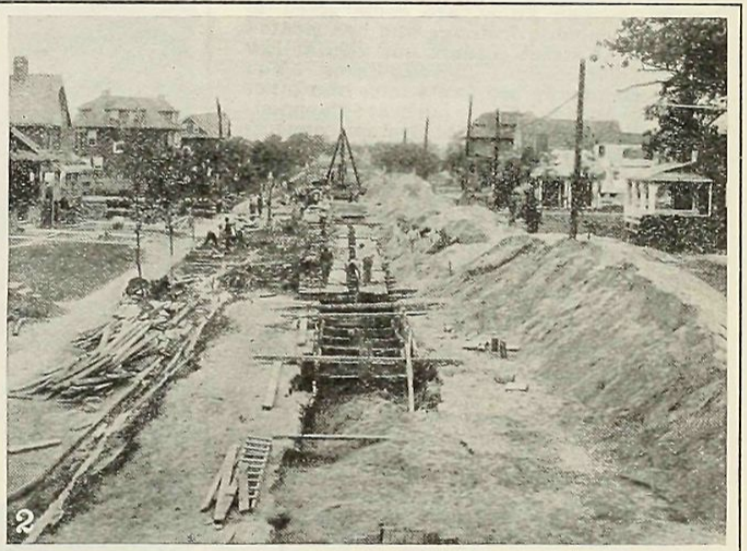
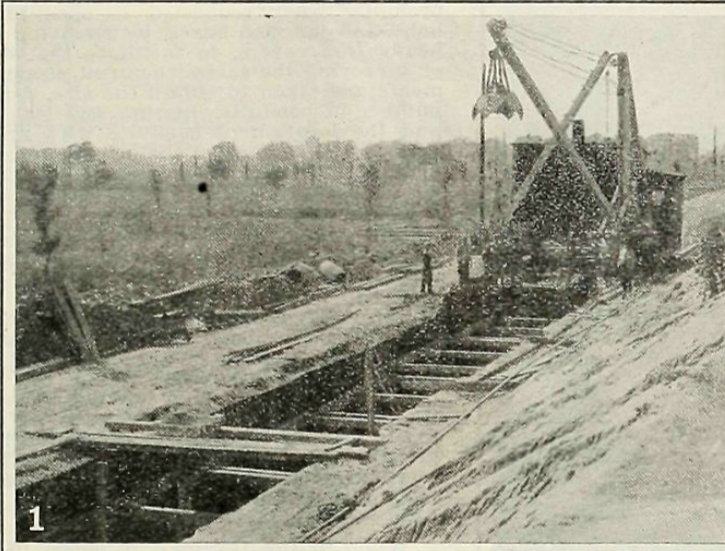
New Intercepting Sewer.

In co-operation with the bureau in charge of the designs of sewers in Queens, the Brooklyn Bureau of Sewers has designed a great intercepting sewer which is planned to extend from the county line near the old village of Queens in a south-westerly direction along streets and highways already established to Barsley's Pond, thence southerly on the west side of Barsley's Pond and westerly to the 26th Ward Disposal Works, a distance of about 11.6 miles. The location of this sewer and its other hydraulic features, together with an estimate of cost based on present prices, is \$1,966,626.

The eastern tube of the Fourth Avenue



Main Outlet Sewer in Vienna Avenue Under Construction.



ORANGE-PEEL BUCKET METHOD OF EXCAVATING—ECONOMICAL IN SANDY SOIL.

AVENUE N, NEAR 15TH STREET, BROOKLYN—GENERAL VIEW OF SEWER CONSTRUCTION.

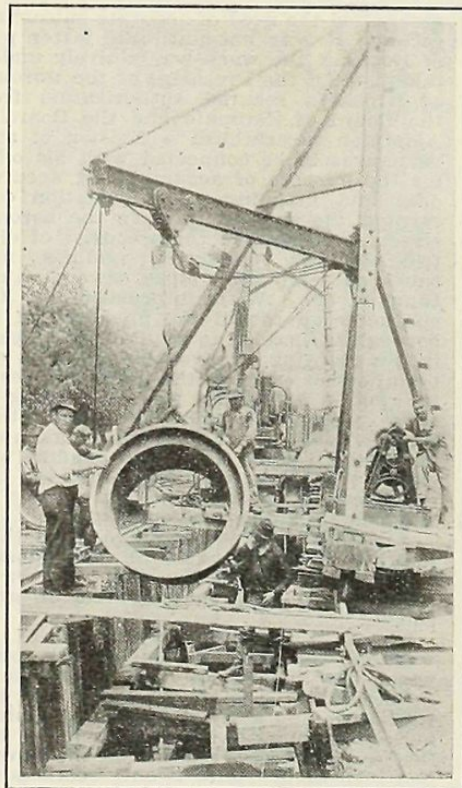
sible to carry the sewage through the gravity sewer to the point of discharge without this intermediate lift.

This station will be entirely under the surface of the street, will be operated automatically by electricity and will require but little expense for supervision. It will be of the same general type as the one on Neptune avenue at West 30th street, Coney Island, and of the same general type as those which have been in successful operation for a number of years at New Orleans and which handle continuously the whole volume of sanitary sewage at that city.

The Bensonhurst Problem.

A contract for the construction of the main outlet sewers for the southern portion of the district comprised within what is known as Drainage Map Z, and which embraces the southern portion of Bensonhurst, has been authorized and the construction should be well advanced before the season closes. The streets in which the storm-sewers provided for in this contract will be are quite generally several feet below the legal grade, and it will be necessary to place an embankment above the storm-sewers to protect them. The surface of this embankment will be at the legal grade and will form a barrier in the middle of the streets, which will cause inconveniences to traffic and make it desirable that the streets for their whole width should be graded as soon as possible after the sewers are completed. This will also be true of intersecting streets where sewer connection may be subsequently authorized.

The slight elevation of the district and the necessity for raising it to permit of proper drainage, will make the assessments for drainage and grading very



Fairfield Avenue—Method of Handling 42-Inch Vitrified Pipe, the Largest Ever Laid.

subway is now serving the purpose of a sewer and must continue to do so until the Classon avenue relief sewer is built. The Corporation Counsel has delivered an opinion that the Board of Estimate has power to initiate proceedings for the construction of this sewer, as a general improvement, in the absence of favorable action by the local board. The matter is still before the Board of Estimate. The possession of authority by the Board of Estimate to order sewer improvements necessary to the interest of the public health and decency but of little interest to the majority of property owners within the respective areas of assessment, would serve useful purposes, as in the case of works for the purification of sewage and the rebuilding of broken-down sewer outlets.

The power plant for the Gowanus-Flushing Tunnel has been in operation since last June, when the event was celebrated by the South Side Board of Trade. The operation of the plant has been irregular since that time, because of the fact that several rearrangements in the details of the machinery were found to be desirable, and it was necessary to have the plant out of commission while these were being made. All of the predictions as to the effect on the waters of the canal and on conditions at the outlet, as to the advantages to be gained by pumping from the canal into the river instead of the opposite direction, have been fulfilled. The condition of the water will undoubtedly continue to improve, especially if the discharge of manufacturing wastes and city sewage is effectively prohibited according to law.

The Brooklyn Bureau of Sewers has not been able to follow closely the recommendations of the Board of Estimate as to

dividing all construction work in such manner that the value of contracts will be less than \$100,000. The majority of outlet sewers to be built hereafter will involve some difficulties in construction. Their inverts will, in most cases, be below the level of ground-water and in soil which in many cases is unstable.

The percentage system of bidding, which has been in use by the bureau for the last four years, has been continued with the same satisfactory results as formerly. The actual cost to the city of work for the year 1910 differed from the cost at the time contracts were let by less than 3 per cent. This is a sufficiently

close agreement for all practical purposes, and much closer than contractors can agree among themselves. The percentage of cost of engineering and inspection to the total cost of public work is less in the Brooklyn bureau than in any other sewer bureau in any of the five boroughs of the city.

IF OUR STREETS WERE PAVED WITH GLASS

What One Would See Beneath—Brooklyn's Subsurface Record Maps and Systematic Control of Highway Installations.

By MORTON L. FOUQUET, Engineer Bureau of Substructures.

DO you ever stop to consider what an intricate mass of pipe lines, conduits, sewers, etc., lie beneath the surface of our city thoroughfares, particularly in the older and more congested sections? The writer is sure that most of you have, and without doubt your attention has often been called to the many substructures exposed when streets are torn up to make new installations or repair existing structures. In such openings you have, in all probability, seen telephone conduits, carrying hundreds, yes thousands of telephone wires, electric conduits, carrying numerous electric cables through which is furnished current for lighting and power; also gas mains both large and small, carrying gas to be used either for light or fuel; various sizes of water mains, some carrying water for daily consumption, others for the high pressure fire system.

You have, at times, probably seen large sewers exposed and the pipes connecting the corner basins with the sewers. Corner basins, as you know, are constructed to carry off surface drainage and are located not only at street corners but also at low spots along various thoroughfares. You may occasionally see two 8-inch iron pipes laid side by side. These pipes are the pneumatic tubes of the Postal System connecting the main post office with important branches and railroad terminals. Through these tubes carriers 2 feet long, filled with mail matter are shot by compressed air at a speed of thirty miles an hour. Oftentimes, particularly in Brooklyn, the in-shore ends of the transatlantic cables are exposed. In addition to this miscellaneous mass of pipes and conduit lines, subway tunnels are to be found; also tunnels and pipe lines crossing streets at right angles, connecting properties on opposite sides of the street.

I have been assured by the editor that many of you will be interested to know just what is being done leading up to a systematic control of the subsurface space beneath the surface of our city thoroughfares. Up to about six years ago very little had been accomplished in the matter of keeping a systematic record as to the location and size of substructures; also as to the space available for additional installations. In fact, about all that was known was that an intricate mass of substructures existed beneath the surface of the average thoroughfare, and when it became necessary to make a new installation pavements were unduly mutilated in digging test pits to determine a location for the new structure, and oftentimes it was found, even after making these destructive investigations that the complication of substructures in that particular thoroughfare was so great that it was necessary to select another thoroughfare for experimental purposes prior to a final determination for a location for the new structure.

What the Bureau Does.

Brooklyn was the first of the five boroughs to take up the work of conducting systematic subsurface investigations and the preparation of subsurface record maps, showing all substructures and spaces available for the installation of additional substructures.

Concisely put, the duties of the subsurface division of the Borough President's office in Brooklyn are as follows:

Accumulating all information obtainable by surveys and investigations as to the size, location and character of structures under the streets and avenues in the borough, and recording the same on durable maps.

Assigning definite locations for new substructures.

Reducing pavement mutilation to a minimum.

Conserving as far as possible for future utilization subsurface spaces which are rapidly becoming one of the city's most valuable assets, and from which substantial revenues will be derived through future franchise grants.

Furnishing to applicants seeking subsurface space for tunnels, pipe lines, etc., information as to the location and

size of existing substructures. Such information is required by the Board of Estimate and Apportionment when applications are filed for franchises.

Furnishing other city departments with information to be used in connection with the location and construction of subways, sewers, water mains, etc. It is proposed to exact a moderate fee for information furnished private individuals and corporations. This matter is now in the hands of the Board of Consulting Engineers made up of the consulting engineers from the other boroughs who will, undoubtedly, formulate an ordinance revision for presentation to the Board of Aldermen, the legislative body of the city for enactment. This is to be desired, as it will place the division on a revenue earning basis similar to departments of like character in other cities.

Although for years engineers in general connected with the City of New York have

inch. A record map layout is then prepared for any section or any part of a section where it is desired to carry on subsurface work.

Preliminary to preparing the record maps a detailed topographical survey is made over the area to be covered. This survey includes the location of the curbs, building lines, car tracks, hydrants, telephone, trolley and electric-light poles, elevated columns, manhole covers, gas drips and in fact any object on the surface of the streets that will in any way serve as a guide in determining the location of substructures. Upon completion of this survey the notes are plotted in the office and part of the field or outside force is assigned to the work of surveying the manholes or junction boxes.

It might be well to mention that prior to starting this subsurface work the heads of the various public service corporations were interviewed and the object of the work explained. Their co-operation was readily obtained and they have responded promptly when requested to open manholes and junction boxes, by removing the heavy iron covers, to facilitate the work of surveying the same when full measurements are taken to obtain the size, depth, number of conduits entering and leaving, and the location of conduits with reference to the surface of the streets and the nearest curb and the location of any foreign pipe lines, etc., passing through the boxes or manholes.

After these surveys have been completed the information is plotted and a representative is sent to the offices of the different public service corporations for all information obtainable relative to their conduit or pipe lines. Similar information is obtained relative to the location of the sewers, gas mains, water mains, etc. In the past it was common practice, prior to the installation of substructures of any extent, to dig test pits to determine in a general way the route to be followed. This method always resulted in serious pavement mutilation.

Saving the Pavements.

While in the future it is hoped to reduce pavement mutilation to a minimum, at the same time these old test pit records are being ferretted out and through the co-operation of the Department of Water Supply, Gas and Electricity, alone, copies have been made of over 4,000 test pit records. Most of these pits were dug for the installation of hydrants and prior to the installation of the high pressure water system recently installed. With test pit records obtained elsewhere a mass of valuable data has been accumulated which is absolutely necessary to determine the location of substructures in the spaces intervening between manhole or junction boxes. In fact not a stone is left unturned in the effort to obtain accurate information relative to substructures in the streets of this borough, and upon obtaining such information the record maps are plotted and colored, black being used for the curb, building lines and trolley tracks, and distinctive colors for each line of conduits or pipes; water pipes are shown in blue; electric light and power conduits in red; gas pipes in green; telephone conduits in brown, etc. By using these distinctive colors the record maps are more easily read, and it is not a difficult matter to trace out a run of any particular pipe or conduit line. The vertical and horizontal positions and dimensions of the various substructures are shown on the record maps, their horizontal position with reference to the nearest curb and their vertical position with reference to the surface of the street.

In case more detailed information is required than shown on the record maps it is readily obtainable through a filing system. All the work of preparing these record maps is carefully checked before they are finally colored. Of course no one of these maps is ever actually finished, as it is necessary from time to time to make corrections to accord with the installation of new structures and changes in present structures, which are constantly taking place. Rec-



MORTON L. FOUQUET.

recognized the need of accurate subsurface records, it was not until the latter part of 1906 that the work was actively undertaken, when the President of the Borough of Brooklyn secured authorization from the Board of Estimate and the Board of Aldermen to establish a division of substructures to be connected with his office for the purpose of accumulating accurate data and mapping all information concerning the substructures in the borough streets. These structures consist of electric conduits, telephone conduits, mail tubes, gas and water pipes, sewers, vaults, tunnels, etc. With information of this character on record the president of the borough is enabled to regulate intelligently the granting of revocable consents and permits and exercise the authority vested in him of regulating and controlling all street openings in which definite locations for new work about to be undertaken can be determined so as not to conflict with existing substructures and further, that space can be reserved in the streets for any contemplated municipal work.

A careful study was made of methods pursued in other cities in accumulating and mapping subsurface data and the information gleaned has proved of great benefit.

To facilitate the carrying on of the work in any part of this large borough, which has an area of over seventy-seven square miles, a highway system of over 1,200 miles and a sewer system of approximately 900 miles, without consequent confusion and positive repetitions, the borough has been divided into twenty sections and in treatment each section kept separate and distinct. Record maps are in sheet form and plotted on a durable cloth mounted paper 32 inches wide and 44 inches long to a scale of 20 feet to the

ords of changes are readily obtainable from the files and the maps can be corrected to date, in fact correcting maps to date is part of the routine office work.

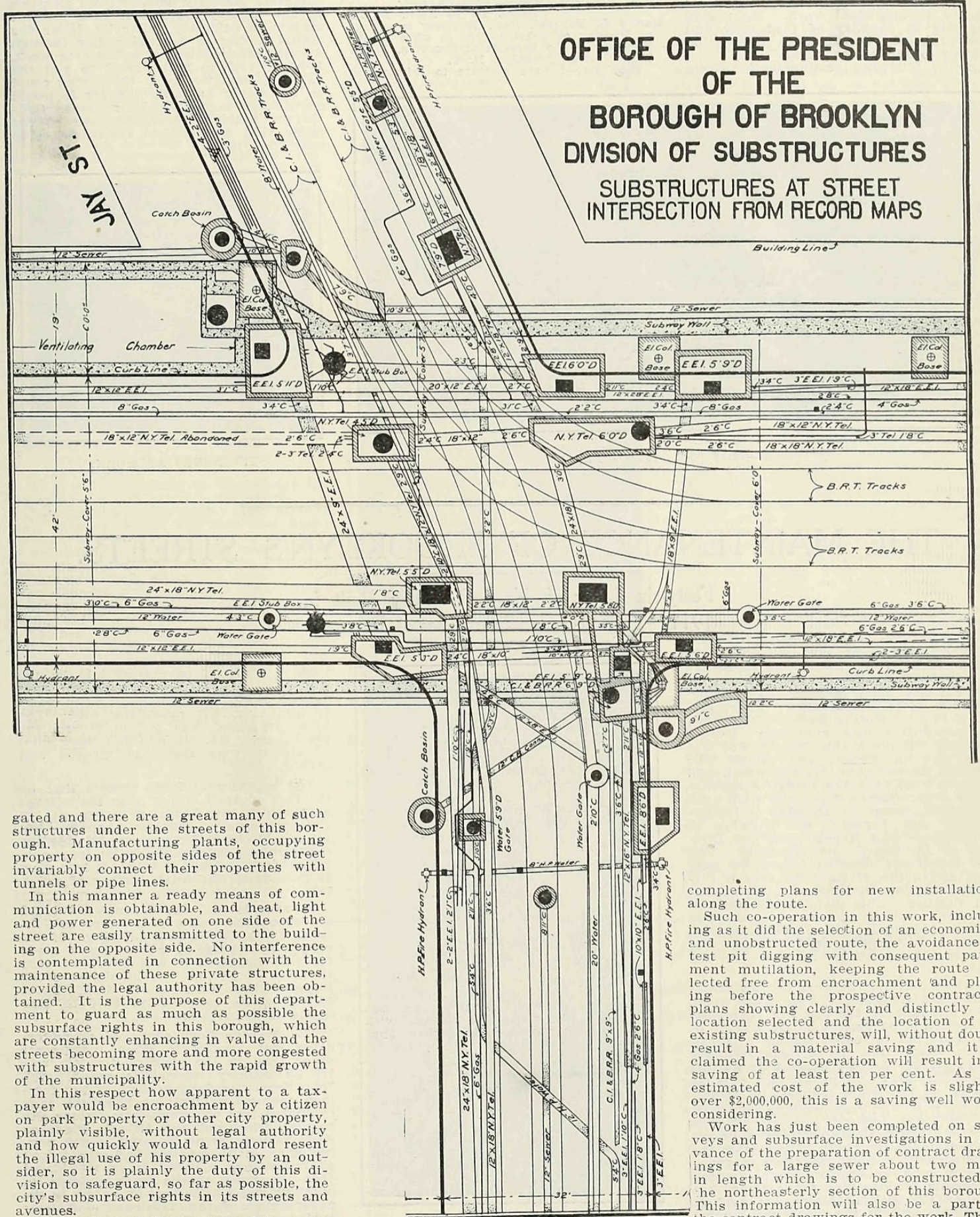
To better illustrate the foregoing, descriptive of the finished record maps, the illustration "Substructures at Street Intersection" was made from a tracing of a photographic enlargement of a street intersection taken from one of the record maps. It will be noted that the subway connecting New York with Brooklyn is shown underlying the various substructures in Fulton street. Although the substructures are not shown in distinctive color this is an excellent illustration of a record map. The small circles and rectangles in full black represent the iron covers on the street surface. With such information laid out on paper it is not a difficult matter to determine a location for a new structure without interfering with existing structures and minimizing pavement cutting. In connection with the preparation of these maps all private tunnels, pipes or conduit lines are investi-

gated and there are a great many of such structures under the streets of this borough. Manufacturing plants, occupying property on opposite sides of the street invariably connect their properties with tunnels or pipe lines. In this manner a ready means of communication is obtainable, and heat, light and power generated on one side of the street are easily transmitted to the building on the opposite side. No interference is contemplated in connection with the maintenance of these private structures, provided the legal authority has been obtained. It is the purpose of this department to guard as much as possible the subsurface rights in this borough, which are constantly enhancing in value and the streets becoming more and more congested with substructures with the rapid growth of the municipality. In this respect how apparent to a taxpayer would be encroachment by a citizen on park property or other city property, plainly visible, without legal authority and how quickly would a landlord resent the illegal use of his property by an outsider, so it is plainly the duty of this division to safeguard, so far as possible, the city's subsurface rights in its streets and avenues.

One of the best illustrations of the value of accurate subsurface information in advance of public work of magnitude is the use of such information preliminary to the construction of the present rapid transit subway system, which work is now under the jurisdiction of the Public Service Commission. In preparing the contract drawings for this vast system of tunnels it was found absolutely necessary to determine subsurface conditions over the entire route, in fact the subsurface record maps were made a part of the contract drawings, giving the prospective contractor much valuable information as to the type and character of substructures to be cared for during the actual construction. This precaution on the part of the engineers unquestionably resulted in a material saving in the cost of the work.

drawings showing the existing substructures and the location selected for the large mains were made a part of the contract drawings and this information was, without doubt, productive of a low estimate. To keep the route clear pending the installation of the mains, the various public service corporations, maintaining substructures in this borough, were furnished with a borough map, showing the route selected and were instructed to consult the subsurface division before

completing plans for new installations along the route. Such co-operation in this work, including as it did the selection of an economical and unobstructed route, the avoidance of test pit digging with consequent pavement mutilation, keeping the route selected free from encroachment and placing before the prospective contractor plans showing clearly and distinctly the location selected and the location of all existing substructures, will, without doubt, result in a material saving and it is claimed the co-operation will result in a saving of at least ten per cent. As the estimated cost of the work is slightly over \$2,000,000, this is a saving well worth considering. Work has just been completed on surveys and subsurface investigations in advance of the preparation of contract drawings for a large sewer about two miles in length which is to be constructed in the northeasterly section of this borough. This information will also be a part of the contract drawings for the work. These are excellent illustrations of the value of subsurface records in connection with public works. While furnishing subsurface



UNDERGROUND BROOKLYN Substructures at Intersection of Fulton and Smith Streets.

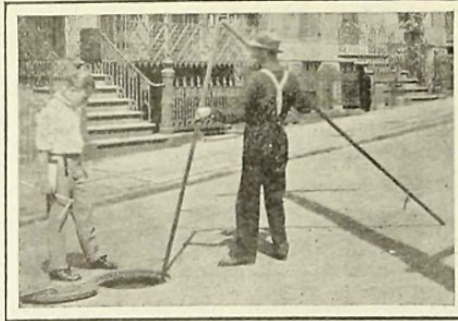
One of the best illustrations of the value of accurate subsurface information in advance of public work of magnitude is the use of such information preliminary to the

data in specific instances every effort is being made to complete the subsurface record maps for the entire borough.

In response to numerous requests for information descriptive of the work of the division of substructures in Brooklyn complete information has been furnished during the past two years to the boroughs of Manhattan, The Bronx, Queens and Richmond. Bureau of Municipal Research, Public Service Commission, Brooklyn Navy Yard, City of Spokane, Washington, to Frederick Law Olmstead, Chairman of the National Congress on City Planning, to several engineering periodicals for publication and to Tetsurgo Kurashige, Engineer to the Home Department, Tokyo, Japan.

The mode of procedure in Brooklyn would appear to be an excellent one as similar departments have been established in practically all the other boroughs founded upon similar lines. Mr. Kurashige, the Japanese engineer, made an extended tour in 1910 visiting the principal European and American cities in the quest of new ideas and methods relative to municipal work. He visited this city in January of that year and was furnished with complete information relative to subsurface work.

In the following communication from



SURVEYORS FROM THE BUREAU OF SUBSTRUCTURES.

him it appears that a subsurface department has been established in the City of Tokyo:

"BUREAU DES TRAVAUX PUBLICS.

Ministere Imperial de L'Interieur.

Tokyo, Le 18 April, 1911.

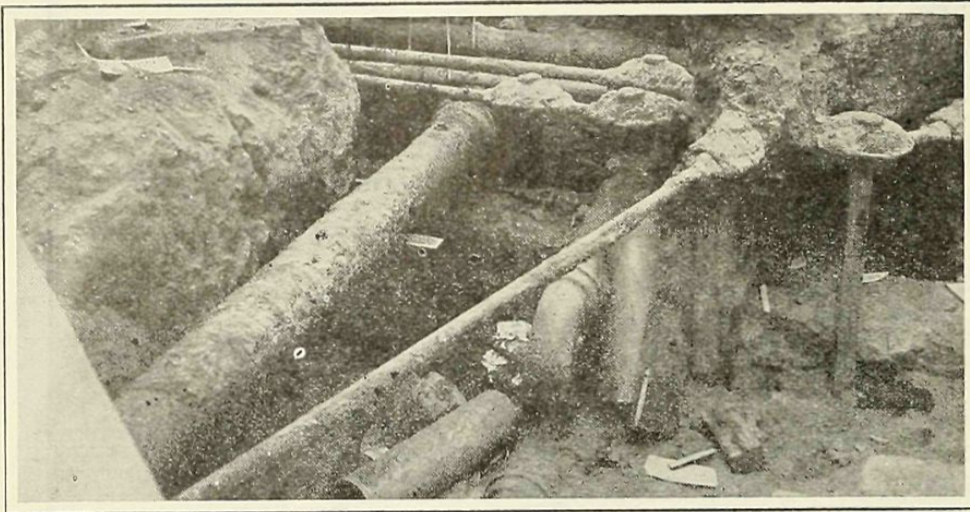
Morton L. Fouquet, Esq., Engineer in charge of Division of Substructures in office of the President of the Borough of Brooklyn, 381-87 Fulton Street, Brooklyn, N. Y.

Dear Sir:—I have pleasure to inform you

that I have just come back after a long journey and have received your favor dated January 28, including your precious report for the substructure of streets. I thank you heartily for your kindness and trouble you have taken for me. Now we are just organizing a special department for the substructures in the municipal office here in Tokyo. The information you have kindly given to me help us greatly in its organization and arrangement.

I thank you again and beg you to accept my sincere congratulation. Very respectfully yours,
(Signed) T. KURASHIGE,
Engineer, Home Department,
Tokyo, Japan."

Complete subsurface records are now being prepared at the Brooklyn Navy Yard. This work is being conducted with the assistance of a former member of the Brooklyn Department, whose services were obtained for this special work. At the International Municipal Congress and Exposition, held in Chicago last fall, an exhibit, illustrative of subsurface work was made a part of Brooklyn's contribution to the exposition, and aroused much favorable comment from visiting engineers and City officials from all parts of the country. While it is a difficult matter to calculate dollar by dollar the actual saving to a municipality through a systematic control of subsurface work, I have tried to make clear to you the value of such work. If the saving could be calculated annually the result would prove to be a considerable amount. Subsurface problems are only one of the many that a municipal engineer has to contend with.



A NEST OF PIPE LINES.



ENGINEERS AT WORK.

THE MAINTENANCE OF BROOKLYN'S STREETS.

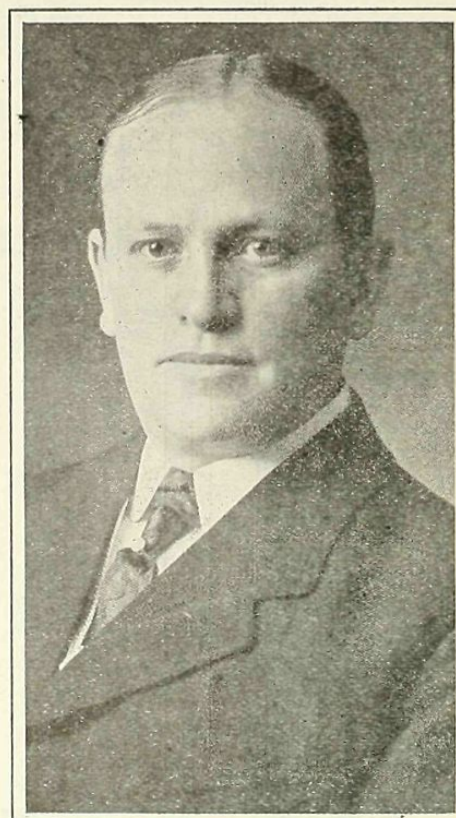
Forty-six Miles of New Roadway Built in
1911—Twenty-three More Miles of Pavement

THE work of the Bureau of Highways in the Borough of Brooklyn may be divided into three general parts, construction work, maintenance work, and the work of restoring pavements, opened by corporation and plumbers. During the year 1911 more than \$250,000 was collected by the bureau from those who found it necessary to open a street, and the sum of \$750,000 was spent for maintenance of pavements. The restoration work is divided among the Division of Incumbrances and Permits, the Division of Maintenance and Repairs and the Division of Purchases and Accounts. The first mentioned division issues the permits, and notice of their issuance is forwarded to the Division of Maintenance and Repairs. This division restores the pavement, and the amount of the repairs is then submitted to the Division of Purchases and Accounts, which makes the charges and prepares the bill for the work.

Certain parts of the work become greater and greater year by year while other parts decrease. In the last five years, the restoration of pavements by the Bureau of Highways has increased sixfold, which of course, means that the methods formerly in use would be quite inadequate at this time. The same might be said of that portion of the work relating to assessments, while on the other hand the work in connection with the maintenance of stone pavements is rapidly decreasing.

The latter is the result of replacing the old macadam, cobble, Belgian and granite (on sand) pavements with modern pavements on concrete foundations, but the problem of maintaining the asphalt pavements will in the meantime become a very large one.

During the year 1911 the mileage of the



FREDERICK LINDE,
Superintendent of Highways.

various kinds of pavements laid by the Bureau of Highways was: Asphalt, 40.6; asphalt block, 1.8; granite, 7.2; wood block, 1; iron slag, 0.7; macadam, 0.029. The total removed was 28.2 miles and the net increase 23.5. In addition, 46.86 miles of streets were regulated, graded and curbed.

The engineering force reports that on the first of April of this year the mileage of the different kinds of pavements in Brooklyn was as follows: Asphalt, 432; asphalt block, 28,955; granite, 138; Medina sandstone, 7; Belgian block, 19; trap rock, 1; cobble, 7; brick, 1.6; wood, 3; iron slag, 2; macadam, 108; total number of miles, 750.

In accordance with the upward trend of values, the wages of laborers was increased from \$2 to \$2.50 per day. If the proper percentage of allowance be made for this increase, it will be found that the cost of paving was in almost every instance the same as in 1910. Sheet asphalt costs range from \$1.50 to \$1.90 including foundation.

The average force employed on restoration and repairs to street pavements other than in the country districts was 519 on country work, 251; grand total, 770. From the daily reports of the foremen engaged on maintenance work it is computed that the work done by our Repair Division and our Asphalt Plant on paved streets alone is equal to the paving of an entire roadway 30 feet wide and 42 miles long. When it is considered that the most of the work consists in patching small holes here and there in the pavements, and the maintenance of street surfaces in good condition at all times, the work of this department may then be realized in some degree at least.

BROOKLYN'S TOPOGRAPHICAL POLICIES.

No Need to Draw Inspiration From Elsewhere—The Folly of Planning Too Far in the Future—Easy to Plan Fine Boulevards, but Difficult to Pay for Them.

By CHARLES ROYCE WARD, Chief Engineer of the Brooklyn Topographical Bureau.

DURING the past six months Brooklyn has been worshipping a new goddess, Civic Beauty. Brooklyn has been told that in order to maintain her commercial supremacy, she must change her ways, join the city-planners, and draw a new city plan. As if Brooklyn had no city plan, when there has been one in existence for forty years, not counting an old one which it succeeded. Is it possible that there are citizens who do not know this and that since the act of consolidation the greater city has spent over five million dollars in engineering salaries for finishing the topographical maps of the five boroughs?

Brooklyn need not look to other cities for inspiration and plans for beautifying. Other cities are just realizing and learning from New York the proper methods of building great cities. In how many American cities will you find as many wide and beautiful streets as there are in New York and Brooklyn? The cause of the great excitement in Chicago over their new city plan consists simply in widening a few 66-foot streets to one hundred feet, and in straightening out a few old roads. Philadelphia is also planning to widen a few of its miserably small congested thoroughfares.

Examine our Brooklyn map and see the many wide diagonal thoroughfares, such as Flatbush avenue, Fourth avenue and Shore Drive, ranging in width from one hundred to 270 feet, and extending in straight lines for more than five miles. Can it consistently be stated that Brooklyn has neglected its city plan?

The folly of planning too far into the future is demonstrated by the fact that here in Brooklyn since the adoption of our map over a thousand changes of lines in streets have been made and the grades of over four hundred miles of streets have been altered. The President of the Borough of the Bronx in a recent communication stated portions of the Bronx map adopted in 1895 have been so altered and changed that it is impossible to recognize the old maps.

Why is it necessary to be constantly changing the city map? I am asked.

Primarily the necessity for most of our map changes lies in the fact that once our map has been prepared at an expense of millions of dollars it is not made binding upon property owners. And I regret to say that some of our city departments have ignored the map and constructed buildings encroaching within the street lines.

There is at present no power vested in the municipal government whereby the city can compel property owners to develop their premises, in accordance with the lines and the grades shown upon the city map, and even after the city has initiated proceedings to acquire property for street or park purposes, owners have deliberately constructed buildings within the street lines, thereby compelling the city to discontinue proceedings or change the lines in order to avoid heavy damages. This is the great difficulty which at present confronts us.

It is a simple matter to plan boulevards and parks, but when it comes to realizing these improvements the city is in the same position as are our private corporations. They must cut their cloth according to their measure. Otherwise the city's growth would be strangled by its enormous taxation.

The following table shows the number of contracts for regulating, grading, setting curb and laying sidewalks in Brooklyn, authorized by the Board of Estimate and Apportionment from 1907 to 1912, and for which this Bureau prepared all of the necessary plans, profiles, etc.:

Contracts Authorized.		
Year.	No. of streets.	Length in lin. ft.
1907	162	235,351
1908	58	66,844
1909	59	86,583
1910	186	268,064
1911	155	209,137

Maps Completed.		
Year.	No. of streets.	Length in lin. ft.
1907	160	227,022
1908	53	62,013
1909	61	90,127
1910	147	224,902
1911	177	237,662

The Topographical Bureau continues the good policy of readjusting the legal grades of the streets in the outlying sections in

Streets are made, not born. Nor can they be evolved from the inner consciousness of public officials. Neither can they be created by supine and inactive property owners, though every one of them possessed a wishing-cap and a divining rod. Streets, like everything else that is valuable in this world, are the result of the sweat both of the body and the mind. The Legislature instinctively saw that the old City of Brooklyn and the surrounding Kings County towns formed a natural site which would ultimately develop into a large residential, manufacturing and commercial city; and the Legislature, therefore, very prudently provided a plan of streets and avenues which had regulated the development of this borough. This plan is now a part of the map of the City of New York. No street may be opened or acquired unless the street is first laid out on the map of the City of New York.

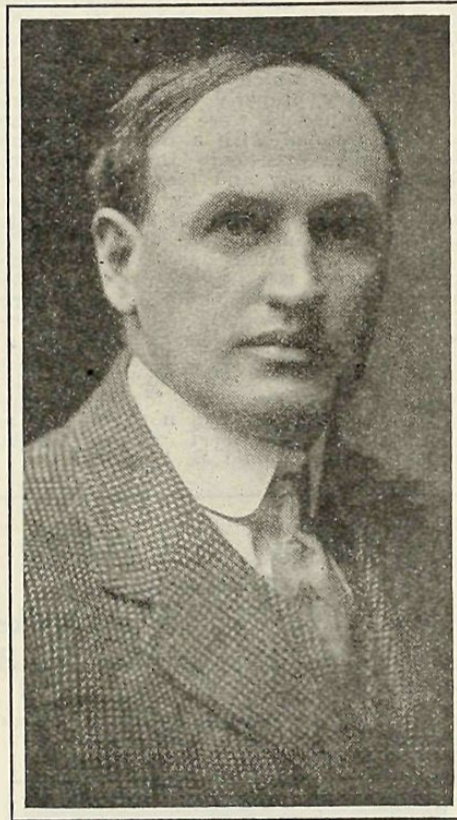
To manage the public affairs of a large city is mainly an engineering proposition and, therefore, should be conducted by an engineer on engineering principles. The public service is neither a charitable institution, nor a kindergarten for half-vitalized mental negatives.

At present there is considerable agitation for the initiative, referendum, and the recall. The recall of judicial decisions and also of judges is advocated by not only a large part of the electors but also by one of our most active and prominent candidates for the presidency of the United States. What is the meaning of this agitation. Is it not due to the fact that the conflicting court decisions and legal opinions have so encumbered the records that it is practically impossible for an official to let a contract for a public improvement or to initiate a proceeding for acquiring title to a piece of property without coming into conflict with court decisions which would render the proceeding illegal?

Have you ever heard suggested the recall of the engineer? There are more engineers employed by New York City than of any other class of professional men. The responsibility for the proper expenditure of the hundreds of millions of dollars for public improvements which were completed by this city during the past ten years rested upon the shoulders of the engineer. The engineers in the Borough President's office expend annually approximately \$6,000,000 upon highway and sewer improvements alone.

If I am not mistaken and if I do not misinterpret the signs of the times, the taxpayer is growing restless under his heavy load and will insist upon recognition being given in our next municipal election to the class of men who are skilled in the art of conducting the city's business, and who are to-day doing the responsible work of this city.

The engineering societies owe it to their profession to cast off their natural reticence and endeavor to educate the taxpayers' associations and all other citizens as to the true state of affairs in regard to our city. We have had all classes and practically all professions, except the engineer, represented by our elected officials. The time has now arrived when the engineers should insist upon having at least one engineer as a member of the Public Service Commission and also one as a member of the Board of Estimate and Apportionment.



CHARLES ROYCE WARD, Chief Engineer, Topographical Bureau, Brooklyn.

order to avoid damaging improvements heretofore installed by builders, and also in order to secure proper rates of grades. During last year the grades of over fifty-two miles of streets were changed. This makes about three hundred miles of street grades adjusted since the Topographical Bureau assumed the burden of preparing all grade maps for submission to the Board of Estimate and Apportionment for adoption.

METHODS OF LEVYING SPECIAL ASSESSMENTS.

How Can the Benefit Be Equally Apportioned?—Faults of the Frontage and Valuation Systems.

BY W. R. TENNEY, Assistant Engineer in the Brooklyn Bureau of Highways.

LEVYING assessments then in direct proportion to frontage, area or valuation is faulty in that satisfactory results are not obtainable in special cases. In order to have a system that will eliminate these faults must we literally determine the benefits derived, employing experts in real estate as assessors for this purpose, and then apportion the amount to be assessed in the same ratio?

It has been incumbent on various boards appointed to levy assessments for local improvements in former years to incorporate in the assessment list the amount of benefit derived by each lot. An

examination of some of these documents would indicate that the assessment, instead of being levied in proportion to the benefits, served rather as the basis for arriving at the amounts labeled "Benefits Derived," for regardless of the cost of the improvement we find these benefits invariably 10% greater than the assessments. In those Brooklyn days when the estimated cost of an improvement was assessed in advance of the work, and the actual work cost double the amount of the estimate, the figures were, to say the least, interesting.

It is doubtful that the solution of this

problem is to be found in this manner, nor may we look for it in any system involving complicated mathematical calculations. We must trust to this work being placed in the hands of men of integrity and sound judgment who should constitute either a permanent board or be appointed to serve for long terms, men who will levy an assessment upon a piece of property because in their judgment it is a fair proportional amount of the cost of the work to be so assessed, and who are able to easily explain how they arrived at such a result.

The method must be simple, so as to

be readily understood by the property owner, something perhaps along similar lines to that now in use in New York City, where the method is nominally a frontage system, but in reality a system of assessing according to benefit, using a so-called "assessable frontage" as a standard, which assessable frontage is given to each lot in accordance with the best judgment of the assessors. It is a simple way of arriving at the results, and it has been in vogue for many years.

It may be objected to on the ground that favoritism might creep in, or that at times through carelessness or misjudgment unfair assessments might result. There is ample protection against this, for there are many persons looking for possible retainers or percentages on assessments, reduced or set aside. There is also the Board of Revision of Assessments, whose powers in revising and correcting assessments have been alluded to.

In speaking of this as a frontage system one might be led to believe that only lots fronting the improvement were assessed. Such, however, is not the fact. In case of a main sewer all property in the district to be drained is assessed; in a grading or paving assessment all the front property and property on the cross streets to the extent of one-half a block generally make up the assessment district, the rate, of course, being much smaller upon those lots not adjacent to the improvement.

In view of the fact that the present charter of the City of New York does not literally state that assessments for local improvements shall be levied in proportion to benefit, we might be led to believe that the framers intended the assessors to have more latitude in this particular. This, however, is not the case. The charter provides that the "assessors shall assess the property benefited in the manner authorized by law," and this is, without doubt, equivalent to stating that they should assess in proportion to benefit. Not only has it been the general practice in America—and the principle of special assessments is distinctly an American institution—but various court decisions and legislative enactments specifically state that special assessments shall be levied according to benefits, so that to-day it is a universally recognized principle in American jurisprudence.

The charter also states that in no case shall the assessors assess any "house or lot, improved or unimproved lands, more

than one-half the fair value of such house, lot, improved or unimproved lands." This brings up again the question of assessing in proportion to valuation. Consider a case where the land value is \$300 per lot, and the assessment against it levied in the ordinary way amounted to \$300. Under the law, but \$150 of this assessment could be charged to this lot. Adjoining this lot is another of the same size, but with a \$300 cottage upon it, making a total value of land and building of \$600. The owner of the house and lot would be charged the full \$300, if not exceeding one-half the value. This would be, in fact, a case of a local assessment in proportion to valuation, and not in proportion to benefit, for immediately after the assessment has been confirmed the owner of the vacant lot may erect himself a \$300 cottage and enjoy all the benefits from the improvement that his neighbor does.

The charter of the former City of Brooklyn provided that Special Assessments be levied on "the property benefited in proportion to benefit," and that no assessment shall be levied upon any lot of land "exceeding its value, independent of any erection of buildings thereon." Under these provisions no such case as the above could arise. A case similar in some respects, however, came up in Brooklyn about ten years ago in the grading of a street one end of which was through property of very low valuation. On this end, the assessment levied would have exceeded the value of the land assessed. Individuals called upon the assessors to have them adjust the difficulty by placing a large portion upon the other end where land value was much higher, which proposition the assessors very properly refused to entertain. The papers were returned to the Common Council with a report that the assessments exceeded the valuation. Thereupon a new and larger district of assessment was fixed by the Common Council, and an assessment levied without discriminating on account of values.

That there is much opportunity to improve matters relating to assessing the cost of local improvements, most owners of unimproved property agree. A person assessed twenty years ago for a trunk sewer, which is some mile or two miles distant, and since then has paid one or more assessments for extensions to the system, and has not yet had a sewer in his own street, certainly feels that the system could be improved.

In some cities, in assessing for sewers, it is customary to levy a fixed amount per front foot along the line of improvement regardless of the cost, the total amount so assessed being less than the total cost, and the balance being paid by the city. By such a system a lot is not assessed for any sewer until one is placed in front of it, and then is assessed no more for a large sewer than for a small one.

One way, then, of improving conditions, from the view point of the assessment payer, seems to be to change the law so that the cost may be divided into two parts, one of which shall be met by assessment, the other by general taxation. The present law may be elastic enough to allow of the same result being arrived at by considering the city as a whole to be benefited, and so assess upon the city such proportion as may be deemed fair, collecting the same with the general taxes.

Another feature that is decidedly objectionable to many property owners in this city is the section of the charter relating to damages due to a change of grade, the awards for which are determined by the assessors and assessed with the cost of the improvement. As this provision only relates to lots upon which are buildings, the unfairness to the owner of vacant property adjoining or near by, who thus has his assessment increased to help pay the award of his more or less fortunate neighbor, and who received nothing himself, is apparent. It is as manifestly unjust that the owner of a building, which has been put to the legal grade by the owner, should contribute toward raising or lowering his neighbor's house, etc., while he is entitled to nothing.

The cost of a physical change of grade should be met by special assessment as in the case of any other local improvement. But we should not consider that awards for damages due to such a change should constitute a part of such cost. There seems to be an opportunity here for further charter amendments, some provision that would hold the city liable for such damage to private property.

In a brief way we have considered some of the methods of levying Special Assessments and discussed some of their advantages and disadvantages. The conclusion of the writer is that more satisfactory results are obtained by the exercise of sound judgment than by the application of mathematical rules.

MUNICIPAL BUILDING PLANS ADVANCING

Preparing the Site For the Eighth Ward Market—Interior Baths Popular With the Public—More To Be Erected.

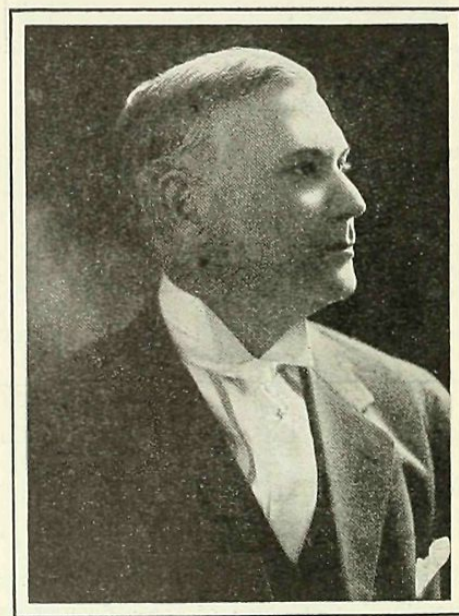
By HOWARD L. WOODY, Commissioner of Public Buildings and Offices

THE largest project claiming the attention of the Bureau of Public Buildings and Offices at the present time is represented by the plans for the new Municipal Building which are being prepared once again. The most important operation last year was the completion of the Municipal Bath House at Coney Island, and for the future there is the hope that the bureau will be permitted to carry out its plans for a great market building on the waterfront at South Brooklyn.

Apart from the routine connected with keeping the existing public buildings of the Borough of Brooklyn in good repair and the public offices furnished with necessary supplies, the duty of arranging for the erection of buildings intended to perform some great function for the good and welfare of the people of Brooklyn, individually or as a commonwealth, devolves upon this bureau from time to time. The opening of the large bathing pavilion at Coney Island last summer was attended by circumstances which the public has viewed with much satisfaction. The building was commenced, completed and operated within the brief period of six months, which was an accomplishment all the more creditable because of the hindrances of a legal nature and labor difficulties that were interposed to the consummation of the work.

With a frontage of 176 feet on Surf avenue, a depth of 400 feet along West 5th street, and a height of three stories, the pavilion has some 72,000 square feet of floor surface, with room for over 8,000 persons. The total cost of the building was but \$176,000, exclusive of the value of the land. The erection of the building was a result of the discovery of the city's ownership of a valuable parcel of ocean-front property which had been claimed by private parties.

The architects for the Municipal Building, Messrs. McKenzie, Voorhees & Gmelin, have been at work gathering the nec-



essary data as to the floor space and proper arrangement that will be required by the various departments and bureaus that will be quartered under its roof, and which for years have exceeded the capacity of the existing Municipal Building and made necessary the leasing of offices for city purposes in private buildings of the neighborhood. Considerable time and thought have been given to a discussion of ways and means by a committee appointed by Borough President Steers, and consisting of Commissioner Pounds, Superintendent of Buildings Thatcher and

the present writer. The new building will occupy the site of the present Municipal Building and extend to the corner of Court street. The estimated cost of the construction is \$3,300,000. The Washington Building, at the corner of Court and Joralemon streets, which covers part of the intended site, will be taken by condemnation proceedings, and the city has obtained options on the two adjoining buildings. The corner section of the new building will be erected first and occupied by all the departments now in the present Municipal Building, which will then be demolished, to give place to a wing of the new edifice.

Actual work has not yet commenced on the Eighth Ward Market Building which is to be erected on the new made land north of the 39th Street Ferry at South Brooklyn. A contract was advertised and bids were requested for dredging and filling a year ago in April, but the single bid received so far exceeded the engineer's estimate that it was rejected, and nothing further has been done, except that the slow process of filling-in is continued by using the site as a free dump. The higher cost of living in recent years has served to remind the public of the economic importance of public markets conveniently situated, and such a wide interest has been shown in the project for the Eighth Ward Market that it is thought that its consummation will not be very much longer put off.

The property has a frontage on Second avenue of 375 feet, between 36th and 37th streets and extends in a westerly direction 750 feet to the bulkhead line of New York Bay, containing approximately 17.75 acres. The site was purchased by the city at a cost of \$800,000, but 2.72 acres of the entire property was available for any purpose whatever, the remainder being land under water. Since then about a dozen acres have been reclaimed.

(Continued on Page 975.)

BUILDING LIMITATIONS.

A Special Committee to Investigate Into the Height, Size and Arrangement of Buildings.

At the request of Borough President McAneny of Manhattan, Alderman Folks introduced in the Board of Aldermen this week a resolution directing the appointment of a special committee, in which every borough will be represented, whose duty it will be to investigate the question of regulating the height, size and arrangement of buildings.

President McAneny maintains that under the Charter the Board of Aldermen and the Board of Estimate together have the power to regulate the height of buildings. He made a statement to this effect at a conference held at the Waldorf-Astoria on Tuesday evening, which had been called by the Fifth Avenue Association and was attended by representatives of the Merchants' Association, the Washington Square Association, the Washington Heights Taxpayers' Association, the Citizens' Union, the West End Association, the Wholesale Drygoods Association, the Central Mercantile Association and the Seventh Avenue Association.

Others present besides Borough President McAneny were Hon. Jacob A. Cantor, a former borough president; Nelson P. Lewis, chief engineer to the Board of Estimate, Calvin Tomkins, Commissioner of Docks and Ferries; Arnold W. Brunner, Chairman of the Fifth Avenue Commission; Lawrence Veiller, former Deputy Commissioner of the Tenement House Department; Bert Hanson, president of the Municipal Art Society; Chas. R. Lamb and George B. Ford.

The announcement by President McAneny that an attempt would be made to regulate the height of buildings by some method was heard with interest and was considered as the most important practical move that the "city planners" have yet been able to promote. He said the Charter conferred the right upon the Board of Aldermen with the consent of the Board of Estimate to limit the height of buildings in certain zones, and he did not believe it necessary to go to the Legislature for authority.

The Borough President delivered an extended address on the subject of city planning, setting forth what had been done in Manhattan to widen the streets, the reasons for recently appointing the Fifth Avenue Commission and the necessity of planning now for the development of the city in the future. He strongly advocated the appointment of a permanent commission which would have charge of all matters relating to changes in the city map. This commission he thought ought to consider housing conditions, the industrial centres with such adjuncts as markets, traffic and shipping facilities, park systems, recreational facilities, the proper location of wholesale and retail districts and the protection of residential districts. The rectilinear plan of New York had called forth a number of suggestions, such as the cutting of diagonal avenues from Times Square to the Queensboro Bridge, and from the Pennsylvania Station to Forty-second street and Fifth avenue.

Another lack, Mr. McAneny pointed out, was the absence of open spaces in which to place public buildings, and he referred to the plan for the erection of the Court House Square with the County Court House in the center and such buildings as the Federal Courts and the criminal courts around it. The City Planning Commission could also take up the subject of docks and shipping facilities and would see that they were connected with proper railroad facilities and were accessible for trucking purposes.

The commission in the view of Mr. McAneny should be representative of every section of the community. The architect and engineer, he said, must of course be on it, but so also must the business man, both wholesaler and retailer, the professional man, such as the lawyer and the physician, the social worker with an eye to recreation and health, and the labor interests, the transportation experts, and the real estate interests must all be represented.

Chief Engineer Nelson P. Lewis, Arnold W. Brunner, George B. Ford, of George B. Post & Sons, architects, and Charles R. Lamb, of the Merchants' Association, supported the idea of establishing a permanent city planning commission, but a division of opinion developed as to whether the commission should be simply an advisory one or should have veto power.

While it was claimed that a merely advisory commission would be ineffective, the meeting was not willing, as it proved, to sanction a series of resolutions which had been prepared by the Fifth Avenue

Association, and which President Hanson of the Municipal Art Society asked to have read at an early stage of the proceedings, so that they might be duly considered. As it appeared from the resolutions when read that the City Planning Commission might be possessed of the power to direct improvements, devise improvements or to veto improvements, the general opinion was that it would be better not to come to any definite conclusion; and approval was also withheld from the resolution which Borough President McAneny has introduced in the Board of Aldermen.

Former Borough President Cantor in the course of some remarks said he was very doubtful if the city authorities had authority to limit the height of buildings. Borough President McAneny replied that the Charter certainly conferred that power, but that he was not sure that the Charter was constitutional in this respect. At any rate he believed in proceeding under the authority of the Charter and leaving it to the courts to instruct them if the Charter should prove to be wrong. Only once had a case of this kind been taken to the U. S. Supreme Court. This was the Copley Square case from Boston. The court sustained the city in limiting the height of buildings, but the Legislature offset the decision by giving to property owners the right to recover damages from the city if prevented from exceeding the limit prescribed.

Mr. Cantor brought to the attention of the meeting that there had been a city planning commission during his administration and that an elaborate report had been made. Nothing had been done to carry out the recommendations of the commission. He doubted if Borough President McAneny had even looked at the report. Every new administration wanted to frame its own policies. This rendered it very difficult to carry forward great public improvements in this country.

Dock Commissioner Tomkins advised that the question of finance should be linked with city planning. The recommendations of the Cantor City Planning Commission called for a total expenditure of eighty-seven million dollars, which was a sum so large that the city was utterly unable to finance the scheme. On the other hand, dock and terminal improvements, transportation improvements and water works would pay for themselves.

Mr. Cantor explained that it was not necessary to undertake the whole of his plan at once.

The resolution which Borough President McAneny caused to be introduced in the Board of Aldermen by Mr. Folks on Tuesday, and which did not obtain the approval of the meeting, was worded as follows:

"Resolved, That the Rules Committee appoint a Special Committee, which shall consist of not less than 15 persons, whose duty it shall be to make inquiry, examination and investigation into the regulation of the height, size and arrangement of buildings in this city and into the comparative justice, merits and defects of the laws and ordinances of other municipalities, States and countries relative to the same subject. Said Committee shall submit a full and final report, including such recommendations for legislation by law or ordinance as in its judgment may seem proper not later than February 1, 1913; and further

"Resolved, That the members of said committee shall serve without compensation. Each borough of this city shall be represented by at least one person, and a majority of the members of the committee shall be members of the Board of Aldermen."

Which was referred to the Committee on Rules.

Park Avenue Improvement Association.

A meeting was held on Monday, May 6, at the office of Charles H. Schnelle, 1390 Lexington avenue, for the purpose of organizing the Park Avenue Improvement Association. Its objects are to secure the improvement of Park avenue, which is likely to be one of the most beautiful avenues in the United States. This association intends to aid the City Commission to carry on its work, particularly in reference to the electric lighting system, the planting of trees and shrubbery over the New York Central tunnel and improving the pavements. The following gentlemen were appointed a committee of organization: James E. Ware, John H. D. Meyer, Dr. Louis Neff, Louis Wanninger, H. H. D. Klinker, G. H. Ahlers, Victor Spitzer and Charles H. Schnelle. A committee was also appointed to draw up a constitution and by-laws. Another meeting will be held for permanent organization on Monday, May 13, at the office of the secretary, Charles H. Schnelle, to which all those interested in Park avenue are invited or to send suggestions.

April's Large Building Gains.

The building record for the first month of spring this year is a very favorable one, showing as it does a larger total of expenditure in April than for any month since August, 1911, marking a large gain over April a year ago, and also depicting increases at two-thirds of all cities as compared with April, 1911.

Returns to Bradstreet's from 114 cities of the United States show a total expenditure of \$82,539,530, as against \$62,944,189 in March, and \$69,352,086 in April a year ago. There is here shown a gain of 31 per cent. over March, and of 19 per cent. over April a year ago, which latter month, however, marked a decrease of 15.7 per cent. from April, 1910. A rather favorable side to this exhibit is found in the fact that 75 out of the 114 cities, or two-thirds of all, show gains in April over the like month a year ago.

Most of the large cities show good-sized gains over April last year. In all, sixteen cities report an aggregate of over \$1,000,000 spent for building in April, and all of these show gains. The increases at the larger cities are generally moderate. Thus, New York gains 17.8 per cent., Chicago 8.9 per cent. and Philadelphia 23.7 per cent.; but some cities show immense increases, as, for instance, San Diego, with 166.8 per cent. gain, and Indianapolis, with an increase of 102 per cent. The showing made by this group of sixteen cities follows:

Cities.	April expenditure.	P. ct. inc.
New York City.....	\$19,433,851	17.8
Chicago	9,345,400	8.9
Philadelphia	4,503,385	23.7
Los Angeles	2,650,461	64.2
St. Louis	2,416,240	39.7
Portland, Ore.	2,305,936	28.9
Minneapolis	2,148,130	23.6
San Francisco	1,916,659	1.8
Cleveland	1,806,859	23.6
Rochester	1,780,899	65.4
Indianapolis	1,332,230	102.1
Kansas City	1,304,760	21.5
Seattle	1,235,230	36.9
Milwaukee	1,577,481	21.2
Atlanta	1,105,261	29.8
San Diego	1,062,631	166.8
Total above 16 cities.....	\$55,925,413	23.9
Total other 98 cities.....	26,614,117	10.1

The West Side Terminal.

Strong representations have been made by The Merchants' Association to the Committee of the Board of Estimate and Apportionment which has under consideration the Manhattan West Side freight terminal plans, urging the committee to take action upon them. The committee has had the plans before it for nearly seven months. In a communication addressed to Comptroller Prendergast, as chairman of the committee, the association points out that the construction of a terminal giving direct communication between the railroads and the docks is of vital importance to the commercial welfare of the city. The plan proposed in opposition to that prepared by Dock Commissioner Tomkins is condemned.

—The concrete home is being used more and more by the developing companies on Long Island. The solid concrete or stucco-decorated house is becoming an economic necessity in this vicinity. Architects have so worked out the principles of construction that the cost is relatively inexpensive.

(Continued from Page 974.)

The improvement is contemplated to provide for the erection of some 164 market buildings, each to be about 20 by 60 feet in dimensions; a market square to accommodate a hundred farm wagons, and two public piers for the reception of farm produce by water. It is planned, instead of leasing the ground, to have the city erect the buildings and rent them, and so obtain a revenue which will be sufficient to pay not only the interest on the bonded indebtedness but eventually the bonds also.

The bureau has endeavored to respond in the fullest manner to the public desire for street signs. Last year no less than 9,219 street signs were installed. About thirteen hundred of these were enameled, the others being wooden panels and glass.

The popularity of the interior baths is yearly on the increase, judging from the financial receipts, and as the baths are always open, they are the subject of constant supervision from representatives of the bureau. At present there are seven baths in the borough, and there is need of more. The same care required in the maintenance of the baths is exacted by the conditions existing in our comfort stations. The construction of two more stations has been authorized and financed, and one is to be erected on the Williamsburgh Bridge Plaza, which we hope to make a model station of the kind.

NEW BUILDING CODE HAS MANY CRITICS.

Joint Committee Which Framed It Says "Make It Better If You Can."—
Taxpayers' Representatives Prominent at First Hearing at City Hall.

AT the hearing before the Building Committee of the Board of Aldermen on Tuesday it was made plain that the code prepared by the Joint Committee on City Departments was not submitted as a finished work, but rather as a well-meant basis for a more perfect conception of what the building laws of this great city should be in the present era. That this was the feeling with which the code, on which the members of the committee had labored conscientiously for two years, was submitted to the Board of Aldermen was clearly and frankly stated by Chairman Benjamin D. Traitel and Secretary Robert D. Kohn, of the Joint Committee.

When the hearing opened representatives of various interests attacked the document rather furiously, but Mr. Traitel arose after a time and in a ringing speech exclaimed: "Gentlemen, we have done the best we could; make it better if you can. We have not written a Bible or something unalterable. If you can suggest anything better we want it. We expect many just criticisms—we want them. Our chief concern in framing the code was the safety of the people. If we have failed in any degree we want it pointed out. If there is one thing that we endeavored to avoid it was the conservation of special interests. The work of the committee has been careful work. Nobody's pet scheme has been incorporated into this code."

Secretary Kohn supplemented what Mr. Traitel had said by giving notice that the members of the Joint Committee themselves had no less than sixty amendments to propose. They had discovered many places where they had erred or where a change could be advantageously made.

Representatives of the United Real Estate Interests, namely, Dr. Korn and Counselor Michael J. Horan, and representatives from the brick interests had been criticizing the code as one that had been compiled in favor of special interests. John Gill, representing the Central Board of Bricklayers, Masons and Plasterers of the State of New York, had said that it discriminated against "the men with the level and the square" and in favor of the "man with the shovel"; or, in other words, against mechanics and in favor of laborers. It ignored the stone industry, the ornamental terra-cotta industry, the brick industry and the hollow-tile industry and legislated in favor of concrete construction.

Ernest Flagg, the architect of the Singer Building, had entered a general objection to the revision on the ground that the committee had attempted to do the impossible. "They have tried to tell people what they shall do," said Mr. Flagg, "and as soon as any one attempts to do that he favors certain interests over others. A building code should rather say what may not be done legally. The great danger of the time is from fire loss. The total annual loss in this country is preposterous. Yet this code places a premium on inflammable material and penalizes fireproof material. For example, if I use fireproof material in a building the factor of safety is double what it must be if I use inflammable material."

A man who said he represented the brick interests wanted to know why it was that the brick industry had not been represented on the committee which revised the code, and others wanted to know why real estate owners had not been invited to send a representative. In reply to these questions Secretary Kohn explained the way in which the New York Chapter first took up the work some years ago and subsequently invited other organizations to work with them in compiling a code which would be the fairest and best they could produce.

The chairman of the aldermanic committee announced that anybody had a right to prepare and submit a code. The Joint Committee on City Departments had exercised this right, and others could do the same if they wished, or propose amendments to the code now before the house. Everybody would have a chance to be heard who had something of value to offer. He said that his committee would first hear general objections and then would take up the code section by section and go through it. He desired to know what the Superintendents of Buildings in the various boroughs thought of the new revision and called out Superintendent Miller, of Manhattan, who was the only one of the five present.

Superintendent Miller said that in a general way, while he might himself have written a different code if it had been his

duty to write one, he considered the one in hand very satisfactory on the whole, but perhaps leaving room for some exceptions. Before the committee finished its hearings he might offer some suggestions.

Lawrence, of the Tenement House Committee of the Charity Organization Society, suggested that the committee should take legal advice with the Corporation Counsel.

John D. Moore, C. E., now a State Commissioner at Albany, who was one of the principal editors of the last previous code submitted to the Board of Aldermen, and Alderman Kenealley, who was chairman of the committee which framed that code, called particular attention to the large amount of discretion which the code now under consideration intended to give the Superintendents of Buildings. They considered this as strange in view of the fact that the men who were most instrumental in preparing the pending code had been particularly opposed to a similar provision in the previous one.

"It is an amazing proposition that is made here," said Commissioner Moore. "Under section 2, which says that the code is to be construed liberally, a superintendent would be empowered to override other provisions of the code, and in his own discretion, to bar the use of certain building materials."

Section 2, which was the subject of a great deal of discussion, reads as follows:

"This code is declared to be remedial and is to be construed liberally to secure the beneficial interests and purposes thereof. No wall structure building or part thereof shall hereafter be built or constructed, nor shall the plumbing or drainage of any building structure or premises be constructed or altered, in the city of New York, except in conformity with this code. No building hereafter erected or hereafter to be built in said city shall be raised, altered, moved or built upon in any manner that would be in violation of any of the provisions of this code or the approval issued thereunder."

Guy B. Waite, C. E., said it was absolutely necessary to give the Superintendent of Buildings discretion, but he believed they should be held responsible.

"When you say 'liberally,'" asked Mr. Veiller, "do you mean liberally for the builders or liberally for the benefit of the community?"

"We mean that the Superintendent of Buildings shall not exceed the authority conferred upon him by the City Chapter," said Mr. Traitel, in explaining the process by which the Joint Committee arrived at the determination as expressed in the section.

"Why not insert a clause that the sections in the Charter conferring discretionary power on the Superintendents be made a part of the code?" asked Mr. Patterson, who represented the brick industry.

Section 3, requiring modifications of the code to be printed in the City Record and recorded at the Building Bureaus, in order to be cited as precedents in future cases, was not objected to by any one. But Mr. Veiller suggested that the same degree of publicity be given to the decisions of the Board of Examiners.

A number of changes were proposed in the list of "definitions" contained in section 5, and then the hearing was adjourned until next Wednesday afternoon at 1 o'clock.

The hearing brought together a goodly number of those men who had participated in former revisions of the code. The builders, the concrete interests, the fireproofing interests, the architects, mechanical trades and the underwriters were represented by mostly the same experts as in former years. New forces were represented by the officers of the United Property Owners' Association, who, as their counsel, Mr. Horan, said, are going to butt in, and by Mr. Patterson as counsel for the brick manufacturers. There were some indications that the friends of the previous codes will be severe critics of the new revision.

Fireproof Furniture Should Be Preferred.

Julius Franke, the architect, said with respect to the new building code, this week, that although it would be very good code as regards fireproofing and fire protection, there was much to be said about the unnecessary amount of wood which so often is put into buildings by tenants, in the way of counters and shelv-

ing, and which the code does not take notice of. Mr. Franke added:

"I think there should be some restriction as to the character of counters and shelving which should be allowed in certain classes of buildings.

"When sheet metal is so cheap and wood getting more expensive, there is no reason why certain shelving and counters could not be made cheaper in metal than in wood, or at least of equal cost. It would be well if the underwriters were to give more consideration to the tenant who puts in fireproof furniture than one who puts in wood."

OWNERS IN REBELLION.

Against Alleged Illegal Orders of Fire Prevention Bureau.

At a very largely attended meeting of the Realty League held at the Hotel Savoy on Wednesday evening the matter of the authority of the Fire Prevention Bureau to enforce the enormous amount of oppressive orders now being sent out by it was discussed. Several owners related experiences which they already had with the department. One stated that he had completed a building about a year ago and all the legal requirements had been complied with. About a month ago he received a notice to install a sprinkler system.

His building was not designed to support the additional tanks necessary upon the installation of a sprinkler system and such an installation would require, he said, that the entire steelwork of the building be given additional support. Furthermore, the building was entirely occupied, and compliance with the order would cause a great deal of trouble.

The building in question had a frontage of only forty feet. It had three elevators and two stairways, one of the stairways being on the outside of the building and could be used by a mere child. This was all, he said, that the law required in a building of this size. Yet he had also received an order to build another stairway in the building. Upon interviewing the acting chief of the bureau he obtained little satisfaction but was told that if he made much of a time about doing the work it was in the power of the Fire Prevention Bureau to vacate the building.

Other owners told of similar experiences, and some of the orders described seemed from the accounts given even more drastic than the one herein mentioned. After a thorough discussion of the matter a committee of five was appointed to combine parties interested in some plan of protection against what were alleged to be "illegal and ruinous" demands of the bureau. Much unfavorable comment was made upon the appointment of political inspectors to deal with a matter so important, equally from the point of view of the public and property owners.

The committee appointed was as follows: Charles Bueck, 5-7 East 42d street; A. B. Bastine, 1178 Broadway; Elias Kempner, 37 Liberty street; E. S. Ullman, 20 West 20th street; Albert J. Appell, 90 West Broadway, all of Manhattan.

Action Demanded on Dock Improvements.

A crisis in regard to harbor development was reached in the Board of Estimate this week when Commissioner Tompkins, protesting against the delay in beginning the improvement of the South Brooklyn waterfront, asked that a special committee be appointed to consider the South Brooklyn Dock Front and Terminal question. He expressed disapproval of the course of Borough President McAneny, as chairman of the committee in charge of harbor development matters, and charged him with being responsible for the delay in starting the improvement.

Borough President Miller of the Bronx supported the commissioner's request, saying that he could not "see any sense" in Manhattan's Borough President officially studying Brooklyn questions of that nature. A resolution was adopted urging action on the part of the McAneny committee.

Going to Washington.

The hearing at Washington on May 21, on the O'Gorman bill for the appropriation of \$5,000,000 for a new site for a Post Office and Federal Building will be attended by committees from the Board of Estimate, the Board of Aldermen, the American Institute of Architects, the Bar Association, the County Lawyers' Association, the New York Historical Society, the Merchants' Association and the City Club.

SIX HOURS for ONE CENT

While other items that enter into the cost of living have gone up, the cost of EDISON LIGHT to consumers has gone steadily down, until today it is scarcely a quarter of what it was a few years ago.

UNDER THE

Reduced Brooklyn Edison Rates

in effect JULY 1st, 1912, you can burn the new

15 Watt, 12 C. P. Mazda (Tungsten) Lamp SIX HOURS FOR ONE CENT

Under all conditions in Brooklyn, Electric Illumination for any purpose is not only the best, but the most economical.

Are Your Premises Wired? If not, let us tell you how much it will cost to wire them.

Edison Electric Illuminating Co.

OF BROOKLYN

360 PEARL STREET

5114 FIFTH AVENUE

884 BROADWAY

TELEPHONE, 8000 MAIN (Connecting all Branches)

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

Local Board of Flatbush.

AT BOROUGH HALL, BROOKLYN, ON MAY 20, AT 3 P. M.

AV H.—To construct a sewer basin on AV H, at the southwest corner of East 16th st, at the expense of the owner or owners of the lots fronting on the portions of the streets draining into said basin. Estimated cost, \$200; assessed valuation, \$13,800.

36TH ST. NEW UTRECHT RD.—To amend resolution of January 12, 1912, initiating proceedings to regulate, grade, etc., on 36TH ST, from Fort Hamilton parkway to West st, and also on NEW UTRECHT RD, from Church av and 36th st to 14th av, by excluding therefrom that portion of 36TH ST bet Fort Hamilton parkway and 12th av, so as to make the amended resolution read as follows: "To regulate, grade, set cement curb and lay cement sidewalks on 36TH ST, from 12th av to West st, and also on NEW UTRECHT RD, from Church av and 36th st to 14th av."

36TH ST.—To regulate, grade, etc., from Fort Hamilton parkway to 12th av.

AV I.—To regulate, grade, etc., from Coney Island av to the right of way of the Brighton Beach Railroad.

EAST 35TH ST.—To regulate, grade, etc., from Clarendon rd to Av D.

BROOKLYN AV.—To regulate grade, etc., Brooklyn av, from Midwood st to Lefferts av.

45TH ST.—To pave with asphalt on concrete foundation, from 14th av to 15th av.

AV N.—To regulate, grade, etc., from East 15th st to Coney Island av.

17TH AV.—To construct a sewer in, from 42d st to 43d st.

AV I.—To construct sewers in AV I, from a point 100 ft. east of Brooklyn av to East 39th st, and from a point 100 ft. east of East 39th st to East 40th st, and in EAST 37TH ST, from AV I to Flatbush av.

LENOX RD.—To construct a sewer in LENOX RD, from East 34th st to New York av.

LENOX RD.—Recommending to the Board of Estimate and Apportionment that the roadway width of LENOX RD, bet East 34th st and New York av, be changed from 36 ft. to 34 ft.

LENOX RD.—To regulate, grade, etc., from East 34th st to New York av.

LENOX RD.—To pave with asphalt on concrete foundation, from East 34th st to New York av.

55TH ST.—To regulate and grade to a width of 24 ft. on each side of the centre line, etc., from 15th to 16th av.

59TH ST.—To amend resolution of March 31, 1910, initiating proceedings to regulate and grade to a width of 24 ft. on each side of the centre line, set cement curb and lay cement sidewalks in 55TH ST, from 15th to 17th av, and from 18th av to Washington Cemetery, by excluding from the provisions thereof that portion of 55TH ST, bet 15th and 16th av, the amended resolution to read as follows: "To regulate and grade to width of 24 ft. on each side of the centre line, set cement curb and lay cement sidewalks in 55TH ST, from 16th to 17th av, and from 18th av to Washington Cemetery."

EAST 17TH ST.—To construct sewer, from Av I to Av K.

EAST 4TH ST.—To amend resolution of September 13, 1911, initiating proceedings to regulate, grade, etc., and pave with asphalt EAST 4TH ST, from Albemarle rd to Fort Hamilton av, by EXCLUDING provisions for paving with asphalt, the amended resolution to read as follows: "To regulate, grade, etc., on EAST 4TH ST, from Albemarle rd to Fort Hamilton av."

EAST 4TH ST.—To pave with asphalt on concrete foundation, from Albemarle rd to Fort Hamilton av.

EAST 4TH ST.—To construct sewer, bet Caton av and Albemarle rd.

LOUISA ST.—To regulate, grade, etc., from Chester av to West st.

LOUISA ST.—To construct sewer in LOUISA ST, from Chester av to West st, and an outlet sewer in STORY ST, from Louisa st to Church av.

SULLIVAN ST.—To construct sewer from Franklin to Bedford av.

EAST 21ST ST.—To pave with asphalt on concrete foundation, from Newkirk to Foster av.

STREET SYSTEM.—To change the lines and grades of the STREET SYSTEM bounded by Church av, Nostrand av, Erasmus st and Rogers av.

CHURCH AV.—To construct a sewer basin in CHURCH AV, at the northeast corner of Brooklyn av, at the expense of the owner or owners of the lots fronting on the portions of the streets draining into said basin.

CHURCH AV.—To pave with asphalt on concrete foundation, from the east side of New York av to the east side of Brooklyn av.

EAST 16TH ST.—To pave with asphalt on concrete foundation, from Foster to Newkirk av.

ALBEMARLE RD.—To set cement curb and lay asphalt pavement, from East 3d to East 5th st.

ALBEMARLE RD.—To construct sewer basin at the northeast corner of ALBEMARLE RD AND EAST 3D ST, at the expense of the owner or owners of the lots fronting on the portions of the streets draining into said basin.

85TH ST.—To construct sewer basins on EAST 85TH ST, at the south and east corners of 18th av, and at the north and west corners of 20th av, at the expense of the owner or owners of the lots fronting on the portions of the streets draining into said basin.

FORT HAMILTON AV.—That the lot lying on the east side of FORT HAMILTON AV, bet 38th and 39th sts, known as No. 30, Block 5290, be enclosed with a board fence 6 ft. high, at the expense of the owner or owners of the said lot.

EAST 14TH ST.—To construct sewer from Av K north to the summit bet Avs J and K.

MALBONE ST, ETC.—To regulate and grade MALBONE ST, from Albany to Lefferts av, and LEFFERTS AV, from Schenectady to Utica av.

TROY AV.—To regulate and grade, from Crown to Maple st.

SCHENECTADY AV.—To regulate and grade, from Carroll st to East New York av.

EAST 18TH ST.—To construct sewer, bet Avs N and O.

EAST 18TH ST.—To pave with asphalt on concrete foundation, from Av N to O.

OLD NEW UTRECHT RD.—To regulate, grade, etc., from 14th to 18th av.

EAST-18TH ST.—To amend resolution of March 4, 1912, initiating proceedings to open EAST 18TH ST, from Av Z to Voorhies av, by excluding from the provisions the portion of EAST 18TH ST bet Av Z and Jerome av, the amended resolution to read as follows: "To open EAST 18TH ST, from Jerome to Voorhies av."

CANARSIE LANE.—To construct sewer, from Flatbush to Bedford av.

EAST 23D ST.—To construct sewer, from Foster to Newkirk av.

48TH ST.—To construct a sewer, from the summit bet 14th and 15th avs to 15th av.

EAST 17TH AND 18TH STS.—To construct sewer in EAST 17TH AND EAST 18TH STS, each from Av N to the sewer summit bet Avs N and O.

UNION ST.—To construct sewer basin on UNION ST, at the northeast corner of Troy av, at the expense of the owner or owners of the lots fronting on the portions of the streets draining into said basin.

Local Board of Bay Ridge.

AT BOROUGH HALL, BROOKLYN, ON MAY 20, AT 2.30 P. M.

80TH ST.—To regulate, grade, etc., from 14th to 15th av.

82D ST.—To regulate, grade, etc., from 13th to 14th av.

84TH ST.—To regulate, grade, etc., from 13th to 14th av.

64TH ST, ETC.—To construct sewer in 64TH ST, from 8th to 9th av, and an outlet sewer in 9TH AV, from 64th to 63d st.

56TH ST.—To regulate, grade, etc., from 12th to 13th av.

56TH ST.—To pave with asphalt on concrete foundation, from 12th to 13th av.

71ST ST.—To construct sewer, from Fort Hamilton to 10th av.

66TH ST.—To regulate, grade, etc., from 11th to 13th av.

50TH AND 51ST STS, 9TH AV.—To fill in to the legal grade of 51ST ST, sloping back to 50th st, with a rise of one inch in 5 ft., the pond located on the lot lying on the south side of 50TH ST, and on the north side of 51ST ST, bet 9th and 10th avs; and on the east side of 9TH AV, bet 50th and 51st sts, known as No. 1, Block 5645.

48TH ST, 49TH ST, 9TH AV.—To fill the pond located on Lot 1, Block 5631, bounded by 48th st and 49th st and 9th and 10th avs.

FORT HAMILTON PARKWAY.—That cement sidewalks 6 ft. in width be laid in front of the lots lying on both sides of FORT HAMILTON PARKWAY, from 65th st to Bay Ridge av, at the expense of the owner or owners of said lots.

FORT HAMILTON PARKWAY, ETC.—That cement sidewalks 6 ft. in width be laid in front of lots lying on the east of FORT HAMILTON PARKWAY, bet 49th and 51st sts; also that cement sidewalks 5 ft. in width be laid in front of lots lying on the south side of 52D ST, bet 9th and 10th avs, at the expense of the owner or owners of said lots.

39TH ST.—To rescind resolution of March 14, 1912, directing that the lot lying on the north side of 39TH ST, bet 3d and 4th avs, known as No. 51, Block 704, be enclosed with a board fence 6 ft. high, at the expense of the owner or owners of said lots.

55TH ST.—To rescind resolution of December 4, 1911, directing to grade to the level of the curb the lot lying on the north side of 55TH ST, bet 6th and 7th avs, known as No. 71, Block 825, at the expense of the owner or owners of said lot.

53D ST.—To regulate, grade, etc., and lay sidewalks in 53D ST, from 9th to 10th av.

10TH AV.—To amend resolution of October 4, 1909, initiating proceeding to regulate, grade, set stone curb on concrete foundation and lay cement sidewalks 5 ft. in width on both sides of 10TH AV, bet 41st and 53d sts, by omitting the block bet 52d and 53d sts, so as to make the amended resolution read as follows: "To regulate, grade, set stone curb on concrete foundation and lay cement sidewalks 5 ft. in width on both sides of 10TH AV, bet 41st and 52d sts."

10TH AV.—Requesting the Board of Estimate and Apportionment to amend its resolution of April 20, 1911, initiating proceeding to regulate, grade, set stone curb on concrete foundation and lay cement sidewalks 5 ft. in width on both sides of 10TH AV, bet 41st and 53d sts, by excluding the block bet 52 and 53d sts, so as to make the amended resolution read as follows: "To regulate, grade, set stone curb on concrete foundation and lay cement sidewalks 5 ft. in width on both sides of 10TH AV, bet 41st and 52d sts."

Local Board of Staten Island.

AT BOROUGH HALL, ST. GEORGE, ON MAY 21, AT 10.30 A. M.

YORK AV.—To pave or repair sidewalks and crosswalks in YORK AV, bet Prospect av and Brighton av, 1st Ward. List 1231.

BOYD ST.—To pave or repair sidewalks and construct curb and gutter in BOYD ST, bet Court and Cedar sts, 2d Ward. List 1232.

NEW DORP LANE.—To relay and renew sidewalks on the south side of NEW DORP LA, bet 1st st and 10th st; and in 8TH ST, bet New Dorp la and Beach av; and in 2D ST, bet New Dorp la and Amboy rd, 4th Ward. List 1233.

LOCAL BOARD RESOLUTIONS.

The following petitions were acted upon at the meetings of the various Local Boards held in the different districts as indicated below.

Local Board of Morrisania.

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

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. Denied.

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. Denied.

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. Adopted as amended, as follows: regulate, grade FOX ST, from Leggett av to Longwood av, where not already done; and paving with sheet asphalt bet the above named limits.

TIFFANY ST.—Constructing sewers and appurtenances in Tiffany st, bet Whitlock av and Lafayette av, etc. Laid over until May 28.

Local Board of Chester.

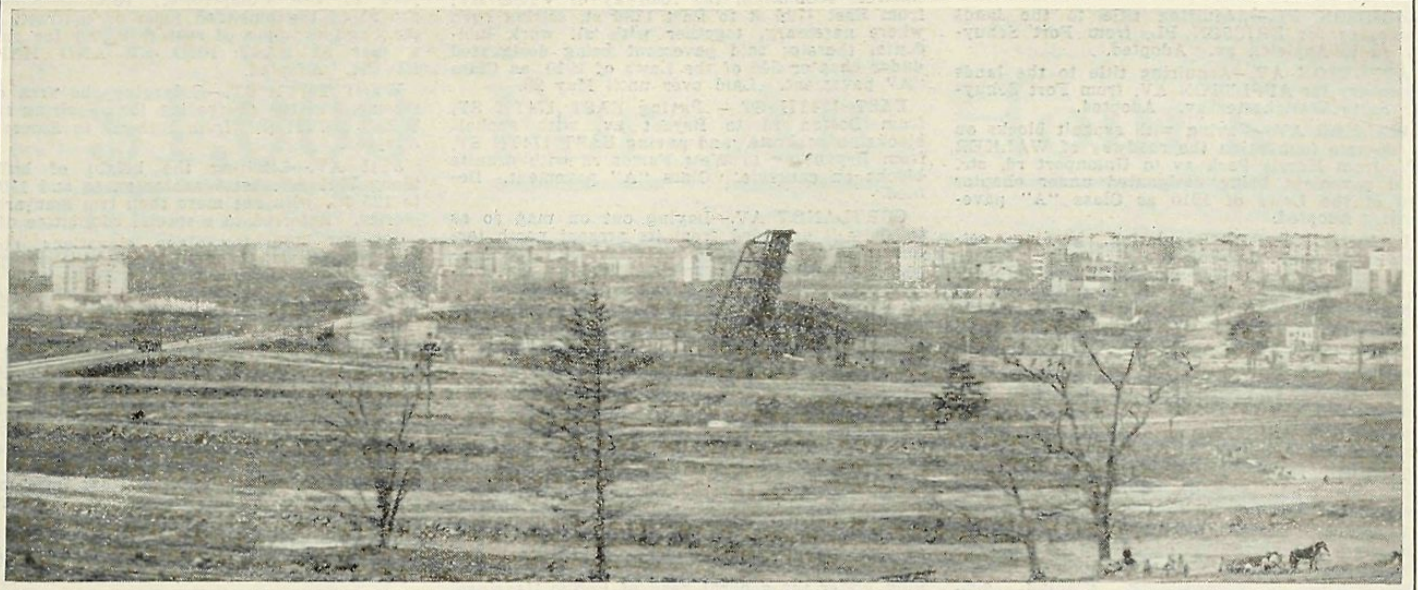
AT MUNICIPAL BUILDING, 3D AV AND 177TH ST, ON MAY 8.

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. Adopted.

MACLAY AV.—Constructing sewer bet Zerrega av and Seddon st. Adopted.

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. Adopted.

UNIONPORT RD.—Regulating and grading, setting curbstones, flagging the sidewalks a space 4 ft. wide, laying crosswalks, building ap-



THIS IS THE WATSON

Another A-RE-CO City. Watch it Grow

ON May 25 at noon investors and builders can buy lots in THE WATSON another A-RE-CO city at prices from \$2,800 upwards. To those familiar with Bronx real estate the above statement is enough. These investors need no second invitation to buy. To those unfamiliar with the opportunities for large profits in New York City real estate the following facts are conclusive.

The Watson property located at Westchester Avenue and Bronx River Avenue, is the newest of the American Real Estate Company's Bronx developments. This is the company which so successfully developed the Hoe and Simpson Street A-RE-CO district adjoining. **The Watson A-RE-CO district will be a like success.**

BECAUSE the Watson is directly in the line of the City's progress. The city has crowded right up to it and five-story apartment houses are now being built upon it.

BECAUSE its many building sites are needed now for apartment houses to accommodate the ever increasing population of the Bronx, 201,000 in 1900 and over 500,000 in 1912.

BECAUSE the Watson, the new A-RE-CO city, is only six blocks from the present Simpson Street subway station with a surface line running from the subway station and touching ten blocks of the Watson's main thoroughfare, Westchester Avenue.

BECAUSE in four years at the most there will be stations of the new Lexington Avenue subway at both ends of the Watson and one is planned almost in the center at Elder Avenue. This subway will furnish five cent rapid transit service for thousands of people and cannot help doing for the Watson what the present subway did for the Simpson Street district—build a city of thirty thousand inside of five years.

BECAUSE in addition to subways and surface lines, this summer will see the service of the new railroad, the New York, Westchester and Boston running, and trains stopping at the Westchester Avenue Station at the southwestern end of the Watson. Glance over this map carefully and you will notice that the Watson is located in the greatest rapid transit zone in New York City. It is entirely surrounded by transit.

BECAUSE building lots can be purchased now for less than half the cost of lots six blocks away and this permits the building of excellent apartments in which rents are low. Low rents are the greatest attraction to New York's thousands of people living in apartment houses.

BECAUSE back of this tremendous development of New York City land is the American Real Estate Company

with assets of \$24,134,000 and a record of having for twenty-four years carried through successfully every development it has undertaken.

You cannot conceive the tremendous possibilities for making money in New York City land until you see the Simpson Street A-RE-CO district and are made to realize that seven years ago it was vacant city lots: that lots now selling at \$6,000 to \$15,000 could have been purchased then for from \$3,000 to \$5,000 and there is no better security in the world than New York City land. Fortunes were made by investors in lots within a radius of ten blocks of the Simpson Street subway station. Fortunes will be made by investors who are wise and take advantage of the opportunities the new A-RE-CO city offers. We want every intelligent investor to see the Watson. The building operations in the Borough of the Bronx for the ten years ending in 1910 aggregated over Two Hundred and Forty Millions of Dollars, and in the same period the assessed value of taxable real estate increased over Three Hundred and Fifty-five Millions of Dollars. Were you wise enough to invest in Bronx land and get your proportion of this enormous profit. If you were and want another opportunity of making money, buy lots in the Watson and if you did not and want a money making opportunity now, buy lots in the Watson. The Watson will duplicate the Simpson. Every one who knows anything about the Bronx will appreciate the full meaning of this statement. We cannot help being enthusiastic about this new A-RE-CO City and you will be when you see it. When you visit the Watson this week, you will see the great city crowding towards it. In all directions are seen apartment houses rapidly nearing completion and many new ones being started. The Watson itself is a bee-hive of activity. Nine new five-story apartment houses with accommodations for 108 families and ten stores are now being built by the American Real Estate Company. The American Real Estate Company is going to share with the public the profits to be made on this great piece of property. Lots in the Watson are offered to the investing public and builders at prices ranging from \$2,800 per lot upwards. The streets are regulated, graded and sewered. The work was done at the expense of the American Real Estate Company and there will be no assessments therefor. The work of curbing and paving these streets is in progress and will be completed at the expense of the American Real Estate Company and without assessments. Streets will be deeded to the City of New York and all improvements installed therein without expense to buyers of lots. Warranty deed, bond and mortgage will be drawn by the attorney of the American Real Estate Company without expense to the buyer. Title insurance policy furnished free with each purchase. Go to the Watson. Go today if possible. Select your lots. Remember opening sales day, May 25, at noon. Call at our office on the property or send for sales map, full information, prices and terms of sale. Present prices are good only until July 1.

How to Get to the Watson A-RE-CO District

Take Bronx Park Subway Express to Simpson Street Station; then walk six blocks along Westchester Avenue or take Westchester Avenue surface line direct to property.

Take Second or Third Avenue elevated road to 149th Street and Third Avenue and transfer to Subway, going to Simpson Street Station; then walk six blocks along Westchester Avenue or take Westchester Avenue surface line direct to property.

Take Third Avenue, Willis Avenue, Melrose Avenue, 149th Street crosstown—any Manhattan surface lines entering the Bronx, or any Bronx surface line from which you may transfer to Westchester Avenue surface line direct to property.

American Real Estate Company

Main Offices, 527 Fifth Ave., New York City

Telephone, 6671 Bryant

Watson A-RE-CO district office, on Westchester Ave. Open every day. Tel 469 Westchester.

proaches and erecting fences where necessary in UNIONPORT RD, from Morris Park av to White Plains av, near Bear Swamp rd, etc. Laid over until May 28.

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

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

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. Adopted.

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. Laid over until May 28.

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

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

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

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

THROGS NECK BOULEVARD.—Acquiring title from the north line of Layton av to Eastern Boulevard. Laid over indefinitely.

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

NEDHAM AV.—Acquiring title, bet East 216th st and East 222d st, as shown on section 35 of the city map. Laid over until May 28.

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. Adopted.

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. Adopted, subject to approval by the Borough President.

MEAD ST.—Reduction of width of MEAD ST, from 60-ft. to 50-ft. bet Garfield st and Unionport rd. Adopted, subject to approval by the Borough President.

CITY ISLAND.—Laying out the portion at BELDEN POINT, etc., as a PUBLIC PARK. Laid over indefinitely.

Local Board of Van Cortlandt.

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

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. Adopted with recommendation that city pay excess cost for trunk sewer over cost for ordinary sewer.

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. Adopted.

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. Laid over indefinitely.

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. Laid over until the next meeting.

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

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

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. Adopted.

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

Local Board of Crotona.

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

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, etc., with all work incidental thereto. Said pavement is design-

nated under chapter 546 of the Laws of 1910 as Class "A" pavement. Laid over until May 28.

YVSE AV.—Paving with asphalt blocks on a concrete foundation the roadway of YVSE 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. Laid over until May 28.

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. Denied.

CORTLANDT AV.—Laying out on map so as to show it extended from its present north terminus across a direct connection with the Melrose av viaduct; also, request for the construction of the necessary viaduct. All denied.

BRONX PARK AV.—Regulating, grading, etc., from Walker av to East 180th st. Laid over until May 28.

EAST 165TH ST.—Paving with asphalt blocks from Intervale av to Westchester av. Adopted.

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.

DRY DOCK RAILROAD.—Form of contract for the grant of a franchise to construct, maintain and operate a single track extension of the DRY DOCK, EAST BROADWAY & BATTERY RAILROAD CO. to its existing street surface railway commencing at the existing tracks of the company in CANAL ST near the east side of Broadway across and upon and along CANAL ST to CHURCH ST to LISPENARD ST there connecting with the existing tracks of the company. Franchise is granted in accordance with the terms and conditions in the contract and the Mayor will execute and deliver the contract in behalf of the city.

WILLIAM ST, ETC.—Determining and establishing route and general plan of construction for an additional rapid transit railway from a point in Manhattan under WILLIAM ST near Beekman st, where a connection can be made with Section 9-0 of the Brooklyn and Manhattan loop lines, thence under WILLIAM ST to a point near Stone st, where a connection can be made with a spur in BEAVER ST and under the Old Slip and the EAST RIVER to CLARK ST, Brooklyn, to FULTON ST, where a connection can be made with Section 9-E-2 of the Brooklyn and Manhattan loop lines, etc., etc. Referred back to the Franchise Committee of the Board.

TIMES SQUARE EXTENSION SUBWAY.—Plans and conclusions and consents to the construction of two additional rapid transit railways known respectively as STEINWAY TUNNEL, TIMES SQUARE EXTENSION AND THE 7TH AV EXTENSION-VARICK ST ROUTE. Approved by the Mayor and filed.

NEW YORK QUOTATION CO.—The company is directed to present an application for a franchise to legalize its use of the streets on or before May 25, 1912, and advise the Board of Estimate of its intentions with regard to complying with this direction on or before May 15 next.

UNION THEOLOGICAL SEMINARY.—Application for permission to install, etc., a 16-inch pipe under and across CLAREMONT AV connecting a structure to be erected at the north-west corner of CLAREMONT AV AND WEST 120TH ST with the premises of the applicant extending from West 120th to West 122d st, from Broadway to Claremont av, for the purpose of supplying the new building with steam, etc. Referred to the Bureau of Franchises.

MERCANTILE BURGLAR ALARM.—Using and occupying the streets and furnishing its service without authority. Referred to the Bureau of Franchises.

LEXINGTON AV SUBWAY ROUTE.—Report of the Comptroller, recommending that the Board consent to the award of the proposed contract between the O'Rourke Engineering Construction Co. and the city for the construction of Section 2-A, 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 for the execution of said contract. Laid over for two weeks.

WEST 28TH ST.—Report of the Comptroller, recommending the acquisition, 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 to exceed \$14,750 for Parcel 1, \$27,000 for Parcel 2 and further recommending that Parcel 3, within said area, be acquired by condemnation as the owner refuses to sell at private contract. Adopted.

EAST 54TH ST.—Report of the Comptroller, recommending approval of the form of final contract with Chas. G. Armstrong & Son, architects, for services in preparing complete plans, etc., and supervising the construction of a SWIMMING POOL in the PUBLIC BATH BUILDING at 342-348 East 54th st, at an estimated fee of \$2,031.42, under the jurisdiction of the Borough President of Manhattan. Adopted.

BROADWAY, ETC.—Report of a special committee relative to the purchase for PLAYGROUND PURPOSES, of the land bet BROADWAY, OLD BROADWAY, 131st and 133d sts,

which is valued at more than \$500,000, etc., etc. Laid over for one week.

EAST 103D ST AND HARLEM RIVER.—Report of the Comptroller, recommending approval of the amended form of contract, plans, etc., and estimate of cost (\$19,200) for building a pier at EAST 103D ST AND HARLEM RIVER. Adopted.

WEST 207TH ST.—Enlarging the area of assessment in the proceeding for acquiring title to WEST 207TH ST, from 10th av to Emerson st. Adopted.

5TH AV.—Limiting the height of buildings along 5TH AV, bet Washington sq and 110th st, to 125 ft., with not more than two mansard roof stories. Referred to a special committee of 3.

42D ST.—Working plans, elevations, etc., of the PROPOSED VIADUCT over 42D ST and along the center of PARK AV to 40th st. Laid over for one week.

BRONX.

PELHAM BAY PARK.—Construction and operation of a railway in PELHAM BAY PARK. Corporation Counsel advises the Board that the Governor has approved the bill, which is now Chapter 482 of the Laws of 1912.

UNITED ELECTRIC SERVICE CO.—Petition for a franchise to construct, maintain and operate suitable wires, etc., in that part of the Bronx west of Bronx River, etc. Referred to the Bureau of Franchises.

3D AV.—Application of the John Eichler Brewing Co. to construct, maintain, etc., a tunnel under and across 3D AV, south of 169th st, connecting premises of the petitioner on opposite sides of the street, etc. Referred to the Bureau of Franchises.

EAGLE AV.—In the matter of the tunnel and overhead structures maintained across EAGLE AV, bet 156th and 158th sts, by the EBLING BREWING CO. Referred to a committee composed of the Comptroller, the President of the Board of Aldermen and the President of the Bronx.

SPUYTEN DUYVIL CREEK, ETC.—Petition of Emma L. Muller, and others, for a grant of all the right, title, etc., of the city to certain lands under the waters of SPUYTEN DUYVIL CREEK and HARLEM RIVER, bet 225th st and Kingsbridge av. Referred to the Comptroller.

NORTH BROTHER ISLAND.—Request of the Board of Health for an allowance for the year beginning July 1, 1912, to provide an ADEQUATE ELECTRIC LIGHTING SYSTEM for NORTH BROTHER ISLAND, etc. Referred to the Corporate Stock Budget Committee.

OLD CROTON AQUEDUCT.—Report of the Corporate Stock Budget Committee, recommending the issue of \$197,637 corporate stock to provide means for reconstructing and improving the OLD CROTON AQUEDUCT, also recommending approval of a schedule of wages, temporary employees, Corporate Stock Force. Adopted.

ZOOLOGICAL PARK.—Report of the Comptroller, recommending approval of the form of contract, plans and estimate of cost (\$4,600) for the erection and completion of a WINTER HOUSE FOR PELICANS. Adopted.

HERING AV, ETC.—Acquiring title to HERING AV, from Bronx and Pelham Parkway South to Sacket av; TENBROECK AV, from Bronx and Pelham Parkway South to Pierce av, and SACKET AV, from Williamsbridge rd to the prolongation of the east line of Newport av. Also fixing an area of assessment, both matters are laid over for two weeks.

BROOKLYN.

BROOKLYN AV, ETC.—Changing the grade of the STREET SYSTEM bounded by Brooklyn av, Beverley rd, East 32d st and Snyder av. Adopted.

VARICK AV, ETC.—Changing the grades of the STREET SYSTEM bounded by Varick av, Harrison pl, Stewart av, Ingraham st, Gardner av, Johnson av, Cypress av, Hart st, Irving av and Flushing av. Adopted.

BROOKLYN AV.—Proposed area of assessment in the matter of acquiring title to BROOKLYN AV, from President st to Winthrop st. Adopted.

EVERGREEN AV.—Proposed area of assessment in the matter of acquiring title to EVERGREEN AV, from Chauncey st to the west right-of-way line of the Long Island Railroad Co. near Granite st. Adopted.

EAST 29TH ST, ETC.—Acquiring title and fixing an area of assessment in the matter of EAST 29TH ST, from Germania pl to Av J and from Av M to the north property line of the Coney Island Jockey Club south of Av U, excluding the right-of-way of the Long Island R. R. Adopted.

EAST 5TH ST.—Change in the grade bet Foster av and the RIGHT-OF-WAY of the Long Island R. R. Public hearing on June 13.

PUBLIC PARK.—Laying out a PUBLIC PARK to be bounded by Flatbush av, Alton pl, the east line of the old road from Flatlands to Flatbush and Overbaugh pl. Public hearing on June 13.

LINCOLN PL.—Acquiring title from Underhill av to Washington av. Laid over until May 16.

NEW LOTS AV, ETC.—Acquiring title to NEW LOTS AV, from Dumont av to Fountain av; HEGEMAN AV, from Vermont st to Wyona st and from a point 35.6 ft. west of Van Sicklen av to Fountain av. Public hearing on the district of assessment on June 13.

THAMES ST.—Rule and damage maps in the proceeding for acquiring title from Flushing av to Varick av. Approved.

EAST 26TH ST, ETC.—Rule and damage maps in the proceeding for acquiring title to EAST 26TH ST, from Canarsie la to Clarendon rd and from Av D to Newkirk av; and CANARSIE LA, from Flatbush av to Schenectady av. Referred back to the Borough President.

BUTLER PL.—Sewer, from Sterling pl to Plaza st. Preliminary work. Adopted.

\$1,000 For An Hour's Trip To Brooklyn

If we would pay this amount in cash, there would not be enough automobiles in all Greater New York---though you packed the passengers like cord wood. And yet the statement may be perfectly true just the same---that it is worth \$1,000 (at least for you) to see what's happening.

For ten years now we have been preaching that equal transit facilities must tend to equalize prices. Equal transit facilities are coming---soon. It is stated that within ninety days after an operating contract between the Brooklyn Rapid Transit and the City of New York is signed, the B. R. T. trains can be operated across the Manhattan Bridge and into the Centre Street loop, enabling the trains from the section of Brooklyn in which our properties are located to actually run through Manhattan Island. Do you know that a great rise in Brooklyn values will take place when this comes about, and that it will only be the beginning? Imagine what it will mean to lots in Brooklyn when Brooklyn trains run through Broadway itself, from the Battery to 59th Street.

\$1,000 for an hour's trip to Brooklyn. Believe us, it is going to pay many people a great deal more. We have sold nearly a million dollars' worth of lots since the first of January, and nine out of ten of those who looked over the situation carefully have purchased---(the tenth man is usually the kind that won't "stop, look or listen.")

Go over the Brooklyn situation with us any day. If you are not satisfied that you can make a profit by buying, leave it alone. If you are, why not buy?

Lots as low as \$890 each---\$10 Down---\$7 Monthly

WOOD, HARMON & CO.
261 Broadway, New York

NORTH HENRY ST, ETC.—Sanitary and storm water sewers in NORTH HENRY ST, from Calyer st to Greenpoint av; in GREENPOINT AV, from North Henry st to Jewell st, together with a PUMPING STATION at the intersection of Greenpoint av and Jewell st. Preliminary work for construction of sewer in MESEROLE AV rescinded, while a resolution for the work in NORTH HENRY ST, etc., was adopted.

AV C.—Sewer, from Gravesend av to East 3d st. Preliminary work. Adopted.

76TH ST.—Sewer, from 13th to 15th av. Preliminary work. Adopted.

SENATOR ST.—Sewer, from 2d av to 3d av. Preliminary work. Adopted.

76TH ST.—Sewer, from Narrows av to 2d av. Preliminary work. Adopted.

ROCKAWAY AV.—Sewer in ROCKAWAY AV, from Hegeman av to the summit about 250 ft north of Stanley av. Preliminary work. Adopted.

TAYLOR ST AND LEE AV.—Receiving basin at the south corner. Preliminary work. Adopted.

ROEBLING ST, ETC.—Receiving basins on ROEBLING ST, at the northwest and southwest corners of SOUTH 8TH ST; at the northwest and southwest corners of SOUTH 9TH ST; and at the northwest corner of DIVISION AV. Preliminary work. Adopted.

FLATBUSH AV.—Curbing and flagging from Fulton to Concord st. Preliminary work. Adopted.

BUTLER PL, ETC.—Grading to the level of the curb a strip 15 ft wide adjoining BUTLER PL, south side, from Plaza st to Sterling pl; STERLING PL, south side, from Butler pl to Underhill av; and UNDERHILL AV, west side, from Sterling pl to St. Johns pl. Preliminary work. Adopted.

ROEBLING ST, ETC.—Regulating and grading the widened portions of ROEBLING ST, from Division av to Broadway; of TAYLOR ST, from Lee av to Bedford av; together with the PUBLIC PLACE, at the intersection of Division av and Lee av. Preliminary work. Adopted.

BENSON AV.—Regulating and grading, from 22d av to 25th av. Preliminary work. Adopted.

EAST 2D ST.—Regulating and grading, from Cortelyou rd to Ditmas av. Preliminary work. Adopted.

EAST 12TH ST, ETC.—Regulating and grading from Av H to Av I, excepting the right-of-way of the Long Island Railroad. Preliminary work. Adopted.

EAST 12TH ST.—Regulating and grading from Kings Highway to Av O. Preliminary work. Adopted.

EAST 13TH ST.—Regulating and grading from Av H to Av I, excepting the right-of-way of the Long Island Railroad. Preliminary work. Adopted.

EAST 14TH ST.—Regulating and grading from Elm av to Av O. Preliminary work. Adopted.

WEST 36TH ST.—Regulating and grading, from Surf av to Neptune av, excepting the right-of-way of the New York & Coney Island Railroad. Preliminary work. Adopted.

AMES ST.—Regulating and grading from Dumont av to Sutter av. Preliminary work. Adopted.

BELMONT AV.—Regulating and grading from Crescent st to Grant av. Preliminary work. Adopted.

DOUGLASS ST.—Regulating and grading from Sutter av to Blake av. Preliminary work. Adopted.

HOPKINSON AV.—Regulating and grading from Blake av to Dumont av. Preliminary work. Adopted.

HOPKINSON AV.—Regulating and grading, from Dumont av to Livonia av. Adopted.

SARATOGA AV.—Regulating and grading, from Pitkin av to Blake av. Preliminary work. Adopted.

EAST 21ST ST.—Regulating and grading, and paving with asphalt, from Ditmas av to Newkirk av. Preliminary work. Adopted.

ST JOHNS PL.—Paving with asphalt, from Plaza st to Underhill av. Preliminary work. Adopted.

BROOKLYN AV.—Paving with asphalt, from Av G to Av I. Adopted.

AV C.—Paving with asphalt, from Ocean Parkway to East 3d st. Preliminary work. Adopted.

LAWRENCE AV.—Paving with asphalt from 3d st to Gravesend av. Preliminary work. Adopted.

72D ST.—Paving with asphalt, from 14th av to New Utrecht av. Preliminary work. Adopted.

MONTRÖSE AV.—Paving with asphalt, from Norman av to Greenpoint av. Adopted.

EAST 31ST ST.—Paving with asphalt, from Cararsie la to Clarendon rd. Preliminary work. Adopted.

RICHMOND ST.—Paving with asphalt from Fulton st to Dinsmore pl. Preliminary work. Adopted.

MONTRÖSE AV.—Paving with asphalt, from Union av to Broadway. Preliminary work. Adopted.

RALEIGH PL.—Paving with asphalt and curbing, from Martense st to Church av. Preliminary work. Adopted.

NORTH HENRY ST.—Paving with second-hand granite block (class B) on a sand foundation, from Norman av to Greenpoint av. Adopted.

81ST ST.—Grading and curbing, from Narrows av to Colonial rd. Adopted.

55TH ST, ETC.—Grading 55TH ST, from 7th to 8th av, where not already graded, and also a strip 10 ft wide along the front of the following lots, located respectively on the north and south sides of the street: Block 826, Lots 62, 64, 66 and 71; Block 834, Lots 11, 14, 16, 17 and 22. Adopted.

PRESIDENT ST.—Fixing the ROADWAY WIDTH from Troy av to Schenectady av at 42 ft. Adopted.

ROEBLING ST.—Fixing the ROADWAY WIDTH from Division av to Broadway at 70 ft. Adopted.

EAST 17TH ST.—Fixing the ROADWAY WIDTH from Av I to Av K, from Av L to Elm av, and from Av O to Av U, at 34 ft. Referred back to the Borough President.

BIOLOGICAL PLANT.—At the 26TH WARD purification station and alteration of the SEWAGE DISPOSAL PLANT now in use. Preliminary work. Adopted.

DOCK ST.—Request from the Jay St Terminal for the discontinuance of DOCK ST, bet Water st and the East River and the LAYING OUT OF A NEW ST to adjoin the Brooklyn Bridge lands and extend bet the same limits. Referred back to the Borough President for a report, etc.

RAPID TRANSIT.—Determining and establishing route and general plans of construction for an additional rapid transit railway, beginning at a point in Manhattan under MORRIS ST, at or near the intersection of GREENWICH ST, TRINITY PL and MORRIS ST, where a connection can be made with the proposed subway on TRINITY PL or the one on GREENWICH ST or both and extending under PRIVATE PROPERTY to BROADWAY to WHITEHALL ST, to and under the EAST RIVER to MONTAGUE ST, BROOKLYN, and under and along MONTAGUE ST to COURT ST, there CONNECTING with railways which are now VALIDATED. Adopted.

SULLIVAN ST.—Report of the Comptroller, issuing corporate stock for \$3,282.24 in the matter of opening SULLIVAN ST, from Washington av to Nostrand av, 29th Ward. Adopted.

MANHATTAN BRIDGE.—Report of the Comptroller, recommending issue of corporate stock for \$21,250 to be applied in payment of the awards made by the Board of Assessors for damages to real estate fronting upon streets approaching the MANHATTAN BRIDGE. Adopted.

BROOKLYN INSTITUTE OF ARTS & SCIENCES.—Report of the Comptroller, recommending approval of the form of contract, plans, etc., and estimate of cost (\$6,600) for the erection and completion of the BRONZE WORK at the Main Entrance. Adopted.

OCEAN PARKWAY.—Report of the Comptroller, recommending approval of the form of contract (as amended), etc., and cost (\$18,975) for furnishing all the labor and material required to RAISE THE GRADE on the main roadway, cycle paths and bridle path, bet Coney Island Creek and Neptune av. Adopted.

WILLIAMSBURG TRUST BUILDING.—Report of the Comptroller, deeming it inadvisable for the city to buy the building of the Williamsburg Trust Co. situated on the Williamsburg Bridge Plaza FOR USE AS A COURT HOUSE and stating that after a full consideration of the facts the purchase would be an unwise one. Adopted.

78TH ST.—Regulating and grading from 11th to 12th av. Adopted. Title will vest in the city on June 1, 1912.

72D ST.—Grading and curbing 72D ST, from a point 171 ft. east from 17th av to 18th av, and flagging from 17th av to 18th av. Adopted. Title will vest in the city on June 1, 1912, from 10th to 11th av, and from 17th to 18th av.

PRESIDENT ST.—Paving, with asphalt, from Bedford to Rogers av. Adopted.

67TH ST.—Paving, with asphalt, from 6th to 7th av. Adopted.

67TH ST.—Paving, with asphalt, from 5th av to 6th av. Adopted.

50TH ST.—Paving, with asphalt, from New Utrecht av to 13th av. Adopted.

EAST 4TH ST.—Paving, with asphalt, from Church av to Albemarle rd. Adopted.

14TH AV.—Paving, with asphalt, 14TH AV, from Church av to 42d st, excepting the space occupied by the Prospect Park & South Brooklyn Railway Co. Adopted.

55TH ST.—Paving, with asphalt, from Colonial rd to Ridge boulevard. Adopted.

LIVONIA AV.—Paving, with asphalt, from Powell st to Stone av. Adopted.

SHARON ST.—Sewer, from Olive st to Morgan av. Adopted.

EAST 38TH ST.—Sewer, from Av J to the unnamed marginal street on the south side of the Long Island Railroad. Adopted.

BOGART ST.—Sewer in BOGART ST, from Stagg st to Meserole st; and a RECEIVING BASIN at the SOUTHWEST CORNER of Bogart st and MONTRÖSE AV. Adopted.

STREET REPAVING.—Report of the Comptroller recommending that the Borough President be authorized to charge the cost of REPAVING the following streets to the Bond Account for repaving streets in the Borough of Brooklyn: FULTON ST, from Reid av to Williams pl; SMITH ST, from Sackett st to Carroll, and from 3d to 6th sts; 9TH ST, from Gowanus Canal to 3d av; WYTHE AV, from Ross st to Rutledge st; HEWES ST, from Classon av to Wallabout pl; WALLABOUT PL, from Hewes st to Washington av. All adopted.

REPAVING STREETS.—Report of the Comptroller, recommending that the President of the Borough of Brooklyn, be authorized to charge the cost of REPAVING the following streets to the Repaving Fund of the Borough of Brooklyn: LEWIS AV, bet Gates av and Madison st; MORGAN AV, bet Meserole st and Johnson av. Both adopted.

CYPRESS AV.—Amending the proceeding for acquiring title to CYPRESS (CALIFORNIA) AV, from 16th (Dutchess) st to Broadway (Jackson av), by the exclusion of land required for widening of BROADWAY on its north side, and by the inclusion of 30TH ST, bet Cypress av and Broadway. Public hearing on June 13.

ROOSEVELT AV, ETC.—Amending the pro-

ceeding for acquiring title to ROOSEVELT AV, from Woodside av to Wateredge av; to the PUBLIC PLACE bounded by Roosevelt av, Elmhurst av and Case st; to the PUBLIC PLACE at the intersection of Roosevelt av with Louona av; to the TRIANGULAR AREA bounded by Roosevelt av, the east line of Vaux st and Woodside av; to the TRIANGULAR AREA bounded by Roosevelt av, the east line of Warner av and the south line of Aske st; to Sackett st, from Roosevelt av to 42d st; and to LOUONA AV where it adjoins the public place at Roosevelt av, so as to conform with recent map changes. Public hearing on June 13.

PARSONS AV.—Acquiring title, from Oak st to Rose st. The resolution of the Local Board and the proposition itself were disapproved.

OPDYKE ST, ETC.—Approval of the rule map, damage map and profile in the matter of acquiring title to OPDYKE ST, from Corona av to Tiemann av, together with the PUBLIC PLACE bounded by Corona av, Opdyke st and Alburtis av. Adopted.

15TH ST.—Temporary sewer bet High st and Schleicher court, 3d Ward. Adopted.

GATES AV.—Sewer, from Seneca av to Fairview av. Preliminary work. Adopted.

RALPH ST.—Sewers in RALPH ST, from Seneca av to Fairview av; and in FAIRVIEW AV, from Ralph st to Bleecker st. Preliminary work. Adopted.

SHERMAN ST.—Sewer, from Webster av to the crown 330 ft. north of Paynter av. Preliminary work. Adopted.

SUMMERFIELD ST.—Sewer, from Wyckoff av to Seneca av. Preliminary work. Adopted.

GRAHAM AV.—Grading, curbing, etc., from Vernon av to Sherman st. Preliminary work. Adopted.

HULL AV.—Regulating and grading, from Mueller st to Willow av. Preliminary work. Adopted.

RIKER AV.—Regulating and grading, from Woodside av to Kelly av. Preliminary work. Adopted.

CYPRESS AV.—Paving with granite blocks, from Myrtle av to Cooper st. Preliminary work. Adopted.

CENTRAL AV.—Sewer, from Proctor st to Myrtle av. Adopted. Title to street, from Myrtle av to Kossuth pl, will vest in the city on June 1, as well as the part of the avenue from Olmsted pl to the east line of Proctor st.

FREEDOM AV.—SEWER, from Jamaica av to Liberty av, and TEMPORARY SEWER, from Liberty av to Rockaway rd. Adopted.

FRESH POND RD.—Sewer, from Myrtle av to Woodbine st. Adopted. Title to FRESH POND RD, from the Lutheran Cemetery branch of the B. R. T. to the north line of Woodbine st will vest in the city on June 1, 1912.

HAMILTON ST.—Fixing the roadway width from Freeman av to Sanford st at 25 ft., the roadway to be centrally located. Adopted.

METROPOLITAN AV, ETC.—Regulating and repaving with asphaltic concrete (Topeka Sterling specification), METROPOLITAN AV, from Dry Harbor rd to Fulton st; BROADWAY, from Murray la to 10th st, Bayside, and from Main st, Douglaston, to the City Line; STRONGS CAUSEWAY, from Corona av to Lawrence st; and regulating and repaving with improved granite block, asphaltic concrete and wood block CORONA AV, from Broadway to Strong's Causeway. All adopted.

POPLAR ST.—Request of the Board of Education that property in POPLAR ST, bet Prospect av and Benton pl, DOUGLSTON, be acquired as a school-site. Referred to the Comptroller.

DOUGLSTON.—Request of the Board of Education that the resolution adopted July 17, 1911, authoring the issue of \$145,756 corporate stock for the acquisition of a site and the erection of a school building thereon in the vicinity of HILLSIDE AV AND CHERRY ST, DOUGLSTON, BE AMENDED by reducing said amount to \$24,360, and by making AVAILABLE the difference bet said amounts, namely, \$121,400, for a new school building on OLD HOUSE LANDING RD, LAFAYETTE PL and CUTTER AV, WESTMORELAND, and further requesting the issue of \$72,880 corporate stock for the construction and equipment of a new school building in the vicinity of HILLSIDE AV AND CHERRY ST, DOUGLSTON. Referred to the Corporate Stock Budget Committee.

PUBLIC SCHOOLS.—Report of the Comptroller, recommending approval, pursuant to resolution adopted July 17, as amended August 31, 1911, of the form of contract, specification (as amended), plans and estimates of cost, for FIRE PROTECTION ALTERATIONS at public schools in the Borough of Queens, as follows: Public School 4, \$3,680; Public School 19, \$1,000; Public School 21, \$3,615; Public School 37, \$1,800; Public School 48, \$200; Public School 59, \$3,275; Public School 80, \$4,520; Public School 81, \$9,710; Richmond Hill High School, \$2,000. Also for supply closets for various schools, at an estimated cost of \$600, provided that paragraph "M" of the form of contract be amended in accordance with the accompanying resolution. All adopted.

VAN ALST AV.—Report of Comptroller relative to \$8,371 in the matter of issuing corporate stock to replenish fund for opening and extending VAN ALST AV, from Hoyt av to Winthrop av, 1st Ward. Adopted.

RICHMOND.

AMBOY RD.—Changing the lines and grades bet Great Kills rd and the Ocean View Cemetery. Adopted.

COLUMBIA AV.—Laying out, from Fingerboard rd to Circuit rd. Public hearing on June 13.

WILLOW AV.—Temporary drainage plan for a sewer in WILLOW AV, from New York av to a point about 150 ft. east of Tompkins av. Adopted.

A NEW RECORD MONTH

for the

Windsor Land and Improvement Co.

April closed as our greatest sales month. \$357,707 of Long Island Home Property sold to New York City people in April.

Since our remarkable announcement of one year ago we have made a 50% increase in production in our sales department.

In the year 1911 we sold home building sites on LONG ISLAND amounting to \$2,100,762, which was approximately a 50% gain over the year 1910. This year we are nearly 50% ahead of 1911 sales for the corresponding period. For the first 18 weeks ending Tuesday, April 30, 1912, our sales amount to \$760,844. We have every reason to expect that 1912 will close with sales amounting to \$3,600,000.

WHAT is the SIGNIFICANCE of this GREAT SUCCESS? It is that the Windsor Land and Improvement Co. is offering to the buying public most desirable property at prices that are fair and equable and on terms that bring a purchase within the reach of the man of moderate means.

The office personnel, and especially the salesmen, are permanently employed. They devote their time and energy to the selling of Long Island Home Real Estate. This in itself is a guarantee of satisfactory dealings. It is fully appreciated by the public, as shown by our greatly increased sales.

The substantial character of this company and the desirability of its property, therefore, offer an opportunity for financial gain to purchasers and salesmen alike that is not surpassed anywhere.

WINDSOR LAND AND IMPROVEMENT CO.

D. MAUJER McLAUGHLIN, President

Main Office: Times Bldg., Broadway & 42d St. **Brooklyn Office:** Temple Bar Bldg., 44 Court St.
Pennsylvania Terminal Office: 224 West 34th St.

We have developments at Lynbrook, Valley Stream, Hempstead, Rockville Centre, Floral Park, East Rockaway, Oceanside, Rosedale and St. Albans.

QUEENS.

FLUSHING AV, ETC.—Changing the grade of FLUSHING AV, from 2d to 5th av, and of VANDEVENTER AV, from 5th av to 7th av, together with a corresponding modification in the grade of the intersecting streets. Adopted.

ORCHARD ST.—Changing the grade bet Jackson av and the land of the Long Island Railroad. Adopted.

IRVING AV, ETC.—Modifying the street plan for the territory bounded by Irving av, Schaefer st, Wyckoff av, Summerfield st, Cypress av and Cooper st. Referred back to the Borough President.

FINAL MAPS.—Establishing the lines and grades of SECTION 63, FINAL MAPS. Adopted.

JUNCTION AV.—Acquiring title to JUNCTION AV, from 37th st to Queens Boulevard. Also, fixing an area of assessment. Referred back to the Borough President.

THEW AV.—Proposed area of assessment in the matter of acquiring title, from Corinth av to Satterlee av. Adopted.

MAZEAU ST.—Proposed area of assessment in the matter of acquiring title from Whitney st to Metropolitan av. Adopted.

SCHOOL ST, ETC.—Proposed area of assessment in the matter of acquiring title to SCHOOL ST, from Thomson av to a point 100 ft. north of Nott av; HILL ST, from Skillman av to Gale st; RAWSON ST, from Skillman av to Hunters Point av; MOORE ST, from Skillman av to Hunters Point av; HONEYWELL ST, from Queens Boulevard to Hunters Point av, and BUCKLEY ST, from Skillman av to Hunters Point av. Adopted.

SKILLMAN PL.—Amending the proceeding for acquiring title and fixing an area of assessment in the matter of SKILLMAN PL, from Jackson av to Hunter av, so as to conform with the street lines as recently modified. Adopted.

PARK AV, ETC.—Modification in the plan for the territory bounded by Park av, Ferris pl, Oxford av, Emerson st, Bedford av, Ashland st, Myrtle av and Jamaica av. Public hearing to be held on June 13.

NAPIER AV.—Local Board of Jamaica has notified the Board of Estimate that it has rescinded its resolution initiating proceedings for laying out NAPIER AV across the Atlantic av division of the Long Island R. R.

STARR ST.—Change in the grade, from Onderdonk av to Woodward av. Public hearing on June 13.

LOUNA AV.—Change in the lines bet Roosevelt av and Lake st. Public hearing on June 13.

ROOSEVELT AV.—Adjustment in the block dimension of ROOSEVELT AV, bet 8th st and Trimble pl, and a modification in the position of the right of way of the Whitestone Branch of the Long Island R. R. where it crosses ROOSEVELT AV bet Prime st and Flushing River. Public hearing on June 13.

TALLMAN AV, ETC.—Street system for the territory bounded by Tallman av, Fork st, Umland av, Whitestone av and Jackson av, together with the laying out of WAKEFIELD ST, from Umland av north to the old village line of Flushing. Public hearing on June 13.

SPRUCE ST.—Local Board of Jamaica has rescinded resolution initiating proceedings for acquiring title to SPRUCE ST, from Liberty av to St. Anns av, and has so notified the Board of Estimate.

FERRIS ST.—Acquiring title, from Kaiser st to Forest Parkway. Public hearing on June 13.

GERRY AV, ETC.—Amending the proceeding for acquiring title to GERRY AV, from Pike st to Marlowe av, and PIKE ST, from Corona av to Maurice av. Public hearing on June 13.

6TH ST, ETC.—Amending the proceeding for acquiring title to 6TH ST, from Stryker av to 7th st; to 7TH ST, from a point 175 ft. south of Stryker av to Jackson av, and to 8TH ST, from Woodside av to Jackson av, by the exclusion of 25 ft. at the south end of 7TH ST. Public hearing on June 13.

PUBLIC HEARINGS.

By the Supreme Court.

APPLICATIONS FOR APPOINTMENT OF COMMISSIONERS.

NEW COURT HOUSE SITE, MANHATTAN.—Acquiring title to the lands, etc., on LEONARD, WORTH, LAFAYETTE, CENTRE AND OTHER STS, 6th Ward, duly selected, located, designated and set apart by the Board of Estimate and Apportionment, pursuant to the provisions of chapter 336 of the Laws of 1903, and the various acts amendatory thereof and supplemental thereto, as a site for a NEW COURT HOUSE, for the use of the Special and Trial Terms of the Supreme Court in the 1st Judicial District, and of the City Court of New York, and of the County Clerk of the County of New York, and of the Commissioner of Jurors. Application will be made to Special Term, Part 3, Supreme Court, Manhattan, on May 16, at the opening of court, for the appointment of commissioners of estimate and appraisal in the above matter.

FINAL REPORTS.

WEST FARMS RD (unofficial name), BRONX.—Acquiring title to the lands, etc., required for opening and widening from Bronx River to Westchester Creek, 24th Ward. The final supplemental and amended report in the above proceeding will be presented, for confirmation, to Special Term, Part 3, Supreme Court, Manhattan, on May 13, at 10.30 a. m.

AV M, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending AV M, from Flatbush to Ralph av, 32d Ward. The final report in the above matter will be presented, for confirmation, to a Special Term of the Supreme Court, County Court House, Brooklyn, on May 13, at 10 a. m.

CASTLETON AV, RICHMOND.—Acquiring title to the lands, etc., required for opening and extending CASTLETON AV (unofficial name), from Columbus st to Jewett av, 1st Ward. The final report in the above proceeding will be presented, for confirmation, to a Special Term of the Supreme Court for the hearing of motions, at the County Court House, Brooklyn, on May 15, at the opening of court.

BILLS OF COST.

A NEW STREET, MANHATTAN.—Acquiring title to the lands, etc., required for opening and extending THE NEW ST, bet Broome and Spring sts, and extending from the Bowery to Elm st. The supplemental and additional bill of costs in the above proceeding will be presented, for taxation, to Special Term, Part 1, Supreme Court, Manhattan, on May 17, at 10.30 a. m.

GRAHAM AV, QUEENS.—Acquiring title to the lands, etc., required for opening and extending GRAHAM AV (unofficial name), from Jackson to Vernon av, 1st Ward. The supplemental and additional bill 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, Brooklyn, on May 23, at 10 a. m.

By the Board of Estimate.

At the meeting of the Board of Estimate to be held in the City Hall, Manhattan, on May 16, at 10.30 a. m., the following matters, among others, will be considered:

MANHATTAN.

NORTH WILLIAM ST.—To close and discontinue a portion of NORTH WILLIAM ST, bet a new street and a point about 85 ft. east of Frankfort st; establish the lines and grades of A NEW STREET bet William and North William sts; and, change the lines and grades of WILLIAM ST, bet the new street and a point about 100 ft. east of Frankfort st, the latter change including all the discontinued portions of WILLIAM ST.

PUBLIC PARK.—To discontinue THE PUBLIC PARK bounded by West 161st st, the right of way of the New York Central and Hudson River Railroad, West 165th st and Riverside Drive.

BRONX.

EAST 178TH ST.—To change the grades of EAST 178TH ST, bet Burnside and Webster avs.

STREET SYSTEM.—To change the lines of the STREET SYSTEM, bounded by West 230th st, Spuyten Duyvil rd, West 231st st and Tibbett av, and of the STREET SYSTEM bounded by West 238th st, Waldo av and Spuyten Duyvil rd.

EASTCHESTER RD, ETC.—Instituting proceedings to acquire title to the lands, etc., required for opening and extending EASTCHESTER RD, from Williamsbridge rd to Laconia rd; SEYMOUR AV, from Eastchester rd to Hicks st; and SACKETT AV, from the prolongation of the east line of Newport av to Eastchester rd.

WILSON AV, ETC.—Instituting proceedings to acquire title to the lands, etc., required for opening and extending WILSON AV, from Neil to Needham avs; HICKS ST, from East 215th st to Wilson av; and EAST 215TH ST, from Hicks st to Wilson av.

BURKE AV.—Acquiring title, to the lands, etc., required for opening and extending BURKE AV, from Boston rd to Eastchester rd.

EAST 222D ST.—To change the grade of EAST 222D ST, from White Plains rd to a point about 75 ft. west of Chapin av; of CHAPIN AV, from East 220th st to East 224th sts; CARPENTER AV, from East 221st to East 223d sts; and discontinue EAST 222D ST, from Webster av to a point about 75 ft. west of Chapin av.

QUEENS.

JUNIPER AV.—To alter the angles along the west side of JUNIPER AV, bet Wayland and Metropolitan avs, 2d Ward.

STREET SYSTEM.—To change the grades of the STREET SYSTEM bounded by Ditmars av, Steinway av, Winthrop av and Purdy st, 1st Ward.

KEW GARDENS RD.—To lay out the lines and grades of KEW GARDENS RD, from Union Turnpike to Iris pl.

STREET SYSTEM, ETC.—To change the lines and grades of the STREET SYSTEM bounded by Myrtle av, Greenwood av, Emerson st and its prolongation, Oxford av, Ferriss pl, Freedom av, and Ashland st; and also adjusting the south boundary line of FOREST PARK, bet Myrtle and Freedom avs, 4th Ward.

FIRTH AV.—Instituting proceedings to acquire title to the lands, etc., required for opening and extending FIRTH AV, from Grand st to Metropolitan av.

WEIL PL.—Acquiring title to the lands, etc., required for opening and extending WEIL PL, from Flushing av to North Washington pl.

CHAFFEE ST.—Instituting proceedings to acquire title to the lands, etc., required for opening and extending CHAFFEE ST, from Shaler to Cornelia sts; DOUBLEDAY ST, from Madison to Traffic sts; McPHERSON ST, from Shaler to Cornelia sts, and SEDGWICK ST, from Kossuth pl to Cornelia st.

By Comm'rs of Estimate and Assessment.

BUREAU OF STREET OPENINGS, 90 WEST BROADWAY, MANHATTAN.

MONDAY, MAY 13.

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 10.30 a. m.

THROGS NECK BOULEVARD.—From Eastern boulevard to Shore drive. (Assessment.) At 2 p. m.

GARFIELD ST, ETC., BRONX.—GARFIELD ST, from West Farms rd to Morris Park av; and FILLMORE ST, from Van Nest av to Morris Park av. At 3.15 p. m.

PUTNAM AV, QUEENS.—From the Brooklyn borough line to Fresh Pond rd. At 3 p. m.

THERIOT AV, ETC., BRONX.—THERIOT AV, from Gleason av to West Farms rd; and LELAND AV, from Westchester av to West Farms rd. At 2.30 p. m.

PUBLIC PARK, ROCKAWAY BEACH.—PUBLIC (SEASIDE) PARK, at Rockaway Beach, 5th Ward of Queens, as shown upon a map bearing the signature of the Secretary of the Board of Estimate dated July 27, 1911, etc., etc. At 10 a. m.

TUESDAY, MAY 14.

WHITE PLAINS RD, BRONX.—From the north boundary of the city to Morris Park av. (Closing.) At 10.30 a. m.

CASTLE HILL AV, ETC., BRONX.—CASTLE HILL AV, from West Farms rd to the public place at its south terminus; and the PUBLIC PLACE, at the 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 Harts st to Castle Hill av at or near West Farms rd, being the whole length of Zerega av, including Av A and Green la. (Assessment.) At 11.30 a. m.

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

ROSEWOOD ST, BRONX.—Same limits as in the foregoing paragraph. (Assessment.) At 3 p. m.

FORT GEORGE SEWER, MANHATTAN.—From Amsterdam av to Harlem River. At 4 p. m.

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

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

EASTERN BOULEVARD, BRONX.—From the property line of the N. Y., N. H. & H. R. R. to Hunts Point rd. At 3 p. m.

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

WEST 235TH ST, ETC., BRONX.—WEST 235TH ST, from Spuyten Duyvil parkway to Riverdale av; WEST 236TH ST, from Cambridge av to Riverdale av; CAMBRIDGE AV, from West 234th st to West 236th st. At 3.30 p. m.

WEDNESDAY, MAY 15.

EAST 236TH ST, ETC., BRONX.—EAST 236TH ST, from 1st st (Bullard av) to Barnes av; and EAST 237TH ST, from Bullard av (1st st) to Barnes av. At 3 p. m.

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

SEDGWICK AV, BRONX.—From Jerome av to the line bet the 23d and 24th Wards, at West 169th st. At 12 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.—Same limits as in the foregoing paragraph. (Assessment.) At 12 m.

PUGSLEY AV, ETC., BRONX.—PUGSLEY AV, from McGraw av to Clasons Point rd; CORNELL AV, from Clasons Point rd to Pugsley av; ELIS AV and NEWBOLD AV, from Tremont av to Pugsley av. (Assessment.) At 3 p. m.

EAST 236TH ST, ETC., BRONX.—EAST 236TH ST, from 1st st (Bullard av) to Barnes av; and EAST 237TH ST, from Bullard av (1st st) to Barnes av. (Assessment.) At 3 p. m.

EAST 190TH (ST. JAMES) ST, BRONX.—From Jerome av to Creston av. At 1 p. m.

FRIDAY, MAY 17.

WALTON AV, BRONX.—From East 167th st to Tremont av. (Closing.) At 10.30 a. m.

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

By Com'rs of Estimate and Assessment.

HOPKINS AV, QUEENS.—Acquiring title to the lands, etc., required for opening and extending HOPKINS AV (unofficial name), bet Broadway and Freeman av, 1st Ward. J. E. Van Nostrand and L. R. Faber, 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 the Municipal Building, Long Island City, on or before May 24, and they will hear all such parties, in person, on May 27, at 2 p. m.

J. E. Van Nostrand, 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 the Municipal Building, Long Island City, on or before May 24, and he will hear all such parties, in person, on May 28, at 2 p. m.

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.

EAST 56TH ST.—Alteration and improvement to sewer bet 1st and 2d avs, 19th Ward. Area of assessment: Blocks 1348 and 1349. June 30.

BROKERS LIKE TO SELL *Realty Trust* HOUSES

Because:

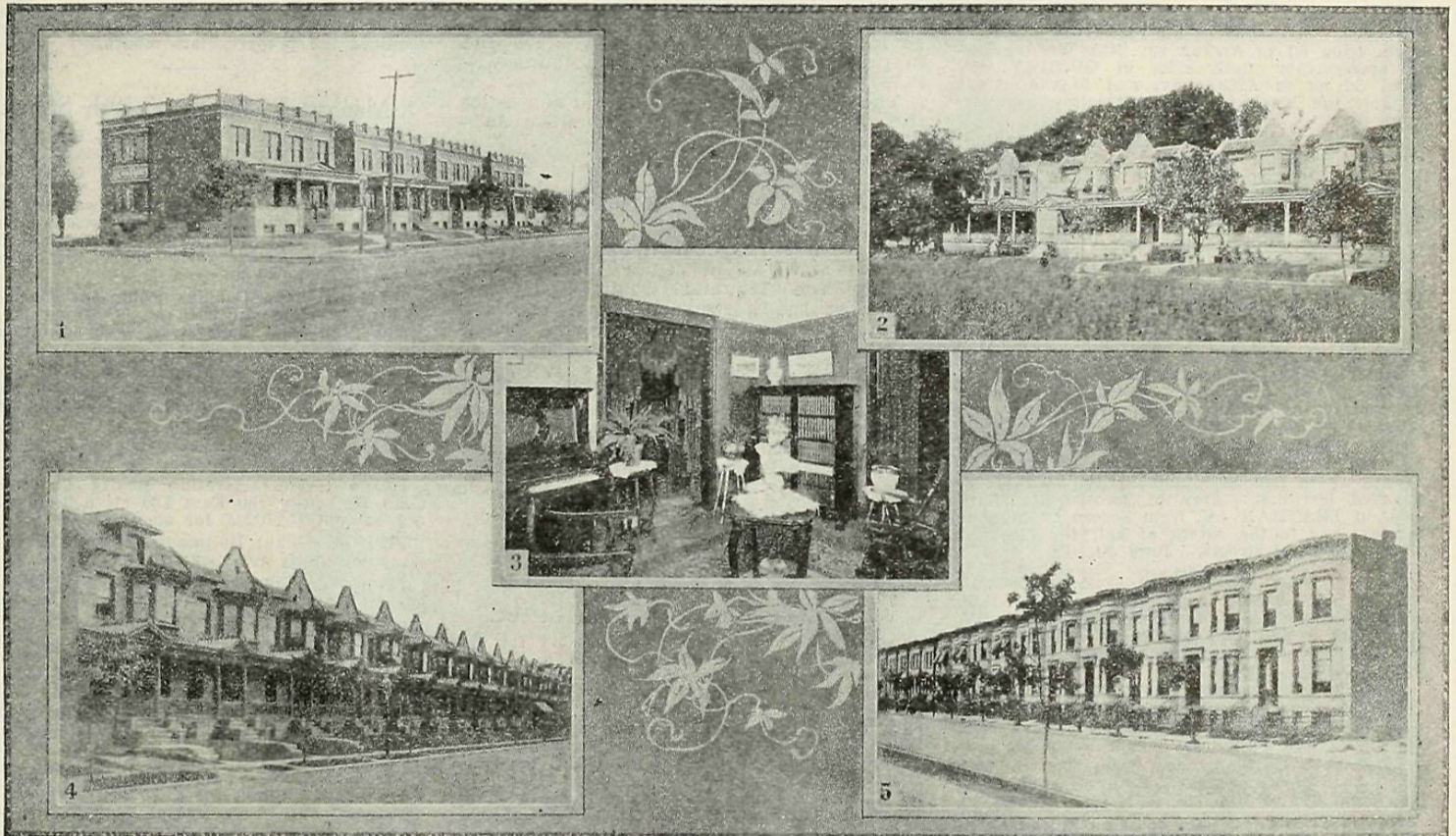
Every sale of a *Realty Trust* house means a square deal to all concerned.

The PURCHASER

gets an exceptionally handsome, skillfully built house, receiving 125 cents of value for every dollar he pays, while

The BROKER

gets his full, legitimate commission and adds a contented client to his list.



1.--2-family brick; Nr. Sea Beach "L" Sta.; Asphalt Street.

2.--\$5500; block from "L:" "The City in the Country."

3.--\$5250; 2-family; 42nd St., bet. 13th and 14th Aves.

3.--Handsomely furnished parlor in one of our houses.

4.--\$5500; 1-family, 44th St., bet. 15th and 16th Aves.

Realty Trust HOUSES are located in various highly desirable residential sections of **Brooklyn**---right in the path of the subways now being constructed, which **fact alone** should prove to be worth thousands of dollars to those who buy there today.

Realty Trust HOUSES are built in a dozen different styles---in both one and two family types.

Prices From \$4250 to \$7500

FIRST AS WELL AS SUBSEQUENT PAYMENTS TO SUIT THE CLIENT

Did you get YOUR copy of the booklet entitled "BENJAMIN FRANKLIN TELLS ABOUT THE MAN WHO WOULDN'T BUY A HOUSE"? If not, send for it at once. Upon request, brokers will be given a supply of these booklets for use among their clients.
ADDRESS RETAIL DEPARTMENT

Realty Trust

60 Liberty Street

Wm. Demarest President

New York City

WE HAVE LARGE CITY and SUBURBAN HOLDINGS and WILL CONSIDER EXCHANGE TRANSACTIONS

Advt. by Alfred N. Wilhelm

WEST 129TH ST.—Sewer, from Amsterdam av to Convent av, 12th Ward. Area of assessment: Blocks 1968 and 1969. June 30.

WEST 131ST ST.—Paving, from west side of Old Broadway to east side of Broadway, 12th Ward. Area of assessment: Both sides of WEST 131ST ST, from Old Broadway to Broadway, and to the extent of half the block at the intersecting streets. June 30.

WEST 138TH ST.—Extension of sewer in WEST 138TH ST, bet 7th and 8th avs, and receiving basin at the northwest corner of 7TH AV AND WEST 138TH ST, 12th Ward. Area of assessment: Blocks 2023 and 2024. June 30.

WEST 169TH ST.—Paving, from Broadway to Fort Washington av, 12th Ward. Area of assessment: Both sides of WEST 169TH ST, from Broadway to Fort Washington av, and to the extent of half the block at the intersecting streets. June 30.

BRONX.

EAST 211TH ST, ETC.—Opening EAST 211TH ST, from Woodlawn rd to Perry av; and EAST 212TH ST, opening from Jerome av to Woodlawn rd, 24th Ward. Area of assessment obtainable at the Bureau of Assessments and Arrears, Municipal Building, 3d av and 177th st. June 29.

CANAL PL.—Paving the roadway and setting the curb, from East 138th st to East 144th st, 23d Ward. Area of assessment: Both sides of CANAL PL, from East 138th st to East 144th st, and to the extent of half the block at the intersecting street. June 30.

FINDLAY AV.—Regulating, grading, etc., and erecting approaches and fences from East 164th st to East 165th st, 23d Ward. Area of assessment: Both sides of FINDLAY AV, from East 164th st to East 165th st, and to the extent of half the block at the intersecting streets. June 30.

QUARRY RD.—Paving the roadway and setting curb, from 3d to Arthur av, 24th Ward. Area of assessment: Both sides of QUARRY RD, from 3d av to Arthur av, and to the extent of half the block at the intersecting avenues. June 30.

VAN CORTLANDT AV.—Regulating, grading, etc., and erecting approaches and fences, from Mosholu Parkway to Jerome av, 24th Ward. Area of assessment: Both sides of VAN CORTLANDT AV, from Mosholu Parkway South to Jerome av, and to the extent of half the block at the intersecting streets. June 30.

WEST 288TH ST. AND BROADWAY.—Receiving basin at the southwest corner, 24th Ward. Area of assessment: Block 3406. June 30.

BRONX PARK AV.—Regulating, grading, etc., and erecting approaches and fences from Tremont av to Walker av, 24th Ward, annexed territory. Area of assessment: Both sides of BRONX PARK AV, from Tremont av to Walker av, and to the extent of half the block at the intersecting streets. June 30.

TRATMAN AV.—Regulating, grading, etc., building approaches and erecting fences from Zerega av to Benson (Madison) av, 24th Ward, annexed territory. Area of assessment: Both sides of TRATMAN AV, from Zerega av to Benson av, and to the extent of half the block at the intersecting streets. June 30.

BROOKLYN.

12TH AV.—Paving from 39th to 49th sts. Area of assessment: Both sides of 12TH AV, from 39th to 49th sts, and to the extent of half the block at the intersecting streets, 29th and 30th Wards. June 30.

55TH ST, ETC.—Sewer in 55TH ST, bet 11th and 13th avs; and 12TH AV, sewer, bet 55th and 56th sts. Area of assessment: Blocks 5675, 5676, 5682 and 5683, 30th Ward. June 30.

18TH AV.—Curbing, etc., from 63d to 70th sts. Area of assessment: Both sides of 18TH AV, from 63d to 70th sts, 30th Ward. June 30.

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

SULLIVAN ST.—Opening, from Washington av to Nostrand av, 29th Ward. June 29. Area of assessment obtainable at the Bureau of Assessments and Arrears, 215 Montague st, Brooklyn.

EAST 35TH ST.—Opening, from Clarkson av to Foster av, 29th Ward. June 29. Area of assessment obtainable at the Bureau of Assessment and Arrears, 215 Montague st, Brooklyn.

QUEENS.

BOULEVARD.—Sewer, from Webster av to the crown north of Paynter av, 1st Ward. Area of assessment: Blocks 54, 55, 146 and 147. June 30.

CAMELIA ST, ETC.—Receiving basins in CAMELIA ST, at northeast and northwest corners of HOPKINS AV; northeast, northwest, southeast and southwest corners of VAN ALST AV; southeast corner of ELY AV; on east side of CRESCENT ST, opposite Camelia st, 1st Ward. Area of assessment affects Blocks Nos. 32, 45, 46, 62, 63, 76 and 88. June 30.

FREEMAN ST.—Sewer, bet Crescent and Radde sts, 1st Ward. Area of assessment: Blocks 62 and 63, 80 and 81. June 30.

TEMPLE ST AND VAN ALST AV.—Receiving basin at the northeast corner, 1st Ward. Area of assessment: Block 58. June 30.

11TH ST.—Regulating, grading, etc., from Vernon av to Van Alst av, 1st Ward. Area of assessment: Both sides of 11TH ST, from Vernon to Van Alst av, and to the extent of half the block at the intersecting avenues. June 30.

WOOLSEY AV.—Sewer, from Hallett st to Van Alst av, 1st Ward. Area of assessment: Blocks 151 and 152. June 30.

HOPKINS AV, ETC.—Basins on the west side of HOPKINS AV, opposite Lincoln st; on northeast and southeast corners of HOPKINS AV AND LINCOLN ST; northeast, northwest and southeast corners of LINCOLN ST AND VAN

ALST AV; on all four corners of LINCOLN ST AND ELY AV, and in CRESCENT ST, opposite Lincoln st, 1st Ward. Area of assessment affects Blocks Nos. 32, 46, 47, 61, 62, 77, 78 and 88. June 30.

22D ST.—Temporary sewer, from 8th to 11th av, 3d Ward (Whitestone). Area of assessment: Blocks 29 and 31. June 30.

NEW YORK AV.—Sewer, from South st to Cumberland st, 4th Ward. Area of assessment: Blocks 1153, 1156, 1196 and 1233. June 30.

BAYSWATER AV, FAR ROCKAWAY.—Flagging, on the south side, from Franklin av to Hedley av, and on the north side, from Union st to Park pl, 5th Ward. Area of assessment: South side of BAYSWATER AV, from Franklin av to Hedley av, and north side, from Union st to Park pl. June 30.

REAL ESTATE NEWS.

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

Manhattan Market Very Dull—Selling on the Upper West Side Most Encouraging Feature of Week—The Bronx Market Shows Increased Trading.

The total number of sales reported in this issue for Manhattan and the Bronx is 98, of which 19 were below 59th street and 23 above, and 16 in the Bronx. The sales reported for the corresponding week last year were 84, of which 20 were below 59th street, 40 above, and 24 in the Bronx.

The total number of mortgages recorded in Manhattan this week was 136 and in the Bronx 40. The total amount was \$5,795,826.

The amount involved in auction sales this week was \$1,512,174, and since January, \$19,056,065.

Girls' School on Park Avenue.

Pease & Elliman sold for Francis L. and Elizabeth Quackenbush and Holcombe and Vesta Quackenbush Van Trump the Honand Court apartment house at the northwest corner of Park avenue and Ninety-second street a seven-story building on plot 100.8 x 130 ft. to Charlotte F. Baker for about \$350,000. The buyer is a niece of the late John S. Kenney who was actively interested in Miss Spence's School for Girls now located at 26 to 32 West Fifty-ninth street. After alterations are completed and the present leases expire it is understood that the Spence School will occupy the building.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

BOND ST.—The Cruikshank Co. sold for the Industrial Christian Alliance to the New York Women's League for Animals, Mrs. James Speyer, pres., 11 Bond st, southwest corner of Lafayette st, a plot of 3,150 sq. ft., with frontages of 114.11 ft. on Lafayette st, 25 ft. on Bond st and 32.10 ft. on Shimbone al. The buyer will improve the site with a 5 or 6 story hospital, plans for which are being drawn by A. W. Cordes. The League was represented by the M. Morgenthau, Jr., Co.

CHRYSSTIE ST.—The Congregation of Mishkan Israel Suwalker sold 54 and 56 Chrystie st to Alexander Baum. The property consists of a synagogue on a plot 49.8x100, midway between Canal and Hester sts.

EAST HOUSTON ST.—E. H. Ludlow & Co. and Collins & Rowe sold for Anita Clark and Anglesia Weeks, 65 to 71 East Houston st, and 271 to 277 Elizabeth st, forming the southwest corner of these thoroughfares, improved with four, five and six story tenement houses, on a plot 87.6 ft in the former and 84 ft in the latter street, to Lawrence M. B. McGuire, representing the Callahan est, for about \$125,000. The Charles F. Noyes Co. was also interested in the sale as a broker.

HENRY ST.—The Brown Realty Co. bought 94 Henry st, a 6-sty building on lot 25x100. In part payment the seller gives a 14-room cottage at Far Rockaway, in Westbourne Boulevard.

SULLIVAN ST.—The Citizens' Investing Co. sold 150-152 Sullivan st, 3 and 4-sty front and rear tenements, on plot 49.7x100, netr Houston st.

WATER ST.—The Charles F. Noyes Co. sold for Charles Britton, 348 and 350 Water st, a 4-sty building, on plot 33x65x irregular, to Michael J. Ginnane. The buyer gave in part payment 411 Pleasant av, a 3-sty dwelling, on lot 16.8x100.

WEST HOUSTON ST.—Daniel Birdsall & Co. sold for the Stuart est, 118 and 120 West Houston st, a 6-sty building, on plot 50x100.

16TH ST.—Baumann & Osorio and George Neiman sold to Clarence T. Whitman 25 West 16th st, a 4-sty dwelling, on a lot 25x92. The buyer will alter the building for business purposes.

19TH ST.—The Brown Realty Co. resold to the Maistek Realty Co., Louis Steckler, pres., the vacant lot, 25x95, at 21 West 19th st, between 5th and 6th avs. In exchange the buyer gave 125 and 133 Bruce av, Yonkers, two dwellings each on plot 50x100.

44TH ST.—Theodore Ortmann and John J. Biehn sold 423 to 427 West 44th st, old buildings, on plot 50x100, for St. Clement's Church.

46TH ST.—McCarthy & Fellows sold for Eve-line H. Brainerd 30 West 46th st, a 4-sty dwelling, on lot 20x100.5, to an investor.

47TH ST.—The Kayell Realty Co. sold 220 East 47th st, a 5-sty tenement on lot 19x100.5.

48TH ST.—J. B. English and J. C. Hough & Co. sold for Caroline A. J. Frederick and others to Edmund K. Jordan 150 West 48th st, a 3-sty dwelling on lot 18.9x100.

51ST ST.—Alexander Wilson sold for the est of Joseph S. Pruden the 5-sty flat 360 West 51st st, on lot 38.6x100.

56TH ST.—Bernard Smyth & Sons resold for the Rudolph Wallach Co. the plot, 75x125, at the southwest corner of 11th av and 56th st; also the adjoining lot, 25x134, in the south side of 56th st, to George W. Alger. The property is part of the old Cozine holdings, and was purchased by the seller at a recent auction sale conducted by Joseph P. Day.

56TH ST.—Samuel H. Stone and Heilner & Wolf sold the Hotel Frederick, an 8-sty structure, on plot 50x116.2x50.2x120.2, at 210 West 56th st, to Morris Goldstone for about \$200,000, through A. Goodman. The sellers acquired the property on April 10 at auction for \$177,000.

58TH ST.—E. De Forest Simmons sold for the 58th Street Realty Co. the 4-sty dwelling, on lot 20x100.5, at 23 West 58th st, to C. Barclay.

4TH AV.—The Realty Holding Co. (N. J. & E. H. Hess) bought from Mrs. Almy G. Galatin the two 3-sty buildings 329 and 331 4th av, on plot 38.9x83. The buyers contemplate improving the property, when the present leases expire, with a 12-sty loft building. The Cruikshank Co. was the broker in the transaction.

6TH AV.—Dr. Arthur A. Boyer bought from Harris & Maurice Mandelbaum and Daniel B. Freedman 882 6th av, a 4-sty building on lot 23x95, through Francis S. Gray. The sellers acquired the property last month.

Manhattan—North of 59th Street.

62D ST.—Pease & Elliman sold for the Title Guarantee & Trust Co., as trustees of the est. of William Buchanan, the 2-sty stable at 50 East 62d st, on lot 16.8x100.5, to the American Real Estate Co. The property was scheduled to be sold at auction. The purchase was made by the American Real Estate Co. to protect the easterly light of its 75-ft. apartment house at 40 to 46 East 62d st.

65TH ST.—The Douglas Robinson, Charles S. Brown Co. sold for the est. of Mary E. McMichael 33 East 65th st, a 4-sty dwelling on lot 17x100.5.

69TH ST.—The Douglas Robinson, Charles S. Brown Co. sold for Stephen C. Clark to Alfred Curtis James 137 East 69th st, a 3-sty stable and garage, on lot 25x100.

71ST ST.—Celesta M. Bozeman sold 162 East 71st st, a 3-sty dwelling, on lot 16.6x100.5.

73D ST.—The Operating Realty Co. sold to John H. Scully 130 East 73d st, a 3-sty dwelling on plot 15x102.2, for about \$30,000.

74TH ST.—Paul Bultmann sold 326 East 74th st, a 20-family tenement on lot 25x102.

74TH ST.—Johanna Levy sold 104 East 74th st, a 3-sty dwelling on lot 18x77, located 36 ft. east of Park av.

75TH ST.—E. J. Loughman bought from Jesse Wineburg, 313 West 75th st, a 5-sty dwelling, on lot 22x102.2. The buyer gave in exchange his country seat at Lawrence, L. I.

76TH ST.—Murry Guggenheim sold 29 West 76th st, a 4-sty dwelling on lot 20x100, near Central Park West.

85TH ST.—Pease & Elliman sold for John Schuler to an investor 213 West 85th st, a 5-sty apartment house, on lot 20x102.2, adjoining Bretton Hall, which occupies the block front on Broadway, between 85th and 86th sts.

95TH ST.—Julius Tishman & Sons bought the three 4-sty dwellings, at 148, 150 and 152 West 95th st, on a plot 54x100.8, from Mrs. Cecile Neuman, Mrs. Margaret McKeon and David De Sola Mendes, respectively. The buyers will erect on the site a 9-sty apartment structure.

98TH ST.—The Robert Hoe est. sold Schuyler Arms, an 8-sty apartment house at 305 to 311 West 98th st, on plot 120x100.11, for about \$290,000. The house was erected about 10 years ago and was purchased by the late Robert Hoe in 1903 from Wm. H. Beard. The present buyer was represented by H. De Wight Luce, pres. of the Bontempi-Rust Proofing Co.

109TH ST.—H. V. Mead & Co. sold for the Neary Realty Co. (Sanford & Green), 106 to 110 West 109th st, three 5-sty triple afts, on plot 75x100.11.

120TH ST.—The Allwin Realty Co., Adolph Humpfer, pres., sold for Mary A. McCarthy the 5-sty double flat at 66 East 120th st, on lot 26x100.11, to a client for investment. This property has not changed hands in many years.

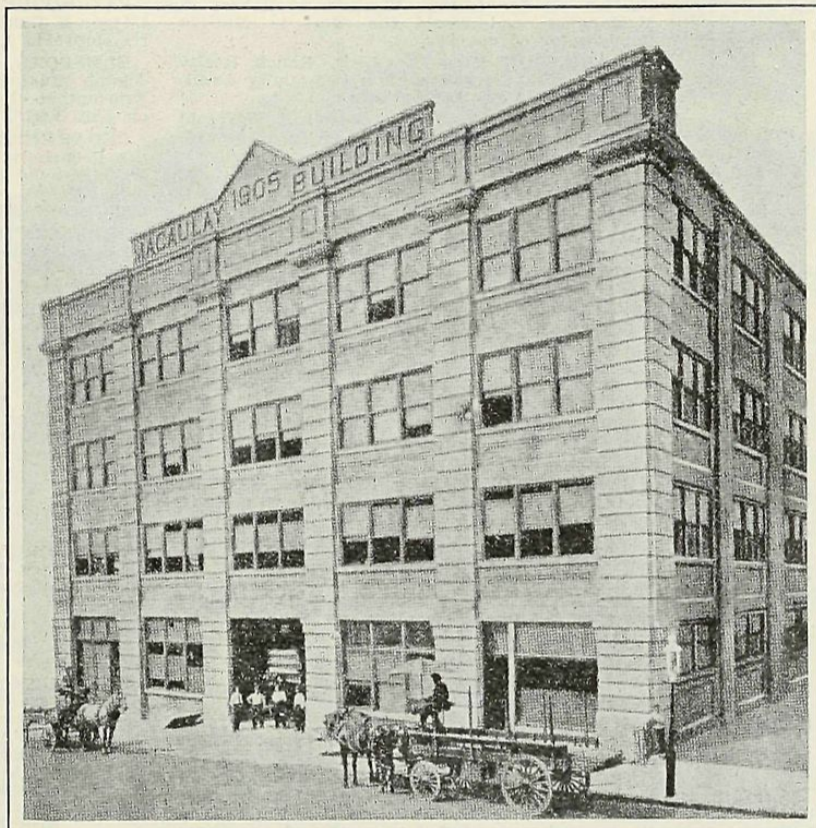
124TH ST.—Horace S. Ely & Co. sold for Hanson C. Gilson, 53 and 55 West 124th st, a 2-sty frame house, on a plot 37.6x100.11, to William A. Martin, who owns the adjoining lot and now controls a plot 62.6x100.11, on which he will erect a 6-sty garage.

172D ST.—Thomas J. O'Reilly sold for the Paterno & Son Contracting Co. two 5-sty new law houses, the Potenza and Vencenza, at 570 and 580 West 172d st, on plot 125x95, for about \$200,000.

BROADWAY.—Slawson & Hobbs sold for Frederick G. Hobbs to Henry Schiff the vacant plot at the northeast corner of Broadway and 94th st, with a frontage of 33.6 ft. on Broadway and 142.7 ft. in the street. The buyer will improve the site with a 12-sty apartment hotel structure, from designs by Schwartz & Gross, architects.

WE ARE JOBBER'S

to the Sash, Blind and Door trade of Greater New York and vicinity, and carry the largest stock of stock sizes of **SASH, BLINDS, DOORS, MOULDINGS** and **GLASS** in this territory. You will find the combined Office, Mill and Warehouse of



C. R. MACAULAY a convenient and NEVER FAILING place for their orders.

The LARGEST and MOST VARIED STOCK in the city means the finding of JUST WHAT YOU WANT WHEN YOU WANT IT. MODERN FACILITIES for manufacturing special work.

Trucks loaded on any floor permit hasty delivery and prompt shipment THE SAME DAY AS ORDERED.

Twenty Years of NEVER DISAPPOINTING SERVICE to the trade has won us a reputation such as few firms enjoy. Proud of it, WE MAINTAIN IT.

C. R. MACAULAY

Macaulay Building

18th St. and Fifth Ave., **BROOKLYN, N. Y.**

TELEPHONES 349 AND 350 SOUTH

PARK AV.—Pease & Elliman sold for Francis L. and Elizabeth Quackenbush and Holcombe and Vesta Quackenbush Van Trump the Holland Court apartment, at the northwest corner of Park av. and 92d st, a 7-sty building on plot 100.8x130 ft., to Charlotte F. Balsler.

MORNINGSIDE AV.—Katharine A. Mahoney sold 18 Morningside av, a 5-sty flat, on plot 30x 104.3x irregular, adjoining the southeast corner of 116th st. It is understood that the buyer gave Bronx property in exchange.

WEST END AV.—Frederick Zittel & Sons sold the following dwellings: For Margaret B. Newington, 780 West End av; for the Esterbrook est., 778, adjoining; for Hannah H. Colgate, 772 and 776, and for Elise C. Flannagan, the intermediate house at No. 774, forming a group of five dwellings at the southeast corner of 98th st, to T. J. McLaughlin's Sons, who will erect a 12-sty apartment house on the site, which measures 92.1x100.

WEST END AV.—Slawson & Hoßbs sold for Linnie A. Calhoun 617 West End av, a 3-sty dwelling on lot 20x90, adjoining the southwest corner of 90th st, which was acquired last May by the Eighty-ninth and Nineteenth Co., George F. Johnson, pres.

WEST END AV.—Earle & Calhoun sold for Lillie J. Earle 864 West End av, a 4-sty dwelling on lot 20x92, between 102d and 103d sts, to Wm. J. Harahan.

1ST AV.—George Kolb and Moses Metzger sold for G. L. & G. T. Penzel 1584 1st av, a 5-sty double flat, with stores, on a lot 25x80, to an investor. This is the first time this building has been sold in 25 years.

Bronx.

BROWN PL.—The Brown Realty Co. bought from the Security Mortgage Co. the northeast corner of Brown pl and 135th st, a 5-sty new law house on plot 33.4x100.

SIMPSON ST.—The Fodgur Realty Co. sold through Nathan Wilson 981 Simpson st, an apartment house on plot 42x110.

161ST ST.—Bruenig & Jaeger sold for Mary Reid, as executrix, the one-family house 801 East 161st st, on lot 19.4x100, to Herman Hecensack.

EAGLE AV.—John F. Fetzer sold for Daniel Higgins the one-family house 607 Eagle av to a builder, who recently bought through the same broker the two adjoining houses.

ELLIS AV.—A. & C. E. Hally sold for Elizabeth Fonda a two-family dwelling at 2136 Ellis av.

MORRIS AV.—Kurz & Uren and Lou Schmidt sold for a Mr. Schumacker 984 Morris av, a 5-sty flat on plot 37.5x100.

GRANT AV.—Kurz & Uren sold for William Diller a plot, 55x93, at the northwest corner of Grant av and 163d st to the Kingsley Construction Co., which will immediately erect an apartment house on the site.

GRANT AV.—The Yorktown Realty Co. Chas. Gross, pres., sold 14 lots on the east side of Grant av, 100 ft. north of 167th st, on plot 350x 100, to Ferdinand Kurzman, through Cahn & Nordlinger.

PROSPECT AV.—Archie Bimberg and A. J. Welter sold to Wolf Burland the plot 121x147, on the west side of Prospect av, 192 ft. north of 163d st.

SOUTHERN BOULEVARD.—M. Morgenthau, Jr., sold for Thomas Carroll the lot 25x100 at the northwest corner of Southern Boulevard and Jennings st to the Value Realty Co. The buyer will improve the site with a 2-sty theatre.

TINTON AV.—Alexander Selkin and D. Schoen sold for Elizabeth Palmer a two-family house, on lot 16.8x100, at 774 Tinton av, near Westchester av.

UNION AV.—Charles Kuntze sold for Mrs. Singerman 1136 Union av, a 3-family house on lot 20x100, to Jacob Littau.

WALTON AV.—William E. Diller sold the 3-sty two-family dwelling 1060 Walton av, on lot 20x100. The buyer will occupy.

WORTHEN AV.—Mary Ellen Quinlan bought from Thomas J. Goodwin, through Joseph P. Fallon, the plot, 45x100, at the corner of Barry st and Worthen av.

VYSE AV.—Alexander Selkin and D. Schoen sold for Elizabeth Palmer 1541 Vyse av, a three-family dwelling on lot 20x100, near 172d st.

VYSE AV.—John F. Fetzer sold for the Roe est. a plot 50x100 in the east side of Vyse av, between Jennings and 172d sts, to a builder, who will erect a 5-sty flat.

Brooklyn.

BAINBRIDGE ST.—Everett Kuhn sold 160 Bainbridge st, a 3-sty dwelling on plot 20x100, for A. C. Lassoe to a client.

CARROLL ST.—Charles E. Rickerson sold 825 Carroll st, a 4-sty dwelling, for Mrs. J. P. Felt to Frank Dougherty.

DECATUR ST.—Everett Kuhn sold 484 Decatur st, a 2-sty brick two-family house on plot 18.9x100, for H. J. Roth to an investor; also 237A Decatur st, a 2-sty dwelling on plot 16.8x 100, for C. K. Covert to a client.

PRESIDENT ST.—De Poix & Von Glahn sold for W. F. Collins the plot 50x127 on the north side of President st, 250 ft. west of Kingston av, adjoining the handsome detached residence of C. H. Belknap. The property on both sides of President st in this vicinity is restricted to the building of anything but a high-class detached dwelling on a plot not less than 50 ft. front. The buyer will erect a dwelling on the site.

STATE ST.—Robert Frith sold for the Reigor Co. 435 State st, a 3-sty brick dwelling on lot 20x100, to Robert Francis; also for Mary McDermott 407 State st, a 3-sty frame dwelling on lot 25x100, to Noah Kahan, who will erect on the site a 4-sty flat.

STOCKTON ST.—Arthur T. Weygandt sold 232 Stockton st, a 3-sty double store building, to a client for investment.

WEST ST.—The J. D. Ranck Realty Co. sold the one-family dwelling on the west side of West st, 113 ft. north of 35th st, to George Smith. A. W. Cherrington was the broker.

EAST 3D ST.—The J. D. Ranck Realty Co. sold to Mrs. Mary H. Crowley a lot on the west side of East 3d st, 131 ft. south of Av I. The buyer will erect a one-family dwelling on the site.

3D ST.—Burrill Brothers sold for the Proser Realty Co. to Dr. V. Coblenz 597 3d st, an American basement dwelling; also for the same builders to J. Lesinger, who is now associated in business with Dr. Coblenz, the adjoining house at 595 3d st.

10TH ST.—G. W. Snyder & Son sold the 3-sty single flat 584 10th st, on lot 20x100, to a client for investment.

12TH ST.—Driver & Bowie sold for the American Stamp Co. 300 12th st, a 3-sty house, on lot 25x100; also for Charles Preston the adjoining property at 302 12th st.

BROADWAY.—Nathan Stern sold for the est of Louis Stutz to a Manhattan investor the property at 1265 and 1267 Broadway, running through to 18 to 22 Central pl, with frontages of 58 ft. on Broadway and 70 ft. on Central pl, with a depth of 250 ft., for about \$140,000.

CARLTON AV.—H. W. Rozell & Son sold 121 Carlton av for Lillian Wyckoff to Robert J. McManamy, and resold the same to Matilda Coppola for occupancy.

CLARENDON RD.—The J. D. Ranck Realty Co. sold 2513 Clarendon rd, a two-family dwelling, to Mrs. Mary L. McClaire.

LAFAYETTE AV.—H. W. Rozell & Son sold for Miss Scoville, 96 Lafayette av, to a speculator, who has resold the property.

MARCY AV.—Studwell & Burkhard sold 626 Marcy av, a 2-sty frame dwelling, for Louis I. Grimes to James Farrell for investment.

MYRTLE AV.—The Brown Realty Co. bought the triangular block bounded by Myrtle and Hamburg avs and Stanhope st. In part payment the buyers gave a 3-sty factory building in Hoboken, N. J.

OCEAN AV.—The Brown Realty Co. bought the two 3-sty duplex apartment houses 820 and 822 Ocean av, each on a plot 25x100. The buyer gave in part payment a plot of 4 lots in Westbourne Boulevard, Far Rockaway.

PITKIN AV.—Isaac Levingson sold 1700 Pitkin av, a 3-sty frame dwelling on lot 25x100, to Samuel Burnstein for about \$20,000.

WASHINGTON AV.—De Poix & Von Glahn sold for a client 493 Washington av, a 4-sty apartment house, to a buyer for investment.

WASHINGTON AV.—Howard C. Pyle & Co. sold for the Ludlam est. 294 Washington av, a 4-sty dwelling, to A. J. Barnard.

AV I.—The J. D. Ranck Realty Co. sold 215 Av I, a two-family dwelling, to Anna J. Lehman.

AV I.—The J. D. Ranck Realty Co. sold 219 Av I, a two-family detached dwelling, to Mrs. Elizabeth Mosher.

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

RUGBY.—Wood, Harmon & Co. sold 2 lots on East 40th st, near Church av, to H. F. Preston; also 1 lot on Linden av, near East 40th st, to B. J. Shelton, and 1 lot on Church av, near East 52d st, to E. A. Gorman.

KINGSBORO.—Wood, Harmon & Co. sold 3 lots at the southeast corner of East 21st st and Av S to F. H. Clarke; also 2 lots on East 22d st, near Av S to W. E. Turner; also 3 lots at the northeast corner of Av R and East 24th st to W. O. Smith.

EAST MIDWOOD.—Wood, Harmon & Co. sold 2 lots on Mansfield pl, near Av J to Alex R. Crouse; also 1½ lots on Delaware pl, near Av K to C. E. Booth, and 2 lots on Kenmore pl, near Av J to T. H. Wright.

FLATBUSH GARDENS.—Wood, Harmon & Co. sold 2 lots on Coleman st, near Flatbush av to D. A. Darber; 2 lots on Av P, near Kimball st, to Marsden Bellaney, and 3 lots on Kimball st, near Av P to Mrs. L. W. Hall.

ANNADALE.—Wood, Harmon & Co. sold 1 acre plot to J. B. Ogden.

MIDWOOD MANOR.—Wood, Harmon & Co. sold 3 lots at the southeast corner of Av K and East 9th st to Mrs. I. M. Wyatt.

KENSINGTON PARK.—Wood, Harmon & Co. sold 1 lot on Coney Island av, near Ditmas av to F. B. Carpenter.

Queens.

ARVERNE.—The Somerville Realty Co. reports the following recent sales: To Alice Hushon, a plot 40x100 in the east side of Vernam av; to Thomas B. Kelly, 2 lots at the southwest corner of Vernam and Morris avs; to Philip Dien, the plot, 100x100, at the southwest corner of Adah and Gaston avs; to John H. Ferrill 2 lots in the west side of Vernam avs; to Joseph Salvatore, a similar sized plot at the northeast corner of Meredith and Morris avs; to H. Seidt, 2 lots in the east side of Remington av; to Thomas Cervante, 2 lots in the west side of Remington av, and to Joseph Cervante, a plot 40x100 at the northeast corner of Morris and Gaston avs.

FLUSHING.—Thomas F. Cleary bought from Mrs. C. E. Butler a plot 50x175 on the north side of Myrtle av, 700 ft. west of Brewster av.

WOODHAVEN.—The J. D. Ranck Realty Co. report the following sales of houses: 3678 to 3692 Beaufort av, eight two-family dwellings, to Oswald Gueth, and 1119 Ruby st, a two-family dwelling, to Miss Grace Kelly.

LONG ISLAND CITY.—John L. Hammond sold for the Gateway Realty Co. to James Fay,

19 lots on the northeast corner of Broadway and 5th av, for improvement with 4-sty apartment house.

Richmond.

CONCORD.—The Cuzzo & Gagliano Co. sold for George Cuzzo, of Bangor, Me., the stable and lot on Steuben st, 100 ft. from Richmond rd, to Celso Ferrari, the same party who bought the premises at 604 Richmond rd.

Suburban.

HOBOKEN, N. J.—The Phoenix Realty Co., owners of the Orpheum Theatre, at the Five Corners, in Jersey City, bought from the Gayety Theatre Co. of New York the Gayety Theatre, on plot 82x110, in the east side of Washington st, for about \$150,000.

RIDGEWOOD, N. J.—Everett Kuhn sold 68 Kenilworth pl, a 2-sty frame dwelling on plot 60x200, for G. Krazier to a client for occupancy.

NORTHPORT, L. I.—Everett Kuhn sold a 2-sty brick and frame dwelling, on 3-4 acre ground, on Railroad av for E. Herbert to a client.

GREAT NECK.—Raymond Hitchcock, the actor, bought the old Herman Winter homestead, overlooking Long Island Sound, for about \$31,000. The buyer will remodel and occupy.

PATCHOGUE.—The Hotel Brokerage Exchange (Meyer & Dunham) sold for E. Fisher the Laurel House to J. A. Poulin.

ELMSFORD, N. Y.—The Allwin Realty Co., Adolph Humpfer, president, resold for Harry Friedenthal the private residence on Lawn av, on plot 50x105 to a client for occupancy.

CEDARHURST, L. I.—S. M. Bondy sold for the Cedarhurst Land and Improvement Co. to Mrs. Blanche Hirschhorn, the 3-sty dwelling, on plot 100x100, at the northeast corner of Rugby and Oxford rds.

GREENWICH, CONN.—Mrs. Emillie D. Day sold her country est., Mount Pleasant, consisting of a residence and about 5 acres of land, situated at Belle Haven, to G. L. Selden.

ROCK RIDGE, CONN.—Thomas N. Cooke sold for Laura C. Williams her residence, outbuildings and 3 acres of land in Grove Lane, to G. C. St. John.

SOMERS, N. Y.—F. B. Goodliffe sold for Clarence W. Eckhardt his farm of 125 acres, with buildings, near Yorktown Heights, N. Y., to Dr. Francis J. Quinlan.

LONG BEACH.—The Brown Realty Co. bought from J. R. Berg the recently completed residence at 21 to 25 Penn st, on plot 100x100, together with an adjoining plot of the same size.

WESTMORELAND.—The Rickert-Finley Co. sold to Mary J. Clark, the plot 60x100, on the east side of Nassau rd, 655 ft. north of Broadway.

NORWOOD.—The Rickert-Finley Co. sold to J. Morgan Jones, the plot 80x100 on the east side of 7th av, 342 ft. north of Jamaica av.

KENSINGTON.—The Rickert-Finley Co. sold to James C. Crane the plot with 200 ft. frontage on Nassau rd, northeast corner of East Drive; also the plot with 100 ft. frontage on the south side of Beverly rd, 100 ft. east of East Drive; to Edna G. Wolf, the plot with 100 ft. frontage on the north side of North Drive, 301 ft. west of Netherwood rd; to Frank Brown, the plot with 100 ft. frontage on the north side of Beverly rd, 402 ft. east of Netherwood rd.

RECENT BUYERS.

THE MANHATTAN CHAPTER, Alpha Delta Phi, in the College of the City of New York, is the buyer of the dwelling at 467 West 143d st.

STUYVESANT WAINWRIGHT is the buyer of 120 East 79th st.

CHARLES H. TWEEDY is the buyer of the dwelling at 22 East 76th st, the sale of which by Golde & Cohen, through Henry D. Winans & May, was reported recently.

A. G. HARRIS is the buyer of 145 Riverside Drive.

LOUIS CERLIAN is the buyer of 36 West 56th st.

LEASES—MANHATTAN.

PEPE & BROTHER leased for Robert B. Maclay 126 West Washington pl, a 3-sty dwelling, to Vallesichi & Co.

WILLIAM WHITMAN & CO. leased the 8th floor in the 25-sty building now in course of construction at the southeast corner of Madison av and 25th st, through the Douglas Robinson, Charles S. Brown Co. and Stephen H. Tyng, Jr., & Co. The store, basement and 7 floors have been leased to Frederick Viator & Achelis.

ALBERT B. ASHFORTH leased the 3d loft in the Knox Building, at 40th st and 5th av, for a term of years, to Hiss & Weeks, architects, who were represented by L. Van Rensselaer.

MYER BONDY leased space in 502 and 504 West 25th st to Morris Saltzer; also in 64 University pl to Kurtz Georgio Co.; also in 12 to 16 West 22d st to Cohen, Wiener & Co.; also in 601 to 608 Broadway to Artistic Millinery Co.; also in 24 to 28 University pl to Abraham Bauman, and in 181 and 183 Mercer st to Reznikoff & Levy.

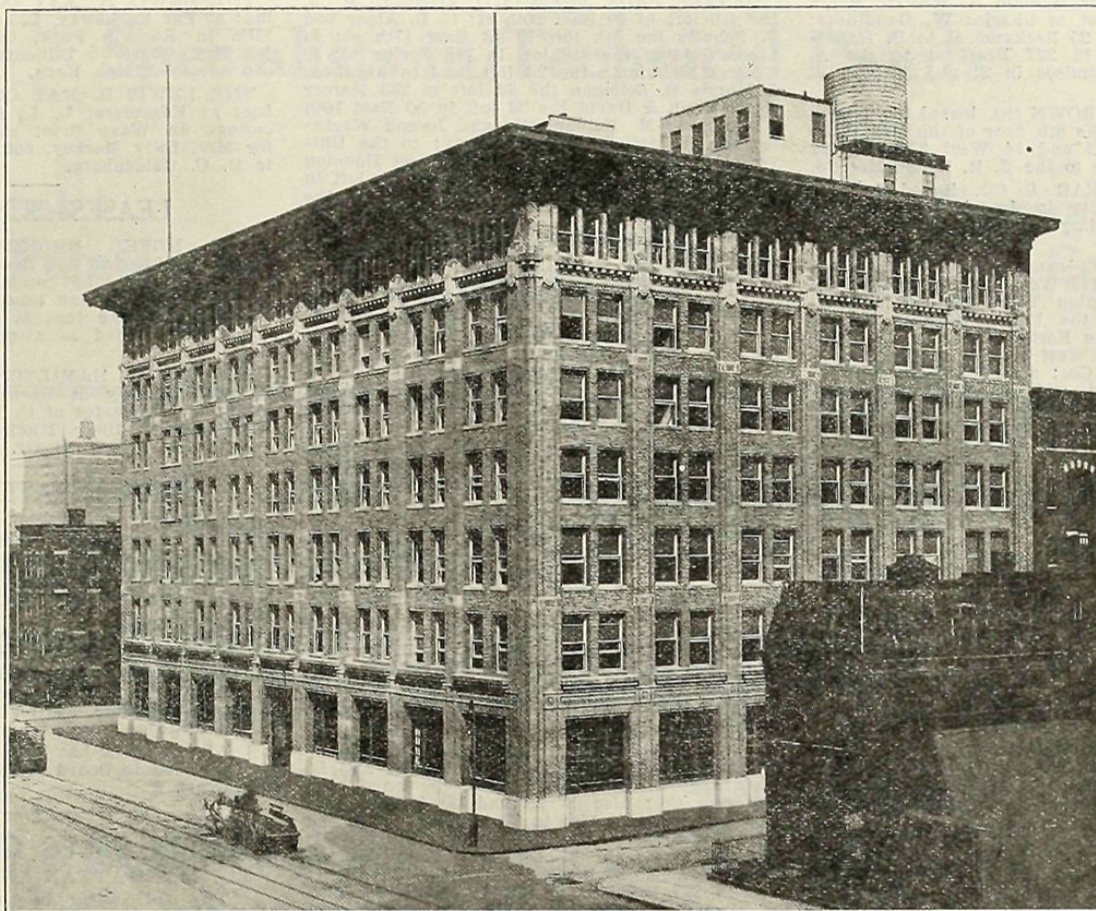
THE CROSS & BROWN CO. leased space in East 23d st to the National Pearl Works.

THE DUROSS CO. leased the 4-sty dwelling at 53 West 16th st for Joseph Litten to James Drugan.

G. W. BARNEY leased for William Cruikshank's Sons to the Bailey Electrical and Supply Co. the store in 194 Greenwich st; also for J. E. Barney the dwelling 133 East 46th st; also the dwelling 135 East 45th st, and to Charles Welland the 4th loft in 154 Chambers st.

Otis Elevator Company

Announce their Removal, on or about June 1, 1912
to their New Building
Eleventh Avenue and Twenty-sixth Street
New York



Clinton & Russell, Architects.

OTIS ELEVATOR BUILDING

Thompson-Starrett Co., Contractors.

Which, through concentration of the General Offices and Metropolitan District Departments under one roof, provides for the benefit of the users of Otis Elevator Products the most complete *“Supply”* and *“Service”* Organization of any Elevator Company in the world.

The achievement of this Company in perfecting the highest type of Elevators has gained for our product recognition as the standard of excellence throughout the civilized world,---and while the best built and *least in the need of “Service” and repairs*, users of Otis products are, through this concentration and enlargement of facilities, *protected by a “Service” Organization as perfect as the product itself.*

In addition to housing all the General Offices of the Company we will keep on hand at all times a full line of all parts and supplies ready for immediate delivery. Our *“Service”* Organization will include factory-trained experts thoroughly familiar with Elevator construction, who, with our Automobile Service for expediting the delivery of needed parts, will be on call *at all times*,---Days, Nights, Sundays and Holidays.

Telephone, 7500 Chelsea

Private Branch Exchange Connecting All Departments

We build and erect all types of Passenger and Freight Elevators,---for all kinds of power;---including Otis *“Traction”* and *“Drum”* type Passenger and Freight Elevators;---Otis Inclined and Horizontal Freight Elevators;---Otis Escalators or Moving Stairways, and Moving Sidewalks;---and Otis Automatic Push-Button Elevators for private residences.

JOHN J. CLANCY & CO. leased the dwelling 351 West 56th st for Edward C. & C. W. Lester and the dwelling 328 West 58th st to Mrs. K. Dayton.

SETH MOSELEY, proprietor of the Hotel Collingwood, leased from Michael Coleman for 10 years, at an annual rental of \$11,000, the three dwellings at 52 to 56 West 36th st, abutting the hotel site. The lease carries with it an option to purchase at \$280,000, which it is understood can be exercised any time during the life of the lease. The lessee has no plans for improvement of plot just leased.

THE ALLEN-NUGENT CO., the Hat Trade Publishing Co., the Millinery Trade Publishing Co. and the Trades Advertising Co., all of which are now located at 13 Astor pl, rented the entire 11th floor and part of the 10th in the Centurian Building, at 1182 Broadway. This move is of more than usual significance and indicative of the steady uptown movement of certain trades.

THE CHARLES F. NOYES CO. leased for Daniel E. Seybel 2 lofts in 86 and 88 Fulton st to the Globe Indemnity Co. for its supply department; also the 3d loft in 12 Dutch st to M. Topper and B. Eisenberg; also loft in 59 Ann st to the Straus Boilerine Co.; also a loft in 28 and 30 Burling Slip to E. Earle Root; also a loft in 25 Beekman st to the Rosenfeld-Kissam Co.; also for William H. Whiting & Co. a loft in 25 Cliff st to Charles W. Gaudineer; also the 3d loft in 25 Beekman st to B. Habernicht; also space in 227 Pearl st to the A. Chris Co., and premises in 21 and 23 Ann st to Sidoti Brothers.

THE CROSS & BROWN CO. leased for a term of years space on the 8th floor of the Mercantile Building, at 12 and 14 West 37th st, for John R. MacMurray to the E. R. Berrie Hat Co.

PIERRE M. CLEAR & CO. leased for the New York University to Joseph Goldstein the 5-sty factory building at 413 and 415 East 25th st.

THE DUROSS CO. leased the stores and basements of 445 and 447 West 13th st for 5 years to the Western Union Telegraph Co. and H. Glintenkamp; also the basement store in 153 West 14th st to the Boston Chemical Co., and the building at 515 West 19th st to the Hydro-Bar Waterproofing Co.; also 205 West 17th st to Joseph Slobudski, and 251 West 16th st, a 3-sty building, to Frederick Slobudski; 100-102-104 Gansevoort st to the Manhattan Refrigerating Co.; also 259 West 34th st to Weidman Belfry Candy Co., Inc.; 628 West 24th st to Thorp Iron Co., Inc.; also the 3d loft in 10 West 18th st to Schoenn 1/2 Sarkady, and the store and basement in 818 Greenwich st to R. F. Kilpatrick.

SAMUEL H. MARTIN leased offices in 1974 Broadway to the International Taximeter Co. of America, Jacob A. Cantor, pres.

S. OSGOOD PELL & CO. and M. & L. Rosenthal leased the 5th loft in 10 East 46th st to Samuel K. Gordon.

THE CROSS & BROWN CO. leased for John R. McMurray the entire 12th floor of 12 and 14 West 37th st, to the Victor Talking Machine Co. for a term of years.

GOODWIN & GOODWIN leased to Dr. Julius Sachs, 64 West 113th st, a dwelling.

KLEIN & JACKSON leased through Carsten & Linnekin, for a long term of years, the 12th floor at the southwest corner of 30th st and 4th av to Stroheim & Romann, and the entire 11th floor to Stead & Miller Co., of Philadelphia. Negotiations are pending for the lease of another floor of this building to a large upholstery house.

THE McVICKAR, GAILLARD REALTY CO. leased the store in 1804 Broadway to the Stutz Motor Car Co.; also to the Wasson Piston Ring Co., space in 136 to 150 West 52d st, and to C. S. Peets at the southeast corner of Broadway and 62d st.

THE CHARLES F. NOYES CO. leased space in the Hilliard Building to Kelly & Fuller and to the Bering Sea Co.; also offices in 65 Nassau st to Saunders Meurer Co., Kony, Frank & Shire and to Newiter, Dietz & Finn.

FREDERICK SOUTHACK & ALWYN BALL, JR., leased the 1st loft in 510 Broadway to Rosenzweig Brothers, and the 1st loft in 394 Broadway to Kleban, Milner & Co.

THE UNITED STATES TRUST CO. OF NEW YORK, owners of the Hotel Normandie, 38th st and Broadway, leased the cafe and restaurant and like privileges to John Kennedy, formerly of 40th st and Broadway, for a term of years.

THE REFORMED PROTESTANT DUTCH CHURCH leased the block front in the east side of Nassau st, between Fulton and Ann sts, for 84 years at an aggregate rental of more than \$2,500,000 to A. Raymond & Co. This plot is one of the largest available east of Broadway south of City Hall and has been occupied by the present lessee for over 55 years. Plans are now being prepared for a 16-sty building, containing many new features, to be erected on the site.

THE CROSS & BROWN CO. leased space in 1182 Broadway to Haney, Kuttner & Raab.

DENZER BROS. leased to Albert Herzog the 7th loft in 118 and 120 East 25th st to Karl Neuhoff; the 1st loft in 30 and 32 East 21st st to the Keep Manufacturing Co.; the 1st floor in 501 5th av for Julius Friend, as agent, to W. O. Horn & Brother; the 5th loft in 39 and 41 East 12th st to the J. & L. Waist Co.; the 6th loft in 135 and 137 West 27th st to George F. Owen & Co.; space in 20 to 26 West 22d st, and for the Cross & Brown Co., as agents, to Lessor & Wood, space in 40 and 42 East 22d st.

DU BOIS & TAYLOR leased for Simon Sichel, 242 West 48th st; also for the Richard Webber est. the store at the northeast corner of 3d av and 141st st; for Birchwood Realty Co., the store, 3582 Broadway; for Miss Latham, the dwelling, 417 West 148th st, and space for Frederick L. Martin in 539 to 545 West 145th st.

THE CHARLES F. NOYES CO. leased the building, 274 Pearl st, to Louis and Samuel Fischer; the store, 161 Grand st, to Jacob Baum; store, 48 Broad st, to Benjamin J. Traubman; store, 478 Pearl st, for Ruland & Whiting Co. to International High Speed Steel Co., and the basement store, 110 John st, for E. H. Ludlow & Co., to Victor H. Todd.

ALEXANDER J. ROUX & CO. leased part of the 18th floor in 114 and 116 5th av to H. Beuttell & Sons.

THE 226 TO 256 WEST FORTY-SIXTH STREET CO. leased from the Astor est., 226 to 256 West 46th st, sixteen dwellings, with a frontage of 272 ft. in the south side of the street, between Long Acre sq and 8th av, for a long term of years. The lessees will sublet the property in large plots for business purposes.

WINTHROP AMES and the Shuberts leased four more lots in 44th st from William Waldorf Astor, adjoining the plot back of the Astor Hotel which they recently leased to erect two or more theatres where the founders of the New Theatre had planned to build.

THE CROSS & BROWN CO. leased space in 1 and 14 West 37th st to the E. R. Berrie Hat Co.

DENZER BROS. leased to D. Friedman & Co. the 4th loft in 40 East 20th st; to L. Alper and S. Schultz the 5th loft in 13 East 17th st; to Louis Gidding the 4th loft in 118 Spring st; to Billet & Schulman the 2d loft, and to Abraham & Morris B. Solomon the 3d loft in 233 Mercer st; to Stein & David the 3d loft in 50 East 10th st; to Isaac M. Kamanowitz and Joseph Wechsler the 4th loft in 413 Broadway; to the Universal Flag Co. the 1st loft in 38 West Houston st; to the High Grade Cloak Co. the 5th loft in 47 East 19th st, and to Isaac Laitin & Co. the 1st loft in 151 Spring st.

THE CROSS & BROWN CO. leased the store in 9 West 14th st for a term of years to the American Slicing Machine Co.

THE DUROSS CO. leased the 5th loft in 30 West 8th st to Richard Stone, and the 1st loft in 203 West 30th st to the Timothy Baptist Church; also the 6th loft in 10 West 18th st to Wm. Miller, Inc., and he store and basement in 513 Hudson st to the Knickerbocker Towel Supply Co., Inc.; the 3d loft in 103 West 14th st to Rosenbloom & Wieders.

THE CHARLES F. NOYES CO. leased offices in the Frankel Building, 45 John st, to Edward Donaldson and to Joseph A. Britton; offices in 61 Beekman st to Charles Weisz; in Market & Fulton National Bank Building to Prince's Metallic Paint Co.; in 19 Liberty st to John Proud; in the Hays Building to Adolph Hahn, and offices in 37 and 39 Liberty st for the Lawyers Title Insurance & Trust Co. to Joseph Dash and Kenneth Fowler.

HAYDEN & CO. leased for Jane Usher the store in 2696 8th av to John Frick for 10 years at \$21,000 and taxes, and for the Schuck Construction Co. the store in 1 Convent av to G McManus & Co. for 5 years at \$6,000.

THE CHARLES F. NOYES CO. leased space in 86 and 88 Fulton st to the Globe Indemnity Co.; also in 12 Dutch st to M. Topper and B. Eisenberg; also in 59 Ann st to the Straus Boilerine Co.; also in 28 and 30 Burling slip to E. Earle Root; also in 25 Beekman st to the Rosenfeld-Kissam Co.; also for William H. Whiting & Co. in 25 Cliff st to Charles W. Gaudineer; also 25 Beekman st to B. Habernicht; also in 227 Pearl st to the A. Chris Co.; also in 21 and 23 Ann st to Sidoti Brothers; and offices in 261 Broadway to the Weber-Early Co., Inc., Louis Ross, John Santora and to Joseph Rosenberg and Maurice Millimet.

PEASE & ELLIMAN leased for a term of years the store and basement at the southeast corner of Nassau and Fulton sts to Beck & McCarthy for use as a restaurant and cafe.

PEASE & ELLIMAN leased the following dwellings: 64 Riverside drive for the Riverdale Realty Co. to Mrs. W. N. Shipley; 121 West 73d st for Louis G. Friess to Dr. E. Soseff, and 42 West 71st st for Anthony Lavelle to Henry Merriam; and 75 Franklin st, a business building, for J. G. W. Kuehl, trustee to James H. McLean.

REES & REES, cleaners, leased from the Renwick est. 148 and 150 East 42d st for a term of years, with option to purchase. The present buildings will be altered and held for speculative purposes.

FREDERICK SOUTHACK & ALWYN BALL, JR., leased 15,000 sq. ft. in 127 to 131 West 25th st to Ph. Herzog & Son for a long term of years; also sublet Ph. Herzog & Sons old quarters, containing about 7,000 sq. ft., at 140 to 144 West 22d st, to Dorfman & Oshinsky.

THE CROSS & BROWN CO. leased the store in 9 West 14th st to the American Slicing Machine Co. for a term of years.

THE ERNESTUS GULICK CO. leased to Maison Bernard the store in 330 5th av. in the Cambridge Building, between 32d and 33d sts, at \$22,000, for 10 years. This is said to be a record price for a 22-foot store.

LEASES—BRONX.

SHAW & CO. leased for John Shields the 3-sty hotel at the southeast corner of Jerome and Van Courtlandt avs. on a plot 61x118.

THE SYKES REALTY CO. leased through Louis Schloss the two stores and the moving picture theatre in the building in course of construction on the west side of Southern Boulevard, between Boston rd and Crotona Parkway East. Ferdinand Bowles and Bernard Brown are the lessees of the stores and Allen Bros. of the theatre. The leases run for 10 years each.

EUGENE DE F. BELDEN leased the store in 390 East 141st st to Leg Windisch,

LEASES—BROOKLYN.

G. W. SNYDER & SON leased 457 8th st, a 2-sty dwelling for the owner to T. J. Brophy, for a term of years.

CHARLES E. RICKERSON leased the 4-sty dwelling at 99 St. Mark's av, for a client to Joseph T. and Agnes T. Hartnett for a term of years.

FREDERICK SOUTHACK & ALWYN BALL, JR. leased the building at 799 Broadway, to the Hanover Shoe Co.

THE BUSH TERMINAL CO. made the following leases in its loft buildings at South Brooklyn: to Larkin & Co. 30,000 sq. ft. in Building 19, at the foot of 39th st; to the England Spring Bed Co. additional space in Building 4, at the foot of 35th st; to A. & H. Karaghiasias 10,000 sq. ft. on the 1st floor of Building 7, and to Colin D. Mawer & Co. 5,000-sq. ft. in Buildings 7 and 8.

LEASES—QUEENS.

THE LEWIS H. MAY CO. leased at Arverne, L. I., for E. A. New, a cottage in Stratton av to Louis Markheim, and for Jennie S. Simon 2 Jerome av to George G. Goldberg.

THE LEWIS H. MAY CO. leased the following: at Far Rockaway, L. I., for Edward Roche, villa in Rocheln Park, to Jacob J. Shubert; for Mrs. Charlotte Lillenthal, cottage in Neilson av, to Adolph Kern.

THE LEWIS H. MAY CO. leased the following: at Edgemere, L. I., for M. J. Mulqueen, cottage on Wave Crest av to B. J. Ludwig; for Mrs. Lucy Markey, cottage on Sea View av to D. C. Goldenberg.

LEASES—SUBURBAN.

THE HOTEL BROKERAGE EXCHANGE leased the Chateau des Beaux Arts, at Huntington, L. I., for the coming season to E. M. Brawner, who at one time was connected with the Terra Marine Inn, at Staten Island. Gordon Gordon acted as attorney in the transaction.

EDWARD P. HAMILTON leased the W. S. Lawson property at Bernardsville, N. J., adjacent to the estates of C. Ledyard Blair, Percy R. Pyne, C. Blair Mitchell, Judge John F. Dillon, and others, to Dr. Walter F. Chappell.

REAL ESTATE NOTES.

LUDWIG C. TRAUBE has been appointed agent of property 503 East 118th st.

THE CROSS & BROWN CO. has been appointed broker and agent for the block front on the west side of Park av and 135th and 136th sts.

EDWARD BAER has moved his offices from 141 Broadway to 115 West 42d st.

JOHN A. EVANS, formerly connected with L. M. Mosauer & Co. has opened a new office at 976 1/2 Westchester av for transaction of real estate business.

S. ALVIN PIZA has been elected a member of the Real Estate Board of Brokers of the City of New York.

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 10, 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 Advertisements Legal Sales.

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

JOSEPH P. DAY.

Catharine st, 15 (), es, 18.2 s Water, 17.8x49.7x17.1x51.6, 3-sty bk tnt & str; due, \$9,261.71; T&c, \$385.55; State Bank, 5,000

*Cherry st, 294, ns, 83.1 e Jefferson, 25x irreg x20x103.9, 5-sty bk tnt; exrs sale; bid in at \$17,000.

*Cherry st, 308, ns, 258.1 e Jefferson, 25x 80, 5-sty & b bk tnt with str; exrs sale; bid in at \$18,000.

*Freeman st, 991-3, see Bryant av, 1300.

5TH st, 220 E (), ss, 328.10 w 2 av, 21.2 x92.1, 3-sty & b bk dwg; due, \$4,574.87; T&c, \$190.55; sub to a prior mtg of \$13,500; Emilie Wollman, 15,623

*21ST st, 135 E, ns, 231 w 3 av, 27x98.9, 3-sty & b bk & stn dwg; exrs sale; bid in at \$75,000.

*22D st, 142 E, ss, 230 w 3 av, 20x98.9, 3-sty & b bk & stn dwg; voluntary; bid in at \$24,000.

*61ST st, 154 E, ss, 160 e Lexington av, 19x100.5, 4-sty & b bk & stn dwg; voluntary; bid in at \$30,000.

*62D st, 50 E, ss, 133.4 w Park av, 16.8x 100.5, 2-sty bk & stn stable; exrs sale; withdrawn.

*62D st, 149 W, ns, 225 e Ams av, 25x 100.4, 5-sty stn tnt; due, \$9,749.09; T&c, \$1,300; Robt T McGusty, 16,500

*68TH st, 31 W, ns, 325 w Central Pk W, 20x100.5, 4-sty & b bk & stn dwg; exrs sale; M O Russ, 30,000

*69TH st, 14 E, ss, 120 w Madison av, 30x100.5, 4-sty & b bk & stn dwg; exrs sale; Frank X O'Donnell, 180,000

75TH st, 329-9 E (), ns, 228.4 w 1 av, 56.8 x102.2, 2 4-sty stn tnts; due, \$2,449.63; T&c, \$1,943.40; sub to pr mtgs aggregating \$26,010; Franklin S Keller, 28,173

Toch Brothers

Inventors

and

Specialists in Technical Paints

Cement
Paints

Cement
Waterproofing
Compounds

Cement
Colors

"Liquid Konkerit"
Patented
A Cement Paint for Walls

**"Cement Filler and Cement
Floor Paint"**
Patented

"Toxement"
Patented
For Waterproofing Cement

"Toxloxpore"
Copyrighted
Colorless Damp Proofing

"Tockolith"
Patented
A Cement Paint for Metal

"Cement Colors"
First Made and Still Best
60 Different Colors

INVENTORS AND MAKERS OF

"R. I. W." Damp Resisting Paints

"DIFFERENT FROM ALL OTHER PAINTS"

WRITE US FOR DETAILED INFORMATION

Toch Brothers

Established 1848

320 Fifth Avenue, New York

Works :

LONG ISLAND CITY, N. Y.

TORONTO, CANADA

83D st, 222 E (), ss, 254.2 e 3 av, 17x 102.2, 3-sty & b bk dwg; partition; Thos J Reilly. 9,000

*86TH st, 55-9 W, ns, 30 e Col av, 62.6x 100.8, three 4-sty & b bk & stn dwgs; voluntary; bid in at \$112,000.

*123D st, 132-6 E, see Lex av, 2014-8.

*137TH st, 348 E, ss, 181.6 e Alex av, 25x 100, 4-sty bk tnt; due, \$10,623.34; T&c, \$1,039; readvertised for May 15.

154TH st, 279 E (), ns, 120.3 e Morris av, 25x100, 1-sty fr bldg; due, \$4,112.79; T&c, \$215.22; Warren B Sammis. 4,400

*158TH st E, nec 3 av, see 3 av, nec 158th.

184TH st, 662 W () sec Bway, 103.1x 37.4x97.11x37.8, 6-sty bk tnt & str; due, \$51,360.96; T&c, \$4,961.54; Metropolitan Life Ins Co. 35,000

*230TH st E, ss, 255 e Barnes av, 50x114, Wakefield; due, \$1,055.46; T&c, \$31; J Bernard Wohlfarth. 5,900

*230TH st E, ss, 305 e Barnes av, 50x114, Wakefield; due, \$1,175.06; T&c, \$—; J Bernard Wohlfarth. 9,250

*Av B, 224-6, ws, 68.11 s 14th, 43.2x95, 6-sty bk tnt with str; exrs sale; bid in at \$49,500.

Broadway, 430S, on map 4308-14 (), es, 37.8 s 184th, 37.11x92.9x37.7x97.11, 6-sty bk tnt & str; due, \$35,729.67; T&c, \$3,978.53; Metropolitan Life Ins Co. 25,000

*Bway, see 184th, see 184th, 662 W.

*Bryant av, 1300, nec Freeman (Nos 991-2), 63.1x100x50x85.7, 5-sty bk tnt & str; due, \$8,755.67; T&c, \$1,118.16; sub to a mtg of \$45,000; Benedetto Caraccio. 58,100

Lexington av, 1890 (), ws, 50.11 s 118th, 16.8x55, 3-sty & b stn dwg; due, \$8,490.48; T&c, \$350; Mary C Stewart. 7,500

Lexington av, 2010-2 (), ws, 50 s 123d, 50.11x64.10, 6-sty bk tnt & str; due, \$10,154.35; T&c, \$500; sub to first mtg, \$34,000; Reuben Sadowsky. 42,448

Lexington av, 2014-8 (), swc 123d (Nos 132-6), 50x64.10, 6-sty bk tnt & str; due, \$13,760.35; sub to first mtg \$48,000; Reuben Sadowsky. 58,633

Richardson av, 4544 (), es, 330.3 s 240th, 33.1x151.4, Wakefield; due, \$4,212.93; T&c, \$265.59; Chas D Edmonston. 3,000

Trinity av, 827 (), ws, 46.1 s 160th, 40x 102.1, 5-sty bk tnt; due, \$9,963.01; T&c, \$1,200; sub to a pr mtg of \$27,000; Jos A Morris. 34,000

Trinity av, 823 (), ws, 86.1 s 169th, 40x 102.1, 5-sty bk tnt; due, \$8,963.01; T&c, \$1,200; sub to a prior mtg of \$27,000; Jos A Morris. 34,000

Union av, 946 (), es, 71.3 n 163d, 37.6x 125, 5-sty bk tnt; due, \$1,782.46; T&c, \$391.67; sub to mtgs aggregating \$27,000; Chas S Albert. 28,000

3D av (), nec 158th, runs n99.6xe154.6x se98.1xw169.9 to beg, vacant; due, \$46,483.20; T&c, \$5,671.37; Chas Palm. 53,600

*8TH av, 462, es, 248 n 33d, 24.8x100, 4-sty & b bk tnt with str; voluntary; bid in at \$71,000.

Trustees' Sale of 90 Hunts Point Lots.

*Faile st, es, 260.4 s Seneca av, 164.7x 100x183.9x101.9; Jas F Meehan. 10,850

*Faile st, es, 424.11 s Seneca av, 50x100; Edw Drescher. 2,900

*Faile st, ws, 25 s Gilbert pl, 50x100; Philip April. 3,500

*Faile st, ws, 75 s Gilbert pl, 25x100; J F Regmar. 1,700

*Faile st, swc Gilbert pl, 25x100; Wm Sinnott. 2,900

*Gilbert pl, sec Hunts Pt av, see Hunts Pt av, sec Gilbert pl.

*Gilbert pl, ss, 119.3 e Hunts Pt av, 50x 100; Russell J Haufing. 4,600

*Gilbert pl, swc Faile, see Faile, swc Gilbert pl.

*Whittier st, ws, 267.2 s Seneca av, 307.9 x100x325x103; Jas F Mehan. 5,850

*Bryant av, es, 200 n Lafayette av, 25x 100; Claudia Feldman. 750

*Bryant av, es, 225 n Lafayette av, 50x 100; G D Moody. 1,450

*Bryant av, es, 275 n Lafayette av, 50x 100; Wm G Gehringer. 1,400

*Bryant av, es, 325 n Lafayette av, 25x 100; Jno McLoughlin. 700

*Bryant av, es, 350 n Lafayette av, 114.6 x101.9x133.9x100; Jas F Meehan. 3,125

*Bryant av, es, 100 n Lafayette av, 50x 100; Jos Levy. 1,500

*Bryant av, es, 150 n Lafayette av, 25x 100; A Gerhardt. 750

*Bryant av, es, 175 n Lafayette av, 25x 100; Morris Flasterstein. 725

*Bryant av, nec Lafayette av, see Lafayette av, nec Bryant av.

*Bryant av, ws, 221.11 s Seneca av, 128x 100x109.9x101.9; Indelli & Conforti Co. 6,750

*Bryant av, ws, 349.11 s Seneca av, 50x 100; S Morris. 2,600

*Bryant av, ws, 399.11 s Seneca av, 25x 100; G D Moody. 1,500

*Bryant av, ws, 324.11 s Seneca av, 50x 100; H Sodekson. 2,300

*Hunts Point av, sec Gilbert pl, 25.7x 113.3x25x119.3; Jas F Meehan. 6,600

*Longfellow av, es, 225 n Lafayette av, 100x100; Thos Courtney Jr. 2,000

*Longfellow av, es, 325 n Lafayette av, 50x100; H Sodekson. 1,100

*Longfellow av, es, 375 n Lafayette av, 25x100; Mrs F Posette. 500

*Longfellow av, es, 400 n Lafayette av, 75x112x irreg x100; Wm Simpson. 1,350

*Longfellow av, es, 475 n Lafayette av, 39.6x70.5x68x112; Frank E Vitolo. 800

*Longfellow av, ws, 250 n Lafayette av, 100x100; S Cowen. 2,600

*Lafayette av, nec Longfellow av, 50x 100; Brian G Hughes. 1,875

*Longfellow av, nec Lafayette av, see Lafayette av, nec Longfellow av.

*Longfellow av, es, 100 n Lafayette av, 50x100; Henry Isaacs. 1,100

*Longfellow av, es, 150 n Lafayette av, 25x100; Ernest M Bielfeld. 550

*Longfellow av, es, 175 n Lafayette av, 50x100; Chas Wadler. 1,050

*Longfellow av, ws, 100 n Lafayette av, 150x100; G D Moody. 3,850

*Lafayette av, nec Bryant av, 50x100; Arthur Luft. 2,650

*Lafayette av, nwc Longfellow av, 150x 100; Morris Lazar. 5,100

*Longfellow av, nwc Lafayette av, see Lafayette av, nwc Longfellow av.

BRYAN L. KENNELLY.

*Et Charles pl, 39, ws, abt 200 s 227th, 53.1x87x irreg, x103.9, 3-sty & b stn & fr dwg; voluntary; bid in at \$13,750.

*66TH st, 45 E, see Mad av, 777-81.

157TH st E (), ss, 100 w St Ann's av, 75x75x77.10x95.9, vacant; due, \$4,535.93; T &c, \$4,706.92; Jas M Betts. 5,500

Madison av, 777-S1 (), nec 66th (No 45), 100.5x100, 10-sty bk tnt; due, \$344,786.07; T&c, \$6,950; sub to mtgs aggregating \$458,772; Barney Est Co. 653,772

JAMES L. WELLS CO.

Ogden av, 983 (), ws, 180 s 164th, 25x 100, 3-sty fr tnt; due, \$7,625.59; T&c, \$430; Harlem Svgs Bank. 6,500

HERBERT A. SHERMAN.

117TH st, 252 E (), swc 2 av (Nos 2275-9), 50x58.5, 6-sty bk tnt & str; due, \$42,499.11; T&c, \$7,375; East River Svgs Instn. 49,000

*2D av, 2275-9, see 117th, 252 E.

JACOB H. MAYERS.

95TH st, 307-9, on map 307 E (), ns, 137.6 e 2 av, 37.6x100.8, 6-sty bk tnt & str; due, \$31,852.87; T&c, \$1,156.54; Mary B Schwab. 25,000

HENRY BRADY.

Timpson pl, 521 (), ws, 258.3 s 149th, 25x100, 2-sty fr dwg; due, \$2,051.35; T&c, \$153.06; sub to a first mtg of \$2,200; Edw Ribitzek. 2,300

Total \$1,512,174
 Corresponding week 1911..... 2,149,901
 Jan. 1, 1912, to date..... 19,056,065
 Corresponding period, 1911.... 17,926,234

VOLUNTARY AUCTION SALES

Manhattan and Bronx.

BRYAN L. KENNELLY.

MAY 15.

Division st, 241, see E Bway, 252.
 East Broadway, 252 ns, 69 w Montgomery, 23x105.8 to Division (No 241); 2-sty & b bk dwg & 2-sty bk & fr bldg.
 48TH ST, 546 W, ss, 200 e 11 av, 30x100.5 3-sty bk tnt with str.

JOSEPH P. DAY.

MAY 16.

Dey st, 57, see Greenwich, 185.
 Greenwich st, 185, sec Dey (No 57), 43x —x—77.8, 5-sty bk & stn tnt with str.
 1ST st, swc 2 av, see 2 av, 11-7.
 23D st, 61-5 W, ns, 184 e 6 av, 75x98.9, 7-sty & b bk loft & str bldg.
 59TH st, 338-42 E, 75x100.5, 6-sty bk loft bldg.
 130TH st W, swc Convent av, see Convent av, swc 130th.
 131ST st W, nec Old Bway, see Old Bway, nec 131st.
 138TH st, 117 W, 26x99.11, 5-sty bk tnt.
 184TH st W, sec Ams av, see Ams av, sec 184th.
 Amsterdam av, sec 184th, 49.11x100, vacant.
 Castle Hill av, swc Starling av, see Starling av, swc Castle Hill av.
 Castle Hill av, ws, 229 s Starling av, 76x212.7, vacant.
 Convent av, swc 130th, 27x146.4x irreg, vacant.
 Gleason av, nec Leland av, see Leland av, nec Gleason av.
 Havemeyer av, sec Newbold av, see Newbold av, sec Havemeyer.
 Leland av, nec Gleason av, 50x100, vacant.
 Newbold av, sec Havemeyer av, 33x105, 2-sty fr dwgs.
 Old Broadway, nec 131st, 51x95.6x irreg, vacant.
 Starling av, swc Castle Hill av, 155x 104.7, vacant.
 1ST av, 447-51, 74x100, two 5-sty bk loft & str bldgs.
 2D av, 11-7, swc 1st, 70.4x59.2x irreg, two 2-sty fr dwgs, 3-sty bk dwg with str & 5-sty bk bldg with str.

AUCTION SALES OF THE WEEK.
BROOKLYN.

The following are the sales that have taken place during the week ending May 8, 1912.

WM. H. SMITH.

Ainslie st (*), nwc Manhattan av, 100x 25; Eliz Hamburg. \$7,500

Butler st, ss, 100 w Bond, 25x100; withdrawn.

Bergen st, ss, 143.7 e Classon av, 24x100; Chas E Heney. 5,600

Jay st, ws, 30 n Water, 19.8x50; adj to May 22.

King st, nes, 90 nw Van Brunt, runs ne 200 to Wm, xnw200xsw200xse200 to beg; withdrawn.

Prospect pl (*), ns, 20 w Classon av, 30x 100; Adolf Pavenstedt et al. 16,000

Wyona st (*), ws, 130.11 n Atlantic av, 56x100; Cornelius Hearn. 7,000

W 5TH st (*), ws, 450 n Av T, 18x100; Thos F Madden et al. 2,200

13TH st, ss, 172.10 e 5 av, 25x100; adj sine die.

E 19TH st (*), ws, 143.7 n Dorchester rd, 40x100; Fred H Ohlandt. 7,500

52D st, sws, intersec ses New Utrecht av, 119.9x65; adj to May 21.

53D st, es, intersec ses New Utrecht av, 81.9x10.6x irreg; adj to May 21.

1ST pl, 89, ns, 175 w Court, 25x100, 4-sty & b bk & stn dwg; voluntary; Wm J Daly. 8,700

60TH st, ss, 380 e 13 av, 20x100; A B Roberts. 2,000

73D st (*), ns, 85.10 e 4 av, 20x100; Rexer Realty Co. 5,500

Atlantic av, nec Ocean pl, 80x18.6; T S Williamson. 3,000

Atlantic av, nwc Hopkinson av, 98x 167.7; adj to May 22.

Flatbush av, nes, 145.9 se St Marks av, 20.4x85.6x irreg; withdrawn.

Jefferson av (*), sec Marcy av, 18.2x 100; Catherine Chapman. 15,000

Lafayette av (*), ns, 350 e Reid av, 25x 100; Mary Schmalstich. 10,000

New Utrecht av, ses, 118.4 sw 52d 26.8x 100; adj to May 21.

New Utrecht av, ses, 91.8 sw 52d, 26.8x 100; adj to May 21.

New Utrecht av, ses, 65 sw 52d, 26.8x 100x irreg; adj to May 21.

New Utrecht av, ses, 10.6 ne 53d, 26.8x 100; adj to May 21.

New Utrecht av, ses, 37.2 ne 53d, 26.8x 100; adj to May 21.

New Utrecht av, ses, 63.10 ne 53d, 26.8x 100; adj to May 21.

Pitkin av, ns, 50.4 w Hinsdale av, 24.7x 100x irreg; Collective Holding Co. 3,600

Ridge blvd, es, 110.6 s Bay Ridge av, 20x90; Chas H West. 6,175

Schenck av (*), ws, 256 s Atlantic av, 25x100; Emily Veitch. 2,500

Snyder av (*), nwc E 39th, 100x40; Eleanor C Buck. 500

13TH av (*), ws, 60.2 n 43d, 20x80; Herbert H Warbasse. 7,000

13TH av (*), ws, 120.2 n 43d, 20x80; Herbert H Warbasse. 7,000

13TH av (*), ws, 80.2 n 43d, 20x80; Herbert H Warbasse. 7,000

13TH av (*), ws, 60.2 n 43d, 20x80; Herbert H Warbasse. 7,000

13TH av (*), nwc 43d, 20.2x80; Herbert H Warbasse. 12,650

13TH av (*), ws, 80.2 n 43d, 20x80; Herbert H Warbasse. 7,000

13TH av (*), ws, 20.2 n 43d, 20x80; Herbert H Warbasse. 7,000

WM. P. RAE CO.

Sanford st, ws, 257.9 n Myrtle av, 25x 100; sale of all right, title, &c; Ambrose L O'Shea. 300

14TH st (*), ns, 218.2 e 8 av, 19.8x100; Minnie L Keller. 6,000

16TH av, ws, 160 n 70th, 20x100; Morris Bldg Co. 4,500

16TH st, ss, 92.7 w 6 av, 22x100; also 16TH ST, ss, 74.10 w 6 av, 17.9x152x17.7x 152; sheriff's sale of all right, title, &c; withdrawn.

16TH st, ss, 74.10 w 6 av, see 16th, ss, 92.7 w 6 av.

43D st, sws, intersec ses 12 av, 100x20.2; withdrawn.

Glenwood rd, ss, 60 w E 31st, 20x100; Chas Rosenthal. 5,000

Liberty av, swc Logan, 20x90; A B Roberts. 3,500

JAS. L. BRUMLEY.

6TH av (*), ses, 80.1 ne 20th, 19.11x60; Jno L Brevoort. 2,500

Clinton av, 187, es, 200 n Willoughby av, 65.10x200 to Waverly av, 3-sty bk dwg; vacant; Isaac O Horton. 57,000

CHAS. SHONGOOD.

Covert st, nws, 301.9 ne Hamburg av, 19.9x100; Frank G Bossey. 4,500

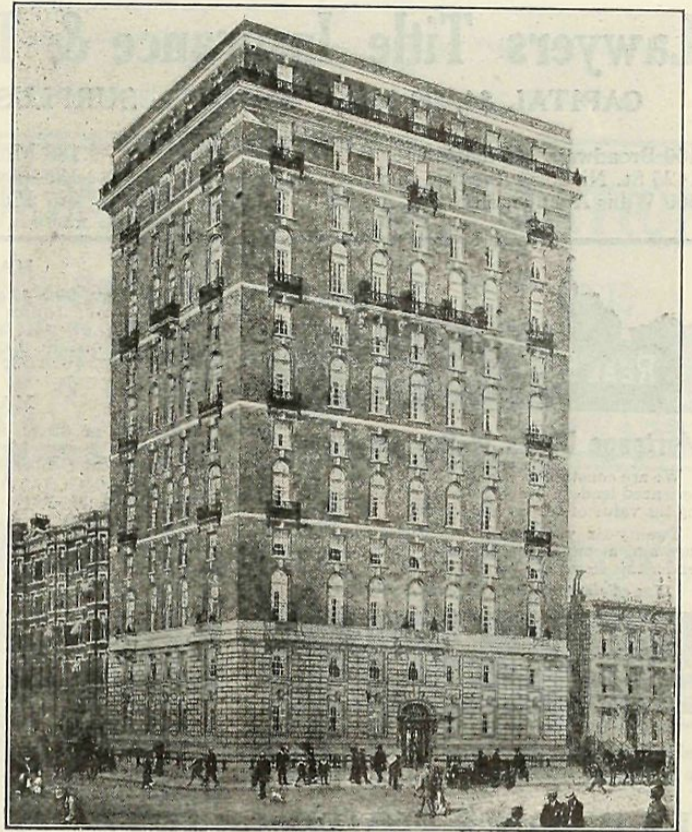
Ellery st, ss, 300 w Tompkins av, 25x 100; Paulina Rosenthal. 15,500

Leonard st (*), es, 174 s Driggs av, 102x 100; Louis Kaplan. 14,100

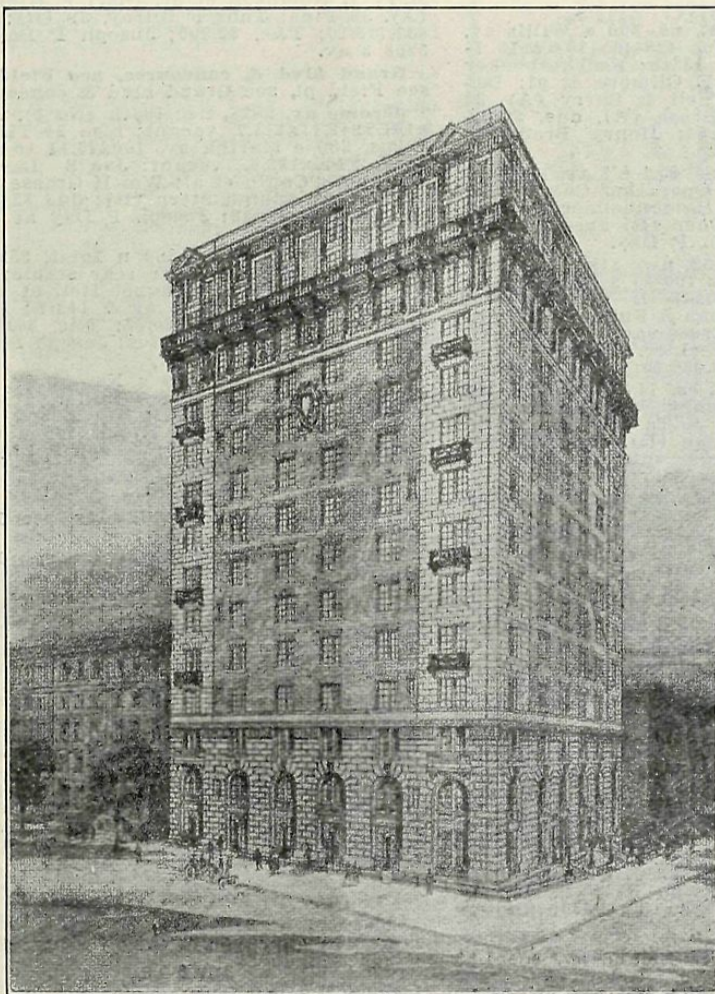
West st, es, 300 s Av J, see Av J, sec West.

William J. Taylor Company

Building Construction



563 PARK AVENUE, N. E. Corner 62d Street
WALTER B. CHAMBERS, Architect



925 PARK AVENUE, N. E. Corner 80th Street
DELANO & ALDRICH } Architects
POLLARD & STEINAM }

5 and 7 E. 42d Street
New York City

Telephone
Bryant 6546

General Contractors

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

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.

MAY 14.

Houston st 63 E, ss, 62.2 e Mott 24x43.4x 24.11x45.9, 3-sty bk tnt & str; Caroline McNaught agt Louise Habermann et al; F P Trautmann (A); Adam Wiener (R); partition; J H Mayers.

15TH st, 509 E, ns, 145.8 e Av A, 24.10x 103.3, 5-sty bk tnt & str; Louisa K Boulton agt Ludwig Zodikow et al; Fredk T Hill (A), 56 Wall; Wm S Bennett (R), due \$19,975.10; T&c, \$849.01; Danl Greenwald.

15TH st, 507 E, ns, 120.9 e Av A, 24.11x 103.3, 5-sty bk tnt & str; Mabel W Hill agt Ludwig Zodikow et al; Fredk T Hill (A), 56 Wall; Wm S Bennett (R), due \$19,976.47; T&c, \$940.02; Danl Greenwald.

52D st, 399 E, ns, 60.3 e 1 av, runs n 22xw0.3xn50xe20xs72xw19.9 to beg, 3-sty & b stn dwg; Katharina Vetter agt Abr Abrams et al; Wm A Goodhart (A), 93 Nassau; Jno G Milburn, Jr (R), due \$7,-078.35; T&c, \$160.14; Joseph P Day.

128TH st, 124 E, ss, 308.9 e Park av, 18.9 x99.11, 3-sty & b stn tnt; Jos H Schwartz agt Albt E Hankinson et al; Krakower & Peters (A), 309 Bway; Jerome H Buck (R); due \$10,760.52; T&c, \$300; Joseph P Day.

137TH st, 425-43 E, ns, 300 e Willis av, 150x200 to 138th (Nos 428-46) 10.6 & 10 7-sty bk tnts, str in 138th; Knickerbocker Trust Co agt Wm E Gilmore et al; Davies, Auerbach, Cornell & Barry (A), 34 Nassau; David C Hirsch (R), due, \$247,-375.91; T&c, \$5,575.64; Henry Brady at 3208 3 av.

139TH st, 261 W, ns, 80.1 e 8 av, 19x99.11 4-sty bk dwg; Natl Operating Co agt Eliz A Dodge et al; M L Heidenheimer (A), 141 Bway; Alfred E Ommen (R) due \$2,282.72; T&c, \$249.75; Joseph P Day.

Columbus av, 440-52, nwc 81st (Nos 101-9), 204.4 to 82d (Nos 100-8) x134, 7-sty bk hotel; Endicott; Susan L Vivian et al exrs & trstes agt Chas A Fuller et al; Action 1; Thompson, Freedman & Cooke (A), 2 Wall; Alfred Steokler, Jr (R); due, \$322,612.06; T&c, \$89,080.19; Joseph P Day.

Bradhurst av, 126, es, 74.11 n 148th, 25x 75, 5-sty bk tnt; Henry Walz agt Bertha Levy et al; Appell & Taylor (A), 90 W Bway; Chas N Morgan (R), due \$7,220.09; T&c, \$—; sub to a pr mtg of \$11,000; D Phoenix Ingraham & Co.

Clinton av, 2147-57, ws, 264.4 n 181st, runs w145.3xn66.1xe—xn—xe97.9xs128.5 to beg, 3 5-sty bk tnts; Jas F Donnelly agt G Zingales Co et al; Seth S Terry (A), 66 Bway; Max J Kohler (R), due \$5,605.-47; T&c, \$832.65; sub to a mtg of \$78,000; Joseph P Day, at 3208 3 av.

Tiebout av, swc 187th, see Valentine av, 2414.

Valentine av 2414 sec 187th (No 546) runs s13.3xe85xs25.1xe25xn38.3xw110, 2-sty fr dwg; also TIEBOUT AV, swc 187th, 38.3x 125; vacant; also VALENTINE AV, nec 187th, 25x100, vacant; also VALENTINE AV, es 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; Thos W Butts agt Marie J C Carey et al; Van Doren & Sullivan (A), 35 Nassau; Chas Putzel (R), 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; George Price, at 3156 3 av.

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.

MAY 15.

St Pauls pl, 480, sec Washington av (No 1432), 100x40.2, 6-sty bk tnt & str; N Y Life Ins & Trust Co agt Brook Constn Co et al; Emmet & Parish (A), 52 Wall; Chas N Morgan (R), due, \$52,717.31; T&c, \$2,-330.82; D Phoenix Ingraham at 3208 3 av.

109TH st, 100 W, see Col av, 994.

MAY 16.

Field pl, sec Grand blvd & concourse, 34 x100, vacant; Warren B Sammis agt Jennie Lyons; Warren E Sammis (A), 1 Liberty; Leslie J Thompkins (R); due \$1,-174.77; T&c, \$1,325.80; sub to a mtg of \$4,500; J H Mayers, 3208 3 av.

North st, nec Davidson av, see Davidson av, 2350.

72D st, 159 E, ns, 150 w 3 av, 29.6x102.2, 4-sty stn tnt; Louise H Jackson agt Mary G Manahan et al; Chalmers Wood (A), 52 William; Max S Levine (R), due \$39,885.-38; T&c, \$1,000; Henry Brady.

122D st, 204 W, ss, 115 w 7 av, 15x100.11, 3-sty & b bk dwg, 1-sty ext; Mary S Maddock agt Annie Fishblatt et al; Thompson, Koss & Warren (A), 256 Bway; Nicholas Danforth (R), due, \$11,857.77; T&c, \$307.45; Joseph P Day.

198TH st, 1 E, see Jerome av, 2878.

215TH st E, swc Barnes av, see Barnes av, 3631-49.

240TH st E, ns, 350 e Martha av, see Jerome av, 2878.

Barnes av, 3631-49, swc 215th, runs s 187.6xw60.6xn—xw46xn125xe69 to beg; Wakefield; Albt Mamlock agt Geo Zuelch et al; Saml Bitterman (A), 309 Bway; Leopold W Harburger (R); due \$2,817.33; T&c, \$1,602; sub to a first mtg aggregating \$21,880; JH Mayers at 3208 3 av.

Davidson av, 2350, nec North, 100x40, 5-sty bk tnt; East River Savings Inst agt Mary E Robinson et al; Omri F Hibbard (A), 56 Pine; Thos F Gilroy, Jr (R); due \$37,712.10; T&c, \$2,300; Joseph P Day at 3208 3 av.

Grand blvd & concourse, see Field pl, see Field pl, sec Grand blvd & concourse.

Jerome av, 2878, nec 198th (No 1), 72.10 x101.9x42.11x111.7, vacant; also 240TH ST E, ns, 350 e Martha av, 100x75.11 to City Line, x100x132.4, vacant; Jas S Lawson agt Jno F Coffin et al; Wm H Grasse (A), 192 Bway; Adolph Stern (R); due \$2,958.-49; T&c, \$1,419.83; Joseph P Day at 3208 3 av.

Mapes av, 2148, es, 280 n 181st, 33x150, 2-sty fr dwg & 2-sty fr rear stable; Albturtus J Ogden agt August Heil et al; J Homer Hildreth (A), 3 av & 148th; Felix H Levy (R); due \$2,360.53; T&c, \$611.69; sub to a first mtg of \$7,000; Joseph P Day at 3208 3 av.

Wickham av, es, 125 s Nereid av, 25x 97.6, Wakefield; Egbert Winkler, Sr, agt Vincenzo Manzione et al; Matthies & Eisner (A), 41 Park row; Roger Wood (R); due \$3,608.13; T&c, \$170; Joseph P Day, at 3208 3 av.

MAY 17.

163D st E, nwc Stebbins av, see 163d, 1025 E.

163D st E, swc Stebbins av, see 163d, 1025 E.

163D st, 1025 E, nec Prospect av (No 938), runs n100.5xe125xn75xe214.11 to Stebbins av, xs182.7xw391.8 to beg, 2-sty fr dwg & several 1-sty fr bldgs & vacant; also STEBBINS AV, swc 163d, —x—17.8 x144.1, vacant; Robt D Douglass et al agt Mary R Chisholm et al; Alexander & Green (A), 165 Bway; Jas C Connell (R), due \$39,419.46; T&c, \$1,000; sub to pr mtg of \$28,144.47; Joseph P Day, at 3208 3 av.

Hone av, 1525, ws, 218.3 n Walker av, 25x100, Westchester; Benj F Levy trste agt Herman Tuchman et al; Julius B Baer (A), 20 Vesey; Augustine R McMahon (R); due \$1,837.43; T&c, \$220; sub to a first mtg of \$4,500; J H Mayers at 3208 3 av.

Prospect av, 938, see 163d, 1025 E.

Stebbins av, swc 163d, see 163d, 1025 E.

Stebbins av, nwc 163d, see 163d, 1025 E.

MAY 18.

No Legal Sales advertised for this day.

MAY 20.

96TH st, 100 E, see Park av, 1229-35.

132D st, 45 W, ns, 435 w 5 av, 50x99.11, 6-sty bk tnt & str; Isidore Samuels agt Morris Levy et al; H B Davis (A), 52 Bway; Jos R Truesdale (R); due, \$46,169.-60; T&c, \$3,065.22; Joseph P Day.

Heath av, 2917, ws, 42.11 s 230th, 17.11x 90, 2-sty fr dwg; Walter E Sharot agt Beulah H Whittaker et al; Amos H Stephens (A), 1 Mad av; Geo F Roesch (R); due, \$1,255.74; T&c, \$350; sub to pr mtg \$4,600; Joseph P Day, at 3208 3 av.



REAL ESTATE MORTGAGES

TRADE MARK

Mortgage Loans Is Our Business

We are constantly negotiating loans for experienced lenders and borrowers, thus indicating the value of our service to both.

Twenty-six years of mortgage loan experience and a complete equipment enables us to render this service.

For efficient service, call, write or 'phone

Remsen Darling

Tel. 3500 Cortlandt 170 Broadway

Member Real Estate Board of Brokers

Fred'k G. Hobbs, Pres. Fred'k H. Birch, Treas.
Geo L. Slawson, Vice-Pres. Chas. D. Hobbs, Secy.

SLAWSON & HOBBS

Real Estate

162 WEST 72d STREET

61ST ST (*), ss, 100 w 22 av, runs w600 to 21 av xs200 to 62d xe100xn100xe500xn 100 to beg; also 61ST ST, swc 21 av, 200x 480 to 62d; also 19TH AV, sec 62d, 100x 600; also 20TH AV, nec 63d, 100x220; also 21ST AV, nwc 62d, 100x100; also 62D ST, ss, 134 w 21 av, 46x100; also 62D ST, ss, 214 w 21 av, 46x100; also 62D ST, ss, 294 w 21 av, 46x100; also 20TH AV, sec 65th, 200 to 66th x220; also 20TH AV, sec 66th, 100x220x200; Chas S Conklin. 87,000

61ST st, swc 21 av, see 61st, ss, 100 w 22 av.

62D st, ss, 134 w 21 av, see 61st, ss, 100 w 22 av.

62D st, ss, 214 w 21 av, see 61st, ss, 100 w 22 av.

62D st, ss, 294 w 21 av, see 61st, ss, 100 w 22d av.

Ralph av, es, 40 s Sterling pl, 20x100; withdrawn.

Rockaway av, ws, 142 s E New York av, 18.9x115.8x23x102.2; Walter J Aston. 5,700

19TH av, sec 62d, see 61st, ss, 100 w 22 av.

20TH av, sec 65th, see 61st, ss, 100 w 22 av.

20TH av, nec 63d, see 61st, ss, 100 w 22 av.

20TH av, sec 66th, see 61st, ss, 100 w 22d av.

21ST av, nwc 62d, see 61st, ss, 100 w 22d av.

J. H. MAYERS.

Moore st, ss, 100 w Graham av, 25x100; withdrawn.

REFEREE'S SALE.

(At County Court House.)

Maujer st (*), ns, 127 e Union av, 73x 125; Margt Wells EXTRX &c. 10,000

Total\$441,075
Corresponding week 1911..... 448,850

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, 3208-10 3 av, unless otherwise stated.

MAY 11.

No Legal Sales advertised for this day.

Park av, 1220-35, sec 96th (No 100), 100.8x90, 6-sty bk tnt & str; Ferncliffe Realty Co agt Isaac Levy et al; Max L Schallek (A), 74 Bway; Jno J Hynes (R), due, \$42,233.93; T&c, \$4,508.93; Henry Brady.

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 11 & 13.

No Legal Sales advertised for these days.
MAY 14.

44TH st, ns, 100 e 14 av, 250x100.2; Chas S Conklin agt Jas W Coogan Constn Co et al; Elck J Ludvigh (A), 31 Nassau, Manhattan; Elmer G Sammis (R); Chas Shongood.

Prospect av, swc Hopkinson av, 80x20; Sarah Mandelbaum agt Mary Meyerson et al Saml A Telsey (A), 1779 Pitkin av; Dominic B Griffin (R); Chas Shongood.

Franklin av, es, 298.4 s Fulton, 20x100; Leland University agt Ella B Bainbridge et al; Chas C Suffern (A), 203 Montague; Jos J Speth (R); Wm H Smith.

4TH st, ss, 455.6 se Smith, 21x100; Sarah Lee agt Hyman Weiner et al; Clarence F Corner (A), 375 Pearl; Edwin Kempton (R); Wm H Smith.

Atlantic av, ss, 270 w Albany av, 105x100; Tillie Karasik agt Atlantic Avenue Constn Co et al; Louis Karasik (A), 44 Court; Abr A Kotsen (R); Wm H Smith.

Washington av, ws, 625 n Myrtle av, 23.4x100; Jas J Dowd agt Chas A Dowd et al; Mark S Feiler (A), 44 Court; Chas J McDermott (R); Wm H Smith.

St Johns pl, ns, intersec ses Eastern pkway, runs e278.1 to Saratoga av, xn177 to Eastern pkway, xsw329.8 to beg; Harry Goldman agt Masief Bldg Constn Co et al; Benjamin & Chugerman (A), 189 Montague; Wm J Bolger (R); Chas Shongood.

North Elliott pl, ws, 125 s Flushing av, 16.8x80.7; Cosimo Maio et al agt Rosario Raffaele et al; Jno H Fleury (A), 164 Montague; Wm D Niper (R); Wm H Smith.

Snedeker av, es, 395.2 n Liberty av, 20x100; Title Guarantee & Trust Co trste agt Julia Ballenberg et al; Edwin Kempton (A), 175 Rensen; M Milton Hertz (R) Chas Shongood.

Emerson pl, es, 248 s Willoughby av, 50 x66x51x62; Geo W Conselyea agt Emma Powers et al; Grim & Brainerd (A), 134 Bway; Edgar M Keator (R); Wm H Smith.

Coney Island av, nwc Hinckley pl, 25.1x109.6; Anna M Auerbach agt Lizzie Meine et al; Richd A Geis (A), 359 Fulton; Fred M Ahern (R); Wm P Rae.

MAY 15.

18TH st, nes, 54 e 7 av, 46x100; also 18TH ST, nes, 100 e 7 av, 25x100; Wm F Langbein agt Rosa Langbein et al; Fretretch & Seybel (A), 41 Park row, Manhattan; Albt E Richardson (R); Wm P Rae.

Meserole st, 130, ss, 75 e Manhattan av, 25x25; Harry Zirinsky agt Ferdinand Richtberg et al; Weinberg Bros (A), 302 Bway; Hugh A McTernan (R); Chas Shongood.

Liberty av, ns, 50 e Watkins, 50x100; Stehlin Miller Henes Co agt Liberty Avenue Theatre Co et al; Oscar Wagner (A), 92 William, Manhattan; Horace D Byrnes (R); Wm P Rae.

Fenimore st, ns, 80 e Nostrand av, 20x100; Rosine Koerner agt Pietro Rubino et al; Reynolds & Geis (A), 359 Fulton; Cornelius Van Brunt (R); Wm H Smith.

Liberty av, nec Van Sielen av, 25x100; Harman Wermann agt Henry Matheson et al; Kiendl & Sons (A), 68 Pennsylvania av; Oscar W Swift (R); Wm H Smith.

E 9TH st, es, 240 n Av Q, 20x100; Johanna Rumler agt Mary Harvey et al; Edwin Kempton (A), 175 Rensen; Jno L Mitchell (R); Jas L Brumley.

8TH av, nec 43d, 20.2x90; Chas T Branch agt Matti Falkenberg et al; Chas C Branch (A), 149 Bway, Manhattan; Fredk Durgan (R); Wm P Rae.

MAY 16.

Lexington av, ss, 126 e Patchen av, 19x100; Wm Shaw agt Daisy Wendle et al; Louis Karasik (A), 44 Court; Saml L Judelson (R); Chas Shongood.

Broadway, nes, 42.1 nw Cook, 46x53.3; Carl Timmerman exr agt Isidor Cohn et al; Peter P Huberty (A), 957 Bway; Thos E Pearsall (R); Wm H Smith.

Meserole st, swc Manhattan av, 100x100; Pauline May et al agt Nathan Prensny et al; Fernando Solinger (A), 179 Bway, Manhattan; Edwd Baruch (R); Wm H Smith.

Gold st, es, 60.1 n Front, 20x70; North River Savings Bank agt Constant Schilling et al; Edwin Kempton (A), 175 Rensen; Jno E Seaman (R); Wm H Smith.

Madison st, ns, 141 e Patchen av, 19x100; Bertha C Reifschneider agt Aaron Rappaport et al; Felix Reifschneider, Jr (A), 391 Fulton; Chas Van Doren (R); Wm H Smith.

Atlantic av, ns, 25 e Smith, 25x80; Eva Friel agt Jno P Dunne et al; Fredk H Chase (A), 307 Washington; Geo Eckstein (R); Wm H Smith.

Sheepshead Bay rd, sws, 60.5 se E 15th, runs se112.4xw236.3xse66xsw129xnw344.10x ne42.9 to beg; Henry H Pike et al agt Emily Corrodi et al; Edwin Kempton (A), 175 Rensen; Selah B Strong 3d (R); Wm H Smith.

The Title Insurance Co., of New York

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

Capital and Surplus, \$3,000,000

Examines and Insures Titles to Real Estate on Sales and Loans, and Deals in Mortgages

135 Broadway, Manhattan, and 203 Montague Street, Brooklyn

THE QUEENSBORO CORPORATION

Dealers in and Developers of

QUEENS BOROUGH REAL ESTATE

ACREAGE, PLOTS, LOTS, HOUSES, FACTORY SITES
IMPROVED PROPERTY FOR BUILDING PURPOSES

F. G. RANDALL, Sales Manager

BRIDGE PLAZA NORTH, L. I. CITY

366 FIFTH AVENUE

The Real Estate Directory

will pay cash for correct information of ownership and addresses of owners.

Lists of properties on which information is desired are now being prepared.

Write us for these lists and further particulars.

This offer is open to subscribers or non subscribers.

The Realty Records Co.

11 East 24th Street

Officers and Directors of the Brooklyn Board of Real Estate Brokers



WILLIAM G. MORRISEY - President
FRANK H. TYLER - Vice-President
THOMAS HOVENDEN - Treasurer
EUGENE J. GRANT - Secretary

DIRECTORS

DeHart Bergen
Isaac Cortelyou
William P. Rae
Thomas Hovenden
Frank H. Tyler
Wm. G. Morrissey
C. C. Mollenhauer
Howard C. Fyle
Eugene J. Grant
Isaac H. Cary
David Porter
A. J. Waldron
F. B. Snow
William H. Smith
Fenwick B. Small

DIRECTORS EX-OFFICIO

John Pullman Arthur B. Gritman

WILLIAM G. MORRISEY

BENSONHURST and
30th WARD PROPERTIES

189 MONTAGUE STREET

Established 1879 Telephone Main 5357

COLONIAL Wall Paper Co.

CHARLES A. BODIN, Manager

Wholesalers
Importers
Retailers

HIGH GRADE PAPER HANGINGS

29-31 DE KALB AVE.
BROOKLYN, N. Y.

ASK YOUR DECORATOR TO SHOW YOU

"THE COLONIAL LINE"

JAMES L. BRUMLEY

ESTABLISHED 1888

EXPERT
Real Estate Appraiser
Broker and Auctioneer

189 MONTAGUE ST.

Telephone BROOKLYN, N. Y.

MAY 17.

E 9TH st, es, 220 n Av Q, 20x100; Julia L Nourse extrx agt Eliza J Rose et al; Edwin Kempton (A), 175 Remsen; Albt E Richardson (R); Wm P Rae.

Lincoln pl, ss, 220 e Rochester av, 80x 100; Otto Singer agt Sakwa Constn Co et al; Edwin Kempton (A), 175 Remsen; Arthur M Milligan (R); Wm P Rae.

Greene av, ns, 135 w Bedford av, 20x 108.6; Lowell I Brigham agt Mary S Wischerth et al; Merrill & Rogers (A), 128 Bway; Wm Watson (R); Wm H Smith.

1ST av, nec 56th, 100.2x700; Chas A Ready agt Herman Galitzka et al; Chas A Clayton (A), 44 Court; Alfred L Gilchrist (R); Jas L Brumley.

Park pl, ss, 80 w Hampton pl, 20x109.9; also PARK PL, swc Hampton pl, 20x109; sheriff's sale of all right, title, &c, which Peter Aronson had on Mar25'11, or since; Chas B Law, sheriff.

3D av, es, 25.2 s 37th, 25x100; Charlotte Wills agt Agnes I Cunningham et al; Alvan R Johnson (A), 189 Montague; Ernest C Brower (R); Wm H Smith.

21ST st, nes, 375 sw 6 av, 16.8x100.2; Geo Weber et al agt Kanturk Realty Corp et al; Burlingame & Sheffield (A), 391 Fulton; Jno T Walsh (R); Wm P Rae.

13TH av, nws, 20.2 ne 59th, 20x100; also 13TH AV, nws, 40.4 ne 59th, 20x100; Aug T Rose agt Jos Paladino et al; Effingham L Holywell (A), 44 Court; Donald B Smith (R); Wm H Smith.

MAY 18.

No Legal Sales advertised for this day.

MAY 20.

40TH st, ns, 316.8 e 3 av, 16.8x100.2; Meyer Goldstein agt Thos Orr et al; Irving I Kremer (A), 299 Bway; Alfred F Upton (R); Chas Shongood.

Mauger st, ns, 46 w Waterbury, 46x100x 45.9x100; 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.

LAW DEPARTMENT.

An Agent's Rights.

Editor of the RECORD AND GUIDE:

Will you kindly advise us through the columns of the Record and Guide Law Section, if an agent is entitled to his regular commission on the full monthly rental in the following instance, viz:

Agent is engaged by owner to collect his rents and render statement on the 20th of each current month. On the 2d of the month, and after agent had made demand of tenants for rents and collected part of them, owner notifies agent he has decided to terminate his services, to take effect from the first of the month (being the previous day). Is agent entitled to his commission on the uncollected rents which he has taken the time and trouble to demand and would have received in time to include in statement if statement were sent as customary on the 20th instant?

Ans.—In our opinion you are undoubtedly entitled to reasonable notice of termination of contract, and to compensation for services rendered under it up to notice of termination received, either as commissions or as damages.—Ed.

Responsibility for a Sewer Break.

The Appellate Division of the Supreme Court, First Department, has just handed down a decision in the case of Von Lengerke and another against the City of New York and the several contractors concerned in the erection of the Altman building, at 34th street and Fifth avenue, which is of interest to builders.

It may be recalled that this case, which was tried during June 1910, and to which reference was made about that time in the "Record and Guide," involved the break in the sewer while a tunnel was being built for the Altman building. The plaintiffs, who were a sporting goods concern, were damaged by water coming into their premises, and recovered a judgment against the City of New York and the subcontractor for the tunnel work, the court having dismissed the complaint against the general contractor upon the trial upon the ground that the general contractor had let the tunnel work to a competent subcontractor and was, therefore, not responsible for the negligence of that subcontractor's servants or agents, or anyone employed by such subcontractor. The judgment amounted to \$7,148.99. An appeal was taken by the city and the subcontractor as against the plaintiffs and by the plaintiffs as against the general contractor. This appeal was argued by Frederick Hulse, of Eidlitz & Hulse, on behalf of the general contractor, and by Barbour, Rush & Hare on behalf of the plaintiffs, by Mr. Corbin on behalf of the subcontractor and by Mr. Barber on behalf of the City of New York. The court has affirmed the judg-

BROOKLYN'S OLDEST Real Estate Office

FIRM ESTABLISHED 1843

The Chauncey Real Estate Co.

187 MONTAGUE ST.

BORO OF BROOKLYN, NEW YORK CITY

Telephones, 4300, 4301, 4302 Main

Appraisers Auctioneers

AGENTS AND GENERAL

Real Estate Brokers

Members

Brooklyn Board of Real Estate Brokers
New York Board of Real Estate Brokers

Money to Loan on First Mortgages

4½ and 5%

Joseph T. McMahon

REAL ESTATE and MORTGAGE LOANS

188 and 190 MONTAGUE STREET BROOKLYN

Telephone 834 Main

SPECIAL ATTENTION GIVEN TO COLLECTING, RENTING AND MANAGEMENT OF ESTATES

Telephone { 44 / 45 } Bedford Established 1884

Member

Brooklyn Board of Real Estate Brokers
New York Board of Real Estate Brokers
Allied Real Estate Interests

FRANK H. TYLER

REAL ESTATE BROKER

Appraiser Manager
Expert Testimony Mortgage Loans

1183 FULTON ST., BROOKLYN

Firm Established 1874

CORWITH BROS.

Greenpoint Real Estate

Factory Sites
A SPECIALTY

Mortgage Loans, Appraisals, Insurance
Entire Management of Property

851 Manhattan Ave., Brooklyn

WM. H. SMITH

Real Estate Auctioneer
Broker and Appraiser

Special attention given to Auction Sales of Real Estate, for Executors, Trustees, Receivers, Partition, Foreclosure or Voluntary Sales, with best possible results.

REAL ESTATE BUILDING
189 Montague St. Brooklyn

Telephone 1963 Main

HERBERT E. WILLIAMS

Real Estate

Mortgages

Insurance

LONG ISLAND

PROPERTIES

818 MANHATTAN AVENUE
BOROUGH OF BROOKLYN

The WINDSOR PLAN

is the surest method of acquiring the two most coveted things in Man's Life

A HOME AND MONEY

It enables the man of modest means to put his savings into real estate and receive the same percentage of profit as the millionaire and with the same security for his investment.

Write for information to the Publicity Department, 224 West 34th Street, New York City.

Windsor Land and Improvement Co.

D. MAUJER McLAUGHLIN, President

Main Office
Times Bldg., 42d St. and Broadway, N. Y.

Brooklyn Office
Temple Bar Building, Brooklyn

Pennsylvania Terminal Office
224 West 34th Street, New York

The Largest Developer of Long Island Property

Member Brooklyn Board of Real Estate Brokers

Fenwick B. Small

BROKER
APPRAISER
MANAGER

939 Broadway, Brooklyn, N. Y.

Telephone, 5180-5181 Williamsburgh

Member Brooklyn Board
of Real Estate Brokers

BROOKLYN REAL ESTATE

EXPERT APPRAISER

S. WELSCH

207 MONTAGUE STREET

Brooklyn

Tel. 2738-9 Main Branch, 177 Seventh Avenue

Speculators—Have you seen our lists?
Investors—Is your property managed efficiently?
Owners—Is your property on our lists to rent or for sale?

IF NOT—You Are Losing Opportunities.

BULKLEY & HORTON CO.

Phone Myrtle and Clinton Aves.
Bedford 5400 Bedford Ave. and Bergen St.

S. NOONAN

Real Estate and Insurance

Tel., 1030 Prospect 75 Sixth Ave., cor. Flatbush

Phone, 661 Bedford Established 1890

CLARENCE B. SMITH

Real Estate and Insurance
Expert Appraiser 1424 FULTON STREET

AUCTION
Tuesday, May 28, 1912
VALUABLE
Fulton Street Plots
 Business "JAMAICA" Property
 SEND FOR MAPS

William P. Rae Co.
 ESTABLISHED 1879
180 MONTAGUE STREET
BROOKLYN

WE CONDUCT
 Auction Sales and Appraisals
 BROOKLYN and QUEENS
 Official Auctioneer to Sheriff Kings County

Member Brooklyn Board of R. E. Brokers

DAVID PORTER
Real Estate Agent
Broker, Appraiser

APPRAISER FOR
 The City of New York
 The Home Trust Company
 The Equitable Life Assurance Society
 The U. S. Title Guaranty Co.

189 MONTAGUE STREET
 Telephone, 828 Main **BROOKLYN, N. Y.**

Members
 Brooklyn Board of Real Estate Brokers

BROOKLYN
ESTATE MANAGERS
 CHAS. L. GILBERT, President

NOAH CLARK, Inc.
REAL ESTATE
INSURANCE
 Water Fronts, Factory Sites, Appraisals
 Main Office
837 Manhattan Avenue
 Branches
545 Morgan Avenue 753 Nostrand Avenue
BROOKLYN, N. Y.

Members Brooklyn Board of R. E. Brokers
 HOWARD C. PYLE GEO. H. GRAY

General
Brooklyn Real Estate
Brokers

Howard C. Pyle Co.
 Real Estate Expert Appraising
 Mortgage Loans Insurance
199 Montague Street, BROOKLYN
 Telephone, 3385 Main

Automatic—Self Closing
 FIREPROOF WINDOWS and DOORS
 to Underwriters and Fire Prevention
 Bureau Standards.

CORNELL IRON WORKS
 Tel. Chelsea 550 26th St. and 11th Ave., N. Y.

PHONE MORNINGSIDE 324

AGEER & STALEY
CONTRACTORS
 OF **SIGNS**
 and LETTERING of Every Description
 REAL ESTATE WORK A SPECIALTY
 Near 8th Ave., 302 WEST 127th ST., N. Y.

J. Sterling Drake
 29 BROADWAY, NEW YORK
 Money to Loan on B. & M. Richmond Borough
 Money Desired For High Class Realty Loans
 New Jersey and Rockland County, N. Y.
 Expert for Richmond Borough

ment as against the City of New York and the subcontractor and in favor of the general contractor.

Of especial interest to builders is the fact that this case seems to hold that where a permit is given by the city to a general contractor to do work in the street for the benefit of the owner and such contractor hires a competent subcontractor to do the work, the fact that the permit is issued to the general contractor is not sufficient to hold him for damages resulting to an abutting owner, where the damage was caused by the negligence of an independent contractor. This has been the rule followed where the work done has been for the benefit of the city, but it is the first case which has come to our attention where the doctrine of "respondiat superior" has been applied where the work has not been done for the benefit of the city and there have been damages to abutting owners.

◆
Enforcing Its Orders.
 ◆

For the first time in its history, the Public Service Commission for the First District has gone into court to ask for a writ of mandamus to compel obedience to its orders. The case was that of the Bridge Operating Company, which the Commission recently ordered to reduce its rates of fare for local transportation over the Williamsburg Bridge. This company, under a contract with the city, made by the Bridge Commissioner in 1904, is charging three cents for a single ride over the bridge and five cents for two rides.

Its reports to the Commission showed that for the last two years, on a capital of \$100,000, it had been earning 112 per cent. After public hearings the Commission issued an order directing the company to reduce its charges to two cents for a single fare or three tickets for five cents. The company notified the Commission that it would not obey the order, and asked for a rehearing. The Commission denied the rehearing, and directed its counsel to apply to the Supreme Court for a writ of mandamus to compel obedience to the order. Application has been made to the Supreme Court in Brooklyn, and the case will soon be heard.

◆
Power Plant of the Bankers' Trust Building.
 ◆

The power plant of the nearly completed Bankers' Trust Building, at the corner of Wall and Nassau streets, has several unique features. The first and probably the most striking is that of compactness. Every available space is economically utilized, the machinery is arranged so that it is easily accessible to attendants, but it is grouped together with careful regard to economy of space, the general arrangement of engines and boilers closely resembling standard power plant practice.

The plant is divided conveniently into three rooms—Generator room, pump room and boiler room.

The generator room is elevated above the pump and boiler rooms, which makes it possible to carry most of the piping under the floor. The wiring connections from generators to switchboard are also concealed under the floor. In the generator room are three 150 k. w. and one 100 k. w. direct current 240 v., and two wire General Electric generators, driven by Rice & Sargent single expansion Corliss engines; one turbine vacuum cleaner, manufactured by Turbine Equipment Company; two balancer sets, manufactured by the General Electric Company. A crane runs the length of the generator room directly over the generators.

The pump room contains the following units in duplicate: Sewage ejectors, sump pump, air compressors, house and fire pumps, vacuum pumps for heating system and boiler-feed pumps. There is also in this room one feed-water heater, one muffler and oil-separator, one boiler blow-off tank with vapor pipe leading to roof, one drip tank, one hydraulic elevator tank with pump and three pumps arranged so that any one of them or all may be connected to lift water from boiler blow-off tank or drip tank to sewer.

The boiler-room contains three 300 H P Babcock & Wilcox water-tube boilers, operated at 125 lbs. pressure. A coal track weighing scale is installed between the boilers and coal bunker. The coal bunker has a capacity of 380 tons, which in mid-winter will operate the plant about a month. The elevators in the building are of the Otis gearless traction type, which are capable of operating at a speed of 600 ft. per minute.

Henry C. Meyer, Jr., was the consulting engineer for steamwork and Bassett Jones, Jr., was associated with him on the electrical work. Trowbridge & Livingston were the architects.

We Co-operate With Brokers

The Realty Associates desire to work with brokers for mutual advantage.

We have lots, flats, dwellings and business property in all parts of Brooklyn, making a specialty of our well known **Easy House-keeping Homes** in Prospect Park East and Fifty-Fourth St.

Property sold on easy terms and full commission to Brokers.

Realty Associates
 Capital and Surplus \$5,000,000
176 REMSEN ST., BROOKLYN
 TELEPHONE, 6480 MAIN

Wants and Offers

A building superintendent and estimator who can furnish substantial references as to ability and integrity, solicits correspondence and personal interview with owners of real estate or other securities for the purpose of cooperating in the financing of a construction company, with the intention of perfecting an organization with a capital of one hundred and fifty thousand dollars. Profitable contracts can be secured when company is formed and fifty thousand dollars is paid in. Box 35, Record and Guide.

WANTED in an established real estate office, man who thoroughly understands the brokerage department; must be a hustler; liberal commission to right party. Box 40, Record and Guide.

WANTED—Properties, sale or rent; send particulars; satisfactory results assured. DUFF & CONGER, Madison Ave.

WANTED

All Contractors
and Architects

who do not feel sure of their positions in their dealings with
Men and Women
 in general, who may contemplate a strike, or some like embarrassing and expensive business irregularity, to consult me.

I successfully handled the
Big Strike of 1890
 for George A. Fuller (Geo. A. Fuller Company) and possess Mr. Fuller's letter of commendation, bearing his signature, which I am privileged to show to interested persons.

I furnish anything from a WATCHMAN to a HIGH-CLASS male or female DETECTIVE.

CHARLES BERRY
 Suite 439 Marbridge Building
34th Street and Broadway New York City
 Telephone, 1875 Murray Hill

ESTABLISHED 30 YRS.

TO INCREASE YOUR BUILDING BUSINESS

Use more space in the RECORD AND GUIDE.

Use the RECORD AND GUIDE's building columns for best results.

Read the building columns of the RECORD AND GUIDE if you want to keep informed on building transactions.



Founded March 21, 1868, by CLINTON W. SWEET

Published Every Saturday

By THE RECORD AND GUIDE CO.

F. W. DODGE, President

F. T. MILLER, Secretary and Treasurer

Nos. 11 to 15 East 24th Street, New York City

(Telephone, Madison Square, 8900.)

"Entered at the Post Office at New York, N. Y., as second-class matter."

Copyrighted, 1912, by The Record and Guide Co.

The disappointment expressed in some quarters over the prices obtained in the bids opened this week for the \$65,000,000 city bond sale is hardly justified. The issue is the largest ever placed by the city in a single operation and the number of investors to whom such securities appeal is at all times limited.

The annual report of the Society for Italian Immigrants shows that the Italians who came to this country in 1911 numbered 155,835 and that the outgoing Italians numbered 139,694. The net Italian immigration in that year was, consequently, 16,190; that in 1910 was 129,288.

The Park Avenue Improvement Association, of which Charles H. Schnelle is secretary and which was organized this week, says in its prospectus that it intends "to keep this avenue the finest in the city." The formation of the association is suggestive of the remarkable change in the conditions and prospects of Park avenue which has come about since the disappearance of steam locomotives from the New York Central tunnel.

James H. Scarr, District Forecaster, assigned by the United States Weather Bureau as director of the New York Meteorological Observatory of the Department of Parks, urges upon the Park Board the necessity of erecting a suitable building for the work now carried on in the old Arsenal building in Central Park. Mr. Scarr recommends that a meteorological observatory be erected on the site of the old Belvidere Tower, on the highest ground in the park.

The committee on streets of the Women's Municipal League sent a letter to the Board of Estimate this week recommending that the city plan a standard receptacle for all ashes and garbage, capable of being tightly sealed; that each owner be required to have receptacles in standard form in duplicate; that the city buy automobile vehicles of the size most economical, collect each day the sealed receptacles, take them to points where they are to be emptied, washed and return them to the owner. The receptacles, says the letter, could be either interchangeable or labelled with the owners' names and addresses.

In order to insure a harmonious architectural development of Fifth avenue, a resolution was submitted this week by Borough President McAneny to the Board of Estimate limiting the height of future buildings along the avenue between Washington Square and 110th street to 125 feet. The resolution was introduced at the request of interested merchants and property owners, on the ground that it will promote business in the avenue and increase real estate values there. Meanwhile, the opposition to it expressed at the Board of Estimate meeting was based on the assumption that it would depreciate values. The resolution is the first important attempt in this town to apply the idea of segregation of utilities which differentiates the European custom of city planning from our own. It will be interesting to watch the progress of the measure, which was referred to a committee of the board.

The Post Office Site.

The attempt to induce Congress to appropriate \$5,000,000 for a new site for a post-office and court house downtown does not seem to be prospering. A strong argument in its favor was made during the past week by a New York delegation before the subcommittee of the Senate, but the outlook is not reassuring. Congress has never been inclined to be as generous towards New York as it is towards other and smaller cities. The Senate committee with the matter in charge does not favor the proposal. Even if it did and the Senate accepted its recommendation, the appropriation would have small chance with a Democratic House of Representatives, which in the interest of economy is sacrificing public buildings all over the country. Postmaster Morgan is stated to be opposed to any removal of the post-office from its present site.

If it is true that the local postmaster is hostile to the idea, it will certainly be practically impossible to drag a reluctant Congress into line. The suggestion has been made that in order to make the plan look more attractive the city should offer to reimburse the government for the \$500,000 originally paid for the site by presenting it with the site for a new court house. Presumably even if this offer is made, it will not affect the result but it should nevertheless be made. It is only fair that the government should be reimbursed for its expenditure. If instead of buying the use of the apex of the City Hall Park, it had purchased a site in the same neighborhood that site would have enormously increased in value in the meantime, and its abandonment would have profited the Federal Treasury. The city should offer to return the money which it has received. Its opponents should not be able to say that it tried to make an unfair bargain with the government. If the effort now being made to secure the appropriation fails, the civic centre plan will receive a severe set-back. It is essential to that plan both that the City Hall Park be cleared of all its encumbering buildings except one, and that a new Federal Court House and Post Office be added to the new structures to be erected on the civic centre. If the representatives of New York in Congress fail to do everything else, they should make a final effort to secure an appropriation for a site for a new Federal Court House. The present accommodations of the Federal judges are as unsanitary and as inconvenient as are the accommodations provided for the State judges in the County Court House. The growing importance of these courts entitles them to a building of their own, which should assuredly be situated on the same square as the County Court House. It is very much to be hoped that Congress can be persuaded to consent to at least this much of the New York plan.

The Yale Club's Skyscraper.

Twenty-story buildings have been erected for a good many purposes in Manhattan, but never yet for a club house. It has taken the Yale Club to establish in that respect a new record. It will have not only the highest club house in the world, but also one situated on an unusually busy site. Its location at 44th street and Vanderbilt avenue will be central but noisy. Across the street will be a hotel even higher than the club. Across the avenue will be the Grand Central Station with a constant stream of traffic going by. A skyscraper opposite a railway station does not harmonize with the conventional idea of a club house, but it is the business of New York to shatter building conventions of all kinds.

The lease of this corner for a club house is interesting as the first indication of what the policy of the railroad company will be in developing its enormous real estate holdings. Presumably they could not have leased to a club in case a decision had not been reached to exclude so far as possible business from the immediate vicinity of the station. But if such is to be the policy of the railroad one cannot help wondering how the enormous area over the tracks will be filled up.

So far one exhibition building has been

erected. An arena was to cover another block, but this project hangs fire. Perhaps another club or two will be satisfied with a tall building near the station, but that resource will be soon exhausted. We should imagine, however, that the neighborhood of the station would be available for theatres and restaurants, if not for other kinds of business, and it is probable that buildings designed for some such purposes will soon be erected. A neighborhood near so many lines of transit and so many hotels ought to provide excellent theatre sites.

Limiting the Skyline.

Apparently a strong effort is going to be finally made to reduce the height of buildings on one of the main thoroughfares of the city. An ordinance has been proposed by Borough President McAneny limiting the height of the cornice line of buildings hereafter erected on Fifth avenue to 125 feet or practically to ten stories. Two additional stories may be added back of the cornice. It will be extremely interesting to watch the success of this attempt. Apparently it has a better chance of succeeding than would any other similar proposal, which has yet been made. That it will be opposed by many property owners is to be expected, but it has the support of the Fifth Avenue Association, which is the dominant organization of local property owners, and it will also be favored by all those associations that are interested in the work of improving the appearance of the city.

The arguments in favor of the proposal are certainly very strong. Fifth avenue has gradually become the most important and the most frequented retail thoroughfare in the city. And it is not only a popular street but it is also a handsome one. It contains a large number of business buildings of unusual architectural merit. It is becoming celebrated not merely for the excellence of its shops and the brilliance of its crowds, but also for its peculiar interesting and striking appearance. Certain important property owners on the avenue have combined for the purpose of establishing a certain standard of propriety in appearance, which will distinguish Fifth avenue still further; and this proposal to limit the height of buildings is the result of their work. They argue that no single improvement will add more to the appearance of the avenue than the establishment of a skyline without too much irregularities. It is not too late to prescribe such a standard by law.

There have been comparatively few buildings erected in the retail district whose height exceeds twelve stories. They are not numerous enough to interfere with the improved appearance that will eventually result from the establishment of a legal limit. The proposed limit will not only prevent buildings over twelve stories high from being erected, but it will tend in the course of time to level lower buildings up to the prescribed height. Space on the avenue will become more rather than less valuable, because of the limitation, and property owners will be offered an additional inducement to build as high as the law allows. Neither will the passage of the ordinance affect the current level of prices on the avenue. These huge prices have not induced the majority of property owners to erect buildings more than nine or ten stories high. They are independent of the number of stories which the property owners are allowed to construct. It can be convincingly argued that in the long run property interests on the avenue will gain more than will be lost from the passage of the ordinance.

Rational Building Heights.

Strange as it may seem considering the value of real estate on Fifth avenue there would probably be less opposition to the establishment of a legal building limit on that thoroughfare than there would be in the case of any other street or avenue in the central part of Manhattan. With a few exceptions all the buildings on Fifth avenue more than twelve stories high are situated south of 23d street, that is, in a strictly wholesale district. The retail trade does not need very tall habitations.

Neither does it welcome the use of the upper floors of retail store buildings for wholesale or manufacturing purposes. On the other hand, the average height of mercantile buildings is constantly increasing. Ten years ago such structures were never more than twelve stories high, and at that time a twenty-story office building was an exception. Now twenty stories is a moderate height for an office building. The mercantile structures built on the important avenues gradually increased to fourteen, sixteen and eighteen stories, now they have rarely less than sixteen stories, and they are running as high as twenty-two. The average on the side streets remains at twelve, but in certain exceptional locations this number has been substantially increased. There is no reason to suppose that the tendency towards the erection of high mercantile structures will be in any way diminished. On the contrary as the available space on Fourth and Madison avenues south of 34th street becomes occupied prices increase, the average avenue building will probably be almost twenty stories high. The Record and Guide has never been able to understand why property owners in less favored locations did not combine in order to prevent such exploitation of particularly central and advantageous sites.

If business buildings had been restricted to a moderate height—say ten or twelve stories—the work of improvement would have spread much more quickly along the unoccupied side streets and avenues, and the same amount of business would have been distributed over a larger area. We do not believe that such a restriction would have altered very much the relative values of more favorably and less favorably situated real estate, but it would enable less favorably situated property to reach its proper level more quickly. On the other hand it is probable that any such restriction would have tended to increase rents and so add unnecessarily to the expense of conducting business in New York. It is probably this last consideration which has been most effective in preventing the establishment of any height limit. Now that the policy of allowing skyscrapers to be erected has been pursued for so long, it cannot be modified except for very good reasons. Manhattan business will need all the available space that can be created for such employment. But such general arguments do not apply to a proposal to restrict a single thoroughfare—like 5th avenue. That avenue is so exceptional a case of high values and peculiar advantages that a limitation can be established without imposing any loss on property owners or any burden upon the transaction of business.

The Week in Real Estate.

The Manhattan realty market has been very quiet this week. The trading, however, was well distributed. The downtown business district was perhaps better represented than it has been for some time.

The improvement of a block front on Nassau street, between Fulton and Ann streets, will remove one of the landmarks of old Manhattan and add another office building. The site is one of the largest plots available south of City Hall and east of Broadway and it has been occupied by the same concern for over fifty years; the concern has taken a long lease and is to erect a sixteen-story building. The new structure will contain many improvements. A certain portion of the building where the greatest amount of light and ventilation can be obtained will be given over to manufacturing purposes entirely, while in another portion the offices of these manufacturing concerns will be located, so that the entire plant will be under one roof.

The purchase of 78 Lafayette street and 42 Franklin street by the owner of the adjoining property will probably result in another building operation in the new Court House district.

Only one sale looking to a building operation in the midtown district, which has provided the majority of recent large deals, was consummated this week. The sale involves the three old dwellings 329 to 331 Fourth avenue, the site of which will be improved at the expiration of the present leases. The leasing of sixteen dwellings at 226 to 256 West Forty-sixth street by a newly formed company bears

every indication that some new theatre or office building will be built in the Long-acre section. The rapid increase in value of property in this section is shown by the sale of the Hotel Frederick, at 210 West 56th st. This building was sold in the early part of April at auction for \$177,000, and the purchase price in the present deal amounted to about \$200,000.

A new feature was added to upper Park avenue by the sale of the Holland Court apartment, at the northwest corner of Park avenue and 92d street, to one of the most fashionable schools for girls in the city. While no new structure is contemplated, extensive alterations will be made for school purposes. A rumor has been current that another apartment will be built on 74th street, near Park avenue, as soon as all the property can be accumulated.

To the several good-sized transactions on the West Side last week an equal number were added this week. Five dwellings were accumulated at the southeast corner of West End avenue and 98th street, forming a plot 92.11x900 feet, which will be improved with a twelve-story apartment. Another transaction of the same kind was the sale of the three dwellings at 148 to 152 West 95th street for improvement with a new apartment. The plot 33.6x142.7 feet at the northeast corner of Broadway and 94th street, one of the few remaining vacant corners, was sold to a builder, who will improve the site with a twelve-story hotel apartment building containing suites of four and five rooms. The construction of twelve and thirteen room apartments has reached such a point in this section that a number of builders have decided that the small suites are the more profitable and satisfactory operation. The Schuyler Arms, an eight-story apartment at 305 to 311 West 98th street, and the Potenza and Ventcinza, at 570 and 580 West 172d street, both found new owners.

The number of sales reported from the Bronx was somewhat larger than in the preceding week. Several vacant plots were sold which will in all probability be sites for new apartments. The demand for building sites in this borough was demonstrated at the auction sale of various properties in the Hunts Points section, which were taken over at very good prices, mainly by builders and speculators.

Reports from Brooklyn were to the effect that the market is practically at a standstill and will be so until some of the transit lines are completed. What few sales there were affected mainly small holdings. An addition was made to the manufacturing concerns of the borough by the leasing of the four-story factory at the southeast corner of 8th avenue and 19th street to a Western company.

Building operations in Queens are being pushed rapidly and the number of projected plans for buildings amounted to about the same figure as in the last few weeks. Mortgage money is plentiful at 5½ per cent., and some sections which have been inactive are being developed by various builders.

Dealers and consumers of common brick were thrown into a mild form of hysteria this week when rumors were circulated to the effect that the continued rains of the spring had prevented manufacturers up the river from reopening their plants and that there would soon be a shortage of common brick on the market. The reports were to the effect that dealers would be well advised to stack in anticipation of a brick famine in this district and that consumers should make their reservations now for brick in anticipation of a sharp advance in price when brick became scarce. The reports embraced the Raritan and Hackensack manufacturers.

Investigation soon showed that the stories were inspired. Eighty-five per cent. of the 110 brick manufacturers in the North River district reported that they had from three to five barge loads, aggregating 325,000 brick each, available for the metropolitan district. This represents about 90,000,000 common brick still in shed. In the Raritan River district the supply is not burdensome, but there is plenty of brick along the sheds of the South River to meet all the requirements of the district until new brick begins to come in.

It was said that new brick would be due in this market about June 15, provided good weather prevailed for the next fortnight. Inasmuch as there are between 5,000,000 and 8,000,000 brick on hand in the various brick centers in New York and the suburbs, the total amount of brick available for this market to-day is estimated to be 97,000,000. This does not take into consideration the brick now in the city. The normal weekly spring consumption of Hudson River common brick in this city is approximately 20,000,000, so that there is enough brick on hand in the Hudson Valley district alone to take care of the demands from this city.

The best refutation of the story was the fact that prices remained steady at

\$6.25 to \$6.75 and Raritans held firm at \$6.50; dock, New York.

There was some discussion in the trade to the effect that July cement would be scarce and that prices would advance by that time. It doubtless was borne in upon the trade with the many other speculative rumors that are harassing the dealer and consumer alike. The trade is expecting a general clearing out, and the depression due to the bad weather conditions of spring is only another incident that will hasten the final break before the reestablishment of the industry upon a paying basis. Consumers should act cautiously and not hold off for indefinite possibilities of heavier concessions.

The general building material situation is in an expectant, though restive, state. Steel prices are being held firm and concessions are offered only by a few companies, and then only to old customers. Collections are slow because building operations have been so generally retarded.

Does Suburban Real Estate Revive Before City Real Estate?

Editor of the RECORD AND GUIDE:

Is it true that "real estate is the last to fall in price and the last to recover," as is generally said?

Is it true that suburban real estate, particularly vacant land, sells well after it has become very hard to sell city real estate, and that the revival of real estate business begins with "suburbans"?

It would seem reasonable that real estate should be last to fall, as it is the most reliable of investments; and that it might be the last to recover; because its price depends mainly upon its rent-showing, present or prospective. In times of depression, whether of Wall Street or of business, people cannot pay such high rents and, accordingly, use less room and cheaper quarters.

This search for cheaper quarters and the desire to get money out of something, when stock speculation or commerce proves unfruitful, might cause a rise in suburban properties earlier than may rise in city land.

But there is little use in trying to account for things unless we are sure that they are so: hence these questions.

TH. BERKELEY.

New York, May 6.

A Business Men's Hotel.

Editor of the RECORD AND GUIDE:

A copy of your paper, dated May 4th and containing an article with the caption, "Need of a Business Men's Hotel," has just been brought to our attention. In writing you, we are not seeking any free advertising but we cannot restrain the impulse to call your attention to the Hotel McAlpin, now in course of construction on Broadway, 33d and 34th streets. We think it must be plainly in view from the windows of the building in which you have your offices.

Not only has this structure become a most conspicuous landmark but it is generally spoken of as representing the last word in hotel construction, besides being the greatest hotel ever erected, in point of rooming capacity. Since its inception its promoters have had only one thought, namely, to supply the need to which the writer of your article above referred to calls attention. The "newspaper hotels" to which you call attention have, as you state, not yet materialized but the Hotel McAlpin is here before your eyes, designed to offer the "man who wants a small, convenient and moderate-priced room" just exactly what will please him most, and in a location which leaves nothing to be desired.

We hope that some day, when you are walking up Broadway you will look it over and let your readers know what you think of our efforts.

L. M. BOOMER.

New York, May 6.

The General Good or Special Interests.

Editor of the RECORD AND GUIDE:

I notice in the Record and Guide of April 27 that Mr. H. M. Keasbey, vice president of the National Fireproofing Co., is complaining that terra cotta is being discriminated against and that concrete is being favored.

The same claim is made by the concrete interests, namely, that concrete is being discriminated against and terra cotta fireproofing is being favored.

It appears to me that a controversy of this kind should not enter into the formulation of a building code.

The primary interest is that of the people who use the buildings, and if, in safeguarding this interest, any special in-

dustry is hurt or favored, it is of slight consequence when the general good is considered.

A building code should not be a treaty between conflicting interests, and the fact that both the concrete interests and the terra cotta interests are dissatisfied because they are restricted to higher standards than they favor, is a sign that the Committee on City Departments thought more of the people in drawing up the new code than they did of any special commercial interests.

I hope these two interests will stop telling the public how the other interests should be more restricted.

If we were to listen both to the concrete interests and the terra cotta interests in this respect, the code would make concrete construction prohibitive on the one hand, and terra cotta construction prohibitive on the other, and the good Lord only knows where we could get an economical building material as a substitute for both.

JULIUS FRANKE.

New York, May 4.

Cluder Concrete in the Building Code.

Editor of the RECORD AND GUIDE:

I have every reason to believe in the ability and in the integrity of the gentlemen who have given their labors in behalf of the new building code. At this time I wish only to take up sufficient space to point out the greatest mistake made in the specifications. It is the very same part of the several codes recently deceased, that caused their death.

I would like to see Sec. 109 to 113 so thoroughly discussed that the public, as well as specialists will understand what is being talked about when fireproofing and reinforced concrete finally come up. At this time I wish only to take up the provisions of the new code in relation to cinder concrete (Sec. 109, Art. 8 and Sec. 113).

Cinder concrete has been used as fireproofing, in this city, based on arbitrary tests. These tests were prescribed some fourteen years ago before engineers knew enough about the material to prescribe a working stress for it. Since its extensive use in many large cities engineers have assigned to it a working capacity (as they do to every floor carrying material). All cities use this standard, except the City of New York.

In New York so many different private interests have cropped up, wishing protection, that the whole subject is in a state of chaos. The framers of the new code made an advance towards clearing up this pandemonium when they assigned an extreme fibre stress of 250 lbs. sq. in. for cinder concrete (Sec. 113).

After they had thus disposed of the whole affair and got out of the fog, something happened which brought them back into worse mire than the subject has ever been in before. At present arbitrary testing governs the use of cinder concrete, but the provision in Sec. 109 demands 3/4 lbs. per sq. ft. for all steel reinforcement except wire mesh which may be 15-32 lbs. per sq. ft.

Wire mesh (fencing) now predominates the New York market, the majority of buildings, using but .21 lb. of the tension wire per sq. ft. The increase by new code would require (tension wires) .34 lb. per sq. ft. I am not protesting against using .34 lb. wire mesh as against .75 lb. cold-drawn wire (without the mesh), or any form of steel, if it can be shown to be the only proper material, provided it be used as prescribed in Sec. 113.

Any layman can understand that flat slabs must have reinforcement according to span, loading, etc. On an 8-ft. span the reinforcement should be 64 times that for a 1 ft. span. In a 40-lb. apartment it should be but 1-6 of a 250-lb. warehouse. By the new code the Sec. 113 is abrogated by Sec. 109, Art. 8, on principles which are contrary to engineering facts. Either metal is being wasted in the one case or it is deficient in the other. The way to remedy the defect is to borrow acid and blot out Art. 8, Sec. 109, so as to avoid any future disgrace which this part of the code would lead to.

The entire fireproofing provisions should be adjusted on scientific principles so that justice shall rule to the satisfaction of everyone who honestly wants a good building code.

I would be glad to see the entire fireproofing subject discussed in your paper.

GUY B. WAITE.

New York, May 9.

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 May 3 to 9	1911 May 5 to 11
Total No.....	193	192
Assessed value.....	\$15,038,850	\$12,900,200
No. with consideration...	13	16
Consideration.....	\$536,500	\$540,650
Assessed value.....	\$666,500	\$480,700
Jan. 1 to May 9	Jan. 1 to May 11	

	1912	1911
Total No.....	3,497	3,783
Assessed value.....	\$286,600,895	\$218,353,100
No. with consideration...	323	312
Consideration.....	\$18,094,757	\$15,416,985
Assessed value.....	\$17,157,800	\$14,316,200

MORTGAGES

	May 3 to 9	May 5 to 11
Total No.....	136	144
Amount.....	\$4,882,231	\$4,250,287
To Banks & Ins. Cos....	31	25
Amount.....	\$2,006,000	\$1,267,200
No. at 6%.....	47	55
Amount.....	\$338,824	\$1,267,200
No. at 5 1/2%.....	2	4
Amount.....	\$314,000	\$94,000
No. at 5%.....	30	34
Amount.....	\$1,434,152	\$1,219,900
No. at 4 1/2%.....	14	10
Amount.....	\$940,400	\$334,200
No. at 4%.....	.....	1
Amount.....	.....	\$2,500
Unusual rates.....	2	2
Amount.....	\$294,130	\$3,686
Interest not given.....	41	38
Amount.....	\$1,560,625	\$1,024,500
Jan. 1 to May 9	Jan. 1 to May 11	

	1912	1911
Total No.....	2,333	2,883
Amount.....	\$140,128,023	\$100,041,546
To Banks & Ins. Cos....	522	.....
Amount.....	\$98,115,971	.....

MORTGAGE EXTENSIONS

	May 3 to 9	May 5 to 11
Total No.....	52	49
Amount.....	\$1,465,200	\$1,670,250
To Banks & Ins. Co....	8	11
Amount.....	\$278,500	\$1,122,000
Jan. 1 to May 9	Jan. 1 to May 11	

	1912	1911
Total No.....	939	980
Amount.....	\$27,270,910	\$37,360,251
To Banks & Ins. Cos....	291	.....
Amount.....	\$20,556,500	.....

BUILDING PERMITS

	May 4 to 10	May 6 to 12
New buildings.....	15	28
Cost.....	\$3,474,000	\$1,107,875
Alterations.....	\$575,298	\$303,640
Jan. 1 to May 10	Jan. 1 to May 12	
New buildings.....	312	326
Cost.....	\$46,735,375	\$38,294,630
Alterations.....	\$4,673,789	.....

BRONX CONVEYANCES

	May 3 to 9	May 5 to 11
Total No.....	117	137
No. with consideration...	10	6
Consideration.....	\$71,879	\$38,975
Jan. 1 to May 9	Jan. 1 to May 11	

	1912	1911
Total No.....	2,598	\$2,700
No. with consideration...	725	.....
Consideration.....	\$3,210,115	\$1,513,434

MORTGAGES

	May 3 to 9	May 5 to 11
Total No.....	106	98
Amount.....	\$913,595	\$914,400
To Banks & Ins. Cos....	9	10
Amount.....	\$78,000	\$152,000
No. at 6%.....	35	42
Amount.....	\$218,595	\$368,625
No. at 5 1/2%.....	11	7
Amount.....	75,200	\$46,500
No. at 5%.....	30	16
Amount.....	\$334,700	\$210,300
Unusual rates.....	2	1
Amount.....	\$24,000	\$7,000
Interest not given.....	28	32
Amount.....	\$261,100	\$281,975
Jan. 1 to May 9	Jan. 1 to May 11	

	1912	1911
Total No.....	1,856	2,223
Amount.....	\$17,438,485	\$20,135,632
To Banks & Ins. Co's....	215	.....
Amount.....	\$3,799,866	.....

MORTGAGE EXTENSIONS

	May 3 to 9	May 5 to 11
Total No.....	16	6
Amount.....	\$267,211	\$44,000
To Banks & Ins. Cos....	1	.....
Amount.....	\$30,000	.....
Jan. 1 to May 9	Jan. 1 to May 12	

	1912	1911
Total No.....	279	232
Amount.....	\$4,981,406	\$3,841,029
To Banks & Ins. Cos....	54	.....
Amount.....	\$1,525,000	.....

BUILDING PERMITS

	May 4 to 10	May 6 to 12
New buildings.....	27	36
Cost.....	\$416,395	\$344,735
Alterations.....	\$20,545	\$48,777
Jan. 1 to May 10	Jan. 1 to May 12	
New buildings.....	515	400
Cost.....	\$13,269,770	\$5,702,850
Alterations.....	\$498,850	.....

BROOKLYN CONVEYANCES

	1912 May 2 to 8	1911 May 4 to 10
Total No.....	594	519
No with consideration...	31	40
Consideration.....	\$406,925	\$265,111
Jan. 1 to May 8	Jan. 1 to May 10	
Total No.....	8,924	9,395
No. with consideration...	536	.....
Consideration.....	\$4,972,305	\$4,716,418

MORTGAGES

	May 2 to 8	May 4 to 10
Total No.....	447	523
Amount.....	\$1,895,157	\$1,983,933
To Banks & Ins. Cos....	106	.....
Amount.....	\$690,100	.....
No. at 6%.....	255	283
Amount.....	\$1,007,615	\$812,892
No. at 5 1/2%.....	47	88
Amount.....	\$222,250	\$414,800
No. at 5%.....	121	113
Amount.....	\$525,685	\$580,354
Unusual rates.....	2	6
Amount.....	\$2,200	\$34,700
Interest not given.....	22	35
Amount.....	\$137,606	\$140,987
Jan. 1 to May 8	Jan. 1 to May 10	

	1912	1911
Total No.....	6,746	7,967
Amount.....	\$27,361,845	\$41,377,458
To Banks & Ins. Cos....	1,495	.....
Amount.....	\$11,149,273	.....

BUILDING PERMITS

	May 2 to 8	May 4 to 10
New buildings.....	139	119
Cost.....	\$1,246,960	\$600,465
Alterations.....	\$108,385	\$89,412
Jan. 1 to May 8	Jan. 1 to May 10	
New buildings.....	2,326	1,636
Cost.....	\$16,444,243	\$9,744,385
Alterations.....	\$1,479,619	\$1,129,024

QUEENS BUILDING PERMITS

	May 3 to 9	May 5 to 11
New buildings.....	131	93
Cost.....	\$352,025	\$342,005
Alterations.....	\$23,120	\$14,785
Jan. 1 to May 9	Jan. 1 to May 11	
New buildings.....	1,755	2,017
Cost.....	\$6,416,597	\$8,776,603
Alterations.....	\$361,075	\$318,362

RICHMOND BUILDING PERMITS

	May 3 to 9	
New buildings.....	53	.....
Cost.....	\$80,905	.....
Alterations.....	\$4,000	.....
Jan. 1 to May 9		
New buildings.....	335	.....
Cost.....	1,330,618	.....
Alterations.....	\$139,604	.....

Grade Crossing Work.

At its meeting on May 3 the Public Service Commission adopted a resolution suspending indefinitely certain pending proceedings for the elimination of grade crossings. This action was taken upon motion of Commissioner J. Sergeant Cram, who said that in view of the fact that the Governor has vetoed a further appropriation for this work, it seemed useless to go ahead with the pending cases. The last Legislature appropriated \$350,000 as the State's quota for grade crossing elimination in New York City. This appropriation, however, was vetoed by the Governor on the ground that there was already an unexpended balance from previous appropriations in the treasury. While unexpended, this balance had already been allotted by the commission to grade-crossing work now in progress, but as the law provides that the State money shall not be paid until the work is completed, it necessarily remains in the treasury.

The commission had counted upon an additional appropriation for this year, and had initiated proceedings for elimination work to cost about \$1,400,000. As the State pays only one-quarter of the cost, an appropriation of \$350,000 this year would have enabled the Commission to close these proceedings and order the work done.

The value of the exports of the United States in the first nine months of the current fiscal year exceeds by \$115,000,000 the preceding high record of exports, in the corresponding months of 1911.

BUILDING SECTION

THE COMMERCIAL PROBLEM IN BUILDINGS

A Series of Twenty-six Articles Dealing with the Economic and Structural Essentials of Profitable Building.—Article VI.

By Cecil C. Evers, Vice-President of the Lawyers Mortgage Co.

Copyright, 1912, by the Record and Guide Co.

FOUNDATIONS OF HIGH BUILDINGS.

THE height which buildings in New York City and other cities in this country have attained, has necessitated great changes in the nature of the foundations supporting them. It was formerly considered sufficient to carry them to a depth of fifteen or twenty feet, spreading the footings sufficiently to distribute the weight. The high buildings erected on the marshy soil of Chicago brought into use so-called "grillage" foundations, where iron and concrete were used to further distribute the weight of the superstructure, resulting practically in some cases in their being carried on rafts of these materials, the weight being thus distributed over the whole surface of the land built on.

In New York City the difference in the subsoil has led to the introduction of caisson foundations, which are large piles of concrete carried to a great depth, frequently 80 to 100 feet, and which in the heaviest buildings now reach bedrock. The introduction of these methods of supporting buildings has largely added to their cost and has also resulted in the construction below ground of three or even four stories, which can be used for storage as well as for the necessary mechanical appliances.

THE TALL BUILDINGS OF ANCIENT CITIES.

The erection of tall buildings is not new, though former modes of construction prevented them from being carried to the height made possible by steel skeleton construction.

We are told that, in Ancient Rome and in Constantinople at the time of the Roman Emperors, the surrounding of the cities with walls for the purpose of defence had forced the builders of those days to seek to accommodate the population by building as high as their knowledge of construction and the restrictions of their building laws or regulations would allow.

We are informed that buildings of eight, nine or even ten stories were not uncommon and that, in order not to exceed the height limit to which they were permitted to build and for economy, it was customary to diminish the height of the stories until the upper floors did not provide sufficient head room to allow their occupants to stand upright.

THE COMMERCIAL PROBLEM IN BUILDING AND ITS TWO DISTINCT ASPECTS: LAND IMPERISHABLE, TENDING TO INCREASE IN VALUE; BUILDING PERISHABLE, SUBJECT TO DEPRECIATION.

The majority of buildings are erected to serve some useful purpose; they may be used as residences, for the transaction of business, or for the storage or sale of merchandise; they represent moreover, the investment of capital from which a proper return is desirable. The more nearly they fulfill their utilitarian requirements, the more successful they are apt to be financially, and the commercial problem involves the study and classification of those factors which observation and experience point out as conducive to usefulness and financial success.

In order that we may reach a proper solution of this problem it is necessary to study not only the building itself, but the site on which it stands; its surroundings, means of access, situation relative to other buildings, its probable life and the possible changed conditions which it may have to meet; it must be considered as a unit in the aggregation of buildings of which it is a component

part, by which it is influenced, and on which it exerts a counter influence.

Utilitarian requirements are present in any building wherever erected, but they are more important and their study more pressing in growing towns and cities where new and improved structures are constantly being brought into competition with those already up, at the same time that new and growing sections compete with those already established.

There are two distinct considerations in this problem: the one dealing with the factors external to the building, such as the site, surroundings, approach, access, etc.; this may be called the real estate problem; the other relating to the structure itself, its construction, the arrangement of parts, or plan, decoration, etc.; or the structural problem.

This differentiation calls attention to the important distinction existing between the two component parts of improved real property; the land, the area and position of which is fixed for all time, is imperishable, limited in amount, and in growing cities tends to have a scarcity value increasing with the demand for its use; the building, which can be made to yield an increased accommodation by increasing the number of its stories, is perishable, of limited commercial and structural life, can be removed, remodelled, or rebuilt, and depreciates in value as it approaches the term of its commercial and physical usefulness.

The real estate problem involves the study of the site on which the building stands or is to be erected, the relation it bears to other competing sites, the character of the section and the possibility of changes in that character, the means of access and of communication with other sections, restrictions, if any, and the class and character of building which will be best suited to a given site and locality.

The structural problem deals with the building itself: it considers the relative importance of the component parts of the building, their arrangement and relation to one another, the means of communication with the exterior and between the different portions of the building; the questions of material, of construction, mechanical appliances, decoration, etc.; it also takes into consideration the relative cost of different materials and the advantages to be gained by the use of different forms of construction, the strength and carrying capacity of floors, walls and piers, and the necessity for conforming to the requirements of local building and tenement house laws, fire insurance and municipal regulations.

BUILDING IS COMPLEMENTAL OF THE LAND COVERED.

A building is complementary of the land on which it stands; without it, the land has no earning capacity except for the storage of the cheaper forms of goods, such as coal, lumber, iron, etc., from which use only a small income can be derived.

Once erected, the productiveness of the land can only be realized through the building, which, if unfitted to the site, or to its proposed uses, poorly planned, or otherwise unsuitable, tends to destroy in part, or entirely, the earning power of the land, which can then be regained only by the reconstruction or removal of the building.

Where land is scarce and of great value, as in cities, especially in the most desirable locations, it should be used to the best advantage, and so built on as to bring out its full earning capacity.

THE PROBLEM IN NEW BUILDINGS.

In the case of new buildings, there are two ways in which the commercial problem may present itself. A building of a certain size, capacity and for certain uses may be required and the most suitable site for such a building may be under consideration. The real estate factors in this case are predominant and the problem consists in ascertaining from the sites offered which will be best suited to the particular business and the known requirements of the building. It must not be understood that it is claimed that such a site can be determined absolutely, but the study of commercial requirements calling attention as it does to the factors needing consideration, enables us to weigh the merits of different sites and their suitability to a building for specific uses.

Or again, the site may be established and it may be necessary to determine the proper building to be erected on this site, of which the surroundings, means of access, etc., can be ascertained by inspection; here both real estate and structural considerations are involved.

COMMERCIAL VALUE OF BUILDINGS.

The commercial value of a building is its market value in normal times and under normal conditions. In times of great real estate activity and increasing values, property frequently sells for more than it is worth, owing to the discounting of future values which occurs at such times and to the fact that in a rising market, for real estate as for other commodities, prices are pushed up by speculators who are willing to pay almost any amount, regardless of income, expenses or other considerations, if they think that some one else will take the property off their hands at a profit.

THE COMMERCIAL VALUE OF REAL PROPERTY ON WHICH THE BUILDINGS ARE NORMAL IS REPRESENTED BY THE NET RENT CAPITALIZED.

The market or commercial value of real property covered by normal buildings and in normal times is obtained by capitalizing at the proper rate, the net rental obtained, after deducting all expenses for maintenance, service, fire insurance, depreciation, etc.

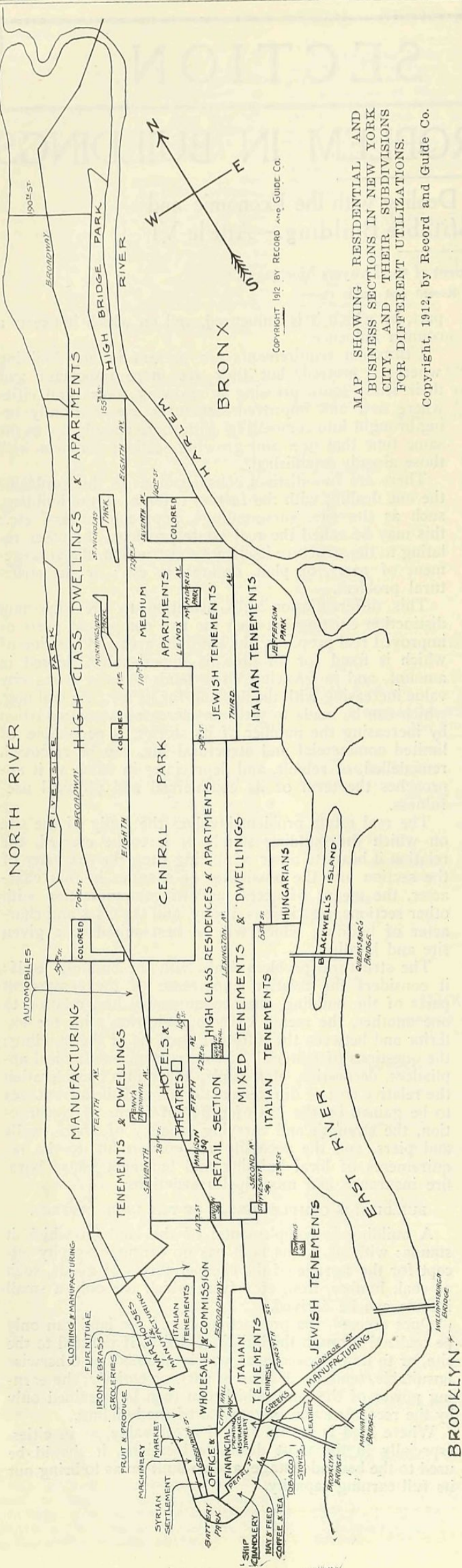
The two distinct characteristics of land and buildings, which have already been pointed out, viz., the limited area of land; its imperishability and tendency to increase in value through increased demand, and the constant depreciation and limited life of buildings, together with the possibility of increasing the accommodation they furnish by building higher, find expression in the custom which prevails in most countries of capitalizing land at a lower rate than buildings.

Thus it is customary to estimate the cost of the building less depreciation and to allow from five to seven per cent. on this amount as the income due from the structure; the balance of the net income capitalized at from three to five per cent. gives the value of the land. The success of this method depends on the permanence of the income; on the building being fairly well suited to its location, or in other words, a normal building; on the proper allowance for depreciation being ascertained, and on the correctness of the interest return required from land and building. A knowledge of the rental obtained for a series of years will permit a correct estimate as to its permanence; the suitability of the building to its site can be ascertained by inspection and by comparison with neighboring buildings; experience will indicate the proper allowance for depreciation, and a knowledge of the prevailing rates of interest for real estate and other forms of investment will be required to enable correct judgment to be used in the rate of capitalization to be employed.

The difference of interest returns expected from land and from buildings draws attention to the higher net return which should be obtained from property when the value of the building is greatly in excess of that of the land.

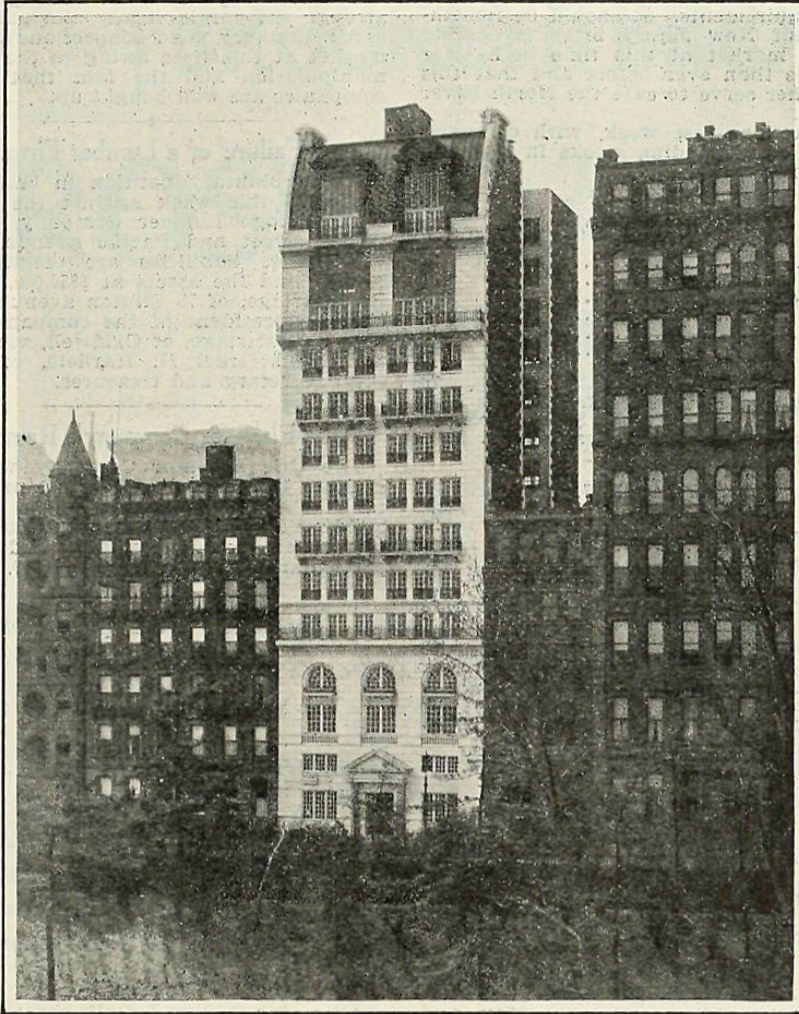
Thus, when land and building are of equal value and the interest return should be respectively four and six per cent., the combined net income should equal five per cent.; but if the building is worth five times the land value, the return should average five and two-thirds per cent.

This point will be considered again under the head of "Investments of Diminishing Value."



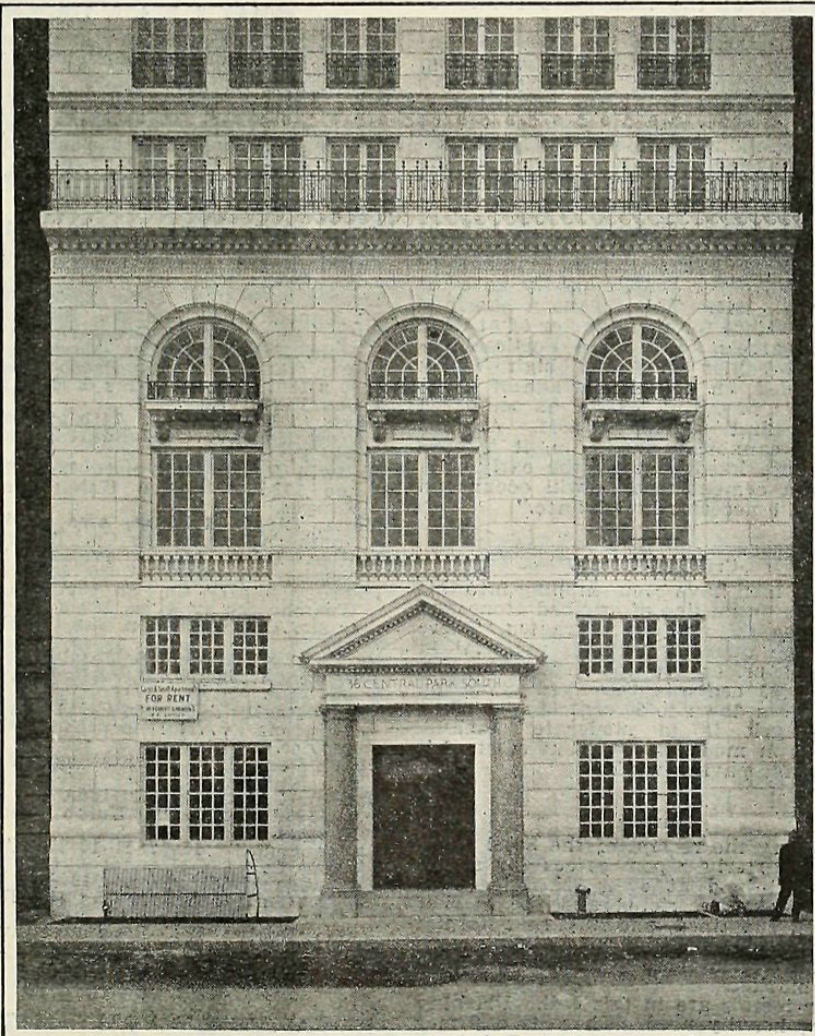
MAP SHOWING RESIDENTIAL AND BUSINESS SECTIONS IN NEW YORK CITY, AND THEIR SUBDIVISIONS FOR DIFFERENT UTILIZATIONS.

Copyright, 1912, by Record and Guide Co.



36 Central Park South

C. W. Buckham, Architect *D. C. Weeks & Sons, Builders*
 Entirely of White Matt Atlantic Terra Cotta



A facade of white matt Atlantic Terra Cotta contrasts effectively with the ordinary apartment front of brick and stone.

The smooth texture, even joints and accurate alignment of Atlantic Terra Cotta ---and in this case the unusual size of ashlar blocks---are qualities of particular importance when the Terra Cotta starts at the sidewalk level.

Atlantic
 Terra Cotta
 Company

1170 Broadway, N.Y.

BUILDING MATERIALS.

Business Depression Again Falls Upon Construction Market.

Steel, Cement, Stone, and Roofing Slate Unsettled—May Lumber Lists Weak. Brick Market Hears Some Alarming Rumors—Money Tighter.

THE continued sluggishness in the building material market is a matter of considerable surprise to business men everywhere. In the suburbs it is lower proportionately than it is in Manhattan. In Queens it is lower than in Brooklyn, and in the Bronx there is not the demand for material that retailers had expected. What is the reason?

It is attributable to that hesitation which is now to be found in all parts of the country. It harks back to the crops on the one hand, and to unseasonable spring weather affecting the retail trade in other commodities, on the other. These things made money tight and when money is tight, building operations do not move ahead, and when construction work is restricted, collections are slow. Slow collections contract credits, crimp confidence and produce hysteria.

When the country is hysterical, there generally follows one or two things. Either conditions are made worse, temporarily, by effecting complete changes, or it is stifled and artificially restored to normal conditions, by applying transient remedies.

Building interests in the East remember well the effect of following the latter course. The year 1909 was a splendid example of it. Then prosperity gave way to commercial doldrums which lasted three years. The commercial sore was healed from the top and not from the bottom upward and the destroying germ, though hidden from the eye by over-boiled optimism, continued to work its destroying way into the very roots of business.

To-day business is bumping along the bottom. Conservative interests do not expect genuine prosperity for a year from last month, but they do expect it to come then, and to stay with them for more than twelve months at a time. In the meantime influences are at work, great movements are being carried out to ultimately beneficial fruition, and the business world is patient and silently watching the evolution. Credits are being used to unusual limits, by practically every branch of commerce; trade is following a policy of retrenchment and projects of a speculative character are for the moment held back.

It is apparent that business has set its teeth hard and is awaiting results. But when the operation has been completed, commerce will demand that the cure be complete and permanent. Then, and not until then, will business in general and construction in particular reach its normal plane, and not until then can trade expect anything more than little spurts and sprints followed immediately by depression.

The filing of the amended building code will help somewhat in creating a livelier demand for certain kinds of building material this year, but it cannot be expected alone to give stability to a battered and dented commercial fabric. It takes something more than that. It requires a full measure of genuine confidence, country-wide and spontaneous.

Brick.

The question was asked this week regarding the effect of the weather upon the manufacture of brick and the amount of brick on hand. The Record and Guide has made careful inquiry and is able to authoritatively state to brick consumers and dealers that there is absolutely no cause for alarm regarding the supply of available brick.

Of the 110 brick manufacturers in the Hudson River district 85 per cent. of them have from three to four barge loads, averaging 325,000 brick to a barge, available for this market. This means that there is approximately 90,675,000 brick in shed in the North River district. This does not take into consideration the available supply in the Raritan Valley, which is ample to take care of consumers of Jersey brick in this market for the next thirty days.

The Record and Guide assures consumers and dealers in this district that it is not necessary for them to tie up capital in brick in anticipation of a possible shortage, reports to the contrary notwithstanding. There is no cause for alarm in any degree.

If weather conditions clear by the first of next week new brick will be in the market by the middle of June, so that

there is only thirty days to provide for. A total of 90,675,000 of brick, with probably 8,000,000 more already in this market, either at dock or on job, is sufficient to take care of more than normal Hudson River requirements. It should be remembered that New Jersey brick is coming into the market at this time in heavier quantities than ever before and that this will further serve to ease the North River situation.

Transactions last week, with comparisons for corresponding weeks in 1911 and 1910, follow:

1912.		
Left over, April 29, 30.		
	Arrived.	Sold.
Monday	20	24
Tuesday	3	7
Wednesday	2	7
Thursday	7	14
Friday	17	16
Saturday	8	8
	57	76

Condition of market easy to firm. Prices \$6.50 to \$6.75. Raritans, \$6.25 to \$6.50, wholesale, dock, New York. Allow for cartage and dealers' profit. Left over, May 4, 20.

1911.		
Left over, April 27, 12.		
	Arrived.	Sold.
Monday	26	21
Tuesday	6	6
Wednesday	9	13
Thursday	9	7
Friday	16	14
Saturday	4	8
	70	69

Condition of market dull on low and firm on high, with tendency to stiffen. Prices \$5.50 to \$5.75. Raritans, \$5.75. 1910 arrivals in corresponding week were 60; sales, 60; on hand, 12; left over, 12.

Cement.

Mills in the Lehigh Valley district are maintaining a uniform price of 65 cents a barrel for Portland cement. Rosendale is charging 85 cents a barrel dock New York. The price for Portland cement at dock New York is approximately \$1.33 with slight fluctuations.

The market is tempered by weather conditions. The quantity of cement moving reflects business taking in anticipation all good construction weather in May and there is a larger quantity of this material in storage or in transit in and around New York City at this time than there has been in at least a month but most of it is all contract. The transient business in and around New York City is of such a character as to cause dealers to complain. Collections are very slow.

An authority on the cement situation, in speaking of the immediate future of the industry, this week, said:

"Notwithstanding the long severe winter and wet spring that is prevailing, building operations for the first quarter of 1912, as compiled by the Financial & Commercial Chronicle, are in excess of the corresponding period for 1911, and for the same period are only exceeded by the year 1910. April shows an increase of twenty-two per cent. over 1911.

"Six of the largest Portland Cement Companies in the Lehigh Valley have run for the first quarter on an average of but forty-five per cent. capacity as compared with 1911. This means a shortage in manufacture for this quarter of at least 3,500,000 barrels. If all the Portland cement companies in the Lehigh Valley are included, an actual shortage of 4,000,000 barrels in output exists, as compared with the first quarter of 1911. As this shortage cannot be made up, it is confidently predicted that by the early part of July a cement famine will occur and prices will necessarily advance."

Crushed Stone.

Quarry men have been shipping into this city large quantities of crushed stone and are finding the market contracted. There is a large quantity of this material in dock and prices are moving unsteadily, although 75 cents is the fixed quotation for 1 1/4 sizes down to 90 cents for 3/4 sizes. Roofing grit is in moderate demand. Gravel is in moderate call, but most of it is going for paving work.

Metals.

Following the receipt of the Steel Company's quarterly report prices for structural steel held at even schedule. Concessions were restricted and the market was well sustained, showing that despite the depressed condition in building construction circles there was some stability to the market.

Other metals are in fair call. Flashing is being heavily used. There is a firmer tone in the metal lath market. Reinforcing bars are firm in a strong market. Equipment and grille work are reporting a moderate demand and structural iron work for columns, etc., is also actual.

In pig iron foundry leads. Basic steel is being lightly purchased by structural interests, although equipment concerns were heavily in the market the first of the week.

Tin is fairly firm and roofing is very strong. Copper is steady and purchasers can make very good connections with the market at this time owing to the lack of manipulation and the fact that electric companies are well bought up.

Failure of a Lumber Firm.

An involuntary petition in bankruptcy was filed this week against the Charles R. Partridge Lumber Company, of Van Horne street and Pacific avenue, Jersey City. The liabilities are estimated at \$600,000 and the assets at \$350,000. Charles R. Partridge, of 78 Clinton avenue, Montclair, is president of the company; Wallace H. Partridge, of Caldwell, vice-president, and Israel H. Harfield, of Jersey City, secretary and treasurer.

Otis Elevator Company's Removal.

The Otis Elevator Company will consolidate its general offices and metropolitan district departments under its new building at Eleventh Ave. and 26th St. A picture of the new building and further particulars are given on Page 989.

(Continued from page 1030.)

ATTACHMENTS.

Manhattan and Bronx.

MAY 2.

G B Borsalino fu Lazzaro & Co; L Werner; \$7,123.87; P Gross.

MAY 3.

Brosnan, Danl D; Sigmund Gutfreund; \$94; H C Gomprecht.
Geo E Warren Co; David L Morrison; \$2,139.52; L H Rowe.
Gibbon, Oliver L; Ernst Martens; \$3,120.85; Pressinger & Newcombe.
National Box Board Co; E Ralph Breck; \$750; W E Lowther.

MAY 4.

Allen, Jas G; Wm L Gallagher; \$135,000; Gregg & McGovern.

MAY 6, 7 & 8.

No Attachments filed these days.

CHATTEL MORTGAGES.

Manhattan and Bronx.

AFFECTING REAL ESTATE.

MAY 2, 3, 4, 6, 7 & 8.

- Amolsky Constn Co. Forest av & 166th, sec. Consolidated Chandelier Co. Fixtures, &c. 1,650
- B V Constn Co, 944 & 979 & 948 Tiffany. Central Union Gas Co. Ranges. 186
- Davis (J H) Bldg Co, 120th st, ss, 150 e Ams av. Consolidated Chandelier Co. Gas & Elec Fixtures. 2,500
- Eckmann, H. Washington av, es, 49 n 169th. Central Union Gas Co. Ranges. 69
- Evans, G Constn Co. 668-70 Eagle av. International Gas Fix Co. Gas Fix. 555
- Galewski, David. 682 Courtlandt av. Chas Galewski. Fix, &c. (R) 390
- Hawkes, E V C & N Morris. 501 W 110th. Consolidated Gas Co. Ranges. 238
- Hill, Leers Co. 71 Greenwich av, swc 11th. Fairbanks Co. Machinery. 398
- Stupe (Ike) Bldg Co. Prospect av, ws, 60 s 180th. Mutual Gas & Elec Fix Co. Gas Fixtures. 425
- Davis (J H) Bldg Co. 74th st, ws, 250 e West End av. Consolidated Chandelier Co. Fixtures. 700
- Mellwin Realty & Constn Co. Clay av, nec 173d. Northern Union Gas Co. Ranges. 162
- Malia, Luigi. 183d st, swc Park av. Northern Union Gas Co. Ranges. 93
- Muller, Edw. Mapes av, sec 179th. Northern Union Gas Co. Ranges. 90
- Mercury Realty Co. So Blvd, es, 224 s Westchester av & es, 180 s Westchester av. Central Union Gas Co. Ranges. 108
- National Chocolate & Candy Co. 138 Beekman. Consolidated Gas Co. Ranges. 340
- Nulaw Realty & Constn Co. 176th st, nw c Crotona av. Northern Union Gas Co. Ranges. 174
- Obark Realty Co. 179th st, ss, 100 e Daly av. Ranges. 75
- Onawin Constn Co. Crotona av, es, 300 n 183d. Northern Union Gas Co. Ranges. 78
- Rappaport, S. 15-17 E 109th. Consolidated Gas Co. Ranges. 66
- Sagamore Holding Co. 949 Fox & 945 Fox. Central Union Gas Co. Ranges. 129
- Scalzo Realty Co. Beaumont av, nec 187th. Northern Union Gas Co. Ranges. 75

Borough of Brooklyn.

AFFECTING REAL ESTATE.

MAY 2, 3, 4, 6, 7 & 8.

Wilson, August. Kensington Walk & Beach, Cl. H D Berner & Winterbauer Co. Gas Fixtures. 194

BROOKLYN BRIDGE BRAND ROSENDALE HYDRAULIC CEMENT

HAS BEEN USED IN MANY OF THE
MOST PROMINENT BUILDINGS
IN GREATER NEW YORK AND VICINITY

The following are only a few of the structures in which Rosendale Hydraulic Cement has been specified and used to the entire satisfaction of the Architect, Owner and Builder.

New York Croton Aqueduct, 265,000 Barrels
Williamsbridge Reservoir
New Rochelle Reservoir
New York Clearing House
Brooklyn Post Office
Eagle Warehouse and Storage Co., Brooklyn
Terrace Wall Water Tower,
Prospect Hill, Brooklyn
Pumping Station, Prospect Hill, Brooklyn
Police Stations, 4th, 11th, 12th, 13th, 18th and
21st Precincts, Brooklyn
Eagle Building, Brooklyn

Brooklyn Warehouse and Storage Co., Bklyn.
Somers Brothers' Building, Brooklyn
Mechanics' and Traders' Bank, Brooklyn
Trunk Line Sewer, Greene Avenue, Brooklyn
Trunk Line Sewer, 5th Street, Williamsburg
The Hotel Manhattan, New York City
Webb Academy Home, Bronx
Museum of Natural History, New York City
Navarro Flats, New York City
St. Luke's Hospital, New York City
New Netherlands Hotel, New York City
Hunts Point Sewer, Bronx

A Safe and Sane Material for All Kinds of Construction

SPECIFY AND USE

BROOKLYN BRIDGE BRAND

MANUFACTURERS

Consolidated Rosendale Cement Co.

WILLIAM C. MORTON, Sales Agent

50 CHURCH STREET

NEW YORK

For Sale by all Masons' Material Dealers

CURRENT BUILDING OPERATIONS

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

To Start Biscuit Co. Plant.

The Consumers' Biscuit and Manufacturing Company, 517 West 19th street, Manhattan, will start work in about one month on a large reinforced concrete factory building, 100x100 feet, at Waverly and Park avenues, Brooklyn. J. G. Brown, Witherspoon Building, Philadelphia, is engineer and general contractor.

Notice to Apartment House Builders.

Plans and specifications for a ten-story and basement apartment building to be erected on Ponce de Leon avenue and Peachtree street, Atlanta, Ga., are being issued to a selected number of general contractors. Sub-contractors may obtain copies of plans and specifications by making a deposit of \$15, which will be refunded, less the cost of reproduction. A list of the general contractors will be sent to sub-contractors at the same time the plans and specifications are issued upon request and receipt of deposit above stated. Bids for the general construction will be received at the office of W. L. Stoddard, architect, 30 West 38th street, Manhattan, not later than May 29.

New Hospital for Animals.

The New York League For Animals, 26 West 40th street, Mrs. James Speyer, president, plans to erect a five or six story hospital building, 115 x 125 feet at the southwest corner of Bond and Lafayette streets. A. W. Cordes, 634 West 158th street will be the architect. The plot contains about 3,150 square feet, and is now covered with an old dwelling and stable which over fifty years ago was the residence of the late W. P. Furniss, a wealthy merchant.

Apartment Hotel on Broadway.

Harry Schiff, 467 West End avenue, owner of the plot 35 by 145 feet at the northeast corner of Broadway and 94th street, contemplates the erection of a twelve or thirteen-story apartment hotel on the property. It is stated that an architect will soon be selected in competition.

Rail Fences in Parks.

The Department of Parks, Arsenal Building, 5th avenue and 64th street, will advertise for estimates about May 23d, for erecting pipe rail fences in Madison Square, Washington Square and Union Square parks.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

111TH ST.—Gronenberg & Leuchtag, 7 West 22d st, are preparing plans for a 5-sty flat to be erected on the south side of West 111th st, 100x71, 145 ft. west of 5th av, for Samuel Roseff. Cost, about \$65,000.

129TH ST.—Samuel Sass, 32 Union sq, has completed plans for the 6-sty tenement, 50x86.11 ft., to be erected at 20-22 West 129th st for Morris Michelson, 111 West 137th st. Cost, \$50,000.

EAST BROADWAY.—Charles M. Straub, 147 4th av, has completed plans for the 6-sty tenement, 24x78.9 ft., to be erected at 219 East Broadway for Thomas Sheils, 416 West 149th st. Cost, \$25,000.

110TH ST.—George F. Pelham, 507 5th av, has completed plans for the 6-sty tenement, 150x87 ft., to be erected in the north side of 110th st, 250 ft. east of Lenox av, for the Sheer-Ginsburg Realty & Construction Co., 198 Broadway. Cost, \$200,000.

141ST ST.—George F. Pelham, 507 5th av, has completed plans for the 11-sty apartment house, 99.11x115 ft., to be erected at the southeast corner of 141st st and Riverside Drive for the West Side Construction Co., 322 West 100th st. Cost, \$450,000.

191ST ST.—Sommerfeld & Steckler, 31 Union sq, have completed plans for the 5-sty tenement, 50x87 ft., to be erected in the south side of 191st st, 100 ft. west of St. Nicholas av, for the 191st Street Construction Co., 559-561 West 171st st. Cost, \$80,000.

MADISON AV.—Oscar Lowinson, 5 West 31st st, has completed plans for alterations to the tenement at 1753 Madison av, for Daniel L. Korn, 944 Park av. Cost, \$6,000.

AMSTERDAM AV.—Thomas Sheils, 416 West 149th st, owner, and C. M. Straub, 147 4th av, architect, are receiving bids for alterations to the tenement southwest corner of Amsterdam av and 145th st.

FACTORIES AND WAREHOUSES.

18TH ST.—Leon Dryer, 230 West 20th st, will soon start work on a 6-sty warehouse, 45.6x68.6 ft., at 245-247 West 18th st, to cost about \$40,000.

HALLS AND CLUBS.

93D ST.—Excavation is going on for the addition to the residence and club, at 161-165 West 93d st, for the Nippon Club, on premises, Jokichi Takamine, president; Motosda Zamoto, secretary; M. Tituska, treasurer; from plans by J. Van Pelt, 381 4th av, architect. F. T. Nesbit & Co., 116 Nassau st, general contractor. Bruno Steinel, 429 West 26th st, has received the ornamental iron work. Cost, \$30,000.

HOTELS.

28TH ST.—Howard Greenley & Kenneth M. Murchison, associated architects, are preparing new plans for the addition to the Prince George Hotel, 75x88 ft., at 16-18 East 28th st, for the 28th Street Co., 14 East 28th st, C. F. Rogers, president and treasurer; Daniel F. Rogers, secretary. Estimated cost, \$350,000.

32D ST.—Cantor & Levingston, 29 West 42d st, are taking estimates for alterations to the hotel Aberdeen, 17-21 West 32d st, for Louis Markel, owner, 43 West 32d st, to cost \$75,000.

BROADWAY.—John H. Duncan, 208 5th av, is preparing plans for \$15,000 worth of alterations (redecorating and removing partitions), in the Hotel Cadillac, Broadway and 43d st, for the estate of Ogden Goelet, 9 West 17th st. R. H. Casey, 46 West 16th st, general contractor.

SCHOOLS AND COLLEGES.

MANHATTAN, N. Y.—Bids were opened by the Board of Education May 6 for installing electric equipment in P. S. 132. T. F. Jackson, Inc., low bidder, \$6,973.

STORES, OFFICES AND LOFTS.

CORTLANDT ST.—McKenzie, Voorhees & Gmelin, 1123 Broadway, have completed plans for renovating the five office buildings at 14-22 Cortlandt st and 9-17 Dey st for the New York Telephone Co., 15 Dey st. Estimated cost, \$75,000. No contract has been awarded.

BEEKMAN ST.—Thomas W. Lamb, 501 5th av, is revising plans for the 8-sty fireproof loft building to be erected at Beekman and Water sts, for Charles Laue, 38 Fulton st, who is ready for revised bids.

4TH AV.—The Realty Holding Co., M. J. Hess, president, 907 Broadway, contemplates the erection of a 12-sty office building, 38x83 ft., at 329-331 4th av. No architect has been retained and nothing definite has been decided.

40TH ST.—James H. Cruikshank, 50 Pine st, N. Y. C., owner, will call for bids about May 20 for the 8-sty loft building, 45x90 ft., to be erected at 345-349 West 40th st. Robert E. Moss, 126 Liberty st, structural engineer.

BEAVER ST.—Rouse & Goldstone, 38 West 32d st, are completing plans for a 12-sty office building, 49x62 ft., to be erected by Brody, Adler & Koch Co., 38 West 32d st, at Beaver and New sts. Robert E. Moss, 123 Liberty st, is steel engineer. The owner builds.

BROADWAY.—Shire & Kaufman, 373 4th av, are taking bids on the general contract for the 2-sty store and loft, 100x125 ft., to be erected at Broadway, 48th st and 7th av, by the Broadway and 7th Avenue Co.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

159TH ST.—Robert E. Moss, 126 Liberty st, steel engineer, is taking bids on structural steel for the 7-sty apartment house, 50x86 ft., to be erected in the south side of 159th st near Broadway, for William M. Walker, 1974 Broadway, from plans by Moore & Landsiedel, 148th st and 3d av. Cost, \$75,000.

STORES, OFFICES AND LOFTS.

OAK COURT.—The Tower Construction Co., 1 Madison av, is figuring the general contract for the 1-sty brick office building and stores, 192x50 ft., to be erected in the Oak Court Railroad Yard by the N. Y., N. H. & H. R. R. Co., New Haven, Conn., from plans by C. W. Lord, in care of the owner. Cost, \$30,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

HOWARD AV.—The Replap Construction Co., 320 Broadway, N. Y. C., owner, is taking bids on subs for the 4-sty brick tenement, to be erected on the east side of Howard av, 100 ft. north of Pitkin av, from plans by Cohn Bros., 361 Stone av, Brooklyn. Cost, \$20,000.

NEWKIRK AV.—Eisenla & Carlson, 5103 3d av, Brooklyn, are preparing plans for a 4-sty tenement, 60x54 ft., at the southeast corner of Newkirk av and 23d st, to cost \$25,000. Peter Larson & Robert Morgan, 530 1st st, Brooklyn, are owners. Bids will be received about May 14.

PUBLIC BUILDINGS.

MCCARREN PARK.—Cockerill & Little Co., 1908 Broadway, N. Y. C., submitted the lowest bid at \$18,700, for the 1-sty brick shelter house, 91x43 ft., to be erected at McCarren Park, bounded by Griggs and Bedford avs, Lorimer and North 12th sts, for the City, Department of Parks, McKim, Mead & White, 160 5th av, N. Y. C., architects.

SCHOOLS AND COLLEGES.

BROOKLYN, N. Y.—Bids were opened by the Board of Education May 6 for furnishing and delivering glass to various schools. The Pittsburgh Plate Glass Co. was the lowest bidder, \$1,799.58.

BROOKLYN, N. Y.—Bids were opened by the Board of Education May 6 for alterations, repairs, etc. To P. S. 18, August Wille, Jr., low bidder, \$928; P. S. 23, James S. Newman, \$511; P. S. 31, S. Weiss, Inc., \$860; P. S. 34, S. Weiss, Inc., \$1,185; P. S. 37, Rubin Solomon & Son, \$689; P. S. 110, John F. Kuhn, \$1,240; P. S. 126, Samuel Present, \$495; P. S. 132, Bilowitz Bros, \$1,560; P. S. 143, Bilowitz Bros., \$1,323; E. D. H. S., John F. Kuhn, \$740.

STORES, OFFICES AND LOFTS.

51ST ST.—The New York Telephone Co., 15 Dey st, N. Y. C., is taking bids for the addition to the 3-sty Telephone Building, 35x60 ft., at 362 51st st, Bay Ridge, Brooklyn, from plans by E. A. Munger, 15 Dey st. Estimated cost, \$35,000.

FLATBUSH AV.—Plans are still figuring for the 2-sty brick store building, to be erected on Flatbush av, near 7th av, for the Plaza Improvement Co. Charles Werner, 26 Court st, architect.

THEATRES.

50TH ST.—John C. Wandell, 4 Court sq, is preparing plans for a 3-sty fireproof theatre, 45.5x100 ft., to be erected by Annie Price, 417 50th st, Brooklyn, at 513-515 50th st, to cost \$16,000. The total cost of land and building together is \$28,000. The contract has not been issued.

6TH AV.—Eisenla & Carlson, 5103 3d av, are preparing plans for a 1-sty brick moving picture theatre, 25x100 ft., at the northwest corner of 6th av and 57th st, for P. J. Corley, 47r 62d st, Brooklyn. Bids will be taken by the owner about May 20.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND.—The Queensborough Corporation, 366 5th av, N. Y. C., owner, will soon take bids for the 3 and 4-sty brick apartments to be erected here from plans by E. Allen Wilson, 1208 Chestnut st, Philadelphia, Pa.

POWER HOUSES.

AMITYVILLE, L. I.—The Amityville Water Co. is making preparations for the erection of a new pumping station on its property next to the power plant of the Long Island Lighting Co.

DWELLINGS.

FLUSHING, N. Y.—W. W. Knowles, 1133 Broadway, N. Y. C., has completed plans for a residence for Harvey G. Rockwell, 370 Sanford av, Flushing, to be erected on Ash st, near Central av. Work to be completed by September.

JAMAICA, L. I.—Tuthill & Higgins, Post Office Building, Jamaica, will take bids on the general contract about May 14 for the residence to be erected on Bergen av, near Shelton av, for Charles Lockwood, Bergen av, to cost between \$6,000 and \$7,000.

BAY SHORE, L. I.—William S. Covell, 1170 Broadway, N. Y. C., is receiving figures on the general contract for four residences and garages, 2½-stys, frame, 50x37 ft., to be erected here by J. A. Mallenbauer, of Bay Shore.

STABLES AND GARAGES.

OYSTER BAY, N. Y.—Elbert Tappen will begin at once the erection of a new garage on the rear of his property in South st, which will be of steel and concrete, 40x40 ft. John Ellard is contractor.

STORES, OFFICES AND LOFTS.

LONG ISLAND CITY.—Engre Ashley & Kaufman, 417 5th av, N. Y. C., are consulting engineers for the Queens Plaza Court Office Building, to be erected at Queensboro Plaza, between Academy and Redde st, for The Tubes Realty and Terminal Co., 516 5th av, N. Y. C., Jas. A. Wigmore, president, Thompson & Frohling, 114 East 28th st, N. Y. C., architects. C. W. Rose, 516 5th av, N. Y. C., is in charge of the building. C. W. Klappert's Sons, Inc., 328 East 25th st, carpenters. The Long Island City Savings Bank, 21 Jackson av, L. I. City, is lessee of 1st floor.

Richmond.

HOSPITALS.

NEW DORP, S. I.—The North Eastern Const. Co., 225 5th av, N. Y. C., is figuring the general contracting for the addition, consisting of two ward buildings, 1-sty, 104x32 ft., and two administration buildings, 4-stys, 47x45 and 28x31 ft., to cost \$70,000. St. John's Guild, owner; Edward P. Casey, 149 Broadway, N. Y. C., architect.

Out of Town.

APARTMENTS, FLATS AND TENEMENTS.

YONKERS, N. Y.—Wm. S. Phillips, 103 Park av, N. Y. C., architect, is taking bids for the 5-sty brick apartment, 25x85 ft., to be erected at 74 Ravine av, for Mrs. Eugene Stift, White Plains. Cost, \$30,000.

NEWARK, N. J.—Feist & Feist, 736 Broad st, Newark, have sold the property at 68-72 William st and 319-325 Washington st for Mrs. Rosa Koenig, at a cost of \$124,000, consisting of four 3-sty stores and flats, 100x120 ft., which will probably be improved with a 6 or 8-sty mercantile building, to cost about \$200,000.

TARRYTOWN, N. Y.—Samuel Blummer, Washington st, Tarrytown, owner, will take bids on general contract for the 3-sty brick

ACTIVELY IN BUSINESS 60 YEARS

**ESPECIALLY CATERING TO THE
BUILDERS OF BROOKLYN AND QUEENS COUNTY**

WE SUPPLY EVERYTHING IN

**MASONS' MATERIALS
BRICK, LIME, CEMENT**

ETC.

**BURROUGHS
BUILDING MATERIAL CO.**

**A Complete, Kept-Up Stock
and Prompt Deliveries
With Satisfactory Prices,
Accounts for Continuous and
Growing Business**

**OUR TRUCKS CONTINUALLY CARRY OUR MATERIALS TO
ALL CORNERS OF THE BOROUGHS OF KINGS AND QUEENS**

TELEPHONES
3803 } WILLIAMSBURG
3804 }
1976 } WILLIAMSBURG
428 }

**JOHNSON AVENUE AND NEWTOWN CREEK
KENT AVENUE AND HEWES STREET
BROOKLYN, N. Y.**

apartment, 28x65 ft., to be erected in Wildey st., from plans by Jos. Blouin, Washington st., architect. Cost, \$12,000.

YONKERS, N. Y.—Wm. Heapy, 436 South Broadway, architect, will take bids for the 4-sty brick apartment, to be erected at S Willow pl., for Geo. E. Dinsmore, in care of the architect. Cost, \$10,000.

NEWARK, N. Y.—Frank Grad, 137 Springfield av., architect, has completed plans for a 4-sty brick addition, 25x100 ft., to the building at Alder and Montgomery sts., owned by former Alderman Louis Semel, 103 Montgomery st. Estimated cost, \$25,000.

GARWOOD, N. J.—E. Silberg, of North av., contemplates the erection of a 6-family apartment house on his property on South av.

HUDSON, N. Y.—Philip Fehl, cigar box manufacturer of this city, is having plans prepared for installing modern flats and new fronts at 608 Warren st.

ARMORIES.

ORANGE, N. J.—The State architect, at Trenton, has been instructed to prepare plans for the new battalion armory to be erected here. It is expected to be about the size of the one erected at Elizabeth, just completed.

CHURCHES.

TROY, N. Y.—The St. Marks German English Lutheran Church, Rev. A. F. Walz, 2 Sunnyside av., pastor, contemplates the erection of a church, 60x100 ft., on property recently purchased at 5th av. and 4th st. Demers, Mosley & Campaigne, Illum Building, architects. Cost about \$25,000. A building committee will soon be appointed.

NEW PROVIDENCE, N. J.—Work has not been started on the frame church and Sunday school to be erected here by the New Providence Presbyterian Church, from plans by Balch & Beardsley, 38 West 32d st., N. Y. C. Apgar & Solomon, Summit, N. J., are general contractors. Cost, \$10,000.

NEWARK, N. J.—Michael B. Silberstein, 17 Market st., architect, has completed plans for a synagogue, to be erected at 221 Price st., for the Congregational Anshe Roumania, at an estimated cost of \$10,000.

NEWARK, N. J.—Michael B. Silberstein, 17 Market st., architect, has completed plans for a synagogue to be erected at 221 Price st. for the Congregational Anshe Roumania, at an estimated cost of \$10,000.

GLOVERVILLE, N. Y.—F. S. Fritcher, Ferguson Jansen, George Jones, Simeon Near and H. Shibley have been appointed a building committee for the purpose of erecting a new church for the Methodist congregation at Fonda, District Superintendent W. W. Foster, Jr., D. D.

DWELLINGS.

WOODBIDGE, N. J.—John H. Dayton, architect, 54 Market st., Perth Amboy, and George Maschell, of this town, contemplate the erection of six new houses on Geer av. and High st. in the near future.

NEWARK, N. J.—Michael B. Silberstein, architect, 17 Market st., has completed plans for two 2½-sty frame residences, 21x50 ft., to be erected by George Beyer, at 517-519 North Sixth st. Estimated cost, \$10,000 for both.

NEWARK, N. J.—H. Robertson, architect, has completed plans for the 2-sty frame residence at 432 Parker st. for Ernest J. E. Fiedler, at a cost of \$6,000.

PLACID, N. J.—William Hale, of this place, contemplates the erection of a residence here. Orville Hale, of Keeseville, N. J., will take charge of the work.

SOUTH AMBOY, N. J.—Charles Buckalew, of this place, contemplates the erection of a residence on Bordentown av.

LINCOLN, N. J.—A new building company is being organized here, to be known as the Lincoln Building Syndicate, for the purpose of erecting a number of desirable houses. Work will commence as soon as matters can be arranged this coming summer.

WILLIAMSVILLE, N. Y.—Frank M. Schurman, 18 Maple st., Buffalo, N. Y., architect, is taking bids on masonry for the 2½-sty frame residence, 25x52 ft., to be erected near Buffalo by Henry Gillig, Ellicott st., Buffalo. Cost, \$7,000.

YONKERS, N. Y.—Wm. Heapy, 436 South Broadway, Yonkers, architect, will take bids for the 2½-sty frame residence, 26x30 ft., to be erected at 205 Roberts av., for Mrs. L. R. Watt, 25 Overlook Terrace, Yonkers. Cost, \$4,500.

KEANSBURG, N. J.—Charles Smith, of Jamaica, L. I., will erect a 7-room bungalow at New Point Comfort Beach, at a cost of \$3,000. Work will be started at once.

COLD SPRING HARBOR, N. Y.—Walter Jennings, of this village, contemplates altering the Warren Velsor house, which he recently purchased from the Village Improvement Society, Edward Holmes will be the builder.

IRVINGTON, N. Y.—Work will begin immediately on two modern residences to be erected here by John S. Plummer and Edwin Katte, who recently purchased the estate owned by S. S. Ruberio, known as El Retiro.

WOODBIDGE, N. J.—Henry Hofener, of this place, contemplates the erection of a residence in 5th st.

HICKSVILLE, N. Y.—S. Herte contemplates the erection of a \$5,000 cottage on his property next to John Lee's property.

FACTORIES AND WAREHOUSES.

BELLEVILLE, N. J.—Work will soon start for the 3-sty fireproof factory addition, 50x150 ft., to be erected on Riverside av., for the Hardman Tire Rubber Co., Riverside av., from plans by H. C. Pittman, 22 East 21st st., N. Y. C. The David Henry Building Co., 1607 Firemen's Building, Newark, general contractor; George W. Wharton, Stephen st., masonry.

NEWARK, N. J.—The American Veneer Co., W. A. Bushfield, president, Kenilworth, N. J.,

owner and architect, will soon call for bids for the 1-sty factory, 250x200 ft., to be erected here, exact location not decided.

CALEDONIA, N. Y.—The Delac Plaster Products Co. contemplates the erection of a large plant here for the manufacture of fireproof wall board.

POUGHKEEPSIE, N. Y.—The Welte Piano Co., makers of pianos and piano player attachments, has signed the contract to erect a \$60,000 factory here this summer on the south side of the city, probably on the Frazier property. D. W. Wilbur and C. W. H. Arnold, of the Chamber of Commerce, can inform.

TARRYTOWN, N. Y.—The International Match Co. contemplates the erection of a match plant as soon as negotiations for land on Verplanck's Point are completed. Plans for the first building have been drawn and work will be started as soon as the company gets its title.

HALLS AND CLUBS.

SOUTH NORWALK, CONN.—Bissell & Barber, 567 5th av., N. Y. C., have been selected architects for the 4-sty brick and stone club house to be erected here for the Order of Red Men.

AMSTERDAM, N. Y.—Henry W. Grieme, Blood Building, Amsterdam, is preparing sketches for a 2½-sty brick club house to be erected here by the Century Club, Mrs. Edward F. Bronk, president. Cost, \$25,000.

PERTH AMBOY, N. J.—Two lots have been purchased in Jefferson st. by the committee of the Y. M. C. A. movement in this city. They expect to raise \$25,000 from the public and \$50,000 from corporations with which to erect the building. Adrian Lyon is chairman of the executive committee.

NEW BRUNSWICK, N. J.—A resolution has been passed by the New Brunswick Country Club authorizing a committee to secure by lease or purchase suitable grounds for the club and also to erect a \$10,000 club house. Dues have been increased in order to finance the proposed improvements. R. C. Nicholas is president.

NIAGARA FALLS, N. Y.—A building organization, to be known as the Columbus Institute, has been organized by the local council of the Knights of Columbus, which will be the holding company for the new K. of C. temple to be erected on Walnut av., to cost \$50,000.

MORRISTOWN, N. J.—Though the campaign for raising \$150,000 for Morristown's new Young Men's Christian Association building was finished months ago, nothing has been done and there is much dissatisfaction among the townspeople and subscriptions are being held up. Dr. D. Hunter McAlpin, 3 East 54th st., N. Y. C., is at the head of the association.

GOVERNEUR, N. Y.—The Sylvia Lake Fish and Game Club will begin work immediately on a club house to be erected here. Arthur Rivers is president and Henry Fuller secretary.

HOSPITALS AND ASYLUMS.

LONG BRANCH, N. J.—A hospital is asked for by Monmouth County for the White Plaque Auxiliary. Five have been appointed to wait on the Monmouth County Board of Chosen Freeholders. The members of the committee include Acting Mayor Henry Joline, Mrs. William D. Harper, Mrs. Lewis S. Thompson, Mrs. Leon Cuddeberly and Miss Margaret Butten.

HOBOKEN, N. J.—Work on the new German hospital to be erected at Warner av. and the Hudson Boulevard will start on May 19.

MUNICIPAL WORK.

BLAUVELT, N. Y.—Robert McCready, Orange Turnpike, Tuxedo Park, N. Y., was lowest bidder at \$20,965, for the improvement of roads and grading at the New York State Rifle Range, owned by the State Board of Armory Commissioners, 174 State st., Albany, F. A. McNeeley, secretary.

FREEHOLD, N. J.—Harry M. Herbert, of Bound Brook, has been engaged as engineer to draw plans and specifications for a new concrete dam and bulkhead at Lake Topanemus.

MONTCLAIR, N. J.—Rudolph Hering and John H. Gregory, consulting engineers, 170 Broadway, N. Y. C., have submitted plans to the Montclair Town Council for the joint sewage disposal plant for Orange, Montclair and East Orange to be erected at the extreme western part of Belleville, north of the Essex County Isolation Hospital, at a cost of \$1,080,000. The plant will have a nominal capacity of 17,000,000 gallons of sewage in 24 hours.

BINGHAMTON, N. Y.—The City Clerk has been directed to advertise for proposals to construct sewers on Grand Boulevard, Corbett av. and Berlin st., bids to be opened at a meeting of the board on May 15.

POWER HOUSES.

NIAGARA FALLS, N. Y.—C. W. Marsh, in care of the Hooker Electric Chemical Co., Niagara Falls; A. H. Hooker, president, 40 Wall st., N. Y. C., owner, chief engineer will soon call for bids on separate contracts for the erection of additions to the three buildings of the Electric Chemical Plant, making the first building 4-stys., 150x110 ft.; second, 1-sty., 160x60 ft.; third, not decided. Cost about \$150,000.

SCHOOLS AND COLLEGES.

LOCKPORT, N. Y.—Wm. N. Smith, 20 West 33d st., N. Y. C., and Lockport, N. Y., has been selected architect for alterations and additions to the Union School Building on East av., for the Board of Education, John R. Earl, president. Bids will be advertised for about May 15. Cost, \$35,000.

TARRYTOWN, N. Y.—The Tarrytown Hebrew School contemplates the erection of a modern school at the corner of Valley st. and College av.

PERTH AMBOY, N. J.—J. K. Jonsen, 176 New Brunswick av., is preparing plans for a new Manual Training school, 30x80 ft., and a 3-sty addition to grammar school, 79x80 ft., in Middlesex county, for the Board of Education, J. K. Shea, president.

IRONDEQUOIT, N. Y.—The taxpayers of school district No. 1 have appropriated \$8,000 for the erection of a new schoolhouse. E. W. Bauman and G. H. Pardee have full charge of arrangements.

KINGSTON, N. Y.—Architect Longyear is preparing plans for a 3-sty fireproof high school to be erected in Pearl st., near Clinton av., for St. Joseph's Church, Rev. John H. Briody, pastor.

NEW HAMPTON, N. J.—The Board of Education has secured an option on a site for the proposed new school building south of New st., the present structure being condemned by the State authorities.

STORES, OFFICES AND LOFTS.

FULTON, N. Y.—Taber & Baxter, Gurney Block, Syracuse, N. Y., architects, are taking bids for the 3-sty brick and hollow-tile department store, 49x125 ft., to be erected in 1st st., for M. Katz & Co. of this place. Cost, \$30,000.

WASHINGTON, D. C.—Gen. James A. Buchanan, of this city, contemplates the erection of a 3-sty office building at the northwest corner of 14th and 1st sts. The 3-sty building now on the site will be demolished.

THEATRES.

NEWARK, N. J.—Walter H. Meier, 306 Market st., contemplates the erection of a brick moving picture theatre at 304 Market st., from plans by Robert C. Klemm, 156 Market st. Estimated cost, \$9,000.

MT. VERNON, N. Y.—F. F. Proctor, Sr., of Larchmont, contemplates the erection of a modern theatre, store and office building on property recently purchased in the central part of Mt. Vernon.

HACKENSACK, N. J.—G. W. Colburn, of Fort Lee rd., Bogota, contemplates the erection of an opera house on the Banta place, next to the new Central Garage.

MISCELLANEOUS.

NIAGARA FALLS, N. Y.—Bids will be opened May 23 for a fire hall to be erected on the old 3d st. site, and a new fire hall in Highland av., which will cost \$15,000 and \$8,000. Plans for the 3d st. structure are in the hands of J. R. White, architect, and the Highland av. hall with Henry G. Mess.

RAY BROOK, N. Y.—Sealed proposals for fire equipment, pumps, piping and hydrants at the New York State Hospital for Incipient Pulmonary Tuberculosis will be received until May 14 by Martin E. McClary, president of the board of managers of the hospital.

MECHANICSVILLE, N. Y.—F. G. Pembroke is preparing plans for the reservoir, with a sediment tank, 100x300 ft., to contain 3,000,000 gallons, 100x350 ft., to be erected here by the West Virginia Pub. & Paper Co., 200 5th av., N. Y. C. Cost, \$75,000.

ROME, N. Y.—The New York, Ontario & Western R. R. has decided to erect a new terminal for freight and passengers on the site of the present station here. P. C. Thomas is chairman of the committee.

Contracts Awarded.

APARTMENTS, FLATS AND TENEMENTS.

JERSEY CITY, N. J.—Joseph Sloatsky & Son, at site, have received the mason contract and Max Martey, at site, the carpenter work, for the 4-sty brick flat, 29x74 ft., to be erected at Ocean and Ege avs, for the Provident Realty Construction Co., Ocean av. J. A. Resch, 170 Lexington av., architect. Cost, \$14,000.

83D ST.—The Lehigh Valley Structural Steel Co., 620-630 West 15th st., has received the contract for the structural steel necessary for the apartment house at 161-165 West 83d st.

WHITE PLAINS, N. Y.—Faillace Bros., Mamaroneck av., Mamaroneck, N. Y., have received the general contract to erect the 3-sty apartment house, 32x90, at the southeast corner of Martine av. and Brookfield st., for Thomas Del Guidice.

CHURCHES.

PLEASANTVILLE, N. Y.—J. A. Seatrom, electrician, has received the contract for the installation of the electric work in St. John's church.

HUNTINGTON, N. Y.—The Branch Chapel of the First Presbyterian Church of this place is having plans perfected for an addition to extend out to the street line. Work will soon be commenced.

DWELLINGS.

COLUMBIA HEIGHTS.—The Winkler Iron Co., 254 Hudson st., has received the contract for structural and ornamental iron work necessary for alterations to the residence 201 Columbia Heights, Brooklyn, for Walter Gibbs, owner. Albro & Lindenberg, architects; Fountain & Choate, builders.

9TH ST.—Robert Scott, 87 Center st., has received the contract for alterations to the 4-sty dwelling, 45 East 9th st., owned by the Sailors' Snug Harbor, 31 Nassau st. John Cox, Jr., 156 5th av., architect.

64TH ST.—Jacob & Youngs, 1133 Broadway, have received the contract for \$12,000 worth of alterations to the 6-sty residence 1 East 64th st. for James B. Haggin, 507 5th av. Alovoino & Co., 712 5th av., architects.

MIDDLETOWN, N. Y.—Giles, Giles Co., of Middletown, have received the contract to erect a parish house for the Grace Church from plans by D. H. Canfield, Argus Building, 37x85 ft., of face brick with limestone trim.

KEANSBURG, N. J.—Frank Johnson, of Atlantic Highlands, N. J., has received the contract to erect a boarding house, 35x65 ft., for Max J. Karber, of Jersey City, owner, at the corner of Raritan av. and Point Comfort Beachway, to cost \$11,500.

KEANSBURG, N. J.—Oliver & White have received the contract to erect a residence, 20x30 ft., at the corner of Cedar st. and Pine View av., for John Hunold, of Belleville, N. J.

Prompt Delivery

Best Service

Face and Fire Brick for Brooklyn Construction

Our splendid facilities for quick delivery on the job are unequalled owing to the advantages of our numerous distributing points, control of transportation and immense ready stock on hand. ¶ Delivery from Newtown Creek, Wallabout and Gowanus --- or wherever sufficient depth of water permits of the landing of our lighters and barges.

Architects Specify Kreischer Brick

Because of its special preparation in manufacture as the best stiff mud brick obtainable.

Our solid White, Pompeian, and White Speckled brick are unsurpassed and our Gray shades are matchless, as they derive their color from manganese imported from our own mines in Germany.

We have just moved our Offices and Sample Rooms to the new Fifth National Bank Building, 131-133 East 23d Street, where all who might be interested are invited to call and inspect our samples.

Catalogues, etc., upon application.

NYACK, N. Y.—T. J. Brady, Jr., 1170 Broadway, N. Y. C., has the general contract and G. M. Ward, 7 East 42d st, N. Y. C., the carpenter work for the residence and stable, 35x100 ft, to be erected here by S. Rowe Bradley, from plans by Lord, Hewlett & Tallant, 345 5th av, N. Y. C.

MT. VERNOS, N. Y.—Chris Kolpin, 229 North 7th st, has received the carpenter work for the residence to be erected at Prospect and Lane avs, to cost \$6,000. Ella S. Dreyfoos, 180 Hillside av, owner; A. G. C. Fletcher, 103 Park av, N. Y. C., architect.

SANDS POINT, L. I.—C. T. Dodge, Mackay av, Port Washington, L. I., has received the general contract to erect the 2-sty residence, 125x75 ft., for J. A. Parker. Addison C. Mizner, 103 Park av, N. Y. C., architect.

SETAUCKET, L. I.—J. Thatcher & Son, 60 Park av, Brooklyn, have received the general contract to erect a residence here for Eversley Childs, 17 Battery pl, N. Y. C. Howells & Stokes, 100 William st, N. Y. C., architects.

HOSPITALS AND ASYLUMS.

26TH ST.—The Lehigh Valley Structural Steel Co., 620-630 West 25th st, has received the contract for structural steel necessary for pavilions I and K at Bellevue Hospital, foot of 26th st.

BROOKLYN.—The Winkler Iron Co., 254-256 Hudson st, N. Y. C., has received the contract for structural and ornamental iron work necessary for the Lutheran Hospital, on New York av, Brooklyn, from plans by John Boese, 280 Broadway, N. Y. C. Jacob Zimmerman, 507 5th av, builder.

HOTELS.

MONTAGUE ST.—The Lehigh Valley Structural Steel Co., 620-630 West 25th st, N. Y. C., has received the contract for furnishing and erecting the structural steel necessary for the addition to the Hotel Bossert, Montague and Hicks sts, Brooklyn, N. Y.

MUNICIPAL WORK.

7TH AV.—The Anchor-Post Iron Works, 165 Broadway, has received the general contract at \$55,550, for erecting the iron fences on 7th av, from 110th to 153d sts, for the City of New York, Department of Parks, Arsenal Building, 5th av and 64th st, N. Y. C. Chas. B. Stover, president.

WHITE PLAINS, N. Y.—The William P. McDonald Contracting Co., 120 Hillside av, Mt. Vernon, has received the contract to erect the White Plains-Rye Lake rd for \$29,991.90. Work will be started immediately.

WHITE PLAINS, N. Y.—The William P. McDonald Construction Co., of Mount Vernon, has received the White Plains-Rye Lake highway contract for \$79,991.90.

UNADILLA, N. Y.—The Hollington Co., of Troy, has received the contract for building the improved Main st highway in this village for \$39,427.50. Plans, maps and specifications are being rushed by the engineers so that work may be undertaken in the near future.

KEARNEY, N. J.—Van Keuren & Son, Harrison and Prior sts, Newark, have received the contract for repaving Highland av for the town of Kearney. H. P. Kreiner, 799 Broad st, Newark, is town engineer.

PUBLIC BUILDINGS.

BRONX PARK ZOO.—Jos. E. Dobbs, 3842 White Plains rd, has received the general contract to erect the 1-sty house for Pelicans, 60x25 ft, at the Bronx Park Zoo, for the New York Zoological Society, 185th st and Southern Boulevard, N. Y. C. George M. Boorbower, Administration Building, Bronx Park Zoo, is civil engineer.

SCHOOLS AND COLLEGES.

MILBROOK, N. Y.—Tripp & Risedorf, Milbrook, have received the general contract to erect the 2-sty brick school, 30x90 ft, in Dutchess County, for the Board of Education of Milbrook, P. H. Keever, president. W. J. Beardsley, 45 Market st, Poughkeepsie, N. Y., architect. Cost, \$10,000.

GLEN RIDGE, N. J.—The Andrew Doremus Co., of this place, has received the contract to erect the new \$30,000 Sherman av grammar school.

STABLES AND GARAGES.

ELIZABETH, N. J.—E. Applegate, at site, has received the general contract to erect the 1-sty brick garage, 25x100 ft, at 117 Livingston st, for McManus Bros., 1st st, Elizabeth, from plans by C. G. Poggi, 2 Julian pl. Cost, \$4,500.

STORES, OFFICES AND LOFTS.

28TH ST.—Ravitch Bros., Vernon av, L. I. City, have received the steel contract for the 12-sty loft building, 47x100 ft, to be erected at 141-143 West 28th st, for the 25th St. Construction Co., George L. Felt, president, 31 East 27th st, from plans by Frederick C. Zobel, 118 East 28th st, architect; Robert E. Moss, 123 Liberty st, steel engineer. Cost, \$300,000.

32D ST.—The Radley Steel Construction Co., 624 East 19th st, has received the structural steel contract for the 12-sty loft building, 50x100 ft, to be erected at 31-33 East 32d st, for Brody, Adler & Koch, 38 West 32d st, from plans by Rouse & Goldstone, 40 West 32d st, Robert E. Moss, 126 Liberty st, steel engineer. Cost, \$125,000.

4TH AV.—The Winkler Iron Co., 254 Hudson st, has received the contract for structural and ornamental iron necessary for the 6-sty loft building 236 4th av, from plans by W. H. Forstrick, Jeans & Taylor, builders.

BROADWAY.—Hass & Millard have awarded to the Winkler Iron Co., 254 Hudson st, the contract for structural and ornamental iron work for alterations to the loft building 636 Broadway.

ASTORIA, L. I.—The Lehigh Valley Structural Steel Co., 620-630 West 25th st, N. Y. C., has received the contract for structural steel for the

store and office building to be erected here by the Consolidated Gas Co., 124 East 15th st, N. Y. C.

HARTFORD, CONN.—The Lehigh Valley Structural Steel Co., 620-630 West 25th st, N. Y. C., has received the contract for structural steel necessary for the office building to be erected by the Travelers' Insurance Co.

WILLIAM ST.—Jennings & Webstead, 227 West 50th st, have received the contract for erecting partitions and stairs in the 20-sty office building 50 and 54 William st for Kuhn Loeb & Co., on premises, from plans by J. B. Baker, 156 5th av. Estimated cost, \$6,000.

59TH ST.—Richard Deeves & Son, 309 Broadway, have received the contract for installing bake ovens at 517-519 West 59th st, for Lewis Cushman, on premises. Wm. H. Birkmire, 1133 Broadway, architect.

40TH ST.—The Federal Terra Cotta Co., 111 Broadway, has secured the contract for furnishing the architectural terra cotta necessary for the 30-sty loft building now in course of erection by Edward Browning, at 110-112 West 40th st, from plans by Buchman & Fox, 11 East 59th st. White full glaze architectural terra cotta is to be used on all four fronts, which is a decided departure in this character of building operation.

THEATRES.

131ST ST.—The Belmont Iron Works, 45 Broadway, has received the steel work, and Michael Wielandt, 166 East 23d st, masonry for the 2-sty theatre to be erected at 165 West 131st st, 168 West 132d st and 2223-29 7th av, to cost \$90,000. Meyer Jarmulowsky, 165 Broadway, owner; V. H. Koehler, 489 5th av; architect.

MISCELLANEOUS.

180TH ST.—Snare & Triest, 143 Liberty st, have received the general contract to erect the Bronx Transfer Station at 180th st Subway Station, for the N. Y. Westchester & Boston R. R., from plans by Reed & Stem, 5 East 42d st. J. L. Crider, in care of the owner, engineer. Cost, \$200,000.

34TH ST.—Anton Fluegel Iron Works, 219 Cook st, Brooklyn, has received the structural steel work for the ferry house foot of East 34th st and East River for the Long Island Railroad Co. J. H. Savage, care of owner, is engineer. J. T. Woodruff & Son, Corn Exchange Bldg., Bridge Plaza, L. I. City, general contractors.

YONKERS, N. Y.—Charles H. Peckworth, 631 Hudson st, N. Y. C., has received the general contract to erect the Glenwood station in this city; to cost \$25,000. Warren & Wetmore, 70 East 45th st, N. Y. C., architects.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

DWELLINGS.

44TH ST, 408-410 West, 6-sty brick and stone dwelling, 50x87.5, tin roof; cost, \$35,000; owner, Schanbous & Rott, 408 West 44th st; architect, C. B. Meyers, 1 Union sq. Plan No. 280. Owners build.

96TH ST, 7 East, 4-sty residence, 40x35, extension, 19.10x65.11, concrete and tile roof; cost, \$50,000; owner and architect, Ogden Codman, 15 East 51st st. Plan No. 283. Not let.

FACTORIES AND WAREHOUSES.

PERRY ST, Nos. 155-159, 8-sty warehouse, 65.5x92; cost, \$133,200; owner, St. John's Park Realty Co., 149 Broadway; architect, Harry Dean, 1323 Spruce st, Richmond Hill. Plan No. 277.

HOSPITALS AND ASYLUMS.

LENOX AV, e s, 136th to 137th sts, 5-sty brick hospital, 37.4x77; cost, \$235,000; owner, Bellevue & Allied Hospital, 26th st and 1st av; architect, J. H. Freedlander, 244 5th av. Plan No. 286.

SCHOOLS AND COLLEGES.

90TH ST, 138-144 West, 4-sty brick school, 100x100.8, slag roof; cost, \$110,000; owner, Church of St. Gregory the Great, 56 West 88th st; architect, Elliott Lynch, 347 5th av. Plan No. 288. Not let.

STORES, OFFICES AND LOFTS.

6TH AV, 527-529; 32d st, 104 W, 4-sty brick restaurant, 49.4x100; cost, \$60,000; owner, Est. Chas. F. Hoffman, 258 Broadway; architect, J. C. Westervelt, 36 West 34th st. Plan No. 281.

26TH ST, 11-13 East, 27th st, 6-8 East, 21-sty store and loft, slag roof; cost, \$800,000; owner, Flemish Realty Co., 22 West 38th st; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 278.

LEXINGTON AV, 51-55, 25th st, 136 East, 12-sty loft, 59.3x72; cost, \$180,000; owner, Lexington Avenue Co., 12 East 30th st; architect, Emery Roth, 507 5th av. Plan No. 274.

40TH ST, 113-119 West, 41st st, 114-118 West, 22-sty loft, 79.6x197.5; cost, \$1,200,000; West 40th & 41st Street Co., 88 5th av; architects, Maynicke & Francke, 25 Madison av. Plan No. 275.

57TH ST, 10-12 West, 8-sty store and loft, 47x90.4; cost, \$100,000; owner, Dreicer Realty Co., 560 5th av; architect, Henry O. Chapman, 334 5th av. Plan No. 276.

23D ST, 521-523 W, 10-sty loft, 50x90, slag and gravel roof; cost, \$100,000; owner, The Building Associates, 191 9th av; architect, Paul C. Hunter, 191 9th av. Plan No. 285.

131ST ST, 68-72, E, 7-sty loft, 52.6x90; cost, \$55,000; owner, Sundel Hyman, 2069 5th av; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 284.

30TH ST, 115-125 West, 12-sty store and loft, 161x79x60.7, slag roof; cost, \$400,000; owner, F. & L. Building Co., 45 West 34th st; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 287.

THEATRES.

10TH AV, n w cor Emerson st, 1-sty brick picture theatre and store, 51.1x100, plastic slate roof; cost, \$15,000; owner, A. Victor Donellan, 220 West 110th st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 279.

123D ST, 343-363 East, 1-sty frame open air show, 57x64; cost, \$800; owner, Mary A. Gillis, care Peter Egan, 256 Broadway; architect, Nathan Langer, 81 East 125th st. Plan No. 282.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

WEBSTER AV, s w cor 169th st, 6-sty brick tenement, plastic slate roof, 40x90; cost, \$50,000; owner, Benj. Benenson, 407 East 153d st; architect, Charles Schaefer, Jr., 401 Tremont av. Plan No. 355.

KELLY ST, n e cor 165th st, two 5-sty brick tenements, tin roof, 60.8x87, 70.6x90.6; total cost, \$100,000; owner, Normal Construction Co., Elias Lapin, 661 Tinton av, pres.; architect, Charles B. Meyers, 1 Union sq. Plan No. 356.

PROSPECT AV, n e cor 187th st, 5-sty brick tenement, tin roof, 50x85.6; cost, \$55,000; owners, M. & F. Construction Co., Abraham Peirce, 663 Crescent av, pres.; architect, W. W. Del Gaudio, 401 Tremont av. Plan No. 350.

MORRIS PARK AV, s s, 113.2 w Unionport rd, 5-sty brick tenement, tar and gravel roof, 50.6x113; cost, \$45,000; owners, Bertha Pauline Fabel and Marie Wittekind, Unionport rd; architect, Julius Fabel, Unionport rd. Plan No. 351.

FRANKLIN AV, e s, 265.3 n 169th st, 5-sty brick tenement, plastic slate roof, 61.3x131; cost, \$65,000; owner, Frederick Saland, 24 East 23d st; architect, Mitchel Bernstein, 24 East 23d st. Plan No. 369.

GLEASON AV, n w cor Taylor av, 4-sty brick tenement, tin roof, 25x90; cost, \$20,000; owner, Rebecca Del Gaudio, 1812 Gleason av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 365.

HUGHES AV, w s, 175 s 187th st, two 4-sty brick tenements, 25x75, tin roof; cost, \$30,000; owners, Cambreling Av. Building and Construction Co., Domenico Marinucci, 2384 Hughes av, president; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 366.

DWELLINGS.

SEMINOLE AV, n s, 250 e Eastchester rd, 2-sty brick dwelling, tar and gravel roof, 22x42; cost, \$5,000; owners, D. & M. Dugilio, 692 2d av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 358.

WESTCHESTER AV, n w cor White Plains rd, 1-sty frame dwelling, tin roof, 25x35; cost, \$700; owners, C. & B. Di Cipio, 1804 Westchester av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 362.

DUDLEY AV, n s, 150 e Mapes av, two 2-sty frame dwellings, tin roof, 21x52; total cost, \$10,000; owner, Edward Cahill, 1531 Vyse av; architect, T. J. Kelly, 643 Morris Park av. Plan No. 363.

PAINE ST, n s, 100 w Crosby av, 2-sty brick dwelling, tin roof, 20x35; cost, \$3,600; owner, Demetrio Penzanti, Crosby av; architect, G. Miceli, 449 East 116th st. Plan No. 372.

STABLES AND GARAGES.

149TH ST, n e cor Concord av, 1-sty frame stable, 17x14; cost, \$170; owner, Rentien est., Woodhaven, L. I.; architect, Chris. F. Lohse, 563 Eagle av. Plan No. 357.

207TH ST, n s, 101.3 e Decatur av, 1-sty frame garage, 12x16; cost, \$250; owner, Adrian La Farge, on premises; architect, Nathan Langer, 81 East 125th st. Plan No. 354.

HOFFMAN ST, e s, 300 s 187th st, 1-sty frame stable, 25.9x14.2; cost, \$500; owner, Raffaele Callalucia, 2334 Hughes av; architect, Frederick Jaeger, 441 Tremont av. Plan No. 361.

MCGRAW AV, s s, 25 w Theriot av, 1-sty frame garage, 18x20; cost, \$200; owner and architect, John D. Sherry, on premises. Plan No. 367.

154TH ST, n s, 150 e Morris av, 1-sty brick stable, plastic slate roof, 25x38.6; cost, \$2,000; owner, C. Spallone, 317 East 154th st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 373.

STORES AND DWELLINGS.

BOSTON RD, w s, 33.5 s So. Boulevard, 2-sty brick store and dwelling, slag roof, 25x50; cost, \$8,000; owners, Heintz & Seigel, 169th st and 3d av; architect, Wm. Kurtzer, 192 Bowery. Plan No. 352.

STORES, OFFICES AND LOFTS.

HONEYWELL AV, n w cor 180th st, 1-sty frame store, plastic slate roof, 60x62; cost, \$6,000; owner, Louis A. Lehmaier, 78 Beekman st; architects, Goldwin Starrett & Van Vleck, 45 East 17th st. Plan No. 353.

WALKER AV, s s, 53 e Thomas st, 1-sty brick offices, tin roof, 31.5x49.2; cost, \$3,000; owners and architects, Baisley & Watson, Inc., 2614 Aqueduct av. Plan No. 368.

THEATRES.

3D AV, w s, 99.6 s 167th st, 1-sty frame open air theatre, 50x80; cost, \$1,000; owner, Martin Lalor, 621 Broadway; architect, Wm. H. Meyer, 1861 Carter av. Plan No. 370.

MISCELLANEOUS.

NELSON AV, s s, 100 w 5th av, 1-sty frame shed, 10x15; cost, \$175; owner, Thos. P. Hickie, 1385 East 233d st; architect, Henry Nordheim, 1087 Tremont av. Plan No. 359.

A Private Power Plant Is the Falsest Economy

A certain man who is going to build argues thus: "I shall have to install a steam plant for heating. Lots of that steam will go to waste. Why can't I use it to make my power?" He does not consider that he will often need but little power compared to the capacity of his plant, causing extravagant operation. He does not think of the valuable floor space occupied, nor of the fire and explosion risk.

Edison Service Gives Ideal Power At the Lowest Cost

Power from Central Station is dependable, efficient power. It is always ready in any volume—day or night—at the turn of a switch. And because it is sold by the measure, it is cheaper by far than the wasteful operation of a private plant. Why don't you learn how Edison Service will benefit your business? Without obligation on your part, one of our engineers will consult with you.

The New York Edison Company

At Your Service

55 Duane Street

Phone Worth 3000

BUILDERS

MASONS

PROMPT DELIVERIES

OF

BRICK, LIME, CEMENT PLASTER BOARDS, Etc.

MEAN MONEY TO YOU

We keep a Large Stock of Masons' Materials of all kinds on hand and you can secure

WHAT YOU WANT WHEN YOU WANT IT

CENTRALLY LOCATED

AMPLE TRUCKING FACILITIES

TELEPHONE, SOUTH 2000

We know we can satisfy you with our
REASONABLE PRICES

Brooklyn Builders Supply Co.

SIXTH STREET BASIN AND GOWANUS CANAL

A. C. WOOD, General Manager

BROOKLYN

BOSTON RD, No. 2009, 1-sty frame summer garden, 16.8x55; cost, \$100; lessee, Peter Eckhoff, on premises; architect, Franz Wolfgang; 535 East 177th st. Plan No. 360.

RIGHT OF WAY, N. Y. C. & H. R. R., s s, 230th st, opposite Tibbett av, 1-sty frame freight house, 30x60; cost, \$10,500; owners, N. Y. C. & H. R. R. Co., 70 East 45th st; architect, A. F. Haldeman, 70 East 45th st. Plan No. 364.

FENTON AV, w s, 550 s Boston rd, 1-sty frame shed, 50x14; cost, \$200; owner, Caroline Stickney 1, Broadway; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 371.

Brooklyn.

DWELLINGS.

ELTON ST, e s, 80 n Blake av, 14 2-sty brick dwellings, 20x54, tin roof, 2 families each; total cost, \$70,000; owner, Milford Construction Co.; architects, Cohn Bros., 361 Stone av. Plan No. 2690.

BROOKLYN AV, w s, 23 n Union st, three 4-sty brick dwellings, 23x46, tin and gravel roof, 2 families each; total cost, \$30,000; owner, Leferts Construction Co., 44 Court st; architect, Benj. Driesler, 178 Remsen st. Plan No. 2677.

BROOKLYN AV, n w cor Union st, 4-sty brick dwelling, 23x46, tin or gravel roof, 2 families; cost, \$10,000; owner and architect as above. Plan No. 2678.

UNION ST, n s, 73.6 w Brooklyn av, 4-sty brick dwelling, 23.6x46, tin and gravel roof, 2 families; cost, \$10,000; owner and architect as above. Plan No. 2679.

ROCKAWAY AV, n s, 25 e Av G, six 2-sty frame store and dwellings, 20.10x50, tin roof, 1 family each; cost, \$18,000; owner, Philip Ketcham, 359 Flatbush av; architects, Eisenla & Carlson, 3d av and 51st st. Plan No. 2693.

CHESTER ST, w s, 320 s Newport av, two 2-sty brick dwellings, 20x50, tin roof, 2 families each; total cost, \$8,000; owner, Jennie Lapidus, 818 Hopkinson av; architect, Adelson & Feinberg, 1776 Pitkin av. Plan No. 2705.

AV T, s e cor East 16th st, 2-sty and attic frame dwelling, 22x34, shingle roof, 1 family; cost, \$4,000; owner, Louis Poggi, 1262 East 16th st; architect, Benj. F. Hudson, 319 9th st. Plan No. 2627.

GLENWOOD RD, n e cor Amersfort pl, 2-sty attic frame dwelling, 21.4x21.0, — roof, 1 family; cost, \$6,000; owner, Minnie L. von Lehn, 1565 New York av; architects, R. von Lehn Sons., 1565 New York av. Plan No. 2706.

WILLIAMS AV, e s, 81.11 s New Lots rd, 2-sty brick dwelling, 18x40, gravel roof, 1 family; cost, \$3,000; owner, Georgia Building Co., 318 New Lots rd; architect, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 2718.

PRESIDENT ST, s s, 380 E Albany av, nine 2-sty brick dwellings, 20x55, tar and gravel roof, 2 families each; total cost, \$90,000; owner, J. K. Cole Co., 1460 Union st; architect, J. L. Brush, 534½ Pacific st. Plan No. 2727.

AV J, n s, 67 e East 2d st, two 2-sty and attic frame dwellings, 22x38, shingle roof, 2 families each; total cost, \$8,000; owner, J. D. Ranck Realty Co. (inc), 577 Atlantic av; architect, Chas. G. Wessel, 1456 35th st. Plan No. 2653.

AV J, s w cor East 3d st, 2-sty and attic frame dwelling, 22x38, shingle roof, 2 families; cost, \$4,000; owner and architect as above. Plan No. 2654.

EAST 3D ST, w s, 214 s Av I, 2-sty and attic frame dwelling, 20x33, shingle roof, 1 family; cost, \$2,500; owner, J. D. Ranck Realty Co., 577 Atlantic av; architect, Chas. G. Wessel, 1456 35th st. Plan No. 2629.

EAST 3D ST, w s, 271 s Av I, 2-sty and attic frame dwelling, 20x33, shingle roof, 1 family; cost, \$2,500; owner and architect as above. Plan No. 2630.

78TH ST, s s, 220 e 19th av, 2-sty brick dwelling, 17.6x35.10, slate, tar and gravel roof, 1 family; cost, \$3,500; owner, Morloc Construction Co., — 85th st; architects, Slee & Bryson, 153 Montague st. Plan No. 2633.

78TH ST, s s, 322.6 e 19th st, 2-sty brick dwelling, 17.6x33.10, slate, tar and gravel roof, 1 family; cost, \$3,500; owner and architect as above. Plan No. 2634.

78TH ST, s s, 237.6 e 19th av, five 2-sty brick dwellings, 17x35, slate, tar and gravel roof, 1 family each; total cost, \$17,500; owner and architect as above. Plan No. 2635.

ELMORE PL, w s, 460 s Av J, 2-sty and attic frame dwelling, 22.4x32.4, tile roof, 1 family; cost, \$5,000; owner, John R. Corbin, Av J and East 15th st; architects, Slee & Bryson, 153 Montague st. Plan No. 2636.

REPOSE PL, n s, 220 e Schenck av, 2-sty brick dwelling, 20x50, tin roof, 1 family; cost, \$3,200; owner, Chas. Ferraro, 825 Blake av; architect, Ernest Dennis, 241 Schenck av. Plan No. 2815.

FACTORIES AND WAREHOUSES.

GREENPOINT AV, n e cor Kingsland av, 8-sty brick factory, 204.8x84.3, tar and gravel roof; cost, \$100,000; owner, Eclipse Box & Lumber Co., 425 Greenpoint av; architects, Mayer & Faribault, 375 Fulton st. Plan No. 2637.

SURF AV, n w cor West 5th st, 1-sty frame storage, 19x14, felt, tar and gravel roof; cost, \$200; owner and architect, C. I. & B. R. R. Co., Franklin and DeKalb avs. Plan No. 2628.

WASHINGTON ST, s w cor Front st, 1-sty brick storage, 26.5x109.2, felt and pitch roof; cost, \$2,500; owner, Robert Gair Co., on premises; architect, Wm. Higginson, 21 Park row. Plan No. 2710.

SCHOOLS AND COLLEGES.

HOWARD AV, bet Herkimer and Fulton sts, 5-sty brick public school, 150x49, slag and tile roof; cost, \$160,000; owner, City of N. Y.; architect, C. B. J. Snyder, 500 Park av. Plan No. 2709.

STABLES AND GARAGES.

59TH ST, No. 1174, 2-sty frame stable, 20x25, — roof; cost, \$300; owner, Carmine Canatino, on premises; architect, Geo. W. Brush, 97 Liberty st, N. Y. Plan No. 2670.

SO 1ST ST, No. 263, 1-sty brick stable, 25x14, tin roof; cost, \$600; owner, Max Finkelstein, 124 Havemeyer st; architect, Max Cohn, 280 Bedford av. Plan No. 2688.

MARLBOROUGH RD, e s, 180 s Albemarle rd, 1-sty frame garage, 12x18, shingle roof; cost, \$150; owner, Jessie Cotterall, on premises; architect, John Sanderson, Boonton, N. J. Plan No. 2674.

CONY ISLAND AV, w s, 100 n Neptune av, 1-sty frame barn, 20x40, tin roof; cost, \$600; owner, Angelo Martorello, on premises; architect, Rocco Mega, 2857 West 5th st. Plan No. 2638.

52D ST, n s, 140 w 15th av, 1-sty brick garage, 21x31, tile roof; cost, \$3,000; owner, S. Borgenich, 5104 14th av; architects, Slee & Bryson, 153 Montague st. Plan No. 2713.

STORES, OFFICES AN DLOFTS.

NEWKIRK PLAZA, e s, 50 s Newkirk av, 1-sty frame office, 17x22, shingle roof; cost, \$500; owner and architect, Leonard D. Hosford, 603 East 18th st. Plan No. 2805.

BELMONT AV, s e cor Hendrix st, 1-sty frame store, 20x25, tin roof; cost, \$500; owner, Abr. Brodsky, 288 Sackman st; architect, Max Cohn, 433 Glenmore av. Plan No. 2818.

MISCELLANEOUS.

POINT OF BREEZE, SHEEPSHEAD BAY, 1-sty frame boat house, 12x14, shingle roof; cost, \$300; owner, John Mandull, 1714 45th st; architect, Bertrand Naslund, 4513 3d av. Plan No. 2680.

Same location, 1-sty frame boat house, 14x22, shingle roof; cost, \$300; owner and architect, Bertrand Naslund, 4513 3d av. Plan No. 2681.

NO. 11TH ST, s s, 100 w Kent av, 1-sty brick steamer boilers, 64x50, concrete roof; cost, \$6,500; owner, Standard Oil Co., 26 Broadway; architect, F. L. R. Sweet, 1074 Prospect pl. Plan No. 2658.

PROSPECT AV, No. 143, 1-sty brick sitting room, 13.10x32.6, tin roof; cost, \$850; owner, Thos. McLaughlin, 121 Bridge st; architect, Graham M. Polly, 1570 Fulton st. Plan No. 2672.

GRAVESEND BAY, n s, 300 s Bay 32d st, 1-sty frame boat house, 30x60, shingle roof; cost, \$1,800; owners, Cropsey & Mitchell, foot Bay 35th st; architect, F. J. Ormsley, 91 Bay 13th st. Plan No. 2821.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

RIDGEWOOD.—Fresh Pond rd, n w cor Putnam av, 4-sty brick store and tenement, 45x90, tin roof, 12 families; cost, \$30,000; owner, Walter Ring, 858 Fresh Pond rd, Ridgewood; architect, Louis Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1416.

DWELLINGS.

RICHMOND HILL.—Yarmouth st, e s, 100 s Fulton st, ten 2-sty brick dwellings, 16x30, felt and gravel roof, 1 family; cost, \$3,000; owner, Innovation Improvement Co., 1128 Av G, Brooklyn; architect, John C. Wandell, 4-5 Court sq, Brooklyn. Plan No. 1350.

SO. OZONE PARK.—Boos pl, s s, 40 w Helen av, five 2-sty frame dwellings, 20x30, shingle roof, 1 family; cost, \$11,000; owner and architect, Albert J. Wick, So. Ozone Park. Plan Nos. 1357-8-9-60-61.

WOODSIDE.—7th st, e s, 150 n Charlotte av, 2-sty frame dwelling, 18x28, shingle roof, 1 family; cost, \$2,000; owner, A. H. Fuchlocher, 387 10th av, L. I. C.; architect, J. Buhl, Grinnell av, Corona. Plan No. 1352.

WOODHAVEN.—Woodhaven av, e s, 369 s Jamaica av, 2-sty frame dwelling, 18x36, shingle roof, 1 family; cost, \$4,000; owner, Frank E. Gibson, 1665 Woodhaven av, Woodhaven; architect, Edward Bahl, Union pl, Woodhaven. Plan No. 1353.

FLUSHING.—Leavitt av, e s, 75 s State st, 2-sty frame dwelling, 19x28, shingle roof, 1 family; cost, \$2,800; owner, Thomas Kennedy, State st, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 1354.

DUNTON.—South Morris av, e s, 150 s Beaufort st, 2-sty frame dwelling, 19x30, shingle roof, 1 family; cost, \$2,800; owner, P. N. Neilson, 736 54th st, Brooklyn; architect, Harry Dean, 1323 Spruce st, Brooklyn. Plan No. 1355.

ROCKAWAY BEACH.—Oceanus av, e s, 275 s Lefferts av, six 2-sty frame dwellings, 13x32, shingle roof, 1 family; cost, \$4,800; owner and architect, B. P. Daly, South Hollands av, Rockaway Beach. Plan Nos. 1373-4-5.

LONG ISLAND CITY.—Purdy st, e s, 325 w Walcott av, 2-sty frame dwelling, 22x53, tar and gravel roof, 2 families; cost, \$4,500; owner, L. C. Rathberger, 180 Purdy st, L. I. C.; architect, Frank Chmelik, 796 2d av, L. I. C. Plan No. 380.

ELMHURST.—Evergreen av, n s, 50 e Gay st, 2-sty frame dwelling, 20x35, shingle roof, 1 family; cost, \$3,200; owner, H. T. Hebig, 57 Koerner st, Elmhurst; architect, Fred Hoffman, Main and Gay sts, Elmhurst. Plan No. 1378.

RICHMOND HILL.—Prospect av, w s, 351 s Tulip st, 1½-sty frame garage, 15x19, shingle roof; cost, \$400; owner, Thomas Daly, 65 Prospect av, (Richmond Hill); architect, Edward Woodin, 106 Maple st, Richmond Hill. Plan No. 1362.

BELLE HARBOR.—Ostend av, w s, 493 s Washington av, 2-sty frame dwelling, 25x38, shingle roof, 1 family; cost, \$5,000; owners, Thomas F. & Ellem McCoy, 73 East 85th st, N. Y. C.; architect, Edward Berrian, North Thompson av, Rockaway Beach. Plan No. 1363.

COLLEGE POINT.—Monument av, s s, 50 w 12th st, 2-sty frame dwelling, 21x30, shingle roof, 1 family; cost, \$3,300; owner, Mrs. Eliz-

abeth Schaefer, 330 17th st, College Point; architect, E. Leo McCracken, 20 12th st, College Point. Plan No. 1366.

BELLE HARBOR.—Newport av, s s, 60 w 6th av, 2-sty frame dwelling, 26x36, shingle roof, 1 family; cost, \$4,000; owner, George H. Clöss, Rockaway Park; architect, Edward Berrian, Rockaway Beach. Plan No. 1364.

SO. OZONE PARK.—Rose av, w s, 120 s Old South rd, 1½-sty frame dwelling, 12x24, tin roof, 1 family; cost, \$300; owner, Cecilia Waller, Rose av, South Ozone Park; architect, Geo. Waller, same address. Plan No. 1366.

ELMHURST.—Vetor pl, n s, 200 e Broadway, 2-sty frame dwelling, 20x30, shingle roof, 1 family; cost, \$3,500; owner, J. L. Hundrey, Grove st, Elmhurst; architect, E. Lochart, Bridgeport, Conn. Plan No. 1367.

EDGEEMERE.—Brinkerhoff av, n s, 150 e Cedar av, 2-sty brick dwelling, 32x27, slate roof; cost, \$3,500; owner, Edgemere Crest Co., 115 Broadway, N. Y. C.; architects, Howard & Callman, Far Rockaway. Plan No. 1368.

EDGEEMERE.—Lincoln pl, n s, 180 e Cedar av, 1-sty brick dwelling, 30x36, slate roof, 1 family; cost, \$3,500; owner, Edgemere Crest Co., 115 Broadway, N. Y. C.; architects, Howard & Callman, Far Rockaway. Plan No. 1369.

FLUSHING.—Bradford av, n s, 244 e Lawrence st, 2-sty brick dwelling, 20x40, composition roof; cost, \$4,000; owner, Joseph Mari, 47 Union st, Flushing; architect, F. Johnson, 46 Prospect st, Flushing. Plan No. 1389.

ROCKAWAY BEACH.—South Bayview av, w s, 250 s Boulevard, 2-sty frame dwelling, 19x14, shingle roof, 2 families; cost, \$2,800; owner, Louis Werle, Jr., 29 South Bayview av, Rockaway Beach; architect, J. P. Powers Co., 60 Fairview av, Rockaway Beach. Plan No. 1390.

JAMAICA.—Ackroyd av, e s, 140 n Hillside av, 2-sty frame dwelling, 26x40, shingle roof, 1 family; cost, \$4,500; owner, Elliott Anderson Co., Jamaica; architect, W. H. Spaulding, Bergen av, Jamaica. Plan No. 1383.

JAMAICA.—Hedges pl, w s, 160 s Cannonbury rd, 2-sty frame dwelling, 22x32, shingle roof, 1 family; cost, \$4,250; owner, S. P. Schlansky, 8 Elizabeth st, N. Y. C.; architect, R. F. Mellon, 5618 4th av, Brooklyn. Plan No. 1384.

OZONE PARK.—Greenwood av, e s, 220 s Broadway, 2-sty frame dwelling, 22x25, shingle roof, 1 family; cost, \$2,400; owner, Charles Bruggmann, 1550 Washington av, Richmond Hill; architect, John F. Hanfels, 16 Park av, Glendale. Plan No. 1385.

JAMAICA.—South st, n e cor West st, 2-sty frame dwelling, 16x34, shingle roof, 1 family; cost, \$2,000; owner, Max Gross, Jamaica; architect, Ole Harrison, 328 Fulton st, Jamaica. Plan No. 1400.

CORONA.—Walker st, s s, 230 e Shopler av, 2-sty frame dwelling, 20x28, tin roof, 1 family; cost, \$2,000; owner, Ivo Baldelli, 164 Corona av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 1418.

JAMAICA.—Yarmouth st, e s, 433 s Fulton av, fourteen 2-sty brick dwellings, 16x36, felt and gravel roof, 1 family; cost, \$42,000; owner, Innovation Improvement Co., 1128 Av G, Brooklyn; architect, John C. Wardell Co., 4 and 5 Court sq, Brooklyn. Plans No. 1410 and 1411.

RIDGEWOOD.—Ralph st, n s, 245 w Grandview av, five 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, \$20,000; owner, J. Henry Small Realty Co., 1104 Broadway, Brooklyn; architects, Louis Berger & Co., Myrtle and Cypress av, Ridgewood. Plan No. 1417.

WOODHAVEN.—Benedict av, e s, 825 n Jamaica av, 2-sty frame dwelling, 20x45, shingle roof, 1 family; cost, \$3,500; owner, P. J. Young, Woodhaven; architect, Samuel Guilfoyle, 4 Shipley st, Woodhaven. Plan No. 1413.

JAMAICA.—Linden st, s s, 125 n New York av, three 2-sty brick dwellings, 16x60, gravel roof, 2 families; cost, \$7,500; owner and architect, John J. Bliss, Oceanview av, Jamaica. Plan No. 1414.

ROCKAWAY BEACH.—Oceanus av, e s, 119 n Lefferts av, two 2-sty frame dwellings, 13x32, shingle roof, 2 families; cost, \$1,600; owner and architect, B. P. Daly, So. Hollands av, Rockaway Beach. Plan No. 1415.

JAMAICA.—Lewis Terrace, w s, 140 n Hillside av, four 2-sty frame dwellings, 20x50, tin roof, 2 families; cost, \$16,800; owner, Jules Tschinber, Union av, Ozone Park; architect, Otto Thomas, 354 Fulton st, Jamaica. Plan No. 1419.

SPRINGFIELD.—Grace st, e s, 100 n Clinton ll, 2-sty frame dwelling, 20x28, slate roof, 1 family; cost, \$2,500; owner, Cornelius Fisher, Railroad av, Springfield; architect, D. J. Evans, 3 Harriman av, Jamaica. Plan No. 1421.

JAMAICA, SOUTH.—Birch st, w s, 138 s Rockaway Plank rd, 2-sty frame dwelling, 22x32, shingle roof, 1 family; cost, \$2,600; owner, John T. Jamorne, 227 Elm st, Jamaica; architect, D. J. Evans, 3 Harriman av, Jamaica. Plan No. 1422.

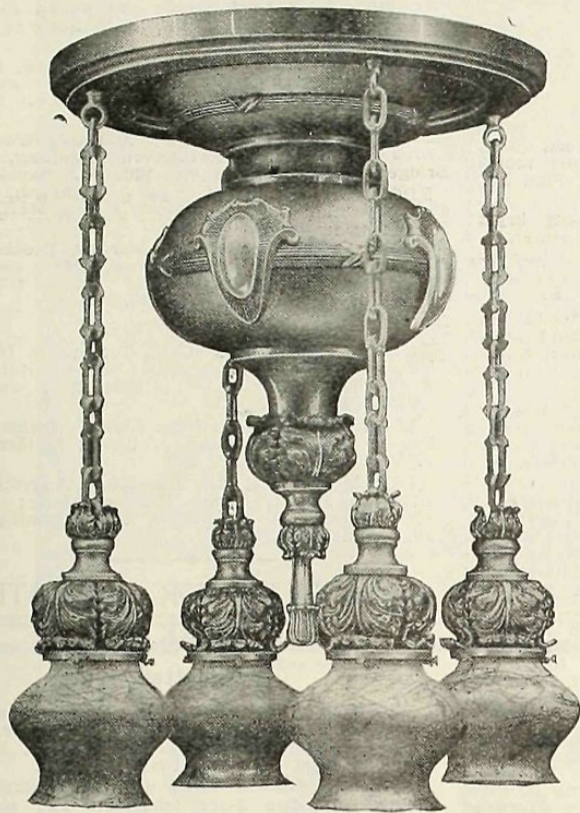
JAMAICA.—Sayres st, n w cor George st and Sayres st, five 2-sty frame dwellings, 16x35, shingle roof, 1 family; cost, \$11,250; owner, Wilmer Construction Co., 258 Thadford st, Brooklyn; architect, D. J. Evans, 3 Harriman av, Jamaica. Plans No. 1423-4-5-6-7.

BAYSIDE.—Chambers st, e s, 75 s Warburton av, 2-sty frame dwelling, 22x33, shingle roof, 1 family; cost, \$2,500; owner, Woodland Construction Co., 4 Shipley st, Woodhaven; architect, S. A. Guilfoyle, 4 Shipley st, Woodhaven. Plan No. 1412.

JAMAICA.—Prospect st, e s, 100 n Pacific st, eleven 2-sty brick dwellings, 18x50, gravel roof, 2 families; cost, \$33,000; owner, H. Savo, 276 Washington st, Jamaica; architect, Ole Harrison, 328 Fulton st, Jamaica. Plan No. 1402.

JAMAICA.—Sayres st, n e cor Gilbert st, four 2-sty frame dwellings, 16x35, shingle roof, 1 family; cost, \$9,000; owner, Wm. Pasnet, 1656

RIGHT LIGHT for EVERY ROOM



VISIT OUR SHOW ROOMS

WE MANUFACTURE

GAS AND ELECTRIC FIXTURES

THAT COMMAND ATTENTION

THEY ARE STRICTLY HIGH GRADE AND AT PRICES THAT WILL INTEREST YOU FOR EITHER THE

HOME, STORE OR OFFICE

SHAPIRO & ARONSON

SHOW ROOMS
20 WARREN STREET
NEW YORK

FACTORY
BROOKLYN

Just off Broadway at City Hall Park



Exterior Brick Walls Finished with Summit Cement Paint.
Post Graduate Hospital

Exterior and Interior Finished Throughout with Summit Specialties

One Coat of Summit Cement Paint over one coat of Summit Primer will waterproof and preserve cement or brick walls. Spreads uniformly and covers better than lead and oil. Costs materially less. We guarantee results.

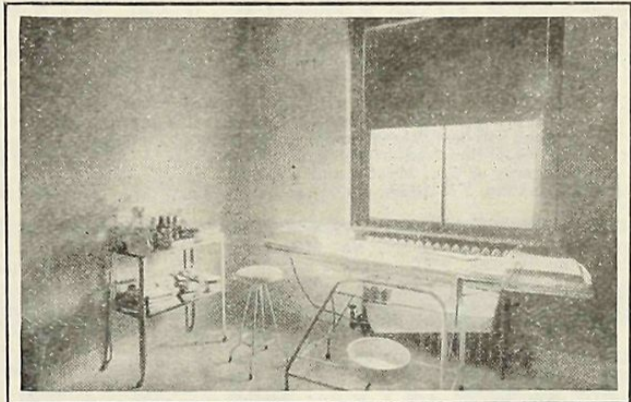
Write for samples and further information.

C. M. CHILDS & CO.

99 JOHN STREET

NEW YORK

ONE coat of **SUMMIT PRIMER** and one coat of **SUMMIT WHITE** will damp-proof and finish a wall or ceiling. Salt-petre spots will not show through. Will give a tough and durable finish that will not crack or peel off. Can be washed with hose or scrubbed.



Operating Room, Finished with Summit White

DUSTPROOF

METAL CEILING

INVISIBLE JOINTS

FOR

Theatres, Public Buildings, Alterations and Private House Work

We Manufacture and Erect the Best Beaded Metal Ceiling and we solicit inquiries as to the many important buildings we have done work in Brooklyn. All show high class workmanship.

ACME METAL CEILING CO.

L. ROTHBART, Manager

955 BROADWAY
BROOKLYN

MAIN OFFICE
ACME BUILDING
2295 SECOND AVENUE
NEW YORK

BROOKLYN WAREHOUSE
871 FLUSHING AVENUE

Eastern Parkway, Brooklyn; architect, D. J. Evans, 3 Herriman av, Jamaica. Plans No. 1428-9-30-31.

JAMAICA.—Union Hall st, s w cor Atlantic av, four 2½-sty frame dwellings, 18x30, shingle roof, 1 family; cost, \$8,000; owners, Mullen & Rubin, 441 Jerome st, Brooklyn; architect, Ole Harrison, 328 Fulton st, Jamaica. Plans No. 1404-5-6-7.

EAST WILLIAMSBURG.—Himrod st, w s, 38 s Grandview av, three 2-sty brick dwellings, 19x55, tin roof, 2 families; cost, \$14,000; owner, Andrew Weisenberger, Slocum st and Woodbine st, Brooklyn; architect, Frederick Dassau, 1373 Broadway, Brooklyn. Plan No. 1394.

CORONA.—50th st, e s, 380 s Jackson av, 2-sty brick dwelling, 20x46, tin roof, 2 families; cost, \$3,500; owner, Rose Magnoin, 112 50th st, Corona; architect, A. Magnoin, same address. Plan No. 1395.

GLENDALE.—Clara pl, e s, 309 s Cooper av, 2-sty brick dwelling, 20x54, tin roof, 2 families; cost, \$2,700; owner, Dietrich Horstman, 1179 Decatur st, Brooklyn; architect, William A. Finn, 358 Fulton st, Jamaica. Plan No. 1396.

WOODHAVEN.—Jackson av, w s, 356 s Jamaica av, two 2-sty frame dwellings, 20x53, gravel roof, 2 families; cost, \$7,000; owner, Gatehouse Bros., Inc., 58 Sheppard st, Brooklyn; architect, Charles Infanger, 2634 Atlantic st, Brooklyn. Plan No. 1397.

FACTORIES AND WAREHOUSES.

EVERGREEN.—Norman st, s s, S3 e Wyckoff av, 1-sty frame storage, 25x11, tin roof; cost, \$400; owner, George Keller, premises; architect, Otto Thomas, 2350 Myrtle av, Ridgewood. Plan No. 1420.

STABLES AND GARAGES.

FLUSHING.—Barclay st, s s, 100 w Parsons av, 1-sty frame garage, 21x19, shingle roof; cost, \$500; owner, Charles G. M. Thomas, 137 Barclay st, Flushing; architect, Roberts-Nash Co., 93 Amity st, Flushing. Plan No. 1386.

FLUSHING.—Juniper av, n s, 375 w Jamaica av, 1½-sty frame stable, 24x16, paper roof; cost, \$150; owner, William Footrell, West Grove st, Flushing; architect, F. Johnson, 46 Prospect st, Flushing. Plan No. 1388.

EAST ELMHURST.—Bay 2d st, e s, 75 n Columbus Boulevard, 1½-sty frame stable, 12x20, paper roof; cost, \$75; owner, William Owens, premises. Plan No. 1391.

ELMHURST.—8th st, No. 176, 1-sty frame portable garage, 14x18, corrugated iron roof; cost, \$100; owner, T. W. Burnhard, 176 8th st, Elmhurst. Plan No. 1393.

LONG ISLAND CITY.—Woolsey st, n e cor Trowbridge st, 1-sty brick garage, 17x18, felt and gravel roof; cost, \$200; owner, M. F. Dugan, 84 Woolsey st, L. I. C. Plan No. 1408.

STORES AND DWELLINGS.

JAMAICA.—Brown st, w s, 125 n Atlantic st, 2-sty brick store and dwelling, 25x45, tin roof, 2 families; cost, \$5,000; owner, J. Cormican, care architect; architect, Ole Harrison, 328 Fulton st, Jamaica. Plan No. 1399.

JAMAICA.—Prospect st, n e cor Pacific st, two 2-sty brick store and dwellings, 20x80, gravel roof, 2 families; cost, \$7,000; owner, H. Savo, 276 Washington st, Jamaica; architect, Ole Harrison, 328 Fulton st, Jamaica. Plan No. 1401.

JAMAICA.—South st, s s, 105 w Prospect st, 2-sty frame store and dwelling, 25x55, tin roof, 2 families; cost, \$5,000; owner, Tony Sorice, Jamaica; architect, Ole Harrison, 328 Fulton st, Jamaica. Plan No. 1398.

RIDGEWOOD.—Fresh Pond rd, w s, 40 n Putnam av, 3-sty brick store and tenement, 19x60, tin roof, 3 families; cost, \$4,000; owner, Walter Ring, 858 Fresh Pond rd, Ridgewood; architects, Louis Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1370.

MISCELLANEOUS.

RICHMOND HILL.—Napier av, No. 619, 1-sty frame shed, for storage, 9x10, paper roof; cost, \$75; owner, J. Griffen, premises. Plan No. 1387.

LONG ISLAND CITY.—Grand av, n s, 44 e 2d av, 1-sty frame shed, 18x18, gravel roof; cost, \$150; owner, Charles B. Farwell, 285 Grand av, L. I. C. Plan No. 1379.

WOODSIDE.—Thompson av, s w cor Jessica av, 2 1-sty frame office and gasoline tank houses, 8x12 gal., iron roof; cost, \$150; owner, Mrs. A. Newman, 181 East 75th st, N. Y. C.; architect, A. Newman, same address. Plan No. 1376.

MORRIS PARK.—Atlantic av, n s, 20 e Beach st, 1-sty frame railroad gate tower, granite felt roof; cost, \$100; owner and architect, L. I. R. R. Co., Penn. Terminal, N. Y. C. Plan No. 1377.

LONG ISLAND CITY.—Thompson av, s e cor Herold av, erect frame fence, 100x10; cost, \$125; owner, Burton Thompson, 1 Wall st, N. Y. C. Plan No. 1371.

LONG ISLAND CITY.—Foster av, n e cor Moore st, erect frame fence, 100x18; cost, \$200; owner, Burton Thompson, 1 Wall st, N. Y. C. Plan No. 1372.

JAMAICA.—Kaplan av, e s, bet Hillside and Shelton avs, 1-sty frame shed, 25x18, paper roof; cost, \$50; owner, J. P. Johnson, 122 Willets st, Jamaica. Plan No. 1351.

BELLE HARBOR.—Norfolk av, w s, 250 n Washington av, 1-sty frame shop, 16x20, paper roof; cost, \$100; owner, N. W. Curtis, 151 Arlington av, Brooklyn. Plan No. 1356.

LONG ISLAND CITY.—Steinway av, n e cor Vandeventer av, erect summer house, 14x20, canvas roof; cost, \$50; owner, Florence A. Schmer, 495 Steinway av, L. I. C. Plan No. 1382.

RICHMOND HILL.—Welling st, w s, 910 n Atlantic av, 1-sty frame shed, 24x20, tin roof; cost, \$200; owner, Catherine Prels, Welling st and Lexington av, Richmond Hill. Plan No. 1392.

ROCKAWAY BEACH.—Hollywood av, w s, 550 n Boulevard, 1-sty frame pavillion, 25x48, felt roof; cost, \$400; owner, Bencher Burchell, Boulevard and Remsen pl, Rockaway Beach; architect, J. P. Powers Co., 60 Fairview av, Rockaway Beach. Plan No. 1407.

Richmond. DWELLINGS.

SOUTH BEACH, 1200 s Burgher av, frame bungalow, 16x35; cost, \$100; owner and builder, John Erickson. Plan No. 268.

ELM ST, n s, 88 s 4th st, Beach Park, Grant City, 2 frame bungalows; cost, \$450; owner, Mary Dunbar, 266 West 17th st, N. Y. C.; builder, Robt. Seelen, Grant City. Plan No. 237.

OCEAN AV, South Beach, frame bungalow; cost, \$150; owner, Joseph Ratzeb, 415 East 173d st, N. Y. C. Plan No. 251.

ATLANTIC AV, w s, 300 s Marine Way, New Dorp, frame bungalow, 21x15; cost, \$200; owner, J. O. Robinson, New Dorp; builder, Aug. Marthon, Midland P. O. Plan No. 264.

HARWOOD AV, n w s, 335 s w Grand av, W. N. B., 2-sty frame dwelling, 22x45; cost, \$3,500; owner, John G. Ferguson; architect, Geo. Ferguson. Plan No. 270.

6TH ST, e s, Beach Park, Midland Beach, 2 frame bungalows; cost, \$175; owner, Dr. C. Fletcher, 143 West 69th st, N. Y. C.; builder, Aug. Aberson, Lincoln av, Midland Beach. Plan No. 249.

ARLINGTON PL, n s, 120 e Arlington av, Arlington, 2½-sty frame dwelling, 16x28; cost, \$1,800; owner, Geo. H. Barrett, 240 Columbia st, West New Brighton; architect, E. K. Whitford, 15 Grace Church pl, Port Richmond; builder, Edw. Mersereau, 865 Post av, West New Brighton. Plan No. 257.

ST. STEPHENS PL, e s, 632 from Union pl, New Dorp, 1½-sty brick dwelling, 32x26; cost, \$2,500; owner, Vincintia Murphy, Grand av, New Dorp; architect, Jas. E. Grunert, Richmond rd, New Dorp; builder, Joseph Murphy, New Dorp. Plan No. 242.

EDGE GROVE AV, e s, 520 s Jefferson Blvd., Annadale, 1½-sty frame dwelling, 21x22; cost, \$1,800; owner, Mrs. Annie Dennis, 70 Montgomery st, Brooklyn; architect, Irving B. Ellis, 261 Broadway, N. Y. C.; builder, Harwood Construction Co., 261 Broadway, N. Y. C. Plan No. 261.

HILLSIDE AV, n e cor Ocean rd, Great Kills, 2-sty frame dwelling, 38x24; cost, \$3,500; owner, Herman Methfessel; architect, R. H. Peppmuller; builder, G. Carlson. Plan No. 265.

FAIRVIEW AV, w s, cor Prospect av, New Brighton, 2-sty frame dwelling, 21x27; cost, \$3,000; owner, Ada Ealand Eadie; architect, John Davies; builder, Wm. A. Eadie. Plan No. 258.

BOULEVARD, s s, about 800 w Sand Lane, South Beach, 1-sty frame bungalow; cost, \$30; owner, Stephen Keteltas, South Beach.

BRIGHTON ST, s s, 100 w Belmont av, Tottenville, 1½-sty bungalow; cost, \$150; owner, H. F. Welsh, 210 Clinton av, Jersey City; builder, Edw. Hankin, 4 Seidler st, Jersey City. Plan No. 259.

RENFREW PL, e s, 50 n Murdock pl, Graniteville, 2-sty brick dwelling, 25x100; cost, \$4,000; owner, Vita Mangagna; architect, Marion D. Neil. Plan No. 240.

FINGERBOARD RD, n s, 40 Clove av, Grasmere, 2½-sty frame dwelling, 36x31; cost, \$6,000; owner, Wm. H. Durkee, 2 South st, N. Y. C.; architect, E. H. Lockhart, 59 Overlock av, Concord, S. I.; builders, Condit & Berry, Grasmere. Plan No. 241.

BAYVIEW AV, e s, 246 s 3d st, New Brighton, 2 frame dwellings, 2-sty, 38x26; cost, \$6,000; owner, Miss M. Koch; architect, H. E. Comtors; builder, David Ripley. Plan No. 267.

NEW YORK AV, w s, bet Belair rd and Hope av, Rosebank, 6 frame dwellings, 2-sty, 28x34; cost, \$33,000; owner, Wm. A. Eadie; architect, John Davies; builder, Ernest Kashavsky. Plan No. 260.

OAKWOOD BEACH, S. I., 10 frame bungalows, 13x25; cost, \$150 each; owner, Emil R. Fuchs, 205 East 9th st, N. Y. C. Owner builds.

JACKSON AV, w s, 375 e Richmond rd, Dongan Hills, 1½-sty frame dwelling, 18x24; cost, \$1,500; owner, A. Brandenburg, 320 East 124th st, N. Y. C.; architect and builder, Thos. Cummings, Jr., 60 Metcalf st, Stapleton. Plan No. 236.

CRESCENT BEACH, Great Kills, 5 frame bungalows; cost, \$750; owner, John Wheeler Glover, Great Kills. Plan No. 244.

GIFFORDS LA, n s, 1912 e Fresh Kill rd, 2-sty frame dwelling, 20x50; cost, \$2,000; owner, M. Jurgensen; architect and builder, Julius De Roche. Plan No. 248.

WHEELER AV, e s, 320 Cannon pl, W. N. B., 2-sty frame dwelling, 23x28; cost, \$2,800; owner, Gust Erickson; architect, O. H. Lee. Plan No. 266.

LINCOLN AV, s s, 50 s Leonard av, Woodland Beach, Grant City, 1-sty frame dwelling, 12x20; cost, \$100; owner and builder, H. W. Putnam, 3d st, New Dorp. Plan No. 245.

9TH ST, e s, 100 n Lincoln av, Beach Park, Grant City, 1-sty frame dwelling, 10x15; cost, \$150; owner, H. Bendin, 235 East 57th st, N. Y. C.; builder, H. W. Putnam, 3d st, New Dorp. Plan No. 246.

4TH ST, w s, 100 s Midland av, Beach Park, Grant City, 2 frame bungalows, 16x20; cost, \$400; owner, L. Langetrott, 76 Beekman st, N. Y. C.; builder, H. W. Putnam, New Dorp. Plan No. 247.

RICHMOND RD, e s, 150 s Dekalb st, Concord, 2-sty brick store and dwelling, 26x43; cost, \$7,000; owner, Otto Kley; architect, Chas. B. Heweker; builder, John Karlsson. Plan No. 262.

WRIGHT AV, w s, 236 s Richmond Terrace, Mariners Harbor, 2½-sty frame dwelling, 21x45; cost, \$4,000; owner, Miss Emily La Forge, Richmond av, Port Richmond; architect and builder, Wm. C. Sterner & Co, 131 Burden av, Port Richmond. Plan No. 239.

STABLES AND GARAGES.

ROE ST, e s, 75 s Castleton av, West New Brighton, 1-sty brick stable and wagon room; cost, \$200; owner, C. H. Brown, 94 State st, W. N. B. Plan No. 250.

PROSPECT PL, s s, 100 w Amboy rd, New Dorp, 1½-sty stone stable; cost, \$400; owner and builder, Raphael Lagure, Rosebank. Plan No. 263.

DEEMS AV, w s, 145 s Boulevard, Westerleigh, 2½-sty frame garage and dwelling, 21x23; cost, \$3,000; owner, Wm. J. Davidson, Westerleigh; architect, Jas. Whitford, St. George; builder, N. W. Osborn & Son, Mariners Harbor. Plan No. 252.

TOMPKINS ST, n s, 150 Hope av, Rosebank, 2-sty frame garage, 18x24; cost, \$900; owner, M. Barardini, Hope av; builder, Thomas O'Connor, Rosebank. Plan No. 243.

MISCELLANEOUS.

MAIN ST, w s, 20 n R. R., Tottenville, frame ice house, 52x22; cost, \$400; owner, Rubsam & Horman Brewing Co., Stapleton; owner, builds. Plan No. 255.

TODT HILL RD, Castleton Corners, frame tool house; cost, \$50; owner, J. Wood; builder, A. J. Behrens. Plan No. 269.

BLOOMINGDALE RD, e s, 100 e Sharrott rd, Pleasant Plains, frame chicken house; cost, \$200; owner, O. C. Prasse, 535 Bloomingdale rd, Plan No. 256.

PLANS FILED FOR ALTERATION WORK.

Manhattan.

WASHINGTON ST, 104, show windows, stairways, to 4-sty stable; cost, \$2,500; owner, est Jane E. Edgar, 59 William st; architect, B. E. Stern, 7 West 38th st. Plan No. 1048.

9TH ST, 614-616 East, partitions, plumbing fixtures, to two 5-sty tenements and stores; cost, \$300; owner, Theresa Strankamp, 868 President st, Brooklyn; architect, J. H. Friend, 148 Alexander av. Plan No. 1049.

22D ST, 116 West, 5-sty front and rear extension, 25x6, change floors, partitions, elevator shaft, stairs, to 4-sty boarding house; cost, \$10,500; owner, Pauline Ruger, 693 Madison st, Brooklyn; architect, John C. Thacke, 370 East 145th st. Plan No. 1057.

34TH ST, 208 East, stairs to 5-sty tenement; cost, \$50; owner, Rebecca Schlossman, 208 East 34th st; architect, A. Balschun, 462 East 137th st. Plan No. 1050.

41ST ST, 252 West, windows, doors, beams, to 5-sty tenement; cost, \$200; owner, Ludin Realty Co., 261 West 34th st; architect, E. H. Hahn, 893 Lafayette av, Brooklyn. Plan No. 1058.

45TH ST, 156 West, steps to 4-sty cafe; cost, \$400; owner, Mary J. Eisfeldt, 127 West 43d st; architects, Ross & McNeil, 39 East 42d st. Plan No. 1052.

55TH ST, 129 East, new front, partitions, to 4-sty residence; cost, \$10,000; owner, Mrs. Andrew V. Stout, 129 East 55th st; architect, Wm. F. Dominick, 3 West 29th st. Plan No. 1053.

59TH ST, 517-19 West, ovens to 6-sty stable and bakery; cost, \$2,000; owner, Lewis Cushman, premises; architect, Wm. H. Birkmire, 1133 Broadway. Plan No. 1054. Richard Deeves & Son, 309 Broadway, has contract.

116TH ST, 75-79 East, stairs to 3-sty dwelling; cost, \$1,000; owner, Mary L. Bell, 75 East 116th st; architects, Comyns & Todaro, 147 4th av. Plan No. 1055.

BROADWAY, 1507-1521, 44th st, 201-217 West, 45th st, 200-216 West, partitions, toilets, stairs, to 10-sty hotel; cost, \$7,000; owner, Wm. W. Astor, 23 West 26th st; architects, Clinton & Russell, 32 Nassau st. Plan No. 1051.

PARK ROW, 178, partitions, show windows, lift, to 5-sty office and loft; cost, \$3,000; owners, F. L. Frugone & Co., premises; architects, Vendrasco & Bartocchini, 200 East 23d st. Plan No. 1056.

CORTLANDT ST, 14-22, Dey st, 9-17, partitions, doors, windows, fire escapes, fireproofing, to 5, 10, 15 and 16 sty office; cost, \$75,000; owner, N. Y. Telephone Co., 15 Dey st; architects, McKenzie, Voorhees & Gmelin, 1123 Broadway. Plan No. 1065.

MARKET SLIP, 84-90, Cherry st, 169, Water st, 434, windows, partitions, to 7-sty loft; cost, \$200; owner, Samuel Green, 45 West 34th st; architect, R. J. Mansfield, 135 William st. Plan No. 1044.

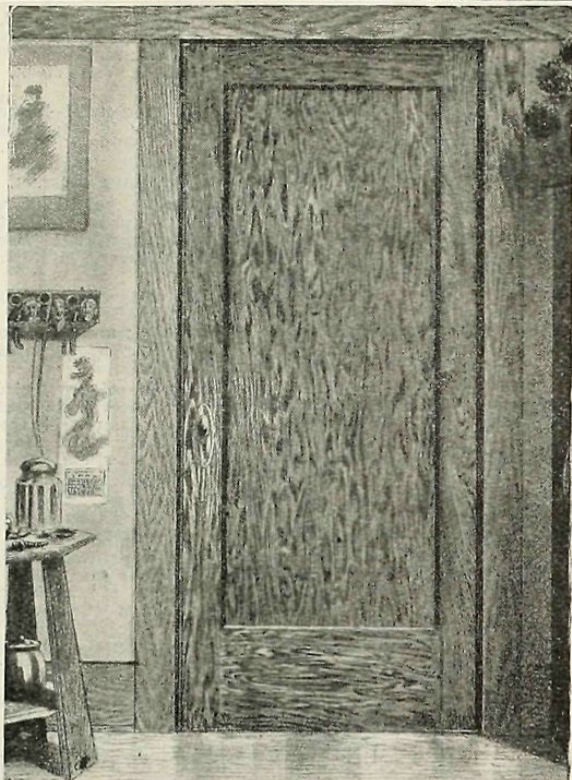
CLINTON ST, 80-82, enlarge stage to 5-sty moving picture show; cost, \$150; owners, Grossman & Grossman, 1106 Jackson av; architect, Jacob Fisher, 25 Av A. Plan No. 1068.

ELDRIDGE ST, 74-76, partitions, windows, toilets, to two 5-sty tenements and stores; cost, \$10,000; owner, Leopold Hellinger, 309 Broadway; architects, Gross & Kleinberger, Bible House. Plan No. 1047.

GREENWICH ST, 2-4, Battery pl, 5, partitions, toilets, to two 4-sty store and dwellings; cost, \$800; owner, E. F. Searles, 1 Broadway; architect, O. Reissmann, 30 1st st. Plan No. 1076.

LIBERTY ST, s w cor Nassau st, windows, partitions, to 15-sty store and office; cost, \$5,000; owner, Postal Life Ins. Co., 35 Nassau st; architect, M. J. McQuillan, 100 William st. Plan No. 1042.

WASHINGTON ST, 609, partitions, windows, to 5-sty loft; cost, \$3,500; owner, L. S. Stofard, 1 West 72d st; architects, Balch & Beardsley, 38 West 32d st. Plan No. 1036.



**Mr. Architect; Builder; Contractor
GET THE BEST**

I can furnish you at once from large stock on hand all widths of one panel 7 foot



The standard doors of America, made in the special **MORGAN way** from special woods by special machinery. Morgan doors are specified and recommended by all leading architects. Shrinking, warping or swelling is impossible.

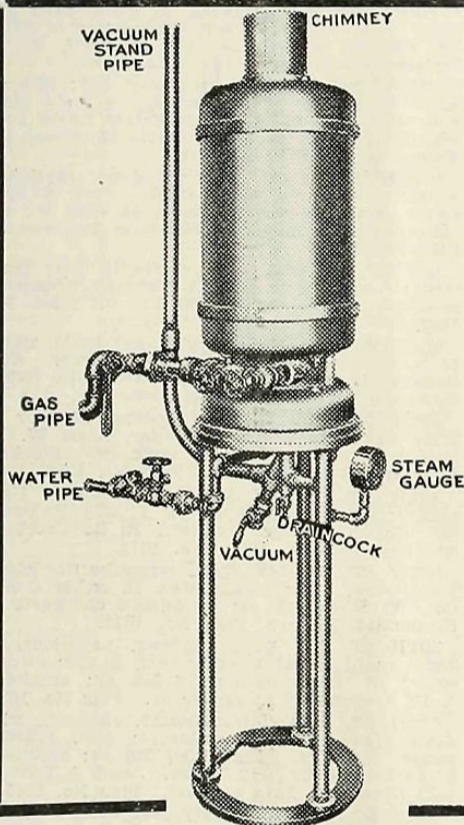
Telephone Flatbush 1000, or write for elegant catalog of "THE DOOR BEAUTIFUL"

BENJ. G. HITCHINGS

(Incorporated)

EAST 34TH STREET and AVENUE H, BROOKLYN

Moulding and Planing Mills, Window Frames, Brackets, Turning, Band Sawing, Sash, Doors, Blinds, Etc.



"THE PURIFIER"

A Gas Operated Vacuum Cleaner

THE ONE YOU NEED

Can be installed in the cellar of any house or office building. **SAFE, SIMPLE, SANITARY!**

As easy to operate as a gas range. Always ready for use.

Nothing to do but light the gas and turn on the water

Runs itself; requires no watching. The simplest, most economical and efficient cleaner on the market today.

Reasonable in cost.

Cleans with a steady, continuous suction.

Gathers all coarse dirt in receiver in cellar. Burns the fine dust.

Takes foul air as well as dirt out of room.

Call on us and let us show you what it will do. Descriptive booklet on application.

Sanitary Vacuum Cleaning and Power Co.

207 FULTON STREET Opposite Pineapple Street BROOKLYN

GLASS AND GLAZING HEADQUARTERS

FOR NEW BUILDINGS AND ALTERATIONS

IF YOU ARE BUILDING OR ALTERING YOUR STORE FRONT, SEND FOR PARTICULARS OF MY NEW

METAL BAR FOR STORE FRONTS

Which Is Strong, Ornamental and Low in Price; Copper or Oxidized

BEAUTIFY YOUR HOME, LIBRARY DESK, TABLE, ETC., BY **GLASS TOPS FOR FURNITURE**

MIRRORS MADE TO ORDER OR RESILVERED

CALL, WRITE OR TELEPHONE NOW

J. H. WERBELOVSKY

93 MESEROLE ST.

Telephone Wmsburg. 5300

BROOKLYN

ANDREW J. ROBINSON, President

DREW K. ROBINSON, Treasurer

Andrew J. Robinson Co.

BUILDERS

A company whose organization, reputation and business experience justifies Architects and Owners in placing Building Construction in its charge.

Telephones { 6970 } Gramercy
 { 6971 }
 { 6972 }

123 EAST 23D ST., NEW YORK

THOMAS J. STEEN CO.

BUILDERS

Hudson Terminal
Building

30 Church Street
New York

Tel. 2418 Cortlandt

HECLA IRON WORKS

Architectural Bronze
and Iron Work

North 10th, 11th, 12th and 13th Streets

BROOKLYN

NEW YORK

NOTICE OF REMOVAL

We beg to announce to the trade the removal from our former offices and warehouse at 362 Avenue A to

315-321 EAST 97th STREET

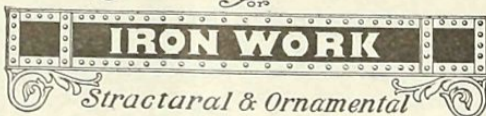
Our new home will afford ample space to care for our increased business, and added facilities for executing contracts promptly and to your entire satisfaction.

MANHATTAN ROLLING MILL

TELEPHONE LENOX 5781

WINKLER IRON COMPANY

Engineers & Contractors



Structural & Ornamental

254-256 HUDSON ST

New York

Telephone 4037 Spring

Alterations, Repairs

WELLS ARCHITECTURAL IRON CO.

MANUFACTURERS OF ORNAMENTAL IRON AND BRONZE WORK

Phone 4212 Melrose

River Ave. and East 151st St., NEW YORK

A. PERLMAN IRON WORKS, Inc.

Ornamental Iron Contractors

Telephone, Tremont { 2412 }
 { 3225 }

1735 WEST FARMS ROAD

4 Blocks East of 174th Street Subway Station

PEARL ST, 552, Broadway, 326-330, stairs, elevators, shafts, toilets, piers, to 5-sty loft; cost, \$50,000; owner, James N. Jarvie, 66 Broadway; architects, Starrett & Van Vleck, 45 East 17th st. Plan No. 1043.

WILLIAM ST, 50-54, Pine st, 41-49, partitions, stairs, to 20-sty office; cost, \$6,000; owner, Kuhn Loeb & Co., premises; architect, J. B. Baker, 156 5th av. Plan No. 1066. Jennings & Webstead, 227 West 50th st, have contract.

4TH ST, 46 West, shaft, partitions, windows, stairs, piers, to 3-sty stores and loft; cost, \$3,000; owner, Max Taigman, 241 Wooster st; architect, Wm. G. I. Roeder, 1123 Broadway. Plan No. 1020.

9TH ST, 45 East, partitions, alter front wall, to 4-sty dwelling; cost, \$1,500; owner, Sailors' Snug Harbor, 31 Nassau st; architect, John Cox, Jr., 156 5th av. Plan No. 1069. Robert Scott, 87 Centre st, has contract.

14TH ST, 45 West, iron columns, girders, retaining wall, to 5-sty store and loft; cost, \$2,814; owner, John E. Andrus, 4 Hudson st, Yonkers, N. Y.; architect, S. D. Harned, 848 Herkimer st, Brooklyn. Plan No. 1064.

32D ST, 43-47 West, extension, partitions, windows, to 12-sty hotel; cost, \$25,000; owner, Grunert Realty Corp, 172 9th av; architect, R. Rohl, 128 Bible House. Plan No. 1041.

ORCHARD ST, No. 86, partitions, windows, to 3-sty club; cost, \$1,000; owner, The Rudolph Wallach Co., 68 William st; architects, Geo. and Henry Boehm, 7 West 42d st. Plan No. 1096.

PINE ST, near William st, partitions, windows, to 7-sty office; cost, \$2,500; owner, Commercial Union Assurance Co., 60 William st; architects, Clinton & Russell, 32 Nassau st. Plan No. 1097.

CORNELIA ST, No. 35, partitions, windows, toilets, to 3-sty dwelling; cost, \$750; owner, Mary Engle, Germantown, N. Y.; architect, R. Rohl, 128 Bible House. Plan No. 1098.

VARICK ST, 137-141; Spring st, 261-273, partitions, alter stairs, doors, to 8-sty shop and office; cost, \$1,300; owner, Corporation of Trinity Church, 187 Fulton st; architect, C. C. Haight, 452 5th av. Plan No. 1099.

17TH ST, 27-29 E; Broadway, 860; 18th st, 32-34 E, change show windows, to 4-sty store and loft; cost, \$800; owner, Estate David Parish, 52 Wall st; architect, David Morrison, 119 West 33d st. Plan No. 1100.

46TH ST, 121 W, show windows, skylights, metal ceilings, to 4-sty stable; cost, \$1,000; owner, Estate Moser Weinman, 37 Wall st; architect, Oliver Ravekes, 248 West Houston st. Plan No. 1101.

1ST AV, No. 2321, alter shafts, to 5-sty tenement; cost, \$400; owner, A. Schrage, premises; architect, O. Reissmann, 30 1st st. Plan No. 1102.

MARKET ST, 11, cut windows, build walls, to 4-sty tenement; cost, \$400; owner, Alex Berman, 14 East 115th st; architect, Otto Reissmann, 30 1st st. Plan No. 1103.

47TH ST, 315-317 West, mezzanine floor to 5-sty bakery; cost, \$700; owner, Anna W. H. Nichols, Brookline, Mass; architects, Stuckert & Sloan, 23 East 26th st. Plan No. 1072.

49TH ST, 319-327 West, platform to 1-sty garage; cost, \$500; owner, N. Y. City Railways Co., 621 Broadway; architect, R. A. Crockett, 306 East 59th st. Plan No. 1074.

55TH ST, 147-149 West, marquise to 12-sty hotel; cost, \$400; owner, Geo. B. Acker Const. Co., 62 West 4th st; architects, Schwartz & Gross, 347 5th av. Plan No. 1071.

58TH ST, 235 East, windows, partitions, to 3-sty dwelling and storage; cost, \$1,200; owner, est. J. B. Bloomingdale, 78 5th av; architect, J. H. Friend, 148 Alexander av. Plan No. 1038.

64TH ST, 1 East, iron beams, chimney, windows, stairs, to 6-sty residence; cost, \$12,000; owner, James B. Haggin, 507 5th av; architect, L. Aloveine & Co., 712 5th av. Jacob & Youngs, 1133 Broadway, have contract. Plan No. 1045.

84TH ST, 270 West, 1-sty rear extension, 15x 12.4, partitions, columns, to 5-sty residence; cost, \$5,000; owner, Frederick P. Forster, 268 West 84th st; architects, Walker & Chichester, 103 Park av. Plan No. 1046.

107TH ST, 82 East, partitions, dumbwaiter shaft, to 5-sty tenement; cost, \$2,000; owner, Robert Jarett, 1113 45th st, Brooklyn; architect, S. Millman, 189 Montague st, Brooklyn. Plan No. 1062.

111TH ST, 300 West, partitions, windows, toilets, to 6-sty store and tenement; cost, \$1,000; owner, S. A. Singerman, 35 Nassau st; architect, S. Sass, 32 Union sq. Plan No. 1037.

115TH ST, 58 East, alter partitions, dumbwaiter, to 5-sty store and tenement; cost, \$800; owner, Mrs. J. Rosenfeld, 58 East 115th st; architect, William Huenerberg, 782 East 165th st. Plan No. 1075.

124TH ST, 301-303 West, 8th av, 2309-2315, walls, iron balcony, windows, store windows, to 2-sty store and loft; cost, \$7,500; owner, Astor est., 23 West 26th st; architects, Neville & Bagge, 217 West 125th st. Plan No. 1060.

125TH ST, 117 West, change interior to 1-sty moving picture; cost, \$2,000; owner, est. Catharine L. Hanscom, 91 William st; architect, E. S. Coy, 32 Nassau st. Plan No. 1035.

AMSTERDAM AV, 734, 96th st, 200 West, partitions, windows, toilets, to 5-sty tenement and store; cost, \$5,000; owner, Abraham Goldberg, 1345 Broadway; architect, L. F. J. Weiher, 271 West 125th st. Plan No. 1063.

MADISON AV, 687, alter floor beams, walls, to 4-sty dwelling; cost, \$2,500; owner, Erade Realty Co., 3 Park Row; architect, Edw. A. Lehmann, 459 West 23d st. Plan No. 1073.

ST. NICHOLAS AV, 398, rear, change doors to 2-sty garage; cost, \$275; owner, Fred Egler, 398 St. Nicholas av; architect, H. F. Reid, 706 Grove av, Grantwood, N. J. Plan No. 1067.

3D AV, 1550-1552, 87th st, 177-177½ East, add 1-sty, fireproof doors, partitions to four 4-sty store, office and loft; cost, \$6,000; owner, Greenwald Bros., premises; architect, Geo. Dress, 1436 Lexington av. Plan No. 1068.

5TH AV, 291-293, cut walls to 4-sty office and store; cost, \$1,200; owner, Benj. Altman, 34th st and 5th av; architect, M. J. McQuillan, 100 William st. Plan No. 1039.

7TH AV, 8th av, 31st and 33d sts, block, changes to passenger station and offices; cost, \$150; owner, Penna. Tunnel & Terminal Co. Plan No. 1040.

10TH AV, 538, partitions, windows, toilets, to 4-sty store and tenement; cost, \$1,000; owner, est. Wm. Cutting, Jr., 40 Wall st; architect, J. W. Cole, 403 West 51st st. Plan No. 1039.

PIKE ST, 38-40, Madison st, 153-155, partitions to 5-sty tenement; cost, \$500; owner, Annie Solomon, 1235 51st st, Brooklyn; architect, Jacob Fisher, 25 Av A. Plan No. 1079.

29TH ST, 321 West, alter walls, partitions, stairs, to 4-sty residence; cost, \$900; owner, Frederick Poffet, 328 West 29th st; architect, Alfred McGloryhlin, 103 Park av. Plan No. 1084.

85TH ST, 16 East, 1-sty rear extension, 21.6x 9.6, tank, windows, to 2-sty stable; cost, \$2,360; owner, Mrs. A. L. Norrie, 15 East 84th st; architects, Ford, Butler & Oliver, 103 Park av. Plan No. 1080. Dunn & Sheridan, 1123 Broadway, have contract.

113TH ST, 159 East, partitions, alter front wall, to 5-sty tenement; cost, \$2,000; owner, Moses Goldman, 108 West 111th st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 1081.

BROADWAY.—2688-2690, 103d st, 216 West, store fronts, partitions, girders, to two 5-sty tenements; cost, \$2,000; owner, Irving T. Smith, 860 St. Marks av, Brooklyn; architects, B. W. Berger & Son, 121 Bible House. Plan No. 1082.

ST. NICHOLAS AV, s e cor 191st st, partitions, toilets, store fronts, to 6-sty store and tenement; cost, \$300; owner, Donald Robertson, 312 West 109th st; architect, Paul W. Gussow, 186 East 116th st. Plan No. 1077.

1ST AV, 136, partitions, piers, to 5-sty tenement; cost, \$500; owner, G. J. Dohrenwend, 147 West 85th st; architect, Morris Schwartz, 194 Bowery. Plan No. 1083.

8TH AV, 2283-2285, St. Nicholas av, 254-256, alter stairs to 3-sty store, storage and moving picture theatre; cost, \$25; owner, Edward Bach, 2283 8th av; architect, H. Aaron, 428 East 15th st. Plan No. 1078.

22D ST, 309-311 E, tank, to 6-sty loft; cost, \$260; owner, E. W. Bliss Building, Inc., 312 East 23d st; architect, Frank J. McWade, 296 Claremont av. Plan No. 1104.

75TH ST, 115-119 E, change windows, install iron columns, girders, stairs, elevator, skylights, to 3-sty stable; cost, \$10,000; owner, Helen Sullivan, 115 East 75th st; architects, Comyns & Podaro, 147 4th av. Plan No. 1105.

ESSEX ST, 101, partitions, stairs, to 5-sty tenement and store; cost, \$3,500; owner, J. Alexander, 531 West 112th st; architect, Bernard Shane, 615 West 162d st. Plan No. 1106.

52D ST, 7 W, 1, 2 and 3-sty rear extension, 12x32.6, partitions, stoop, elevator shaft, to 4-sty dwelling; cost, \$25,000; owner, Alfred Seton, 156 Broadway; architects, Hoppin & Koen, 244 5th av. Plan No. 1107.

99TH ST, 229 W, side extension, 7.9x19.8, toilets, skylights, to 1-sty store; cost, \$300; owner, Malcolm M. Hayward, 2644 Broadway; architects, Gross & Kleinberger, Bible House. Plan No. 1108.

57TH ST, 25 W, add 1-sty, windows, to 6-sty studio; cost, \$500; owner, J. W. Simpson, 62 Cedar st; architect, Harry A. Jacobs, 320 5th av. Plan No. 1109.

ROSE ST, 33, iron columns, girders, to 4-sty office; cost, \$450; owners, A. Schrader's Sons, Inc., 33 Rose st; architect, H. Constable, 437 4th av. Plan No. 1110.

26TH ST, 110-112 West, 1-sty rear extension, 22x8.8, to 7-sty loft; cost, \$1,500; owner, Estate Geo. V. N. Baldwin, 32 Nassau st; architect, A. F. Leicht, 9 East 42d st. Plan No. 1090.

35TH ST, 15 East, 2-sty front extension, 17x4.6, to 4-sty dwelling; cost, \$800; owner, Wm. Astor Estate, 23 West 26th st; architects, Eberle & Demmer, 1269 Broadway. Plan No. 1095.

44TH ST, 243 West, 2-sty rear extension, 25.3x44.6, partitions, vent shaft, windows to 5-sty dwelling; cost, \$8,000; owner, The Tough Club, 27 Grove st; architect, Wm. S. Boyd, 561 Hudson st. Plan No. 1091.

64TH ST, 304-310 E, windows, change walls to 4-sty stable and storage; cost, \$2,000; owner, Corcoran Fitzgerald, 304 East 64th st; architect, Geo. F. Pelham, 507 5th av. Plan No. 1089.

135TH ST, 43 East, partitions to 1-sty shop; cost, \$75; owner, Hogan & Di Genno, on premises; architects, Chas. Schaefer & Co., 401 Tremont av. Plan No. 1087.

121ST ST, 326-328 East, partitions, toilets to two 3-sty dwellings; cost, \$150; owner, Henry Duchardt, 286 5th av; architect, J. H. Friend, 148 Alexander av. Plan No. 1086.

125TH ST, 300-304 West, partitions, columns to 4 & 5-sty hotel; cost, \$2,000; owner, Estate William Astor, 23 West 26th st; architect, B. W. Berger & Son, Bible House. Plan No. 1094.

145TH ST, 330 West, partitions, toilets, iron columns to 3-sty dwelling; cost, \$2,000; owner, Emma M. Murtaugh, 330 West 145th st; architects, Chas. Anderson & Co., 380 East 149th st. Plan No. 1092.

4TH ST, 59 East, partitions, piers to 4-sty loft; cost, \$200; owner, Herman Baumann, 79 East 4th st; architects, Cantor & Levingson, 39 West 38th st. Plan No. 1093.

BROADWAY, 876, partitions, stairs to 6-sty store and office; cost, \$150; owner, Dekram B. Douchiar & John B. Donchiar, 878 Broadway; architect, Geo. Marshall, 39 West 38th st. Plan No. 1088.

WALKER ST, n e cor Lafayette st, partitions to 8-sty loft; cost, \$300; owner, The Colwell Lead Co., on premises; architect, H. G. Wiseman, 501 5th av. Plan No. 1085.

CAULDWELL-WINGATE COMPANY

BUILDING CONSTRUCTION

S. MILBANK CAULDWELL, President
 WALTER S. FADDIS, Vice-President
 ROY W. WINGATE, Sec'y and Treas.
 FRANK C. POUCHER, Chairman
 Board of Directors

381 FOURTH AVENUE **NEW YORK**
 Tel. 4380 Madison Square

PHONE 1721 MADISON SQUARE

ADDRESS 1123 BROADWAY

YOU NEED A
 BUILDER TO CONSTRUCT YOUR BUILDING

YOU NEED A
 DOCTOR TO PRESCRIBE YOUR MEDICINE

YOU NEED A
 LAWYER TO ANSWER YOUR LEGAL QUESTIONS

AND YOU NEED

RITCH-HUGHES CO.

SPECIALISTS TO CONTRACTORS

TO HANDLE YOUR BONDS AND INSURANCE

JOHN C. ORR COMPANY

Telephone
 948 Greenpoint

Sash, Doors, Blinds and House Trim

LUMBER OF ALL KINDS FOR BUILDERS

India, Java and Huron Sts., and East River, City of New York, Borough of Brooklyn

EMPIRE CITY-GERARD CO.

FINE INTERIOR HOUSE TRIM

WINDOW FRAMES, SASH, DOORS, MOULDINGS, ETC.

Office: 40-42 East 22d Street, N. Y.

Factory: Brooklyn, N. Y.

WEISBERG-BAER COMPANY

MANUFACTURERS OF HIGH-GRADE INTERIOR WOODWORK

WINDOW FRAMES, SASH AND DOORS

BOULEVARD AND ORCHARD STREET, ASTORIA

Phone Astoria 433

I HAVE MADE
 A SPECIAL
 STUDY FOR
 YEARS
 OF

ALTERATION WORK ON BUILDINGS

IN ORDER TO INCREASE RENTALS AND COMPLY
 WITH THE NEW BUILDING LAWS, ETC.

LET MY EXPERIENCE AID YOU

J. SCHLESINGER, General Contractor and Builder

Phones 6496-97 Madison Square

1265 BROADWAY, N. Y. C.

MANHATTAN FIREPROOF DOOR CO

MAURICE AND LEXINGTON AVES., WINFIELD, L. I.

Manufacturers of Best Classes of

Tel., 911-912 Newtown

Kalameined and Metal Covered Work

HOUGHTALING & WITTPENN

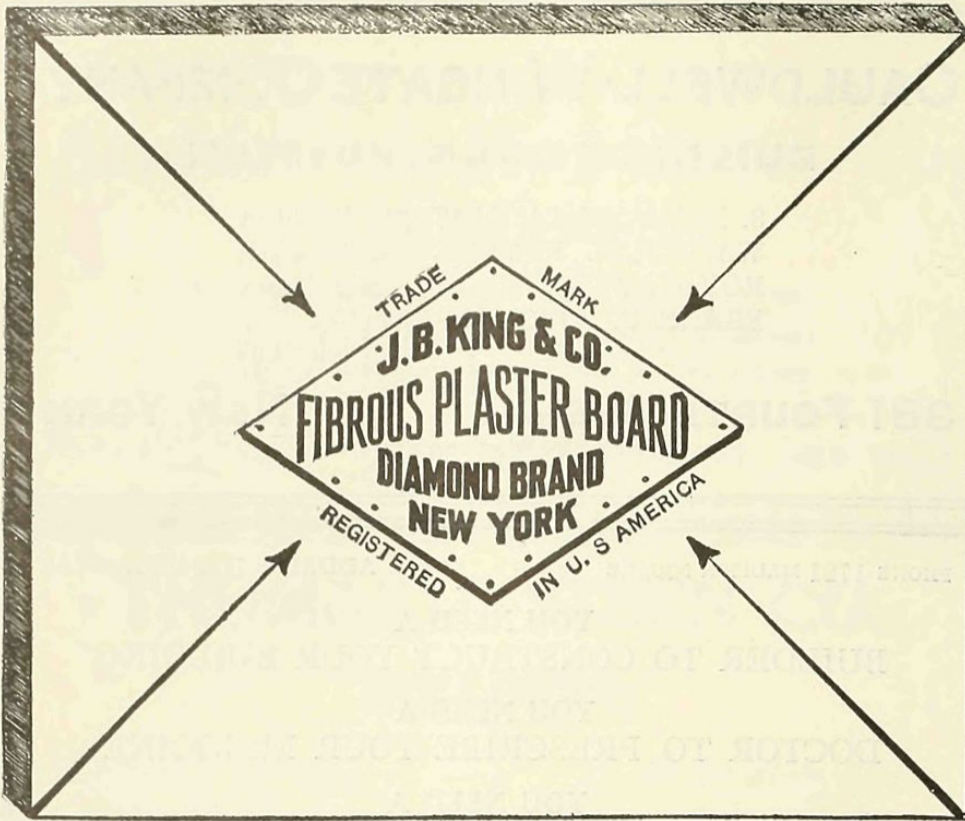
IMPERVIOUS FACE BRICKS

ALL COLORS

44 EAST 23d STREET

Telephone, 1154 Gramercy

NEW YORK



"REECO" Electric Water Pumps.
Large and Small. Latest Improved
Designs. Built by
RIDER-ERICSSON ENGINE CO.

20 Murray Street, New York
 Telephone 6415 Barclay for Estimates, etc.

FIREPROOF Partitions, Ceilings, Stairways,
 Elevator, Dumbwaiter Enclosures

SPECIALISTS { Hoey Fire Prevention Law
 Underwriters' Requirements
 Building Code,
 Tenement House Law

IN COMPLYING WITH

MODERN FIREPROOF CONSTRUCTION CO.

PHONE, MADISON SQUARE 4534

1265 BROADWAY, NEW YORK CITY

WHEELING CEILINGS

WHY WHEELING STEEL CEILINGS?

Because we not only erect and manufacture Metal Ceilings, but we also **Manufacture the Raw Material.**
 For this reason we are able to install Metal Ceilings of the highest grade in first class manner at most reasonable rates. **If you want** Good Metal Ceilings at competitive prices write or phone us now.

WHEELING CORRUGATING CO.

Telephones, Spring 5935-5936-5937

14 DESBROSSES STREET, NEW YORK

FIREPROOF, RUSTPROOF

Metal Lath and Hy-Rib

Used for Partitions, Roofs, Ceilings and Outside for Stucco.
 Insures Permanency. Economical in Use of Mortar. Crack-proof and Verminproof. Best Fireproof Material on the Market.

WM. E. SCHRATWIESER

426 THIRD AVENUE

BROOKLYN, NEW YORK

FIRE ESCAPES

A SPECIALTY

Structural and Ornamental
IRON WORK for Buildings

H. BERNSTEIN

1397-99 Avenue A, New York City
 Phone, Lenox 4261

Bronx.

CARROLL ST, s s, 200 e Billar pl, move 2-sty frame dwelling; cost, \$500; owner, Edna Stinard, City Island; architects, S. H. Booth & Sons, City Island. Plan No. 214.

149TH ST, Nos. 441 to 445, new iron balcony to 7-sty brick storage; cost, \$1,020; owner, Annucco Gautini, on premises; architect, Chris. F. Lohse, 563 Eagle av. Plan No. 215.

150TH ST, s s, 175 w Morris av, new store front to 3-sty frame store and tenement; cost, \$150; owner, M. Fleming, 308 West 142d st; architect, Charles Schaefer, Jr., 401 Tremont av. Plan No. 211.

173D ST, No. 451, new toilets to 3-sty frame factory; cost, \$350; owner, Boston Cloak Co., 19 West 24th st; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 213.

WEBSTER AV, s e cor 187th st, new windows, etc., to 5-sty brick stores and tenement; cost, \$100; owner, C. A. Bercker, Park and Tremont avs; architect, Chas. Schaefer, Jr., 401 Tremont av. Plan No. 212.

157TH ST, s s, 95 w Courtlandt av, 1-sty frame extension, 60x16, to 1-sty frame stable; cost, \$150; owner, Wilhelmina Schmidt, 627 East 221st st; architect, Gustav Schwarz, 302 East 158th st. Plan No. 207.

167TH ST, s s, 30.11 w 3d av, new steel beams, new lifts, etc., to two 2-sty and attic frame stores and dwellings; cost, \$1,000; owner, Christ Heck, 768 East 167th st; architect, Fred Hammond, 391 East 149th st. Plan No. 208.

OLINVILLE AV, No. 3239, 2-sty frame extension, 17.1x20.6, and attic added to 2-sty frame dwelling; cost, \$1,500; owner, Helen L. Becker, 461 Edgecombe av; architect, Wm. A. Kenny, 420 West 259th st. Plan No. 210.

VAN NEST AV, s e cor Garfield st, raise to new grade two 2 and 3-sty frame stores and dwellings; cost, \$1,000; owner, Demetrius Hudson, on premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 209.

147TH ST, n e cor Bergen av, new show windows, new girders, etc., to 5-sty brick stores and tenement; cost, \$500; owner, J. L. Van Sant, 156 Broadway; architect, P. A. Dunne, 389 East 194th st. Plan No. 216.

GUN HILL RD, s s, junction White Plains av, move 1-sty frame laundry; cost, \$200; owner, McTurk est., on premises; architect, Frank McGarry, 660 Burke st. Plan No. 217.

WEST FARMS RD, e s, 100 s 177th st, new front, new partitions, to 1-sty brick amusement hall; cost, \$500; owner, The Bronx Co., 177th st and West Farms rd; architect, E. H. Janes, 124 West 45th st. Plan No. 218.

GARDEN PL, e s, 725 s Baychester av, 2-sty frame extension, 19x13, to 2-sty frame dwelling; cost, \$500; owner, Adeline A. Walkley, 4550 Garden st; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 222.

169TH ST, No. 781, move 2-sty frame dwelling; cost, \$2,000; owner, John Inzelman, 1184 Stebbins av; architect, Wm. G. I. Roeder, 1123 Broadway. Plan No. 221.

176TH ST, n s, 100 e Webster av, new partitions, etc., to 3-sty frame tenement; cost, \$2,500; owner, Mary E. Mullin, 157 East Broadway; architects, Horenburger & Bardes, 122 Bowery. Plan No. 219.

182D ST, s s, 65 w Honeywell av, move two 2-sty frame dwellings; cost, \$3,500; owner, Arthur K. Butler, 1103 Forest av; architect, Jos. B. Gunnison, 1813 Barnes av. Plan No. 223.

HOE AV, w s, 116.28 n Home av, 2-sty brick extension, 18x16, to 2-sty brick dwelling; cost, \$1,000; owner, Peter J. Stumpf, 1209 Hoe av; architect, Niels Toelberg, 1167 Fox st. Plan No. 220.

150TH ST, No. 236, 1-sty frame extension, 20.6x20.6, to 3-sty frame stable; cost, \$200; owner, Pasquale Piacente, 557 Morris av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 226.

167TH ST, No. 453, 1-sty frame extension, 13x2, to 1-sty frame stable; cost, \$75; owner, Francesco Nicoletta, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 225.

OLINVILLE AV, e s, 140 n 213th st, raise to grade 2 1/2-sty frame dwelling; cost, \$250; owner, Geo. Graham, 3549 White Plains av; architect, L. B. Gray, 906 East 213th st. Plan No. 227.

PROSPECT AV, w s, 127.2 n 180th st, move 2-sty frame dwelling; cost, \$500; owner, Antonio Galiani, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 224.

Brooklyn.

HINCKLEY PL, n s, 114 w Coney Island av, move building, etc.; cost, \$200; owner, John Heaslip, 26 Hinckley pl; architects, White & Lath, New Utrecht av. Plan No. 2668.

HAVEMEYER ST, Nos. 126 and 128, new store front, etc.; cost, \$500; owner, Max Finkelstein, 124 Havemeyer st; architect, Max Cohn, 361 Stone av. Plan No. 2689.

HOYT'S LANE, s w cor R. R. Thoroughfare, move building, etc.; cost, \$300; owner, Wm. Warts, Smith la and East 96th st; architect, Emil J. Meisinger, 394 Graham av. Plan No. 2685.

PROSPECT PL, No. 399, new plumbing, etc.; cost, \$500; owner, Louis Piccolo, 628 Grand av; architects, Adelson & Feinberg, 1776 Pitkin av. Plan No. 2687.

SKIDMORE LA, n w cor East 95th st, move building, etc.; cost, \$500; owner, Wm. Warts, Smith la and East 96th st; architect, Emil J. Meisinger, 394 Graham av. Plan No. 2691.

UNION ST, s s, 120.10 e Franklin av, move building, etc.; cost, \$150; owner, Thos. Murphy, 1025 Union st; architect as above. Plan No. 2669.

NO. 11TH ST, s s, 540 w Kent av, interior alterations; cost, \$2,700; Standard Oil Co., 26 Broadway; architect, F. L. R. Sweet, 1074 Prospect pl. Plan No. 2657.

NO. 11TH ST, s s, 780 w Kent av, new extension, 17x16; cost, \$2,200; owner and architect as above. Plan No. 2659.

WEST 11TH ST, w s, 231 n Surf av, move building, etc.; cost, \$300; owner and architect, Luna Amusement Co., Luna Park. Plan No. 2663.

WEST 11TH ST, w s, 204 n Surf av, move pagodas; cost, \$400; owner and architect as above. Plan No. 2664.

WEST 11TH ST, w s, 366 n Surf av, move building, etc.; cost, \$400; owner and architect as above. Plan No. 2665.

WEST 11TH ST, w s, 206 n Surf av, move buildings, etc.; cost, \$200; owner and architect as above. Plan No. 2666.

WEST 11TH ST, w s, 135 n Surf av, move buildings, etc., cost, \$300; owner and architect as above. Plan No. 2667.

42D ST, No. 813, new extension, 19.6x6.6; cost, \$250; owners and architects, F. & J. Bergroff, 813 42d st. Plan No. 2692.

BROADWAY, s s, 110.1 w McDonough st, new extensions, 98.8x56.6; cost, \$425; owner, John Parkinson, 338 East 134th st; architect, John H. Friend, 148 Alexander av. Plan No. 2673.

BEDFORD AV, e s, 90.1 s St. Marks av, new extension, 35x35.2; cost, \$3,000; owner, Francis L. Maher, 26 Court st; architect, A. White Pierce, 59 Court st. Plan No. 2660.

BEDFORD AV, e s, 37.5 n Atlantic av, interior alterations, etc.; cost, \$1,000; owner, Arthur S. Leland, 26 Exchange pl; architect, Wm. H. Ludwig, 801 Eastern Parkway. Plan No. 2661.

FRANKLIN AV, No. 177, new extension, 6x12; cost, \$400; owner, John Quakagus, on premises; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 2682.

GRAHAM AV, Nos. 349-351, shore up building, etc.; cost, \$300; owner, Jos. Setero, 351 Graham av; architect, Emil J. Meisinger, 394 Graham av. Plan No. 2686.

GRAHAM AV, No. 92, replace store front, etc.; cost, \$200; owner, Lieb Lurie, on premises; architect, Tobias Goldstone, 27 Fayette st. Plan No. 2683.

GRAHAM AV, No. 61, new chimney, etc.; cost, \$500; owner, Jacob L. Weibelovsky, 91 Meserole st; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 2702.

HUDSON AV, No. 369, new wall, etc.; cost, \$250; owner, B. Agnetti, 279 Jay st; architect, Louis Del Gundis, 76 Carlton av. Plan No. 2700.

LINCOLN AV, n s, 59 w Flatbush av, new plumbing, etc.; cost, \$300; owner, Flatbush M. E. Church, on premises; architect, Harry Rick-er, 9109 4th av. Plan No. 2671.

ST. MARKS AV, No. 247, new extension, 22.6 x29; cost, \$500; owner, Geo. Smyth, on premises; architect, Eric O. Hohngren, 371 Fulton st. Plan No. 2662.

SHEFFIELD AV, e s, 113 n Sutter av, new plumbing, etc.; cost, \$25; owner, Morris Sackman, 367 Sheffield av; architect, M. Meyer, 26 Court st. Plan No. 2704.

TOMPKINS AV, No. 77, new wall, etc.; cost, \$200; owner, Fannie Kianaco, 132 Vernon av; architect, Tobias Goldstone, 27 Fayette st. Plan No. 2703.

18TH AV, s e s, 914.3 s West 3d st, new extension, 8.1x13.4; cost, \$350; owner, Charles Betl, 4526 18th av; architect, Geo. M. Lawton, 1330 East 15th st. Plan No. 2684.

20TH ST, No. 218, new store front, etc.; cost, \$150; owner, Michael J. Gordon, 4708 18th av; architect, Jos. Harding, 548 2d st. Plan No. 2728.

ATLANTIC AV, Nos. 718-728, new electric sign; cost, \$1,875; owner, C. Kenyon Co., on premises; architect, Federal Sign Co., 229 West 42d st. Plan No. 2726.

ROCKAWAY AV, e s, 100 s Schenck av, new moving picture booth; cost, \$200; owner, Henry H. Husman, on premises; architect, Albert Ullrich, 371 Fulton st. Plan No. 2725.

BERGEN ST, No. 25, new elevator shaft, etc.; cost, \$1,500; owner, Long Island Wire Works, 25 Bergen st; architects, John Thatcher & Son, 60 Park av. Plan No. 2631.

BRISTOL ST, No. 37, new extension, 1.3x16.2; cost, \$1,200; owner, Gottlieb Duere, on premises; architect as above. Plan No. 2641.

CHESTER ST, e s, 175 n Sutter av, enlarge windows, etc.; cost, \$300; owner, Cong. Hachlas Israel, 351 Belmont av; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 2639.

CLINTON ST, No. 145, new plumbing, etc.; cost, \$200; owner, Davenport R. E. Co., Fulton and Oxford sts; architect, Eugenia S. Lambert, 184 DeKalb ave. Plan No. 2647.

CLINTON ST, No. 232 and 233A, new plumbing, etc.; cost, \$90; owner, est. of Jas. Thompson, 88 Atlantic av; architect, John J. Dixon, 29 Atlantic av. Plan No. 2656.

LINWOOD ST, No. 323, new extension, 24.6x14; cost, \$1,000; owner, Hayman Kassel, on premises; architect, Frank Dunn, 2959 Atlantic av. Plan No. 2625.


MADISON ST, Nos. 910-912, interior alterations; cost, \$400; owner, Frank Grisoll, on premises; architect, Benj. Finkensieper, 134 Broadway. Plan No. 2632.

WEST 12TH ST, e s, 300 s Surf av, new piers, etc. (elevator); cost, \$500; owner, Luna Amusement Co., Luna Park. Plan No. 2650.

73D ST, s s, 300 w 16th av, extend porch, etc.; cost, \$50; owner, E. H. Clements, 1546 73d st; architect, Jas. B. Washburn, 1426 73d st. Plan No. 2643.


DEKALB AV, No. 1005, interior alterations, etc.; cost, \$1,000; owner, Sarah Hagan, Pittsfield, Mass.; architect, M. Jos. Harrison, 230 Grand st, N. Y. Plan No. 2646.

HAMILTON AV, No. 245, interior and plumbing alterations; cost, \$200; owner, Michael Collins, 241 Hamilton av; architect, W. J. Conway, 400 Union st. Plan No. 2648.



ATLAS

PORTLAND CEMENT



The standard by which all other makes are measured

THE ATLAS PORTLAND CEMENT CO.

30 BROAD STREET, NEW YORK

Productive Capacity Over 50,000 bbls. per day—Largest in the World.

CALMSEN

Permanent WATERPROOF Concrete. Low in Magnesia and Sulphur. Water or rail direct shipment. Quicker delivery. Better packages. Oldest manufacturers of high grade Portland in the world. ALSEN bag credits good as legal tender. Facts are better than assertions.

45 BROADWAY, NEW YORK



Vulcanite Portland Cement

"THE BRAND WITH A REPUTATION"

Delivered at job any point in Manhattan or Bronx, by our prompt and reliable trucking service.

Vulcanite Portland Cement Co., Fifth Ave. Bldg., N. Y. Phone, Gramercy 1000

PERSON & COMPANY

FRONT BRICK, GLAZED BRICK, PAVING BRICK, AKRON VITRIFIED ROOFING TILE

Telephone 8928 Madison Square

381 FOURTH AVENUE, NEW YORK

The Kreisler Brick Manufacturing Co.

MANUFACTURERS OF THE FINEST QUALITY OF

Front Brick, Art Rug Brick, Fire Brick and Paving Brick

Tel., 5360-5361 Gramercy 131 EAST 23d ST., Cor. Lexington Ave., N. Y. Established 1845

SAYRE & FISHER COMPANY

WORKS: Sayreville, on Raritan River Near South Amboy, N. J.

MANUFACTURERS OF Fine Face Brick

(White) (Light and Dark) Buff, Ochre, Red, Gray, Old Gold and Pompeian (or Mottled), both Plain or Moulded.

EMAMELED AND PORCELAIN BRICK, several colors

HARD BUILDING BRICK

HOLLOW AND FIRE BRICK

Office, 261 BROADWAY, Cor. Warren Street, NEW YORK Telephone, 6750 Barclay

PFOTENHAUER—NESBIT COMPANY

IMPERVIOUS FRONT BRICK

Sole Agents for GENUINE KITTANNING BRICK, GENUINE HARVARD BRICK, TEXTURE BRICK, PAVING BRICK, ETC.

St. James Building, 1133 Broadway, cor. 26th St. Tel., 1152 and 1153 Madison Sq., NEW YORK

ELEVATORS

WELSH MACHINE WORKS

276-277 WEST ST. NEW YORK

PHONE 3729 SPRING

ESTABLISHED 1868

SKYLIGHTS, LATHING & METAL

71 8TH AVE NEW YORK.

FIREPROOF WIRE-GLASS WINDOWS

ROOF INSURANCE

TIN ROOFS

Repaired and kept so by the year under guarantee. Tin roofs, fire escapes, iron shutters, iron fences, gratings, etc., painted with pure linseed oil paint. Skilled labor, average prices, estimates cheerfully furnished. Phone 3151 John

NEW YORK ROOF REPAIRING CO.

L. C. BROWN, Treas. and Mgr. 100 William St., N. Y.

Benvenue Granite Co.

GRANITE

50 CHURCH ST., NEW YORK CITY

Telephone, 5608 Cortlandt

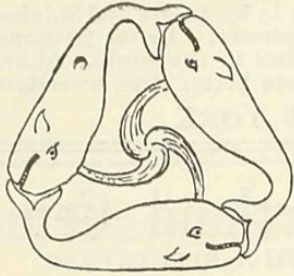
ANDREW N. PETERSEN, President
WILLIAM K. ROSS, Secretary

Telephone 980
981 Greenpoint

Whale Creek Iron Works

OFFICE AND WORKS

Calyer and Moultrie Sts.



MANUFACTURERS OF
ORNAMENTAL IRON, BRASS
AND BRONZE WORK
WROUGHT AND CAST IRON STAIRS
ELEVATOR ENCLOSURES
GRILLES, MARQUEES, AWNINGS
RAILINGS, TABLETS, GRATINGS
STORE FRONTS, BANK RAILINGS
LAMPS, CANDELABRA
HEAVY ARTISTIC WROUGHT IRON

Present contracts include work on
the following buildings:

RIGGS THEATRE AND OFFICE BUILDING

Washington, D. C.

Architect, J. H. DE SIBOUR

General Contractors, WELLS BROTHERS CO.

WILKINS OFFICE BUILDING

Washington, D. C.

Architect, J. H. DE SIBOUR

General Contractors, WELLS BROTHERS CO.

HARTFORD NATIONAL BANK

Hartford, Conn.

Architect, DONN BARBER

General Contractors, WELLS BROTHERS CO.

SENECA BUILDING

Buffalo, N. Y.

Architects, McKENZIE-VOORHEES & SMELIN

Contractor, I. S. ROSSELL

SAVANNAH HOTEL

Savannah, Georgia

Architect, W. L. STODDART

Contractors THE CHARLES McCALCOY CO., Phila.

HYDE BUILDING

Madison Avenue, Corner 25th Street

Architect, C. A. VALENTINE

General Contractors, CAULDWELL-WINGATE CO.

JEFFERSON AV., No. 318, interior alterations; cost, \$1,100; owner, George W. Irwin, on premises; architect, Harry N. Paradies, 231 West 18th st, N. Y. Plan No. 2639.

SUTTER AV., No. 414, new doors, etc.; cost, \$300; owner, Samuel Kantowitz, on premises; architect as above. Plan No. 2640.

SURF AV., n w cor West 11th st, new columns, etc.; cost, \$2,500; owner and architect, Luna Amusement Co., Luna Park. Plan No. 2655.

5TH AV., s e cor 51st st, new plumbing, etc.; cost, \$86; owner, John Nitchern, 464 59th st; architect, Gustav Helk, 508 55th st. Plan No. 2652.

PLOT 450 s Neptune av and 430 w West 8th st (interior lot), replace piles (elevator); cost, \$400; owner and architect, Henry E. Reihl, Luna Park. Plan No. 2651.

ECKFORD ST., Nos. 267-269, new moving picture booth, etc.; cost, \$200; owners, Gulving Bros., 206 Calyer st; architect, Alfred Zachariah, 43 East 21st st. Plan No. 2715.

MCDONOUGH ST., No. 338, interior alterations; cost, \$500; owner, Stephen Caplin, on premises; architect, R. Thomas Short, 370 Macon st. Plan No. 2711.

MIDDLETON ST., s s, 95 w Harrison av, new extension, 48.10x100.8; cost, \$15,000; owner, McKee Refrigerator Co., on premises; architect, Theo. Engelhardt, 905 Broadway. Plan No. 2724.

PACIFIC ST., s e cor Sackman st, new extension, 16.8x6; cost, \$500; owner, Guglichino Tupasio, 2390 Pacific st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2722.

SCHOLES ST., No. 197, new windows, etc.; cost, \$200; owner, Conrad Froar, on premises; architects, Louis Berger & Co., Myrtle av, cor Cypress av. Plan No. 3712.

TAYLOR ST., No. 62, new plumbing, etc.; cost, \$400; owner, Theodore Klatti, 441 63d st; architect, W. J. Conway, 400 Union st. Plan No. 2723.

WEST 5TH ST., s w cor Surf av, cross location of carousel; cost, \$1,500; owner and architect, Wm. Johnson, Coney Island. Plan No. 2708.

GREENPOINT AV., No. 148, new moving picture booth, etc.; cost, \$200; owner, est. of Heidelberger, 1089 Manhattan av; architect as above. Plan No. 2716.

HOWARD AV., bet Herkimer and Fulton sts, move building, etc.; cost, \$4,000; owner, City of N. Y.; architect, C. B. J. Snyder, 500 Park av. Plan No. 2707.

LIBERTY AV., No. 1050, new plumbing, etc.; cost, \$200; owner, Herman H. Torborglen, on premises; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 2719.

LUNA PARK, bet West 8th and West 9th sts, install rigamarole; cost, \$3,500; owner, Block & Coon Amusement Co., 105 East 116th st; architect, William Block, same address. Plan No. 2714.

BEDFORD AV., No. 2554, new plumbing; cost, \$300; owners, Joseph & Barnett Greenberg, 1795 Bergen st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2765.

NOSTRAND AV., No. 359, new extension, 20x12; cost, \$1,200; owner, Gustave A. Galler, 540A Kosciusko st; architect, Frank G. Stellwagen, 137 Cornelia st. Plan No. 2756.

NEPTUNE AV., s s, 70 e West 15th st, new plumbing, etc.; cost, \$450; owner, Forinda Creccorallo, Neptune av and West 15th st; architect, Jas. A. McDonald, Surf av and West 24th st. Plan No. 2754.

SURF AV., s s, 66 e West 12th st, remove columns, etc.; cost, \$250; owner, Sea Beach Land Co., 60 Wall st; architect, James A. McDonald, Surf av and West 24th st. Plan No. 2753.

SURF AV., s s, bet West 16th and 17th sts, new plumbing; cost, \$150; owner, George C. Tilyou, Surf av and West 19th st; architect, George Burns, 180 Bay 14th st. Plan No. 2757.

SURF AV., s s, bet West 16th and West 17th sts, new plumbing, etc.; cost, \$225; owner, Geo. Tilyou, Surf av and West 19th st; architect, Geo. Burns, 180 Bay 14th st. Plan No. 2752.

LUNA PARK, 500 n Surf av, new merry-go-round, etc.; cost, \$3,000; owner, E. O. Smith, 17 Battery pl. Plan No. 2742.

PITKIN AV., n w cor Amboy st, new extension, 24x30; cost, \$350; owner, David Mickelbank, 1597 Pitkin av; architects, Cohn Bros., 361 Stone av. Plan No. 2760.

THROOP AV., w s, 60 n Middleton st, interior alterations; cost, \$300; owner, August H. Ziegler, 215 Middleton st; architect, Geo. E. Crane, 67 Welling st, Richmond Hill. Plan No. 2734.

BROADWAY, e s, 25 s Fayette st, remove girders, etc.; cost, \$300; owner, Mr. Andrew; architect, C. E. Kern, 1626 Flatbush av. Plan No. 2732.

BUSHWICK PL., No. 248, new doors, etc.; cost, \$200; owner, est. Cath. Benzmilller, 1092 Greene av; architect, Walter B. Wells, 1181 Myrtle av. Plan No. 2731.

BOWERY, s e cor Henderson's Walk, new moving picture booth, etc.; cost, \$200; owner, Geo. Geanere, Bowery and Oceanic Walk; architect, Richard Marzam, 2818 West 6th st. Plan No. 2730.

JORALEMON ST., s s, 66 Sidney pl, alter conservatory; cost, \$780; owners, Geo. and Cath. H. Notman; architect, Pierson W. Bor Co., 1 Madison av. Plan No. 2736.

UNION ST., No. 101, new moving picture booth; cost, \$200; owner, Charles Palvident, on premises; architect as above. Plan No. 2749.

POWELL ST., No. 452, new extension, 13x8; cost, \$200; owner, Jos. Steinkohl, on premises; architects, Cohn Bros., 361 Stone av. Plan No. 2733.

MANHATTAN AV., Nos. 833-835, new extension, 16.6x18.2; cost, \$3,000; owner, Marie Winter, on premises; architect, Gustave Erda, 826 Manhattan av. Plan No. 2750.

3D AV., n s, 70.1 w Fort Hamilton av, new moving picture booth; cost, \$200; owner, Isaac Fries, 658 3d av; architect, Albert Ullrich, 371 Fulton st. Plan No. 2748.

78TH ST., s s, 286 e 4th av, new plumbing; cost, \$150; owner, Peter Fioder, 438 78th st; architect, Wm. H. Powell, 7617 3d av. Plan No. 2751.

S3D ST., w s, 500 east 12th av, new plumbing, etc.; cost, \$100; owner, Patrick McCarthy, 1263 83d st; architect, Wm. Hopewell, 7617 3d av. Plan No. 2740.

COLUMBIA ST., w s, 80 s Sedgwick, new plumbing, etc.; cost, \$300; owner, Louis Schloss and another, 152 Columbia st; architect, Louis Sessler, 169 5th av. Plan No. 2776.

GRANT SQUARE, Nos. 31 and 33, repair fire damages, etc.; cost, \$2,000; owner, Jos. Ullman, 297 York st; architect, J. C. Naughton Construction Co., 76 Willow st. Plan No. 2799.

PACIFIC ST., Nos. 2350-58, reset doors, etc.; cost, \$1,000; owner, Luigi Nioiuviri, 130 Sackman st; architects, Farber & Nurick, 1028 Gates av. Plan No. 2787.

POWELL ST., e s, 150 n Sutter av, new post, etc.; cost, \$75; owner, Barush Heischnov, 241 Powell st; architect, Louis Danancher & Co., 7 Glenmore av. Plan No. 2798.

PACIFIC ST., s s, 303 w Carlton av, remove shed, etc.; cost, \$25; owner, Anthony Weber, 706 Carlton av; architect, B. Trokten, 415 7th av. Plan No. 2790.

WEST ST., s w cor Java st, remove coping, etc.; cost, \$20,000; owner, Samuel Weisglass, on premises; architects, Shampam & Shampam, 772 Broadway. Plan No. 2795.

SOUTH 3D ST., No. 231, new plumbing, etc.; cost, \$100; owner, Dr. Jos. Engle, 198 South 9th st; architect, Thos. F. McEnney, 153 Division av. Plan No. 2781.

BAY 12TH ST., w s, 335 s 86th st, new extensions, 9x7.9; cost, \$300; owner, Ernest Loring, Bay 12th st and 86th st; architect, Chas. Schubert, 13th av and 86th st. Plan No. 2791.

40TH ST., s s, 20 East 12th av, remove store front, etc.; cost, \$300; owner, Marcus Shechter, 28 Clinton st; architect, Samuel Goodstein, 1168 45th st. Plan No. 2789.

ATLANTIC AV., No. 369, new plumbing; cost, \$35; owner, M. Comings, 1114 Park pl; architect, Jas. Sweeney, 407 Atlantic av. Plan No. 2793.

BELMONT AV., s w cor Osborn st, interior alteration; cost, \$100; owner, Harry Berman, 207 Christopher av; architect, Otto C. Infanger, 2634 Atlantic av. Plan No. 2779.

BEDFORD AV., Nos. 904-908, alter windows; cost, \$500; owner, Cong Beth Jehuda, 904 Bedford av; architects, Shampam & Shampam, 772 Broadway. Plan No. 2796.

SNEDIKER AV., No. 286, interior alteration; cost, \$200; owner, Jos. Scheman, 27 West 15th st; architects, Cohn Bros., 361 Stone av. Plan No. 2788.

3D AV., e s, 29.4 s 79th st, new extension, 20x90; cost, \$3,000; owners, Peterson Bros., 7902 3d av; architect, Harry Rocker, 9109 4th av. Plan No. 2775.

5TH AV., No. 496, new electric sign, etc.; cost, \$150; owner, Hattie Cohen, on premises; architect, Strauss Co., 442 West 42d st. Plan No. 2778.

CRESCENT ST., e s, 322.6 n Atlantic av, new plumbing, etc.; cost, \$200; owner, Geo. Stelar, 269 Crescent st; architect, as above. Plan No. 2814.

HARMON ST., n s, 80 w Central av, new extension, 13.8x13; cost, \$800; owner, Sam Bower, 117 Harmon st; architect, as above. Plan No. 2808.

HUMBOLDT ST., No. 270, new skylight, etc.; cost, \$75; owner, Antonio Melchionda, on premises; architect, as above. Plan No. 2824.

SKILLMAN ST., No. 149, new store front, etc.; cost, \$300; owner, Vincenzo Deturzo, on premises; architect, Chas. P. Cannella, 60 Graham av. Plan No. 2823.

DE KALB AV., No. 981, new interior alterations; cost, \$100; owner, Jos. Waldier, 341 Ashford st; architect, as above. Plan No. 2813.

UNION ST., No. 111, rebuild brick pier, etc.; cost, \$100; owner, Henry Immerschild, 137 Adelphi st; architect, W. J. Conway, 400 Union st. Plan No. 2819.

54TH ST., n s, 260 e 13th av, new plumbing; cost, \$85; owner, Danl. Donovan, 1335 54th st; architect, David MacDonald, 1314 59th st. Plan No. 2817.

69TH ST., s w cor 14th av, new plumbing, etc.; cost, \$140; owner, Thos. J. Fay, 6900 14th av; architect, John J. Dunn, 74th st & 15th av. Plan No. 2822.

BROADWAY, s e cor Putnam av, new extension, 25x35; cost, \$5,000; owner, Max Horr, on premises; architect, as above. Plan No. 2809.

CENTRAL AV., e s, 45 n Gates av, new extension, 20x25; cost, \$1,000; owner, Fritz Seckler, 361 Central av; architect, Louis Allmendinger, 926 Broadway. Plan No. 2807.

CLASSON AV., No. 131, new stone front, etc.; cost, \$75; owner, Francisco Parone, on premises; architect, Chas. P. Cannella, 60 Graham av. Plan No. 2827.

FLATBUSH AV., No. 1320, new interior alterations; cost, \$5,000; owner, Saranac Realty Co., 194 Broadway; architect, H. Gilvary, 341 6th st. Plan No. 2829.

GLENMORE AV., n s, 100 e Jerome st, alter doors, etc.; cost, \$500; owner, Edw. J. Schmidt, 641 Glenmore av; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 2812.

JOHNSON AV., s s, 225 e Manhattan av, enlarge doorway, etc.; cost, \$250; owner, Rachel Eig, 150 Johnson av; architect, Hy. Vollwerber, 696 Bushwick av. Plan No. 2810.

MARLBOROUGH RD., w s, 350 s Albemarle rd, new plumbing, etc.; cost, \$75; owner, Mabel Glover, 184 Marlborough rd; architect, Wm. A. Smith, 341 6th st. Plan No. 2828.

Geo. A. Fuller Company

Fireproof Building Construction

OFFICES:

New York	Baltimore
Boston	Washington
Philadelphia	Chicago
Chattanooga	Detroit
Kansas City	Milwaukee
Montreal, Canada	Atlanta
Winnipeg, Canada	Toronto, Can.

DENNIS G. BRUSSEL ELECTRICAL Engineering and Construction

Electric Work Carefully In-
stalled Under a Guarantee.

WIRING and APPARATUS

39-41 WEST 38th STREET, N. Y.

Telephones, 189-190 Greeley

JAMES F. EGAN Builder and General Contractor

162 WEST 20th STREET
Telephone, Chelsea 7490-1

Residential and Business
Property Improved

WHITNEY-STEEN CO. ENGINEERS CONTRACTORS & BUILDERS 1 LIBERTY STREET, N. Y. NEW YORK, HARTFORD, SALT LAKE, DENVER

Telephone, 2575 Madison Sq.

Grant Contracting Co. BUILDERS AND GENERAL CONTRACTORS 1123 BROADWAY NEW YORK

NORMAN AV, s s, 95 w Lorimer st, new extension, 22.2x22.1; cost, \$2,500; owner, Sam Wandell, 62 Norman av; architect, Louis Allmendinger, 926 Broadway. Plan No. 2806.

4TH AV, n e cor 27th st, new store front etc.; cost, \$200; owner, M. Stanski, on premises; architect, S. Helprin, 4910 3d av. Plan No. 2804.

COLUMBIA HEIGHTS, e s, 218.6 s Clark st, new plumbing, etc.; cost, \$900; owner, Est. of E. M. Sheppard, 25 Broad st; architects, Hewitt & Bottomley, 527 5th av, N. Y. Plan No. 2802.

LUNA PARK, 500 n Surf av, alter board walk, etc.; cost, \$650; owner and architect, Luna Amusement Co., on premises. Plan No. 2830.

LUNA PARK, n e end lake, remove towers, etc.; cost, \$250; owner and architect, as above. Plan No. 2831.

MESEROLE ST, s s, cor Sutton av, five new brick condenser tanks, 32x42; cost, \$20,000; owner, Standard Oil Co., 26 Broadway; architect, F. L. R. Sweet, 1074 Prospect pl. Plan No. 2782.

SAME PROPERTY, ten new brick crude oil stills (in piers), 39.6x50; cost, \$35,000; owner and architect, as above. Plan No. 2783.

PROSPECT ST, No. 143, 1-sty brick sitting room, 17.10x32.6, tin roof; cost, \$950; owner, Thos. McLaughlin, 121 Bridge st; architect, Graham M. Polley, 1510 Fulton st. Plan No. 2774.

RUTLAND RD, No. 254, 1-sty frame garage, 14x18, shingle roof; cost, \$400; owner, M. L. North, on premises; architect, R. T. Schaefer, 1522 Flatbush av. Plan No. 2792.

ST. JOHNS PL, s s, 138 w Underhill av, 4-sty brick tenement, 44.8x92, tin roof, 16 families; cost, \$25,000; owner, Prosar Realty Co., 177 7th av; architects, Cohn Bros., 361 Stone av. Plan No. 2761.

ST. JOHNS PL, s s, 96.4 w Underhill av, four 4-sty brick tenements, 41.8x97.6, tin roof, 16 families each; total cost, \$100,000; owner and architect, as above. Plan No. 2762.

ST. JOHNS PL, s s, 49.4 w Underhill av, 4-sty brick tenement, 47x60, tin roof, 9 families; cost, \$15,000; owner, Prosar Realty Co., 177 7th av; architects, Cohn Bros., 361 Stone av. Plan No. 2764.

EAST 15TH ST, e s, 100 n Av J, four 2-sty brick dwellings, 20x36, tar and gravel roof, 1 family each; total cost, \$14,000; owner, John S. Dahl, 70 East 5th st; architect, John C. Wandell, 415 Court sq. Plan No. 2800.

60TH ST, n s, 70.1 w Ft. Hamilton av, four 4-sty brick tenements, 25x72, tin roof, 8 families each; total cost, \$40,000; owner, J. J. Rosenstein, 589 3d av; architects, Eisenla & Carlson, 3d av and 51st st. Plan No. 2747.

73D ST, w s, 313.6 e 2d av, 1-sty frame garage, 14x20, shingle roof; cost, \$750; owner, Hy. C. Grannerman, 238 55th st; architect, Carl H. De Leon, 120 Berkeley pl. Plan No. 2758.

79TH ST, s e cor 14th av, five 2-sty brick dwellings, 20x30, tar and gravel roof, 1 family each; total cost, \$15,000; owner, Jacob Kaiser, Bath av and 21st av; architect, C. Schubert, 13th av and 86th st. Plan No. 2735.

84TH ST, s s, 140 w 12th av, 1-sty frame tool house and garage, 12x18, rubberoid roof; cost, \$175; owner and architect, Cath. C. Phillips, 1150 84th st. Plan No. 2755.

DUMONT AV, n s, 20 e Elton st, 5 2-sty brick dwellings, 20x54, tin roof, 2 families each; total cost, \$25,000; owner, Milford Construction Co., 228 Milford st; architects, Cohn Bros., 361 Stone av. Plan No. 2763.

GLENMORE AV, n s, bet Essex and Shepherd sts, 1-sty frame shop, 30x20, paroid paper roof; cost, \$80; owner, E. M. Holland, 146 East 36th st; architect, Joseph Grego, 800 Vesta av. Plan No. 2768.

GRAVESEND AV, e s, 420 n Kings Highway, two 3-sty brick stores and dwellings, 16.8x55.5, tarpaper roof, 2 families each; total cost, \$12,000; owner and architect, Frederick Musty, 23 Park Row. Plan No. 2784.

LUNA PARK, 350 n Surf av, 1-sty brick tower, 12x12 (at base); cost, \$4,000; owner, Sea Beach Land Co., on premises; architect, R. S. Uzzell, 53 Pineapple st. Plan No. 2769.

Queens.

CORONA.—Locust st, s w cor Sycamore av, 3-sty frame extension on rear, 13x10, tin roof, interior repairs; cost, \$6,000; owner, Andrew Reuhl, 664 6th av, N. Y. C.; architect, A. Schoeller, Mulberry av, Corona. Plan No. 419.

JAMAICA.—Max Weber av, e s, 159 n Fulton st, 1-sty frame extension on rear, 8x9, other repairs; cost, \$250; owner, F. L. Ferguson, 354 Fulton st, Jamaica; architect, R. Armstrong, Park av, Jamaica. Plan No. 420.

RICHMOND HILL.—Grant st, w s, 200 s Broadway, erect rear piazza, 21x5, tin roof; cost, \$75; owner, Mr. Pollack, premises. Plan No. 421.

LONG ISLAND CITY.—Broadway, n s, 72 e Steinway av, repair bay window; cost, \$50; owner, George Wulff, 517 Broadway, L. I. C. Plan No. 422.

MIDDLE VILLAGE.—Metropolitan av, No. 1776, 1-sty frame extension on front, 10x6, tin roof; cost, \$150; owner, Henry Arzberger, 1683 Metropolitan av, Middle Village. Plan No. 423.

ROCKAWAY BEACH.—Boulevard, No. 260, 1-sty frame extension on rear, 18x24, slag roof; cost, \$150; owner, William Gulda, Richmond Hill. Plan No. 424.

FLUSHING.—Prospect av, No. 3, erect two dormer windows; cost, \$50; owner, A. G. Doremus, premises. Plan No. 425.

LONG ISLAND CITY.—Court st, s e cor Anabel st, general interior alterations to Queens County Jail; cost, \$6,000; owner, City of New York, 280 Broadway, N. Y. C.; architect, Oliver Hardgrove, 432 Hopkins av, L. I. C. Plan No. 426.



Stewart Speedometer's word is good in court

When the judge fines you more than the cost of the Stewart, it's too late to discover that you chose the wrong speedometer.

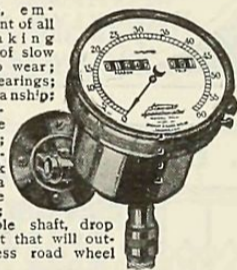
The Stewart can't tell a lie; it isn't built that way.

It represents maximum efficiency in speedometers. Other makes may cost more, not because they are better than the Stewart, but because their manufacturers make less of them.

You pay for all the business they don't do, when you pay more than the price of the Stewart Speedometer.

Four out of every five speedometers in use are Stewarts.

Magnetic principle, employed in 85 per cent of all speedometers, making possible the use of slow moving parts; no wear; ball and jewel bearings; beautiful workmanship; remarkably accurate; 100,000-mile season odometer; 100-mile trip register, can be set back to any tenth of a mile; positive drive; no springs; unbreakable flexible shaft, drop forged swivel joint that will outwear car; noiseless road wheel gears.



Speedometer Guaranteed for Five Years
Speedometers, \$15 to \$30
Rim Wind Clock Combinations, \$45 to \$70

Write for handsome 1912 catalog telling you why in our big factory we can make the best speedometer at the lowest price. WRITE TODAY

STEWART & CLARK MFG. CO.
1934 Diversey Boulevard, Chicago
Detroit, Chicago, San Francisco, New York,
Boston, Cleveland, Philadelphia, Kansas City,
Los Angeles, Minneapolis, Indianapolis,
London, Paris

LEAKY WALLS

WE ABSOLUTELY GUARANTEE to stop the seepage of rain, water and dampness through exterior walls. Our process is THE CHEAPEST and MOST EFFECTIVE. It has been used on some of the LARGEST BUILDINGS in the city. It does not disfigure the wall.

It Will Pay You To Give Us A Trial
SEND FOR ESTIMATES

WM. A. BURR & CO.
606 W. 110th ST., AT BROADWAY
Telephone 7715 River NEW YORK CITY

Barrett Specification Roofs

We are experts in laying roofs of coal tar pitch, tarred felt and gravel, slag or tile, and in the application of pitch and felt waterproofing for foundation and tunnel work.

Large "Barrett Specification Roof" Contracts a Specialty

BOOKLET ON REQUEST

Commonwealth Roofing Co.

17 BATTERY PLACE, N. Y.

LONG ISLAND CITY.—Vernon av, Nos. 169-171, repair fence; cost, \$25; owner, Rosenson & Rosemer, 115 Vernon av, L. I. C. Plan No. 427.

FAR ROCKAWAY.—Clinton st, w s, 100 w Union st, remove present roof and erect new fireproof roof and other interior repairs; cost, \$5,200; occupied as electric power house; owner, Queens Borough Gas & Electric Co., Far Rockaway; architect, Charles E. Stanton, 124 West 45th st, N. Y. C. Plan No. 428.

UNION COURSE.—Drew av, No. 64, interior alterations; cost, \$150; owner, Fred Tridge, premises. Plan No. 429.

JAMAICA.—Prospect av, No. 176, 2-sty frame extension on rear, 22x30, tin roof, new plumbing; cost, \$650; owner, Joseph Pupino, premises; architect, J. Canning, 187 Union Hall st, Jamaica. Plan No. 430.

JAMAICA.—Cumberland st, s s, 20 E Prospect st, erect storm shed on rear; cost, \$50; owner, Mrs. Ethel Stearns, premises. Plan No. 431.

ROCKAWAY BEACH.—Oceanus av, w s, 156 n Boulevard, 1-sty frame extension on rear, 12x14, shingle roof; cost, \$200; owner, Henrietta Snyder, 33 North Oceanus av, Rockaway Beach. Plan No. 432.

WINFIELD.—Henry st, s s, 100 w Flisk av, raise dwelling and erect new foundation; cost, \$150; owner, Frank Bienwish, Henry st, Winfield. Plan No. 433.

WINFIELD.—Henry st, s s, 125 w Flisk av, raise dwelling and erect new foundation; cost, \$150; owner, Joseph Madleck, Henry st, Winfield. Plan No. 434.

LONG ISLAND CITY.—3d st, s w cor West st, general alteration and repairs; cost, \$200 (Express office); owner, L. I. R. R. Co., Penn. Terminal, N. Y. C. Plan No. 435.

ROCKAWAY BEACH.—Ammerman av, n w cor Colonial av, erect new bay window; cost, \$150; owner, Waldman, Colonial Hall, Rockaway Beach. Plan No. 410.

MASPETH.—Jefferson av, w s, 300 n Grand st, 1-sty extension on rear, 18x12, composition roof; cost, \$350; owner, K. Ormas, 16 Jefferson av, Maspeth; architect, Jos. Zweitzki, 60 Remsen pl, Maspeth. Plan No. 411.

NORTH BEACH.—Bowery Bay rd, s s, 75 w Maple pl, 1-sty frame extension on rear, 16x16, gravel roof (restaurant); cost, \$300; owner, Bowery Bay Building Co., 109 East 14th st, N. Y. C. Plan No. 413.

FAR ROCKAWAY.—Mott av, w s, 25 n Central av, remove store front and rebuild new one; cost, \$300; owner, William Tynam, Far Rockaway. Plan No. 412.

ROCKAWAY BEACH.—Boulevard, No. 520, erect new steel electric sign; cost, \$20; owner, David Isenberg, Rockaway Beach. Plan No. 414.

JAMAICA.—Union av, No. 48, 1-sty frame extension on rear and erect new stone foundation; cost, \$300; owner, William B. Talher, premises. Plan No. 415.

COLLEGE POINT.—East Boulevard, e s, 300 s Av C, erect new foundation; cost, \$50; owner, Joseph Dingtryshryn, premises. Plan No. 416.

RIDGEWOOD.—Slocum st, w s, 150 s Woodbine st, erect stone foundation; cost, \$200; owner, William Moule, premises. Plan No. 436.

FLUSHING.—No. Hempstead Tpke, s s, 150 e Lawrence st, 1-sty frame extension on rear, 17x18, tin roof; cost, \$150; owner, Mrs. Johanna Reid, premises. Plan No. 437.

FLUSHING.—Broadway, s w cor 14th st, 1-sty frame extension on rear, 11x37, paer roof; cost, \$200; owner, James Segar, premises; architect, Walter R. Barts, 50 Washington st, Flushing. Plan No. 438.

CORONA.—John st, w s, 280 n Jackson av, 1-sty frame extension on rear, 13x19, tin roof; cost, \$500; owner, Emslie Banharst, 17 John st, Corona; architect, H. Faint, 61 39th st, Corona. Plan No. 439.

BROOKLYN HILLS.—North st, s s, 225 w Cypress av, remove store front and erect frame front; cost, \$100; owner, Francis Jazet, 1703 Broadway. Plan No. 440.

MASPETH.—Flushing av, s w cor Fresh Pond rd, erect new stone foundation and move 2½-sty dwelling thereon; cost, \$700; owner, Cord Meyer Co., Elmhurst. Plan No. 441.

FLUSHING.—Amity st, s s, 100 e Percy st, extension on porch; cost, \$100; owner, G. S. Noe, Park and Lincoln st, Corona. Plan No. 442.

JAMAICA.—Union av, e s, 162 n Fulton st, install freight and passenger elevators; cost given in original application; owner, Jamaica Gas Light Co., Jamaica; builders, Burnak Elevator Co., 216 Fulton st, Brooklyn. Plan No. 443-444.

ROCKAWAY BEACH.—Brandreth av, w s, 135 s Boulevard, erect storm shed on side; cost, \$150; owner, Herschman Bleir Co., Rockaway Beach. Plan No. 445.

Richmond.

CANAL ST, n s, 300 w Wright st, Stapleton, alter mg; cost, \$1,000; owners, Rubsam & Horrman Brewing Co., Stapleton; builders, Hy. Spruck & Son, Stapleton. Plan No. 146.

COLUMBIA ST, n s, 200 w Post av, New Brighton, alter dwelling; cost, \$275; owner, Mrs. E. L. Crawford; builder, Wm. A. Pearson. Plan No. 148.

MAIN ST, e s, 200 s Chestnut av, Tottenville, 2-sty frame addition to store and dwelling; cost, \$150; owner, P. Booth, 201 Main st; builders, Deput & Jensen, 249 Fisher av. Plan No. 141.

MAIN ST, w s, 20 n R. R., Tottenville, alter barn; cost, \$200; owner, Rubsam & Horrman Brewing Co., Stapleton. Plan No. 142.

CRESCENT AV, n s, 261 e Westervelt av, New Brighton, alter dwelling; cost, \$300; owner, M. Hagland; builder, Fred Hagland. Plan No. 147.

Gnybco

(COPYRIGHT APPLIED FOR)

THE BRICK you use may stand the test of FROST, FIRE and TIME.

But Why Not Be SURE of your brick and SURE of your building?

GNYBCO BRANDS never fail, because they REPRESENT THE ACME OF COMMON BRICK MANUFACTURE.

GREATER NEW YORK BRICK CO.

Sellers of Gnybco Brands
Phone, Murray Hill, 761 103 Park Ave.

WILLIAM A. HAASE Plumbing Contractor

1513 SECOND AVE.

Tel. Call, 2932-79th St. NEW YORK, N. Y.

ATLANTA CONTRACTING CO. Excavating, Dirt and Rubbish Removed

Sand, Gravel and Broken Stone. Filling Material. COAL AND WOOD. All kinds of Trucking Horses and Wagons To Hire.
230 East 42d Street NEW YORK
Telephone, 846 Murray Hill

Telephone, 3533 Williamsburgh

EASTERN FIRE-PROOF SASH, DOOR AND CORNICE CO.

Fire-Proof Doors, Window Frames and Sash covered with Kalamein Iron, Brass or Copper BOARD OF FIRE UNDERWRITERS DOORS Doublesliding Elevator and Dumbwaiter Doors 109-111 COOK STREET, BROOKLYN, N. Y.

WOODBURY GRANITE COMPANY

Woodbury Granite

Hardwick White Granite

General Manager Main Office:
GEO. H. BICKFORD HARDWICK, VT.
New York Office: 1 MADISON AVE.
Pittsburg Office: 1101 FARMER'S BANK BLDG.

THE NEW JERSEY TERRA COTTA CO.

K. MATHIASSEN, President

ARCHITECTURAL TERRA-COTTA
Tel. 3903-4 Cort. Singer Bldg., 149 Broadway

RONALD TAYLOR

Granolithic and Asphalt Pavements "TAYLORITE" FLOORING

Office and Factory, 520 East 20th Street
Telephone, 4 Gramercy NEW YORK

CARTER, BLACK & AYERS

FRONT BRICKS, ENAMELED BRICKS

Architectural Terra Cotta Fireproofing, Roofing Tiles
Telephone 7613-7614 Madison Sq. 1182 Broadway, N. Y.

A. KLABER & SON MARBLE WORKS

211 VERNON AVENUE, Foot of 11th Street
LONG ISLAND CITY, N. Y.
Telephone, 1895 Hunters Point

HENRY MAURER & SON

Manufacturers of EVERY DESCRIPTION
Fireproof Building Materials
Hollow Brick made of Clay for Flat Arches, Partitions, Furring, Etc., Porous Terra Cotta, Fire Brick, Etc.

Office and Depot, 420 E. 23d STREET
Works, Maurer, N. J. NEW YORK

HENRY MILES & SONS

MANTELS, FIREPLACES, TILES
2073 and 2075 FULTON ST.
Tel. 256 East New York BROOKLYN

BURWAK ELEVATOR COMPANY

Elevators and Dumbwaiters of every description
ELEVATORS
Phone, 8463 Cort. 216 FULTON STREET

JOHNSON BROTHERS
LUMBER
SPRUCE and YELLOW PINE
TIMBER
45 Classon Ave.
NEAR FLUSHING AVE.
BROOKLYN, N. Y.
PHONE 3503 WMSBG.

A. BATAILLE & CO.

MANUFACTURERS OF
Elevator Enclosures

Patent Folding Gates, Wire and Grill Work, in Brass, Bronze and Iron, Bank and Office Railings

587 Hudson St., New York
Ross Bldg., Cor. Bank St.

Tel. 891 Chelsea WINE BOTTLE RACKS

Rapp Construction Co.

PATENT FIREPROOF
FLOOR ARCHES

Tel. 1868 Lenox 301 E. 94th Street

COLLINS, LAVERY & CO.

LUMBER AND TIMBER

Comb Grain Y. P. Flooring a Specialty

New York Office Yards
32 Cortlandt Street Jersey City
Tel. 5454 Cort. Tel. 1180 Bergen

JAEGER LUMBER CO. LUMBER and TIMBER

YARDS AND OFFICE

Chapman Docks, 1105 Metropolitan Ave.
Tel. 5551 Wmsbg. BROOKLYN, N. Y.

WM. H. OLIVER

Late Hobbs & Oliver
Established 1846

PLAIN and DECORATIVE **Painting**

Paper Hangings and Interior Decorations
104 and 106 UNIVERSITY PL., NEW YORK
Telephone, 833 Stuyvesant

Personal and Trade Notes.

JOHN LOWRY, JR., builder, formerly of 160 5th av., moved on April 27 to 235 5th av. The steady growth and development of Mr. Lowry's business has caused him to seek larger and better quarters.

WILLIAM NEIL SMITH, architect, has moved from 20 West 33d st to 1 East 47th st.

THE VEIT MANUFACTURING CO. and Bankers Building Bureau, formerly of 33 East 27th st., has moved to 103 East 19th st.

JAMES W. O'CONNOR, architect, and Satterlee & Boyd, architects, formerly of 1123 Broadway have moved to 3 West 29th st.

LOUIS E. KLEBAN, builder, formerly of 1130 Union av., The Bronx, has moved to 1116 Jackson av.

S. MORRELL HIRSH, broker, formerly of 115 Broadway, has moved to 135 Broadway.

MORRIS ROTHBERG has severed his connection with the Drescher-Rothberg Co., manufacturers of gas and electric fixtures, 2336 3d av., near 127th st., New York.

THE MAHNKEN BUILDING MATERIAL CO. has moved its offices from 1091 Grand street, Newtown Creek, to the Corn Exchange Bank Building, 957 Broadway, corner of Myrtle av., Brooklyn, and occupies one-half of the top floor of this building, which is easy of access and convenient to the trade.

THE KREISCHER BRICK MFG. CO., formerly of 119 East 23d st., has moved to 131 East 23d st., cor Lexington av.

CHARLES FASH, formerly of 190 7th av., near 21st st., has moved his plumbing and heating business to 163 West 20th st., near 7th av. Telephone Chelsea 1352.

CHARLES F. MILLER, formerly of V. J. Hedden & Sons Co., builders, announces his connection with the Harriman Industrial Corporation, general contractors and builders, at Harriman, N. Y.

G. GOUVERNEUR ASHLEY, architect, has opened an office at 207 Market st., Newark (telephone 2809 Market), and desires catalogues. Just at present he wants information regarding water-plant installations for country estates.

EDWARD G. CONNETTE, who recently resigned as transportation engineer of the P. S. Commission, a position which he occupied for two years and a half, has accepted a position as vice-president of the International Traction Co. of Buffalo. His place on the staff of the commission has not yet been filled.

Government Work.

Bids opened April 22 by the Commissioner of Indian Affairs, Washington, D. C., for the construction of a brick hospital building at the Moqui Indian School, Ariz., have been rejected.

WASHINGTON, D. C.—Sealed proposals will be received until May 31 for furnishing safes for six buildings. For further information address James Knox Taylor, supervising architect, Washington, D. C.

GLOUCESTER, N. J.—The Commissioner of the Immigration Service, Washington, D. C., has awarded the contract for constructing a pier for the Philadelphia immigration station, Gloucester, N. J., to Edward F. Ponder, of Philadelphia, Pa.

McKINNEY, TEX.—The contract for installing mechanical equipment in the U. S. postoffice at McKinney, Tex., has been awarded to the Newport Contracting & Engineering Co., Newport News, Va., at \$8,368.

WEST POINT, MISS.—Sealed proposals will be received until May 25 for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring, and interior lighting fixtures) of the United States postoffice at West Point, Miss. The building to be 1-sty and basement, approximately 4,160 sq. ft. ground area, brick faced, with stone and terra cotta trimming and tile roof. Copies of drawings and specifications may be obtained from the office of the custodian of the site at West Point, Miss., or at the office of the supervising architect, James Knox Taylor, Washington, D. C.

WESTFIELD, MASS.—Sealed proposals will be received until May 27 for the construction, complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring, and lighting fixtures), of the United States postoffice at Westfield, Mass. The building is 1-sty and basement and has a ground area of 4,350 sq. ft.; fireproof construction, except roof; stone and granite facings. Drawings and specifications may be obtained from the custodian of site at Westfield, Mass., or at the office of the supervising architect, James Knox Taylor, Washington, D. C.

NEWPORT, R. I.—Proposals for renewal of water piping will be received at the Bureau of Yards and Docks, Navy Department, Washington, D. C., until May 25 for renewal of water piping in barracks A at the naval training station, Newport, R. I. Plans and specifications can be obtained on application to the bureau or to the commandant of the naval station named, H. R. Stanford, chief of bureau.

BUFFALO, N. Y.—Sealed proposals for furnishing and constructing a Strauss Bascule steel bridge with concrete pier and abutments across Black Rock Harbor at Ferry street, Buffalo, N. Y., will be received until May 20. J. G. Warren, colonel, engineers.

—A recommendation is before the Board of Estimate for the purchase by the city of the plants of all the private water supply companies in Queens. It is said that a majority of the members of the board are inclined to act favorably on the recommendation.

BERGER'S METAL CEILINGS
S. E. CORNER 11th AVENUE AND 22d STREET
Telephone, 1409 Chelsea
152d Street East of Third Ave.
Telephone, 2853 Melrose
BERGER'S METAL LATH

CANTON STEEL CEILING CO.
STEEL CEILINGS LATH FURNITURE
N.W. Cor. 25th St. and 11th Ave.
NEW YORK CITY
Telephone Chelsea 1057

METAL CEILINGS
Some Exceptional Patterns Especially Adapted for Residences
STEEL TILING
For Bathrooms, Kitchens, Shafts, Etc.
Northrop, Coburn & Dodge Co.
Tel. 1481 Beekman 40 CHERRY ST.

IRON FOUNDRY PATTERN SHOP
Brooklyn Vault Light Co.
Manufacturers of
VAULT LIGHTS, SKYLIGHTS
and Patent Light Work of Every Description
270 MONITOR STREET
Telephone Connection BROOKLYN


VOIGTMANN FIREPROOF WINDOWS
Manufactured by
S. H. Pomeroy Co., Inc.
427 W. 13th STREET
Successors to Voigtman & Co., N. Y.

A. C. CHESLEY CO.
MANUFACTURERS OF
The Champion Fire Proof Door
Kalamein Work of All Kinds
277 RIDER AVENUE NEW YORK

GET OUR ESTIMATE ON
TILING ALL KINDS
KINGS COUNTY TILE CO.
WM. W. HENRY, Prop.
720 WYTHE AVENUE, BROOKLYN, N. Y.

PETER SINNOTT
Steam and Hot Water Engineer
Telephone OFFICE
3531 Melrose 967 EAST 165th STREET

ACME METAL CEILING CO.
2295 Second Avenue Near 118th Street
Brooklyn Branch, 871 Flushing Ave., near Broadway


QUALITY
In Portland Cement the four component parts of Quality are: Strength, Fineness, Uniformity of Setting Time and Color.
LEHIGH Portland Cement possesses each of these necessary components in exactly the right proportion.
This means that LEHIGH Portland Cement is always dependable and uniform and accounts for its use on many of the big construction enterprises under way today.
As a matter of fact Lehigh Quality Sets the Standard
Lehigh Portland Cement Company
261 BROADWAY
NEW YORK

KNICKERBOCKER BLUE PRINT COMPANY
Removed to
No. 2 East 42nd Street
Telephone Bryant 5929

Reliance Blue Print Co.
Our Factory is Equipped with the Latest Type of Electrical Machinery which Enables us to Turn Out the Most Perfect BLUE AND BLACK PRINTS Day or Night
Phone 7946 Madison Sq. 373 Fourth Ave.

G. O. MAILLOUX - C. E. KNOX
CONSULTING ELECTRICAL ENGINEERS
90 WEST STREET, NEW YORK

9 Greenspan, Augusta & Max Goldberg —J Rabinowitz96.53	8 Klein, Bernard & David Greenbaum —Sun Ins Co of New Orleanscosts 68.13	8 Mackell, Peter F—Central Consumers Wine & Liquor Co157.17
9 Goldberg, Abr & Chas—D H Kurtz et al93.71	8 Klein, Bernard & David Greenbaum —North British & Mercantile Ins Cocosts 68.13	8 Mezzanotte, August P—N Y Edison Co10.79
10 Graham, Margaret—Revillon Freres85.73	8 same—Virginia Fire & Marine Ins Co68.13	8 Mackel, Adolph—City of N Y56.04
10 Graffagnina, Gioachino—Standard Computing Sales Co102.01	8 same—Atlas Assurance Co Ltd of London, Engcosts 68.13	8 Miller, Albert—same60.43
10 Gottlieb, Leon—Cleveland Faucet Co429.41	8 Kupshik, Adele & Leon—E L Brady & Co200.31	8 Marcus, Saml M—Pennsylvania Soap Co136.69
10 Gray, Jas A Jr—Buckingham Hotel Co162.93	8 Klein, Bernard & David Greenbaum —Hamilton Fire Ins Co of N Ycosts 68.13	8 McAllister, Jas—same60.43
10 Giannattasio, Chas—Rochell Roof- ing Co99.90	9 Kantrowitz, Hadassa—Sheffield Farms Slawson Decker Co31.14	8 Meloni, Katharyne—City of N Y23.82
10 Grossman, Isaac & Rosie—State Bank679.00	9 Kellogg, Clara L—J W Chapman217.65	8 Morse, Chas W—W G McKinley et alcosts 10.50
10 same—same678.37	9 Klostow, Felix—A H Joline et alcosts 75.50	8 Manning, Parker J—B F Carlock392.33
10 Glenn, Chas—N Y Flexible Wood Flooring Co1,471.73	9 Katz, Saml A—J Frenken171.87	8 McIntyre, Jno F—B L Peckcosts 92.12
10 Gapp, Walther—T Metzler53.41	9 Kantor, Geo & Frank C Smith*16.92	9 McDermott, Jos—Equitable Trust Co of N Y87.09
10 Greenberg, Sol—H Canter112.91	9 Kaiser, Alex—N Y Edison Co34.57	9 McDonald, Kath & Jas E exrs—D A Doyle36.91
10 Grass, Philip—R Lewitus115.91	9 Kirchner, Alfred—M Munson74.41	9 McNulty, Patk J—City of N Ycosts 108.05
10 Goodspeed, Benj F—M Cohen137.22	9 Kojan, Chas L—L Hyman319.28	9 McLaughlin, Anna—Fredk Loeser & Co581.96
4 Hadermann, Herman—T Sauer568.28	9 Kerby, Wm, Alonzo H Magee Co & Alonzo H Magee—U S Gauge Co295.99	9 Meyer, Jacob B—A H Joline et alcosts 74.00
4 Hobbs, Mary—W S S Bainbridge90.41	9 Kidwell, Walter L—Monetary Prop- erty Co35.06	9 Morrison, Chas W—P Hornig1,503.73
4 Harlan, Edw M & Fannie Gutman— Northern Bank of N Y2,304.41	10 Kuhn, Chas E—J Brodie67.11	9 Mabe, Adolphus C—E F Bushnell et al298.93
6 Hoffman, Cath—A A King219.65	10 Kahn, Harris—J A Geissenhaimer et al4,608.45	9 Morreale, Constantine—People & & Co112.15
6 Horst, Wm H exr—City of N Y30.21	10 Kraus, August—Barrett Mfg Co41.17	9 Marks, Gertrude—S Nevick121.00
6 Haas, Arthur—E Heller & Co230.31	10 Klugman, Aaron—J A Segal63.16	9 Morrison, Aaron—M J Aronson83.47
6 Hall, Louis R—Guardian Trust Co of N Y7,678.44	10 Kunz, Martin & Jos Block—P Lesser et al146.08	9 McDonald, Nathan—Colonial Trading Co299.52
6 Hoffman, Meyer & Isaac—Raisler Heating Co1,316.44	4 Latham, Fredk G—G W Warren130.03	9 McDonald, Chas W & Philip J Barry —J B Malatesta195.63
6 Haage, Gustavus A—Kennedy Valve Mfg Co105.27	4 Lyons, Danl J—A Kohn121.81	10 Markowits, Nathan—Natl Meter Co12.41
6 Hammett, Wm A admr—A H Joline et alcosts, 118.33	4 Lind, Olof—W A Martin308.21	10 Meinicke, Harry R—V J Pursell645.53
6 Hochman, Solomon, Julius Hoch- man & Philip Goldfarb—M Alster113.37	4 Lindenbaum, Wm & Yetta—C J Stein- berg67.12	10 McMurray, Robt T—L Herrman et al511.65
6 Hergenham, Albert—H Freeman371.37	4 Laython, Mabel & Jacob Schorr— People & Co500.00	10 same—same113.50
6 Hamburger, Robt—City of N Y47.72	6 Lustig, Louis—A Smith350.55	10 McNamara, Wm F—M Klaas52.67
7 Hoemmann, Amanda—E Beer194.41	6 Lelong, Jno—P Nietschke154.81	10 McManus, Jas J—J Brodie56.95
7 Hoffman, Sophie—Beacon Falls Rub- ber Shoe Co of N Y173.49	6 Leovy, Mortimer F—W Siegrist1,079.36	10 Messiter, M F—same67.52
7 Healy, Timothy D—N Y Tel Co76.60	6 Lewy, Edw—Pennsylvania R R Co124.87	10 McManus, Martin—same56.95
7 Hughes, Jno L—H H Palmer et al84.81	7 Levy, Morris & Harry—A Masiacosts 108.59	10 Morse, Roy B—same89.32
7 Handwerker, Wm H—J M Blumberg223.06	7 Lustig, Seligman—L M Meyer24.41	10 McAvoy, Edw A—same53.15
8 Heron, Ethel W—N Y Edison Co11.68	7 Lovatt, Wm G—Mathushek & Son Pi- ano Cocosts 32.78	10 Moran, Ellen—N Y & N J Brick Co47.24
8 Hoag, Adeline K or Lena—M Rosen- thal100.65	7 Lyman, Edw A—T B Boyd26.41	10 Mullen, Eliz G—Cuba Cigar Co504.73
8 Holmes, Grace S—A Thain et alcosts 87.70	7 Levy, Arthur—S Teitler1,337.18	10 Muller, Chas A—E Fiske263.71
8 Hemmerich, Anna by gdn—Union Dime Svgs Instncosts 106.85	8 Levine, Bessie—A Pardi Tile Co668.89	10 Muller, Josephine—A Oltmann578.65
8 Hunt, Jno T—City of N Y227.19	8 Lehey, Patk—N Y Edison Co21.70	10 Marshall, Katie M H—J T Brundage1,236.05
8 Husted, Henry—same37.51	8 Lindenauer, Louis J & Nathan Gre- bel—N Y Edison Co21.79	10 Meisner, Lydia—A O Wardwell75.01
8 Hollinshead, Chas T or Chas T Holl- ingshead—same227.19	8 Link, Philip P—City of N Y25.79	10 McMahon, Patk J—J Creelman et alcosts 28.60
8 Hirsch, Harvey A—H L Van Praag2,826.37	8 Linch, Geo W recr—I Gewirtz279.16	10 Muller, Richd—Hannis Distilling Co98.09
8 Harris, Isaac & Max Blanck—H B Clafin Co227.41	8 Lawn, Saml—S Lawn889.67	10 Miller, Thompson W—E Badt555.16
8 Hannah, Neil & Lillie—F Vazzana59.41	8 Lifschitz, Nathan & Saml Dorfman— S Ershowsky208.85	6 Norwalk, Abr J or Joseph Norwalk— R Eppstein et al80.76
8 Hayden, Mary F & Ella C Cherry— European American Bk1,781.52	9 Lofrano, Tony—N Y Edison Co13.48	7 Nathan, Wolf—N Y Tel Co18.70
8 Heise, Augustus—F H Henry et al13,253.23	9 Lyon, Jas A—E J Gilligan340.67	7 Nautzin, Sigmund—Chicago Varnish Co60.04
8 Holly, I MacMunn—C F Cartwright36.91	9 Lipscher, Fredk—S Milch299.72	8 Newman, Walter G—T G Buck11,995.67
8 Hecht, Isaac—J Aronauer30.65	9 Livingston, Geo S & Nathan Turk— J Franken325.34	9 Nolan, Nora by gdn—City of N Ycosts 119.95
8 Horowitz, Jos—B Kramer234.47	9 Levy, Albert S & Jno W Gull*—N Y Edison Co10.15	9 Noyes, Chas B—Title Guarantee & Trust Co78.20
8 Horowitz, Jos—B Kramer27.72	9 Lofrano, Tony—same13.48	9 Neithardt, Augustus & Arthur—P M Busheld229.04
8 Harris, Aaron—S A Kors113.56	9 Lemdorf, Emil & Robt T De Long— People & Co1,000.00	10 Neuwirth, Henry C—N Sobel673.51
8 Haskel, Herman—Westchester Ave Bank271.73	9 La Grave, Sophie—L Hellingercosts 115.28	10 Neione, Abrams & Herman Sculnick —H Cohen et al114.91
9 Harlib, Harry—E Bahr et al42.32	9 Logie, Wilhelmina—M V Wright264.41	10 Nassberg, Morris—United Electric Light & Power Co16.40
9 Hamilton, Frank L—J C Klatzl105.71	9 Lowitz, Wm—Ecalow Co241.31	10 Nussenfeld, Isaac—D Rosenson30.91
9 Hopton, Harry W—Equitable Trust Co of N Y1,343.20	9 Luster, Abr—E Freund et al154.24	6 Ornstein, Morris A—G West et al232.28
9 Henriques, Alex F & Benj Hart*—F Pender302.66	10 Londina, Wm & Saverio Fallo— O'Brien Bros551.40	6 Orgel, Wolf—N Robinson293.81
9 Hirsch, Abr—L A Olsan121.31	10 Lowen, Chas H—A Heil376.57	6 Ornstein, Morris A—Reinhart Mitten Co335.11
9 Heller, Louis—K Sonnenschein54.60	10 Lande, Julius, Robt Ginsberg, Min- nie Lande, Jennie Wanderer & Hen- ry Burstein—14th St Bank231.85	7 Offenber, Adolph & Jno M Ruck— State Bank1,036.51
10 Hetherington, David H—J Brodie46.92	10 Langford, Nathaniel—A Simons116.81	7 Overbaugh, Jos C—H S Hathway83.54
10 Heynes, Lee—Diebold Safe & Lock Co73.01	10 Levin, Davis—samecosts 17.67	7 Ordonez, Manuel & Miguel—Hexter Stable Co190.94
-0 Houston, Alex—A F Kunepf48.41	10 Lack, Lsrail—M Freund et al50.91	7 Opolinsky, Fredk—City of N Y38.54
10 Havell, Geo L—A Moss166.81	10 Lyons, Robt T—Port Morris Roofing Co Inc60.66	7 O'Donnell, Jas H—N Y Tel Co43.50
10 Helfer, Isaac—R Stern1,492.82	10 Loud, Jno K—F A Hell et al30.32	8 O'Brien, Edward—N Y Edison Co20.73
10 Hevers, Jos—Thomas Ward Coal Cocosts 78.32	10 Lesso, Ludwig S—Wine Growers' Assn276.01	8 Oppenheimer, Moritz—Bachrach Nu- fer Co1,237.43
10 Heidenark, Wm J R—H K Mulford Co38.88	4 Mayer, Saml—McNulty Bros544.70	9 O'Connor, Thos—W Mayerson113.47
10 Horowitz, Morris—Saml Sheindel- man Co Inc311.62	6 Massimino, Jno—Northern Bank of N Y562.06	9 O'Day, Patk H—Gibson Iron Works Inc679.56
10 Haiduven, Edw S—E V Frothing- hamcosts 22.00	6 Menzel, G Ewald—F Myers668.08	9 O'Beirne, Mary—First Natl Bk of Cranbury, N J914.26
4 Jaffe, Isaac—T Newmark et al82.78	6 Miller, Lewis M—J Morris2,747.75	10 Osborn, Eugene A—W J Salomon21.11
4 James, Walter A—Harper & Bro68.81	6 Morton, Baxter—W E Hanna4,123.00	4 Peller, Lazar—Lipps Bros728.59
4 Jacobs, Abr—City of N Y320.90	6 Misnewitz, Irving M—D Hartman1.10	6 Pegas, Geo—A M Henshaw et al294.90
6 Jackson, Jno J trste—Same208.44	6 McGoldrick, Wm J—City Accounts Co Inc50.00	6 Paul, Florence—A Steinberg et al37.61
7 Jasman, Spiro & Jno Theochares—N Antoniades et al34.65	6 Martin, Edmund P—F C Buckhott6,172.83	6 Parks, Frank J—Lapick & Mason94.35
8 Jacobowitz, Morris—F Lutz46.48	6 Manning, Morris—S Levy24.16	6 Price, Wm A—B Scheuer266.65
8 Jubien, Louis—M H Carlisle3,199.39	6 Mantanz, Louis R & Emma M S—M Morris202.22	7 Price, Jos—Cassidy & Son Mfg Co214.56
8 Jubilinsky, Jacob—S Steinman et al102.32	6 Moraska, Chas—M Sheinard36.65	7 Phillips, Fannie—G W Linchcosts 77.38
9 Jaeger, Chas R—A Schulthies83.25	7 Muir, Jos—I R Lederer et al132.19	7 Pollard, Louis A—N Y Tel Co25.87
9 Johnson, Geo M—S E Schirmer150.00	7 Marone, Jno—T M McCarthy et al127.38	7 Phillips, Edw W—G T Moon135.51
9 Jardella, Ethel—G T Elliot30.90	7 Miller, Dora—J Seeman et al22.30	8 Potter, Leland D—M J Gordon1,168.50
10 Jacquin, Alfred L—S Homeiser1,507.42	7 Muller, August—S L Reiss80.48	8 Pierce, Jno—D F Strobel13,675.07
10 Johnson, Rinaldo F—J Brodie42.78	7 McGovern, Philip—F J Walsh59.65	8 Peebels, Wm F—N Y Edison Co20.78
10 Jacobson, Abr—J Vogelfanger et al16.85	7 Male, Max & Fanny—D Katz51.17	8 Purdy, Annie A—City of N Y225.96
10 Jaffe, Julius or Fredk or Fred—M Schweizer664.92	7 MacDonal, Georgiana—B Heyard160.40	8 Picnuk, Max—W G Ware77.32
4 Kupiloff, Max—M E Greenberg35.54	7 McCloskey, Donald—Simms Magnate Co52.01	8 Pignone, Michele & Vincenzo Milisci —B Pisulo332.22
4 Koch, Wm F—L Adler116.91	7 McCormick, Jas—J Schonfsky20.65	9 Pierce, David C—C H Fecke175.72
4 Kennedy, Chas—A Kennedy, costs 32.65	7 Monlen, Edw H—J L Sudask25.00	9 Price, Barnet L & Barnet L Price No 2*—L Mayer358.49
4 Kunstman, Otto—W D Faris et al4,110.84	7 Morris, Andw R—Norwich Pharamical Co18.51	10 Peters, Henry—O G Smith217.18
6 Kent, Phineas Jr—Manhattan Leas- ing Co69.41	7 Mathews, Harold—L Wagner534.31	10 Faustian, Jno P—J Brodie42.97
6 Kallil, Said—F Moore34.65	7 same—same261.01	10 Plunkett, Edw J—W C Jones27.89
7 Kroemer, Ernest J—D Mills38.31	7 Manning, Jno P, Reginald D Taylor & Pierre M Brown—W L Stow6,079.32	10 Pelko, Andw—Otis Elevator Co32.41
7 Karpen, Isadore S—C Klein70.41	7 McMenamy, Thos—A J Valk et al17.17	4 Reynolds, Robt P—V Taranfoll59.83
7 Kalisiewski, Jacob—R Fixel313.60	7 Medoff, Aaron—Deans Plaster Co21.97	4 Roesler, Bernard J—J E Gidon29.92
7 Kirby, Alfred—M Dickman27.26	7 Manns, Geo W—N Y Tel Co19.62	4 Rosenthal, Philip & Saml Rosenz- weig—H Levy128.82
8 Kirkland, Edwin C—A H Skillin85.40	7 Miles, Wm A—H I Goldsmith181.41	6 Rosenetin, Jno H prst—E Fell1,349.15
8 Kessler, David—N Rackow200.00	7 McGrath, Wm F—Stewart Distilling Co496.87	6 Riciglianos, Jos—City of N Y264.41
8 Knabel, Ernest J Jr—Catlin & Pow- ellcosts 138.03	7 Mack, H Lewis—H A Mack et al26.41	6 Ryan, Marjorie—Walter J Brennan Co35.21
8 Kayada, Jos—H A Morgancosts 144.28	7 Morris, Melvin L—C S Furst234.63	6 Reichenbach, Harry—O Oestreicher et al88.40
8 Krim, Leon—L Cohn95.89	7 McKay, Jno V—J H Mueller et al119.65	6 Riker, Malcom D—Manhattan Col- lecting Co84.41
8 Krim, Leon & Jno Kerman—L Cohn228.76	7 Mulligan, Agnes K M—D B Cocks91.15	6 Rosenfeld, Saml D—N Y City In- vestment & Improvement Co et alcosts 192.84
8 Kassel, Abr—Northern Bk of N Y8,510.20		6 Robinson, May & Herbert Cannon— People & Co500.00

6 Rosenthal, Jacob—L S Eckler...410.02
 7 Ross, Bertie—City of N Y...227.19
 7 Ryan, Michl—same...227.19
 7 Ruddock, Mary E—K Hanson...231.48
 7 Rosenwasser, Philip—M Wintchewski costs 14.66
 7 same—same costs 24.66
 7 same—A Baroff costs 14.66
 7 same—same costs 24.66
 7 Rabinowitz, Sol—N Y Tel Co...33.94
 7 Rubin, Leo—I Brenchaul...254.67
 7 Rao, Guiseppe—Philip & Jno Frank...162.50
 7 Rhine, Edw—F M Dunn et al...31.07
 7 Rivers, Anthony J—Equitable Trust Co of N Y...432.87
 8 Raabe, Herman & Henry—George F Moore Inc...162.74
 8 Ruetelo, Ernesto—Klein & Bendheim...108.78
 8 Reinheimer, Anna—E T Burrows Co...152.56
 8 Roth, Abr—M R Goelet et al...2,704.82
 8 Runkle, Maurice—Coal Boulet Co...59.89
 8 Richard, Edw H—J W Roberts & Son...11.31
 8 Riettecher, August—E L Suffern et al...133.69
 8 Runge, Minnie C—H A Koch et al costs 126.98
 8 Rottenberg, Philip—S Fuss...65.65
 8 Rogovey, Geo—A Landau...140.15
 9 Rosen, Henriette, Louis*, Ida*, Morris & Harry*—F Gens...117.50
 9 Rumore, Jno—L Gettsleber...40.22
 9 Rosenblau, Abr—M Zaretzky...49.91
 9 Regan, Jno J, Hugh Collender* & Jos McCrum—Hannis Distilling Co...264.39
 9 Rosenthal, Chas—I Halberstadt...97.59
 9 Ryan, Harry J—J F Tracey costs 12.85
 10 Reinking, Chas—C Winters...949.63
 10 Rosoff, Saml K—Chas L Kiewert Co...646.47
 10 Rappaport, Jos—N Taubenfeld...107.61
 10 Rein, Harry & Chas Ash—I Rothschild...136.79
 10 Reimer, Emil E—S W Meyerfeld...72.91
 10 Rothbach, Louis—United Produce Co...192.20
 10 Raabe, Henry, Herman Raabe & Antonio Mungo—Jno A McCarthy & Bro...1,028.05
 10 Ruckteshler, Geo H—H S Anargyros...115.88
 4 Selig, Jos—M Weisbert...210.03
 4 Schmerker, Henry & Jno Doe—N Y Blue Print Co...30.51
 4 Smith, Harry J—S Rubinsky...113.60
 4 Straine, Jas H—City of N Y...32.40
 4 Steiner, Victor—Angela & Myers...96.65
 4 Summers, Hattie & Nathan Stoecker—People & Co...500.00
 6 Schulz, Carl—City of N Y...264.41
 6 Sanders, Jos—H C Fleming...35.59
 6 Schavrien, Isaac V—S Neurad...319.90
 6 Shannon, Jas—R H Winston...60.49
 6 Sire, Leander S—H V Dodge...50.00
 6 Spanos, Michael gdn—A H Joline et al...81.50
 6 Singer, Victor J—I Stern & Co...52.59
 6 Syracuse, Vincent—C Sapecci...137.15
 6 Shekes, Sol & Chas Levine—A Watson...631.91
 7 Soter, Efstazy—R M Krause...61.17
 7 Schaus, Sophia J & Adolph exrs—M Clapp...12,170.56
 7 Schoenblum, Laura—D Serviss...49.41
 7 Sanders, Henry—Noble Cigar Co...23.74
 7 Sohn, Hyman—H Dorfman costs 17.41
 7 Sipp, Geo A—F Oehl...216.58
 7 Solomon, Wm—Embira Flour Co...489.72
 7 Stuart, Wm—A H Stuart costs 220.93
 7 Sheridan, Jas F & Robt E Hotchkiss—H Farrell...53.01
 7 Singer, Nathan—City of N Y...220.15
 7 Scheff, Jas S or Jos—same...320.90
 7 Sabel, Archie W—Hurlburt Grand Hotel Co...151.59
 7 Smith, Jos C—P E Wackerman...115.41
 7 Savarese, Francisco & Antonio—Bramhall Deane Co...52.31
 7 Stein, Jack B—A Ahlers...67.16
 8 Stark, Chas—H E Mason et al...43.72
 8 Shea, Jno—M Mayorkas et al...519.65
 8 Simons, Leon S—Twenty-eighth St Co...151.56
 8 Smith, Jas—A Rosenberg...42.41
 8 Slater, Saml T & Aaron D—H B Clarlin Co...1,421.85
 8 Schwartzman, Abr—City of N Y...331.40
 8 Sutton, Winfield S—same...227.19
 8 Smith, Fredk M—same...227.19
 8 Savory, Albert—F L Mosser...44.72
 8 Smith, Anne A & Martin A—B C Burnham et al...2,416.51
 8 Sugarman, Harry A & Edw Kahan—H Nisenwitz...14.55
 8 Scott, Wallace D—N Y Stein...17.20
 8 Spellissy, Wm A—N Y Edison Co...10.30
 8 Schapiro, Louis & Rose Curoplitz—same...14.76
 8 Samuel, Johanna C—Title Ins Co of N Y costs 22.40
 8 Sower, Kate—H Samuels et al...81.37
 8 Sullivan, Jas M—E F Cole...331.91
 8 Smith, Chas—M Dwyer costs 23.26
 8 Silver, Louis, B & Ike Cohen—I L Schaefer...89.72
 8 Schiller, Jos—B Levy...60.66
 8 Steckler, Morris—S Dver...345.28
 8 Sweetser, Wm A—Tribune Assn...69.76
 8 Smeden, Arthur D—L E Baldwin...613.77
 9 Schenkel, Jacob—F A Whitney Carriage Co...165.97
 9 Simon, Philip & Irving—Greenwood Cemetery Co...11,678.30
 9 Smith, Wm C—Lewis De Groff & Son...84.52
 9 Sanger, Harry H—same...141.98
 9 Smith, Jos, Louis Sherman & Benj Sherman—People & Co...1,000.00
 9 Stoppani, Chas F—N Y Edison Co...11.98
 9 Stillpass, Lizzie—N Y Edison Co...15.17
 9 Shatz, Hyman & David Cantow—P Poholsky...647.27
 9 Stein, Bernhard—H D Becker...153.44
 9 Silverman, Nathan—Colonial Tailoring Co...299.52
 9 Scaravaglione, Rosie admr—Board of Education of City of N Y...109.85
 9 Shay, Thos—City of N Y...106.85
 9 Sidelnik, Harris—N Y Edison Co...27.41

9 Schaefer, Jno V Jr & Jno V Schaefer Jr & Co—Hungarian-American Bank...7,162.80
 9 Schurger, Robt B—L Maymen et al costs 37.15
 9 Swawito, Leon M & Louis Fisher—Jean Bry & Son...451.54
 9 Stelboun, Harry—Congress Varnish Works...25.81
 9 Silverson, Abr—Rider Ericsson Engine Co...311.61
 9 Shappiro, Philip—Simpson-Crawford Co...42.27
 9 Schwartz, Tobias—S Klar et al...350.56
 10 Steinberg, Isaac gdn—G Cuomo et al costs 76.14
 10 Solomon, Henry & Minnie—L Katz...39.65
 10 Silverstein, Benj—Diebold Safe & Lock Co...66.91
 10 Struever, Emil—United Electric Light & Power Co...71.69
 10 Simonstock, Olaf G S—J Brodie...42.22
 10 Schapiro, Fisl—United Electric Light & Power Co...16.65
 10 Sternfels, Julia R—same...142.14
 10 Shenfield, Leo—J Brodie...68.91
 10 Swain, Ray A—City of N Y...522.33
 10 Saenger, Paul—H Glass...33.31
 10 Stevens, W Lewis or Lewis Stevens—59th St Real Estate Co...1,579.26
 10 Soule, Marion J—W J Salomon...64.41
 10 Servetosh, Nathan gdn—City of N Y costs 178.35
 10 Siegel, Morris—Van Praag & Co...70.41
 10 Seymour, Albt V—F D Ciprico...673.23
 10 Smith, May & Arnold Bruchner—People, & Co...1,000.00
 10 Steffe, Frank J—F W Heinzer...40.55
 4 Thorn, Frank—Lawyers' Title Ins & Trust Co...159.71
 4 Tecktonious, Lee—Mooney Maxwell Co...120.07
 4 Thieman, Henry F—Jno Wanamaker N Y...100.47
 6 Trumberg, Maurice H—M Cohn...64.65
 6 Teal, Margt B—Edwin Dumble Co...235.41
 6 Thompson, Helen O—T F J Hannan et al...638.59
 6 Tichenor, Frank A—R T Hopkinson Jr...46.64
 7 Tate, Jno G—B Holstein...103.13
 7 Todd, Chas A—Bancroft Holding Co...117.31
 7 Tobias, Harry R—Butler Bros...85.75
 7 Tripler, Chas W—R Croker Jr...118.91
 7 Tacklein, Chas F Sr gdn—Hinkle Iron Co...107.70
 8 Tames, Peter—F F Travis et al...141.41
 8 Tobin, Preston B—J H Day...231.75
 8 Tieber, Herman—Manhattan Leasing Co...140.77
 8 Tannenbaum, Max & Max Durstand & Max Weingarten—S Hudes...124.22
 8 Taylor, Edw H—J H Shane et al...46.16
 8 Trappauer, Jacob—J Cohn...87.97
 8 Townsend, Maurice E & Edw N—J P Boruff...3,106.97
 9 Tierney, Edw L—W F Baker...59.80
 9 Tribelhorn, Ernest—H L Herbert & Co...330.22
 9 Thomson, Ella B admrx—M A Phillips...1,615.39
 9 Thomas, Wm—M Lapidus...62.53
 9 Treacy, Jno J & Geo F Connelly—Visor Knitting Co...84.72
 10 Thierfeldt, Richd—City of N Y...56.02
 10 Tarlo, Anna—T Troy...47.72
 4 Ullman, Celia—A Goldstein...125.40
 7 Ullo, Lorenz, Albert M Yuzzolino, Herman A Reubsamen—J Liocione...773.23
 7 Ursino, Rocco V—G Spina...235.91
 8 Unger, Jno E—American Agricultural Chemical Co...394.68
 9 Ungar, Jno, Victoria Ungar & Desso Klein*—L Stern...59.65
 9 Ungar, Jno V—L Stern...103.25
 7 Vanfelder, Jesse C—Galilee Fish Co...269.82
 9 Volp, Geo—McLaughlin & Donovan...243.59
 10 Voickhausen, Geo—Star Expansion Bolt Co...42.62
 4 Walden, Henry W—Aeronautics Press...51.38
 4 Wolf, Wm—A J Myers et al...150.51
 6 Ward, Thos L—W L Bunnell...94.88
 6 Willner, Abr—H B Claffin Co...636.61
 6 Wands, Frank exr—City of N Y...201.43
 6 Whitehead, Wm C—Thousand Islands Yacht Club...266.80
 6 Wilk, Simon—A Fischer...154.66
 7 Wittal, Jno—Meyer & Lange...320.66
 7 Whalen, Jno J—W W Farley costs 86.81
 7 Wilson, Fred H—M J Then...78.81
 7 Weisshaar, Moritz & Bertha Steissel—M Davidson...183.48
 7 Watkins, Walter E—Beceid Improvement Co...47.12
 7 Wackett, Frank H—Linenwear Hosiery Co...92.50
 7 Warren, Whitney—M Mountfort Jr...204.84
 7 Weisman, David—S Shapiro...69.31
 7 Whittaker, Jno—J H Neary...34.40
 8 Wilson, Saml E—J L Goldstein...49.90
 8 Weiss, Herman & Abr Hirschhorn—S Sheinbaum...114.44
 8 Wagner, Jno—N Y Edison Co...50.59
 8 Wunder, Fredk—M Sulzberger...75.72
 8 Walter, Abr—T Horowitz...322.76
 8 Wolf, Armand—City of N Y...227.19
 8 Wardell, Ella V—same...421.62
 8 Wittstein, Reuben J—Lamb Pub Co...149.60
 8 Webb, Eugene C—Fowler Bottling Machine Co...65.00
 9 Watkins, Louis E—M E Watkins...4,122.59
 9 Washburne, Jas H—Equitable Trust Co of N Y...221.41
 9 Whitten, Kate—City of N Y costs 154.57
 10 Weissberger, Moritz—F D MacDonaid...390.55
 10 Williams, Geo—J M O'Brien...162.40
 10 Weissberg, Saml or Saml Weisberg, Jr—same...391.62
 10 Watts, Geo—American Caramel Co...96.41

10 Walker, Laura—City of NY...320.90
 10 Wemple, Edw L—N Langschur...1,454.88
 10 Wilson, Jas J—R P Miller, costs 28.60
 10 Ward, Jos P—J C Cropsey...64.20
 7 Young, Geo W recr—F M Nevins...1,760.15
 6 Young, Geo—B N Cardoza...296.56
 7 Zodikow, Ludwig—A Lettes...541.90
 7 same—G Cherug...513.14
 8 Zagat, Max—N Y Edison Co...10.38
 8 Ziegfeld, Florenz Jr—L J Cartier et al...1,999.33
 9 Zucker, Sol—Gerpn Constn Co...129.22
 10 Zimmerman, Fred L—Kalish Pharmacy...26.11

CORPORATIONS.

4 City of N Y—A Aloisio...100.00
 4 Hamburg-American Line—J Driscoll costs 95.15
 4 Hasbrouck Piano Co—M Feigel & Bro...97.67
 4 J C MacQuarrie Co—McMann & Taylor Co...245.43
 4 same—Levy & Gilliland Co...122.13
 4 Krabo Ernst Realty Co—Coal Boulet Co...862.36
 4 Medford Fancy Goods Co—MF Bremer...543.87
 4 Masonry Constn Co—R C Voss et al...529.91
 6 Electrical Audit & Rebate Co—H E Streck...119.41
 6 Leavy & Britton Brewing Co, Adeline M Hess & Joseph B Leavy—Broadway Savgs Institution of the City of N Y...31,882.67
 6 U S Leasing & Holding Co—City of N Y...264.41
 6 Block Drug Co—Same...39.59
 6 C V Pustan Co—Same...157.65
 6 Peto Mines & Power Corp—Same...21.74
 6 Wallula & Oswegatchie R R Co—Same...844.63
 6 Waldorf-by-the-Sea Co—Same...39.45
 6 Union Hotel Co—Same...66.06
 6 Westbury Terrace—Same...69.11
 6 Wynn Berry Stable Co—Same...39.45
 6 Wischerth & Donzier—Same...50.01
 6 Woodhaven House & Home Bldg Co—Same...58.45
 6 Winant Stave Co—Same...71.00
 6 Windsor Arcade Turkish Bath Co—Same...30.83
 6 Why Dairy Lunch Co—Same...39.89
 6 Bankers & Merchants Electric Protective Co—Mogul Paint Co...46.27
 6 Interstate Trust Co—E Van Schaick...3,782.71
 6 Same—same...1,841.04
 6 Security Ins Co—S Benedict et al...3,293.96
 6 Metzger Suit Co—M G Klosty et al...132.84
 6 Central Park North & East River R R Co—J Healy costs 116.15
 6 Elba Realty Co—American Elevator Co...94.19
 6 Greenwich Cold Storage Co—E Behringer...277.45
 6 Kalis Restaurant—Meyer & Lange...420.81
 6 Maine Equipment Co—P Reardon...154.75
 6 Peter Kombis Inc—Rockwood Co...73.42
 6 Yerkes Mfg Co—American Sign Co...75.79
 6 Enterprises of Max Rabinoff Inc—Madison Square Garden Co...1,880.94
 6 American Mfg Co & Lincoln Mfg Co—A McW Bryan...36,608.56
 6 Realty & Commercial Co—P Casalici...125.97
 6 Sun Construction Co & Benj Nieberg—J F Mason...151.12
 7 Massachusetts Textile Mfg Co—H Silverman...346.91
 7 City of N Y—R Doleman...750.00
 7 H Hurwitz Co—J H Mueller...147.41
 7 Progress Auto Storage & Supply Co—Standard Oil Co...528.09
 7 Mosaic Tile Co—Davis, Reid & Alexander...7,658.77
 7 U S Encaustic Tile Wks—Davis, Reid & Alexander...2,871.74
 7 Ntl Tile Co—same...3,557.01
 7 Old Bridge Enameled Brick & Tile Co—E E Alexander et al...2,756.79
 7 H Lehman Co—City of N Y...29.83
 7 Krulewicht Realty Co—same...38.69
 7 Jno Scheidig Co—same...38.89
 7 La Fe Gattle Rauch—same...38.89
 7 Manhattan Merchandise Co—same...220.18
 7 Jno Johnson Co—same...91.70
 7 Pease Land Improvement Co—same...119.46
 7 Plato Art Co—same...22.77
 7 Rossley Realty Co—same...38.80
 7 Renaissance Co—same...26.80
 7 Summers Mercantile Co—same...75.15
 7 Tubbs Co—same...48.96
 7 Travin & Co—same...38.89
 7 Union Pacific Tea Co—same...277.12
 7 United Delicatessen Stores—same...38.89
 7 P Soprano Genl Contrg Co—same...40.90
 7 Quillar A Meyers Inc—Deane Plaster Co...19.37
 7 Marchesini Bros & Co—W G Langdon...531.34
 7 Langill Commercial Photograph Co—S L Parsons Co Inc...19.55
 7 Motor Safety Crank Co—Ferguson Pub Co...44.67
 7 Frankfort Paper Co—L J Wing Mfg Co...43.16
 7 Illinois Surety Co—W Blau...10,303.03
 7 Acme Sensitive Co—N Y Tel Co...33.04
 7 Auto Spring Repairer Co—same...53.19
 7 Dover White Marble Co—Church E Gates & Co...282.85
 7 Wicke Otto Co, Wm B Perry & Stanley Adv Agency—F B Warner Co Inc...92.72
 7 Belvedere Constn Co—R C Voss et al...865.04
 7 G E McLean Co—Illinois Leather Co...156.21

7	St Anne Bldg Co—N Y Tel Co.	39.72
7	Real Estate Homes & Exposition Co—Leonia Heights Land Co.	267.51
7	Newport Sash & Door Co* & Sam Epstein—I Mosson et al.	86.86
7	N Y Transportation Co—F Schoenfelder	103.22
7	Clansman Kinemacolor Co—W F Had-dock	1,160.78
7	Furrer Constn Co & Chas R Furrer—E N Robinson	100.61
7	Silverfield Co Inc—E Danziger	1,322.43
7	Rountree Realty & Constn Co & Moses E Rountree—E Robinson et al	219.61
7	Underwriter Realty & Title Co—W S Logan	583.21
7	same—same	64.94
8	Alonzo H Magee Co—U S Gauge Co	2,495.58
8	Progress Auto Storage & Supply Co & Arnold B Kolck*—Deaver Ebling Automobile Co	34.11
8	Hanover Realty & Constn Co—J E Gersten	433.81
8	Hanover Estates—G Doheny	383.66
8	Alonzo H Magee Co & Alonzo H Magee—U S Gauge Co	758.33
8	John Greimer Cabinet Wks—Terwilliger Parquet Floor Co.	209.77
8	Correja Motor Car Co—Chilton Co	153.24
8	Coffey Realty Co & St Anne Bldg Co—North Side Hoisting Co Inc.	158.39
8	Greater N Y Sign Board Co—N Y Ed-ison Co	18.49
8	Alonzo H Magee Co—Bank of Long Island	526.56
8	A B Adams Inc—W U Tel Co	843.45
8	Board of Education of City of N Y—E Hahn	3,756.14
8	same—G W Wick	2,198.80
8	same—J Boyle	891.90
8	same—W E Crawford	2,450.52
8	Rountree Realty Constn Co & Moses E Rountree—R Gersmann	1,442.26
8	same—D Meyer	730.33
8	same—B Gresmann	635.38
8	Greenwich Cold Storage Co—W W J Warren et al	69.16
8	Florida Flower & Feather Co—A Freeman	costs 68.20
8	Magnesia Cement Co & Jno W Newberry—U S Fidelity & Guaranty Co	59.41
8	Pittsburg Contrg Co—J Madden	11,098.83
8	Refugio Syndicate—B S Rockwell	12,773.31
8	same—G W Bryant	14,589.55
8	same—E A Wiltsee	24,957.17
8	Multiphone Operating Co—C L Cohen	8,563.73
8	Almeda Constn Co—Central Chan-delier Co	937.78
8	Absolute Fireproofing Co—E N Hall	89.67
8	Donald Campbell Co—E Gluckman	121.31
8	Henry T Bullman Co—Central Chan-delier Co	1,157.28
8	Interstate Pneumatic Tube Co—Tex-tile Pub Co	60.75
8	Columbia Outfitting Co—A Silver-man	90.41
8	Fox Sales Co—Wholesale Typewriter Co	88.03
8	R & M Realty Co, Jas Reynolds & Jno T McMahon—M Ottenberg	1,197.35
8	Sigmund Krauter Inc—Guaranty Trust Co of N Y	1,062.22
8	City of N Y—B Perrone	100.00
9	Montefiore Bldg Co—C Shapiro	189.47
9	Cantiaque Development Co, Louis Roseno, Danl Roseno, Isaac Roseno & Max Ehrenberg—A Ruff et al	9,968.10
9	Rheinfrank House Wrecking Co—J Kildey	629.90
9	Beth David Hospital—J Rheinfrank Co	273.17
9	City of N Y—R M Sayler	100.00
9	Kings Improvement Co, Thompson W Miller & Morris Margolis & Louis Bernson—J Mangold	154.41
9	Third Ave Ry Co—T Geraty	65.66
9	E H Breiterman Cue Co—C W White	149.98
9	Wilson Linen Co—F J Parsotti	214.41
9	Alonzo H Magee Co—Bank of Long Island	2,970.17
9	Emkaar Realty Co, Meyer Frank—Geo Sprinkerhoff—J Maas	179.30
9	Choctaw Club of the Borough of the Bronx—M J Kelly	317.02
9	C W Thorne Co—Trow Directory, Ptg & Bookbkdg Co	89.67
9	Gubbay & Co Ltd—R S Kaufmann	825,688.25
9	Powers Motion Picture Co—M H Marcus & Bro	373.52
9	Tweedle Trading Co—C F Craig et al	188.74
9	Jones-Wood Co—Corbett & Co	101.66
9	Lavelle Real Estate Co—G M Flogaus et al	209.43
9	Motor Racing Assn—E Everts	10,157.25
9	Brighton Beach Racing Assn—E Everts	10,028.15
9	W & J Sloane Inc, Chas T Willis Inc & Miller, Daybill & Co—I C McDermott et al	250.00
10	Bayamo Co—City of N Y	22.77
10	Bing Forwarding Co—same	44.98
10	Bandler & Greenspan Furniture Co—same	21.77
10	Chesterfield Wine & Liquor Co—same	38.89
10	Buxton Drug Co—same	69.11
10	Fireproof Mfg Co—same	34.86
10	Houghton Concentrating Co—same	421.62
10	Hydro Auto Co—same	119.46
10	H Howard Co—same	70.84
10	Herman M Kaplan & Co—same	38.89
10	Frankfort Marine, Accident & Plate Glass Ins Co of Frankfort on the Main, Germany—S Harris	2,523.16
10	International Giant Safety Coaster Co—Lutz & Sheinkman	157.41
10	Kato Products Co—Ferguson Pub Co	325.20

10	Kern Burner Co—City of N Y	24.79
10	Kurka Filtration Co—same	28.82
10	J J Bamberger & Co—same	119.06
10	New York Hand Laundry Co—same	38.89
10	New York House Wrecking Co—same	20.76
10	Riccadonna Hotel Co—same	270.53
10	Oscar Rudolph, Inc—same	167.81
10	Securities Publishing Co—same	38.89
10	Schmidt Gas & Elec Fixture Co—same	38.89
10	Seacombe Steel Constr Co—S Abramson et al	138.68
10	Bender Constr Co—F Eckenroth et al	585.12
10	Harwood Realty & Constr Co—Alfred Peats Co	80.10
10	Bristow Constr Co—A M Beers	84.83
10	Board of Educ of City of N Y—T McCafferty	635.00
10	Fred Fear & Co—White Rabbit Dye Co	1,542.20
10	Mutual Taximeter Cab Co—E Ska-hill	5,380.95
10	Jas Murtagh Co—Jas H Roberts Elevator Co	454.47
10	Renz-Von Schoen Concreting Co—Atlas Portland Cement Co	358.64
10	Peoples Wet Wash Laundry Co—S Rosenblatt	196.06
10	Henry Cawthorne & Co—C F Siemons, Inc	42.83
10	Interborough Rapid Transit Co & Manhattan Ry Co—W C Wetten et al	730.41
10	A S Realty Co—N J Packard et al	66.32
10	Ainsworth Realty Co—M Goodman	519.72
10	Wm T Hookey, Inc—Kellwood Realty Co	105.97
10	Cranford Co—City of N Y	281.21
10	Cullo & Co—A W De Long & Co	235.22

Borough of Brooklyn.

MAY

2	Alese, Lawrence—N Y & Bklyn Bwg Co	194.36
2	Atwood, Chas G—C O Sabine	30.60
2	Abrahams, Morris—American Wool-en Co	343.75
2	Ashe, Lactitia M—N Y Tel Co	17.18
4	Alder, Lucy D & Geo W & as exrs Louise M Goldsmith—National Cask-et Co	720.93
6	Araman, Abr, & *Jno, or A Araman Sons—I I Silverstein	37.65
8	Alamasio, Francesco—R Hill	114.25
2	Bloodgood, Harry L—F Thom	203.70
2	Brandt, Annie—Wm T Munch Bwy	827.24
2	Brandt, Annie—Same	826.28
2	Brafstein, Abr—W Hirsh	159.65
2	Beigman, Jos—A Kogut	198.65
2	Brady, Bernard S—Same	198.65
2	Britton, Edw E—N Y Tel Co	36.44
3	Barila, Raffaele—Rosa Barila	108.10
3	Blake, C Mason—Conroy & Gan-non	173.11
3	Brady, Dennis—B K Block	157.79
3	Bell, Louis—Armour & Co	25.62
3	Beneoy, Sadie A K—Kate Kleim-man	180.90
3	Brush, Wm W—H Buscher	302.37
3	Bufalo, Pietro—18th Av Realty Co	84.40
4	Baron, Frank—A H Waterman (D)	14,450.97
4	Benton, Annie S—Title G & T Co as trste	123.47
4	Bonner, Oliver R—E Moritz	207.43
4	Beall, Chas W—E Moritz	207.43
6	Barfield, Chas B—Smith & Director	105.90
7	Berger, Ike & Kate—S J Goldberg	239.41
7	same—same	85.41
7*	Burstein, Assik—Mrs Natl Bk	215.40
7*	same—same	495.53
7	Byrnes, Philip—J Hoffman	24.72
7	Blumen, Jacob L—H Frenenthal	30.40
8	Brooks, Jno B—J H Jones	74.40
8	Brown, Jno B—F Doca & ano	34.80
8	Brofsky, Saml—Burton Pierce Co	108.50
8	Blickman, Jacob—S Feldman	69.40
8	Barish, Abram—Abendroth Bros	64.11
8	Burns, Robt J—A Swanson	95.52
8	Berlin, Morris—Joe Rogat	113.70
8	Berman, Henry—United Special	40.11
8	Buckles, Danl E & Katie—J M Si-mon	112.32
2	Cunningham, Jas—J Sternberg	112.11
2	Cohen, Hyman—L Rapport	88.38
3	Cavallino, Rosiario—Swift & Co	26.26
4	Coghlan, Harry—Frances Plaine an infant	6,134.25
4	Carta, Jos infant by Jos Carta Sr as gdn—L H Starkey Co	110.28
6	Collins, Sadie E—R H Kadrey	215.26
6	Carroll, Jas—F McKeige	173.40
6	Coonin, Jos H—Santiago Fernandez & Co	135.06
6	Cuoco, Luigi & Mariangela—J C Dan-zelo	234.40
7	Callahan, Mary—Wendell & Evans Co	106.75
7	Cohn, Mark—G H Ittleman	76.03
7	Cohen, Nathan—H Walfert & ano	100.00
7	same—same	69.85
7	Clifford, Jeremiah F—Union Ferry Co	124.64
7	Cochrane, Mary E—A S Herr	98.22
7	Ciervo, Elizabetha—A Ciervo et al	101.01
8	Chlermann, Adolph—T M McCarthy et al	85.53
8	Cottler, *Morris—S Klein & Son	83.50
8	Culp, Ernest M—Delia Burns as admrx	88.60
8	Charlton, Robt H—Lawyers' Title J & T Co	123.61
2	Delynski, Henry—Kerin & Dunn	134.04
2	Droge, Harman G—N Y Tel Co	15.97
4	Dowling, Edw A—May E Conway	1,303.33
7	Dubroff, Jacob S—Mechanics Bk	61.15
8	De Levante, Maurice & Zipporah—T Wentz	979.62

8	Doherty, Mary—Ira S Bushey	468.20
3	Ericson, Gerhardt—Jay C Wemple Co	77.86
3	Eichenholtz, Henry—H Levin	107.82
3	Eglinton, Jas—Bklyn Heights R R Co	306.72
3	Eglinton, Eliz A—same	414.02
3	Fanning, James & Emilie—S J Rode & ano	318.19
4	Farrell, Thos J—P Nelson	416.75
6	Flomenhaft, Kalman—J Schulman	142.10
7	Fancher, Louis D—Maud R Fancher	92.80
7	Fish, Alonzo W—McCrum, Howell Co	353.91
7	Feyer, Celia—M Reiss	67.47
7	Farrell, Robt V—W A Porter	160.62
7	Fowler, Wm S—H M Greene	71.97
7	Ferchland, Chas—Norwich Pharmical Co	124.17
8	Farley, Thos M—W W White	85.16
8	Fox, Ann S—J M Peysr	29.40
2	Granan, Fredk—C Hanneman	33.05
2	Ginsberg, Sam—Margareth Schwartz	38.65
2	Gulliksen, And G & Mathilda—Bat-chis & Molta (Inc)	30.39
3	Gioens, Jno—H Bcscher	166.90
3	Gatto, Salvatore—E Patti	224.82
3	Glaser, Alfred—Hardman Peck Co	155.59
4	Gulleksen, Adolph G—Hudson Man-tel & Mirror Co	49.59
6	Gordon, Nathan—H B Claffin Co	604.83
6	Greenwald, Saml & Henrietta—A Cypress	114.55
6	Greenlief, Louis D—F Jordan	30.91
7	Garrick, *Jos W & *Jas H, & Jos W Jr or American Home-Made Bread Co—Hammerschlag Mfg Co	82.91
7	Garfield, Saml & *Anna—M J Peikes & Son Inc	38.31
7	Greene, David—J J Silverstein	125.65
8	Graebe, Wm C—Welsbach Gas Lamp Co	63.48
8	Garritani, Gaetano—D Gerard	68.90
8	Gibney, Bernard J—B F Conroy	103.50
8	Gallo, Saverio—O'Brien Bros	551.40
8	Grafton, Johanna—D Cohen	59.42
8	Geiger, Nathan—H Mogaloff	169.65
2	Hoagland, Nellie—N Y Tel Co	19.37
2	Haviland, Jas Y—Same	104.21
2	Harris, Wm H—H Buscher	167.11
2	Hallen, Jas D—Ada C Neilson	669.31
2	Hoffman, Henry W—Kerin & Dunn	160.16
3	Heaney, Thomas—J R Mulqueen	75.90
3	Hague, Lillian—M H Kahn & ano	125.70
4	Holt, Frank—Rebecca Getzoff & ano	70.33
4	Hess, Adeline M—Bway Savgs Insti-tution	31,882.67
6	Hawkins, Wm W or Wm H Hawkins Engineering Co—Reams, Ives & Wrighton (Inc)	232.36
7	Hoar, Saml A & Jas A—Citizens' Trust Co as trste	552.00
8	Hendelman, Sam—S Feldman	69.40
3	Izen, Abr—M Tanenbaum	32.75
3	Jowaizas, Frank—I Wilensky	123.60
4	Joyce, John J—H Smith	109.62
7	Jamovsky, Max—J Taylor	77.97
7	Jasman, Spiro—N Antoniaides & ano	34.65
2	Kaidensky, Abie—Cohn Cut Stone Co	123.35
2	Katzka, Gustave—J M Leibner	26.80
2	Kahn, Saml & Louis, or Kahn Bros—N Y Telephone Co	31.21
2	Koch, Herman—W H Beebe Co	210.78
3	Krakauer, Chas—H Levin	107.82
4	Kupler, Isaac or Kupler Catch Co—C A Wilson	29.40
4	Kendall, Chas—E W Voorhees & Bros Inc	61.26
6	Kimbal, Chas C—J H Dysett	134.84
8	Kosonowsky, Philip—H Kopelowitz	86.68
2	Langan, Edw A—C Woellner	22.80
2	Lapensas, James—A Neri	569.40
2	Levy, Wm—N Y Tel Co	17.50
2	Levy, Nachman or Max—L Rapport	88.38
2	Levy, Isaac—American Woolen Co	343.35
2	Langsam, Herman—N Y Tel Co	17.50
2	Listitts, Adolph F—same	17.48
2	Lynch, Michael J—same	19.16
2	Lewis, Jacob—Flora Birnbaum	346.22
3	Lapersonneri, Louis—Candee, Smith & Howland Co	30.22
3	Labres, Peter—W Bernstein	100.80
3	Lyons, John—Kate Kleinman	180.90
4	Leavy, Jos B—Bway Savgs Insti-tution	31,882.67
6	Lasher, Wm—C L Baumann & Co	47.91
6	Losango, Jack, admr Guisepepe or Jos—Angela Yannaco	152.38
7	Levine, Chas—A Watson	631.91
8	Lewis, Jim or Donald—J L Macumber	79.40
8	Londino, Wm—O'Brien Bros	551.40
8	Lovell, Wm—J J Kelly	280.10
2	Meagher, Stephen—A D Benoliel	105.59
2	Malsin, Lena or Lane—Graham Home for Old Ladies	214.06
2	Maas, Chas—Martha Maas	128.25
2	Mead, Edward—Wm Ulmer Bwy	857.90
2	Meagher, Patk F—J A Dugan	54.56
2	Matting, Edw H—G G Benjamin	134.81
3	Milliken, A J—W H Bauer	159.14
3	Motley, Margaret—L Sessler	25.61
3	Mock, Clayton L—Eagle Savings & Loan Co	169.00
4	McNulty, Harold C—A G Patterson	1,453.93
4	Mayer, Ellen—M H Kahn & ano	125.70
4	Miller, Martin—S Beck	99.40
6	Maher, Christopher—T Farrell	47.40
7	Manning, Thos—S Levy	24.16
7	Meyer, Ernest—M Friedman	29.40
7	MacDonald, Georgiana—Belle Hey-ward	160.40
7	Moore, Wm A—C H Young	229.62
7	Meyer, Chas—Mrs Natl Bank	215.40
7	Miller, Aaron—same	495.53
8	Merritt, *Jno as prest District Coun-cil No. 29 of Kings Co—A N Merrell Co	226.90
8	Mitcham, Culver S—J J Kelly	280.10

8	Mowatt, Bessie M—F H Ohlandt...	3,283.96
8	McGoldrick, Jno—Henry Von Gahn & Son	48.68
8	Mulier, Nicholas—L Knoll & ano.	283.1a
8	McCauley, Patk J—Deha Burns as admrx	113.08
7*	Neiman, Abr—M J Peikes & Son Inc.	38.31
7	Neubauer, And J as admr Stanislaus Prezebinda—S Pearson & Son Inc.	123.75
6	Oates, Earle S—C C Sibley & ano.	875.64
4	Parker, Ethel—M H Kahn & ano.	125.70
6	Parsons, Geo S—J Waliman	62.40
8	Price, Jos S—K Stern	61.72
8	Peller, Lazar—P Lipps et al.	728.59
8*	Peters, Jno—T M McCarthy et al.	85.53
6	Quell, Jno A—White Tar Co.	14.56
6	Rosenthal, Jacob—Louise S Eckler.	410.02
6	Rustin, Jas C—O W Ketcham	1,051.97
7	Rabinowitz, Saml—J Fromer	35.40
7	Rosenthal, Philip—H Levy	128.82
7	Rosenweig, Saml & *Jos—same	128.82
7	Reynolds, Walter A—Schaefer & Laux	529.40
8	Rood, Sam—H Kopelowitz	114.21
8	Roseman, Mamie V—Fagan Iron Works	158.11
8	Ruebsamen, Herman A—J Leccione	743.23
8	Roesler, Bernard J Jr—J Gider	29.93
8	Rocco, Jas—J O'Reilly	24.50
8	Ross, Nathan—United Special	40.11
4	Sachs, Maurice—E W Voorhees & Bros (anc)	61.20
4	Strain, Jas H—City of N Y	372.40
4	Skiansky, Saml—M Davidson	381.85
4	Smith, Whitmel H—Louise Knoblich	788.63
6	Stearns, Wm T—Birdsall Bros Co.	1,127.26
6	Sturman, Mary—S Nestle	400.33
6	Sanlutz, Jos—N Ginsberg	62.40
6	Schaefer, Christ—Bway Wine & Liquor Co	51.60
6	Stearns, Wm T—Birdsall Bros Co.	1,122.26
6	Schlessel, Leopold—H B Clafin Co.	604.83
7	Smith, Whitmel H—May J Welch as admrx	500.75
7	same—same	500.75
7	same—same	500.75
7	Scully, May A—Citizens Trust Co as trste	552.00
7	Stern, Barnett—J Taylor	77.97
7	Snikes, Sol—A Watson	631.91
7	Schwartz, Wm—J Brody	58.91
7	Syvester, Eugene J & Cath—G H Attleman	76.02
7	Schavrier, Isaac V—A Neurad	319.90
7	Syvester, Eugene J—A L Squiers as gdn	55.00
8	Savarese, Francesco & Antonio—Bramnall Deane Co.	62.31
8	Schiller, Hyman—H Kopelowitz	86.68
6	Thomas, Wm—M Lapidus	62.53
7	Tneocnares, Jno—N Antoniadis & ano	34.65
8	Ursino, Rocco V—G Shina	235.91
8	Ullo, Lorenzo—J Liccione	773.23
2	Van Hensen, Richard F—B J Conroy	38.35
2	Viemeister, Jennie B & Edmund C—1st Natl Bank, Jamaica	61.84
6	Vanderveer, Geo—Metropolitan Tobacco Co.	182.19
6	Vogt, Wm—Nassau Ferry Co.	83.80
7	Vincent, Jno W—May Agnew & ano.	129.26
7	Vass, Geo F—Equitable Trust Co of N Y	52.25
8	Van Ness, Jennett or J B—R M Harrison	276.11
2	Wollenberg, Henry—H W Jones	20.44
2	Wendt, Louisa S—J Davis Sons	135.31
3	Wible, Arthur C—Cath M Wible	86.65
3	Wolf, Peter—Moses Palace Carriage Co.	35.92
4	White, Frances B—M H Kahn & ano	125.70
8	Weber, August—Eastern Bwg Co	1,020.12
8	Warner, Ferdinand—L O'Edwards	100.55
8	Yuzzolino, Albert M—J Liccione	773.23
2	Zagarine, Carmine—A Neri	569.40
2	Zimmerman, Emil J—N Y Tel Co	16.42
7	Zodekaw, Ludwig—G Cherurg	513.14
7	same—A Lettes	541.90

CORPORATIONS.

2	Denton Lodge Realty Co—Sweeney & Nail Auto Co.	267.80
2	Fenichel Stretcher Co—Pardi & Zurla Tile Co	194.81
2	Greenpoint Paper Mills—"Wareco"	35.91
2	Interstate Pneumatic Tube Co—Textile Publishing Co.	60.75
2	Jacob Kaiser Impt Co—Z Jellison	109.01
2	Levy & Langsam—N Y Tel Co	17.50
2	New Harlem Casino—H Eissing & ano	264.83
2	Multi Seal Mfg Co—Margt Leap	950.00
3	Bendheim Constn Co—Woodstone Flooring Co	348.70
3	Dunton Lodge Realty Co—Sweeney & Nail Auto Co.	762.41
3	Greenpoint Paper Mills—A Hack	176.52
3	Lincoln School—Kate Kleinman	180.90
3	National Knitting Mills Co—Merini Spinning Co.	267.47
3	Peter Cooper Glue Factory—M Mitchell	87.25
3	Union Fireproof Co—Candee, Smith & Howland Co.	30.22
4	Bklyn Heights R R Co—Frances Plaine an infant	6,134.25
4	Greenwich Cold Storage Co—E Behringer	277.45
4	Kendall & Sachs—E W Voorhees & Bros (Inc)	61.26
4	Leavy & Britton Bwy Co—Bway Sages Institution	31,882.67
6	Eldorado Cafe Co—Santiago Fernandez & Co.	135.06
6	Kanturk Realty Corp—L T Dubois	692.05

6	William W Hawkins Engineering Co—Ream, Ives & Wright (Inc)	232.36
7	M Jamovsky & Co—J Taylor	77.97
7	Sterling Smelting Co—H J Greenbaum	342.61
7	same—same	303.42
8	Brewer Bldg Co—H Kopelowitz	86.68
8	Columbia Outfitting Co—A Silverman	90.41
8	Emigrant Industrial Svgs Bk—Mary White as admrx	113.08
8	Illinois Surety Co—State Comr of Excise	1,834.97
8	Londino & Gallo—O'Brien Bros	551.40
8	Rosenberg Solomon Metal Co—H Kopelowitz	114.21
8	United Knitting Mills—United Special	40.11

SATISFIED JUDGMENTS.

Manhattan and Bronx.

Apr. 4, 6, 7, 8, 9, 10.

Askey, Adelalde—J E Normand; 1910	116.04
Auguilli, Luigi—Zucker & Levett & Loeb Co; 1906	271.42
Arnstein, Morris A—Mayo Mills; 1912	101.62
Breen, Geo W—P R Stillman; 1912	91.93
Bechtold, Adolph—A Keiser et al; 1911	439.40
Baer, Morris—Real Estate Management Co; 1911	256.87
Bornmann, Casper—D Cohen; 1912	379.72
Blum, Jacob admr—M Scheu; 1908	902.25
Bachman, Saml—S Weinworth; 1912	50.20
Banker, Edw H—Simpson Crawford Co; 1911	97.41
Brown, F Harold—La Buire Import Co; 1912	102.61
Bonaacci, Dominick—Clinton Point Stone Co; 1912	3,849.85
Censer, Bernard—W Burland; 1912	354.16
Cutter, Wm O—W G Fay; 1911	375.63
Campus, Jacob—D B Phillips; 1907	93.65
Chadwick, Frank L—Maguire & Baucus; 1902	11,589.75
Davis, Julius—L Isaacs; 1911	797.82
Dornin, Wm C—E A McAlpin et al; 1911	180.13
Einstein, Wm—Central R R Co of N J; 1911	129.03
Fraad, Theresa—P W McConihe; 1912	19,763.27
Friedenthal, Harry—S Less; 1909	224.40
Pink, Bernard—E Weiss; 1912	80.96
Faiella, Jos—M Mauro et al; 1911	268.66
Geringer, Louis & Max—B Wohlfeld; 1912	290.00
Grimes, Michl—L Manchester; 1912	49.50
Gerbrine, Louis—A Ciccarello; 1908	99.65
Gerking, Henry—Merchants Union Ice Co; 1912	191.12
Goldman, Kalman—B Zicherman; 1908	933.11
Goldberg, Jacob & Rose—S Diamond et al; 1912	116.41
Gorsdansky, Rachel—A Garmiser; 1912	755.91
Hamburger, Robt—City of N Y; 1912	27.72
Harris, Harry—A A Winkler; 1912	229.72
Hollander, Saml J—Butler Bros; 1912	100.89
Hemme, Herman—B Levy; 1912	64.40
Honig, Laura P—J E Normand; 1912	112.95
Hahn, Henrietta—P D Mason et al; 1907	402.07
Hellmers, L Geo—United Confectioners Supply Co; 1912	427.96
Huebchman, Bernard—M Moskowitz et al; 1911	33.53
Husing, A—American Grocery Co; 1896	82.91
Knowles, Anna C—Jacqueline; 1910	199.50
Kayer, Saml & Fischel Weintraub—A H Coller; 1911	92.58
Kellam, Max—H Friedman; 1911	100.00
Katz, Louis B—M Fruitkaiff; 1912	581.38
Same—S Guniz; 1912	581.12
Same—J Fruitkaiff; 1912	831.38
Kemp, Simon & Abr—V Lebowitz et al; 1912	1,356.30
Kalkmeyer, Chas—E C Forbes; 1910	173.61
Lippkowitz, Jos—N Y Tel Co; 1911	22.56
Lehman, Edgar—C O Downs et al; 1907	37.91
Same—S T Fanning et al; 1907	37.91
Levy, Gustave—F L Bacon; 1908	29.82
Lowenthal, Philip & Martin Engel—People, &c; 1911	100.00
Lefferts, Theo C & Homer D—D W Lewis et al; 1911	339.21
Same—M B Miller et al; 1911	144.13
Lott, Chas H—S Katz et al; 1912	1,332.12
Lawler, Hugh J—Robt Griffin Co; 1911	130.68
Leary, Harry—Ducasse & Co; 1911	254.59
Lawson, Wm & Ingebord Peterson—People &c; 1911	500.00
Lefferts, Theo C & Homer D—T M McCarthy et al; 1911	212.50
Same—Arnold & Aborn; 1911	100.44
Lorini, Mario—J Bjork; 1912	423.23
La Porta, Leonardo & Michelo—G B Raymond & Co; 1910	133.40
Learnard, Geo E—Taylor Realty Co; 1912	272.54
Lyons, Jno J treas—Union Exchange Natl Bank of N Y; 1911	107.78
Moroney, Jno F—D M Sause; 1911	4,219.21
Moore, Michl—B Healy; 1909	172.26
Mathews, F L, Robt V Mathews, Bayard N Cole & Stamford Tidewater Coal Co—A W Hillebrand Co; 1911	1,571.78
Mathews, F L, Robt V Mathews, Bayard N Cole & Stamford Tidewater Coal Co—A W Hillebrand Co; 1911	1,571.78
Meyer, Louis—N Y Tel Co; 1911	17.82
Norton, Jno T—Lawyers Title Ins & Trust Co; 1911	96.17
Oppenheim, Myron—S Allen; 1911	3,549.34
Same—same; 1911	129.28
Same—same; 1912	134.98
Praskin, Benj—A J Schwartz et al; 1911	357.81
Razzano, Vincent—A I Moshkowitz; 1911	32.36

Rother, Karl—L A Hammond; 1911	208.16
Soffel, Otto—J Seeman et al; 1912	52.10
Sulzbacher, Jos H—J L Boskowitz; 1911	549.08
Same—same; 1912	122.35
Schmitt, Emil—K Bergt; 1911	247.67
Schultz, Carl R—H J Powers; 1909	177.80
Stevens, Jno W—J M Raymond; 1903	519.41
Solomon, Louis & Abr Haller—N Abramowitz; 1912	114.45
Shapiro, Louis & David Posner—D Makon; 1911	88.72
Stacom, Michl—J Brodie; 1912	67.02
Sanders, Fredk B—American Sugar Refining Co; 1911	23.11
Singer, Wm B—S Snow; 1912	65.97
Schoen, Louis—T M McCarthy et al; 1910	139.44
Short, Wm B—J Wanamaker; 1904	350.01
Tischler, Max—S Tischler; 1912	23.38
Toronto, Angelo & Hugh F Ward—People &c; 1912	1,000.00
Thompson, Jno M—V H Holland; 1912	111.91
Unterman, Edw—M Fabricant; 1912	350.00
Vandrann, Minna—J Barbuto et al; 1911	76.51
Van Vleck, Edgar W & De Lancy Watts—J Q Cohen; 1906	53.87
Zuro, Louis & Josiah—Witmark Music Library; 1911	68.41

CORPORATIONS.

Agricultural Ins Co of Watertown, N Y—D L Breisacher; 1912	1,145.36
Consolidated Gas Co—N Noon; 1912	500.00
Same—J Noon; 1912	2,000.00
Same—T Noon; 1912	1,250.00
Gordon & Stein Contrg Co—R M Spiers; 1911	76.11
Hudson River Water Power Co—Natl Contrg Co; 1909	323,387.55
James Dempsey Co—Jas A Stevenson Co; 1912	121.91
Landay Bros Furriers Inc—R J Anderson; 1912	39.02
Thompson Smith Co—B F Holder Jr; 1912	788.17
Nora Constn Co—M Capodiano; 1912	274.72
Coney Island & Bklyn R R Co—G Trafansky; 1912	350.00
Long Acre Electric Light & Power Co—J D Maguire; 1912	120.10
A G Hyde & Sons—E P Fraker; 1910	101.48
Reid, Palmer Constn Co—J Tricool; 1912	804.33
Ponce Realty Co—H Frank; 1912	148.91
Greenwich Investing Co, Hyman Kantor, & Greater N Y Sash & Door Co—Mosson Bros; 1912	86.41
Greenwich Investing Co, Hyman Kantor, & Empire Roofing Co—Warren Chemical & Mfg Co; 1912	120.16
Greenwich Investing Co, & Hyman Kantor—Natl Bridge Wks; 1911	273.22
International Ore Treating Co—B Gelder; 1911	2,167.77
Elek Realty Co—A Aronowitz; 1912	182.70
Pacific Bank—Niagara Woolen Co; 1910	127.25

Borough of Brooklyn.

MAY 2, 3, 4, 6, 7, 8.

Allen, Franklin W—A W Blanchard Inc; 1912	146.90
Adinalli, Rosina as admrx—M May; 1911	136.90
Adinalli, Alessio as admrx—M May; 1912	196.90
Albanese, Christoforo—G Marrone; 1908	123.90
Aronson, Morris—Toledo Computing Scale Co; 1910	106.31
Bauersfeld, Anna—F Anderson; 1912	64.40
Bloomgarden, Henry—H Bloomgarden; 1909	262.42
Bartolomeo, Nicolo—A Martino; 1912	118.90
Breen, Geo W—P R Stillman; 1912	91.43
Beiser, Chas J—Bklyn Bank; 1912	2,274.20
Cuff, Thos F—T E Egan et al; 1911	75.40
Cortelyou, Jos S—S Frangipane; 1912	100.00
Conovitch, Theo—Bernheim Distilling Co; 1912	309.17
Conovitch, Theo & Anna—J Kovacs; 1911	423.41
Frankel, Morris G—S Mishkin; 1907	76.25
Flash, Saml J—Bklyn Bank; 1912	2,294.20
Friedman, Adolph—City of N Y; 1912	262.40
Gottlieb, Jos—H Bloomgarden; 1909	262.42
Giacomo, Felice—A Martino; 1912	118.90
Goldberg, Jacob & Rose—S Diamond & ano; 1912	116.41
Hemme, Herman—B Levy; 1912	64.40
Heiser, Emil—Geo H Iler; 1911	192.00
Knettel, Chas W—Natl Cash Register Co; 1912	131.14
Kiendl, Theo & Adolph—Mary J Kruse & ano; 1911	1,089.72
Lock, Gustave—P O'Connor; 1911	279.77
Monaco, Pasquale & Teresa—A Martino; 1912	118.90
Moroney, Jno F—D M Sause; 1911	219.21
Mengis, Margt—N Y Tel Co; 1911	101.58
Mirel, Leon—Chas Aronowitz & Bros; 1912	128.37
O'Malley, Arthur H—Automobile Owners Supply Dept; 1909	269.50
Same—Acker, Merrall & Condit Co; 1908	1,227.70
Same—Jno Wanamaker, NY; 1908	1,226.02
Pariser, Abr M—S Mishkin; 1907	76.25
Praskin, Benj—Alice J Schwarte as exr; 1911	357.81
Schoen, Louis—J Bauer; 1910	89.87
Same—M H Renken & Co; 1911	102.04
Steinberg, Annie & Hyman—I Steinberg; 1912	477.41
Schoen, Louis—T M McCarthy et al; 1910	139.44
Schultz, Carl R—H J Powers; 1909	177.80
Stephens, Wm B—N Y Tel Co; 1912	15.93
Unterman, Edw—M Fabricant; 1912	350.00

Vossnack, Fredk E—Smith Donegan Co; 1912192.03
Whigham, Cornelius J—Cecelia Walker & ano; 1910125.00

CORPORATIONS.

Liederman Realty Co—S Thaler; 1912124.40
Ponce Realty Co—H Frank; 1912148.91
Edison Elec Ill Co—Ida Barowick as admtr; 19125,541.85
E Goldman & Co—I S Hagenbacker; 19121,082.70
F W Crane Constn Co—Smith Donegan Co; 1912192.03
Planet Mills Mfg Co—C Benevento (in-
fant &c); 1912800.00

¹Vacated by order of Court. ²Satisfied of appeal. ³Released. ⁴Reversed. ⁵Satisfied by execution. ⁶Annulled and void.

JUDGMENTS IN FORECLOSURE SUITS.

Borough of the Bronx.

MAY 2.

Av B, nwc 79th, 102.2x148; Moritz Falkenau agt Stevenson Construction Co; A L & S F Jacobs (A); Mortimer Fishel (R); due \$131,895.83.

MAY 3.

103D st, ns, 150 w 2 av, 25x100.11; Robt R Moore agt Minnie Ludman; Clarence & Campbell (A), N Taylor Phillips (R); due, \$26,430.56.

MAY 4.

No Judgments in Foreclosure Suits filed this day.

MAY 6.

Teller av, es, 325 n 166th, 105.5x221; Charlotte L Pritzkow agt Leo Levinson; Wm D Cameron (A); Andw S Hamersley (R); due, \$4,784.38.

Lots, 460-1, map of Arden prop, Bronx; Walter W Taylor agt Speculative Realty Co; De La Mare & Morrison (A); Chas N Morgan (R); due, \$2,747.57.

Block 39, map of Pelham Park, Bronx; same agt same; same (A); same (R); due, \$4,435.72.

Lots S9 & 504, map of Arden prop, Bronx; Walter W Taylor agt Oscar D Weed; De La Mare & Morrison (A); Chas N Morgan (R); due, \$4,435.72.

Lot 63 & s 1/2 lot 1, map of Arden prop; Bronx; Walter W Taylor agt Edw M Salvatore; De La Mare & Morrison (A); Chas N Morgan (R); due, \$3,692.15.

Plot 88, s 1/2, map of Arden prop, Bronx; Walter W Taylor agt Leo Levinson; De La Mare & Morrison (A); Chas N Morgan (R); due, \$769.53.

MAY 7.

Spring st, 20; Geo M Bruestle agt Angelina Acierno et al; Chas Brandt, Jr (A); Warren Leslie (R); due, \$6,204.66.

MAY 8.

Front st, 359 & South st, 382; Augusta Gohren agt Martin Ehrenfeld et al; Abr Cohen (A); Fredk E Goldsmith (R); due, \$8,523.71.

Northern av, nec 179th, 100x100; Alex P W Kinnan agt R H M Realty Co; Cannon & Cannon (A); Leopold Harburger (R); due, \$22,905.67.

LIS PENDENS.

Manhattan and Bronx.

APR. 30.

116TH st, 104 E; Mathilde E Weber agt Charlotte Jones et al; T A McKennell, atty. Corrects error in last issue when property was 116th, 104 W.

MAY 4.

5TH av, ss, lot 324, map of village of Wakefield, Bronx; also 11TH AV, ss, 505 e 2d, 50x114; Bronx; Personality Liquidating Co agt Emilio Magaldi et al; action to set aside deed; J S Gross, atty.

43D st, ss, 267.10 w 6 av, 21.5x100.5; Jno McKeefrey agt Josephine M S Cugley; action to foreclose mech lien; A C Rowe, atty.

Leonard st, Lafayette st, Worth st & Centre st, block; also WORTH ST, LAFAYETTE ST, PEARL ST & CENTRE ST, block; also PEARL ST, ss, whole front bet Lafayette & Centre; also WORTH ST, CENTRE ST, PEARL ST, PARK ST & MISSION PL, block; also WORTH ST, nwc Centre, runs ne— to Leonard xse— to Baxter xsl106.11xw100.9xsw33.4xnw307.7 to beg; City of N Y agt Thos P Fitzsimons et al; action to acquire title; A R Watson, atty.

Roosevelt st, 13-5; also WATER ST, 191; also BOWERY, 24; also CHRYSTIE ST, 196 1/2; also GRAND ST, 343; also LAFAYETTE ST, 206; also WALKER ST, 57; Howard Conkling agt Alfred R Conkling et al; partition; J I Wiener, atty.

MAY 6.

Washington av, ws, bet 166th & 167th, lot 53 1/2; Tax Lien Co of N Y agt August Jacob et al; a forcos of transfer of tax lien; W Lustgarten, atty.

MAY 7.

181ST st, 706-16 W; De Ruyter Van Orden Inc agt Jno M Linck Constn Co et al; action to foreclose mech lien; F Colety, atty.

Hobart av, swc Buhre av, —x—; also HOBART AV, sec Buhre av, —x—; also JARVIS AV, swc Buhre av, —x—; also JARVIS AV, sec Buhre av, —x—; J Lawrence Davis et al agt Josephine T Deady; specific performance; C H Ketcham, atty.

MAY 8.

Carmine st, 63; Katie Decker agt Wm J Amend exr et al; action to obtain ad-measurement of dower; J F Stier, atty.

Av B, 165; People of the State of N Y agt Mary Bullock; notice of levy; C S Whitman, atty.

MAY 9.

90TH st, 62-4 E; City of N Y agt U S Leasing & Holding Co; notice of levy; A R Watson, atty.

121ST st, 432 E; People &c agt Raffaello Sirico; notice of levy; C S Whitman, atty.

MAY 10.

Park av, nec 61st, 120x58x irreg; Herbert Lucas agt 535 Park Ave Inc (action to foreclose mechanic's lien); Alger & Simpson, atty.

7TH av, ws, 49.4 s 23d, 19.8x80; August Dreyer trste agt Ike Levy et al (action to set aside conveyance); Burnstine & Geist, attys.

Robbins av, 463-67, & Fillmore st, 1747; Marie Niestermann agt Sophie Niestermann et al (partition); Elfers & Abberley, attys.

Van Cortlandt av, ss, 49.6 e Villa av, 89x 145.7x irreg; Wilhelmina Roesser agt Walter Nally (action to set aside conveyances); J E Roeser, atty.

Borough of Brooklyn.

APRIL 25.

W 5TH st, es, 150 s Av T, 20x100; Mortgage Securities Co of N Y agt Rosario Amato et al; H J Davenport, atty.

Mermaid av, ns, 58.10 e W 23d, 40x95; Patk D Shea agt Abr Harris et al; O F Finnerty, atty.

MAY 2.

E 35TH st, ws, 180.4 n Beverley rd, 20x 100; Postal Life Ins Co agt Dorey Realty Co et al; Hirsh & Newman, attys.

E 35TH st, ws, 260 n Beverley rd, 20x 100; same agt same; same attys.

E 35TH st, ws, 21 n Beverley rd, 19.8x 100; same agt same; same attys.

Columbia st, nws, 37 sw Sackett, 21x80; American Geographical Soc agt Jacques Simon et al; J L Goodwin, atty.

40TH st, ns, 100 e 6 av, 25x100.2; Annie A O'Neill agt Julia F Connors & ano; to compel conveyance.

Av D, ns, 40 e East 26th, 20x90; Caroline M Hasbrouck agt Jno Martin et al; E Kempton, atty.

Av D, ns, 20 e East 26th, 20x90; Ida B Olney & ano agt same; same atty.

Av D, ns, 60 e East 26th, 20x90; Eleanor S Baker agt same; same atty.

48TH st, ns, 300 w 5 av, 20x100.2; Rose Buchalter agt Arbuckle Realty Co et al; Saml Berzik, atty.

Flatbush av, ws, 220 s Av P, 20x100; Gennaro Graynato agt Lucia Boniello et al; M M Brooke, atty.

Barbey st, ws, 200 n Dumont av, 20x100; Jos Turkish agt Harry Schneider; specific performance; B Bloch, atty.

Bedford av, nwc Sterling pl, 44x100; Title Guarantee & Trust Co agt Wm F Kenny Co et al; J L Goodwin, atty.

Eastern pkway, nec Brooklyn av, runs e 179.5xw88xe60xnw12xw24.2xnl100 to Lincoln pl, xw195 to Brooklyn av, xs10xe95xs60x w95 to av, xs120.7 to beg; Edw M Barlow agt Fraser Constn Co et al; P S Dean, atty.

86TH st, nwc 7 av, runs nl13.5xw72.8x s86.11 to st, xel15.8 to beg; Sarah J Weber agt Henry C Van Pelt et al; G H Pettit, atty.

MAY 3.

Blake av, nec Williams av, 20x80; Title Guarantee & Trust Co agt Jos Wallan et al; J L Goodwin, atty.

E 12TH st, es, 170 n Av K, 35x100; Dietrich Niebuhr agt Redyns Holding Co et al; A E Colvin, atty.

E 12TH st, es, 240 n Av K, 35x100; same agt same; same atty.

E 22D st, es, 240 s Ditmas av, 50x100; also E 22D ST, es, 290 s Ditmas av, runs e 100xs12.2xw109.6 to st, xn56.10 to beg; Walter F Brush agt Alois Weismuller et al; A L Clark, atty.

E 4TH st, es, 192.6 n Caton av., runs e 87.6xw8x again nw11.9xw80.6 to st, xs 18.6 to beg; Wm Shaw agt Alex J Weber et al; L Karasik, atty.

Rogers av, es, 300 n Vernon av, 20x 119.11x20x119.4; Title Guarantee & Trust Co agt Dora Lundquist; J L Goodwin, atty

Floyd st, 194; Simon Bittman agt Eva Bittman & ano; to set aside deed; H D Levy, atty.

Wyckoff av, sws, 50 se Troutman, 25x 96.8x25x97.9; Citizens Trust Co of Brooklyn as trste agt Isaac Sprinzen et al; Jonas Lazansky & Neuberger, attys.

S 4TH st, ss, 100.3 se Hewes, 24.9x85; Albt C Hatfield agt Wm Buermann et al; H C Gollmar, atty.

Martense st, ns, 157.1 w Rogers av, 20x 130; Title Guarantee & Trust Co agt Edgar Impt Co et al; J L Goodwin, atty.

74TH st, ns, 100 e Narrows av, 50x100; Sarah F Sargent agt Annie F Farrell; Jay & Smith, attys.

8TH av, nec 47th, runs n60xe—x again e160xs100.2 to 47th, xw260 to beg; also 48TH st, ss, 100 e 8 av, runs e135xsw—xw 95xnl100.2 to beg; Eddythe G Cole agt Kate Barre et al (to determine claim); J A Warren, atty.

Dean st, ns, 347.6 w Carlton av, 47.6x110; Annie C Larkin agt Minnie Kaplan et al; partition; F L Entwisle, atty.

MAY 4.

Ocean pkway, 240; Ehrich Weiss agt Max Blanck et al; J Rieger, atty.

Caton av, ns, 200 w St Paul pl, runs w 13.4xn140xw33.4xs141.6; also PLOT bounded n by salt meadows of Henry J Wyck-off, e by Flatlands Bay & a certain creek, s by salt meadows of Wm Bennett, & w by a certain ditch; also PLOT bounded n by salt meadows of Mr Garrisons, s by salt meadows conveyed to Wm Bennett, & w by uplands of Albt Emmans; Frank Edgar Johnson agt Ellen A Robert et al; partition; A A Howell, atty.

Williams av, ws, 160 s Sutter av, 20x 100; Oswego City Savings Bank agt Progressive Realty & Impt Co et al; J L Goodwin, atty.

44TH st, sws, 182.5 nw West, 20x100.2; Leonard McGee agt Raymond Homes Co et al; E W Tyler, atty.

Columbia st, ses, 20 ne Woodhull, 20x 80; also CORNELIA ST, sws, 179 ne Evergreen av, 19x100; Emma L Heuschober agt Louise Schumacher et al; Wood, Cooke & Seitz, attys.

Eastern pkway, ss, 280 w New York av, runs s68.9 to centre line of Old Clove rd, xnw70 to pkway, xel4.9 to beg; Jas S Lawson agt Benj C Raymond et al; W H Grassi, atty.

MAY 6.

78TH st, nes, 280 nw 14 av, 20x100; Wm J Howard agt Levy & Baird et al; J C McLeer, atty.

78TH st, nes, 340 nw 14 av, 20x100; same agt same; same atty.

Elton st, es, 60 n Glenmore av, 20x77.6; Amabilia Pisano agt Mary Lyon et al; J G Giambalvo, atty.

Rockaway av, ws, 225 s Pitkin av, 25x 100; N Y Investors' Corp agt Paula Moskewitzky; J L Goodwin, atty.

51ST st, ss, 390 w 5 av, 30x100.2; Morris Heft agt Jno E Sullivan Co et al; G J Gruenberg, atty.

51ST st, ss, 300 w 5 av, 30x100.2; same agt same; same atty.

St Marks av, ss, 229.11 e Utica av, 17.7x 127.9; Peekskill Svgs Bank agt Casper Lucke et al; J L Goodwin, atty.

Degraw st, ss, 165.6 e Franklin av, 27x 92; South Bklyn Svgs Institution agt Otto Singer et al; J L Goodwin, atty.

Logan st, ws, 130 n Blake av, 20x100; Isaac Goldowitz agt Isaac Major et al; H I Kowalski, atty.

Park av, sec Graham, 24.6x76.8x24.6x 76.11; Jno Martino agt Demetrio Loricchio et al; J S & L Ross, attys.

Av S, sec E 19th, 120x120; Jas Shevlin agt May A Kearns et al; P P Smith, atty.

Sutter av, ns, 76.9 w Essex, 20.3x60; Isaac Goldowitz agt Morris Fuchs et al; H I Kowalski, atty.

41ST st, nes, 180 se 13 av, 20x100.2; Rose Power agt Hyman Parker et al; J L Goodwin, atty.

Marlon st, ns, 240 e Rockaway av, 20x 100; Julia H Powell agt Jas A Caufield et al; Graham & Stevenson, atty.

Freeman st, ss, 275 w Oakland, 25x100; Henrietta H Biershenk agt Leicester K Ely et al; to bar all claimants; O Richter, atty.

Miller av, es, 300 s Fulton, 25x100; Annie M Klock as extrx agt Miriam A Taylor; Sackett & Lang, attys.

Herkimer st, ns, 120 w Albany av, 20x 100; Blanche H Boomer agt Minnie S Hoage et al; Jno Kopp, atty.

Crescent st, ws, 23.1 s New Lots rd, 20x 80; Jno Bauer agt Abr Kaidensky et al; C S Amsel, atty.

Roebing st, 226, nws, 126 ne South 3d, runs nw85xne17.7xse30.5xne4 inches xse 54.7 to Roebing xsw18 to beg; Elma Dodge agt Mary A Dodge et al; partition; Shaw Fisk & Shaw, attys.

Columbia st, 217-19; Guiseppa Schifelitte agt Sophia L Biggers; to establish a lien; Cass & Apfel, attys.

MAY 7.

Reid av, 80; also NOSTRAND AV, 732; also NOSTRAND AV, 1074; also NOSTRAND AV, 1078; also HERKIMER PL, 43; also REEVE PL, 35; also 42D ST, 1337; also 38TH ST, 1054; also 40TH ST, 831; also 40TH ST, 833; also 12TH AV, 4021; also 41ST ST, 1221; also 40TH ST, 1115; also 2D AV, 1019; also 2D AV, 1017; also OVINGTON AV, 258; also 40TH ST, 821; also NOSTRAND AV, 730; also HERKIMER ST, 829; Henry F Risch agt Frank W Suydam et al; to compel re-conveyance; A A Howell, atty.

Kingsland av, ws, 353.9 n Driggs av, 20x100; Knickerbocker Svgs & Loan Co agt Annie Torney et al; G J Gillespie, atty.

Beverly rd, nec E 16th, 50x150; N Y Investors Corp agt Jno Parkin & ano; J L Goodwin, atty.

Degraw st, ss, 192.6 e Franklin av, 24.6x 92; So Bklyn Svgs Institution agt Otto Singer et al; J L Goodwin, atty.

E 5TH st, ws, 160 s Ditmas av, 33.4x100; N Y Investors Corp agt Edward Card & ano; J L Goodwin, atty.

11TH av, ses, 40.2 sw 49th, 20x100; Ulster County Svgs Institution agt Denis F Tarpey & ano; J L Goodwin, atty.

E 10TH st, es, 100 s Av K, 60x100; Long Island Investment & Improvement Co agt Regal Homes Co et al; D F Manning, atty.

St Marks av, ns, 125 e Kingston av, 155x100; Leon Friedland & Co agt Kingston Estates et al; Benjamin & Chugerman, attys.

W 5TH st, es, 150 s Av T, 20x100; Mortgage Securities Co of N Y agt Rosaria Amato et al; H J Davenport, atty.

86TH st, nes, 230 nw 19 av, 60x100; Martin A Metzner agt Anna M Goodheart et al; E Kempton, atty.

21ST av, es, 400 n Benson av, 50x98.6; Cuba I Ward agt Jennie M Burroughs et al; Caldwell & Holmes, attys.

Flatbush av, sws, 204 nw Lincoln rd, 26.8x100; Wm C Wood agt Chas Hitsch et al; J L Goodwin, atty.

50TH st, nes, 180 se 11th av, 20x100.2; Louisa Davis agt Selig Seligman et al; J L Goodwin, atty.

Livania av, nwc Rockaway av, 100x100; Title Guarantee & Trust Co agt Annie Black et al; J L Goodwin, atty.

Kent av, nes, 42.9 se Clymer, 20.6x62.4; Wmsburgh Svgs Bank agt Danl McCleary et al; S M & D E Meeker, attys.

E 8TH st, ws, 260 n Beverly rd, 20x120.6; Wmsburgh Svgs Bank agt Julia S Fogarty et al; S M & D E Meeker, attys.

Schenectady av, ws, 54.5 s Sterling pl, 26.4x100; Wmsburgh Svgs Bank agt Josephine M Alexander et al; S M & D E Meeker, attys.

Creasant st, ws, 43.1 s New Lots rd, 20x 80; Wm Bering agt Abr Kaidensky et al; C S Amsel, atty.

Bay Ridge av, ns, 80 w 10 av, 20x90; Wm C Schoenjohn agt Safe Realty Corp et al; McGuire, Delany, Niper & Connolly, attys.

MAY 8.

Flushing av, ss, 200 e Tompkins av, 25 x92x28.9x77.9; Isaac L Reizenstein agt Max Tink et al; Feldblum, Reizenstein & Levinson, attys.

Sheridan av, es, 280 n Glenmore av, 20x 100; Title Guar & Trust Co agt Jennie Teplitz; T F Redmond, atty.

Sutter av, ns, 75 e Grafton, 25.2x100.5; Bond & Mtg Guarantee Co agt Dietrich W Kaatze et al; T F Redmond, atty.

Ridge blvd, ss, 128.2 e Shore rd, 40x100; National Svgs Bank of Albany agt Jno F Kolkbeck et al; T F Redmond, atty.

Coney Island av, es, 616.2 s Slocum pl, runs e 60x98.10x62x100.4; Francis A de Beer agt Jas Graham et al; G W Pearsall, atty.

Cumberland st, ws, 297.4 s Fulton, 24.4x 80; Alema Realty Exchange Co agt A Gertrude Lowden & ano; Cohen Bros, attys.

39TH st, nes, 290 nw 8 av, 60x100.2; Ida Ginsberg agt Anna Libsky et al; Ginsburg & Pieker, attys.

60TH st, ns, 260 w 13 av, 20x100.2; Gulian Ross agt Elia G Ciaccia et al; H A Ingraham, atty.

Sheridan av, es, 180 n Glenmore av, 20 x100; Title Guar & Trust Co agt Jennie Teplitz et al; T F Redmond, atty.

Rockaway av, ws, 100.3 s Sackett, 24.9x 100; Title Guar & Trust Co agt Frank Jawaiszas & ano; T F Redmond, atty.

94TH st, sws, 350 nw 3 av, 25x100; Pythian Home agt Shore Road Const Co et al; T F Redmond, atty.

Av E, ss, 96 e East 9th, 32x100; Seth L Pierrepont agt Mary MacFarlan et al; T F Redmond, atty.

81ST st, ns, 510 w 3d av, 40x109.4; Louise H Cryder agt Grace M Lanter & ano; T F Redmond, atty.

Ditmas av, ns, 87 e E 9th, runs n80xe13x n20xe18x100 to av xw31 to beg; Henry Douglas as TRSTE agt Mary L MacFarlan et al; T F Redmond, atty.

51ST st, ns, 150 e 5 av, 20x100; Clarence E Hopkins agt Jno Lindner et al; Menken Bros, attys.

Bushwick av, w cor DeKalb av, 26.11x 63; Henry Grasman agt Cecelia Minden et al; G F Alexander, atty.

72D st, ns, 100 e 8 av, 200x100; Construction Material & Coal Co agt Gerber Const Co; to establish ownership in a mtg; A H Spigelgass, atty.

Linden av, ss, 396.10 e Bedford av, 20x 130; Catherine E Giesler agt Jno C Giesler et al; T P Hall, atty.

Ridgewood av, ns, 80.8 w Pine, 20.2x98.3 x20x95.8; Wm E Gilmore agt Simonelli & Pizza Co et al; C C Suffren, atty.

46TH st, sws, 325 se 12 av, 40x100.2; Title Guar & Trust Co agt Anna M Atkins et al; J L Goodwin, atty.

Thompson pl, ns, 80 w 5th, 160x92; Myra P Hughes agt Stephen E Jackman & ano; specific performance; R H Elder, atty.

Webster av, ns, 653 w 3d, 30x114.9; Hamilton Trust Co agt Mary A Weales et al; J L Goodwin, atty.

Newell st, ws, 195 n Calyer, 111.4x105.6x 77.8x100; also OAKLAND ST, es, 150 n Calyer, 89.1x105.6x122.8x100; Jno J Cashman agt Isabella C N Smith et al; W B Hazelwood, atty.

Madison st, ns, 400 w Franklin av, 25x 100; David Davis agt Emma Emery et al; H M Levin, atty.

FORECLOSURE SUITS.

Manhattan and Bronx.

MAY 4.

Hughes av, es, 112.10 s Pelham av, 25x 87.6; Rosalie Ulmer agt Giovanina Damiano et al; Wolf & Kohn, attys.

Lot 87, map of Neill Estate, Bronx; Martha Levy agt Jacob Frankl et al; J B Baer, atty.

238TH st, ns, 125 w Keppler av, 25x100; Moore Realty Co agt Edgar J Hill et al; J T E Van Derveer, atty.

58TH st, 404 E; Wm J Fitzgerald agt Jno M Sheehan et al; A S Gilbert, atty.

3D av, ws, 366.8 s 2d, 33.4x100; Geo Hauser agt Adelaide Burlando et al; Neier & Vanderveer, attys.

MAY 6.

62D st, 314 E; Sigmund Tynberg agt Eva E Lockwood et al; L M White, atty.

Mangia st, 22-4; two actions; Jonas Weill et al agt Louis Sackin et al; M Sundheimer, atty.

93D st, ns, 248.4 w Central Pk W, 19.9x 100.8; Iversen & Case Realty Co Inc agt Edw A LeRoy et al; Hansen & Zinsser, attys.

Middletown rd, ns, 75.4 e Williams av, 50.3x108.5; Dutchess Finance Co agt Chas R Baxter; C W H Arnold, atty.

102D st, 249 W; Therese K Goldmark agt Anthony H Harrigan; S M Glass, atty.

39TH st, ns, 150.6 e 2 av, 24.6x98.9; Louisa Raberg et al agt Annunziata Bel-sito et al; C H Dille, atty.

Lots 5 & 6, map of Classon's Pt, Bronx; Edw V Bauer agt Geo Dumrauf et al; J F Frees, atty.

156TH st, ss, 200 w Courtlandt av, 25x 100; Millie Seebeck agt Geo Dumrauf et al; J F Frees, atty.

7TH av, nec 37th, 98.6x244; Florence M Haskin et al agt Wm H Bryan et al; Dutton & Kilsheimer, attys.

Broome st, ss, 20 e Ridge, 20x60; Ebenezer Draper agt Morris Rosenberg et al; J H Post, atty.

Lexington av, 1745; J Fredk Kernochan agt Marion G Hoey et al; H F Miller, atty.

Ridge st, 117; Geo Bruestle agt Bernhard Cohen; C Brandt Jr, atty.

Hughes av, ws, 21.5 n Oak Tree pl, 25x 95; Violette W Delafield agt Mary E O'Gorman; J R Delafield, atty.

87TH st, 522 W; Central Bldg Improvement & Investment Co agt Julian P Thomas et al; amended; E Jacobs, atty.

180TH st, ns, 80 w Webster av, 19.11x 100; Gustave Plansky agt Chas Bjorkegren Inc et al; Menken Bros, attys.

MAY 7.

Grand st, ns, 125 w Wooster, 25x100; Metropolitan Life Ins Co agt Code Realty Co et al; Woodford, Bovee & Butcher, attys.

39TH st, 328 E; Melvina S Dennett et al agt Jacob S Gluck et al; Man & Man, attys.

Riverside dr, sec 152d, —x99.11; Joel Newman agt Onondaga Bldg Co et al; Sternberg, Jacobson & Pollock, attys.

156TH st, 962 E; Henry Doll agt Maria W Alexander; Lewkowitz & Schaap, attys.

MAY 8.

120TH st, ss, 110.10 e Park av, 20.10x 100.10; German Svgs Bk agt Chas W Bauschat et al; A Roelker, Jr, atty.

West Farms rd, nws, intersec nes Boone, 101.2x154.9xirreg; Jno C Poillon agt Benfra Realty & Holding Co et al; Rose & Putzel, attys.

169TH st, 108-10 E; two actions; Wm H L Lee, trste agt Ricke Cohn et al; W H L Lee, atty.

Lafayette st, 184; Emma Ziegel extrx agt Michl Brigante Co et al; amended; Eisman, Levy, Corn & Lewine, attys.

3D av, 1791; Rector, Churchwardens & Vestrymen of Grace Church in the City of N Y agt Saml Jaffe et al; M S Borland, atty.

MAY 9.

Canaan st, 90; Hyman Schiff agt Harry Weissberger et al; L Freiman, atty.

Franklin av, es, 38.1 n Jefferson pl, 37.6 x100; Jas T Barry agt Paul C Uhlig et al; T F Gilroy Jr, atty.

52D st, 409 E; Martin J Keogh exr agt Chas A Gerlach et al; De Forest Bros, attys.

Amsterdam av, es, 39.11 s 185th, 40x100; Harriet D Woldeyche-Whitmore et al agt Amsterdam Ave Realty Co et al; Van Wyck & Mygatt, attys.

Wadsworth av, nec 177th, 89.10x100; Helen M O'Brien agt Jno B Berry Co et al; Ferriss, Roeser & Storck, attys.

Valentine av, es, 39.7 n 182d, 16.8x60.6x irreg; Julius M Cohn et al agt Emma Lazarus et al; Hamilton Gregory & Freeman, attys.

Essex st, 78-80; Grand Lodge of the U S of the Independent Order Free Sons of Israel agt Harris Cohen et al; M B & D W Blumenthal, attys.

MAY 10.

111TH st, 162 E; Katy Kohn et al agt Max Kessler et al; A Kohn, atty.

122D st, ss, 183.8 e 8 av, 33.8x100.11; German Svgs Bank in the City of N Y agt Lizzie Hadermann; M Auerbach, atty.

20TH st, 209 E; Richd J Couch agt Thos F Lynch et al; T E Rush, atty.

Greenwich st, 544; Eliz H Carleton agt Lee G Lawrence et al; E Coffin, atty.

Amsterdam av, sec 185th, 39.11x100; Wm L Condit agt Amsterdam Ave Realty Co et al; James, Schell & Elkus, attys.

Morris av, ws, 58.10 s 152d, 58.10x100; Henry Elias Brewing Co agt Amodio Di Toro et al; Paskus, Cohen & Gordon, attys.

Willet st, 52; Henry E Jones agt Adolf Moskovitz et al; Strong & Cadwalader, attys.

Houston st, 497-501 E; Saml Malvin trste agt Ceres Realty Co et al; Engel Bros, attys.

BUILDING LOAN CONTRACTS.

Manhattan and Bronx.

MAY 4.

3D av, nwc 19th, 46x55.10; Jno P H Rieper loans Gramercy Freehold Co to erect a —sty bldg; — payment. 65,000

167TH st, ss, 69.2 e Stebbins av, 50x 161.8; Manhattan Mortgage Co loans Carmine Constn Co to erect a 5-sty apartment; 13 payments. 42,000

MAY 6.

158TH st, ss, 117 e Courtlandt av, 50x 98.6; Greenwich Mortgage Co loans Benenson Realty Co to erect a 5-sty tenement; 13 payments. 35,000

MAY 7.

Stebbins av, ws, 115.4 n 167th, 30x37.3x irreg; Walter W Taylor loans Sol & Annie Weinstein to erect a —sty bldg; — payment. 3,950

17TH st, 230-4 W; Seymour Realty Co loans Neslo Bldg Co to erect a —sty bldg; — payment. 20,000

Garrison av, ss, 57.4 w Faile, 28.8x102.6x 25x116.6; Manhattan Mortgage Co loans Bernard J & Lizzie Brown to erect a 5-sty apartment; 16 payments. 20,000

MAY 8.

No Building Loan Contracts filed this day.

MAY 9.

Park av, ws, 287.7 s 187th, 150x98.3x irreg; Hamilton Securities Co loan Tremont Park Realty Co to erect four —sty apartments; 3 payments. 10,000

MAY 10.

236TH st, ns, 475 e Kepler av, 50x100; Manhattan Mortgage Co loans Clemens Constn Co; to erect a 4-sty apartment; 12 payments. 20,000

153D st, ns, 145 w Elton av, 50x100; Enoch C Bell loans Smada Realty Co; to erect a 5-sty tenement; 13 payments. 38,000

For Attachments and Chattel Mortgages Affecting Real Estate, see page 1004.

MECHANICS' LIENS.

Manhattan and Bronx.

MAY 4.

121ST st, 315 E; Fellmore Iron Wks Co agt Wm Collins Contrg Co Inc (26). 108.00

141ST st, 209 W; Harry Grohman agt Henry R C Watson & Jno Moran agent (27). 7.00

MAY 6.

120TH st, ss, 127.7 w Morningside dr, 150x100; Cork & Zicha Marble Co agt Jos H Davis Bldg Co (28). 3,100.00

226TH st, ss, 403.7 e Paulding av, 25x 100; J H Ceburre agt Kate B Higgins (29). 70.00

Prospect av, 2083; Max Berliner agt Ike Strip & Meyer Cohen & Co (30). 185.00

Northern av, 63; Geo E Sealy Co Inc agt Kirby Constn Co (31). 8.75

120TH st, ss, 150 e Amsterdam av, 150x 100; Edw F Roach Co agt Jos H Davis Bldg Co (32). 6,753.83

120TH st, 414 W; M Eberhart & Son Co agt same (33). 1,549.52

120TH st, ss, 127.6 w Morningside av, 150x100; Chas H Bellows Cut Stone Co agt Jos H Davis Bldg Co (34). 5,000.00

Westchester av, 2309-13; W H Callahan Co agt Glover Constn Co (35). 85.00

Same prop; Antonio Fonesca agt same (36). 100.00

Same prop; Frank Goldman Co Inc agt same (37). 177.09

Same prop; same agt same (38). 123.91

120TH st, ss, 140 w Morningside av, 140x80; Jas Dowd agt Jos H Davis Bldg Co (40). 12,500.00

Westchester av, 2309-13; Julius Oehrlein agt Glover Constn Co (42). 144.00

MAY 7.

120TH st, ss, 127.6 w Morningside av, 150x84.9; Jas Dowd agt Jos H Davis Bldg Co (43). 12,500.00

99TH st, 54-6 W; Harry Chaimowitz agt Navarre Realty Co (44). 78.00

Prospect av, ws, 60 s 180th, 50x100; Eureka Tile Co agt Isaac Strip & Raphael Kurzrok (45). 200.00

Walker st, 82; Edw Moore agt Jas Boyd exr (46). 123.83

Broadway, 663-5; also MERCER ST, 230-232; Edw W Riker trste agt 663-665 Broadway Co & Harry Fischel (47). 212.55

8TH av, nwc 17th, 25x103; Noonan & Price Co agt Coffey Realty Co & Jno J Slavin & Bro (48). 279.31

Madison av, 1732; Sam Karger agt Dora C Herman & Jacob Levy (49). 30.00

Manhattan st, 73; Margt F McSorley agt Aaron N Buchsbaum & Walter C Koen (50). 67.50
Columbus av, 703-5; Adolph Huppert agt Jacob Lisner & Benj Stern (51). 20.33
120TH st, ss, 150 e Amsterdam av, 150x100; Dominick Peloso agt Jos H Davis Bldg Co (52). 122.76
Westchester av, 2309-13; Louis Marks agt Glover Constn Co (53). 170.00

MAY 8.

111TH st, ss, 245 w 5 av, 100x71; Abraham Grushkin agt Saml Roseff (54). 480.00
109TH st, 77 E; Herman Schapierer agt Pauline Caesar & Thos Lynch (55). 150.00
Fulton st, 144; Wm R H Hoffmann agt Thos Newbold & Sherwoods Inc (56). 243.79
119TH st, 71 W; Benj Z Stanger agt Clara Blumenthal & Saml & Dora Waid (57). 401.80
1ST av, 1717; Henry De Pue agt Jacob Ruppert & Henry Mock & Co (58). 18.00

MAY 9.

20TH st, 309 W; Herman Slate Co agt Wm S, Barrington & Benj Moore, & Wm Collins Contrg Co (59). 143.00
121ST st, 315 E; same agt Wm Collins Contrg Co (60). 80.00
23D st, 128-30 E; Pruzansky & Sidelsky agt Rita Bldg Co (61). 4,190.00
56TH st, 421 W; Louis Borscher agt Anna M Jones (62). 57.00
11TH av, 212-6; Sykes St Roofing Co agt Martin & Arthur Zinn & Jacob A Zimmerman (63). 4,287.85

MAY 10.

Prospect av, ws, 60 s 180th, 47x100; Eureka Tile Co agt Osias or Ike or Isaac Stup & Raphael Kurzrok (64). 200.00
Burke st, nec Hall av, 100x100; Bengson & Nordholm agt Madison Constn Co (65). 100.00
181ST st, 706-16 W; DeRuyter Van Orden Inc agt Jno M Linck Constn Co (66). 800.00
Madison av, 1546; Isidor Silverstein agt Lena C Niedermann; Albt Niedermann, agent (67). 21.50

Borough of Brooklyn.

MAY 2.

3D av, sec 32d, 40x100; Jno T Harold agt Simeone & Maria L P Rossanelli. 37.00
St Marks av, ns, 125 e Kingston av, 100 x106; Nathan Litwak agt Kingston Estates & Jno Miller. 775.00
3D av, 645; Geo Seerman agt Michl Ceglecki & Joe Kiesel. 130.00
Sanford st, 17-25; Simon Isaacson & ano agt Arabol Mfg Co & L Pinals & J H Deeves & Bro. 70.50
Bristol st, nwc Lott av, 100x100; Kurlandzik & Alpert agt Bristol Building Co. 36.40
3D av, 645; Elick P Backie & ano agt Michl & Stanislaw Ceglecki & S Kissel. 265.50
Eastern pkway, ss, 71 e Hopkinson av, 50x100; Hyman Delinsky agt A Kaplan Constn Co. 246.05
S 2D st, 257; Robt Hellyer agt Etta M Winham. 2,228.00

MAY 3.

E 4TH st, 578; Hudson Plumbing Co agt Robt Ward, Jr. 44.00
E 4TH st, 576; same agt same. 84.00
New Jersey av, ws, 112.6 n Glenmore av, 37.6x100; Hochmans Sons Iron Works agt Purdy Constn Co. 1,340.00
West st, ws, 50 n 40th, 100x100; Carl H Pearson agt Jos B Thomson Real Estate Co & Jos B Thomson. 338.00

MAY 4.

Alabama av, es, 70 n Glenmore av, 80x100; Construction Material & Coal Co agt F & J Realty Co, Jos & Saml Giacalone, Geo Hagmyer, Foox Constn Co, Isaac Foox & Zeller Jacowitz. 4,093.75
Cleveland st, 735; Abrashkin & Kornfeld agt Adam & Susie C Schickle & Wortman & Kornfeld. 68.00
53D st, swc 11 av, 200x110; Jno A Driscoll agt L W Beveridge Co, Louis Hollanback & Robt Ward. 3,300.00
Flushing av, 497; Geo Jung agt Herman Ketteler. 1,150.00
E 10TH st, es, 150 s Av K, 17x100; Antonio Constantino agt Regal Homes Co & L T Gallagher, treas. 141.50

MAY 6.

E 25TH st, es, 400 n Av K, 34.11x100; also E 26TH ST, ws, 440 n Av K, 28.6x100x29.6x100; Ruegamer & Auer Co agt St Marks Bldg Co. 350.00
Lincoln av, 144-6; Jno Lucht agt Johanus & Catarina Meyer. 161.79
Neptune av, ss, 220 e Highland av, 40x100; Jno Bosch & Son agt Laura B Zell & Wm H Quaily. 223.08
W29TH st, es, 130 n Mermald av, 60x118; Frank Girard & ano agt "Mary" Snow & Christoforo Marrazzo. 97.92
Van Sielen av, 405; Meyer Davidoff agt Sol & Mollie Wolfman & Dora Stranger. 7,900.00
Newkirk av, nwc Rogers av, 100x100; Aron Chorost agt Martin Bldg Co & Morris & Chas Strauss. 86.36

E 10TH st, es, 100 s Av K, 86.8x100; Rosario Greco agt Regal Homes Co & Shields Realty & Constn Co. 465.41
Hinsdale st, 49; Neverleak Roofing Co agt Moses Kreitzer. 70.00
Saratoga av, ws, 350 n Blake av, 25x100; Chas Wenz (Inc) agt Saratoga Improvement Co & Bklyn Cementing & Improvement Co. 142.47

MAY 7.

Alabama av, es, 70 n Glenmore av, 80x100; B Goetz & Bro agt F & J Realty Co. 118.50
3D av, sec 32d, 40x100; Jno T Harold agt Simeone & Maria L P Rossanelli. 1,145.00
Foster av, ss, bet E 92d & E 93d, 200x100; Jno H McCrodden agt Herbert C Smith & Rocco Diaso. 1,860.00
Same prop; Geo R Krier agt same. 733.09
Av I, ns, 40 e E 37th, 20x97.6; Esposito & Cappello agt Guiseppe Destefino & Filippo Riscica. 869.00

MAY 8.

Dumont av, S17; Jos Tepper agt Brand & Sam Homler & David Zibuloff. 120.00
W 15TH st, 2833; Schreiber & Zimmit agt Sara Korn & Bottega & Imperiale. 62.00
Eastern Pkwy Extension, ses, 71 e Hopkinson av, 50x125; Flatbush Parquet Floor Co agt A Caplan & A Caplan Constn Co. 790.00
E 7TH st, es, 360 n Av M, 40x120.6; Jos G Scharff agt Esther Litwak & Jos Zomnick. 159.50
20TH av, ws, from 61st to 62d, —x100; Niagara Radiator & Boiler Co agt High Grade Constn Co, Leonard G Kirk & Walter Bimpson. 2,200.00

SATISFIED MECHANICS LIENS.

Manhattan and Bronx.

MAY 4.

124TH st, 157-9 W; Greason Mfg Co agt S F Myers Realty Co et al; Mar6'12. 254.95

MAY 6.

Northern av, 63-5; Jno C Cornell & Co agt Kirby Constn Co et al; Nov15'11. 56.00
East Bway, 181; Kamerman & Co agt Jacob Richman et al; Feb20'12. 482.84

MAY 7.

STH av, nwc 17th; Noonan & Price Co agt Coffey Realty Co et al; May6'12. 563.16
Loring pl, ws, 130 s Fordham rd; same agt Nosthom Realty Co et al; May6'12. 554.38
STH av, 2545; Louis Jonap agt Loeb Hill Realty Co et al; Feb19'12. 239.25
Same prop; Hyman Baumgarten agt Geo Kitt et al; Mar9'12. 32.80

MAY 8.

Park av, sec 60th; Jno Wegman agt Jno J Hearn Constn Co et al; Apr1'12. 6,800.00
Pinchurst av, 41; Alfonso Lomonte agt Munden Constn Co et al; Jan29'12. 190.00
232D st, 955 E; Raphael Borrelli agt Ivan Munson et al; May3'12. 297.70
108TH st, 222-4 W; Frank Nahodyl agt Church of the Ascension et al; Apr23'12. 129.00
River dr, se 232d; Cassidy & Son Mfg Co agt Huntington W Merchant et al; July20'11. 363.25

MAY 9.

Zerega av, sec Tratman av; Church E Gates & Co agt Maria Huth et al; Aug 25'11. 192.12
9TH av, 277; Levin Bros agt Minnie S Briggs et al; May1'12. 109.00
Same prop; same agt Walter F Gardiner et al; Apr6'12. 109.00
West st, ws, bet Liberty & Cortlandt; Winter D Garrett agt Pennsylvania R R Co et al; Apr2'12. 148.00
5TH av, nec 3d; Robt A Keasbey Co agt Fifth Ave Investing & Improvement Co et al; July28'1911. 69.40
Same prop; American Radiator Co agt same— Aug9'10. 1,965.23
23RD st, 115-7 E; Hull Grippen & Co agt 115 E 23d et al; Apr20'12. 249.31

MAY 10.

Lexington av 1; Mutual House & Window Cleaning Co agt Edw Corning Co et al; Dec13'11. 110.00
Market sl, 59-61; Alter Aronowitz agt Elck Realty Co et al; Jan8'12. 170.55
**Washington av, nec 182d, Bklyn Fireproof Sash & Door Co agt Haddon Realty Co et al; Nov22'11. 60.00
 23D st, 115-17 E;** Collins, Lavery & Co agt 115 E 23d St et al; Apr20'12. 460.84
89TH st 332 W; Bushwick Parquet Floor Co agt Mary B Cook et al; Nov11'11. 177.00

Borough of Brooklyn.

MAY 2.

Butler st, 170; Jas F Butler agt Giuseppe Ruggieri; Nov21'11. 712.58
Bay 15TH st, ws, 125 n Bath av, 100x108; Edwin F Hurlbert agt Isiah Schoffler & Morris Brodsky; Feb20'11. 47.50
Same prop; Rosenberg Solomon Metal Co agt Isiah Schoffler, Morris Brodsky, Chas E Coppello & Jno Marino; Feb23'11. 140.00

Same prop; Jno M Kerrigan agt same; Feb20'11. 162.80
Same prop; Szemko & Gaydica agt same; Feb23'11. 45.00
17TH av, ws, 125 n Bath av, 100x104; Bay Side Sash & Door Co agt Schoffler & Brodsky; Feb20'11. 74.00
Same prop; Kosinowitz Bros agt same; Feb27'11. 50.00
Same prop; Vincenzo Stanzione agt same; Feb24'11. 165.00
Same prop; Henry Selden & ano agt same; Mar1'11. 140.00

MAY 3.

President st, nec Hicks, 60x75; N Ryan Co agt Jas Kane Co & Jos & Maryann Lucciano; Feb1'12. 238.50
Sanford st, 17-25; Simon Isaacson & ano agt Arabol Mfg Co, L Pinals & J H Deeves & Bro; May2'12. 70.50
President st, nec Hicks, 75x100; Watson & Pittinger agt Mary Ann & Jos Luciano, Jas Kane & Jas Kane & Co; Feb1'12. 934.58
Same prop; Audley Clarke Co agt same; Feb5'12. 1,050.46
Same prop; Kirchner & McShane agt same; Jan29'12. 169.00
Same prop; Bergen Constn Co agt same; Jan27'12. 340.00
Same prop; Purcell Bros agt same; Jan 27'12. 185.00
Same prop; Jas Dempsey agt same; Jan 27'12. 250.00
Same prop; Albro J Newton Co agt same; Jan26'12. 868.50

MAY 4.

West st, ws, 131.6 n 35th, 90x80; Coney Island Constn & Supply Co agt Humphries Constn Co & R Humphries, Jr. 437.75
Surf av, nec W 10th, 75x900; Coaster Constn Co agt International Giant Safety Coaster Co & Sea Beach Land Co; Sept 30'11. 12,000.00
Surf av, sec W 10th, 75x900; same agt same; Oct5'11. 12,000.00

MAY 6.

Ocean pkwy, es, 807.9 n Coney Island Plank Road, 220x100; Cohn Cut Stone Co agt Penn Constn Co; May1'12. 50.00
West st, ws, 77.6 n 35th, 144xirreg; Catinio Maylicano agt Humphries Constn Co; Dec15'11. 114.20

MAY 7.

Bay 15TH st, ws, 125 n Bath av, 108x100; Coney Island Constn Supply Co agt Isiah Schoffler, Morris Brodsky, Chas E Capello & Frank Marino; Feb18'12. 762.82
17TH av, Bay 15th st, ws, 125 n Bath av, 100x108.4; Coney Island Constn Supply Co agt Isiah Schoffler, Morris Brodsky, Chas E Capello & Frank Marino; Feb20'11. 812.82
New York av, es, from Park pl to Sterling pl, 255x350; Jno Morton's Sons Co agt Methodist Episcopal Home for the Aged; Apr30'12. 8,172.39

MAY 8.

Bay 15th st, ws, 125 n Bath av, 100x108; Edwin F Hurlbert agt Isiah Schoffler & Morris Brodsky; Feb20'11. 47.50
Butler st, 170; Audley Clarke Co agt Giuseppe Ruggieri & Jas F Butler; Feb5'12. 71.12
 1Discharged by deposit.
 2Discharged by bond.
 3Discharged by order of Court.

ORDERS

Borough of Brooklyn.

MAY 2.

25TH st, ns, 210 w 4 av, 50x100; Danl J Ryan on Rev B Puchalski, Rector of Church of Our Lady of Czenstochowa to pay Degnan & Jones. 1,000.00
Same prop; same on same to pay Waldhauer & Stevens Co. 500.00

MAY 3.

No Orders filed this day.

MAY 4.

Bergen st, ss, 424.6 w Rockaway av, 40 x127.9; Jos Malkin on Isaac Marshall to pay Hyman Wolovitz. 200.50
Parkside court & Parkside av; Parkside Constn Co on Robt Ward to pay S Weinstein. 170.00
W 29TH st, es, 130 n Mermaid av, 119x60; Christoforo Morrazzo on Home Title Ins Co to pay Construction Material & Coal Co. 1,000.00
24TH st, es, 175 n Av L, 37.6x100; Anna Sondergaard on Home Mortgage Investment Co & Home Title Ins Co to pay Tisdale Lumber Co. 439.00

MAY 6.

New Lots av, ns, from Hinsdale to Williams av, —x—; Gordon Bldg Co on Georgia Bldg Co to pay Henry Wolfman. 330.00

MAY 7.

Schenectady av, es, 100 n Park pl, —x—; Johanna Grafton on Home Title Ins Co to pay Emma G Mooney. 150.00
E 35TH st, es, 280 n Church av, 198x97; Hazel Constn Co on Title Ins Co of N Y to pay Cohen & Grau. 875.00

MAY 8.

Schenectady av, es, 100 n Park pl, 52.9x100; Johanna Grafton on Home Title Ins Co to pay Jno G Hains. 500.00

JOHN P. KANE COMPANY

TROWEL
PORTLAND CEMENT

MASONS'
BUILDING MATERIALS

MAIN OFFICE: 103 PARK AVENUE, NEW YORK

DISTRIBUTING YARDS: { FOOT EAST 14TH ST., N. Y.
FOOT WEST 96TH ST., N. Y.

145TH ST. AND HARLEM RIVER, NEW YORK.
6TH ST. AND GOWANUS CANAL, BROOKLYN.

P. J. HEANEY CO.
Mason's Building Materials
172d ST. and WEST FARMS ROAD
Telephone, 1530 Tremont

CANDEE, SMITH & HOWLAND CO.
MASONS' BUILDING MATERIALS
Main Office, FOOT OF EAST 26th STREET
Yards: Foot E. 26th Street Foot E. 53d Street 139th Street and Harlem River, Bronx

EMPIRE BRICK & SUPPLY COMPANY

YARDS
12th Ave., 47th to 48th Sts., Manhattan
150th St. and East River, Bronx
Morgan Ave. and Newtown Creek (near
Stagg St.), Brooklyn
Foot Twenty-fifth St., South Brooklyn

MANUFACTURERS OF **BRICK** AND DEALERS IN
MASONS' BUILDING MATERIALS
Executive Offices: 103 Park Avenue, cor. 41st Street, New York

WORKS
STOCKPORT, N. Y.
GLASCO, N. Y.

IN USE SINCE 1889
 **Dragon**
PORTLAND CEMENT
The Lawrence Cement Co.
Makers and Shippers 30 Million Bbls. Cement
1 BROADWAY NEW YORK

Distributor for Northern New Jersey
THE F. E. MORSE CO.
17 State Street New York

That **DRAGON** has been successfully used for nearly a quarter of a century is not accidental. Its continued superiority is the result of expert ability used in its manufacture. We would like an opportunity of demonstrating to you why **DRAGON** has won and held the confidence of a large and constantly increasing body of consumers.
"WATERPROOF DRAGON" Write us for Information

If You Could Know In Advance

whenever a contract in your line is to be let, you would take advantage of the opportunity.

We can furnish you with daily accurate information in regard to all Building and Engineering enterprises contemplated or in course of construction which may require the use of products or services of all parties engaged in construction, equipment, decorating and furnishing.

Our system enables us to select only such matter as will interest YOU.

THE F. W. DODGE COMPANY, NEW YORK BOSTON PHILADELPHIA
PITTSBURG CHICAGO

G. E. Mc LEAN CO.
Masons' Building Materials
Office and Yards, Webster Ave. and 197th St.
Telephone 3750 Tremont

PHONE 362 CORTLANDT

E. J. JOHNSON

38 Park Row, New York

QUARRIER OF
ROOFING

SLATE

BLACK - GREEN - PURPLE - RED

BLACKBOARDS

STRUCTURAL SLATE

QUARRIES
BANGOR, PA. NORTH POULTNEY, VT.

It is poor policy to let anyone look in vain for your Business Card. All Real Estate and Building Material Men should see that they are represented in the advertising columns of the Record and Guide. A special representative will be sent to see you if requested.

Phone. 4430 Madison Square

N. & W. J. PECK CO.

MASONS' BUILDING MATERIALS

Agents Meier's Non-Staining Cement

Yards: Foot of East 48th St.

Office: 103 Park Avenue

Phone, 5787 Murray Hill

FORDHAM STONE RENOVATING CO. Established 1883
STONE AND BRICK BUILDINGS
CLEANED REPAIRED PAINTED
Office: 1123 BROADWAY, Townsend Building Telephone, 371 Madison Square

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. 2304

New York, May 11, 1912

(44) 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.

8-15-16	460-57	1024-17	1597-1 & 4	2002-40-41
43-11	469-59	1027-40	1618-66	2002-41
136-15	493-18	1041-20½-21 & 59	1621-45	2064-29
150-6-7	508-24-26 & pt lt 23	1054-49	1633-54	2065-54
162-57	528-38-40	1067-22	1645-57½	2079-1
192-27	546-33	1139-14-16 & 51	1672-4	2098-65
195-12	548-1 & 22-23	1133-49	1681-12 & 41	2103-41 & 49
237-31	577-33	1154-26-28	1683-14-15	2110-16
243-99-100	558-13	1182-39	1726-49-50	2116-19-21
245-36-37, 46-48 & 58-59	589-33	1184-19	1513-24½ & 50-60	2117-41
250-59	591-19	1208-21	1731-52	2122-73
251-7	603-18	1210-39	1732-18½	2125-32
253-51, 60, & 109	606-60	1226-12	1735-13	2132-86
254-58	616-43	1228-25	1748-14-21	2137-80
255-1 & 60	643-41-48	1229-13-16 & 21-23	1755-46	2162-46½-48
275-32 & 44	720-60	1260-62-63	1756-1	2163-28
276-17	726-3-4	1262-29	1768-5-6	2166-54
277-46-47	728-2-3	1267-62	1788-14	2176-22
281-13, 19-20 & 31	730-66-70	1268-19	1791-18-20	2240-29
282-70	796-18	1313-13-14	1795-21-22	2241-4
283-14	812-56	1384-69	1828-8	3402-pt lt 372
286-9-10, 29-31, 50-52, 70-72 & 78	818-1 & 5	1418-16	1829-17	
304-24	822-22	1430-18-19	1830-3-4	WILLS.
328-60-62	827-41	1435-15	1834-25	176-17
339-69	876-1	1494-62	1840-52	251-42-43
348-1 & 36	880-84-88	1507-4	1844-7 & 29-32	1116-18
353-2	883-13	1729-26	1846-52	1218-17
357-92 & 94	914-28	1527-19	1875-17 & 20-25	1325-26
390-15	920-pt lt 21	1541-6-7	1889-48	1858-54
393-14 & 33	931-16	1558-7	1906-6	1892-41½
396-1, 2 & 58	943-39-40	1566-23	1921-44	1942-14½
398-32	983-13	1572-5	1936-51 & 53½	2090-24
411-7-9 & 69	997-32-33, 36½ & 36½	1577-2	1943-9½	2152-38
412-60-61	998-47-48 & 49½	1578-19	1968-29	
	1002-57-58			

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
admtrix—administratrix
agmt—agreement
A—assessed value
abt—about
adj—adjoining.
apt—apartment
assign—assignment
asn—assign
atty—attorney
bk—brick
B & S—Bargain and Sale.
bldg—building
b—basement
blk—block
Co—County
C a G—covenant against grantor
Co—Company

constn—construction
con omitted—consideration omitted
corp—corporation
cor—corner
c l—centre line
ct—court
certf—certificate
dwg—dwelling
decd—deceased
e—East
exr—executor
extrx—executrix
et al—used instead of several names
foreclos—foreclosure
fr—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

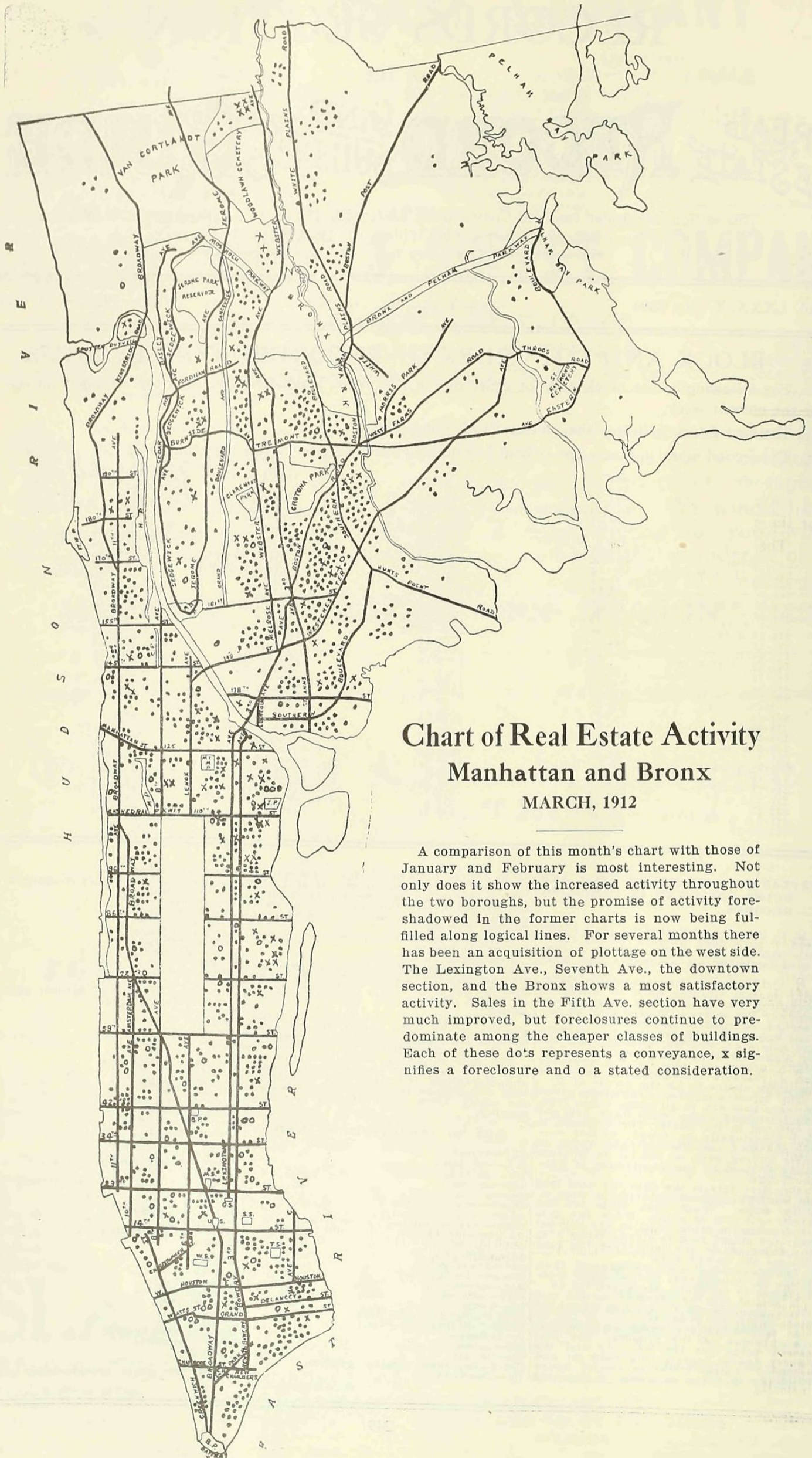


Chart of Real Estate Activity Manhattan and Bronx MARCH, 1912

A comparison of this month's chart with those of January and February is most interesting. Not only does it show the increased activity throughout the two boroughs, but the promise of activity foreshadowed in the former charts is now being fulfilled along logical lines. For several months there has been an acquisition of plottage on the west side. The Lexington Ave., Seventh Ave., the downtown section, and the Bronx shows a most satisfactory activity. Sales in the Fifth Ave. section have very much improved, but foreclosures continue to predominate among the cheaper classes of buildings. Each of these dots represents a conveyance, x signifies a foreclosure and o a stated consideration.

CONVEYANCES

Borough of Manhattan.

MAY 3, 4, 6, 7, 8 & 9.

Bedford st, 27, see Bedford, 23-5.
Bedford st, 23-5 (2:528-39-40), ws, abt 45 s Downing, 39.6x75x39.10x75, 2 4-sty bk tnts; A\$14,000-20,000; also Bedford st, 27 (2:528-38), ws, abt 25 s Downing, 19.9x75x19.11x75, 4-sty bk tnt & str; A\$7,000-10,000; Rudolph Wallach Co to Wm Lustgarten, 113 Forsyth; May2; May7'12. O C & 100
Catharine st, 65 (79), (1:253-109), es, 39.1 s Monroe, 14x79.8x13.10x79.9, 3-sty bk tnt & str; Rudolph Wallach Co to Wm Lustgarten, 113 Forsyth; May3; May7'12; A\$10,000-13,000. O C & 100
Cherry st, 210-4, see E Bway, 30.
Catharine st, 75, on map 75-75½, see E Bway, 30.
Cherry st, 349, see E Bway, 30.
Cherry st, 327-9, see E Bway, 30.
Cooper st (8:2240-29), ns, 200 w 207th, late Emerson, 100x100, vacant; Frank A K Boland to Henry A Brann, 2274 Loring pl; mtg \$2,000; May4; May8'12; A\$10,000-10,000. O C & 100
Cooper st (8:2241-4), ss, 150 e Hawthorne or 204th, 50x100, vacant; Jno H Peck to Jas G Tyler, — Mayo av, Greenwich, Conn; C a G; AL; Sept7'09; May8'12; A\$5,000-5,000. nom
Christie st, 97 (1:304-24), ws, 100.3 s Grand, 25x74.10, 5-sty bk tnt & str; Anna C Knowles to Adelaide P C Hand at Glen Cove, LI, & Eliz C Hegeman, 24 Montgomery pl, Bklyn; 1-3 pt; AT; May9'12; A\$19,000-27,000. O C & 100
Delancey st, 150 (2:348-36), ns, 22 e Suffolk, 22x50, 2-sty bk tnt & str; A \$19,000-20,000; also SUFFOLK ST, 96 (2:348-1), e s, 50 n Delancey, 25x44, 4-sty bk loft & stable; A\$15,000-17,500; Saul & Isidore Oliner to Renilo Mtg Co, 67 Clinton; mtg \$47,000; Apr1; May4'12. O C & 100
Division st, 215 (1:286-78), ss, 70 e Clinton, 23.4x54.6x23.4x54.9, 4-sty bk tnt & str; Jacob Horowitz to Catherine & Walter St Constn & Realty Co, 14 Maiden la; mtg \$15,000; May9'12; A\$14,000-16,500. O C & 100
Division st, 231, see E Bway, 30.
Division st, 229, see E Bway, 30.
Division st, 99, see E Bway, 30.
Division st, 227, see E Bway, 30.
Elizabeth st, 271-7, see Houston, 65-71 E.
East Broadway, 243, see E Bway, 30.
East Broadway, 241, see E Bway, 30.
East Broadway, 242, see E Bway, 30.
East Broadway, 240, see E Bway, 30.
East Broadway, 66, see E Bway, 30.
East Broadway, 44, see E Bway, 30.
East Broadway, 70, see E Bway, 30.
East Broadway, 42, see E Bway, 30.
East Broadway, 239, see E Bway, 30.
East Broadway, 238, see E Bway, 30.
East Broadway, 30 (1:281-13), ns, 180 e Catherine, —, 5-sty stn tnt & str; A \$22,000-32,000; also EAST BROADWAY, 44 (1:281-20), ns, abt 325 w Market, —, 4-sty bk loft & str bldg; A\$22,000-26,000; also EAST BROADWAY, 66 (1:281-31), ns, abt 50 w Market, —, 5-sty bk tnt & str; A\$22,000-28,000; also EAST BROADWAY, 240 (1:286-51), ns, abt 240 e Clinton, —, 3-sty bk tnt; A\$13,500-17,000; also EAST BROADWAY, 242 (1:286-52), n s, abt 188 w Montgomery, —, 3-sty bk tnt; A\$9,000-11,000; also EAST BROADWAY, 241 (1:286-30), ss, abt 235 e Clinton, —, 3-sty bk tnt; A \$19,500-23,000; also EAST BROADWAY, 243 (1:286-29), s s, abt 260 e Clinton, —, 4-sty bk tnt; A\$19,500-24,000; also DIVISION ST, 229 (1:286-71), ss, abt 240 e Clinton, —, 3-sty bk loft & synagogue; A\$12,500-13,000; also DIVISION ST, 231 (1:286-70), ss, abt 185 w Montgomery, —, 4-sty bk loft bldg; A\$12,500-14,000; also CATHARINE ST, 75, on map 75 & 75½ (1:253-60), sec Hamilton (Nos 2-8), —, 4-sty bk tnt & str; A\$21,000-30,000; also WATER ST, 596 (1:245-47), nwc Montgomery, —, 4-sty bk tnt & str, 2-sty ext; A\$7,500-9,500; also HENRY ST, 94 (1:275-44), ss, abt 135 w Pike, —, 6-sty bk loft & str bldg & 5-sty bk rear loft bldg; A\$18,000-30,000; also CHERRY ST, 210-14 (1:355-1 & 60), nec Pike (Nos 69-73), 7-sty bk stable & 1 & 2-sty bk & fr stable; A\$57,000-90,000; also WATER ST, 594 (1:245-46), ns, abt 25 w Montgomery, —, 2-sty bk tnt; A \$5,200-6,000; also 20TH ST, 19 W (3:822-22), ns, abt 400 w 5 av, —, 5-sty stn office & str bldg; A\$52,000-60,000; also EAST BROADWAY, 42 (1:281-19), ns, abt 355 w Market, —, 4-sty bk loft & str bldg, 1-sty ext; A\$22,000-25,000; also EAST BROADWAY, 70 (1:281), nwc Pike, —, 3-sty bk loft & str bldg; A\$12,000-15,000; also DIVISION ST, 99 (1:282-70), ss, abt 85 w Pike, —, 3-sty bk tnt & str; A\$18,000-23,000; also HENRY ST, 135 (1:283-14), ns, abt 175 w Rutgers, —, 3-sty bk tnt, 1-sty ext; A\$17,500-22,000; also HENRY ST 24 (1:277-46), ss, abt 100 e Cath —, 2-sty bk tnt; A\$10,000-11,000; also HENRY ST, 22 (1:277-47), ss, abt 80 e Cath, —, 2-sy bk tnt; A\$10,000-11,000; also MONROE ST, 33 (1:276-17), ns, abt 160 w Market, 5-sty bk tnt & str, 4-sty bk rear tnt; A\$18,000-24,000; also DIVISION ST, 227 (1:286-72), ss, 215 e Clinton, —, 3-sty bk tnt & synagogue; A\$9,500-10,000; also EAST BROADWAY, 238 (1:286-50), ns, abt 215 e Clinton, —, 3-sty bk tnt; A\$18,000-22,000; also EAST

BROADWAY, 239 (1:286-31), ss, abt 210 e Clinton, 3-sty bk tnt; A\$19,500-23,000; also HENRY ST, 225-7 (1:286-9-10), ns, abt 190 e Clinton, —, 2 & 3-sty bk tnts; A\$33,000-40,000; also CHERRY ST, 327-9 (1:245-58-59), ss, abt 185 e Clinton, —, 2 2-sty bk tnts; A\$12,400-16,000; also WATER ST, 574-6 (1:245-36-37), ns, abt 185 e Clinton, —, 2 3-sty bk stables; A\$11,000-12,000; also CHERRY ST, 349 (1:245-48), swc Montgomery, —, 3-sty bk tnt & str; A\$10,500-12,500; also property at Clarkstown & Haverstraw, Rockland Co, NY, & at Bolton Landing, Warren Co, NY; Henry R Conger of Tarboro, NC, to Wilhelmina B C Blatchford, 196 Columbia Heights, Bklyn; AT of parties 1st part under will of Clarence R Conger, deed & confirmation of deed dated Nov17'10; Oct3'11; May8'12. nom
Essex st, 100 (2:353-2), es, 70.2 n Delancey, 18.11x75.1, 3-sty bk tnt & str; Landsmann Co, a corp, to Montrose Realty Co, 135 Bway; ½ pt; mtg \$13,000; May6; May8'12; A\$17,000-19,000. nom
Essex st, 100; Herman Landsmann to same; ½ pt; mtg \$13,000; May6; May8'12. nom
Essex st, 223-5 (2:412-60-61), swc Houston (Nos 183-5), runs w50xs100xe25xn50xe25 to Essex, xn50 to beg; 1 3 & 1 5-sty bk tns & str & 4-sty bk rear tnt; Henry F Schilling et al to Provident Loan Soc of NY, 346 4 av; mtg \$59,500; Apr29; May6'12; A\$48,000-61,000. O C & 100
Essex st, 167 (2:412-69), ws, 225 s Houston, 25x87.6, 5-sty bk tnt & str, 3-sty fr bk tnt in rear; re mtg; Nathan Wolf to Israel & Beckie Wolfish or Wolfish, 179 Ludlow; QC; May1; May4'12; A\$22,000-30,000. 500
Ft Charles pl W, ns, abt 175 w 227th, see Adrian av, ss, 175 w 227th.
Goerck st, 59-65 (2:328-60-62), ws, 150 n Delancey, 100x100, 4-sty bk loft bldg, 1 & 2-sty bk & fr rear stable; Estate I A Lustgarten a corp to Wm Lustgarten, 113 Forsyth; May2; May7'12; A\$52,000-60,000. nom
Grove st, 70 (2:591-19), ss, abt 55 w 4th, 21.10x90, 5-sty bk tnt & 4-sty bk rear tnt; Clara A Martin to Eliz F Buckley, 332 W 15; May1; May6'12; A\$10,000-19,000. nom
Gansevoort st, 60-74, see Wash, 809-13.
Hamilton st, 24 (1:253-51), ss, abt 315 e Cath, 25x102x25x104, es, 3-sty bk tnt & 6-sty bk rear tnt; Warren Leslie ref to Chas A & Cath Casazza, 5805 7 av, Bklyn & Angelo L Casazza, 27 New Bowery; FORECLOS, Apr2; May3'12; A\$9,000-18,000. 15,800
Henry st, 94, see E Bway, 30.
Hamilton st, 2-8, see E Bway, 30.
Henry st, 22, see E Bway, 30.
Henry st, 24, see E Bway, 30.
Henry st, 135, see E Bway, 30.
Henry st, 225-7, see E Bway, 30.
Hester st, 181 (1:237-31), ns, abt 60 w Mott, 20.6x100, 3-sty bk tnt & str, 4-sty bk rear tnt; Clinton W Crow to Nellie A Crow at Rye, NY; ½ pt; May8'12; A\$15,000-21,000. nom
Houston st, 183-5 E, see Essex, 223-5.
Houston st, 65-71 E (2:508-24-26 & pt lt 23), swc Elizabeth (Nos 271-7) (251-7), 86.3x93.7x86.6x83.5, 2 4, 1 6 & 1 2-sty bk tnts & str & 2 5-sty bk rear tnts; Anglesea Weeks & ano to Cath P Doyle, 1116 42d, Bklyn; AL; Apr30; May9'12; A\$ —. O C & 1,000
Houston st, 65-71 E & Elizabeth st, 271-7; Cath P Doyle to Callahan Estate, a corp, 135 Bway; mtg \$70,000; May9'12. nom
Lispensard st, 14-6 (1:192-27), ss, 125.2 e West Bway, 50.2x94.4, 6-sty bk loft & str bldg; Isabella Glass et al EXRS Jno Glass to Magenis Realty Co, 813 Washington; AL; Apr26; May9'12; A\$42,000-86,500. O C & 100
Lispensard st, 14-6; Isabella Glass et al heirs, &c, Jno Glass to same; AL; Apr26; May9'12. O C & 100
Madison st, 149 (1:275-32), ns, 84.6 w Pike, 25x100x24.10x100, 5-sty bk tnt & str; Abr Epstein et al to Louis Cohen, 1057 Prospect av; QC; mtg \$25,000; May2; May6'12; A\$17,000-32,000. nom
Madison st, 149; Abr Epstein & ano EXRS, &c, Rachel Epstein to Louis Cohen, 1057 Prospect av; mtg \$25,000; May6'12. 33,250
Market st, 72 (1:254-58), es, 100.2 n Cherry, 23.9x85.8x23.7x90.8, 3-sty bk tnt; Estate I A Lustgarten a corp to Wm Lustgarten, 113 Forsyth; May2; May7'12; A\$9,000-10,500. O C & 100
Montgomery st, swc Cherry, see E Bway, 30.
Monroe st, 33, see E Bway, 30.
Orchard st, 162 (2:411-9), es, abt 100 s Stanton, 25x87.6, 4-sty bk tnt & str & 5-sty bk rear tnt; Rudolph Wallach Co to Wm Lustgarten, 113 Forsyth; May3; May7'12; A\$22,000-29,000. O C & 100
Orchard st, 158-60 (2:411-7-8), es, 125 s Stanton, 50x87.6, 2 5-sty bk tnts & str & 2 5-sty bk rear tnts; Chas M Levy to Abr M Levy, 6 E 97; AL; May3; May9'12; A \$44,000-58,000. O C & 100
Pine st, 35 (1:43-11), ss, 127.1 w William, 24.1x71.10x24x71.6, 3-sty stn office & str bldg; Wm H Wallace & ano to Jno T Terry at Tarrytown, NY, Jno Clafin, at Morristown, NJ, & Walter P Bliss at Mendham, NJ, as TRSTES for Union Assurance Society, in trust; AL; Apr26; May8'12; \$225,000-265,000. nom
Pike st, 69-73, see E Bway, 30.
Pike st, nwc E Bway, see E Bway, 30.

Prince st, 20 (2:493-18), ss, 47.3 w Elizabeth, 23.11x123.1x23.5x117.9, vacant; Michl Volini & Alfonsina his wife to Louisa Volini, 18 Prince; AL; May4'12; A\$20,000-22,000. O C & 100
Prince st, 20; Louisa Volini to Michele Volini & Alfonsina his wife, 18 Prince; AL; May4'12. O C & 100
Platt st, 5 (1:69-34), es, 105.7 n Pearl, runs e80.1xn22.11xw15.2x80.6xw66.8 to st, xs23 to beg, 4-sty bk loft & str bldg; re dower; Anna Curtius wid to Jos Mathias, 149 Prospect pl, Bklyn, as EXR Thos M Curtius; QC; May3; May6'12; A\$24,000-30,500. nom
Platt st 5; re dower; Augusta L Curtius to same; QC; May3; May6'12. nom
Platt st, 5; Thos M Curtius deed by will to same for benefit Henriette Curtius his mother et al; Sept14'07; May6'12. Certified copy of will
Rivington st, 112 (2:411-69), nes, 22.3 n w Essex, 22.2x80, 5-sty bk tnt & str; Saml Rosenblum to Leah T Goldberg, 606 W 116; AT; QC; Apr29; May3'12; A\$18,000-25,000. O C & 100
Reade st, 66-68 (1:150-6-7), ns, abt 175 e Church, 50x78, except pt for st, 5-sty stn loft & str bldg; Columbia Rubber Works Co to B F Goodrich Co, 66 Reade, both Ohio Corps; mtg \$150,000 & AL; June30 '98; re-recorded from July9'98; May6'12; A\$86,000-116,000; RS \$50. 50,000
Suffolk st, 96, see Delancey, 150.
Sheriff st, 77 (2:339-69), ws, 81 n Rivington, runs n19xw50xs21xe25xn2xe25 to beg, 6-sty bk loft & str bldg; Estate I A Lustgarten a corp to Wm Lustgarten, 113 Forsyth; May2; May7'12; A exempt —. O C & 100
St Nicholas ter, swc 129th, see Convent av, nec 128th.
St Nicholas ter, nwc 128th, see Convent av, nec 128th.
University pl 1 (2:548-1, 22 & 23), nec Waverly pl (Nos 27-9), runs n42.10xe74.6 xn57.10xe67xsl00.8 to pl, xw141.6 to beg, 3-4-sty & b bk dwgs; Kalmia Realty Co to Edw W Nestell, 532 W 111; AL; May2; May3'12; A\$165,000-188,000. nom
University pl 1 & Waverly pl, 27-9; Edw W Nestell to Rutgers Constn Co, a corp, 82 Rutgers; mtg \$132,500; May2; May3'12. nom
Waverly pl, 27-9, see University pl, 1.
Water st, 428 (1:250-59), ns, abt 70 w Market st 20x60 5-sty bk tnt & str; Israel Rader to Minnie Manheimer, 1345 47th, Bklyn; AL; Sept20'11; May3'12; A\$4,800-10,000. nom
Water st, 7&9 (1:8-15), ss, 16 e Moore, runs e32.7xs70.4xw29.11xn—xw0.½xn— to beg, 5-sty bk loft & str bldg; Albt H Frankel et al to Frederic E Jennings, 86 Park av; mtg \$28,000; Mar20; May4'12; A \$28,000-37,500. OC&100
Water st, 11 (1:8-16), s s, abt 45 e Moore, 23.11x70x22.6x70, 5-sty bk loft & str bldg; Albt H Frankel et al to Wm M Halsted, 98 Hancock, Bklyn; mtg \$20,000; Mar20; May4'11; A\$21,000-29,000. O C & 100
Warren st, 60-2 (1:136-15), nec West Bway (No 81-5), 53.8x75.9x53.7x75.3, 5-sty bk loft & str bldg; Geo Thoms to Robt L Morrell, 11 E 32; 1-8 pt; AT; C a G; mtg \$98,960.75 & AL; May1; May4'12; A \$95,000-138,000. O C & 100
Washington st, 626 (2:603-18), ws, 75 s Barrow, 25x100, 4-sty bk loft bldg, 1-sty ext; Ella J Winters to Jno F Corbett, 88 Bedford; mtg \$15,000; May6; May7'12; A \$12,000-17,000. O C & 100
Water st, 596, see E Bway, 30.
Water st, 594, see E Bway, 30.
Water st, 574-6, see E Bway, 30.
Washington pl, 2, see Bway, 713.
Water st, 661, see Water, 663.
Water st, 663 (1:243-99), ss, 257.2 w Jackson, 18x70, 2 & 3-sty bk stable; A \$4,500-5,500; also WATER ST, 661 (1:243-100), ss, 275 w Jackson, 25x70, 2 & 3-sty bk stable; A\$6,500-8,000; Johanna Reardon to Jas S & Danl L Reardon, 153 Hewes, Bklyn; AL; July27'11; May9'12. O C & 100
Walker st, 83 (1:195-12), ss, 121.4 w Lafayette, 24x100, 5-sty bk loft & str bldg; Henry S Glover EXR, &c, Caroline A Gieser to Dawson C Glover, 22 E 76, sub TRSTE Caroline A Gieser deed; AT; May4; May9'12; A\$24,000-42,000. court order
Washington st, 809-13 (2:643-41-48), sec Gansevoort (Nos 60-74), runs e201.8s87.1 xw117.4xn13.6xw90.7 to es of Washington, xn72.6 to beg, 8 5-sty bk tnts & str with 1-sty exts; Barbara L Glass to Gansevoort-Washington Co, 813 Washington; AL; Apr26; May9'12; A\$98,000-140,500. O C & 100
3D st, 351 E (2:357-94), ns, abt 140 e Av D, 20x96, 5-sty bk tnt; Hayman Wallach to David H Orgel, 277 Rivington; mtg \$25,500 & AL; May8; May9'12; A\$13,000-25,000. O C & 100
3D st, 353-5 E (2:357-92), ns, 155.3 e Av D, runs n96xe35xs38xw0.6xs58.5 to st, xw 41.9 to beg, 6-sty bk tnt & str; Isham Henderson ref to Theo Guterman, 935 E 163 (court order correcting description in deed); FORECLOS, Aug30'11; May9'12; A\$25,000-58,000. O C & 100
4TH st, 59 E (2:460-57), ns, 117.5 e Bowery, 25x96.2, 4-sty bk tnt & str, 1-sty ext; Jane A Sanford et al heir, &c, Geo H Sanford to Mollie Melitzer, 780 Westchester av; AT; QC; May3; May4'12; A\$19,500-23,000. nom
STH st, 316 E (2:390-15), ss, 288.6 e Av B, 19.10x97.6, 6-sty bk tnt & str; Hayman Wallach to Ethel Zucker, 193 Rodney, Bklyn; mtg \$28,500 & AL; May7; May8'12; A\$14,000-28,000. O C & 100

11TH st, 612 (2:393-14), ss, 193 e Av E, 25x94.9, 6-sty bk tnt & str; A\$17,000-36,000; also AV B, 215-7 (2:396-1, 2 & 58), n ec 13th (Nos 601-3), 49.9x88, 3 5-sty bk tnts & str & 1-sty bk str; A\$37,000-53,000; Lena Jacobowitz to Rachel Fedack, 316 E 14; AL; Apr27; May7'12.

11TH st, 102-10 W (2:606-60), swc 6 av, runs w56.10x—140.6x55.6x166.7 to ws 6 av, xn9.5 to beg, 6-sty bk loft & str bldg; Isabella Glass et al EXRS, &c; Jno Glass to Ivesing Realty Co, 813 Washington; A L; Apr26; May9'12; A\$70,000-115,000.

11TH st, 102-10 W; Isabella Glass et al heirs, &c; Jno Glass to same; AL; Apr26; May9'12.

13TH st, 207 E (2:469-59), nes, 510 nw 2 av, 17x103.3, 4-sty stn dwg; Annie Greenberg to Irvington Constn Co, 35 Bond; mtg \$8,000; May1; May3'12; A\$12,000-15,000.

13TH st, 114-6 E, see 13th, 110-2 E.

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; American Felt Co to Geo F Willett, at Norwood, Mass; Feb9; May3'12; A\$78,000-205,000.

13TH st, 601-3 E, see 11th, 612 E.

13TH st, 306 W (2:616-43), ss, 28.10 e 4th, 28.6x41.5x25x55.2, 5-sty bk tnt & str; Paul M Herzog, ref, to Geo R Fearing, at Newport, RI, & Geo R Fearing, Jr, 168 Beacon, Boston, Mass; FORECLOS, May 2; May6; May8'12; A\$8,500-12,000.

14TH st, 14 W (2:577-33), ss, 225 w 5 av, 25x103.3, 4 & 5-sty bk loft & str bldg 2-sty ext; Edw N Rose to Oswald J C Rose at Geneva, NY; 1-21 pt; AT; QC; Apr 2; May6'12; A\$95,000-105,000.

15TH st, 619 E (3:983-13), ns, 388 w Av C, 25x103.3, 5-sty bk tnt; Mendel Hecht et al to Louis B Hasbrouck, 257 Bway, or 2 W 74; mtg \$15,000; May8; May9'12; A \$8,000-14,000.

16TH st, 55 W, see 6 av, 250.

16TH st, 57 W, see 6 av, 250.

17TH st, 217 W (3:767); also FRONT ST, 161-3, cor Jay st, Bklyn; certf as to payment of transfer tax for \$541.36; Jas A Wendell, Deputy Comptroller of State N Y to Sarah A O'Reilly, now McKenna, devisee Hugh O'Reilly; Apr30; May3'12.

20TH st, 101 E, see 4 av, 251-5.

20TH st, 19 W, see E Bway, 30.

20TH st, 135-41 W (3:796-18), ns, 408.10 w 6 av, 90x92, 2 6-sty bk loft & str bldgs; Colwell Lead Co, a corpn to Edw A Hall, 410 Riv dr; mtg \$125,000; Apr30; May9'12; A\$110,000-190,000.

20TH st, 135-41 W; Edw A Hall to West 20th St Bldg Co, a corpn, 107 Lafayette; mtg \$125,000; Apr30; May9'12.

23D st, 426 W (3:720-60), ss, 275 w 9 av, 25x98.9, 4-sty stn tnt & str 1-sty ext Isabella Glass et al heirs, &c; Jno Glass to Jongla Realty Co, 813 Washington; AL; Apr26; May9'12; A\$15,000-21,000.

23D st, 426 W; Isabella Glass et al EXRS, &c; Jno Glass to same; AL; Apr26; May9'12.

25TH st, 323 E (3:931-16), ns, 300 w 1 av, 25x98.9, 2-sty bk stable; Francis Meyer to Wilhelmina Meyer, 760 Elton av; mtg \$6,000; May2; May3'12; A\$11,000-13,500.

25TH st, 104-12 E (3:880-84-88), ss, 100 e 4 av, 100x98.8, 5 3-sty & b stn dwgs; Birchwood Realty Co to Braender Bldg & Constn Co, 315 4 av; mtg \$155,000 & AL; May1; May4'12; A\$120,000-145,000.

27TH st, 119 E (3:883-13), ns, 204.5 w Lex av, 20.7x98.9, 3-sty & b stn dwg; Wm Baxter to Ewald Mommer, 54 E 91; mtg \$20,000 & AL; Apr27; May8'12; A\$24,700-29,000.

31ST st E, ns, — e 5 av, see 5 av, nec 31.

31ST st, nec 5 av, see 5 av, nec 31.

31ST st, 11 E, see 31st, 5-9 E.

31ST st, 5-9 E (3:861), ns, 150 e 5 av, runs n197.6 to ss 32d (Nos 6-10), x66x98.9xw0.4x98.9 to 31st, xw65.7 to beg, owned by party 2d pt; also 31ST ST, 11 E (3:861), ns, 215.7 e 5 av, 21.10x98.9; mtg held on this by party 1st pt; agmt as to encroachment &c Julia Coddington with American Real Estate Co, 527 5 av; Apr 29; May8'12.

32D st, 6-10 E, see 31st, 5-9 E.

33D st, 430-8 W (3:730-66-70), ss, 325 w 9 av, 75x98.9, 5 3-sty bk tnts; Estate of I A Lustgarten a corp to Edw L Larkin, 319 W 14; AL; May6'12; A\$31,500-39,000.

37TH st W, see Bway, 1367-9.

38TH st, 334 E, see 38th, 332 E.

38TH st, 332 E (3:943-40), ss, 200 w 1 av, runs s101.1xw—xn98.2 to st, x25 to beg, 5-sty bk tnt; mtg \$23,250; A\$10,500-22,000; also 38TH ST, 334 E (3:943-39), ss, 200 w 1 av, runs s100.9x25.2xw104 to st, x w25 to beg, 5-sty bk tnt; mtg \$17,000; A \$10,500-22,000; also 95TH ST, 207-9 E (5:1541-6-7), ns, 127 e 3 av, 54x100.8, 2 5-sty bk tnts; mtg \$36,250; A\$19,000-46,000. Louis Oppenheim to Theo I Jacobus, 336 E 50; 44-100 pt; B&S; Apr30; May7'12.

45TH st, 430 W (4:1054-49), ss, 400 w 9 av, 25x100.4, 3-sty bk loft bldg; Remsen Holding Co to Jos Shure, 644 Lafayette av, Bklyn; mtg \$13,000; Apr22; Apr26'12; A\$11,000-16,000. Corrects error in last issue when st No was 414, lot 49 bldg 3-sty bk stable & assessed value \$11,000-17,000.

45TH st, 102 W, see 6 av, 783.

45TH st, 104 W, see 6 av, 783.

45TH st, 52 W (5:1260-62), ss, 300 e 6 av, 20x100.5, 3-sty stn loft & str bldg; Robt B De Camp to De Camp Land Co, 135 Bway; 1-6 pt; Apr26; May4'12; A\$64,000-68,000.

45TH st, 54 W (5:1260-63), ss, 280 e 6 av, 20x100.5, 3-sty stn loft & str bldg; Robt B De Camp to De Camp Land Co, 135 Bway; 1-6 pt; Apr26; May4'12; A\$63,000-67,000.

46TH st, 132 W (4:998-49½), ss, 370 e 7 av, 15x100.4, 4-sty & b stn dwg; Francis R Emmons to Libman Contracting Co, 107 W 46; Mar28; May6'12; A\$25,000-27,000.

46TH st, 13 W (5:1262-29), ns, 207.2 w 5 av, 21.5x100.5, 5-sty stn bldg & str, 1-sty ext; Arthur Brisbane to Pavonia Realty Co, 140 Nassau; mtg \$70,000; Apr10; May 6'12; A\$75,000-82,000.

46TH st, 126-S W (4:998-47-48), ss, 350 w 6 av, 50x100.4, 3-sty bk garage; Ess Eff Realty Co to Leavitt Realty Co, 60 Wall; B&S; mtg \$60,000; May6'12; A\$86,000-92,000.

46TH st, 65-69 W (5:1262-5½-7), ns, 108.9 e 6 av, 56.2x100.5, 3 4-sty & b stn dwgs; final judg of registration; Helenita Realty Co, 505 5 av, owner, plff vs Mutual Life Ins Co; Florette Constn Co & People of State NY defts; Nov6'11; May3'12; A \$155,000-171,000. Torrens system

50TH st, 154-6 W (4:1002-57-58), ss, 160 e 7 av, 40x100.5, 2 3-sty stn tnts; Theo Riehl to Theresa Abelson, 141 W 120; mtg \$40,000; May4; May6'12; A\$50,000-51,500.

50TH st, 154-6 W Theresa Abelson to Longacre Estates Co, 135 Bway; mtg \$54,000; May4; May6'12.

50TH st, 323 W (4:1041-21), ns, 271.8 w 8 av, 19.2x100.5, 3-sty & b stn dwg; Estate I A Lustgarten a corp to Wm Lustgarten, 113 Forsyth, & Fredk C Leubuscher, 5 W 124; May2; May7'12; A\$12,000-13,500.

50TH st, 325 W (4:1041-20½), ns, 290.10 w 8 av, 19.2x100.5, 3-sty & b stn dwg; Rudolph Wallach Co to Wm Lustgarten, 113 Forsyth; May3; May7'12; A\$12,000-13,500.

51ST st, 360 W (4:1041-59), ss, 125 e 9 av, 38.6x100.5, 5-sty bk tnt; Wm E Pruden & ano EXRS Jos S Pruden to David Taylor, 242 E 39; mtg \$20,000 & AL; May 6'12; A\$26,000-45,000.

52D st, 50 W (5:1267-62), ss, 300 e 6 av, 20x100.5, 5-sty & b bk dwg; Saml Shaw et al TRSTES Saml S Sanford to Robt G Reese, 259 W 90; mtg \$45,000 & AL; Apr 20; May4'12; A\$49,000-85,000.

52D st, 229 W (4:1024-17), ns, 399.6 e 8 av, 13x100.5, 3-sty & b stn dwg; Walter Keys to August Dreyer, 206 W 52; May6 '12; A\$23,000-24,000.

52D st, 29 W (5:1268-19), ns, 453.6 e 6 av, 17x100.5, 4-sty & b stn dwg; Wm H & Mary Markham indiv & as heirs Geo B Markham, 457 Convent av, to Kalmia Realty Co, 52 Bway; mtg \$53,500; May6; May7'12; A\$46,000-55,000.

56TH st, 210 W (4:1027-40), ss, 122.7 e Bway, 50x116.2x50.2x120.2, 8-sty bk hotel; Frederick; Adam Wiener ref to 48th St Realty & Constn Co, 62 Wm; FORECLOS, Apr10; May8; May9'12; A\$115,000-240,000.

57TH st, 421-3 W (4:1067-22), ns, 225 w 9 av, 50x100.5, 6-sty bk tnt; Edw Swann to Quincy F Cushing at Syracuse, NY; B&S & C A G; mtg \$58,000; May8'12; A\$26,000-65,000.

58TH st E, nwc Lex av, see Lex av, 722.

60TH st, 325 E (5:1435-15), ns, 275 w 1 av, 25x100.5, 5-sty bk tnt & str; Esther Greenberg & ano to Manhattan Maternity & Dispensary a corp, 327 E 60; mtg \$13,000; May7'12; A\$10,000-19,500.

62D st, 203 W, see 62d, 205 W.

62D st, 207 W, see 62d, 205 W.

62D st, 205 W (4:1154-27), ns, 125 w Ams av, 25x100.5, 5-sty bk tnt & str; A \$6,000-14,000; also 62D ST, 207 W (4:1154-26), ns, 150 w Ams av, 25x100.5, 5-sty bk tnt & str; A \$6,000-14,000; also 62D ST, 203 W (4:1154-28), ns, 100 w Ams av, 25x100.5, 1-sty bk str; A \$6,000-7,500; Wm Guttenberg et al to Michl Guttenberg 26 6 av; 1-3 pt; mtg \$24,000; May1; May7'12.

62D st, 136 W (4:1133-49), ss, 400 w Col av, 25x100.5, 5-sty bk tnt; Louis Oppenheim to Emanuel Arnstein & Saml Levy, both at 600 West End av; ½ pt; AT; mtg \$25,000; Apr25; May3'12; A\$13,000-25,000.

63D st, 227 E (5:1418-16), ns, 205 w 2 av, 25x100.5, 6-sty bk tnt & str; Adeline Pachner to Eugene C Wolff, 48 Edgemere av, Manhattan; AT; mtg \$26,000; May2; May3'12; A\$12,000-34,000.

67TH st, 121-7 W, see Bway, 1981-7.

70TH st, 2 E, see 5 av, 884.

71ST st, 314 W (4:1182-39), ss, 154 w West End av, 17x100.5, 3-sty & b stn dwg; Jas M Tully & ano EXRS; Eliz J Hayes to Stanley J Murphy, 468 Riverside dr; May2; May3'12; A\$9,500-20,000.

71ST st, 314 W (4:1182-39), ss, 154 w West End av, 17x100.5, 3-sty & b stn dwg; Stanley J Murphy to Eliz M Murphy, 468 Riverside dr; mtg \$16,000; May2; May8'12; A\$9,500-20,000.

71ST st, 314 W (4:1182-39), ss, 154 w West End av, 17x100.5, 3-sty & b stn dwg; Edw F Martin et a heirs &c Eliza J Hayes to Stanley J Murphy, 468 Riverside dr; B&S; May2; May8'12; A\$9,500-20,000.

73D st, 300 W, see West End av, 279.

75TH st, 239 E (5:1430-19), ns, 125 w 2 av, 26.8x101.7 with AT to strip 0.7 wide in rear, 4-sty stn tnt & str; Vincenzo Perniciaro to Giovanni Giordiano, 237 E 75; ¼ pt; AL; May6; May7'12; A\$11,500-20,000.

75TH st, 237 E (5:1430-18), ns, 151.8 w 2 av, 26.8x101.7, with AT to strip 0.7 wide in rear, 4-sty stn tnt; Vincenzo Perniciaro to Giovanni Giordiano, 237 E 75; ¼ pt; AL; May6; May7'12; A\$11,500-18,000.

80TH st, 211 W (4:1228-25), ns, 175 w Ams av, 25x102.2, 5-sty bk tnt; Claus H Steffens to Anna C Steffens, 211 W 80; mtg \$25,000; Dec16'10; May7'12; A\$18,000-30,000.

80TH st, 108 W (4:1210-39), ss, 620.6 e Ams av, 20x102.2, 4-sty & b stn dwg; Jas J Reilly to Chas T Galloway, 106 W 80; mtg \$20,000; May2; May3'12; A\$13,000-25,000.

81ST st, 213 W (4:1229-23), ns, 212.5 w Ams av, 37.7x102.2, 5-sty bk tnt; 81st St Co a corp to Leo M Klein, 1715 Grand av, & Saml Jackson, 1701 Grand av; mtg \$47,500; May4; May7'12; A\$28,000-49,000.

81ST st, 213-21 W (4:1229-13-16 & 21-23), ns, 212.5 w Ams av, 182.8 to es Bway (Nos 2260-8), x102.2x181.7x102.2, 5-sty bk tnt & str; Leo M Klein et al to Minna M Coester, 1224 Park pl, Bklyn; mtg \$367,500; May4; May7'12; A\$248,000-272,000.

81ST st, 213-21 W & Broadway, 2260-S; Minna M Coester to Chas Brogan Inc, a corp, 415 4 av; mtg \$432,500; May6; May7'12.

81ST st, 533 E (5:1578-19), ns, 448 e Av A, 25x102.2, 5-sty bk tnt; Jno F Buchholtz & Lena his wife to Meta S Geils, 584 E 165; mtg \$12,000; May6; May7'12; A \$8,000-18,000.

81ST st, 533 E; Meta S Geils to Lena Buchholtz, 536 E 148; mtg \$12,000; May6; May7'12.

81ST st, 239 E (5:1527-19), ns, 125 w 2 av, 25x102.2, 4-sty stn tnt; Gilbert R Hawes ref to Anna C Bagger, 341 E 151; FORECLOS, Apr25; Apr27; May3'12; A\$11,000-17,000.

83D st, 16 E (5:1494-62), ss, 255 e 5 av, 20x102.2, 4-sty & b stn dwg; Mary T wife Alex Thain to Mortimer P Thain; B&S; Mar25'09; May7'12; A\$44,000-54,000.

83D st, 16 E; Mortimer P Thain to Mary T wife of Alex Thain, 38 Park row; B & S; Mar25'09; May7'12.

84TH st, 153 E (5:1513-24½), ns, 298.4 w 3 av, 21.1x102.2, 4-sty stn tnt; Jno J Fleming to Robt H Machlett, 131 W 188; mtg \$12,000; May2; May3'12; A\$11,000-16,000.

84TH st, 153 E (5:1513); discharge asn rents recorded Feb5'12; Annie T L Atterbury to Jno J Fleming, 410 Riverside dr; May1; May6'12.

85TH st, 126-30 E (5:1513-59-60) ss 67.2 w Lex av, 40.10x102.2, 3 3-sty & b stn dwgs; Arthur H Hartshorn to Westleigh Realty Co, 135 Bway; mtg \$36,000; May 7; May9'12; A\$25,500-30,000.

86TH st, 453 E (5:1566-23), ns, 22 w Av A, 26x80, 4-sty stn tnt & str; Emma M Kropf to Edw A Hannan, 345 E 17; May 2; May3'12; A\$8,500-18,000.

86TH st, 453 E; Edw A Hannan to Adolph & Henry Bloch, both at 911 Park av; May2; May3'12.

92D st, 403 E (5:1572-5), ns, 94 e 1 av, 40x100.8, 6-sty bk tnt & str; Chas W Coleman ref to Jacob A Geissenhainer at Freehold, NJ, & Eugene Underhill at Caldwell, NJ, TRSTE will Henry Elsworth; FORECLOS & drawn; May; May9 '12; A\$14,000-45,000.

94TH st, 33 W (4:1208-21), ns, 287.5 w Central Park W, 12.11x100.8, 4-sty bk dwg; L Harding Rogers, ref, to Audubon Mtg Co, 150 Nassau; mtg \$13,500; FORECLOS, Apr11; Apr26'12 A\$8,500-16,000. (Corrects error in last issue when property was on ss of st.)

95TH st, 207-9 E, see 38th, 332 E.

95TH st, 307-9 on map 307 E (5:1558-7), ns, 137.6 e 2 av, 37.6x100.8, 6-sty bk tnt & str; Jacob M Guedalia ref to Mary B Schwab, 118 E 39; AL; FORECLOS, May 8; May9'12; A\$13,000-42,000.

95TH st, 151 W (4:1226-12), ns, 276 e Ams av, 18x100, 3-sty & b stn dwg; mtg \$14,500; A\$10,000-18,000; also LOTS (10:2763, 2769 & 2766), 68, 131, 143, 160, 180, 181, 202 to 205, 232 to 235, 261, 262, 282 & 283 map (14467) of 297, owned by Hunt's Pt Estates; mtg \$15,800; Jno P Wagner to Casualty Company of America, 133 Wm; May3; May8'12.

98TH st, 9 W (7:1834-25), ns, 175 w Central Park W, 25x100.11, 4-sty & b bk dwg; Franklin & Geo L Ford to Henry Kuhlewind, 33 W 98; B&S & Ca G; May2; May 3'12; A\$15,000-17,000.

101ST st, 327 W (7:1889-48), ns, 230 w West End av, 20x100.11, 3-sty & b stn dwg; Louise J H Hopkins to Fred R Wickwire, 37 Tompkins, Cortland, NY; mtg \$20,000; Apr8; May8'12; A\$17,000-21,000.

103D st E, svc Lex av, see Lex av, svc 103.

103D st, 215 W (7:1875-17 & 20-25), ns, 180 w Ams av, runs n100.11xw165 to es Bway (No 2706), xs41.8xne13.8 to cl old Bloomingdale rd xs73.8 to ns103d xel14.2 to beg, 2-1-sty fr bldgs & vacant; re tax liens; Realty Associates to City Real Estate Co, 176 Bway; QC; Apr11; May8'12; A\$119,000-119,000.

105TH st W, svc Manhattan av, see Manhattan av, 121.

108TH st, 67 W (7:1844-7), ns, 150 e Col av, 25x100.11, 5-sty bk tnt; Jno Reis to Winfield W Scott, 116 Nassau; mtg \$25,750; Apr11; May3'12; A\$15,000-26,000. O C & 100

108TH st, 1 W, see Central Pk W, 478-81.

109TH st, 323 E (6:1681-12), ns, 275 e 2 av, 25x100.11, 3-sty bk tnt & str, 1-sty fr rear shed; Luigi Guida et al to Luigi Cosentino, 323 E 109; 1-3 pt; AT; mtg \$7,000; Nov25'11; May4'12; A\$8,000-11,500. O C & 100

110TH st, 324 E (6:1681-41), ss, 275 e 2 av, 25x100.11, 2-sty bk tnt; Luigi Guida et al to Luigi Cosentino, 323 E 109; 1-3 pt; AT; mtg \$9,000; Nov25'11; May4'12; A\$8,000-12,000. O C & 100

111TH st, 323-9 E (6:1683-14-15), ns, 325 e 2 av, 100x100.10, 1 & 2-sty bk stable; Kauffman & Lewenthal Realty Co to Lewis Leavy, 1439 E 17th, Bklyn; 1-6 pt; mtg \$30,000; Apr9; May8'12; A\$32,000-36,500. nom

112TH st, 259 W (7:1828-8), ns, 162.6 e 8 av, 31.8x100.11, 5-sty bk tnt; Rudolph Berlinghof heir Wenzanlaus Berlinghof to Eliz Berlinghof, 259 W 112; QC; May4; May6'12; A\$18,700-36,000. nom

112TH st, 259 W; Lena M Hover heir same to same; QC; Apr29; May6'12. nom

112TH st, 306-8 W (7:1846-52), ss, 150 w 8 av, 50x100.11, 7-sty bk tnt; Jno J Hynes ref to Ellmont Realty Co, 56 Worth; FORECLOS, Apr4; May3'12; A\$31,000-95,000. **76,800**

113TH st, 83 W, see Lenox av, 60-8.

113TH st, 8 E, see 134th, 26 W.

113TH st, 241-3, on map 241 W (7:1829-17), ns, 325 w 7 av, 50x100.11, 6-sty bk tnt; Leo Platt to Max Beck, 76 W 86; mtg \$70,000 & AL; May4; May6'12; A\$31,000-85,000. O C & 100

114TH st, 82 W, see Lenox av, 60-8.

116TH st, 64 E (6:1621-45), ns, 190 e Mad av, 20x100.11, 5-sty bk tnt & str; Interwellen Holding Co to Jas E Grape at Westfield, NJ; mtg \$19,000; Apr26; May3'12; A\$13,000-22,000. O C & 100

116TH st, 365 W (7:1943-9½), ns, 216.9 e Morningside av E, 16.8x100, 3-sty bk dwg; Jas DeWolf to Sophie De Wolf his wife; July23'02; May9'12; A\$10,500-12,000. gift

118TH st, 343 E (6:1795-21), ns, 150 w 1 av, 25x100.10, 5-sty bk tnt; Agnesa Martini to Sebastiano Beninati, 213 E 111; mtg \$14,750 & AL; May9'12; A\$9,000-22,000. O C & 100

118TH st, 345 E (6:1795-22), ns, 125 w 1 av, 25x100.11, 5-sty bk tnt; Giovanni Morone or Marrone, et al, to Alex Volker, cor 20 av & Croysey av, Bklyn; mtg \$19,500; May2; May8'12; A\$9,000-22,000. nom

119TH st, 111-3 E (6:1768-5 & 6), ns, 90 e Park av, 50x100.10, 2-5-sty bk tnts; Lotie Greenberg to Clara Fischer, 162 W 87; AL; Nov25'11; May3'12; A\$22,000-48,000. nom

121ST st, 159 W (7:1906-6), ns, 92 e 7 av, 18x100.11, 3-sty & b stn dwg; Thos F Scully to Jas Dailey, 134 Woodland av, Avonby-Sea, NJ; mtg \$12,000; May7; Mays'12; A\$10,800-17,000. O C & 100

122D st E, nwc Park av, see Park av, ws, from ns 122d to ss 123d.

123D st, 235 E (6:1788-14), ns, 255 w 2 av, 25x100.11, vacant; Isaac Lewenthal to Kauffman & Lewenthal Realty Co, 206 Division; Apr18; May8'12; A\$11,000-13,000. nom

123D st E, swc Park av, see Park av, ws, from ns 122d to ss 123d.

123D st, 235 E; Kauffman & Lewenthal Realty Co to Lewis Leavy, 1439 E 17th, Bklyn; 1-6 pt; Apr18; May8'12. nom

126TH st, 241-7 E (6:1791-18-20), ns, 105 w 2 av, 80x99.11, 3-2 & 1-3-sty bk & stn dwgs; Max Kurzrok to Kurzrok Bros Co, 220 5 av; AL; Apr30; May3'12; A\$32,000-34,000. O C & 100

128TH st W, nec Convent av, see Convent av, nec 128th.

128TH st W, nwc St Nich ter, see Convent av, nec 128th.

129TH st W, sec Convent av, see Convent av, nec 128th.

129TH st W, swc St Nich ter, see Convent av, nec 128th.

129TH st, 20-2 W (6:1726-49-50) ss, 310 w 5 av, 50x99.11, 3-sty & b bk dwg; Chas L Hoffman ref to Morris Michelson, 111 W 137; PARTITION, Apr10; May2; May3'12; A\$24,000-27,500. **20,000**

131ST st, 21 W (6:1729-26), ns, 260 w 5 av, 25x99.11, 5-sty bk tnt; Mary Sandy to Fred R Gibson, 169 E 127; mtg \$12,000; May2; May3'12; \$12,000-23,000. O C & 100

131ST st, 21 W; Fredk R Gibson to H & F Realty Co, 2215 5 av; mtg \$14,000; May3'12. O C & 100

131ST st, 1 E, see 5 av, 2145.

131ST st, 58 E (6:1755-46), ss, 212.6 w Park av, 17.6x99.11, 3-sty & b stn dwg; Jno McConaughy et al to Francis Reilly, 522 E 88; mtg \$4,500; May4; May8'12; A \$6,000-8,000. **1,500**

131ST st, 246 W (7:1936-51), ss, 325 e 8 av, 16.8x99.11, 3-sty & b stn dwg; Isaac Cohen to Isaac Rosenstock, 425 E 83; AL; May6; May8'12; A\$8,000-10,500. nom

131ST st, 252 W (7:1936-53½), ss, 267.6 e 8 av, 17.6x99.11, 3-sty & b stn dwg; Marie Volk to Narcouth Realty Co, 20 Nassau; mtg \$9,500; Apr29; May7'12; A\$8,400-11,000. nom

134TH st, 51 W (6:1732-18½), ns, 451.8 w 5 av, 16.8x99.11, 3-sty & b stn dwg; Virgie L Epps to R Arkin Bonime, 1356 45th, Bklyn; mtg \$6,500; May1; May9'12; A \$6,500-7,500. O C & 100

134TH st, 26 W (6:1731-52), ss, 386 w 5 av, 26x99.11, 5-sty bk tnt; A\$10,400-23,500; also 113TH ST, 8 E (6:1618-66), ss, 150 e 5 av, 25x100.11, 5-sty bk tnt & str; A \$13,000-24,000; Lester Realty Co to Harry Herzog, 101 W 140; Apr17; May6'12. omitted

136TH st, 607-9 W (7:2002-41), ns, 100 w Bway, 54.6x99.11, 5-sty bk tnt; re mtg; Hilda Hickie to Apartment Leasing Co, 112 Riverside dr; QC; May3; May6'12; A \$34,000-65,000. O C & 100

136TH st, 607-13 W (7:2002-40-41), ns, 100 w Bway, 108.6x99.11, 2 5-sty bk tnts; Troy Realty Co to Jno S Buskey, Jr, 1 W 30; confirmation deed; mtg \$130,000; May3; May6'12; A\$67,500-130,000. O C & 100

136TH st, 607-13W; Jno S Buskey, Jr, to Apartment Leasing Co, 112 Riverside dr; confirmation deed; mtg \$130,000; May3; May6'12. O C & 100

136TH st, 607-9 W (7:2002-41), ns, 100 w Bway, 54.6x99.11, 5-sty bk tnt; Bleecker N Leggett to Apartment Leasing Co, 112 Riverside dr; B&S; May3; May6'12; A\$34,000-65,000. O C & 100

136TH st, 607-9 W; Apartment Leasing Co to Julius Eloskey, 660 W 180; mtg \$65,000; May3; May6'12. O C & 100

137TH st, 55 W (6:1735-13), ns, 275 e Lenox av, 25x99.11, 5-sty bk tnt; Ignaz Hermann & David Fried etal to H & F Realty Co, 2215 5 av; mtg \$20,000; May7; May9'12; A\$9,000-23,000. O C & 100

137TH st, 118-20 W (7:1921-44), ss, 233.4 w Lenox av, 41.8x99.11, 5-sty bk tnt; Libbie A Michelson to Bertha Grosner, 251 W 89; mtg \$37,000; May1; May3'12; A\$21,000-41,000. nom

143D st, 521-3 W (7:2075), agmt as to management, asn rents, &c; Jos H Davis to Braisted, Goodman & Hershfield, 2901 Bway; Apr29; Mays'12. nom

147TH st, 555-61 W, see Bway, 3580-8.

151ST st, 452 W; (7:2065-54), ss, 254 e Ams av, 21x99.11, 5-sty bk tnt; D Rachel Friedler to Debore Popper, 229 S 14 av, Mt Vernon, NY; ¼ pt; mtg \$20,000 & AL; May6'12; A\$7,100-18,500. O C & 100

151ST st W, nec 12 av, see 12 av, nec 151st.

151ST st W, nwc 12 av, see 12 av, nec 151st.

152D st W, sec 12 av, see 12 av, nec 151st.

152D st W, swc 12 av, see 12 av, nec 151st.

158TH st, 501 W, see Ams av, 1980.

158TH st, 522-8 on map 522-6 W (8:2116-19-21), ss, 350 w Ams av, 100x99.11, 2 6-sty bk tnts; Isidor Bear to Rose Simon, 924 Kelly; ¼ pt; mtg \$122,500; Apr30; May7'12; A\$48,000-128,000. O C & 100

163D st, 600 W, see Bway, 3885-95.

163D st, 438 W (8:2110-16), ss, 250 e Ams av, 25x112.6, 5-sty bk tnt; Neil P Duross to Sophie Goldstein, 126 E 61 & Bertha Abrams, 522 W 157; ¼ pt; B&S; AL; May3; Mays'12; A\$8,000-24,500. O C & 150

169TH st, 524 W, see Aud av, 69.

176TH st, 502 W (8:2132-86), ss, 100 w Ams av, 44x99.11, 5-sty bk tnt; Cath G Burke & ano TRSTES Francis P Burke to Mary A Thornton, 3429 White Plains av; mtg \$40,000 & AL; May4; May7'12; A \$11,500-38,500. O C & 100

179TH st, 714 W (8:2176-22), ss, 125 e Ft Washington av, 50x92.6, 5-sty bk tnt; Harry Goodstein Realty Co to Fred W Crandall, 356 W 145, & W Burton Foote, at Elkland, Pa; mtg \$55,000; Apr30; May4'12; A\$—\$. O C & 100

179TH st, 615 W (8:2162-46½), ns, 143.9 w St Nich av, 18.9x100, 3-sty stn dwg; Maria A O'Reilly to Edw J O'Reilly, 31 W 96; mtg \$8,500; Apr30; May6'12; A\$7,000-12,500. O C & 100

179TH st, 617 W (8:2162-47), ns, 162.6 w St Nich av, 18.9x100, 3-sty stn dwg; Maria A O'Reilly to Mary G Murphy, 617 W 179; mtg \$8,500; Apr30; May6'12; A\$7,000-12,500. O C & 100

179TH st, 619 W (8:2162-48), ns, 181.3 w St Nich av, 18.9x100, 3-sty stn dwg; Maria A O'Reilly to Eliz L Gaynor, 168 W 99; mtg \$8,500; Apr30; May6'12; A\$7,000-12,800. O C & 100

185TH st, 623-5 W (8:2166-54), ns, 125 w St Nich av, 75x59x75x58.6, 5-sty bk tnt; Pincus Lowenfeld et al to Wm H Hall, 66 W 89; mtg \$46,000 & AL; Apr1; May3'12; A\$18,000-46,000. O C & 100

Av A 1516 (5:1577-2), es, 25.8 n 80th, 25.6 x73, 5-sty bk tnt & str; Max Benjamin to Gottfried Eschler, 232 E 82 & Ferdinand Ruedi, 299 E 10; mtg \$13,500 & AL; May1; May3'12; A\$8,500-18,000. nom

Av B, 215-7, see 11th, 612 E.

Av B, 30 (2:398-32), ws, 139.7 n 2d, 24.2 x80, 5-sty bk tnt & str; Jacob C Heinsheimer et al to Abr Leifer, 230 E 4; mtg \$36,000; Apr30; May6'12; A\$20,000-35,000. O C & 100

Av C, 175 (2:393-33), ws, 23.8 s 11th, 23.8 x65, 5-sty bk tnt & str; Rudolph Wallach Co to Wm Lustgarten, 113 Forsyth, & August Weymann, 229 E 163; May2; May7'12; A\$10,000-15,000. O C & 100

Amsterdam av, 814 (7:1871), ws, 25.2 s 100th, 25.2x103.3, to cl old Bloomingdale rd x25.2x102.6; agmt as to holding conditions by party of 1st part the above, with covenants, &c; St Michaels Protestant Episcopal Church with Rector, &c, of Trinity Church, 187 Fulton; Apr9; May8'12. nom

Amsterdam av, 1980 (8:2117-41), nwc 158th (No 501) 24.11x100, 3-sty bk tnt & str, 1-sty ext; Ella L Murphy to Sutherland Realty Co, 505 5 av; mtg \$13,000; May1; Mays'12; A\$25,500-31,500. O C & 100

Adrian av (13:3402-pt lt 372), ss, 175 w 227th, 25x121.4 to ns Ft Charles pl W, x 33.4x143.3, 2-sty fr dwg; also ADRAIN AV, (13:3402-pt lt 372) ss, 166 w 227th, a strip 9x75, vacant; Henry Bormann to Herman Steinkamp, 110 E 86; B&S & C a G; May1; May4'12; A\$5,500-8,200. nom

Adrian av (13:3402); same prop; Herman Steinkamp to Henry Bormann & Emma his wife, 46 Adrian av, as tenants by entirety; B&S & C a G; May1; May4'12. nom

Adrain av, ss, 166 w 227, see Adrain av, ss, 175 w 227th.

Audubon av, 69 (8:2125-32), sec 169th (No 524), 30x95, 5-sty bk tnt; Geo H Jacob Constn Co to Wm J McCool, at Palisades Park, NJ; mtg \$36,000; May2; May3'12; A \$17,000-\$. O C & 100

Broadway, 3924 (8:2122-73), es, 110.11 s 165th, 25x100, 4-sty bk tnt; Gustave Deisler EXR, Jos A Haefelin, decd to Frances L Lee, 110 W 82; mtg \$20,000; Apr23; May3'12; A\$18,000-25,000. **30,000**

Broadway, 3924; Jos A Haefelin et al heirs &c Jos A Haefelin (decd to same); B&S; mtg \$20,000; Apr23; May3'12. nom

Broadway, 1981-7, see Bway, 1991.

Broadway, 1991 (4:1139-51), ws, 84.9 s 68th, 28.1x130.2x25x117.4, 1 & 2-sty bk & fr stable & str; A\$70,000-72,000; also BROADWAY, 1981-7 (4:1139-14-16), nwc 67th (Nos 121-7), 84.9x93x75.5x131.8, 3 4-sty & b stn dwgs in st & 4 4-sty bk tnts & str on Bway; A\$194,000-228,000; Herbt J Cochran to Frances R Scott, 139 Manhattan av; 1-12 pt; mtg \$40,000; Apr30; May6'12. nom

Broadway, 2260-8, see 81st, 213-21 W.

Broadway, 1126, see 5 av, 206.

Bowery, 10 (1:162-57), ws, 80.4 n Doyer, 17x79.10x17.1x79.10, 2-sty fr bk ft tnt & str, 1-sty bk & fr ext; Estate I A Lustgarten a corp to Wm Lustgarten, 113 Forsyth; May2; May7'12; A\$11,500-13,000. O C & 100

Broadway, 2706, see 103d, 215 W.

Broadway, 1367-9 (3:812-56), swc 37th (No 122), 43.4x85.7x41.1x71.8, 5-sty bk office & str bldg; Danl I Bradley to Mary B Averill, at Lake Mahopac, NY; ½ pt; Mays'12; A\$390,000-420,000. O C & 100

Broadway, 713 (2:546-33), swc Wash pl (No 2), 25x100, 5-sty bk loft & str bldg; Francis J De Luce to Herminie H Clark wid, 318 W 82, 5-19 pts; Olive W Faris, wid, 194 Clinton, Bklyn, 5-19 pts; Alfred W King, 11 Castleton Park, E of R; 5-38 pts; Louise K Waiser, 11 Castleton Park, B of R, 5-38 pts; Percival De Luce, 617 W 144, 1-19 pt, & Edwin F Hudson, 287 Quincy, Bklyn, 1-19 pt, & Jno R Hudson, 5353 Minerva av, St Louis, Mo, 2-19 pts of an undivided 1-20 pt & AT; mtg \$35,000; Feb 28; Mays'12; A\$150,000-160,000. O C & 100

Broadway, 3885-95 (8:2137-80), swc 163d (No 600), 157.5x101.1x142.4x100, 6-sty bk tnt & str; Henry T Bulman Co to Jno F Mcrone, 1081 71st, Bklyn; AL; May6; May8'12; A\$117,000-305,000. O C & 100

Broadway, 4230 (8:2163-28), es, 76.6 n 179th, 25.6x77.10x25x83, 3-sty bk tnt & str; Ella L Murphy to Sutherland Realty Co, 505 5 av; mtg \$10,500; May1; Mays'12; A \$15,000-21,000. O C & 100

Broadway, 3580-S (7:2079-1), nec 147th (Nos 555-61), 99.11x125, 6-sty bk tnt & str; Philip Braender to Birchwood Realty Co, 156 Bway; mtg \$225,000; May1; May4'12; A\$111,000-272,000. nom

Convent av (7:1968-29), nec 128th, runs e366.1 to ws St Nich ter, xn199.10 to ss 129th, xw469.6 to es Convent av, xs225 to beg, the block, vacant; Minnie A & Elias A Cohen to Louis Golde, 2170 Bway; QC; Mar30; May7'12; A\$340,000-340,000. nom

Convent av (7:1968-pt lt 29), nec 128th, runs e75.lxn199.10 to ss 129th, xw178.6 to Convent av, xs225 to beg, vacant; Louis Golde to Manchester Constn Co, 223 Wooster; B&S; May6; May7'12; A\$—\$. O C & 100

Convent av, sec 129th, see Convent av, nec 128th.

Central Park W, 478-81 (7:1844-29-32), nwc 108th (No 1), 190.11x100, 7-sty bk tnt; Brown-Weiss Realities, a corpn to The Roseaire Co, a corpn, 70 E 45; mtg \$215,000 & AL; Apr29; May3'12; A\$140,000-275,000. O C & 100

Lenox av, 70-8, see Lenox av, 60-8.

Lenox av, 60-8 (6:1597-1), nec 113th (No 83), 100.11x125, 6-sty bk tnt & str; A\$130,000-270,000; also LENOX AV, 70-8 (6:1597-4), sec 114th (No 82) 100.11x125, 6-sty bk tnt & str; A\$130,000-270,000; Rutgers Const Co to Edw W Nestell, 532 W 111; mtg \$420,000 & AL; May2; May3'12; nom

Lenox av, 60-78; Edw W Nestell to Kalmia Realty Co, 52 Bway; mtg \$420,000; May2; May3'12. nom

Lexington av (6:1630-59), swc 103d, consent to stairway at 103d; Blinn Memorial M E Church to City of NY; Mar15; May3'12.

Lexington av, 722 (5:1313-13-14), nwc 58th, runs n20.5xw70xn80xw37xsl00.5 to 58th, xe107 to beg, 4-sty stn tnt & str on cor &

Lexington av, 1800 (6:1645-57½), ws, 50.11 s 118th, 16.8x55, 3-sty & b stn dwg; Harry W Mack ref to Mary C Stewart, 28 St Johns pl, Bklyn; FORECLOS, May 6; May 7; May 9'12; A\$7,000-8,000. 7,500

Lexington av, 1683 (1677), (6:1633-54), es, 80.11 s 106th, 20x95, 5-sty bk tnt; Cath Towne to Mary A Thornton, 500 W 143; mtg \$11,000; May 8; May 9'12; A\$9,500-19,000. O C & 100

Manhattan av, 121 (7:1840-52), swc 105th, 19.11x50, 3-sty & b bk dwg; Jos Li Trant to Robt H Burnside, 239 W 105; mtg \$13,000; Apr 20; May 6'12; A\$11,000-15,000. O C & 100

Park av (6:1748-14-21) ws, from ns 122d to ss 123d, 201.10x80, vacant; Terench Co, a corp to Brown-Weiss Realities a corp, 63 Park row; mtg \$73,000 & AL; Apr 23; May 3'12; A\$37,000-37,000. O C & 100

Riverside dr, 145 (4:1248-59), es, 50 s 87th, 32x100, 4-sty & b stn dwg, valued at \$120,000; mtg \$80,000 & AL; CONTRACT to exchange for land at New Canaan, Conn, valued at \$50,000; Bessie C Kuzdo to Elsie Froeber at New Canaan, Conn; Apr 29; May 3'12; A\$45,000-75,000. nom

Riverside dr, 145; asn contract; Elsie Froeber to Harry E Harris, B of Bronx; May 1; May 3'12. nom

St Nicholas av, 783 (7:2064-29), ws, 20.5 n 149th, 20.5x85.4x20x89.8, 4-sty bk tnt; Madeline M Talt to Hedwig Glass, 512 W 122; mtg \$12,500; May 2; May 3'12; A\$9,000-16,000. O C & 100

West End av, 279 (4:1184-19), swc 73d (No 300), 24.4x95, 2 4-sty & b stn dwgs; Ellie F Moffitt to Natl Nassau Bank, 5 & 7 Beekman; mtg \$67,000; May 7'12; A\$45,000-75,000. O C & 100

West Bway, S1-5, see Warren, 60-2.

2D av, 1952 (6:1672-4), es, 75.11 n 100th, 25x100, 5-sty bk tnt & str; Louis B Was-serstrom to Jacob Robbins, 1181 43d, Bklyn; ½ pt; mtg \$21,000 & AL; May 2; May 6'12; A\$12,000-25,000. nom

2D av, 607 (3:914-28), ws, 39.7 n 33d, 19.7x75, 4-sty bk tnt & str, 1-sty ext; Julia Hershfield to Frank X Majewski, 325 E 79; mtg \$13,000; May 4; May 6'12; A\$13,700-16,500. nom

4TH av, 251-5 (3:876-1), nec 20th (No 101), 69x90, 16-sty bk loft & str bldg; Chas Brogan Inc, a corp to Leo M Klein, 1715 Grand av, & Saml Jackson, 1701 Grand av; mtg \$595,000; May 6; May 7'12; A\$275,000-620,000. O C & 100

4TH av, 251-5; Leo M Klein et al to Louis M Starr, 128 E 70, & Howard W Starr at Englewood, NJ; B&S; mtg \$475,000-75,000. O C & 100

5TH av, 884 (5:1384-69), sec 70th (No 2), 33.5x175, 4-sty & b stn dwg, 1 & 2-sty & b ext & 3-sty stn stable; Wm P Dixon EXR, & C, Josiah M Fiske to Frank C Schlitt, 495 Ocean av, Jersey City, NJ; AL; May 7'12; A\$480,000-550,000. O C & 100

5TH av, 884; Frank C Schlitt to Philips Realty Co, 24 Broad; mtg \$560,000 & AL; May 7'12; A\$560,000-560,000. O C & 100

5TH av, 206 (3:827-41), ws, 56.5 n 25th, 28.2x112.4 to es Bway (No 1126), x50.2x 101.1, 4-sty stn loft & str bldg; Louis M Starr et al to 206 5th Av Co, at 149 Bway; B&S; AL; May 3; May 7'12; A\$270,000-305,000. O C & 100

5TH av (3:861), nec 31st, —x150, owned by party 1st part; also 31ST ST E (3:861), ns, adj above on e, —x—, owned by party 2d part; agmt as to projection of cornice & C; Improved Property Holding Co to American Real Estate Co, 527 5 av; Apr 26; May 8'12. nom

5TH av (5:1507-4), es, at cl blk bet 95th & 96th, runs e 100x30.2xw100 to av xn 30.2 to beg, vacant; Al Hayman to Helen O Brice, 693 5 av; mtg \$37,500; Apr 22; May 8'12; A\$72,000-72,000. nom

5TH av, 2145 (6:1756-1), nec 131st (No 1), 25x99, 5-sty bk tnt & str & 1-sty bk str in st; Jonas Weil et al to Wm H Jeffers, 20 W 98; B&S; AL; May 2; May 8'12; A\$23,000-42,000. O C & 100

5TH av, es, abt 46.5 n 48th, see 5 av, es, 73.5 n 48th.

5TH av (5:1284), es, 73.5 n 48th, 27x100, owned by party 1st pt; also 5TH AV (5:1284), es, adj above on s 53.5x100, owned by parties 2d pt; party wall agmt; Ida B Flower at Watertown, NY, with Chas Scribner at Morristown, NJ; & Arthur H Scribner, 153 5 av; Apr 24; May 4'12. nom

6TH av, swc 11th, see 11th, 102-10 W.

6TH av, 785, see 6 av, 783.

6TH av, 783 (4:997-32), ws, 75.6 n 44th, 25x100, 4-sty bk tnt & str, 2-sty ext; A \$65,000-77,000; also 6TH AV, 785 (4:997-33), ws, 75.5 s 45th, 25x100, 4-sty bk tnt & str, 1-sty ext; A\$65,000-77,000; also 45TH ST, 102 W (4:997-36¼), ss, 60 w 6 av, 21.6x75.5, 3-sty stn tnt & str; A\$42,000-47,000; also 45TH ST, 104 W (4:997-36¼), ss, 81.6 w 6 av, 21.6x75.5, 3-sty & b stn dwg; A\$40,000-43,000; Robt B De Camp to De Camp Land Co, 135 Bway; 1-6 pt; Apr 26; May 4'12. nom

6TH av, 503 (3:806-35), ws, 30 n 30th, 17x46.3x26 to ns Stewart, closed & 41.5, 4-sty bk tnt & str; trust agmt & certf that Investors & Traders Realty Co holds above interest for Wm L Sutphin, 2-5 pt, & Fredk C Gilsey & Andw F Gilsey & Chas P H Gilbert, each 1-5 pt; May 1'06; May 6'12; A\$50,000-54,000. nom

6TH av, 503; asn 2-5 int held in trust as above as collateral for loan of \$5,000; Wm L Sutphin to Margt J Hall, 503 W 111; mtg \$50,000; May 25'06; May 6'12. nom

6TH av, 877 (4:1002), ws, 100.4 s 50th, 25 x100; re claims for platform extension, & C; Max & Louis Stirn et al to Interborough Rapid Transit Co, 165 Bway et al; Mtg \$33,600; Jan 25; May 8'12. 500

6TH av, 21 (2:589-33), ws, abt 85 s Downing, 17.6x100, 5-sty bk tnt & str; Rudolph Wallach Co to Wm Lustgarten, 113 Forsyth; May 2; May 7'12; A\$11,000-13,500. O C & 100

6TH av, 250 (3:818-1), nec 16th (No 57), 29.10x65, 4-sty bk str; A\$110,000-130,000; also 16TH ST, 55 E (3:818-5), ns, 65 e 6 av, 30x92, 10-sty bk loft & str bldg; A \$50,000-125,000; Max Kurzrok to Kurzrok Bros Co, 220 5 av; AL; Apr 30; May 3'12. O C & 100

6TH av, 2116-8 (7:1830-3-4), es, 60.11 n 114th, 40x80, 2 5-sty bk tnts & str; Ger-aldine B Boochever to Etta Kaufman, 200 W 119; QC; Oc 19'10; May 7'12; A\$32,000-44,000. nom

10TH av, 352-4 (3:728-2 & 3), es, 25.6 n 30th, 50x100, 2-5-sty bk tnts & str; Wm H Hall to Pincus Lowenfeld, 106 E 64 & Wm Prager, 129 E 74; mtg \$30,000 & AL; Apr 26; May 3'12; A\$24,000-39,000. O C & 100

10TH av, 318 (3:726-3), ses, abt 50 n 28th, 24.8x100, 3-sty bk tnt & str, 1-sty ext; Wilhelm Neiheiser to Jno J Mauthe, 450 W 44; AL; May 8; May 9'12; A\$12,000-15,000. O C & 100

10TH av, 318; Jno J Mauthe to Wilhelm Neiheiser & Katharina his wife, 318 10 av, tenants by entirety; AL; May 8; May 9'12. O C & 100

10TH av, 320 (3:726-4), ses, abt 75 n 28th, 24.8x100, 3-sty bk tnt & str; Wilhelm Neiheiser to Jno J Mauthe, 450 W 44; AL; May 8; May 9'12; A\$12,000-14,500. O C & 100

10TH av, 320; Jno J Mauthe to Wilhelm Neiheiser & Katharina his wife, 318 10 av, tenants by entirety; AL; May 8; May 9'12. O C & 100

12TH av, nwc 151st, see 12 av, nec 151.

12TH av (7:2098-65), nec 151st, 209.10 to 152d & 17.3 to land H R R R Co, x208.4 to 151st, x11.10; A\$150-150; also 12TH AV (7:2103-41&49), nwc 151st, 209.10 to ss 152d x344.11x199.10 to ns 151st x409 to beg being land under water of North or Hudson River, with wharfage right, & C; A \$12,000 & exempt-12,000 & exempt. Jessie Gillender to N Y State Realty & Terminal Co at G C T, 45th, swc Lex av; B&S & C A G; AL; May 8; May 9'12. O C & 100

Interior lot (3:920-pt 1t 21), at e 1 blk bet 39th & 40th, & 245 w 2 av, runs w10x s37xe10xn37 to beg, pt 6-sty bk bldg; Nellie Barretto heir, & C, Matilda Barretto to Rees & Rees, a corp, 232 E 40; QC; Apr 26; May 6'12; A\$—\$. nom

All R T & I to Estate devised to Washington I Smith by will of his father, Washington Smith, dated May 1'58, except such parts sold or conveyed; Mary A Smith, 311 W 88, to Mary W McLaughlin, 307 W 88; confirmation deed; Nov 19'10; May 9'12. nom

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Copy of last will (miscel); Marion S Jones; July 9'09; May 6'12.

Power of atty (miscel); Angelina Champlin to Geo P Ingersoll & Ambrose S Murray, Jr; Apr 22; May 7'12. nom

Power of atty; Howard S F Randolph to Arthur F Randolph, 215 W 98; Mar 15; May 8'12.

Power of atty (miscel); Marcus Loew to David Bernstein; May 7; May 9'12.

Power of atty (miscel); Martha J Coulter to Elmer D Coulter, 23 W 26; June 24'10; May 9'12.

Power of atty (miscel); Ferdinando Martignetti to Graziantonio Martignetti, both at 111 Barnett pl, Bronx; May 7; May 9'12.

WILLS

Borough of Manhattan.

James sl, nwc Water, see Water, 364.

Water st, 364 (1:251-42), nwc James sl, 20x30.10, 3-sty bk tnt & str; Kate Toumey Est; Annie C Curedale, EXTRX, 449 E 142; atty, J Wilson Bryant, 391 E 149; A\$5,000-7,000; Will or Letter of Adm filed Apr 25'12.

Water st, 366 (1:251-43) ws, 20 n James sl, 25x60.8, 4-sty bk tnt; Kate Toumey Est; Annie C Curedale, EXTRX, 449 E 142; atty, J Wilson Bryant, 391 E 149; A\$6,500-12,000; Will or Letter of Adm filed Apr 25'12.

63D st, 33 W (4:1116-18), ns, 158.3 e Bway, 37.6x100.5, 5-sty bk tnt; ½ int; Margt Everett Est; Danl J Kenny, EXTR, 33 W 68; atty, Chas H Ketcham, 100 William; A\$45,000-66,000; Will or Letter of Adm filed Apr 15'12.

87TH st, 147 W (4:1218-17), ns, 376 w Col av, 16.8x100.8, 3-sty bk dwg; Sarah A Seaman Est; Minat W Seaman, EXTR, Catskill, N Y; atty, Louis W Stotesbury, 55 Liberty; A\$9,000-15,500; Will or Letter of Adm filed Apr 6'12.

104TH st, 148-52 W (7:1858-54), ss, 183.5 e Ams av, 87.6x100.11, 6-sty bk tnt; Sarah A Seaman Est; Minat W Seaman, EXTR, Catskill, NY; atty, Louis W Stotesbury, 55 Liberty; A\$47,000-160,000; Will or Letter of Adm filed Apr 6'12.

107TH st, 311 W (7:1892-41½), ns, 182 e Riverside dr, 20x100.11, 5-sty bk dwg; Edw Steindler Est; Regi F Steindler, EXTR, 311 W 107; atty, Horwitz & Wiener, 346 Bway; A\$14,400-31,000; Will or Letter of Adm filed Apr 15'12.

130TH st, 241 W (7:1942-14½), ns, 340 e 8 av, 17x99.11, 3-sty bk dwg; Adolph Heymann Est; Harry Heymann, EXTR, 241 W 136; attys, Pixman, Lewis & Seligsberg, 55 Liberty; A\$7,400-12,000; Will or Letter of Adm filed Apr 17'12.

143D ST, 611 W (7:2090-24), ns, 190 e Riverside dr, 75x100.8, 6-sty bk tnt; Sarah A Seaman Est; Minat W Seaman, EXTR, Catskill, N Y; atty, Louis W Stotesbury, 55 Liberty; A\$30,000-102,000; Will or Letter of Adm filed Apr 6'12.

180TH st, sec Aud av, see Aud av, 289.

Audubon av, 289 (8:2152-38) sec 180th, 38x95, 5-sty bk tnt; Sarah A Seaman Est; Minat W Seaman, EXTR, Catskill, N Y; atty, Louis W Stotesbury, 55 Liberty; A\$18,000-52,000; Will or Letter of Adm filed Apr 6'12.

W Broadway, 179 (1:176-17), es, 74.4 s Leonard, 23.8x50.10, 3-sty bk & fr dwg; Adam Kramer Est; Frank A Kramer, EXTR, 1865 Mt Hope av; attys, F W & A E Hinrichs, 76 William; A\$18,000-19,500; Will or Letter of Adm filed Apr 24'12.

2D av, 967 (5:1325-26), ws, 40.5 n 51st, 20x70, 4-sty bk tnt; Jno Tiedemann Est; Augusta F Tiedemann, EXTR, 967 2 av; atty, Henry W Worger, 257 Bway; A\$10,000-14,000; Will or Letter of Adm filed Apr 21'12.

CONVEYANCES.

Borough of the Bronx.

Aldus st, nec So blvd, see Hoe av, ws, 150 s 165.

Commerce st, ns, abt 300 e Newman, see Wood, ws, 200 n 150th.

Emily st, sec Pier av, see Pier av, sec Emily.

Fox st, S30, see Fox, 826.

Fox st, 826 (10:2721), es, 243.4 n Longwood av, 33.4x100, 4-sty bk tnt; also FOX ST, 830 (10:2721), es, 276.8 n Longwood av, 33.4x100, 4-sty bk tnt; Winnie Realty & Constn Co to Carrie Boley, 117 W 141; mtg \$35,000; Apr 30; May 7'12. O C & 100

Fort Independence st, 3393 (12:3261), w s, abt 307 s Bailey av, now Hutton, 25x 111.1x23.9x106.10, 2-sty fr dwg; Fredk Smith et al heirs, & C, Fredk Smith decd o Alice Smith, 3393 Ft Independence; B & S & C A G; Apr 4; May 8'12. O C & 100

Featherbed la (11:2896), ns, 233.8 e Nelson av, 50x100; also MACOMB'S RD (11:2876), ws, 31.8 s 175th, 31.8x107.9x25x 127.3; also 175TH ST E (11:2876), sec Nelson av, 50x100; also NELSON AV (11:2876), es, 310 n 175th, 50x113x52.6x97.4, vacant; Jos A Wasserman to Barry Bros, a corp, 2804 3 av; mtg \$12,625; Apr 30; May 4'12. O C & 100

Garden pl (*), es, being lot 434 map Washingtonville, 34.7x142x—x147, sws; Eliz Lefer to Jno Rotando, 4643 White Plains av; Jan 3'11; May 6'12. O C & 100

Hall pl, nwc 165th, see 165 E, ns, 100 e Stebbins av.

Highbridge st, 110 (9:2519), sec Nelson av, 70.6x133x102.6x122, 1-sty & a fr dwg & 1-sty fr stable; Elek J Ludvig ref to Isabella A Macbride at Greenburg, NY; FORECLOS, Apr 22; May 6; May 8'12. 1,200

Horton st (*), ss, 204 e Main, or City Island av, 219.6x135x—x137.3; Lytleton Fox ref to Merchants Lloyd Realty Co, 44 Court, Bklyn; PARTITION, Feb 28; May 8; May 9'12. 6,000

Kelly st (10:2703), ws, 165.5 s Westchester av, 87.6x100, 2-5-sty bk tnts; Broadway & Cathedral Parkway Co to 182d St Realty Co, 220 Bway; AL; May 3'12. O C & 100

Kelly st (10:2703), ws, 125 s Westchester av, 40.5x100, 5-sty bk tnt; Burnett-Weil Constn Co to Hugo Heiburn, 748 E 175; B&S; May 1; May 3'12. nom

Lyman pl, 1364-6 (11:2970), es, 252 s Freeman, runs e90.11xse9.2xsw25xsel4.10x sw20.2xw80 to pl, xn50 to beg, 1-sty fr rear shed & vacant; Delia F McEvoy to E Loewenthal & Son Inc, a corp, 1347 Boston rd; mtg \$700 & AL; Apr 24; May 6'12. 5,000

Old Butternut st, closed, es, 131.7 se 165th, see Grand blvd & Concourse, ws, 127.7 s 165.

Parker st, sec Westchester av, see Westchester av, ses, 280.8 sw Zerega av.

Rochelle or East st (*), ns, at es lands of Weaver & Darling, runs n137.3x— to land of Horton, xsl35 to st, xw214.6 to beg, City Island; Lytleton Fox ref to Robt W Freestone, 2105 Beverley rd, Bklyn; PARTITION, Feb 28; May 8; May 9'12. 4,900

Simpson st, 1085 (10:2726), ws, 284.7 s 167th, 37.6x100, 5-sty bk tnt; J C Gaffney Constn Co to Katie Hartman, 813 10 av; mtg \$34,000; Apr 29; May 6'12. nom

Simpson st (10:2724), ws, 163.8 s Westchester av, runs s206xw105.11xnl84.5xw 40xe70.4 to st, at beg, vacant! Hendrik Hudson Co to Chas Riley, 112 W 121; May 1; May 4'12. O C & 100

Tiffany st (10:2718), es, 167.1 n 167th, 30x113.2, vacant; re judgt; Passman & Dauere Co a corp to Ada M Beers, at Washington, Conn; May 6; May 8'12. O C & 150

Wood st, es, 225 n 150, see Wood, ws, 200 n 150th.

Wood st (*), ws, 200 n 150th, 100x111.6; also WOOD ST (*), es, 225 n 150th, 75x 111.6; also WHITE PLAINS RD (*), es, 150 n 151st, 50x—; also COMMERCE ST (*), ns, abt 300 e Newman abt 90x150x—x150; Porter Realty & Development Co to David B Porter, 1264 Bway; AL; Apr 29; May 3'12. O C & 100

Wood st, White Plains rd & Commerce; same prop; re dowry; Josephine F B Porter wife David B Porter to same; AT; Apr29; May3'12. O C & 100

136TH st, 726 (1012) E (10:2564), ss, 200 w Willow av, 25x100, 4-sty bk tnt; Fanny Gruen to Jonas Weil, 21 E 82; B&S; AL; May2; May7'12. O C & 100

138TH st E, ns, 24 e Park av, see 138, 201 E.

138TH st, 201 E (9:2340), nec Park av (No 2550), 24x100x54.8x89.5, 1 & 2-sty fr hotel; also 138TH ST E (9:2340), ns, 24 e Park av, a strip 2x100; Chas Greite to Hattie Greite his wife, 1311 Clay av; mtg \$25,000; May8'12. O C & 100

142D st E (10:2575), nec Wales av, 25x124.5 to Port Morris Branch R R, x29.5x137.3, vacant; Julius Figliuolo to Josephine Pfriemer, 248 E 52; May6; May7'12. O C & 100

142D st E (10:2575), ns, 25 e Wales av, 25x111.6 to sws Port Morris Branch RR, x29.5x124.5, vacant; Mary E B Frank to Josephine Pfriemer, 248 E 52; May6; May7'12. O C & 100

142D st E (10:2575), ns, 25 e Wales av, 25x111.6 to sws Port Morris Branch RR, x29.5x124.5, vacant; re mtg; Jno Becker to Mary E B Frank, 209 W 148; QC; May6; May7'12. 1,500

145TH st, 550 E (9:2271), ss, 75 w St Anns av, 37.3x99.9, 6-sty bk tnt; also 145TH ST, 546 E (9:2271), ss, 112.3 w St Anns av, 37.3x99.9, 6-sty bk tnt; Mary wife Meyer Goldberg et al to Paulward Co, 258 Bway; QC; AL; Apr30; May4'12; nom

145TH st, 546 E, see 145th, 550 E.

148TH st, 536 E (9:2274), ss, 174.9 w St Anns av, 24.9x100, 5-sty bk tnt; Jno F Buchholtz, 536 E 148; mtg \$10,000; May mtg \$10,000; May6; May7'12. O C & 100

148TH st, 536 E; Meta S Geils to Lena Buchholtz, 536 E 148; mtg \$10,000; May6; May7'12. O C & 100

148TH st E (9:2327), ss, bet Courtlandt & 3 avs, part owned by parties 1st & 2d parts being a strip lying bet old ss Mott, & new ss 148th; agmt as to re-aseasment for light & air; Geo W Markey, Jr, 2711 Creston av & Anthony Cuneo, 871 Forest av, with Christoph Helrich, 7 2d, Weehawken, NJ, mortgagee; May2; May7'12. nom

150TH st, 363 E (9:2397), ns, 100 e Courtlandt av, 25x118.5, 4-sty bk tnt & str; Elisabetha Wucherpfennig to Andreas Kleeman & Eva his wife, 363 E 150, tenants by entirety; B&S & C a G; May7'12. nom

150TH st, 363 E; Andreas Kleeman to Elisabetha Wucherpfennig, 363 E 150; B & S & C a G; May6; May7'12. nom

152D st, 419 E (9:2374), ns, 195 e Melrose av, 25x100, 2-sty & a fr dwg; Peter J Everett ref to Grace E Brady, 54 W 36; mtg \$6,500; FORECLOS; Apr29; May3'12. 100

153d st, 412 E (9:2374), ss, 270 w Elton av, 25x100, 2-sty & a fr dwg; Jno G Urstadt Jr to Benenson Realty Co, 407 E 153; Apr22; May3'12. O C & 100

153D st, 416 E (9:2374), ss, 245 w Elton av, 25x100, 2-sty & a fr dwg; Cath Urstadt to Benenson Realty Co, 407 E 153; Apr22; May3'12. O C & 100

155TH st, 368 E (9:2404), ss, 142 e Courtlandt av, 25x98.6, 2-sty & a fr dwg; Benj Benenson to Benenson Realty Co, 407 E 153; mtg \$5,000; May2; May4'12. O C & 100

155TH st E, nwc Park av, see Park av, 3105-7.

160TH st, 368 E (9:2406), ss, 142 e Courtlandt av, 25x98.7, 3-sty & b fr tnt & 1-sty fr dwg in rear; Geo J Palmer to Caspar Bornmann, 403 E 160; mtg \$5,500; Apr4; May6'12. O C & 100

161ST st, 720 E (10:2647), see Jackson av (No 854), 25x100, 2-sty & b fr dwg & 2-sty shop; Peter P Decker heir, & Clara Fahl to Mary A Kelly, 720 E 161; Q C & confirmation deed; Dec27'02; May6'12. nom

161ST st, 720 E; Paul G Decker & ano heirs, & Paul G Decker deed to same; Q C & confirmation deed; Dec27'02; May6'12. nom

161ST st, 720 E; Peter P Decker heir, & Paul G Decker to same; Q C & confirmation deed; May2; May6'12. nom

161ST st, 768 E (10:2657), ss, 75.2 w Tinton av, 22x76.2, 1 & 2-sty bk & fr tnt & str & 1-sty fr rear shed; Harry Meltzer to Sarah Meltzer his wife, 201 S 2, Bklyn; AT; AL; May3; May6'12. nom

161ST st, 770 E (10:2657), ss, 53.5 w Tinton av, 21.9x76.2, 1 & 2-sty fr tnt & str; Harry Meltzer to Sarah Meltzer his wife, 201 S 2, Bklyn; 1/2 pt; AL; May3; May6'12. nom

162D st, 369 E, see Grand Blvd & Concourse, ws, 127.7 s 165.

164TH st, 316 E (9:2423), ss, 88.2 e College av, 22x86.11x22x88.7, 2-sty & a fr dwg; Value Realty Co to Ida Davis, 2354 Prospect av; mtg \$4,000; May3; May5'12. O C & 160

165TH st E, nwc Hall pl, see 165th st E, ns, 100 e Stebbins av.

165TH st E (10:2691), ns, 100 e Stebbins av, runs e 50 to curve xn around curve 13.11x—along ws 165th, now Hall pl, 93.1 xnw77.2xsl13.4 to beg, vacant; also NAPIER AV (12:3364), nwc 236th, 111x101x94.7x100, vacant; Henry A Brann Jr to Henry A Brann Sr, 2122 Ams av; AL; Aug 14'06; May8'12. O C & 100

167TH st E (10:2691), ss, 69.1 e Stebbins av, 50x146.11x52.1x161.8, vacant; Carmine Cioffi to Carmine Constn Co, 1228 Hoe av; mtg \$7,000; May3; May4'12. O C & 100

169TH st E (11:2839), ns, 101 e Gerard av, 25x85, vacant; Laura Manning to Fredk A Selje, 369 E 162; AL; May4; May8'12. O C & 100

169TH st, 886 E (PA); power of atty to sell above; Eliza Munch to Chas Munch; July22'07; May8'12.

172D st E, nec Vyse av, see Vyse av, ne c 172d.

172D st E, see Westchester av., see Westchester av, 1780.

172D st E (*), es, 381.8 s Gleason av, 100x100; Jno J Fagan to Jos F Yelly, 932 8 av; B&S; mtg \$12,500; Apr22; May9'12. nom

175TH st E, see Nelson av, see Featherbed la, ns, 233.8 e Nelson av.

175TH st E (11:2948), ss, 165.2 e Clinton av, runs s111xw26.11xn64.10xe0.3/4xn46.2 to st xe26.10 to beg, vacant; Hugo Helburn to Utility Realty Co, a corp, 165 Bway; B&S; Apr25; May3'12. nom

175TH st E (11:2948), same prop; Utility Realty Co to Burnett Weil Constn Co, a corp, 165 Bway; B&S; mtg \$7,500; May2 May3'12. nom

175TH st, 782 E (11:2952), ss, 191.7 e Prospect av, 45x141.10x45x141.6, 5-sty bk tnt; Jno W Cornish Constn Co to Aug Schussler, 941 Tiffany; mtg \$40,000; May2; May3'12. O C & 100

175TH st E (11:3061), ns, 113.9 e 3 av, 75 to ws Monterey av, x105, vacant; Henry Raabe to Henry Foehrenbach, 334 Audubon av; B&S & C a G; May8; May9'12; O C & 100

178TH st E, nwc Monterey av, see 178th E ns, 113.9 e 3 av.

179TH st, 931-43 on map 931-41 E (11:3127), ns, 83.2 e Daly av, 150x97.1, 4 4-sty bk tnts; Barry Brothers to Jos A Wasserman, 1304 Shakespeare av; mtg \$73,000; May3; May4'12. O C & 100

183D st, 652 E (11:3086), ss, 16.8 w Belmont av, 16.8x75, 2-sty fr dwg; Morris B Arnold TRSTE in bankruptcy of Bernard Cherkass et al individ & firm J Deshel & Co to Eva Cherkass, 652 E 183; QC; mtg \$2,500 & AL; Aug8'11; May6'12. O C & 100

183D st, 652 E; Sarah Ulanoff & ano to same; mtg \$2,500; Oct16'11; May6'12. nom

183D st, 648 E (11:3086), ss, 50 w Belmont av, 16.8x75, 2-sty fr dwg; Morris B Arnold TRSTE in bankruptcy of Bernard Cherkass et al individ & firm J Deshel & Co to Sarah Ulanoff, 648 E 183; QC; mtg \$2,400 & AL; Aug8'11; May6'12. O C & 100

183D st, 648 E; Sarah Ulanoff & Eva Cherkass to same; mtg \$2,400; Oct16'11; May6'12. nom

183D st, 646 E (11:3086), ss, 66.8 w Belmont av, 16.8x75, 2-sty fr dwg; Morris B Arnold TRSTE in bankruptcy of Bernard Cherkass et al individ & firm of J Deshel & Co to Sarah Deshel, 646 E 183; QC; mtg \$2,500 & AL; Aug8'11; May6'12. O C & 100

183D st, 646 E; Sarah Ulanoff & ano to same; mtg \$2,500; Oct16'11; May6'12. nom

190TH st E, nwc Creston av, see Creston av, nwc 190th.

193D st, see Decatur av, see Webster av, 2589.

193D st, 380-S E, see Webster av, 2589.

213TH st E, ss, 85.10 w Woodlawn rd, see Jerome av, nec 213th.

213TH st E, ss, 100 e Jerome av, see Jerome av, nec 213th.

213TH st E, ss, 100 e Jerome av, see Jerome av, nec 213th.

224TH st E (*), ss, 380 e White Plains rd, 25x114, Wakefield; Lawrence Byrnes, heir, & Chas J Byrnes deed to Chas J Byrnes, 742 E 224; QC; May4; May6'12. nom

236TH st, 245 E (12:3377), ns, 450 e Kepler av, 25x100, 4-sty bk tnt; Wm Gugolz Constn Co to Roy Paulding, 119 Depew, Peekskill, NY; mtg \$14,000; May3; '12. nom

236TH st E, nwc Napier av, see 165th E, ns, 100 e Stebbins av.

Arthur av (11:2947), es, 100 n 176th, 72.9 x122.2x79.9x122.7, 2 5-sty bk tnts; Wm C Bergen to Mt Hope Bldg Co, 130 W 180; Apr25; May9'12. O C & 100

Arthur av, 2471 (11:3066), ws, abt 90 s 89th, 25x119.5x25x119.7 except part for av, 3-sty fr dwg; Bronx Development Co to Thos McMahon, 2657 3 av; B&S & CaG; AL; May6; May8'12. O C & 50

Arnold av (*), es, 100 s Libby, 25x125.4 to ws Pelham rd x26.2x133.3, Throggs Neck; Ellen Ward to Zerega Realty Co, 1922 E 177; mtg \$4,400; May6; May8'12. O C & 100

Anthony av, 1680 (11:2889), es, 119 n 173d, 16.8x72.6 to ws Carter av x16.8x70.8, 2-sty fr dwg; Jno H Wynn to Anton B Schmidt, 483 4th; AL; Apr24; May3'12. nom

Barnes av, nec Van Nest av, see Van Nest av, nec Barnes av.

Blackrock av, ss, 305 w Olmstead av, see Blackrock av, ns, 255 e Olmstead av.

Blackrock av (*), ns, 255 e Olmstead av, 50x108; also BLACKROCK AV (*), ss, 305 w Olmstead av, 25x108, Unionport; Carmela Paolillo to Geo Paolillo, 801 Van Nest av; AL; May6'12. O C & 100

Bryant av (11:2995), ws, 150 n Jennings, 25x100, 3-sty bk dwg; Value Realty Co to Taxpayers Realty Co, 1203 Franklin av; Apr24; May7'12. O C & 100

Courtlandt av, nec 162d see Grand Blvd & Concourse, ws, 127.7 s 165.

Cauldwell av, 729 (10:2624), ws, 60 s 156th, 20x52.6, 2-sty & b fr dwg; Paolo Guagliardo to Rosalia Calgano, 729 Cauldwell av; Aug14'11; May7'12. nom

Creston av, swc 191st, see Creston av, ws, &c.

Creston av, nwc 190th, see Creston av, ws, &c.

Creston av (11:3175), ws, Morris av, es, 190th, ns, & 191st ss, party 2d & 3d parts now owns land in said blk & formerly owned by party 1st part; also CRESTON AV, es, facing above blk owned by party 1st part; also 190TH ST, ss, facing above blk owned by party 4th part; agmt modifying covenants as to restriction of bldgs, &c; Jno B Haskin Estates, Inc, 100 Bway, party 1st pt, with Henry F Keil, 2525 Creston av, party 2d part; Albt Nundorf, 63 E 190, et al, parties 3d part, & Edith M Haskin, 34 W 86; party 4th pt; Apr17; May6'12. nom

College av (9:2439), ws, 270 s 169th, 50x85, 3-sty fr dwg & 2-sty fr rear stable; Oscar P Willmann ref to North Side Savings Bank, 3230 3 av; FORECLOS; Apr29 '12; May2; May6'12. 5,000

Clay av, 1115 on map 1119 (9:2429), ws, 324.5 s 167th, 37.6x97.6x37.6x100.5, 5-sty bk tnt; Kate Ley to Franz Schuetz, 100 E 89; mtg \$21,500; May4; May6'12. nom

Castle Hill av or Lafayette st (*), ws, 172 n Westchester av, 25x108; Eliz C Fonda to Fredk E Yung, 686 Park av, Bklyn; mtg \$7,500 & AL; May4; May6'12. nom

Castle Hill av (*); same prop; Fredk E Yung to Chas A Laumeister, 1715 Holland av; mtg \$7,500 & AL; May4; May6'12. nom

Centre av (*), ns, 100 w Main, 33.4x108.3 City Island; Edmund F Webber to Hermann Brahe, at Rockville Conn; mtg \$1,800; May4'12. O C & 100

Creston av (11:3175), nwc 190th, 114.2x100, vacant; Hy F Keil to Caroline Haf-fen, 654 Courtlandt av; AL; May2; May4 '12. O C & 100

Carter av, ws, 119 n 173d, see Anthony av, 1680.

Cambreling av, 2489 (11:3091), ws, abt 215 n 189th, 25x100, 2-sty fr dwg; Charlotte Towner to Bronx Development Co, 391 E 149; mtg \$2,000; Apr12; May7'12. O C & 100

Drive (*), c l at es rd from Westchester to Eastchester, runs e along Drive 397.7 xn—xw—to 2d xs202.10 to beg; also DRIVE (*), c l 397.7 e rd from Westchester to Eastchester, runs n—xe134xse: 179 to c l Drive xwxsxw 253.3 to beg; also ROAD from Westchester to Eastchester (*), ses, 285 ne from cl Grove, 350.6x350.6x350x363; Emma L Davis to The Robert Realty Co, 311 E 148; 1-3 pt; AT; mtg \$16,000; May20'11; May8'12. O C & 1,000

Drive, &c (*); same prop; Sarah F Davis to same; 1-6 pt; AT; mtg \$16,000; May20 '11; May8'12. nom

Decatur av, see 193d, see Webster av, 2589.

Elton av, 681 on map 679-S1 (9:2375), ws, 50 s 154th, 53x100, 5-sty bk tnt & str; Noble & Gauss Constn Co to Henrietta A Knoll, 311 E 78; mtg \$36,000; May8; May9'12. O C & 100

Ellis av, 2136 (*), ss, 355 e Olmstead av, 25x108, Unionport; Teasdale Realty Co to Fredk E Yung, 686 Park av, Bklyn; mtg \$5,750; Mar15; May6'12. O C & 100

Ellis av, 2136 (*); Fredk E Yung to Eliz C Fonda, 1419 Parker; mtg \$6,750 & AL; May4; May6'12. nom

Grand Blvd & Concourse (9:2471), ws, 127.7 s 165th, 25x18.8x25.2x14.8, vacant; also OLD BUTTERNUT ST, closed (9:2471), es, 131.7 se 165th, 25.6x75.10x25x84.3, being rear of above, with all title to c l of said st, vacant; also CORTLANDT AV (9:2408), nec 162d (No 369), 27.11x127.7x25x140, 5-sty bk tnt & str; Laura Manning to Fredk A Selje, 369 E 162d; AL; May4; May8'12. O C & 100

Grand Blvd & Concourse (11:3165) ws, 230.4 n 184th, deed reads Ryer av, ws, lots 377 & 378, map Chas Berrian at Fordham, 50x100, except part for Grand Blvd & Concourse; Mary E Lawlor to Jas T Murray, 359 W 22; May2; May9 '12. O C & 100

Hoe av, ws, 100 n Aldus, see Hoe av, ws, 150 s 165.

Hoe av (10:2742), ws, 225 s Aldus, 100x150, vacant; re mtg; Mutual Life Ins Co of N Y to American Real Estate Co, 527 5 av; QC; May7; May8'12. 9,600

Hoe av (10:2743), ws, 150 s 165th, 225x150, vacant; also SOUTHERN BLVD (10:2743), nec Aldus, runs e200xn100xe100 to ws Hoe av, xn25xw300 to es So Blvd, xs 125 to beg, vacant; re mtg; Mutual Life Ins Co of NY to American Real Estate Co 527 5av; QC; Apr22; Mays'12. 48,850

Honeywell av (11:3124), ws, 142.3 n 180th, 85.10x140.3; certf by Alfonso De Blasi to show that Esther Levy holder of mtg for \$2,500 did on Apr26'12, deliver to said De Blasi, a deed of above; Apr30; Mays'12.

Heath av, late lane (12:3261), ws, 715 n w Boston ter, late rd, from Kingsbridge to Williamsbridge, runs nw95.10xnw25xs w97.10 to la, xsw25 to beg, 1-sty fr dwg; Anna V Wolfe heir, &c, Thos Fitzgibbons to Anna Sellet, 3099 Heath av; 1/2 pt; mtg \$1,000; May2; May3'12. O C & 100

Houghton av, 2253 (*), ns, 238.4 w Havemeyer av, 33.4x66, except part for av; Edw A Schill et al to Jno Hartlieb, 1039 E 165; mtg \$2,500; May1; May6'12. O C & 100

Hull av, 3078 (12:3332), es, 150 s Woodlawn rd, 25x110, 2-sty fr dwg; Wm A Stahl to Jacob Dohrmann, 3091 Decatur av; mtg \$5,500; May3; May4'12. O C & 100

Intervale av, 997 (10:2699), ws, 293.10 n Westchester av, 50x100, 2-sty fr dwg; Jno J Nolan to Freehold Constn Co, 200 Bway; mtg \$9,500; May2; May3'12. O C & 100

Jackson av, 854, see 161st, 720 E.

Jerome av (12:3329), nec 213th, runs e 440.9x104.11xw— to av, xs35.1 to beg, 1 & 3-sty fr hotel; also 213TH ST E (12:3329), ss, 100 e Jerome av, 50x100, vacant; also 213TH ST E (12:3329), ss, 85.10 w Wood-lawn rd, 75x100, vacant; Katie Hartman to J C Gaffney Constn Co, 1148 Tiffany; Apr29; May6'12. nom

Longfellow av, 1536 (11:3009), es, 150 n 172d, 25x100, 2-sty bk dwg; Chas E Nixdorff to Jno J Nolan, 997 Intervale av; B & S; May3; May4'12. nom

Longfellow av, 1536 (11:3009), es, 150 n 172d, 25x100, 2-sty bk dwg; re mtg; Mortimer M Menken to Chas E Nixdorff, 320 W 83; QC; May2; May4'12. nom

Lyon av (*), ns, 55 w Parker av, 25x 100; Minnie Glover to Frank L Woods, 738 Chauncey, Bklyn; mtg \$6,000 & AL; May 3; May4'12. nom

Maple av (*), es, 60 n 211th, 50x100; Antonio Guzzetta to Rosaria Pollina, 2133 2 av; AT; Apr24; May7'12. nom

Middletown rd (*), ns, 76 e Bway, 50.2 x110.7x50x105.11; Tekla Martenson to Ida C Petterson, 1238 Beach av; mtg \$1,000 & AL; May6; May7'12. O C & 100

Morris av, nec 190th, see Creston av, ws, &c.

Morris av, wc, 190th, see Creston av, ws, &c.

Monterey av, nwc 178th, see 178th E, n s, 113.9 e 3 av.

Macomb's rd, ws, 31.8 s 175th, see Featherbed la, ns, 233.8 e Nelson av.

Nelson av, es, 310 n 175th, see Featherbed la, ns, 233.8 e Nelson av.

Nelson av, see 175th, see Featherbed la, ns, 233.8 e Nelson av.

Nelson av, 1127 (9:2514), ws, 275.9 s 167th, 25x105.11x25x107.4; judgment & order declaring tax sale held Oct10'06 & lease for 1000 years null and void; Maria J Ventimiglia plff agt Minna Eichner ADMRX Daniel Eichner; May2; May3'12. O C & 100

Napier av, nwc 236th, see 165th E, ns, 100 e Stebbins av.

Nelson av, see Highbridge, see Highbridge, 110.

Pier av (*), see Emily, 100x168.11x117.7x 230.9 Throggs Neck; Herman Becker to Henry Becker, 132 9 av; Apr3; May3'12. O C & 100

Prospect av, 2131 (11:3097), ws, 29.1 n 181st, 37x100, with AT to strip in rear adj on w, 37x0.2½, 5-sty bk tnt; Wirth Realty & Const Co to Walter Berntenburg, 4911 7 av; mtg \$25,000; May2; May3'12. O C & 100

Pelham rd, nec Sands av, see Pelham rd, sec Sands av.

Pelham rd, ws, 100 s Libby, see Arnold av, es, 100 s Libby.

Pelham rd (*), see Sands av, runs s151.5 xe95.3xn39.6xe25xn100 to Sands av, xw 137.10 to beg; also PELHAM RD (*), ne c Sands av, runs n39.3xne108.8xe50x100.9 to Sands av, xw141 to beg; Frank Hitzhammer to Caroline Kaufmann; ½ pt; Saml Cohen & Bertha Kaufmann ½ pt & Simon & Emil Goldberger, ½ pt, all at 141 W 127; B&S & confirmation deed; AL; Apr 15; May7'12. nom

Park av, 2550, see 138th, 201 E.

Park av, 3405-7 (9:2420), nwc 158th, \$7.5 x87.5x76x47, 2-5-sty bk tnts; Laura Manning to Fredk A Selje, 369 E 162; AL; May7; May8'12. O C & 100

Prospect av (10:2680), ws, 148.8 n 267th, 51.4x120, vacant; Wm C Arnold ref to Central Bldg Impt & Investment Co, 149 Church; FORECLOS, Apr8; May8; May9'12. 15,638

Prospect av (10:2680), ws, 275 n 167th, runs w120xn60.8xne108.67xe108.1 to av, x s73.8 to beg, vacant; Wm C Arnold to Central Bldg Impt & Investment Co, 149 Church; FORECLOS, Apr8; May8; May9'12. 8,281

Quimby av (*), ss, 249 w Castle Hill av, 50x103, Unionport; Jakob O Pedersen to Oscar A Pedersen, Gifford, near Balcom av; ½ pt; AL; Apr29; May7'12. O C & 100

Road from Westchester to Eastchester, ses, 285 ne fr cl Grove, see Drive cl at es rd fr Westchester to Eastchester.

Road from Westchester to Eastchester es at cl drive, see drive cl at es road from Westchester to Eastchester.

Ryer av, 2088 (11:3149), es, 100 n 180th, 25x104.5x25x104.8, 3-sty bk dwg; Lillian Heffernan to Chas Heffernan, 2088 Ryer av; mtg \$7,500; Oct20'10; May7'12. O C & 100

Roebling av (*), ns, 100 w Mayflower av, 75x100; Fred Bach to Ellen Ward, 1731 Pelham rd; mtg \$3,000; May6; May7'12. O C & 100

St Peters av (*), nes, 198.3 se West Farms rd, 50x97.1x50x96.6; Bertha Harrison to Sol Friedman, 5303 3 av, Bklyn; mtg \$1,410; Apr27; May3'12. O C & 100

St Peters av (*), ns, 125 w Maclay av, 50x98x50x98.7; Clarence J Ferdon to Wm Heinrich, 2066 Story av, & Eliz C Fonda, 1419 Parker; mtg \$1,470 & AL; Apr25; May6'12. O C & 100

Sands av, nec Pelham rd, see Pelham rd, sec Sands av.

Sands av, sec Pelham rd, see Pelham rd, sec Sands av.

Sylvan av (13:3421), ws, 75 s 256th, 54.5x 103.11x37.4x100.8, 2-sty fr dwg; Jno H Bormann et al to Helena Berk, 166 6 av; mtg \$2,000; May6; May7'12. O C & 100

Southern Blvd, nec Aldus, see Hoe av, ws, 150 s 165.

Southern Blvd (10:2745), es, 125 n 167th, 25x100, vacant; Ellen Tompkins to Astoria Properties Co, 14 Wall; May6'12. O C & 100

St Lawrence av, 1248, see Westchester av, 1780.

St Lawrence av, sec Westchester av, see Westchester av, 1780.

Topping av, 1657 (11:2791), ws, 94.11 s 173d, 20.1x95, 3-sty bk tnt; Max Topper to Edw Newman, 1384 Boston rd; mtg \$6,500; May3; May4'12. O C & 100

Teller av, 1073 (9:2428 & 2433), ws, 99.6 s 166th, 20x100.1, 3-sty fr dwg; Isaac Weil to Christine M Hermansen, 1063 Teller av; mtg \$7,500 & AL; Apr30; May4'12. O C & 100

Tinton av, 1229 (10:2663), ws, 290.9 n 168th, 20.5x110, 2-sty & b fr dwg; Rose- abell G Meyers to Emma Clahane, 51 Penn, Bklyn; mtg \$8,500 & AL; May4; May6'12. O C & 100

Topping av, 1762-4 (11:2799), es, 255 s 175th, 40x95, 2 2-sty bk dwgs; Atlas Mtg Co to Chas B Bretzfelder, 160 W 119; B & S & C a G; AL; May3'11; May6'12. O C & 100

Tinton av, 1219 (10:2663), ws, 188.8 n 168th, 20.5x110, 2-sty & b fr dwg; Julius Knoesel to Gustav Knoesel, 102 1 av; AT; B&S & C a G; AL; May8'12. O C & 100

Valentine av, 2350 (11:3146), es, 75 s Clark, 25x85, 2-sty fr dwg; re mtg; Tom- maso Giordano to Marie Fudji, 2350 Valen- tine av; QC; Apr22'11; May8'12. nom

Valentine av, 2350; Marie Fudji to Eliz F Bryant, 218 E 188; mtg \$5,000; May6; May8'12. O C & 100

Van Nest av (*), ss, 50 w Garfield, 25x 100; Orrin Huse father & heir Velmore Huse deed to Gustav Muller, 590 Van Nest av; AL; Apr30; May7'12. O C & 100

Van Nest av (*), nec Barnes av, 25x 100; Carmela Paolillo to Geo Paolillo, 801 Van Nest av; AL; May4; May9'12. nom

Vyse av (11:2996), nec 172d, 50x100, vacant; Jno Harnett to Mondschein & Co, a corp, 198 Bway; mtg \$6,000 & AL; May8'12. nom

Webster av (11:3142), ws, 300.4 n 179th, 75x110, vacant; Bronx Borough Bank to Chas T Streeter Constn Co, 432 E 158; B&S & CaG; Apr29; May3'12. O C & 100

Washington av (*), ss, 450 w Main, old line runs s50xw— to Eastchester Bay xn50 to av xel28 to beg; Mary E Melville to Martha C Bergman, 319 E 156; mtg \$4,000; May2; May3'12. O C & 100

Walton av, 2395 (11:3188), ws, 189.5 n 184th, 19.11x96.5, 3-sty bk dwg; Mary E Robinson to Eugene L Larkin, 5751 Bway; mtg \$6,500 & AL; Apr16; May8'12. O C & 100

Walton av, 2411 (11:3188), ws, 348.5 n 184th, 19.11x96.6, 3-sty bk dwg; Mary E Robinson to Eugene L Larkin, 5751 Bway; mtg \$6,500 & AL; Apr16; May8'12. O C & 100

Wales av, nec 142d, see 142d E, nec Wales av.

Wales av (10:2574), ws, 100.8 n 142d, 45.3x111.3x45x116.7, vacant; Jas B Arthur to Ward Bread Co, at cor So Blvd & St Marys; May1; May7'12. O C & 100

Wales av (10:2574), ws, 145.11 n 142d, runs w111.3xn77.5 to sws Port Morris Branch R R, xse120.5 to av, xs25.1 to beg, 1-sty fr bldg of stone yard; Jas B Arthur to Ward Motor Vehicle Co, cor Concord av & St Marys; May1; May7'12. O C & 100

Westchester av, sec Parker av, see Westchester av, ses, 280.8 sw Zerega av.

Westchester av (*), ses, 280.8 sw Ze- rega av, runs se—xne25.7 to sws Parker, xnw140.2 to ses Westchester av, xsw25.7 to beg; Louis Wechsler to Benj Packer, 526 E 138; Apr27; May3'12. O C & 100

Walton av, 2110 (11:3180), es, 100 s 181st, 25x100, 3-sty fr tnt; Frank E Sweet- ser ref to Chas W Meyer, 872 Gerard av; FORECLOSED & drawn Apr16; May6'12. 7,300

White Plains rd, es, 150 n 151st, see Wood, ws, 200 n 150th.

Webster av, 2589 (12:3275), swc 193d (Nos 380-8), 33.7x104.1 to Decatur av, 34.4x108.1, 2-sty fr dwg & str & 2 2-sty fr dwgs; Oscar Schuyler to Henry F Keil, 2525 Creston av; mtg \$16,500; May2; May 3'12. O C & 100

Waterbury av (*), ss, abt 77 w Ells- worth av, 25.8x100; Ellen Phelan to Danl F McCort, 2638 Marion av; Apr30; May9'12. nom

Westchester av, 1780 (*), sec St Law- rence av or 172d, 25.5x72.1x25x67.4; also WESTCHESTER AV, 1782 (*), ss, 25.5 e 172d, 25.5x76.10x25x72.1; also ST LAW- RENCE AV, 1250 (*), es, 67.4 s Westches- ter av, 25x50; f so ST LAWRENCE AV, 1248 (*), es, 92.4 s Westchester av, 25x 50; Jno J Fagan to McGusty Realty Co, 135 Bway; B&S; mtg \$21,500; Apr22; May 9'12. nom

Westchester av, 1782, see Westchester av, 1780.

3D av, 3989-91 (11:2921), ws, 150 ne 173d, 50x129.8x50x124.9, with AT to strip bet above & ws 3 av, 6-sty bk tnt & str; Geo F Roesch ref to David F Butcher, 124 New York av, Bklyn; mtg \$50,000; FORE- CLOS, Apr19; Apr22; May8'12. 7,000

Eastchester Bay (*), lot, begins 450 w Main, old line & 50 s Washington av, runs s50xw104 to h w m of said bay-xn 50xe— to beg; Mary E Melville to Cath- inka Hubener, 364 E 158; mtg \$4,000 & AL; May2; May3'12. O C & 100

Interior lot (11:3069), abt 35 s 180th & 100 e Arthur av, deed reads SAMUEL ST, cl at w l land Saml Ryer Homestead, runs s127.3 to ns lot 53 map Ryer Home- stead, xel30.3 to ws lot 56 xn124.5 to cl said st, xw42.11 to beg, 2 2-sty fr dwgs & vacant; Jno J McCarty et al indivd & EXRS Cath McCarty to Pasquale D'Auria, 670 E 180; AL; May6; May7'12. 3,000

Lots 68, 131, 143, 160, 180, 181, 202, 205, 232 to 235, 261, 262, 282 & 283, map (1446) of 297 lots Hunt's Point Estates, see 95th st, 151 W, Manhattan.

LEASES

Under this head Leases recorded, Assignment of Leases and Leasehold Conveyances will be found. The ex- pressed consideration following the term of years for which a lease is given means so much per year.

Borough of Manhattan.

MAY 3, 4, 6, 7, 8 & 9.

1 Ann st, sec Nassau, see Nassau, nec Ful- ton.

1 Broome st, 318 (2:419), b str; Rose Sonneberg to Hyman Block, 318 Broome; 1yf May1; 2y ren; May4'12. 480

1 Broome st, 195 & Suffolk st, 59 (2:- 351), str & c; Chas Falkenberg & ano to Hyman Lichtenberg, 762 Cauldwell av; 3yf May1; May8'12. 1,320

1 Charlton st, 58, see Varick, swc Charl- ton.

1 Cherry st, 150 (1:253); str Rachella Pal- lidino to Vincenzo Cino, 128 Cherry; 2 2-12 yf Nov 1'14; May3'12. 420

1 Canal st, 30 & East Bway, 158 (1:283), all; Isaac Lipschitz to Heinrich & Abr Rosenblatt, 325 E Houston; 3yf May1; May7'12. 5,926

1 Centre st, 88-90 (1:166), offices 11-12; Bradhurst Realty & Constn Co to Goodell & Pratt, on prem; 3y&10½ mosf June 15'11; May6'12. 480

1 Centre st, 90 (1:166), str & b, 20x36; hame to same; 4 10-12yf July1'10; May6'12. 2,400

1 Duane st, 12 (1:121), str b & sub b; Sherman E Townsend to Michl Iorio, 49 Oliver; 5yf May1; 5y ren; May9'12. 1,500 to 2,000

1 East Bway, 158, see Canal, 30.

1 Elizabeth st, 152-4 & Kenmare st, 14-24 (2:478), all; Eliz C Dessecker to Peter Kief, 1541 50th, Bklyn; 5yf May1; May6'12; taxes in excess of \$727 & 4,200

1 Fulton st, nec Nassau, see Nassau, nec Fulton.

1 Grand st, 334 (2:408), nwc Ludlow, all; Marie L Tillotson to Herman Tolk, 367 Grand; 5yf May1; May8'12. 3,400 & 3,500

1 Hamilton st, 48, see Market, 59.

1 Horatio st, 12-14 (2:616); east str & pt b & 2d fl rear; Emmanuel P Guerin et al EXRS & Pierre E Guerin to Jos Solo- movitz, 12 Horatio; 3yf May1 (2y ren); May3'12. 570

1 Houston st, 139 E (2:422); str, b & ex- tension; Minsker Realty Co to Morris Roth, 266 E Houston; 4 11-12yf Junel; May3'12. 1,620

1 Houston st, 225 E (2:412), sur ls; Frank Tucker to Provident Loan Society of N Y, 346 4 av; AT; May4; May6'12. nom

1 Hudson st, 323½-25 (2:597); two bldgs; Ebenezer Bailey to Wm F Busching, 325 Hudson; 2yf May1; May9'12. 3,000

1 Kenmare st, 14-24, see Elizabeth, 152-4.

1 Ludlow st, nwc Grand, see Grand, 334.

1 Market st, 59, & Hamilton st, 48 (1:- 253); asn Ls; Katie Scheinsinger to Morris Cohen, 226 Henry; May 3; May8'12. nom

1 Mott st, 156 (2:470); str fl & b; Biasi Fignudio to Constantino De Filippis, 162 Mott; 3yf May1; May3'12. 1,080

1 Mulberry st, 44 (1:164), str fl; Mad- dalena Cellilo to Giuseppe De Santis, 44 Mulberry; 5yf; May1; May7'12. 1,500

1 Mott st, 51 (1:164), all; Raffaele Pavero to Wong Wing, 59 Mott; 10yf May1; May 6'12. 2,220

1 Nassau st, sec Ann, see Ann nec Fulton.

1 Nassau st (1:91), nec Fulton, 117.9 to ss Ann, x75x118.6x75, all, party 2d part to erect bldg within 10 yrs to cost \$250,000; Ministers, elders, &c, of the Reformed Protestant Dutch Church to Jno M Ray- mond at Sewaren, N J; 21yf May1'13 (3 rens of 21 yrs each); May6'12. 30,000

1 Nassau st (1:91); same prop; consent to asn Ls dated Jan 28'92; same to Sarah E Raymond; Mar21; May6'12.

1 Nassau st (1:91); same prop; asn Ls, Sarah E Raymond to Jno M Raymond, at Sewaren, N J, her son; Mar30; May6'12. nom

1 Orchard st, 145-9 (2:416); asn Ls; Na- than Olenek to Jacob Oremund, 218 Henry; May3'12. O C & 525

1 Platt st, 34-8, see Wm, 92.

1 Pearl st, 106 (1:30); sur Ls; Martin Von Glahn & ano to Bklyn Terminal Co, 101 Pearl; Apr26; May3'12. 3,500

1 Park pl, 65 see W Bway, 42.

1 Pearl st, 467, see Park row, 150.

1 Roosevelt st, 23 (1:118), str; Maria Campiglia to Vasilios P Leoussis on premises; 3yf May1; May9'12. 480

1 Sullivan st, 160 (2:518), cor str & b; Cosimo Di Fiore to Meyer Cohen, 376 E 4, & ano; 4 1/2 yf May1; May8'12. 2,100

1 Suffolk st, 59, see Broome, 159.

1 Varick st, s/wc Charlton, 58 (2:580) all; Josephine Delano to Edw W Cunningham, 558 Hudson, & Patk McGarry, 99 Barrow; 5yf May1; May8'12. 1,500 & 1,800

1 William st, 92 & Platt st, 34-S (1:68); basement; Woodbridge Co to Emile Girard, 17 2 av, Staten Island; 10yf May1; May'12. 3,600

1 Washington st, 626 (2:603), sur Ls; Ella J Winters to Reuking Candy Co, 626 Washington; May4; May7'12. nom

1 West st, 126 (1:82), all; Jno Bain Jr atty for Julia M Love et al to Wm J Vance, 360 Greenwich; 5yf May1; May7'12. 2,590

1 3D st, 353-5 E (2:357); sobrn of Ls to mtg for \$12,000; Jos Perlinder to Jacob Guerman, 198 E 95; May8; May9'12. nom

1 10TH st, 380-2 E (2:392), all; Alex Bernstein to David Katz; 10yf July'11; May4'12. 4,500

1 10TH st E, nec 2 av, see 2 av, nec 10.

1 15TH st, 130-4 E (3:870), all; Academy of Music to Italian-American Automobile Co, a corp; 5yf May1 (2yrs ren); May6'12. 5,000

1 15TH st, 137 E (3:871), all; Helene Figge to Henriette Lange on premises; 3yf May1; May1'12; corrects error in last issue when lessee was omitted & consideration. 1,875

1 19TH st, 207 E (3:900), nes, 475 nw 2 av, 25x92, the land; Lucius H Beers & ano TRSTES Robt R Stuyvesant to Emelie Truberg, 207 E 19; 23yf May1 (with ren); May4'12; taxes, &c, & \$650 for 1st 2ys & thereafter \$900.

1 20TH st, 219-21 W (3:770), all; Caroline Realty Co to Ida Chambers, 561 W 179; 3yf May1; May6'12. 4,800

1 20TH st 101 E, see 4 av, 251-5.

1 22D st, 46 W (3:823); all; Wm Ross to Emile Ettinger, 243 E 71; 10yf May1; May3'12. 6,000 & 7,000

1 25TH st, E, sec Mad av, see Mad av, sec 25.

1 29TH st, 210 E (3:909); east str; Egidio Sampogna to Antonino Fiumefreddo, 210 E 29; 5yf May1; May9'12. 420

1 34TH st W, sec 7 av, see 7 av, 439.

1 37TH st, 1&3 W (3:839), ns, 145 w 5 av, 50x98.9, all; Euphrasia Leland & ano to McGibbon & Co, 1 & 3 W 37; 21yf Jan1; privilege 21y ren; May4'12. taxes, &c, & 32,441.65

1 38TH st, 25 W (3:840), ns, 403 w 5 av, 21x98.9, all; Rosa L Barzaghi to Albt & Lena Malzin, 452 Ft Washington av; 10yf Oct1; May8'12. taxes, &c, & net 9,300

1 42D st, 2 E (5:1276); asn Ls; Wm Simpson to P J O'Keefe; Aug5'09; May3'12. 15,000

1 42D st W at junction Bway & 7 av, see Bway at junction of 42d & 7 av.

1 42D st E, sec Mad av, see Mad av, sec 42.

1 43D st W, sec Bway, see Bway, sec 43.

1 45TH st, 319 W, see 45th, 315 W.

1 45TH st, 317 W (4:1036), ns, 220 w 8 av, 20x100.5; sur Ls & bldg; Wm A Tucker & ano ADMRS Jane F Black decd to Jas R Roosevelt, at Hyde Park, NY, et al TRSTES Wm Astor, decd for benefit Jno J Astor & remaindermen; AT; Apr29; May8'12. 4,000

1 45TH st, 315 W (4:1036), ns, 200 w 8 av, 20x100.5; also 45TH ST, 319 W (4:1036), ns, 240 w 8 av, 20x100.5; sur Ls & bldgs; Chas L Moreau to Jas R Roosevelt at Hyde Park, NY, et al TRSTES Wm Astor decd for Jno J Astor, &c; AT; Apr29; May8'12. 8,000

1 45TH st, 321 W (4:1036), ns, 260 w 8 av, 20x100.5; sur Ls & bldg; Harris Mandelbaum & ano to Jas R Roosevelt at Hyde Park, NY, et al TRSTES Wm Astor decd for Jno J Astor, &c; AT; Apr29; May8'12. 5,000

1 45TH st, 323 W (4:1036), ns, 280 w 8 av, 18.9x100.5; sur Ls & bldg; Annie A wife Jas Devlin to Jas R Roosevelt at Hyde Park, NY, et al TRSTES Wm Astor decd for Jno J Astor, &c; AT; Apr30; May8'12. 4,000

1 45TH st, 325-7 W (4:1036), ns, 298.9 w 8 av, 2 lots, each 18.9x100.5; sur Ls & bldgs; Jas Devlin to Jos R Roosevelt at Hyde Park, NY, et al TRSTES Wm Astor decd for Jno J Astor, &c; AT; Apr29; May8'12. 8,000

1 52D st, 155-7 E (5:1307), parts of str flrs, & parts basement; Jno H Block to J H Block Co, on premises; 2yf May1'13; May9'12. 1,740

1 64TH st, 174 E (5:1398); agmt cancelling Ls; Agnes L Dart, 67 W 87, with Elzery O Anderson, 174 E 64; Apr24; May7'12. nom

1 71ST st E, nec 1 av, see 1 av, 1326.

1 82D st, 80 W, see Col av, 455.

1 105TH st W (7:1859), ss 160 w Col av, 30x100, all; Mary A Loeffler to Wm R Carey et al, all at 12 W 104; 10yf Sept1 (5y ren); May6'12. 3,600

1 107TH st E, nec 1 av, see 1 av, 2070.

1 107TH st, 316 E (6:1678), asn Ls; Antonio Carafella to Gaetano Genora, 316 E 107; mtg \$—; Apr13; May7'12. nom

1 113TH st, 15 E (6:1619), all; Max Kalter to Nathan Bender, 2272 8 av; 3yf Apr30; May7'12. 1,850

1 113TH st, 7-9 E (6:1619), all; David Hirshfield indiv & as EXR Rachel Hirshfield to Nathan Bender & Wolf Shachnowitch, 2272 8 av from Mar1'12 to Mar1'15; 2y ren; May7'12. 3,200

1 114TH st, 176 E (6:1641), asn Ls; Jacob Forstadt to Philip Kaplan, 105 E 111; May2; May3'12. nom

1 135TH st, 49-51 W (6:1733), asn Ls; Jos Kraus to Louis Steinreich, 649 2 av & ano; May6; May8'12. nom

1 138TH st, 600 W (7:2086), swc Bway, north str; Moses Selig to Armin Herrmann, 600 W 138; 5yf Oct1'11; May8'12. 2,750 & 3,000

1 138TH st, 600 W (7:2086); consent to asn Ls; Moses Selig to Armin Herrmann, 1 E 177; May6; May8'12.

1 138TH st, 600 W; asn Ls; Armin Herrmann to Wallace G Geety, 720 W 180; May6; May8'12. nom

1 138TH st, 600 W; acceptance of asn Ls; Wallace G Geety to Moses Selig; May6; May8'12.

1 144TH st W, nec Ams av, see Ams av, 1707.

1 Av A, 1555 (5:1562), str, part b & 5 rms 2d fl n; Wm F Heller to Philipp Weindorf, 1555 Av A; 5yf May1; May7'12. 1,260

1 Av D, 158 (2:367), str; Louis N Klute to Mary Keenan, 158 Av D; 3yf May1; May8'12. 1,020 & 1,200

1 Amsterdam av, 1707 (7:2059), nec 144th, 477 W, str; Martin Ungrich to Geo Glenz, 16 Meyers av, Winfield, B of Q; 5yf May1; May8'12. 1,500 to 1,800

1 Amsterdam av, 1808 (7:2081), str; Barbara Bruckner to Lensch & Riefler; 3yf Sept1'10; May8'12. 1,440

1 Amsterdam av, 1808 (7:2081); asn Ls; Lensch & Riefler to Herman Rosenbloom, 1808 Ams av; Apr15; May8'12. nom

1 Broadway (4:994), at junction 42d & 7 av; agmt as to exchange by tenant of space in sub-basement for space on 7th fl from landlord without any charge other than rent as per Ls of Mar7'11, from date hereof to May1'30; Lankershire Realty Co landlord with Julius Gumpel, 215 W 98 et al, tenants; Mar16; May3'12. nom

1 Broadway (4:994), same prop; agmt as to modification of Ls as above, &c; United Chemists Co with same; Apr4; May3'12. nom

1 Broadway, swc 138th, see 138th, 600 W.

1 Broadway, 1333 (3:811); re asn Ls; Davies J Marshall to Arthur J Dumais 2083 8 av & ano; AT; mtg \$2,332.85; Apr30; May8'12. nom

1 Broadway, 337 (1:173), str & b; Myra Moffat & ano to Moritz H Friedman & Son, 2242 79th, Bklyn, doing business as the Carlton Lunch; 5yf July1; 5y ren at \$7,000; May9'12. 6,000 to 7,000

1 Broadway (4:995), sec 43d, space on str fl for cafe, &c; Broadway & 43d St Bldg Co to Edw F Fitzgerald, 31 W 60; 10yf Mar12; May9'12. 14,000 to 20,000

1 Columbus av, 455, & 82D st, 80 W (4:1195), str on av; Ellen A Slaven to Wm Gustafson, 405 Col av; 3yf May1; May8'12. 1,584

1 Lenox av, 475 (7:1918), n str, &c; Bertha Silverstein to Anna E Lilienthal, 307 Lenox av; from Dec1'11, to Sept30'18; May4'12. 900 & 1,000

1 Lexington av, 1125 (5:1413); cor str & two adj stores on n M L & C Ernst to Werner A C Brandenburg & Wm Cooper, 1102 Lex av 10yf Oct1'11; May3'12. 1,620 to 2,400

1 Lexington av, 1125 (5:1413); two rooms & bath or store on 78th side; M L & C Ernst to Werner A C Brandenburg & Wm E Cooper, 1102 Lex av; 10 3-12yf July1'11; May3'12. 330 to 390

1 Lexington av, 1125; 3d str; M L & C Ernst to Philip Siniscalshi, 172 E 82; 5-7-12yf Mar1; May3'12. 540 to 660

1 Madison av (3:854), sec 25th, 7th loft; Musgrove Realty Co to Wm Whitman & Co, 350 Bway et al; from May 1, 1913 to Jan31'19; May6'12. 12,500

1 Madison av, 1561 (6:1611), str fl & pt b; Jos Heymann to Morris Strompf on premises, 3yf May1; May7'12. 1,625

1 Madison av (5:1276), sec 42d sobrn of Ls to mtg for \$225,000; Walter J Salomon with Greenwich Savgs Bank, 246 6 av; Apr27; May7'12. nom

1 Madison av (5:1276), sec 42d, sobrn of Ls to mtg for \$225,000; Jno W Smyth with same; Apr27; May7'12. nom

1 Madison av 304 (5:1276) asn Ls; Edw M Gaines to Fredk Johnson, Oyster Bay, LI; Jan25; May8'12. 3,375

1 Park row, 150, & Pearl, 467 (1:159), all; Mary W Janeway to Jos Koehler, 150 Park row; 5yf May1'11; May6'12. 2,100

1 Park av, 1261 (6:1625), str & part b; Saml C Baum, agent, to Abr Weinstein & ano, 1268 Park av; 5yf May1; May6'12. 300

1 W Broadway, 42 (1:127) nwc Park pl, (No 65), asn Ls; Geo Richards & ano EXRS Jno A Vanderpoel decd et al to Helen D & Geo X McLanahan at Washington, D C, & Cornelia McL Curtis at Watertown, Conn, 1/2 pt, AT; Dec31'09; May6'12. 14,500

1 W Broadway, 42 (1:127), nwc Park pl, (No 65), asn Ls; Richd D Van Namen individ & TRSTE Sarah F Vanderpoel to same; 1/2 pt; AT; Dec1'09; May6'12. nom

1 1ST av, 1326 (5:1466); nec 71st; Jas McGee to Marie Pohl, 253 E 72; 3yf May1; May3'12. 1,900

1 1ST av, 2070 (6:1701), nec 107th; re asn Ls; Wm Zoll to Pietro Spadafora, 322 E 112; AT; mtg \$800; May1; May8'12. nom

1 2D av, 316 (3:924), parlor fl & b; Rosa Gentzlinger EXTRX Henry Gentzlinger to Fredk Hollander, on premises; 2yf May1; May8'12. 900

1 2D av, 1334 (5:1445), north str; Jno Otterstedt to Louis Doerfler, 1334 2 av; 12 mosf May1; May8'12. 540

1 2D av, 2064 (6:1678), str; Sabina Giovanelli to Rosalie Calcagno, 729 Cauldwell av; 2 11-12yf May1; option of ren; May4'12. 1,200

1 2D av (2:452), nec 10th, 25x105; asn Ls; David G Brovich to Bessie Saul, 251 Rawson, Atlanta, Ga; mtg \$20,000; May8; May9'12. O C & 100

1 3d av, 1833 (6:1651), s str fl & b; Morris Kannoeh to Conrad Ludwig, 1833 3 av; 5yf May1; May6'12. 630

1 3D av, 798 (5:1304), asn Ls; Lucy A Flanagan ADMRX Jno J Flanagan to Jno O'Hara, 185 7 av; Apr25; May8'12. 4,000

1 3D av, 2277 (6:1788), all; Fanny Bachrach to Mary Lavery at Breton Hall, Bway & 86th; 5yf May1'13; May9'12. 3,720

1 4TH av, 251-5 (3:876), nec 20th, (No 101) E, 69x90, all; Louis M & Howard W Starr to 251 4 Ave Co, a corp, 149 Bway; 20y11 mos & 26 days from May6; May8'12. taxes, &c, & 46,375

1 5TH av, 2219 (6:1759); asn Ls; Jas McDonough to Max Israel, 305 W 111; May7; May8'12. nom

1 6TH av, 637 (3:813), asn Ls; Patk Donohue to Jno J Costello, 261 W 118 & ano; mtg \$—; May1; May7'12. nom

1 6TH av 80 (2:553) str & b; Leo J Kreshover to Morris Kramer on premises; 2yf May1; 1y ren; May7'12. 960 & 1,080

1 7TH av, at junction 42d, see Bway at junction 42d & 7 av.

1 7TH av, 2266 (7:1939), str, &c; Estate of Fredk Beck to Moritz Isenburger on premises; 5yf May1; May4'12. 900

1 7TH av, 439 (3:809), sec 34th; asn Ls; Jos Corbett to Martin Fitzgerald, 704 3 av; May3; May4'12. O C & 100

1 8TH av, 2501 (7:1959), str & pt c; Saml J Silberman to Saml I Freedman, 307 W 133; 4yf May1; May4'12. 1,020

1 8TH av (7:2030), es, 80 s 145th; s str & b; Adolph Riesenber et al to Louis Grossman, 2718 8 av; 3yf May1; May3'12. 1,800

1 8TH av, 2684 (7:2028), str & pt b; Lucy Kulot to Martha Grosjean, on prem; 5yf May1; May6'12. 1,440

1 8TH av, 2696 (7:2029), all; Jane Usher to Jno Trick, 2696 8 av; 10yf Oct1; May8'12. taxes, &c, & 2,100

1 8TH av, 736 (4:1017), asn Ls; Jos Levine to Harry Cohn & Danl Siegel, 522 8 av; May6; May7'12. nom

1 9TH av, 570 (4:1032), str &c; Jacob Lahn to Abr Pferbaum, 1071 1 av; 3yf Junel; May8'12. 1,500

LEASES

Borough of the Bronx.

1 Freeman st, 980 (11:2993-41), sec Bryant av; str fl; Jesse M Talmadge to Wm Becker, 1416 Longfellow av; 3yf May1; May6'12. 600

1 133D st E, nwc Lincoln av, see Lincoln av, nwc 133.

1 141ST st, 1178 E, see Locust av, 317.

1 156TH st E, swc Trinity av, see Trinity av, swc 156.

1 158TH st E, nwc Melrose av, see Melrose av, 779.

1 161ST st, 834 E (10:2677), str; Denis Sullivan to Leo Lichtenstein, on premises; 3yf May1'11; May4'12. 360

1 168TH st, 820 E (10:2681); rear pt str with entrance to tenants str on Prospect av; Albt Clynne to Isidore Riger; 820 E 168; 6yf Apr1; May3'12. 360 & 420

1 168TH st, 820 E; asn Ls; Isidor Riger to Max Baum, 820 E 168; AT; May1; May3'12. nom

1 177TH st E, swc 3 av, see 3 av, 4312.

1 179TH st E, cor Webster av, see Webster av, 2021.

1 Bryant av, sec Freeman, see Freeman, 980.

1 Beekman av, 323 (10:2550), cor str; Carl Schaible to Jacob Saltman, 332 Beekman av; 5yf May1; May4'12. 900

1 Brook av, 653-63 (9:2361), str, &c, & loft; Conron Bros Co to Bronx Grocery Co, 597 Courtlandt av; 10yf July1; May4'12. 2,000 to 3,000

1 Lincoln av, 161-3 (9:2357), str, fl, &c; Chas J Kroehle & ano to Conrad Elsesser, 161 Lincoln av; 5-5-12yf May1; May8'12. 840 & 900

1 Lincoln av (9:2317), nwc 133d; re asn Ls; Arthur G Freeland to Bartholomew Delea, 2486 3 av; AT; mtgs \$5,767; May8'12. nom

1 Locust av, 317 (10:2598), c 141st, No 1178 E; str & b; asn Ls; Anna Matthai to Leo Friedman, 317 Locust av; Apr26; May4'12. nom

1 Melrose av, 779 (9:2404), nwc 158th; str fl & part c; Chas & Franziska Seiffert to Geo Kuechler, 779 Melrose av; 3yf Nov1'11; May6'12. 720

1 Morris av, 641 (9:2442), str & p b; Saverio Rosato to Wm Elvers, 838 Eagle av 5yf May1; May7'12. 1,020

1 Tremont av, swc 3 av, see 3 av, 4312.

1 Trinity av (10:2628), swc 156th, —x—; sobrn of Ls to mtg for \$5,000; Theresa & Adam Hoffmann, 729 Trinity av with Jno B Brown at Chestertown, Warren Co, NY; Apr29; May3'12. nom

1 Webster av, 2021 (11:3142), cor 179th; str & c; Mrs A M Pragnell to Max Jacobs, 2021 Webster av; 1yf— (3yr ren at \$720); May3'12. 630

1 Willis av, 210 (9:2281), str fl; Christian & Chas Schuck to Wm Balwin on premises; 5 7-12 yf; Oct1'10; May7'12. 1,500

3D av, 4312 (11:2924), swc 177th or Tremont av; re asn Ls; Jno D Haase to Peter G Larkin, 778 E 178; AT; mtgs \$11,000; May7; May8'12.

Lot at Clason pt (*), begins 12 w from the Canal & 102.8 n from nec of the Casino, runs w138.6xn234xs244.8 to beg; Clason Point Park, a corp & ano to Eugene J McGuire, 312 Alex av et al; 5yf Janl (3y ren); May3'12. 1,000

Lot at Clason pt (*), same prop; stand or space in Carousel Bldg; Eugene J McGuire et al to Emily Bopp, 211 E 121; 5yf Janl'12; May3'12. 250

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.

MAY 3, 4, 6, 7, 8 & 9.

Borough of Manhattan.

Academy st, sec Vermilyea av, see Vermilyea av, sec, Academy.

Crosby st, 91 (2:496), es, 190 s Prince, 25x126.3 to Lafayette (No 252) 2x26x198.8; May3'12; 3y5%; Jos Gatti to Lawyers Mtg Co, 59 Liberty. 35,000

Crosby st, 91; sobrn agmt; Apr30; May 3'12; same & Alice Hawke Reimer, 255 W 85 with same. nom

Cherry st, 150 (1:253); sal Ls; May2; May3'12; demand; 6%; Vincenzo Cino to Kips Bay Bwg & Malting Co, 650 1 av. 400

Greene st, 151 (2:524); ext of \$40,000 mtg to May1'15 at 5%; May1; May3'12; East River Savgs Instn with Olive H Chesebro, New Rochelle. nom

Cherry st, 376, see Ludlow, 25.

Delancey st, 150 (2:348), ns, 22 e Suffolk, 22x50; also SUFFOLK ST, 96 (2:348), es, 50 n Delancey, 25x44; Apr1; May4'12; due, as per bond; 6%; Renilo Mtg Co to Saul Oliner, 67 Clinton & ano. 15,000

Delancey st, 78 (2:415), ns, 73.6 e Allen, 14x25; ext of \$6,500 mtg to May 2'17, at 5%; May1; May6'12; Lawyers Title Ins & Trust Co with Yetta Lefkowitz, 25 Bayard. nom

Essex st, 126 (2:353), es, 52.6 s Rivington, 17.6x50; given as collateral security for mtg dated May1'12; pr mtg \$—; May 1; May6'12, installs, 6%; Rubin Auerbach to Morris Heine, 51 E 129. 12,500

East Broadway, 44 (1:281), ns, abt 325 w Market, —; Apr19'99; May7'12; due July'02 at 4½%; Clarence R Conger to Herbt T Conger of Espanola, New Mexico. 24,000

Elizabeth st, 271-7, see Houston, 65-71. E.

Forsyth st, 117 (2:419); ext of \$30,000 mtg to Dec12'14 at 5%; Apr16; May7'12; Kath Chambers with Morris Arluck, 927 Fox. nom

Gouverneur st, nec Cherry, see Ludlow, 25.

Grand st, 325 (1:309), ss, 22.6 e Orchard, 21.6x65x21.2x64.1; May6'12, due & c, as per bond; Ophelia Vail to Title Guarantee & Trust Co. 7,000

Grove st, 70 (2:591), ss, abt 55 w 4th, 21.10x90; PM; May1; May6'12, due, & c, as per bond; Eliz F Buckley, 332 W 15, to Clara A Martin, 212 5 av. 20,000

Greenwich st, 733-5 (2:633), nec Perry (Nos 117-9), 56.6x70x26.2x85.1; ext of \$45,000 mtg to Apr24'15 at 5%; Apr24; May 9'12; U S Savgs Bank with Nathan & Celia Kirsh, 123 W 118. nom

Hester st, 62, see Mott, 294-300.

Hamilton st, 24 (1:253), ss, abt 315 e Cath, 25x102x25x104 es; PM; May3'12; 3y 5%; Chas A, Catherina & Angelo L Casazza to American Mtg Co, 31 Nassau. 12,000

Henry st, 93, see Ludlow, 25.

Hester st, 82 (1:299); ext of \$22,000 mtg to Apr9'15 at 5%; Apr23; May7'12; Lawyers Mtg Co with Harris Silberman. nom

Houston st, 65-7 W (2:515), swc Wooster (No 159) 50x95; pr mtg \$175,000; May8; May9'12, due, & c, as per bond; Fluri Constn Co, 1334 St Nich av, to Edgar N Sidman, 478 Centre, So Orange, NJ. 10,850

Houston st, 65-7 W; certf as to above mtg; May8; May9'12; same to same.

Houston st, 65-7 W; sobrn agmt; May 6; May9'12; Jno Whalen et al trstes with same. nom

Houston st, 65-71 E (2:508), swc Elizabeth (Nos 271-7), 86.3x93.7x86.6x83.5; May 9'12, due, & c, as per bond; Cath P Doyle to Title Guarantee & Trust Co. 70,000

Ludlow st, 25 (1:298), nws, abt 100 s Hester, 19.8x87.6x19.4x87.6; also CHER- RY ST, 376 (1:261), nec Gouverneur, 23.8 x51.7x23.7x53.3; also HENRY ST, 93 (1:282) ns, abt 140 w Pike, 25x100; AT; Mar2; May4'12, 1y6%; Madeleine Balfour to Jno Galvin, 2053 Lex av, & ano. 1,500

Lafayette st, 252, see Crosby, 91.

Platt st, 34-8, see Wm, 92.

Mott st, 294-300 (2:521), nec Hester (No 62), 81.6x83.7x89.8x85.4; Apr22; May4'12; 1 y6%; Stephen B Trask, 160 Bleecker to Morris Solomon, 316 Beverly rd, Bklyn. 1,400

Madison st, 149 (1:275); ext of \$22,000 mtg to May1'17 at 4½%; May1; May7'12; Thos S Ollive as committee Edwin O Brinckerhoff with Louis Cohen, 1057 Prospect av. nom

Mulberry st, 44 (1:164); asn Ls by way of mtg as collateral for \$1,200; Apr2; May 7'12; Giuseppe De Santis doing business as Abruzzi Importing Co to Excelsior Bwg Co, 254 Hart, Bklyn. nom

Madison st, 149 (1:275), ns, \$4.6 w Pike, 25x100x24.10x100; PM; May6'12, 3y6%; Louis Cohen to Sarah Dinkelmann, 116 E 24, & ano. 2,000

Madison st, 241 (1:270); ext of \$20,000 mtg to June4'17, at 5%; May6; May9'12; Francis J Cox with Nathan Kirsh, 123 W 118th. nom

Maiden la, 101 (1:69), ns, 81.1 w Pearl, 20.10x61.2x21x59.10; May7; May9'12, 1y 4½%; Woodbury G Langdon, of Morristown, NJ, to U S Trust Co, 45 Wall. 24,000

Orchard st, 24 (1:298), es, 178 n Canal, 24.11x88x25.1x88; May6; May7'12; due & c as per bond; Israel D Shlachetzki, Bklyn, to Marks Kirshbaum, 113 E 91. 5,000

Perry st, 117-9, see Greenwich, 733-5.

Prince st, 22, see Prince, 20.

Prince st, 20 (2:493), ss, 47.3 w Eliz, 23.11x123.1x23.5x117.9; also PRINCE ST, 22 (2:493), ss abt 75 w Eliz, 23.9x123.6x23.6x 129, ws; May6; May7'12; due Nov1'12; 6%; Michele or Michl Volini to Bertha C Herrfeldt, 136 W 96. 15,000

Pitt st, 127 (2:345); ext of \$28,000 mtg to July26'13 at 4½%; June12'11; May6'12; N Y Life Ins & Trust Co trste Louis C Hamersley with Alex Sabsevit, 1418 Pitkin av, Bklyn; Meyer Sabsevit, 1420 Pitkin av, & Tillie Gabrilowitz, 48 Pike. nom

Suffolk, 96, see Delancey, 150.

Scammel st, 30 (1:266), es, 60.1 s Mad, 27x95; ext of \$2,500 mtg to Oct30'14 at 6%; May2; May6'12; Louis Whitestone with Isabella Sarason, 110 St Nich av. nom

St Marks pl, 41 or STH st (2:450), ns, 96.6 e 2 av, 28.6x34.4; AT to strip 8 ft wide lying in front of above; May7'12; due & c as per bond; Lillie Cohn to Title Guar & Trust Co. 6,600

University pl, 1 (2:548), nec Waverly pl (Nos 27-9), runs n42.10xe74.6xm57.10xe 67xsl100.8 to Waverly pl xw141.6 to beg; May2; May3'12; due & c as per bond; Edw W Nestell to City Real Estate Co, 176 Bway. 115,000

University pl, 1 & Waverly pl, 27-9; pr mtg \$115,000; May2; May3'12; due & c as per bond; same to Ralph Q Kelly, 59 E 127. 17,500

Wooster st, 159, see Houston, 65-7 W.

Washington pl, 2, see Bway, 713.

West st, 46-50 (1:17), es, 146.6 s Rector, 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 Crystal & Son to State Realty & Mtg Co, 11 Pine. (Corrects error in last issue when first line read West st, 46-50 & Washington st, 76-82.) 60,600

West st, 46-50 & Washington st, 76-82; certf as to above mtg; Oct27'11; Apr26'12; same to same.

Worth st, 87-91, see Bway, 335-7.

Water st, 11 (1:8), ss, abt 50 e Whitehall, 23.11x70x22.6x70; ext of \$20,000 mtg to June30'14 at 4½%; May19'09; May6'12; Robt D Winthrop et al exrs Robt Winthrop with Albt H Frankel & Valerie F wife Morris Cooper. nom

West st, 126 (1:82), leasehold; May6; May7'12; demand; —; Wm J Vance to Saranac Realty Co, 149 Bway. note 2,481.09

Waverly pl, 27-9, see University pl, 1.

William st, 92 (1:68), see Platt (Nos 34-8); sal Ls; May3'12; demand; 6%; Emile Girard to Geo Ehret, 1197 Park av. 5,000

Water st, 11 (1:8), ss, abt 45 e Moore, 23.11x70x22.6x70; PM; pr mtg \$20,000; Mar 20; May4'12; 5y6%; Wm M Halsted, 98 Hancock, Bklyn to Albt H Frankel, 64 Neilson av, Far Rockaway, LI & ano. 5,000

1ST st, 58 E (2:443), ns, 225.1 w 1 av, runs w24.9xn144.7xe50.2xs38.2xw25x s100 to beg; all title to strip 0.4x144.7x0.5x144.7 adj above on ws; pr mtg \$—; May2; May 3'12; 3y6%; Maud E Barclay to J Lawrence Degnan, 211 Carlton av, Bklyn. 10,000

3D st, 353-5 E (2:357), ns, 155.3 e Av D, runs n96.6xs38xw0.6xs58.5 to 3d, xw41.9 to beg; pr mtg \$35,000; May8; May9'12, 5 y6%; Theo Guterman, 935 E 163, to Jacob Guterman, 178 E 95. 12,000

3D st, 60 E (2:444), sws, abt 210 e 2 av, 22.9x101.5x22.9x101.4, ses; May7'12; 5y5%; Jacob Finkelstein to Simson Wolf, 22 E 81. 28,000

3D st, 60 E; sobrn agmt; May2; May7'12; Saml Kaufman with Simson Wolf, 22 E 81. nom

4TH st, 81 E (2:460); sobrn agmt; May 3'12; Henry A Kroger, 48 Buchanan pl & Henry Kroger at Spuyten Duyvil, NY with Fidelity Trust Co, 1 Hudson. nom

6TH st, 601 E, see Av B, 93.

12TH st, 269-71 W (2:615), ns, 106 e 4th, runs e54.1xn70.6xw25xn10xw24xs—xe2.2x se34.10xs22.10 to beg; May8'12; due & c as per bond; Chas Rubinger, 1990 7 av to Chas H Phelps, 324 W 103, exr Jno G Butler. 50,000

12TH st, 269-71 W; sobrn agmt; May6; May8'12; same & Jos L Buittenwieser with same.

13TH st, 513 E (2:407), ns, 158.6 e Av A, 37.6x103.3; May1; May9'12, due, & c, as per bond; Concetta & Ciro D'Aversa to Lillian Polizzi, 3265 Hull av. 380

13TH st, 512 E (2:406), ext of \$24,000 mtg to May1'15 at 5%; Apr17; May4'12; Paolo & Agostino Bonomolo & Mansueto & Ciro Di Salvo with Linda L Stephenson, 854 West End av. nom

13TH st, 512 E; agmt as to share ownership in mtg Apr29; May4'12; Henrietta Almour with same. nom

13TH st, 110-6 E (2:558), ss, 142.2 e 4 av, 100x103.3; PM; Apr29; May3'12; due & c as per bond; Geo F Willett of Norwood, Mass to Bklyn Savgs Bank, 141 Pierrepont, Bklyn. 225,000

13TH st, 207 E (2:469), nes 100 e 3 av, 17x103.3; PM; pr mtg \$8,000; May2; May 3'12; due & c as per bond; Irvington Construction Co to Annie Greenberg, 1842 7 av. 3,500

13TH st, 512 E (2:406); ext of \$3,750 mtg to Apr15'14, at 6%; May4; May6'12; Paolo & Agostino Bonomolo & Mansueto & Cira Di Salvo, with Nathan Kohn. nom

14TH st, 534 E (2:407); ext of \$20,000 mtg to Apr1'15, at 5%; Apr25; May6'12; Julie G Wolff with Jacob L Isaacs, 1018 E 163, & Isidore R Isaacs, 945 E 163. nom

14TH st, 534 E (2:407), ss, 170 w Av B, —; ownership agmt; Apr25; May6'12; Jos Lahr, 456 W 20, with Julie G Wolff, 26 W 87. 15,000

14TH st, 636 E (2:396), ss, 169.8 w Av C, 26.11x103.3; May3'12; 5y5%; Saml Gross & Eliz M Handy to Equitable Life Assur Soc of the U S. 15,000

14TH st, 636 E, sobrn agmt; May3'12; same & Arthur M & Ernest E M Bullowa with same. nom

16TH st, 600-600½, see Av B, 271-3.

16TH st, 105 W (3:792); sal Ls; Apr30; May6'12, demand, 6%; Geo Casey to Central Brewing Co of NY, 533 E 68. 1,566

17TH st, 230-4 W (3:766), ss, 363 e 8 av, 75x84; bldg loan; pr mtg \$115,000; Apr 30; May7'12; due Feb1'13; 6%; Nelso Bldg Co to Seymour Realty Co, 25 Broad, 20,000

17TH st, 435 W (3:715), ns, 412.6 w 9 av, 37.6x92; May6; May8'12; 5y5%; Orrin H Drew at Hasbrouck Heights, NJ to Bernard Frank, 449 W 24. 6,000

18TH st, 141-3 E (3:874), ns, 217.8 w 3 av, 29.6x79.5; pr mtg \$—; May3'12; due & c as per bond; Eliz C McCartin indiv & as extrx Mary E McCartin to Mutual Life Ins Co of NY, 34 Nassau. 5,000

19TH st, 234 W (3:768), ext of \$10,500 mtg to May5'15 at 5%; May3; May4'12; Alonzo P Meyer trste Jno H Meyer with Kings Farm Realty Co, 45 Pine. nom

20TH st, 26 W (3:821), sal Ls; Mar14; May9'12, demand, 6%; Cafe Bach a corp to Jacob Ruppert, a corp, 1639 3 av. 3,000

21ST st, 107 W (3:797), ns, 85 w 6 av, 20x98.9; pr mtg \$7,000; May8'12; 2y6%; Alex M Pell to Esperanto Mtg Co, 37 Liberty. 2,000

21ST st, 155 W (3:797), ns, 200 e 7 av, 20x98.9; May6'12, due, & c, as per bond; Mary A C McLochlin to Title Guarantee & Trust Co. 8,000

21ST st, 443 W (3:719), ns, 479.7 w 9 av, 19.9x98.9; ext of \$14,000 mtg to May3'17 at 5%; May3; May7'12; Lawyers Title Ins & Trust Co with Gail S Corbett. nom

22D st, 46 W (3:823); sal Ls; May2; May 3'12; demand; 6%; Emile Ettinger to F & M Schaefer Bwg Co, 114 E 51. 6,000

22D st, 3-5 E, see Bway, 940-8.

22D st, 12-6 E (3:850), ss, 468.10 w 4 av, —x78.9; certf as to payment of \$7,500 on account of mtg of \$175,000; May1; May 9'12; Brooklyn Savings Bank to Chas A & Anna E Munn trstes Orson D Munn. nom

24TH st, 220 E (3:904), ss, 268.4 e 3 av, 24.4x98.9; Apr25; May8'12; due & c as per bond; Aug W Rabe at Corona, LI to Susan E J Hudson, Stratford, Conn. 10,000

25TH st, 311 W (3:749), ns, 110 w 8 av, 20x98.9; May9'12, due, & c, as per bond; Mary A Craig to North River Savings Bank, 31 W 34. 1,000

25TH st, 104-12 E (3:880), ss, 100 e 4 av, 100x98.9; pr mtg \$145,000; Apr12; May 4'12; due, & c as per bond; Birchwood Realty Co to Hannah A Zadig, 312 W 102. 10,000

25TH st, 104-12 E; certf as to above mtg; Apr29; May4'12; same to same.

25TH st, 104-112 E; pr mtg \$155,000; May1; May4'12; due, & c as per bond; Braender Bldg & Constn Co to Birchwood Realty Co, 156 Bway. 45,000

26TH st, 310 W (3:749), ss, 145.6 w 8 av, 28x98.9; May6; May7'12; 5y5%; Philip Goldberg of Rockville Centre, LI to Lawyers Mtg Co, 59 Liberty. 28,000

28TH st, 214-18 W (3:777), ss, 180.2 w 7 av, 50x98.9; May6; May7'12; due & c as per bond; Milton Mayer & Janet Miller to Title Guar & Trust Co. 40,000

228TH st, 211-3 E (3:909); Ext of \$15,000 mtg to Jan'16 at 6%; May7; May8'12; Bella Hillman with Jos Yeska, 155 Riverside dr. nom
228TH st, 211-3 E (3:909); certf as to payment of \$3,175 on acct of mtg of \$18,175; May7; May8'12; Bella Hillman with same.
333D st, 430-S W (3:730), ss, 325 w 9 av, 75x98.9; PM; pr mtg \$—; May6'12, due Nov6'14, 6%; Edw L Larkin to Estate of I A Lustgarten, 68 Wm. 13,000
54TH st W, sec 7 av, see 7 av, 439.
37TH st, 122 W, see Bway, 1367-9.
38TH st, 257-9 W (3:788), ns, 223 e 8 av, 34.2x98.9; ext of \$82,000 mtg to May 7'17, at 5%; May7; May9'12; Chelsea Realty Co with Plymouth Realty Co, 257-9 W 38. nom
41ST st, 19-21 E, see Mad av, 310-4.
42D st, 26½-S E, see Mad av, 315.
42D st, 18-26 E, see Mad av, 310-4.
43D st, see Bway, see Bway, sec 43d.
46TH st, 151 W (4:999), ns, 227 e 7 av, 23x100.4; May7'12; due June1'15; 4½%; Magdalena C Baettenhausen wid to Equitable Life Assur Soc of the U S. 15,000
46TH st, 132 W (4:998), ss, 370 e 7 av, 15x100.4; PM; May4; May6'12, due, &c, as per bond; Libman Contracting Co to Francis R Emmons, 21 W 73. 30,000
47TH st, 614 W, see 47th, 616 W.
47TH st, 616 W (4:1094), ss, 250 w 11 av, 25x84x—x91.3; also 47TH ST, 614 W (4:1094), ss, 225 w 11 av, 25x91.3x26x98.5; ext of \$12,000 mtg to May6'15 at % as per bond; Apr29; May7'12; White Fire Proof Constn Co with Richd Hodnett, 138 Union av, Long Branch, NJ. nom
47TH st, 68 W (5:1262), ss, 117 e 6 av, 20x100.5; May3'12; 1y4½%; Fannie C & Mary V Peyser to Seaman's Bank for Savings in City NY, 76 Wall. 5,000
48TH st, 319 E (5:1341), ns, 250 e 2 av, 25x100.5; pr mtg \$15,000; Apr9; May7'12; 5y6%; Gaetano Lopes, 649 1 av & Philip Bongiorno, 319 E 48 & Antonina Lopes, 316 E 39 to Antonino Garoppolo, 1118 1 av. 4,000
49TH st, 165 E, see 3 av, 798.
49TH st, 158 E (5:1303), ss, 60 w 3 av, 20x60; May2; May4'12, 1y5%; Eliz & Mary Reilly, Jas & Thos Sweeney also known as Jas & Thos McSweeney to Emigrant Indust Savings Bank. 1,000
50TH st, 154-6 W (4:1002), ss, 160 e 7 av, 40x100.4; PM; pr mtg \$40,000; May4; May6'12, due June1'17, 5½%; Theresa Abelson to Theo Riehl, 2844 Marion av. 14,000
51ST st, 360 W (4:1041), ss, 125 e 9 av, 38.6x100.5; PM; pr mtg \$20,000; May6'12, due, &c, as per bond; David Taylor to Wm E Pruden, 162 W 120th, & ano exrs Jos S Pruden. 15,000
52D st, 409 W (4:1062), ns, 125 w 9 av, 25x100.5; ext of \$20,500 mtg to June18'17 at 5%; Apr23; May3'12; Jno C Brinkman with Mary Lorentz. nom
52D st, 229 W (4:1024), ns, 399.6 e 8 av, 13x100.5; PM; May6'12, due June1'17, 5%; Aug Dreyer to Walter Keys, cor Bway & Constant, Hastings-on-Hudson, NY. 18,000
53D st, 540 W (4:1081); ext of \$12,000 mtg to May6'15, at 5%; May6'12; Chas B Elmer com Margt H Bell with Lewis E Ransom, at Hempstead, LI. nom
55TH st, 350-S W (4:1045), ss, 275 e 9 av, 100x144.7x101x156; May6; May7'12; 5y4½%; Brentmore Realty Co, 505 5 av to Albany Savgs Bank, 20 North Pearl, Albany, NY. 288,000
56TH st, 145 E (5:1311), ns, 130 e Lex av, 19x100.5; ext of \$9,000 mtg to May7 '17, at 4½%; Apr18; May9'12; Lawyers Title Ins & Trust Co with Fanny Goldberg individ & as extrx Henry Stone & Annie Bernstein & Hattie Cohen, Esste Auerbach & Lillian S Lustig. nom
56TH st, 210 W (4:1027), ss, 122.7 e Bway, 50x116.2x50.2x120.2; PM; May8; May 9'12, 3y5%; Forty-eighth Street Realty & Constn Co to Title Ins Co of NY, 135 Bway. 130,000
56TH st, 210 W, certf as to above mtg; May8; May9'12; same to same.
56TH st, 210 W; pr mtg \$130,000; May 8; May9'12, 2y6%; same to Henry Goldstone, 76 W 86. 30,000
56TH st, 210 W; certf as to above mtg; May8; May9'12; same to same.
58TH st, 346 W (4:1048), ss, 257 e 9 av, 18x100.5; ext of \$18,000 mtg to Jan2'15, at 4½%; May3; May6'12; Fredk G Sutton with Henry Moeller, 341 W 57. nom
58TH st, 131-33½ E, see Lex av, 722.
58TH st, 336 W (4:1048), ss, 355 e 9 av, 20x100.5; ext of mtg for \$18,000 to May 8'15, at 4½%; May1; May9'12. Lawyers Title Ins & Trust Co with Henry Moeller. nom
60TH st E, nec 5 av, see 5 av, 790.
61ST st, 31-3 W (4:1114), ns, 100 e Col av, 50x100.5; Apr26; May6'12, due, &c, as per bond; Gustavus A Goldsmith to Title Guarantee & Trust Co. 55,000
62D st, 225 W (4:1154), ext of \$15,000 mtg to Jan10'15 at 5½%; Apr11; May3'12; Kate Warner with Mark Cowen, 249 W 73. nom
70TH st, 2 E, see 5 av, 884.
71ST st, 314 W (4:1182), ss, 154 w West End av, 17x100.5; May2; May3'12; 5y5%; Stanley J Murphy to Caroline V Whitlock, 15 Central Park W. 16,000
72D st, 206 W (5:1426); ext of \$11,000 mtg to June30'15, at 5%; Apr24; May6'12; Harriet E Kingsland with Josephine L Kellogg. nom

72D st, 227-31 E (5:1427), ns, 290 e 3 av, 75x102.2; May2'12; 5y5%; Ellmont Realty Co to Mary B Ripley, Hempstead, LI. \$85,000
72D st, 109 E (5:1407), ns, 80 e Park av, 20x102.2; ext of mtg for \$40,000 to June 1'16 at 4½%; Apr24; May7'12; Hopie L & Effie C Smith both at 2020 Bway with Frederic R Newbold et al, all at Poughkeepsie, NY. nom
74TH st, 400 E, see 1 av, 1384.
75TH st, 239 E (5:1430), ns, 125 w 2 av, 26.8x101.7; AT to strip 0.7 wide; in rear, ¾ part; pr mtg \$16,400; May6; May8'12; due &c as per bond; Vincenzo Perniciaro & Giovanni Giordiana to Salvatore Ribauda, 1167 2 av. 800
75TH st, 239 E; pr mtg \$17,200; May6; May8'12, due, &c, as per bond; same to Antonio Caltabellotta at Pleasant Plains, SL. 407
75TH st, 237 E (5:1430), ns, 151.8 w 2 av, 26.8x101.7; AT to strip 0.7 wide in rear; ¾ pts; pr mtg \$14,000; May6; May 8'12, due, &c, as per bond; Vincenzo Perniciaro & Giovanni Giordiana to Salvatore Ribauda, 1167 2 av. 800
75TH st, 237 E; pr mtg \$11,300; May6; May8'12, due, &c, as per bond; same to Antonio Caltabellotta, Pleasant Plains, SI. 407
77TH st, 54 E, see 77th, 52 E.
77TH st, 52 E (5:1391), ss, 57.6 e Mad av, 12.6x102.2; also 77TH ST, 54 E (5:1391), ss, 70 e Mad av, 12.6x102.2; May3'12; 3y5%; Justa Realty Co to Title Ins Co, 135 Bway. 36,000
77TH st, 52-4 E; certf as to above mtg; May3'12; same to same.
77TH st, 52-4 E; sobrn agmt May3'12; Herman & Bertha Sanders with same. nom
79TH st, 339 E (5:1542), ns, 100 w 1 av, 27.10x102.2; pr mtg \$—; May7'12; 3y6%; Schlossman Realty Co, 339 E 79 to Susanna Mihalik, 1464 1 av. 1,000
79TH st, 339 E; certf as to above mtg; May7'12; same to same.
79TH st, 339 E; ext of \$2,500 mtg to May1'15 at 6%; May7'12; Susanna Mihalik with Schlossman Realty Co, 339 E 79 & Maurice Schlossman. nom
80TH st, 108 W (4:1210); ext of \$20,000 mtg to May1'14 at 5%; Apr29; May3'12; Marie A H Seeligmann & Jennie R King to Jas J Reilly, 518 W 135. nom
81ST st, 213-21 W, see Bway, 2260-8.
81ST st, 213-21 W (4:1229), ns, 212.5 w Ams av, 182.8 to es Bway (Nos 2260-8), x102.2x181.7x102.2; pr mtg \$367,500; May6; May7'12; due &c as per bond; Minna M Coester to Leo M Klein, 1715 Grand av & ano. 65,000
83D st, 402 E (5:1562), ss, 80 e 1 av, 26x102.2; May 2; May3'12; 5y4½%; Elisabeth Baldauf & Danl Hombberger to German Savgs Bank, 157 4 av. 11,000
83D st, 126 E (5:1511), ss, 301 e Park av, 28.11x102.2; ext of mtg for \$32,500 to May20'17, at 5%; Mar25; May7'12; Minnie Finkelstein, 109 W 129, with Mary W Pell. nom
84TH st, 540-2 E, see East End av, 94.
86TH st, 11 W (4:1200) ns 175 w Central Park W, 25x100.8; ext of \$23,500 mtg to July10'18 at 4¾%; Apr30; May3'12; Robt R Moore with Bella wife Israel Unterberg, 11 W 86. nom
86TH st, 11 W; ext of \$20,000 mtg to July10'18 at 4½%; Apr30; May3'12; Ella Josephine O'Brien with Bella wife Israel Unterberg, 11 W 86. nom
86TH st, 453 E (5:1566), ns, 22 e Av A, 26x80; PM; May2; May3'12; 5y4½%; Edw A Hannan, 345 E 17 to Emma M Kropf, 910 Cauldwell av. 12,000
87TH st E, see Av A, see Av A, 1654.
87TH st, 157 W (4:1218), ns, 458.4 w Col av, 16.4x100.8; May3'12; 2y4½%; Louise W Ferrier of Dinard, France to Lawyers Title Ins & Trust Co. 8,000
88TH st, 101 W, see Col av, 580-2.
89TH st, 332 W (4:1250); receipt for payment of \$10,000 on account of mtg of \$26,000; May27'11; May8'12; Mary H Conover to Mary B Crook.
95TH st, 132 W (4:1225), ss, 448 e Ams av, 17x100.8; pr mtg \$14,100; May6'12, due Nov1'12, 6%; Gustavus D Dickinson at Milford, NJ, to Estates Securities Co, 116 Nassau. 300
95TH st, 132 W (4:1225), ss, 448 e Ams av, 17x100.8; asn rents; May6'12; Gustavus D Dickinson with Estates Securities Co, 116 Nassau. nom
96TH st, 130 W (4:1226), ss, 325 w Col av, 25x100.8; May6; May7'12; due &c as per bond; Jas M Stewart, 168 W 97 to Chas M Cannon, 323 West End av & ano exrs & Russell Raymond. 20,000
96TH st, 130 W; sobrn agmt; May6; May 7'12; Lena M Morris with same. nom
98TH st, 58 E (6:1603), ss, 80 w Park av, 25x100.11; pr mtg \$24,000; May3; May 4'12, due July1'20, 6%; Jas Power to Jno Power at Springmount House, Windgap, Kilkenny, Ireland. 2,000
98TH st, 9 W (7:1834), ns, 175 w Central Park W, 25x100.11; PM; May2; May 3'12; 5y4½%; Henry Kuhlewind to Franklin Ford, 9 W 98 & ano. 9,500
99TH st, 221 E (6:1649), ns, 217.6 w 2d, 37.6x100.11; ext of \$30,000 mtg to May2 '15 at 5%; Mar24; May9'12; Jennie Constable with Bernard Branner. nom
100TH st, 339-41 E (6:1672); ext of \$25,000 mtg to May2'17 at 5%; May2; May 3'12; NY Historical Society with Gianbattista Gauzza, 22 Baxter. nom
102D st E, nwc Mad av, see Mad av, 1490.

103D st W (7:1875), ns, 37.5 e Bway, being lot 20 on blk 1875, tax map transfer of tax lien for yrs 1902-7, assessed to Charlton W Crane; Oct14'09; May8'12, 3y 5%; City of NY to Realty Associates, 176 Remsen, Bklyn. 3,152.86
103D st W (7:1875), ns, abt 73 e Bway, being lot 22 blk 1875 tax map transfer of tax lien for yrs 1902-7 assessed to City Real Estate Co; Oct14'09; May8'12; 3y6%; City of NY to Realty Associates, 176 Remsen, Bklyn. 1,617.98
103D st W (7:1875), ns, abt 75 e Bway, being lot 23 blk 1875 tax map transfer of tax lien for yrs 1902-7 assessed to City Real Estate Co; Oct14'09; May8'12; 3y6%; City of N Y to Realty Associates, 176 Remsen, Bklyn. 1,233.92
103D st W (7:1875), ns, abt 125 e Bway, being lot 25 blk 1875 tax map transfer of tax lien for yrs 1902-7 assessed to City Real Estate Co; Oct14'09; May8'12, 3y6%; City of N Y to Realty Associates, 176 Remsen, Bklyn. 975.35
103D st W (7:1875), ns, abt 125 e Bway, being lot 25 blk 1875 tax map transfer of tax lien for yrs 1902-7 assessed to City Real Estate Co; Oct14'09; May8'12, 3y6%; City of NY to Realty Associates, 176 Remsen, Bklyn. 1,233.92
104TH st, 66 W (7:1839), ss, 100 e Col av, 31.4x100.11; May6'12, 3y5%; Adelaide C Wilcox, 150 W 78th, to Louise Punnett, at the "St Paul," Mt Royal av, Baltimore, Md. 30,000
105TH st, 48 E, see Mad av, 1550.
108TH st, 1 W, see Central Park W, 478-81.
108TH st, 67 W (7:1844), ns, 150 e Col av, 25x100.11; ext of \$3,750 mtg to Aug1'15 at 6%; Mar15; May3'12; Minnie Bussel with Jno Reis, 928 Ams av. nom
109TH st, 108 W (7:1863), ss, 175 w Col av, 25x100.11; ext of \$22,000 mtg to July 1'15, at 4½%; Apr19; May4'12; Isabella D Fowler with Neerg Realty Co, 160 Bway. nom
111TH st, 186 E, see 3 av, 2012-8.
112TH st, 259 W (7:1828), ns, 163.6 e 8 av, 31.3x100.11; May4; May6'12, 2y6%; Eliz Berlinghof to Sol Kohn, 7 E 93. 2,000
112TH st, 259 W (7:1828); ext of \$28,000 mtg to May4'17, at 5%; May4; May6'12; Eliz Berlinghof with Sarah Cohn, 60 E 66th, et al exrs Leopold Cohn. nom
112TH st, 306-S W (7:1846), ss, 150 w 8 av, 50x100.11; PM; May3'12; 5y5%; Ellmont Realty Co to Excelsior Savgs Bank, 46 W 24. 60,000
112TH st, 306-S W; certf as to above mtg; May1; May3'12; same to same.
112TH st, 522-4 W (7:1883), ss, 375 w Ams av, 50x100.11; pr mtg \$70,000; May9 '12; demand; 6%; Van Praag Realty Co to Raiser Heating Co, 1966 Bway. 5,000
112TH st, 522-4 W; certf as to above mtg; May9'12; same to same.
113TH st, 135-7 E (6:1641), ns, 290 e Park av, runs n100xe20xn0.11xe21xs100.11 to st xw41 to bel; pr mtg \$—; May1; May3'12; due June1'15; 6%; Hyman Cohn & Emanuel Levy to Jos Cohn, 1809 Lex av. 5,000
116TH st, 408-10 E (6:1709), ss, 95 e 1 av, 37.3x100.10; May8'12, 5y5%; Raffaele Marrazzi, 408 E 116, to Margt A Howard, 1 W 74. 20,000
116TH st, 408-10 E (6:1709); sobrn agmt; May8'12; Mary C Nooney & ano with Margt A Howard, San Remo Hotel, NY. nom
117TH st, 305 E (6:1689), ns, 105 e 2 av, 20x100.11x25x irreg; ext of \$3,000 mtg to Feb1'15 at 6%; Jan19; May8'12; Woldemar A Franze with Emma Utz, 878 Blake av, Bklyn. nom
117TH st, 135 W (7:1902); ext of mtg for \$21,000 to May10'17, at 4½%; May1; May6'12; Leopold Polatschek & Eva Powell, both at 137 W 117, with an Assn for the Relief of Respectable Aged Indigent Females, 891 Ams av. nom
117TH st, 137 W (7:1902); ext of mtg for \$21,000 to May10 '17, at 4½%; May1; May6'12; Leopold Polatschek & Eva Powell, both at 137 W 117, with Lena C Evans, 4 W 31. nom
118TH st, 521 E (6:1815), ns, 293.7 e Pleasant av, 20.5x100.11; ext of \$4,200 mtg to May1'15, at % as per bond; Apr30; May 3'12; Julius F Streicher with Araminta C Griffen, 19 Linden, Hackensack, NJ. nom
118TH st, 401 W, see Morningside av W, 80.
118TH st, 170-2 E (6:1645), ss, 100 w 3 av, 50.10x100.11; pr mtg \$52,000; May3 '12; due &c as per bond; David Amolsky to Edmund Bittner, 251 W 92 & ano, 3,000
121ST st, 159 W (7:1906), ns, 92 e 7 av, 18x100.11; May8; May9'12, due July14'13, 6%; Jas Dailey to Henry M Denton, 134 Woodland av, Avon by the Sea, NJ, 3,000
121ST st, 423 W, see Ams av, 1241-3.
122D st, 430 W, see Ams av, 1257-9.
122D st, 63 E (6:1748), ns, 155 w Park av, 25x100.11; ext of \$22,000 mtg to May 7'17, at % as per bond; May7'12; Philip Schwartz with Josiah H De Witt trste Helen A De Witt. nom
122D st, 65 E (6:1748), ns, 130 w Park av, 25x100.11; ext of \$22,000 mtg to May 7'17 a % as per bond; May7'12; Abr Rogalsky with Josiah H De Witt trste Helen A De Witt. nom
122D st, 210 E (6:1786), ss, 130 e 3 av, 25x100.11; pr mtg\$—; May6 May7'12, due &c as per bond; Planet Realty Co to Manhattan Mtg Co, 200 Bway. 16,000
122D st, 210 E; certf as to above mtg; May6; May7'12; same to same.

- 126TH st, 28 W** (6:1723), ss, 310 w 5 av, 24.6x99.11; May8; May9'12, 5y5%; Louise G Robinovitch, 28 W 126th, to Emigrant Indust Savings Bank. 13,500
126TH st, 28 W; pr mtg \$13,500; May8; May9'12, 1y6%; same to Arthur C Hume, 1 W 30. 2,000
129TH st, 20-2 W (6:1726), ss, 310 w 5 av, 50x99.11; May2; May3'12; 1y6%; Morris Michelson, 111 W 137 to Alice H Sturges, Shelter Island, NY. 25,000
130TH st, 238 W (7:1935); ext of \$8,000 mtg to April'17 at 5%; Mar29; May3'12; Lawyers Mtg Co with Robt N Neville exr & Eliz L Roe & Robt L Roe. nom
131ST st, 21 W (6:1729), ns, 260 w 5 av, 25x99.11; PM; May3'12, 5y5%; Fred R Gibson to American Mtg Co. 14,000
131ST st, 21 W (6:1729), ns, 260 w 5 av, 25x99.11; pr mtg \$—; May3; May4'12; 2y 6%; H & F Realty Co to Ignaz Hermann, 2215 5 av. 2,000
131ST st, 58 E (6:1755), ss, 212.6 w Park av, 17.6x99.11; PM; May4; May8'12, 5y4½%; Francis Reilly to Jno McConaughy, 124 E 85 et al individ & as gdn; Robt McConaughy. 4,500
132D st, 17 W (6:1730), ns, 177 w 5 av, 17x99.11; May2; May3'12; 5y5%; Edw A Johnson to Metropolitan Savgs Bank, 59 Cooper sq E. 6,000
134TH st, 303 W (7:1959), ns, 75 w 8 av, 25x99.11; May6'12, 5y5%; Sarah M Churchill, Jennie F Bohlen, Maggie B McDonald & Estelle A Knight to Title Ins Co of NY. 9,000
147TH st, 555-61 W, see Bway, 3580-8.
152D st, 596 W (7:2083); ext of \$9,000 mtg to May3'17 at 5%; Apr25; May3'12; Lawyers Title Ins & Trust Co with Ella F Pratt. nom
152D st, 621 W (7:2099), ns, 250 w Bway, runs n24.6xw0.6xn75.5xw50.4xs99.11 to st, xe50.10 to beg; May9'12, 5y5%; Jas F McGarry to Caroline C Hettinger, 20 W 75. 12,500
172D st, 601 W, see St Nich av, 1241-49½.
179TH st, 651 W, see Wadsworth av, 280.
191ST st, 601 W, see St Nich av, swc 192.
192D st, 600 W, see St Nich av, swc 192.
213TH st W (8:2193), ss, 275 e 9 av, 100x99.11; pr mtg \$6,000; May4; May8'12, 3y6%; Frank A K Boland to Henry A Brann, 2274 Loring pl. 4,500
228TH st, late Terrace View av (13:3402) ws, 843.11 s w cn curve from ws Kingsbridge av, now Marble Hill av, 25x97.1x 25.3x93.3; pr mtg \$—; May4'12, 2y6%; Chancy A Frees to Emmet Shields, 5568 Bway. 1,000
Av A, 1654 (5:1583), sec 87th, 16x8x81; Mays'12, due, &c, as per bond; Frances, May, Wm or Wm D & Mary Riley to Title Guarantee & Trust Co. 7,000
Av B, 93 (2:389), nec 6th (No 601), 20.2 x93; May3'12; 5y5%; Hugo Realty Co to Teresa Wallach, 10 E 80. 30,000
Av B, 93, certf as to above mtg; May 3'12; same to same.
Av B, 93; sobrn agmt; May2; May3'12; same & Max Straus with same. nom
Av B, 30 (2:398), ws, 139.7 n 2d, 24.2x80; pr mtg \$24,000; May3; May6'12, 10y6%; Abr Leifer, 230 E 4, to Jacob C Heinsheimer, 104 W 70, & ano. 16,000
Av B, 271-3 (3:983), sec 16th (Nos 600 & 600½, 45.9x88; ext of \$5,000 mtg to June1 '14 at 6%; Apr30; May9'12; Sophie Bang with Saml Adler, 104 W 115 & Jos Lax, 6 W 114. nom
Amsterdam av, 1249-51 (7:1963), es, 76 s 122d, 39.10x100; ext of \$46,000 mtg to May3'17 at 4½%; May3'12; Julia L Butterfield with Marie Kornbau, 215 Aud av. nom
Amsterdam av, 1466 (7:1986), ws, 75 n 132d, 24.11x100; May6'12, 5y4½%; Diedrich & Hermann Meyer, Hoboken, NJ, to Bowery Savings Bank, 128 Bowery. 16,000
Amsterdam av, 1257-9 (7:1963), sec 122d (No 430), 36.2x100; May3; May4'12, 5y5%; Worthville Realty Co, 145 Av D to N Y Life Ins Co, 346 Bway. 2,000
Amsterdam av, 1257-9; certf as to above mtg; May2; May4'12; same to same.
Amsterdam av, 1257-9, sobrn agmt; May 2; May4'12; same to same. nom
Amsterdam av, 1257-9, agmt as to share ownership in mtg for \$68,000; May11'07; May4'12; Lawyers Mtg Co with same. nom
Amsterdam av, 1241-3 (7:1963), es, 155.8 s 122d, 36.2 to 121st (No 423), x100; May3; May4'12; 5y5%; Worthville Realty Co to N Y Life Ins Co. 1,000
Amsterdam av, 1241-3, certf as to above mtg; May3; May4'12; same to same.
Amsterdam av, 1241-3, sobrn agmt; May 2; May4'12; same & Harris Mandelbaum & Fisher Lewine with same. nom
Amsterdam av, 1241-3, agmt as to share ownership in mtg for \$69,000; May11'07; May4'12; Lawyers Mtg Co with same. nom
Amsterdam av, 1626 (7:2072) sobrn agmt Apr23; May4'12; Adolph & Henry Bloch with Leo Benjamin, 230 W 141; re-recorded from Apr24'12. nom
Broadway, 1126, see 5 av, 206.
Broadway, 2260-8, see 81st, 213 W.
Broadway, 2260-8 (4:1229), nec 81st (Nos 213-21), 102.2x181.7x102.2x182.8; PM; pr mtg \$65,000; May6; May7'12; 1y6%; Chas Brogan Inc to State Realty & Mtg Co, 11 Pine. 25,000
Broadway, 2260-8, certf as to above mtg; May6; May7'12; same to same.
Broadway, 335-7 (1:173), nwc Worth (Nos 87-91), runs n55.5xw179.1xn44.11xw 24.4x100.8 to st xe203.2 to beg; pr mtg \$335,000; Apr26; May7'12; due &c as per bond; Cora M Bramwell & Myra Moffat to Title Guar & Trust Co. 65,000
Broadway, 1367-9 (3:812), swc 37th (No 122), 43.4x85.7x41.1x71.8; May8'12, 5y, % as per bond; Mary B Averill of Lake Mahopac, NY, to Farmers Loan & Trust Co, 22 Wm. 275,000
Broadway, 713 (2:546), swc Washington pl (No 2), 25x100; Feb28; May8'12, 5y 4½%; Hermine H Clark widow; Olive W, wife Henry L Faris; Percival De Luce, all of NY; Jno R Hudson of St Louis, Mo; Edwin F Hudson of Bklyn, NY; Sophia Weller, widow, of B of R, NY; Alfd F King, & Louise K Walsler, of same place to Bowery Savings Bank, 128 Bowery. 5,500
Broadway (4:995), sec 43d, —x—; asn Ls by way of mtg as collateral security for \$6,000; Apr24; May9'12; Edw F Fitzgerald to S Liebmanns Sons Brewing Co, 33 Forest, Bklyn. nom
Broadway, 3580-8 (7:2079), nec 147th (Nos 555-61), 99.11x100; certf as to reduction of mtg; May7; May8'12; Abel King & ano to Bertha Heidelburger. 60,000
Broadway (7:1875), es, bet 103d & 104th, being lot 17, blk 1875 tax map transfer of tax lien for yrs 1900-1907, assessed to Charlton W Crane; Oct4'09; May8'12, 3y 12%; City of NY to Realty Associates, 176 Remsen, Bklyn. 6,130.48
Central Park W 478-81 (7:1844), nwc 108th (No 1), 100.11x100; ext of \$15,000 mtg to May15'13 at 6%; Apr26; May3'12; Florence I Vernon Griffith, Ida Hess & Lewis M Scheuer with Brown-Weiss Realities, 61 Park row. nom
Columbus av 580-2 (4:1219), nwc 88th (No 101), 46x95; ext of \$85,000 mtg to Jan29'15 at 4½%; Jan18; May3'12; Asher Simon Realty Co with Henry A C Taylor. nom
East End av, 94 (5:1580), swc 84th (Nos 540-2), 26x80; pr mtg \$—; Apr30; May6 '12, demand, 6%; Magdalena Frey to Lillian L Doelger, 11 W 75. 7,000
Lexington av, 663 (5:1310), es, 60.5 n 55th, 20x80; May2; May7'12; 5y4½%; Anglo-Saxon Realty Co, 663 Lex av, to Woodlawn Cemetery, 20 E 23. 21,000
Lexington av, 663, certf as to above mtg; Apr30; May7'12; same to same.
Lexington av, 663; sobrn agmt; May2; May7'12; Jas Blewett with same.
Lexington av, 1014 (5:1407), ws, 68.2 s 73d, 17x80; May8'12, 3y, % as per bond; Eliza Smith to Farmers Loan & Trust Co, 22 Wm. 12,000
Lexington av, 1863 (6:1633), es, 80.11 s 106th, 20x95; PM; May8; May9'12, 3y5%; Mary A Thornton to Henry H Jackson, 63 E 92d, et al exrs Peter A H Jackson. 13,000
Lexington av, 1863; sobrn agmt; May7; May9'12; Julia F Maguire with same. nom
Lexington av, 722 (5:1313), nwc 58th (Nos 31-33½), runs n20.5xw70xn80xw37xs 100.5 to st, xe107 to beg; PM; May1; May7 '12, 5y5%; Bernard Turkel to Lawyers Mtg Co, 59 Liberty. 85,000
Lexington av, 722; May1; May7'12, installs, 6%; same to Retail Coal Exchange of City of NY, 144 Barrow. 15,000
Madison av, 547 (5:1293), nec 57th, runs e150xn100.5xw50xs20xw74xs6xw26 to av xs 74.5 to beg; May8'12, due July12'13, % as per bond; Madison Av Reformed Church to Farmers Loan & Trust Co, 22 Wm. 200,000
Madison av, 1548, see Mad av, 1550.
Madison av, 315 (5:1276), sec 42d (Nos 26½-8), runs e 118.6xst4xw18.6xs4.2xw5x 52.6xw95 to Mad av xn 25.9 to beg; pr mtg \$160,000; May 7'12; due &c as per bond; Archibald M Maclay exr & Margt K Watson & ano will Geo Watson to Greenwich Savgs Bank, 246 6 av. 65,000
Madison av, 1550 (6:1610), swc 105th (No 48), 25.11x70; also MADISON AV, 1548 (6:1610), ws, 25.11 s 105th, 25x70; pr mtg \$40,000; May 7'12; 3y6%; Jacob & Julius Morgenroth to Carrie S Weiss on Haven av, ws, bet 179 & 180. 5,000
Madison av, 1577-9 (6:1612), es, 50.11 n 106th, 50x100; pr mtg \$35,000; May7'12; 3y6%; Jacob & Julius Morgenroth to Carrie S Weiss on Haven av, ws, bet 179 & 180. 5,000
Madison av, 1490 (6:1608), nwc, 102d, 50x95; pr mtg \$—; May2; May7'12; due &c as per bond; Madison Amusement Co to Saml Marcovici, 25 E 99. 4,500
Madison av, 310-4 (5:1276), swc 42d (Nos 18-26), runs s 98.9xw100xs98.9 to 41st (Nos 19-21) xw44xn197.6 to 42d xe 144 to beg; certf as to mtg for \$2,500,000; May1; May3'12; 42d St & Madison Av Co to N Y Life Ins Co. 47,000
Morningside av W, 80 (7:1962), nwc 118th (No 401), 100.11x90; ext of \$15,000 mtg to May6'14 at 6%; May6'12; S Levy Realty Co with Simon Levy & Benj J Levy. nom
Northern av (8:2177), es, 150 n 180th, 50x110; Apr29; May6'12, 3y5%; Kirby Conston Co to Edmund J Levine, 404 Riverside dr et al trstes Julius Levine. 47,000
Northern av (8:2177); same prop; certf as to above mtg; May4; May6'12; same to same.
Northern av (8:2177); same prop; sobrn agmt; May4; May6'12; Same & Rudolf Seus with same. nom
Northern av (8:2177); same prop; sobrn agmt; May4; May6'12; Kirby Conston Co & Central Bldg Impt & Investment Co, 149 Church with same. nom
Northern av (8:2177); same prop; sobrn agmt; May4; May6'12; same with same. nom
Old Broadway (7:1982), es, 75.3 s Lawrence, 25.1x114x25x112; May6'12, 5y5%; Ellermann Estate, a corp, to American Mtg Co, 31 Nassau. 23,000
Old Bway (7:1982); same prop; certf as to above mtg; May6'12; same to same.
St Nicholas av, 1241-49½ (8:2141), nwc 172d (No 601), 94.6x100; ext of \$130,000 mtg to Apr30'17 at 5%; Apr30; May7'12; Reservoir Realty Co with Franklin Savings Bank, 656 8 av. nom
St Nicholas av (8:2169), swc 192d (No 600), 200 to 191st (No 601) x100; pr mtg \$—; May6; May7'12; due Aug26'13 with out interest; Almeda Constructing Co to Bertram N Marcus, 121 E 65. 10,000
St Nicholas av (8:2169), same prop; certf as to above mtg; May6; May7'12; same to same.
Vermilyea av, (8:2225), sec Academy, 100x100; May6; May8'12, demand, 6%; T G Galardi & Co to City Mtg Co, 15 Wall. 2,000
Vermilyea av (8:2225), same prop; certf as to above mtg; May8'12; same to same.
Wadsworth av (8:2170), nws, 572.2 ne 190th, runs nw98xne138.11xse98 to av, xs w113.2 to beg; May6'12, due June1'17, 5%; Jno Robertson & Wm Gammie to U S Title Guaranty Co, 32 Court, Bklyn. 135,000
Wadsworth av, 280 (225) (8:2170), nwc 179th (No 651), 23.8x95; certf as to payment of \$560 on acc of mtg; May6; May7 '12; Donald Robertson to Hannah McCormick. nom
1ST av, 1384 (5:1468), sec 74th (No 400), 25x113; ext of \$47,500 mtg to Dec4 '14, at 5%; Dec6'11; May4'12; Ella J Hoagland with Adolph Pechner, 238 E 72; Elias M Pilzer, 438 Stone av, Bklyn, & Wm & Chas Stutz, 1441 1 av. nom
2D av, 317-9 (3:899); ext of \$6,000 mtg to May1'15, at 6%; May7; May9'12; Moritz Neuman to Frieda Hart. nom
2D av, 1413 (5:1428); ext of mtg for \$12,500 to April'17, at 4½% April; May6 '12; Meyer C Jacobs, 570 W 156, et al, exrs Adolph Jacobs with Henry M Sands, 48 Av Gabriel, Paris, France. nom
2D av, 663 (3:917); asn Ls by way of mtg as collateral security for payment of \$2,500; Oct22'07; May6'12; Thos Cornwall to Peter Duffy, 1029 6 av. nom
2D av, 206 (2:454); ext of \$14,000 mtg to Mar4'17 at 5%; Apr26; May7'12; Lawyers Mtg Co with Louise F Hovey. nom
2D av, 869 (5:1320), ws, 75.5 n 46th, 25x 100; ext of \$4,000 mtg to Jan21'15 at 5½%; Feb24; May3'12; Geo F Koehler & ano EXRS Philip Koehler with Jno J Frielingsdorf, 305 W Merrick rd, Freeport, L I. nom
3d av, 798 (5:1304), nwc 49th (No 165); sal Ls; May3; May7'12; demand 6%; Jno J O'Hara to Geo Ehret, 1197 Park av. 2,500
3D av, 2012-8 (6:1638), swc 111th (No 186), —x—; leasehold; May6'12, installs, 6%; David Levine & Hyman Atlas to Mary Wood, 259 Lenox av. 4,000
5TH av, 206 (3:827), ws, 56.5 n 25th, 28.2x112.4 to es Bway (No 1126) x30.2x 101.1; PM; May6; May7'12; 5y5%; 206 Fifth Av Co to Emigrant Indust Savgs Bank. 250,000
5TH av, 206; certf as to above mtg; May6; May7'12; same to same.
5TH av, 884 (5:1384) sec 70th (No 2), 33.5x175; PM; pr mtg \$—; May7'12; 5y 4½%; Frank C Schlitt, 495 Ocean av, N J, to Wm P Dixon, 29 W 49, exr Josiah M Fiske. 560,000
5TH av, 790 (5:1375), nec 60th, 100.5x 225; pr mtg \$900,000; Mar26; May3'12; due June 1'17; 4½%; Chas Lanier, J Pierpont Morgan & Jno L Cadwalader as trste of Metropolitan Club to Helvelta Realty Co at New Rochelle, N Y. 225,000
5TH av, 235-7 (3:857), es, 28 n 27th, 30.8 x100; Apr29; May9'12, 3y5½%; E B Meyerowitz, Inc, to County Holding Co, 100 Bway. 300,000
5TH av, 235-7; certf as to above mtg; Apr29; May9'12; same to same.
5TH av, 235-7; agmt as to share ownership in mtg; May9'12; Union Mtg Co with same. nom
6TH av, 476 (3:830), es, 43.5 s 29th, 20x 75; ext of \$75,000 mtg to Apr30'13 at % as per bond; Apr12; May8'12; Geo J Humphreys with Jane E Britton, 1397 Mad av. nom
7TH av, 226 (3:773), ws, 24.8 n 23d, 24.8 x69; Apr10; May6'12, due, &c, as per bond; Lizzie E Chubbuck-Kempton, of Phila, Pa, to Wm F Moore, 111 W 11. 4,000
7TH av, 439 (3:809), sec 34th, leasehold; May3; May4'12; demand, 6%; Martin Fitzgerald to A Hupfells Sons, 842 St Anns av. 15,000
8TH av, 2696 (7:2029); sal Ls; May7; May8'12, demand, 6%; Jno Trick to Geo Ehret, 1197 Park av. 2,500
10TH av, 493A (3:709), ws, 61.9 s 38th, 20.6x75; Mar14; May7'12; 3y6%; Patk Walsh, 361 W 22, to Jno Murray, 542 W 29. 2,600

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Brooklyn prop (Miscel); certf as to mtg for \$12,000; May2; May3'12; Howard Prospect Realty Co to Title Guar & Trust Co, 176 Bway.
Great Neck, LI (miscel), certf as to mtg for \$25,000; Nov27'11; May4'12; Great Neck Impt Co to Margt McN Rorty.
Kings Co, LI (miscel), certf of consent to assn Ls by way of mtg, made by Sea Beach Land Co to International Giant Safety Coaster Co; Ocean Coaster Co to Title Guar & Trust Co as trste; May1; May 4'12.
Certf as to mtg for \$270; May4; May8 '12; Solid Constn Co to Lucy P Smith.
Neponset Beach, West Rockway, B of Q (miscel); certf of mtg for \$8,000; May6; May8'12; West Rockaway Constn Co to Title Guarantee & Trust Co.

MORTGAGES.

Borough of the Bronx.

Beach st (*), swc King av, 100x75, City Island; May3; May4'12; due, &c, as per bond; Caroline E Dill to Title Guar & Trust Co. 3,500
Bedford Park blvd (12:3320), nwc 200th, 62.6x112.6; pr mtg \$18,000; May7; May8'12, due Apr2'15, 5%; Cath Kearney to Bluthenthal & Bickart Inc, 19 Cedar. 5,000
Cogans la or alley (13:3423), ns, 269 e Riverdale av, runs n55.6xe20xn35.6xw47xs 90 to la or alleyway, xse30 to beg; May4; May6'12, 5y5½%; Thos J Boyle to Marie T Olms, 40 Caroline av, Yonkers, NY. 3,000
Canal pl, ses, 193 s 144, see Rider av, nws, 193 s 144.
Elsmere pl, nwc Marmion av, see Marmion av, nwc Elsmere pl.
Featherbed la, sec Grand av, see Macombs rd, es, 47.11 s Grand av.
Faile st, 630 (10:2769), es, 404.2 s Spofford av, 20.10x100; May9'12; 3y5%; Spofford Estates a corp, 642 Faile, to Bessie S Everitt, 64 No 9th, Newark, NJ. 7,000
Faile st, 630; certf as to above mtg; May8; May9'12; same to same.
Faile st, 630; sobrn agmt; May7; May9 '12; same & Hunts Point Estates with Bessie S Everitt. nom
Hoffman st, 2509 (11:3067), ws, 80.4 s Pelham av, 40.4x100.7; certf as to mtg for \$4,000; May2; May7'12; Pinnacle Realty Co to Wm Baumann.
Horton st (*), ss, 204 e City Island av, old line, 219.6x135x—x137.3, City Island; PM; May8; May9'12, due, &c, as per bond; Merchants Lloyd Realty Co to H Schief-felin Sayers, 102 Rochelle st, City Island trste H Cruger Oakley. 5,000
Hoffman st (11:3066), sec 189th, 39.11x 114.1x40x113.10, except part for st; May 1; May9'12, demand, 6%; Concetta Del Bello, Yonkers, to Louise V Heintz, 32 Mt Morris Park av. 3,500
Home st (11:2986), ns, 40.3 e Hoe av, 45.3x99.6x45x104.8; May9'12; 5y5%; Hoe Realty Co to Ellis P Earle, Montclair, N J. 36,000
Home st (11:2986), ns, 85.6 e Hoe av, runs n99.6xe15xn5xe30xs99.4 to st, xw45.3 to beg; May9'12, 5y5%; Hoe Realty Co to Ellis P Earle, Montclair, NJ. 35,000
Home st (11:2986), ns, 130.10 e Hoe av, 45.3x94.2x45x99.4; May9'12, 5y5%; Hoe Realty Co to Ellis P Earle, Montclair, NJ. 34,000
Home st (11:2986), ns, 40.3 e Hoe av, 45.3x99.6x45x104.8; also HOME ST (10:2986), ns, 85.6 e Hoe av, runs n99.11xe15 xn5xe30xs99.4 to st, xw45.3 to beg; also HOME ST (10:2986), ns, 130.10 e Hoe av, 45.3x94.2x45x99.4; certf as to 3 mtgs aggregating \$105,000; May9'12; Hoe Realty Co to Ellis P Earle, Montclair, NJ.
Home st, ns, 85.6 e Hoe av, see Home st, ns, 40 e Hoe av.
Home st, ns, 130.10 e Hoe av, see Home st, ns, 40.3 e Hoe av.
Kingsbridge ter (12:3257), ws, 289.3 s Ft Independence av, 25.8x93.4x25x99.1; May 3'12; due Apr1'15; 5½%; Martha A Tompkins to Metropolitan Life Ins Co, 1 Mad av. 2,500
Kelly st (10:2703), ws, 165.5 s Westchester av, 2 lots ea 43.9x100; 2 bldg loan mtgs ea \$35,000; 2 pr mtgs \$— ea; May3'12; due &c as per bond; 182d St Realty Co to Manhattan Mtg Co, 200 Bway. 70,000
Kelly st (10:2703) same prop; 2 certfs as to above mtgs; May3'12; same to same.
Kelly st, (10:2703), same prop; 2 PM mtgs ea \$4,000; 2 pr mtgs ea \$35,000; May 3'12; 1y5½%; same to Broadway & Cathedral Parkway Co, 103 Park av, 8,000
Kelly st (10:2703), ws, 125 s Westchester av, 40.5x100; PM; pr mtg \$32,000; May1; May3'12; 3y6%; Hugo Helburn to Burnett-Weil Constn Co, 165 Bway. 3,000
Lyman pl (11:2970), es, 252 s Freeman, runs e90.11xse9.2xsw14.10xsw20.2xw80xn50 to beg; PM; pr mtg \$700; May6; May7'12; 1y6%; E Loewenthal & Son, Inc to Delia F McEvoy, 209 W 15. 1,520
Manida st (10:2740), sws, 558.1 se Garrison av, 25x100; May6; May7'12; 5y5%; Meehan Bldg Co to Mary M Baab, 164 E 83. 8,000
Manida st (10:2740) same prop; certf as to above mtg; May6; May7'12; same to same.
Manida st, S19 (10:2740), sws 583.1 se Garrison av, 25x100; May8'12; 3y5%; Meehan Bldg Co, 815 Hunts Point av to Chas D Williams, Milburn, NJ. 7,500

Manida st, S59; certf as to above mtg; May8'12; same to same.
Manida st, S30 (10:2740), sws, 383.1 se Garrison av, 25x100; May8'12; 3y5%; Meehan Bldg Co, 815 Hunts Point av to Chas D Williams, Milburn, NJ. 7,500
Manida st, S39; certf as to above mtg; May8'12; same to same.
Manida st, S19 (10:2740), swc, 583.1 se Garrison av, 25x100; May8; May9'12, 3y5%; Meehan Bldg Co, 815 Hunts Point av, to Marion M Swinyard at Gilbertsville, NY. 7,500
Manida st, S19; certf as to above mtg; May8; May9'12; same to same.
Rochelle st (*), ns, 200 e City Island av, 214.6x135x—x137.3, City Island; PM; May8; May9'12, due, &c, as per bond; Robt W Freestone to Virgil Thurkauf, 438 W 54. 4,000
Simpson st, 1085 (10:2726), ws, 284.10 s 167th, 37.6x100; PM; pr mtg \$34,000; Apr 29; May6'12, installs, 6%; Katie Hartman to Jas C Gaffney, 1148 Tiffany. 700
Van Buren st (*), es, 272.6 s Morris Pk av; May3'12; 3y5%; Maria Farago to Cath S Banning at Lyme, Conn. 2,000
134TH st E (9:2278), ss, 198.4 e Willis av, 16x100; pr mtg \$5,000; Apr30; May7'12, due Nov1'12; 6%; Alice Tropp, 420 E 134 to Abr Schulman, Spring Valley, NY. 1,500
137TH st, 346 E (9:2299), ss, 155.6 e Alex av, 25x100; PM; pr mtg \$9,000; May 1; May4'12, due Nov1'13; 6%; Sarah R McDermott to Florence Wilkens, 1022 Grand blvd. 750
138TH st E (9:2283), ns, 525 e Willis av, 37.6x100; pr mtg \$36,000; Apr15; May4'12; due &c as per bond; Henry Dreyer to Lillian Rose, 504 6 av. 12,000
141ST st E (10:2567-8) ss, 120 e Cypress av, 225x109.3x229x100; May7'12; 3y5½%; Wm Goldstone & Norbert D Light to NY Trust Co, 26 Broad. 17,000
149TH st E, nwc Walton av, see Walton av, nwc 149.
149TH st E, nwc Walton av, see Walton av, nwc 149th.
153D st, 412-6 E (9:2374), ss, 245 w Elton av, 50x100; bldg loan; May2; May3'12; 1y6%; Benenson Realty Co to Greenwich Mtg Co, 391 E 149. 36,000
153D st, 412-6 E; certf as to above mtg; May2; May3'12; same to same.
156TH st E (9:2402) ss, 99.7 e Courtlandt av, 50x100; May3; May4'12; due, &c as per bond; Jno Frees to Dry Dock Savgs Instn, 341 Bowery. 25,000
156TH st E (10:2628), ss, 22.6 w Trinity av, 50x100; also 156TH ST E (10:2628), swc Trinity av, 22.6x100.1x26x100; pr mtg \$18,000; Apr29; May3'12, due Jan1'14, 6%; Theresa wife of & Adam Hoffmann to Jno B Brown, Chestertown, NY. 5,000
156TH st E (10:2628); same prop; sobrn agmt; Apr29; May3'12; same & Adolph G Hupfel with same. nom
156TH st E (10:2628); same prop; sobrn agmt; Apr29; May3'12; Theresa wife of & Adam Hoffmann & A Hupfels Sons with same. nom
156TH st E, swc Trinity av, see 156th E, ss, 22.6 w Trinity av.
158TH st E (9:2404), ss, 117 e Cortlandt av, 50x98.6; bldg loan; May2; May4 '12; 1y6%; Benenson Realty Co to Greenwich Mtg Co, 391 E 149. 35,000
158TH st E (9:2404), same prop; certf as to above mtg; May2; May4'12; same to same.
159TH st, 693 E (9:2381); ext of \$2,000 mtg to Apr29'17 at 5½%; Mar27; May 8'12; Evelyn Van Dyke Vaters with Nannie E Fowler. nom
160TH st, 764 E (10:2656), ss, 96.9 w Tinton av, 23.3x118.1; May3; May6'12, 3y 6%; Phillip Epstein, 215 Linden, Bklyn, to Franz Boegner, 1525 Greene av, B of Q, NY. 700
161ST st E, sec Jackson av, see Jackson av, sec 161.
164TH st E (10:2690), ns, 134 e Prospect av, 19x74.7; May4'12; 5y5%; Margt Nealis indiv & as extrx Jas Nealis & Margt M & Ellen Nealis to Lawyers Mtg Co, 59 Liberty. 5,000
165TH st E, sec Intervale av, see Intervale av, sec 165th.
167TH st E (10:2691), ss, 69.1 e Stebbins av, 50x146.11x52.1x161.8; pr mtg \$— May3; May4'12; due &c as per bond; Carmine Constn Co to Manhattan Mtg Co, 200 Bway. 42,000
167TH st E (10:2691), same prop; certf as to above mtg; May3; May4'12; same to same.
170TH st, S30 E (11:2564), swc Stebbins av, —x—; certf as to payment of \$1,300 on account of mtg of \$1,800; May3; May 6'12; Martin J Cregan to Mondschein & Co, 198 Bway. nom
170TH st E, nwc 3 av, see 3 av, nwc 170th.
172D st, E, nec Vyse av, see Vyse av, nec 172d.
172D st E, swc Gleason av, see Gleason av, swc 172d.
175TH st E (11:2948), ss, 165 e Clinton av runs s111xw26.11xw64.10 x e0.3xw46.2 to 175th st 26.10 to beg; May2; May3'12; due May1'15; 5%; Utility Realty Co a corp to Hoffman Miller, Tuxedo Park, NY, trste for Elsa G Dietzsch et al. 7,500
175TH st E (11:2948), same prop; certf as to above mtg; Apr18; May3'12; same to same.
175TH st, 782 E (11:2952), ss, 191.7 e Prospect av, 45x141.10x45x141.6; PM; pr mtg \$40,000; May2; May3'12; due &c as per bond; Aug Schussler to Jno W Cornish Constn Co, 805 Tremont av. 2,000

176TH st E (11:2947), ns, 45.1 e Arthur av, 40.10x107.3x37x103.11; May3; May4'12, due Aug1'15; 5%; Wm C Bergen to Emil E Gabler, 112 Park av. 30,000
176TH st E (11:2947), ns, 85.2 e Arthur av, 39.7x110.8x37.7x107.3; May3; May4'12; due Aug1'15; 5%; Wm C Bergen to Robt C Wigand, 24 Monroe av, Arrochar, SI. 30,000
177TH st E, sec Clinton av, see Clinton av, sec 177th.
179TH st, 931 E (11:3127), ns, 83.2 e Daly av, 38.2x97.1; PM; pr mtg \$17,500; May3; May4'12, due &c as per bond; Jos A Wasserman to Barry Bros, 2804 3 av, 2,000
179TH st, 931 E, ext of \$2,000 mtg to June8'15; 6%; Apr27; May4'12; Mary G Barry with same. nom
181ST st E, swc Hughes av, see Hughes av, 2127.
183D st, E, sec Beaumont av, see Beaumont av, sec 183d.
184TH st, 380 E (11:3198), ss, 66.8 w Davidson av, 16.8x80; May9'12, 5y5%; Phoebe A Pearsall to Title Ins Co of N Y. 4,500
184TH st E (11:3143), ss, 134 w Webster av, 22.11x82.5x30.8x84.2; pr mtg \$5,000; May7; May8'12, 3y6%; Guerino Giannone & Jos Farfone to Jacob Schmitt, 572 E 166. 500
189TH st E, nec Belmont av, see Belmont av, 2480.
189TH st E, sec Hoffman, see Hoffman, sec 189th.
190TH st E, nwc Creston av, see Creston av, nwc 190.
193D st 380-S E, see Webster av, 2589.
207TH st, 244 E (12:3342), ss, 489.1 w Perry av, 25x100; pr mtg \$5,300; May6'12, 3y5½%; Jno McLaughlin to Jno H Heitmann, 2795 3 av. 1,200
214TH st E (*), ns, 175 w Maple, 25x 125; May3'12; 2y6%; Vincenzo Romano to Mary A Ferris, 159 W 87. 500
224TH st E (*), ss, 380 e White Plains rd, 25x114, Wakefield; May4; May6'12, 3y 6%; Chas J Byrnes to Simeon C Bradley, 2702 Marion av. 800
226TH st E (*), ss, 265 w Laconia av, 50x109; pr mtg \$4,000; May8'12, installs, 6%; Kate B Higgins to Railroad Co-operative Bldg & Loan Assn, 103 Park av. 600
229TH st E (*), ss, 105 e Barnes av, 100x114, Wakefield; sobrn agmt; Apr27; May7'12; Gennaro Fico & G S Realty Co with North Side Mtg Co, 391 E 149. nom
230TH st E (*), swc Barnes av, 105x114; May1; May3'12; due &c as per bond; Ida wife Paul Schroll to Danl Schatz, 510 E 88. 6,000
236TH st, 245 E (12:3377), ns, 450 e Kepler av, 25x100; pr mtg \$14,000; May3 '12; 2y6%; Roy Paulding of Peekskill, NY, to Wm Guggolz-Con Co, 2740 Creston av. 4,000
236TH st E (12:3377), nec Kepler av, 100x100; given as collateral security for payment of note; pr mtg \$2,500; Apr17; May6'12, due Dec17'12, 6%; Jno H Rogan of Bklyn, & Howard Hayes, Plainfield, NJ, exrs Augustus I Hayes to Emanuel Kapelsohn, 1255 Arlington av, Plainfield, NJ. 5,000
261ST st W (13:3423), ns, 173.10 e Spencer av, runs n121.11xe56.1xs111.2 to st, xw 41.1 to beg; pr mtg \$10,439; Apr25; May6 '12, due Oct25'12; 6%; David E Boyce to Park Mtg Co, 41 Park row. 325
Arthur av (11:3068), ws, 24.10 s 178th, 25.3x90; pr mtg \$3,500; May3; May4'12; 3 y6%; Caroline Schafer, 1973 Arthur av to Amalie L Faller, 221 W 83. 1,000
Arthur av (11:2947), es, 100 n 176th, 39.9x121.11x39.9x122.7; Apr25; May9'12, demand, 6%; Mt Hope Bldg Co to City Mtg Co, 15 Wall. 35,000
Arthur av (11:2947); same prop; certf as to above mtg; May8; May9'12; same to same.
Arthur av (11:2947), es, 139.9 n 176th, runs e121.11xn40xw122.2 to av, xs7.1 to curve, x—32.11 to beg; Apr25; May9'12, demand, 6%; Mt Hope Bldg Co to City Mtg Co, 15 Wall. 35,000
Arthur av (11:2947); same prop; certf as to above mtg; May8; May9'12; same to same.
Brook av, (11:2894), es, 373.9 n 169th, 43.6x100.6; ext of \$28,000 mtg to Aug6'14, at 5%; Jan10; May8'12; Albt J Schwar-zler with Frances T Lord, 524 5 av. nom
Brook av (11:2894), es, 460.9 n 169th, 43.6x100.6; ext of \$28,000 mtg to July14'14, at 5%; Jan10; May8'12; Albt J Schwar-zler with Silvie Lord at Lawrence, LI. nom
Brook av, (11:2894), es, 417.3 n 169th, 43.6x100.6; ext of \$28,000 mtg to Aug6'14, at 5%; Jan10; May8'12; Albt J Schwar-zler with Frances T Lord, 524 5 av. nom
Beaumont av (11:3101), sec 183d, 25x 102.6x25.6x107.9; May8'12, 3y5%; Geo Schrank to Emma Unger, 897 Crotona Park N. 5,000
Bailey av, 3422 (12:3261); agmt that Esther S Levy or Leve will not assn mtg until question of her right to ownership is determined; May8'12; Herbert Leve or Levy with whom it may concern. nom
Bryant av (11:2995) ws, 150 n Jennings 25x100; Apr29; May7'12; 5y5%; Taxpayers Realty Co, 1203 Franklin av to Cornelia H Hughes at Harrow Weald Park, Harrow Weald Middlesex Co, Eng. 8,500
Bryant av (11:2995), same prop; certf as to above mtg; Apr29; May7'12; same to same.
Barnes av, swc 230, see 230th E, swc Barnes av.

Brook av, 300-2 (9:2267), es, 131 s 141st, runs s52xe99.6xn48xw11.10xw87.9 to beg; pr mtg \$43,750; May4; May6'12, due, &c, as per bond; Rebecca Wolkenberg to Isabella Wilson, 407 Central Park W. 1,000

Belmont av, 2480 (11:3091), nec 189th, 90x50; pr mtg \$37,000; May4; May9'12, due, &c, as per bond; Bolognese Investing Co to Francesco Forcino, 2480 Belmont av. 1,100

Boscobel av, ws, abt 354 s Boscobel pl, see Sedgwick av, es, 42.3 n 167.

Chanute av, see Story av, see Story av, see Chanute av.

Crotona av, 2145 (11:3083), ext of \$3,500 mtg to May6'17, at 5½%; May6'12; Eliz C Cornell with Antonetta Chicocchi, 2145 Crotona av. nom

Clasons Pt rd, svcs, lot 5 (*), map LXXVI in West Co of Clasons Pt, contains 1 51-100 acres; ext of \$7,500 mtg to May16 '15 at % as per bond; Feb14; May3'12; Geo F Droste with Wm R Ehler, 793 Hewitt pl & Henry Baumann, 101 E 14. nom

Clinton av, 1351 (11:2933), ext of \$6,500 mtg to Apr14'14 at 5%; Apr4; May4'12; Emily F Heymann with Jno Fraser. nom

Creston av (11:3175), nwc 190th, 114.2x 100; PM; May2; May4'12; 1y5%; Caroline Haffen to Henry F Keil, 2525 Creston av. 20,000

Clinton av (11:3092), ws, 86.8 s 179th; also 103.4 n 178th runs w100xn16.8xe100 to av xs16.8 to beg; May3'12; 5y5%; Chas F Judd, 1991 Clinton av to Eliz Elstner, 1058 Clay av. 4,000

Cauldwell av, 729 (10:2624), ws, 60 s 156th, 20x52.6, given as collateral Security for payment of chattel mtg of \$4,000; May2; May7'12; 3y4%; Rosalia Calgagno, 729 Cauldwell av to Sabina Giovanelli, 243 E 106. 4,000

Cauldwell av, 721 (10:2624), ws, 150 s 156th, 25x115; Mar6; May9'12. 5y6%; Louis Cooper to Ike Cooper, 135 Clinton. 2,500

Clinton av (11:2951), see 177th or Tremont av, 99.6x40x99.4x40; May8; May9'12. 3y5%; August Kuhn to Geo B C de Heredia at Nice, France. 25,000

Decatur av, see 193, see Webster av, 2589.

Elliott av, es, 450 n Juliana, see Elliott av, es, 253.4 s Wmsbridge rd.

Elliott av (*), es, 253.4 s Wmsbridge rd, 100x100; also ELLIOTT AV (*), es, 450 n Juliana, 50x100; May7'12, due &c as per bond; Anna & Jno B Lazzari to Edw Jacobs, 348 Central Pk W exr Matilda Plahto. 8,000

Elliott av (*), same prop; sobrn agmt; May7'12; Kate Peduzzi with same. nom

Elton av, 681 (9:2375), ws, 50 s 154th, 53x100; PM; pr mtg \$36,000; May8; May9 '12, due Jan1'16, 6%; Henrietta A Knoll to Noble & Gauss Constn Co, 406 E 149. 12,150

Eastburn av, 1752 (11:2796); ownership agmt; Jan7'11; May9'12; Sophie Knepper with Stephen H Jackson.

Forest av (10:2647), ws, 54.2 s 160th, 63x87.6; ext of \$6,000 mtg to Nov1'17 at % as per bond; Mar11; May3'12; Arthan Realty Co with Beth Hamedrath Hagodol. nom

Fulton av (11:2927), ws, 175.4 s 171st, 50x100; ext of \$4,211 mtg to May8'13, at 6%; May8'12; Rotary Realty Co with Bethel Constn Co, 302 Bway. nom

Grand blvd & concourse ws 230.4 n 184th mtg reads Ryer av (11:3165) ws lots 377 & 378, map pt farm Chas Berrian except pt for Grand blvd & concourse; PM; May9 '12, due, &c, as per bond; Jas T Murray to Title Guarantee & Trust Co. 3,000

Gleason av (*), swc 172d, 25x106.8; also GLEASON AV (*), ss, 25 w 172d, 25x106.8x 25x106.8; pr mtg \$16,000; May4; May6'12, due Nov4'12, 6%; Celeste B & Pauline Levy to Saml H Lyon, 574 Jefferson av, Bklyn. 600

Grand av, see Featherbed la, see Macombs rd, es, 47.11 s Grand av.

Gleason av, ss, 25 w 172d, see Gleason av, swc 172d.

Garrison av (10:2761), ss abt 57.4 w Faile, 57.4x102.6x50x116.6; pr mtg \$—; May6; May7'12; due, &c, as per bond; Bernard J Brown to Manhattan Mtg Co, 200 Bway. 20,000

Hughes av, 2127 (11:3070), swc 181st, 17.10x95x41.11x98; pr mtg \$6,000; May7; May8'12, due, &c, as per bond; Jos A Patch, Bklyn, to Jno J Bickel, 404 E 69. 1,000

Hull av (12:3332), es, 150 s Woodlawn rd, 25x110; ext of \$5,500 mtg to Nov6'14; at % as per bond; Aug29'11; May6'12; Wm A Stahl to Emeline A Kemp, 441 Park av. nom

Honeywell av (11:3124) ws, 142.2 n 180th 85.10x140.3; May3; May4'12; due July1'15; 5½%; Alfonso De Blasi to Jno H Blancke, 927 Tremont av. 12,500

Honeywell av (11:3124), same prop; sobrn agmt; May3; May4'12; same & Mary Salvatore with same. nom

Houghton av, 2253 (*), ns, 238.4 w Havemeyer av, 33.4x66, except part for Houghton av; PM; May1; May6'12. 3y6%; Jno Hartlieb to Edw A Schill, 860 Van Nest av. 1,100

Intervale av (10:2704); same prop; certf as to above mtg; May3; May6'12; same to same.

Intervale av (10:2704), sec 165th, runs e 20.3xs68.8xs19.3xw25 to avx, xn86.5 to beg; pr mtg \$—; May3; May6'12, due, &c, as per bond; Benfra Realty & Holding Co, 63 Park row to Nathan J Packard, 411 West End av, & ano. 3,500

Jackson av (10:2647), sec 161st, 100x25; May6'12, 5y5%; Mary A Kelly to Lawyers Mtg Co, 59 Liberty. 6,000

King av, swc Beach, see Beach, swc King av.

Kepler av, nec 236th, see 236th E, nec Kepler av.

Longfellow av, 1536 (11:3009), es, 150 n 172d, 25x100; May3; May4'12; 3y5%; Jno J Nolan to Chas E Nixdorff, 320 W 83. 5,250

Longfellow av, 1536 (11:3009) same prop pr mtg \$5,250; May3; May4'12; due &c as per bond; same to Chas H Rose Estate, 391 E 149. 500

Lafontaine av, 2018 (11:3068), sec abt 140 s 179th, 50x100; May3'12; 3y5½%; Mary T, Cath, Loretta & Edw McGrath & Wm H Wooley as gdn Agnes McGrath to Wm E Rabell, 1824 Arthur av. 5,000

Morris av (12:3316), es, 192 n Kingsbridge rd, 75x116.8x75x119.1; May6; May8'12, due, &c, as per bond; Jno H Barnhart at Tarrytown, NY, to David A Tower 151 W 79. 8,000

Maclay av, nec Zerega av, see Zerega av, nec Maclay av.

Macombs rd (11:2865), es, 47.11 s Grand av, runs se39.2xne153xse181.7 to nws Featherbed la, xsw70x—on curve 88.1x—60x54.5x—on curve 53.8xne114 to beg; pr mtg \$—; May1; May6'12. 3y5½%; Phebe L Robinson to Louis T Lehmeier, 305 E 55. 13,000

Marmion av (11:2956), nwc Elmsere pl, 100x25; pr mtg \$24,000; May6'12, due Feb 16'14, 5%; Jno C Cook Co to Josephine F Burghard, 1 E 93. 1,000

Marmion av (11:2956); same prop; consent to above mtg; May6'12; same to same.

Marmion av (11:2956); same prop; certf as to above mtg; May6'12; same to same.

Newbold av (*), ss, 255 w Castle Hill av, 50x108, Unionport; May3; May6 '12, 3y5½%; Frank Boyle to Louise H Orgler, 133 E 15. 3,000

Nelson av (11:2876), nws, 146.1 n Featherbed la, 75x123.4x75.1x125; May4; May7 '12; 3y6%; Lillie B wife Jas P Gould to Fidalma Del Genovese Admtrx Virgilio Del Genovese, 1739 Montgomery. 5,000

Nelson av (11:2876), es, 410 n 175th, 25x136.7x26.3x128.9; May4; May7'12; 3y 5%; Eugene Stratton to Fidalma Del Genovese admtrx Virgilio Del Genovese, 1739 Montgomery av. 1,500

Ogden av (9:2524), ws, 100 s 162d, 50x 90; May7'12; 1y5%; Mary Fitzpatrick to Broadway Savgs Instn, 5 Park pl. 1,000

Olmstead av (*), nec Watson av, 108x 105; sobrn agmt; Dec26'11; May6'12; Matthew Sullivan with Eliz K Dooling, 179 E 80. nom

Ogden av, es, 364.9 s Boscobel pl, see Sedgwick av, es, 42.3 n 167.

Park av (11:3031), ws, 287.8 s 187th, 150x98.3x150.1x105.9; bldg loan; pr mtg \$100,000; May1; May9'12, due, &c, as per bond; Tremont Park Realty Co to Hamilton Securities Co, 165 Bway. 10,000

Park av (11:3031), same prop; certf as to above mtg; Apr27; May9'12; same to same.

Prospect av, es, 401.1 ne Westchester av, see Prospect av, es, 378.3 n Westchester av.

Popham av (11:2877), ws, 121.4 n 176th, 25x100; pr mtg \$6,000; May3; May6'12. 1y 6%; Rosa Flood to Marguerite Roy, Montreal, Canada. 1,650

Prospect av (10:2690), es, 378.3 n Westchester av, 22.10x150; also PROSPECT AV (10:2690), es, 401.1 ne Westchester av, runs se189.5xne4.10xsw23.3xne5xsw173.7 to av, xsw23.2 to beg; pr mtg \$8,500; May6 '12. 1y5%; Jennie E Byrne to Emigrant Indust Savings Bank. 6,500

Prospect av (10:2679), ws, old line, 233 n 165th, 25x175, except part for av; pr mtg \$5,500; Mar30; May6'12. 5y6%; Moses Klauber to Emil Robitzek, 830 E 163. 2,500

Prospect av, es, abt 115.3 n 167th, see Stebbins av, ws 115.3 n 167.

Prospect av, 1057-9 (10:2679), ext of \$30,000 mtg to Feb8'15 at 5%; May2; May7'12; Mechanics Savgs Bank of Cohoes with Herman Hochstein. nom

Prospect av, 2131 (11:3097), ws, 29.1 n 181st, 37x100; PM; pr mtg \$25,000; May2; May3'12; 3y6%; Walter Bertenburg of Bklyn to Wirth Realty & Constn Co, 862 Hornaday av, Bronx. 3,750

Quimby av (*), ss, 249 w Castle Hill av, 50x103, Unionport; Apr27; May7'12; 2y6%; Oscar A Pedersen to Eliz K Dooling, 179 E 80. 500

Rider av (9:2340), nws, 193 s 144th, 50x 125 to ses Canal pl; May3'12; due Junel '15; 5%; Geo Haiss to Dollar Savgs Bank, 2808 3 av. 15,000

Story av (*), sec Chanute av, 100x100; May7; May8'12; 3y6%; Thos J Flanagan to Sophie S Moren, 4309 Digney av. 1,000

Stebbins av (10:2693), ws, 115.3 n 167th, runs n30xw37.3xw37.3 to Prospect av, xs 30xe33.3xe33.3 to beg; bldg loan; pr mtg \$—; May4; May7'12; demand; 6%; Sol Weinstein to Walter W Taylor at Winterhaven, Fla. 3,950

St Peters av (*), nes, 125 nw Maclay av, 25x98.3x25x98.6; pr mtg \$5,000; May6 '12, due July1'14, 6%; Eliz C Fonda to Edwin C Jones, 2128 Westchester av, 1,000

St Peters av (*), ns, 125 w Maclay av, 2 lots, each together in size 50x98x50x98.7, two mtgs each \$5,000; May6'12; due Oct 1'15; 5½%; Eliz C Fonda & Wm Heinrich to Minnie J Douglass, 1102 Nutmeg, San Diego, Cal. 10,000

Sedgwick av (9:2530), es, 42.3 n 167th, 75x115x83.4x154.6; also OGDEN AV (9:2522), es, 364.9 s Boscobel pl, 68.9x140.11 to Boscobel av, x50x128.6; pr mtg \$10,500; May8; May9'12; due Jan1'14; 6%; Maurice Stierer to Jos Schwartz, 48 E 92. 3,000

Southern Blvd (10:2575), nwc 142d, 30.10 to Port Morris Branch R R, x96.1x72.11x 81.10; ext of \$26,000 mtg to May8'17 at 5½%; May8; May9'12; Atlantic Mtg Co with Filomena Curzio, 280 Pleasant. nom

So Blvd, 1326 (11:2980), es, 300 s Jennings, 33.4x100; also SO BLVD, 1322 (11:2980), es, 333.4 s Jennings, 33.4x100; May 6'12, due, &c, as per bond; Helen McCartney to Edith L Cannon, 323 West End av. 5,000

Stebbins av, swc 170th, see 170th, 830 E.

So Blvd, 1322, see So Blvd, 1326.

Tremont av, see Clinton av, see Clinton av, sec 177th.

Trinity av, swc 156th, see 156th E, ss, 22.6 w Trinity av.

Tremont av, 480-2 (11:2918), ext of \$27,000 mtg to May11'17 at 5%; May4; May7 '12; Lawyers Mtg Co with C Adelbert Becker. nom

Vyse av (11:2996), nec 172d, 50x100; May 8'12, due, &c, as per bond; Mondeschein & Co, 198 Bway, to Jno Harnett, 957 E 172. 4,500

Van Nest av (*), ss, 50 w Garfield, 25x 100; PM; Apr30; May7'12; 3y5%; Gustav Muller, 590 Van Nest av to Orrin Huse at Middleburgh, NY. 2,450

Walton av (11:3188), ws, 90 n 184th, 19.11x96.5; pr mtg \$—; Mar1; May9'12, due Sept1'12, 6%; Herman Fritz to Lillie Nordenholt, 474 4th, Bklyn. 1,500

Walton av (9:2352), nwc 149th, runs w 105.9x29.7xe28.2xs17.8xe75 to Walton av, xs26.8 to beg; pr mtg \$—; May6'12, 3y 5%; Jas B Powers to Albt G Morgens- stern, 14 E 78. 2,000

Watson av, nec Olmstead av, see Olm- stead av, nec Watson av.

Webster av, 2589 (12:3275), swc 193d (Nos 380-8), 33.7x104.1 to Decatur av, x34.4 x108.1; PM; May2; May3'12 due &c as per bond; Henry F Keil to Oscar Schuyler, 362 E 193. 16,500

Walton av, (11:3180-3185), es, 100 s 181st 25x100; May6; May7'12; 5y5%; Chas W Meyer to Louisa Holldick, 836 Gerard av. 5,000

Walton av (9:2352), nwc 149th, 26.8x irreg x29.7x105.9; ext of \$25,000 mtg to May6'15 at 5%; May6'12; Albt G Morgans- stern with Jas B Powers, 4282 Napier av. nom

Wendover av, nwc Washington av, see Washington av, nwc Wendover av.

Washington av (11:2904) nwc Wendover av, 99.11x45x99.6x45; ext of \$14,000 mtg to May2'15 at 6%; May2; May3'12; David Siegel with Abr Siegel, 31 W 95. nom

Zerega av (*), es, 39.11 n Maclay av, 20 x77.1x19.11x78; pr mtg \$5,000; Apr30; May 8'12, due, &c, as per bond; Zerega Av Impt Co to Richd H Arnold, 1613 Ply- mouth. 1,500

Zerega av (*); same prop; certf as to above mtg; Apr30; May8'12; same to same.

Zerega (*), nes, 19.11 nw Maclay av, 20x 78x20x78.11; pr mtg \$5,000; Feb8; May8 '12, due, &c, as per bond; Zerega Av Impt Co to Commercial Finance Co, Poughkeepsie, NY. 1,500

Zerega av (*); same prop; certf as to above mtg; Feb8; May8'12; same to same.

Zerega av (*); same prop; certf as to above mtg; Apr30; May8'12; same to same.

Zerega av (*), nec Maclay av, 19.11x 78.11x20.3x79.10; pr mtg \$6,000; Apr30; May8'12, due, &c, as per bond; Zerega Av Impt Co to Richd H Arnold, 1613 Ply- mouth. 1,500

3D av (11:2911), nwc 170th, 57.10x91.7x 52.4x87.9; ext of mtg for \$50,000 to Dec 29'14, at 5½%; Dec29'11; May7'12; Philip Rhineland, 16 E 55, exr, &c, Cornelia B Kip with Wendover Bronx Co, 34 W 96. nom

3D av (11:3048), ws, 281.6 n 181st; 2 lots ea 50x127.11; 2 mtgs ea \$6,000; 2 pr mtgs ea \$38,000; May3'12; 3y6%; Valen- tine Constn Co, 4435 3 av to Cath M Fin- nen, 408 Lenox av. 12,000

3D av (11:3048), same prop; 2 certfs as to above mtgs; May3'12; same to same.

Lot at Clason p (*), begins 12 from the Canal & 102.8 n from nec of the Casino, runs w138.6xn234xs244.8 to beg, lease- hold; May2; May3'12; due Aug 15'14; 4%; Eugene J McGuire, Wm Gibson & Fredk Danz to Fred Dolle, 234 4th, Union Hill, NJ. 20,000

Interior lot (11:3069) abt 35 s 180th & 100 e Arthur av, mort reads SAMUEL ST cl at w land Saml Ryer Homestead, runs s127.3xe30.3xn125.5 to cl Samuel, xw42.11 to beg; May6'12, due, &c, as per bond; Pasquale D'Auria, 670 E 180th, to Jno J McCarty, 3952 Park av, et al, exrs Cath McCarty. 3,000

IMPORTANT TO THOSE WHO EXPECT TO BUILD

WHEN PLANNING TO BUILD, you will find it of **great value** to first make a careful **personal** study of the illustrations of houses, etc., that have been designed and built by a **number** of leading architects, and to also learn **their** ideas regarding the best interior arrangement and the most appropriate furnishings. This important information, which would greatly aid you in deciding about **your own** building plans, when you take them up with your own architect and builder, can easily be obtained from the **several hundred** exterior and interior designs that are beautifully illustrated in the last six numbers of the



Architectural Record

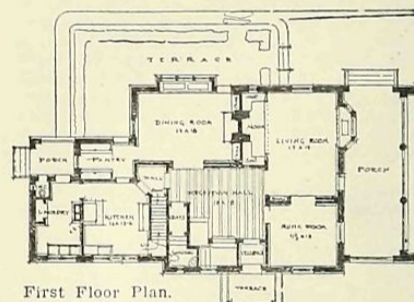
The National Magazine for Architects, Owners and Builders

A Powerful Business Producer for those firms whose products are used in Building Construction, Equipment or Furnishing
GUARANTEED CIRCULATION EXCEEDS 11,000 MONTHLY.

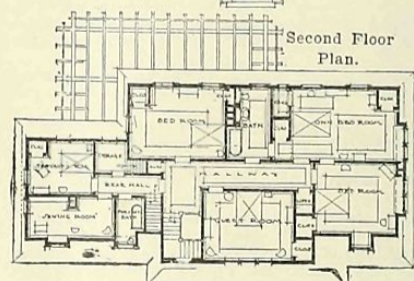
In these six numbers are **also** illustrated and described the numerous building-specialties that add very much to the comfort, convenience and value of the modern home, without materially increasing the initial cost; and **this** information **may** mean the **saving** of many dollars to **you**.

Our Special Offer

We have a limited supply of these sets of six (including the October COUNTRY HOUSE NUMBER), which are invaluable to those who expect to build or make alterations. Although the **regular** price is \$1.50, we make **you** a **special** offer of \$1.00 for the six, while the sets last, if you will mention *Record and Guide*. They will soon be sold. Send us your order today, tomorrow may be too late.



First Floor Plan.



Second Floor Plan.

FIRST AND SECOND FLOOR PLANS GREATLY REDUCED

THIS \$1.00 SHOULD SAVE YOU HUNDREDS

THE ARCHITECTURAL RECORD

224 Metropolitan Annex, New York City

Enclosed is \$1.00, for which please mail your last six numbers (including the October COUNTRY HOUSE NUMBER), according to special offer in *Record and Guide*.

Name _____

Address _____