REAL ESTATE RECORD AND BUILDERS GUIDE

MAY 25, 1912.

OUR WESTCHESTER AND CONNECTICUT SUBURBS.

Tendencies of Growth in the Commuting Area North of the City—Last Important Undeveloped Section Opened Up by the Westchester and Boston.

By R. O. CHITTICK

WESTCHESTER County occupies an important position in the residential and industrial scheme that, in spite of their political distinctiveness, is gradually making of New York City and its suburban area an economic unit. In this scheme, becoming each year more clearly defined, three determining factors have placed Westchester County in a forward place in the friendly competition that is going on between the semi-suburban districts within the municipal limits of New York City, and the more distinctly suburban communities included in the commuting area of Westchester County on the north, Long Island on the east and New Jersey on the west.

First of these is its geographical relation to the City of New York.

This, early in the days of country life development, gave it the benefit of that historic tendency of New York City's growth to move in a northward direction, a longitudinal movement forced upon it by physical barriers on east and west.

Second, its natural beauty and variety of scenery, in which commanding elevations and extensive east and west coast lines are important features.

In this particular it has had to compete on even terms with some parts of Long Island and New Jersey, but has had the advantage of closer proximity and greater accessibility.

Third, its railroad facilities.

The development of the transit facilities of Westchester County owes its origin to commercial rather than residential needs. Both the New York Central & Hudson River Railroad and the New York, New Haven & Hartford Railroad were trunk lines, bringing the great raw and manufactured products and food supplies from foreign States to New York for local consumption and for export. They traversed a sparsely settled country rich in natural beauty, full of historic relics and associations, but utilized mainly for agricultural purposes and for extensive country estates of a few wealthy pioneer residents from New York. Here and there the germ of future community life on a larger scale lay dormant about settlements dating from Colonial times, but still more or less antiquated and out of touch, with metropolitan life.

Rye, settled in 1660 by some 40 families of Rye, England, who obtained their grant from King Charles II, had in course of time added a few well-to-do families to the remnant of its original colonizers.

White Plains had been settled in 1683 by the neighboring men of Rye through purchase of the Quarropas tract from the Wequaesqueek Indians. It had conducted it municipal affairs since 1725, and had since the last quarter of the eighteenth century enjoyed the distinction of being the county seat. But it was still a typical rural settlement.

New Rochelle, colonized in the 17th century by the French Huguenots, and an old city, had taken but little advantage of its waterfront position, though its social life was perhaps more vigorous than that of some of its neighbors.

Yonkers began early in its career to plant the seeds of sturdy commercial growth. Its position on the Hudson River placed it in the path of the shipping coming down from the great grain and lumber and brick making centers between Albany and New York. The annexation to New York, in 1874, of that portion of Westchester County lying north of New York City and west of the Bronx River brought Yonkers to the border line of the Metropolis, a fact which ultimately increased its business and residential prestige.

Mount Vernon owes its origin to the desire of certain citizens of New York, among them Horace Greeley, to encourage on others the love for country life and incidentally to reap such pecuniary benefit as might accrue from purchasing cheap acreage which promised to enhance a value. The New York Industrial Home Association No. 1, incorporated about 1850, secured its first 1,000 subscribers in six months. It was shrewd enough in 1851 to donate to the New York, New Haven and Hartford Railroad land for a station. By 1852 the settlement boasted some 300 houses. When Mount Vernon became an incorporated village in 1853 its population was about 1,400.

However, until comparatively recently—about two generations ago—the railroads directed their energies mainly toward providing such facilities as the freight traffic coming through Westchester County might require. Their suburban traffic was not given any special consideration.

But this gateway for freight traffic into New York City was also the gateway from the metropolis out into an unusually attractive territory, capable of supplying the housing needs of a fast multiplying city population.

Moreover, as has been pointed out, circumstances had comibned to establish, at strategic points for commercial and residential expansion, four important centers, to which population was steadily being attracted even under unfavorable transit conditions, and from which it should be diffused quite rapidly just as soon as this impediment should be removed. A glance at the accompanying map of Westchester County will make plain the importance of this point.

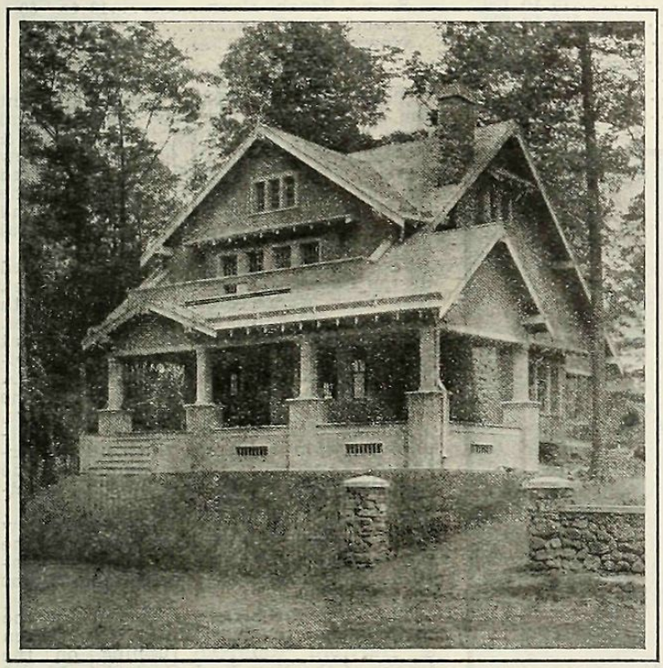
First there was the City of Yonkers on the Hudson River, touching the New York City line, with growing commercial and manufacturing interests, a consequently increasing local working population, a substantial middle class and even well-to-do residence population and a tendency to develop its own suburban dependencies.

Next there was the City of Mount Vernon, also bordering on New York City and occupying a position midway between the Hudson River and the Long Island Sound, growing steadily, with large promise of business and residential increase.

Next there was the City of New Rochelle on the Sound, attracting a more or less well-to-do residence population and showing a tendency to emphasize its social rather than its business importance.

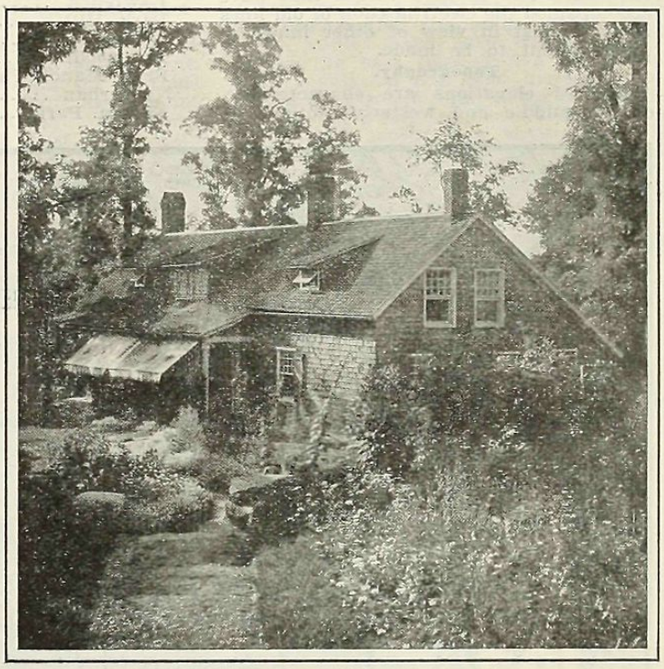
Finally, there was White Plains, the county seat, deriving new importance as the business of the cities further south brought its official position more and more into prominence.

The gradual overflowing of local population into localities adjacent or convenient to the larger centers was steadily peopling the hitherto unsettled territory and pressing the claim for better transportation. Finally, to this local demand was added the constant complaint of a body of commuters growing yearly larger as



WHERE SUMMER PORCH LIFE CAN BE ENJOYED

Price, $8,000.
Location, Pelhamwood, N. Y.
Feature; Adapted to all weather conditions.



SECLUSION AND CHARM OF A SCARSDALE HOME.

Location, Scarsdale, N. Y.
Price, $8,000
Feature: Simplicity and comfort.

the attractions of this north country became more generally appreciated.

Up to about ten years ago the transportation facilities of Westchester County consisted of more or less unpopular service by Hudson River, Putnam and Harlem divisions of the New York Central, and by the New York, New Haven & Hartford Railroad. These roads were all operated by steam. There progress through the Park avenue tunnel was a continual menace to life and with hot weather their patrons were extremely uncomfortable. There was also an inadequate local service by surface cars. In Yonkers the first horse car franchise was granted as late as 1886.

About a decade ago, however, public opinion, long hostile to the New York Central Railroad, was finally registered in the legislative requirement for rehabilitation of Park avenue and the discontinuance of steam operated trains through the tunnel under that thoroughfare.

It will be interesting to have the increase in population and the generally beneficial results of the subsequent electrification of the New York Central and the New Haven lines. The change in conditions may be briefly summarized here by the statement that while the total increase in population in Westchester County between 1880 and 1890 was 37,784 and between 1890 and 1900 37,485, it was 98,798 between 1900 and 1910.

The influences that have brought about this change, the areas in which this and other changes have been most marked and the present efficient standard of railroad service throughout Westchester County will be referred to later in this article. The increase in population and the sharp rise in land values that have accompanied the electrification of old lines is of interest in view of other improvements about to be made.

Topography.

Marked elevations are characteristic of the middle and westerly sections of Westchester County. In the Hudson River section these rise abruptly from the lower level of the shore front along which the tracks of the Hudson River Division of the New York Central are laid. This ridge parallels the river front throughout the length of the county. It is heavily wooded and has been utilized by a chain of residential settlements.

The easterly portion of this ridge slopes less abruptly down to the Putnam Valley. Through this territory flow the Saw Mill River, the Nepperhan River and, further north, the Croton River. This easterly slope is also pre-empted by a number of thriving suburban colonies.

The inland district, rising more or less abruptly east of the Putnam Valley, covers an inleting plateau with a higher average elevation and increasing toward the north. Through this territory flows the Bronx River.

Eastward to the Sound the altitudes are less marked, with a sloping tendency toward the waterfront.

The following table shows the elevations, in fact, in Westchester County and lower Connecticut:

Hudson River Section.

Ludlow	20 to 180
Yonkers	15 to 300
Glenwood	20 to 340
Greystone	30 to 350
Hastings	70 to 360
Dobbs Ferry	80 to 200
Adrsley on Hudson	175 to 200
Irvington	20 to 175
Tarrytown	15 to 350
Scarborough	100 to 200
Ossining	70 to 400
Croton on Hudson	15 to 200

Putnam Section.

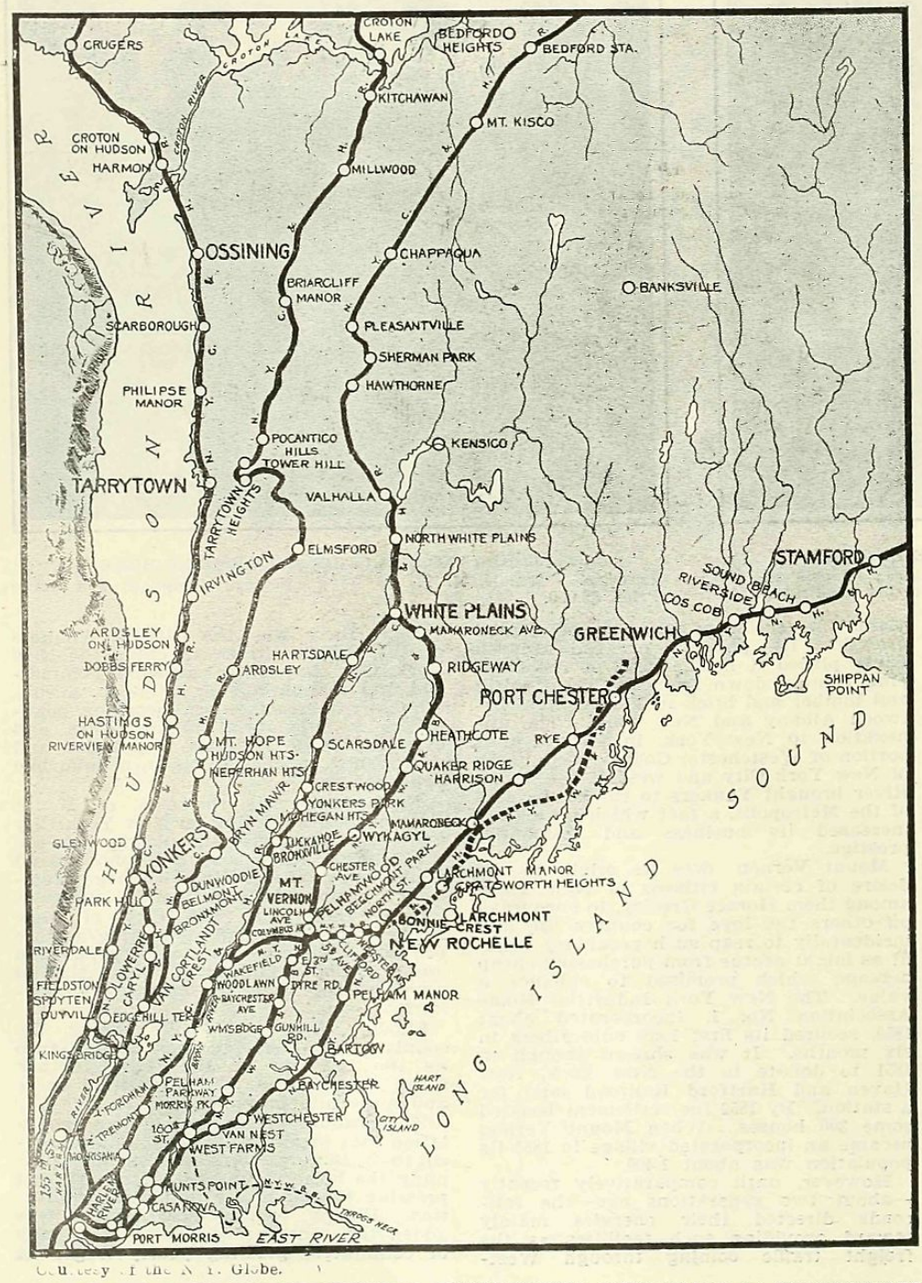
Lawrence	75 to 150
Park Hill	100 to 300
Lincoln	60 to 200
Dunwoodie	100 to 200
Bryn Manor Park	120 to 200
Nepperhan	150 to 225
Nepera Park	100 to 200
Mount Hope	150 to 325
Chauncey	120 to 340
Ardsley	150 to 300
Woodlands	175
Worthington	200 to 300
Elmsford	175
East View	225
Tarrytown Heights	200 to 400
Pocantico Hills	380 to 500
Briar Cliff	275 to 450
Millwood	350 to 400
Kitchawan	200
Croton Lake	250
Yorktown	450 to 500

Inland Section.

Mount Vernon	100 to 200
Bronxville	100 to 180
Tuckahoe	100 to 200
Yonkers Park	120 to 175
Scarsdale	175 to 225
Hartsdale	150 to 200
White Plains	200 to 300
Valhalla	200 to 400
Hawthorne	275
Sherman Park	300 to 350
Pleasantville	280 to 400
Chappaqua	300 to 600
Mount Kisco	275 to 400
Bedford	300 to 500
Katonah	200 to 400

Sound Section.

Pelham	80
New Rochelle	20 to 150
Larchmont	20 to 100
Mamaroneck	20 to 100
Harrison	20 to 100
Rye	25 to 135
Portchester	30 to 140
Greenwich, Conn	15 to 150
Cos Cob, Conn	15 to 50
Riverside, Conn	25 to 50
Sound Beach, Conn	10 to 60
Stamford, Conn	10 to 100
New Canaan	300 to 400



Courtesy of the N. Y. Globe.

SHOWING LOCATION OF PRINCIPAL DEVELOPMENT OPERATIONS IN WESTCHESTER COUNTY.

Present Transportation Lines.

The places enumerated above represent the stations on the New York Central lines and the New York, New Haven & Hartford within 30 to 40 miles of New York. Those in the first table are served by the Hudson River Division from the Grand Central station at Park avenue and 42d street, New York City. It has several stations in Yonkers.

The Putnam Valley colonies are served by the Putnam Division from 155th street, New York, where connection is made with the Sixth and Ninth avenue elevated lines. The Putnam Division also connects at High Bridge with the Hudson River Division for the Grand Central Station. A branch of the Putnam line runs from the 155th street terminus to Getty Square, Yonkers. The principal line of the Putnam Division traverses the central portion of Yonkers, serving a number of the suburbs which are a part of the municipality.

The New Haven division of the New York Central, with its terminus at the Grand Central Station, traverses the inland section, lapping Yonkers and Mount Vernon.

The Sound district is served by the main line of the New York, New Haven & Hartford Railroad running on the tracks of the New York Central to Mount Vernon and there striking eastward to skirt the shore of the Sound. The Harlem branch of this road, with stations in the Bronx, joins the main line at New Rochelle. The principal communities are linked by electric surface cars and have extensive local service by this method.

Manufactures and Industries.

In describing the general characteristics of Westchester County emphasis is necessarily laid on its peculiar adaptability to residential uses. Manufactures of various kinds, however, occupies a fairly prominent place, thriving most in such centers as Yonkers, Mount Vernon and to some extent in White Plains.

Yonkers is the chief seat of the manufacturing and industrial activities of the county. Its shipping interests, for which its harbor offers excellent facilities, are considerable. The land adjacent to the waterfront is particularly adapted for factory sites, and many large manufacturing plants have been established there. Great manufacturing concerns also flourish in close proximity to Broadway, the main artery of traffic. As indicating the importance of Yonkers as a manufacturing center, the three plants of the Alexander Smith & Sons Carpet Co. have a combined floor space of 45 acres, with a capacity of 1,550 looms and 7,000 operators. Sugar refining is one of its largest industries. The City of Yonkers does about one-fifth of the total sugar refining business of the United States. The Otis Elevator Co., the Habirshaw Wire Company and the Waring Hat Manufacturing Co. are other typically large concerns. In 1904 the total value of products manufactured in Yonkers

was $33,549,000 for 106 establishments employing 9,779 workers. In 1909 the total was $59,334,000 for 158 establishments employing 12,711 workers.

Yonkers harbor is a part of the Port of New York as delimited by the Federal Government. It is a deep water harbor of 4½ miles frontage.

Educational Advantages.

The liberal policy adopted by the various municipalities with regard to public education has established the public school system on a firm basis. In this particular the county holds a prominent place. Yonkers especially has made great progress in this direction and its public school system is considered the best in the State. In Yonkers and Mount Vernon modern methods of medical inspection of schools was adopted some time ago and the Westchester County Chamber of Commerce is now trying to have this system extended throughout the county.

Private schools, both of the elementary and advanced grades, are also quite numerous.

Highways.

Good roads abound in the county. Broadway, the old Albany Post road, is a typical thoroughfare in the western district, being the old direct route from New York City to Albany. It finds its counterpart in the eastern district in the Boston Post road, which skirts the shore of Long Island Sound. These thoroughfares are typical of an extensive system of paralleling and intersecting highways in the laying out and upkeep of which State and local authorities have shown a wise policy. The State has recently appropriated funds for further extension of the highway system.

Hudson River and Putnam Suburbs.

Yonkers, the center of population of the southwestern section of the county is, as has been pointed out, a city of considerable importance. Besides possessing an extensive residential area in its older sections it has a number of suburbs on south, east and north. It has four railroad stations on the Hudson River Division and 10 on the Putnam Division. The Harlem Division serves its entire easterly portions.

Ludlow, Main street, Glenwood and Greystone are stations on the Hudson River line. On the Getty Square branch of Putnam Division are Caryl, just beyond Van Cortlandt; Lowerre, Park Hill and Getty Square. Near Caryl station are Van Cortlandt Terrace and Rockledge. Park Hill, one of the pioneer suburbs established by the American Real Estate Co., was from its inception laid out on generous lines and has attracted a higher class of residents.

The main line of the Putnam Division leaves the Getty Square branch just above Van Cortlandt Park. The stations in their order are Lincoln, near which are Van Cortlandt Crest and Lincoln Park. Dunwoodie, where the Valley Farms Co. has extensive holdings; Bryn Mawr, Nepperhan, Grey Oaks and Nepera Park. Between the Putnam and Harlem divisions the various suburban settlements include Bronxmont, Belmont, Sherwood Park, Lincoln Heights, Bronx Manor, Lawrence Park West, Armour Villa Park, Colonial Heights and Crestwood Heights. The stations on the Harlem division which supply transit for this easterly portion of Yonkers are West Mount Vernon, Fleetwood, Bronxville, Tuckahoe and Crestwood.

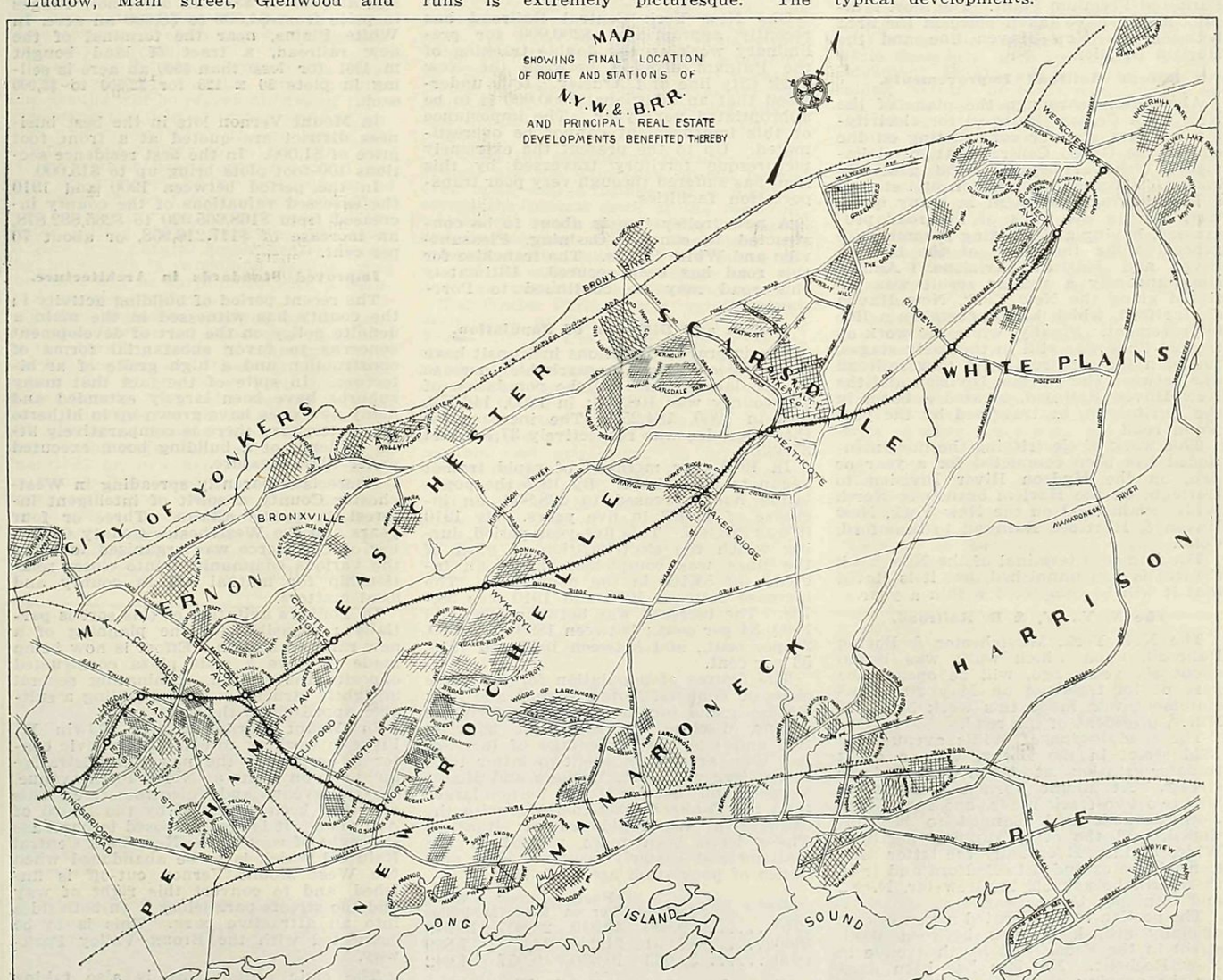
Beyond Yonkers the Hudson River Division continuous through an area dotted with suburban commuters of a high order, the stations on this line, within the commuting zone, being Hastings, Dobbs Ferry, Ardsley-on-Hudson, Irvington, Tarrytown, Scarborough, Ossining, Harmon, Croton, Oscawana, Crugers and Peekskill, the latter being 41 miles from the Grand Central Station. In this entire section, as far north as Harmon, the limit of the electrified service of the Hudson River Division, real estate development companies have been building extensively. Riverview Manor, near Hastings; Philipse Manor, at Tarrytown, and Harmon, at Croton, are typical of the modern methods of housing development.

On the Putnam Division the stations beyond the Yonkers limit are Mount Hope, Chauncey, Ardsley, Woodlands, Worthington, Elmsford, East View, Tarrytown Heights, Pocantico Hills, Briar Cliff, Millwood, Kitchawan, Croton Lake, and Yorktown, the last mentioned place being 37 miles from the 155th street terminus of the Putnam.

The territory through which this road runs is extremely picturesque. The Putnam Division is, however, a single track road, with comparatively poor service. This condition has discouraged development, except in the lower sections, from which the distances to New York are inconsiderable. In the northerly sections wealthy families whose time is not bound by considerations governing the average commuters, have acquired large holdings, and development of a high order has been undertaken. Of the former the Rockefeller estate at Pocantico is an instance, and of the latter the Briar Cliff Estates, a few miles distant. With modern transportation, the Putnam section would undoubtedly make great progress.

Midland Colonies on the Harlem Road.

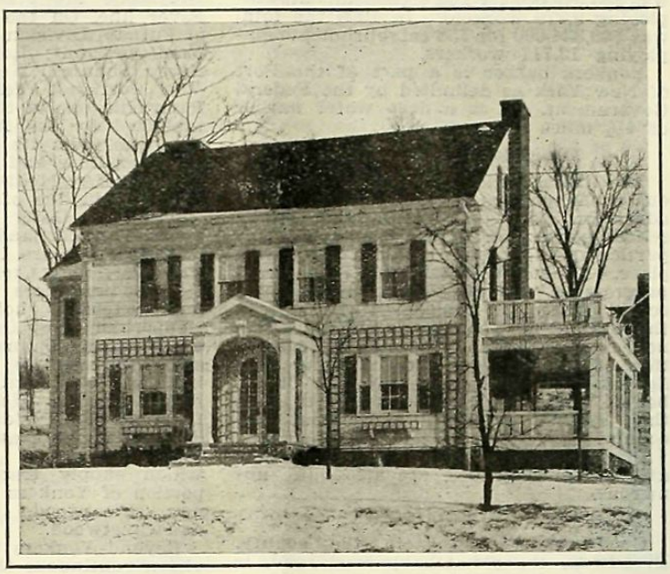
Mount Vernon, the second city of Westchester County, is the first station on the Harlem Division of the New York Central. It is essentially a residential city, with, however, a well defined business center from which local needs are supplied. Both in its residential and business centers it has shown great building activity and a marked increase in real estate values due to recent transportation improvements and projected betterments of this kind. Like Yonkers, it has a number of outlying suburbs, many of them the work of development companies. Bronxville, Tuckahoe, Yonkers Park, Scarsdale, Hartsdale, White Plains, North White Plains, Valhalla, Hawthorne, Sherman Park, Pleasantville, Chippaqua, Mount Kisco, Bedford and Katonah—the latter 41 miles from the Grand Central—are the stations going north from Mount Vernon. North White Plains is the terminus of the new electrified service of the Harlem Division. Between this place and Mount Vernon, under the stimulus of recently completed railroad improvements, a remarkable amount of new construction has taken place. Real estate values have been rising notably during the past four or five years and local population has been increased appreciably through the influx of families moving from New York City. In the particularly picturesque environment of Scarsdale and Hartsdale, developments of an usually high order have been undertaken. Edgemont Estates and Overhill Estates, of the Scarsdale Company, and Murray Hill and Green Acres of the Scarsdale Estates, may be mentioned as typical developments.



Courtesy of the Westchester Record.

HOW THE VARIOUS EAST WESTCHESTER DEVELOPMENTS ARE AFFECTED BY THE NEW YORK, WESTCHESTER AND BOSTON R. R. WHICH FORMALLY OPENS NEXT WEEK

A CLEVER IDEA IN BUNGALOW DESIGN.
Price, $6,000.
Location, Bronxville.
Feature: Harmony with landscape and upstairs sleeping rooms.



COMFORT AND STATLINESS IS EXPRESSED HERE.
Price, $9,000.
Location, Scarsdale, N. Y.
Feature: Colonial in exterior and interior design, and roomy.

The New Haven Road's Colonies.

Beyond Mount Vernon, the first station on the New York, New Haven & Hartford Railroad, the line strikes toward the Sound Shore, serving Pelham, New Rochelle, Larchmont, Mamaroneck, Harrison, Rye and Portchester, 26 miles from New York City. At Portchester the Byram River forms the boundary line between New York State and Connecticut.

These Sound Colonies have attracted a wealthy class of population. The waterfront is virtually taken up by owners of fine estates and exclusive yacht clubs. New Rochelle and Larchmont are especially patronized by devotees of aquatic sports. Pelham, Larchmont and New Rochelle have attracted a number of development companies. New Rochelle's high grade waterfront parks include Davenport Neck, Howe Park, Neptune Park and Premium Point. The most radical changes have taken place in the area between the New Haven line and the Harlem Division.

Recent Railroad Improvements.

About ten years ago the plans of the New York Central Railroad for electrifying its lines and for constructing on the site of the Grand Central Station an immense terminal began to be generally known. Advance information had started a land buying movement in many quarters, and as the work of the road progressed, buying and building became quite general along the route of the Hudson River and Harlem Divisions. Almost simultaneously a similar result was effected along the New York, New Haven & Hartford, which had undertaken a like improvement. Finally, while the work on the old lines was still in the early stages, the plan for constructing a new railroad line between the Harlem Division and the New Haven Railroad, created a boom in the territory to be traversed by the proposed road.

This work of electrifying the lines mentioned has been completed for a year or two, on the Hudson River Division to Harmon, on the Harlem branch to North White Plains and on the New York, New Haven & Hartford Railroad to Stamford, Conn.

The immense terminal of the New York Central is still unfinished, but it is stated that it will be completed within a year.

The N. Y., W. & B. Railroad.

The New York, Westchester & Boston Railroad, upon which work was begun about six years ago, will be opened for part of its trackage on May 29. This statement was made this week by L. S. Miller, president of the road.

The road begins at Willis avenue and 132d street in the Bronx, with a great transfer station at 180th and Adams streets. At Mount Vernon it separates into two two-track roads, one running to New Rochelle and planned to be continued, and the other running north to White Plains. Eventually the latter division will be extended to Bedford and from there will branch off to Brewster, N. Y., and Danbury, Conn.

The portion to be operated next week, as officially stated, is that between 180th street in the Bronx and North avenue in New Rochelle. No date has been fixed for the opening of traffic on the portion south of 180th street or on the White Plains branch.

In Mount Vernon the road has stations at East Sixth street, East Third street, Columbus avenue and Lincoln avenue.

Beyond Mount Vernon, on the New Rochelle line, the stations are Fifth avenue in Pelham; Clifford Station or Storer avenue in Pelhamwood; Webster avenue and North street in New Rochelle.

The stations beyond Columbus avenue, Mount Vernon, are Lincoln avenue, Chester Heights, Wykagyl, Quaker Ridge, Heathcoke (Scarsdale), Ridgeway, Mamaroneck avenue and Westchester avenue. The two latter are in White Plains.

This new road traverses what up to three or four years ago was virgin territory, without transportation but extremely attractive. The real estate and building activity that has resulted from the construction of this road has been quite remarkable. Prices have advanced sharply. Numerous new suburban settlements have been built up in the past three or four years.

The New York Central Railroad has recently appropriated $200,000 for preliminary work on the double tracking of the Putnam division between the New York City line and Ardsley. It is understood that an additional $500,000 is to be appropriated next year. The importance of this improvement cannot be overestimated. Up to the present the extremely picturesque territory traversed by this road has suffered through very poor transportation facilities.

A new trolley line is about to be constructed to connect Ossining, Pleasantville and White Plains. The franchise for this road has been secured. Ultimately this road may be continued to Portchester.

Growth and Diffusion of Population.

The improved conditions in transit have been reflected in a remarkable increase in population. In 1880 the population of the county was 108,988; in 1890, 146,772, and in 1900, 184,257. The increase for these decades was respectively 37,784 and 37,485.

In 1900 new methods of rapid transit began to take shape. By 1905 the population had increased to 228,950, an increase of 44,693 in five years. By 1910 it was 283,055. This five-year period, during which the electrification of most of the lines was completed, shows an increase of 54,105 in the population. The increase between 1900 and 1910 was 98,798. The increase was between 1880 and 1890, 34 per cent.; between 1890 and 1900, 26 per cent., and between 1900 and 1910, 53 per cent.

The figures of population for the three cities of Yonkers, Mount Vernon and New Rochelle, and for the county seat, White Plains, disclose the fact that between 1900 and 1910 the percentage of increase has been greater in the two latter than in the larger centers, Yonkers and Mount Vernon; and that for Mount Vernon larger than for Yonkers. This coincides with the changes in the rapid transit situation. These have been more radical in the midland and easterly sections. The statistics of population are as follows:

	Yonkers	Mount Vernon	New Rochelle	White Plains
1910	79,803	30,919	28,867	15,949
1900	47,931	21,228	14,720	7,899
1890	32,033	10,830	9,057	4,042

These four centers contain 55 per cent. of the total population of the county.

Enhancement in Land Values.

It would be impossible here to go into any detailed statement of land values in so large an area. The range in prices, both for building sites and residences, is extremely wide.

In the middle and easterly sections, within the area affected by the New York, Westchester & Boston Railroad values have in many locations shown startling increases. On North avenue, New Rochelle, land which in 1906 sold for $300 an acre was resold in the following year at $1,250 an acre. It is now being retailed at the rate of $9,000 an acre. Adjacent land shows similar spectacular enhancement.

In the town of Scarsdale property near the line of the New York, Westchester & Boston Railroad, which about a dozen years ago was held at $400 an acre, now sells at between $3,000 and $4,000 an acre. Broadly speaking land convenient to the new railroad, in the area between New Rochelle and White Plains bought in years ago at $700 or $800 an acre, now ranges in price from $4,000 to $8,000 an acre. In White Plains, near the terminal of the new railroad, a tract of land bought in 1901 for less than $900 an acre is selling in plots 50 x 125 for $2,500 to $3,000 each.

In Mount Vernon lots in the best business district are quoted at a front foot price of $1,000. In the best residence sections 100-foot plots bring up to $15,000.

In the period between 1900 and 1910 the assessed valuations of the county increased from $168,665,920 to $285,882,878, an increase of $117,216,958, or about 70 per cent.

Improved Standards in Architecture.

The recent period of building activity in the county has witnessed in the main a definite policy on the part of development concerns to favor substantial forms of construction and a high grade of architecture. In spite of the fact that many suburbs have been largely extended and many new ones have grown up in hitherto virgin territory there is comparatively little evidence of a building boom executed under high pressure.

There is apparently spreading in Westchester County a spirit of intelligent interest in public affairs. Three or four years ago the Westchester County Chamber of Commerce was organized to bring the various communities into closer relationship for mutual aid in county and local matters.

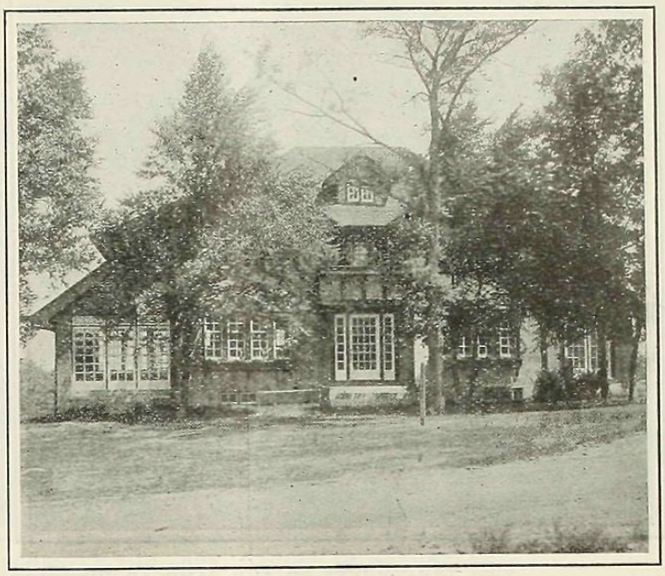
In Yonkers agitation of this sort is partially responsible for the planning of a new railroad station. Effort is now being made to have a wide plaza constructed opposite the station, eliminating several unsightly structures and providing a suitable approach to the city.

In Mount Vernon Mayor Edwin W. Fiske is working to establish a civic center by grouping the new administrative buildings on a site at North Fifth avenue, Stevens avenue and Valentine street. This plan has been approved by the Board of Aldermen. It is also proposed to purchase the right of way of the New York Central Railroad which is to be abandoned when the West Mount Vernon cut-off is finished, and to convert this right of way and the streets paralleling it on both sides into an attractive park. This is to be connected with the Bronx Valley Parkway.

The civic center idea is also taking shape in New Rochelle. A committee recently appointed by Mayor Frederick H. Waldorf is at work on this plan, which involves an attractive approach from the railroad station to the proposed civic center.

WHERE THE AUTO SUPPLANTS THE PORCH.

Price, $11,000. Location, Bronxville, N. Y. Feature: Easy access to automobile or carriage with roominess of interior.



HERE THE TIRED NEW YORKER FINDS REST.

Price, $16,000. Location, Scarsdale, N. Y. Feature: Adaptation of the Southern effect in windows for easy access to lawn.

ON THE WAY TO THE GARDEN OF THE FOUNTAINS

Westchester Development Companies and Realty Investors Are Looking Forward to the Completion of The Great Catskill Water System

By OLIN W. HILL

A "Garden of Fountains," in purpose practical, in treatment artistically beautiful, is to be a feature of the new Catskill water supply system that is likely to become a world-famous attraction for tourists.

In an area as large as the lower end of Central Park there will be twenty-five immense basins, each of them holding ten-jet fountains throwing streams of one and one-quarter inches diameter. These two hundred and fifty fountains will send forth streams of sparkling water continuously day and night.

In each of the basins will stand a group of figures, some life size, some smaller. The groups will be representative of types embracing the field of mythology and human and animal life. In one group ten nymphs will appear to be throwing water from their hands onto a central figure. In another children will appear as playing in the pool, while others will show wild animal life in natural poses in true water setting. The fountains will open to view in a natural amphitheatre among the hills with a woodland setting, and the tract will be surrounded with a beautiful parked roadway.

To the engineers engaged on the project this Garden of Fountains is known as the Aerating Basin in connection with the Kensico Storage Reservoir, under the jurisdiction of the New York Board of Water Supply. The water playing through these hundreds of fountains is not for the sightseers' benefit primarily. In this way all the water sent to the city will be "aerated" or, in other words, oxygenized, by minute bubbles of air mixing with the spray and going with the tumbling water direct to the aqueduct, out of which it feeds to the city mains. The engineers' viewpoint is that a more satisfactory purification will result than by some methods of filtration. The spray and the tumbling of the water in the fountain basins will have a similar effect to the swishing and swirling of the woodland brook over its rocky bed.

"A cup of water in the hills" for New York City's millions is what one imaginative writer has called the Kensico project, of which the Garden of Fountains is a part. Representing an outlay of $10,000,000 and seven years' work, this storage reservoir will hold forty days' supply of water for the city. This is provided that the city may have something to depend on in the event that a catastrophe or repairs make necessary the shutting off of water in the big siphon under the Hudson from the Catskill sources.

Among the interesting features of this project are the dam—one of the largest ever built—and a bridge for a highway across the central neck of the reservoir, which will equal High Bridge in beauty and engineering merit. The dam will raise the water level 100 feet above the site of the old Kensico Village and will flood an area of five thousand acres.

The "Outer Park System" might be the designation of the lands owned by New York City in the upper half of Westchester county. The holdings aggregate 30,000 acres, including all lakes and streams in the region and giving practical control of a territory of 360 square miles. Already good State and county roads make much of this territory accessible and attractive. A fifteen-mile border road around the Kensico Reservoir is partly built.

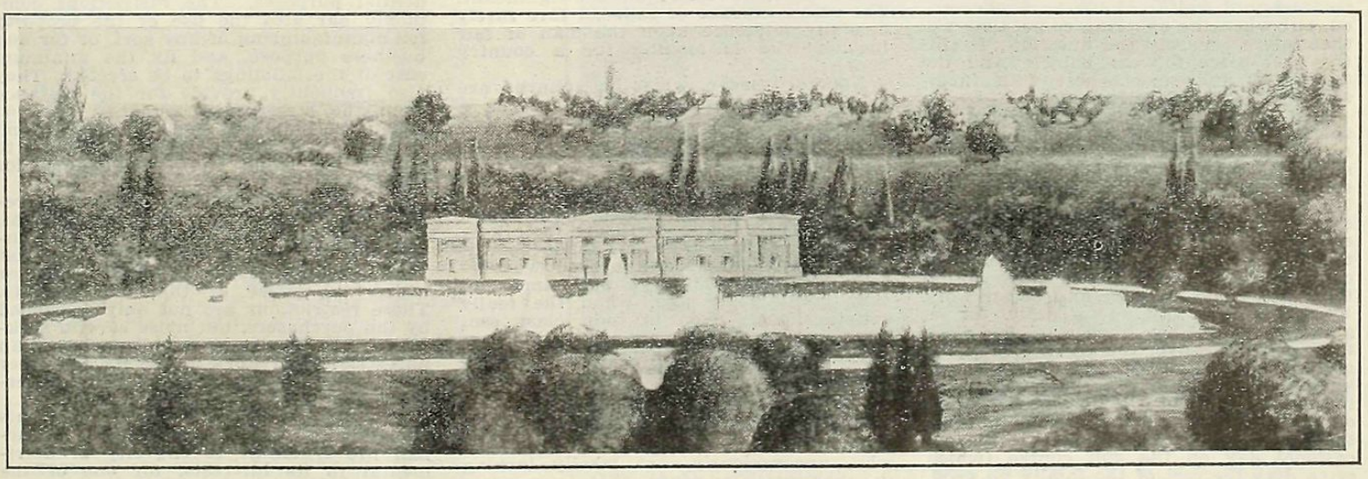
Standing at the southern end of this outer park system one may picture the Garden of Fountains approached by a magnificent woodland drive of fifteen miles connecting Kensico with Van Cortlandt and Bronx parks and the intercommunicating drives. The proposed reclamation of the Bronx River contemplates acquiring enough land so that it will be available for a superb parkway and boulevard, giving access to the Croton watershed park area.

Along the line, or in close proximity to this boulevard, lie many of the large and well-known country estates, as well as several of the most attractive of Westchester's residential communities. Bronxville is near the southern end of the drive, while Scarsdale, with its rugged, wooded Edgemont Estate on one side and the rolling country of the Overhill Tract on the other, is just the halfway point. Hartsdale, with its attractive homes, is a little further north.

Following very closely the backbone of the Westchester peninsula, this proposed boulevard will tap what someone has called "the unspoiled middle section" of the county. On the north line of New York City it is but six and a half miles from the Hudson to Long Island Sound, and at Tarrytown it is seven and a half miles from the Hudson to the Connecticut line.

In popular designation there is a section known as the "Hudson River towns" and another section referred to as "Along the Sound." The facility of water transportation brought about close population and a more or less commercial development in both these sections for a distance of sixty miles from the city.

There is also a well-defined middle zone, with undulating valleys and rugged hills, lying along the ridge that, until recent years remained unoccupied except for large estates and farms. With improved transportation and the movement "back to the country," this middle zone has undergone and will continue to have a superior grade of upbuilding.



ONE OF THE AERATING BASINS IN THE GARDEN OF FOUNTAINS AT KENSICO.

Price, $15,000.
Location, Scarsdale, N. Y.

Feature: Fireproof construction, cool in Summer and warm in Winter.

Price, $11,000
Location, Scarsdale, N. Y.

Feature: Here the building has been made to conform to its setting. Heavier construction would be out of harmony here.

TWO TREATMENTS OF THE SAME ARCHITECTURAL PRINCIPLES IN DIFFERENT BUILDING MATERIALS.

FACTORS IN THE GROWING SUBURBAN MIGRATION

The Drift Away From Urban Congestion is a Result of Modern Thought and Education --- Suburbs, Moreover, Offer a Better Social Position at Less Cost.

By ROBERT E. FARLEY, President of the Scarsdale Estates.

THAT the "call" of the suburbs has been gaining in strength remarkably for several years is a fact that seems to be generally recognized. The idea of country life and a suburban home has been gripping the people in New York City, especially those of wealth or in moderate circumstances, more and more with each passing year during the last decade; and all of the indications are that the current or trend in that direction will steadily and continually increase in power. All this is in perfect accord and harmony with the so-called "modern idea," and with up-to-date thought and education.

The progress of civilization is no more manifest than in the advance of thought as to hygienic conditions. The "fresh air fiend" is no longer a fiend but a plain, ordinary citizen with a reasonable amount of common sense. The old time scrap between husband and wife as to whether the windows of the sleeping room should be open or closed is an antique relic—they both want the windows open now. And it is only a short step from the love of fresh air to the love of outdoor life, the love of the green fields, the cool forests and rolling hills. And when the love of the outdoor life becomes a dominating fashion, then the yearning for a country home is bound to come.

The love of children is another great influencing cause of the drift to the country. A large number of the converts to the country life are people with babies or young children, who realize that the city is a poor playground for children, and a rather desolate field for their nourishment and physical cultivation; people who feel that the city is an unsatisfactory fortress from which to combat and ward off the diseases and accidents that are a continual menace to the children. The parents have often been satisfied, or at least been reasonably contented with city life so far as their own comfort and welfare have been concerned, but when the offspring come, they ask themselves squarely the question: Is this the best place for the baby? And the answer, if they are honest with themselves, is in the negative.

The gain in popularity of outdoor sports, especially golf, is also responsible to a large extent for the trend to the suburbs. Men who had been serving a self-imposed sentence for life at hard labor in a little jail near the top of a skyscraper, and hardly knew the difference between a maple and a hemlock, between a lark and a mud turtle, have become golf enthusiasts, and have found that they could do more and better work by breaking away occasionally for a game of golf. They have wandered with their golf clubs over the green turf of the golf course; admired the trees, rocks, knolls and hills; driven the balls across the lawns, and had a taste and revelation of country life, and then often, in time, the taste becomes so strong that the occasional day on the golf course (which often does the rest of the family no good, except in so far as it relieves father's blood pressure and quiets his nerves) does not satisfy, and a home in the country is the logical result.

Economy is also an impelling cause. This does not mean that the dweller in the country may purchase his supplies or necessaries for less than the city dweller, although he does have an opportunity to raise his own vegetables, and keep his own chickens, possibly his own cow, but it does mean that a general proposition a man can get much more for his money in the country than he can in the city. For the rental of a stuffy little apartment, from which one may get a cheerful view of some roofs and chimneys, and perhaps, by sticking his head out of a window, of a few feebly struggling trees, he can get in the country an attractive cottage with every modern convenience, with a broad piazza and airy, spacious rooms, with lawn, trees, shrubs and vegetable and flower gardens, with fine views and a sense of ability to breathe and stretch.

It is also a well recognized fact that a man can maintain the social position for which he is fitted, and to which he aspires, at a far smaller cost in the country than in the city. Any student of sociology knows that a great city is full of families of fine attainments and perfectly proper social aspirations, that are leading a lonesome life socially, when in the country they would find congenial and delightful social surroundings.

It is, further, a fact that the pleasures and recreations of the city life are much more of a strain on the pocketbook than those of the country. In connection with pocketbooks, it may be observed that some who have given the matter no actual study feel that the cost of transportation would be a serious objection to country life. As a matter of fact, however, the expense of commuting within a radius of twenty-five miles of the center of the city is small, and to the man of fair income, almost or quite insignificant. The small expense of railroad fare rarely has any influence upon the man of fair income who is looking for a country home.

Another reason why the suburbs are drawing people is that they are, as a general rule, becoming more attractive, more artistic and beautiful. It is noticeable to every observer that the character or artistic quality of suburban building has undergone a great betterment during the past few years. Some materialized nightmares continue to thrust their ugly visages on scenes that God made beautiful, but the standard has been wonderfully elevated. There was a time, not very many years ago, when the really artistic house, even in high class sections, was an exception. Now in most of the good developments the artistic house is the rule and the inartistic one the exception.

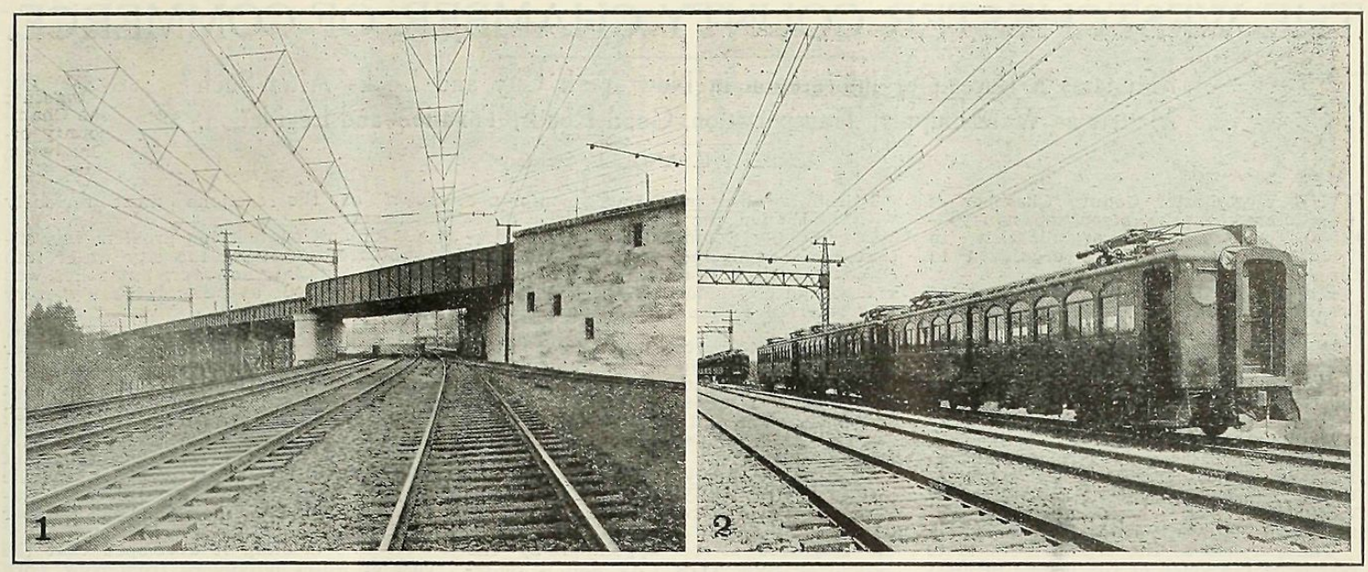
There has been a great improvement in the taste of architects as well as owners, although there are still many architects who, unconsciously, are wholly lacking in that artistic sense that is a prime requisite of their calling. The people generally are not only insisting upon better hygienic and sanitary conditions, but they are demanding what is really good in architecture, not only as to the plan and arrangement of the interior, but as to the artistic quality of the exterior. A very large percentage of the people have a discriminating taste and are able to appreciate what is really good in architecture, and it is very interesting to observe how much more popular the house of simple lines, of the Colonial or Elizabethan type, is than the fussy, too elaborate, over ambitious house, the idea for which often comes from some Western architect who is ready to forward a book of "artistic homes" for a quarter.

There has also been, speaking generally, a great improvement in the character of the developments themselves. The best companies are not satisfied to lay out a crude, half-baked development, and then to allow it to take care of itself after a substantial number of plots have been sold, but are showing an ambition to round out and perfect their developments in every way, and are taking pride in giving their patrons more than has been offered or expected. Some of the leading companies have spent large sums in developing the artistic possibilities of their property. They have broken away from the old gridiron method of subdivision, have employed competent engineers and landscape artists, and have produced charming effects in winding roads; parks with well chosen flowers, shrubs and trees; Italian gardens; enclosures for deer, swans and rare birds, and other featlres that delight and interest.

The best development companies are also carefully and, as a rule, intelligently restricting their properties. The restrictions usually prohibit the use of the property for anything that could be a nuisance or be offensive or inconsistent with the use of the property for residential purposes. The restrictions commonly bar also the use of the property for manufacturing of any sort, or for any business purpose, and fix the minimum cost of the buildings to be erected. They also frequently provide for the distance from the street and boundary lines at which the buildings shall be erected, and in some cases the purchaser is obliged to submit his plans and specifications for approval.

All this, as is manifest, is done to preserve the harmony of the development, and to protect the owners from any unsightly or objectionable feature that would destroy their peace of mind or lessen the value of their investments. These restrictions are not only welcomed by the purchasers, but mose careful seekers of a country home would not buy in an unrestricted territory unless its character had been absolutely and permanently established.

It should not be thought that this summing up of the advantages of suburban life is unfair to the city or detrimental to its interests, for one of the best assets that a large city can have is an attractive suburban territory.



THE STEEL PATHWAY THAT WILL MAKE WESTCHESTER THE FRONT GARDEN OF MANHATTAN.

A NEW RAILROAD AS A REAL ESTATE DEVELOPER

Westchester County to See Its Most Active Real Estate Market in a Year or Two—The Forces Which Will Bring This About.

By L. S. MILLER,
President of the New York, Westchester and Boston Railroad.

IN the section contiguous to the line of the New York, Westchester and Boston Railway, between 180th street, New York, and White Plains, and including New Rochelle, a distance of about twenty lineal miles, are over fifty tracts of residence property under development. Some of these tracts are today beautiful suburban parks containing many attractive homes, while others have lain dormant for lack of adequate transportation facilities. It is safe to predict that with the opening of the new Westchester line, these tracts and many others which are still farms or woodland, will, within a year or two, form the basis of the most active real estate market that Westchester County has ever experienced.

Three prime factors will force this result. First, the railway itself, probably the first transportation line to be so constructed that from the opening date it will stand ready to transport a volume of traffic much in excess of the immediate demands made upon it. In the past, lines have been built, their projectors expecting to add trackage, station, and other facilities, with an increased volume of traffic. The Westchester, however, due in part to its franchise obligation, has constructed its four-track section, placed stations at points which are without population, and has equipped those stations with entrances, ticket office facilities and exits sufficient to take care of many thousands of commuters. In the matter of train service also, the management, recognizing the fact that interurban traffic demands not only quick but frequent service, has planned from the start to provide a headway which is bound to draw travel from the more thickly settled communities, and to bring about the development of the adjacent land, which, by this new line, is brought into the zone of rapid transit travel. The latter statement is particularly true of the northern Bronx section, East Mount Vernon, North Pelham, and the entire district between Columbus Ave. Junction and White Plains.

The second factor to be considered is the natural and consistent overflow of population from Manhattan. This growth is bound to seek an outlet to the north exactly as it followed the opening of the Lenox Avenue subway and Third Avenue Elevated R. R. extension, and especially that section of the Bronx north of 127th street and west of Fifth and Lenox avenues, where the statistics show a growth from 107,168 in 1905, to 223,880 in 1910, an increase of 108.9 per cent. in five years.

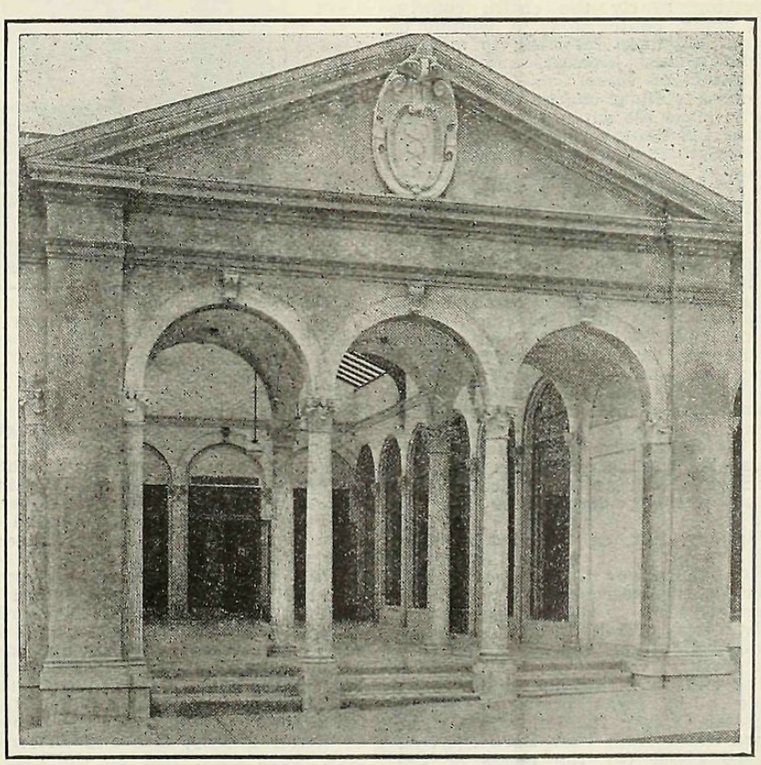
The third factor to influence the real estate development is the general character of the region through which the railway has built its line. Beginning with Morris Park station in the Bronx and continuing to the East 6th street station in the City of Mount Vernon, lies a section of fine high land, crossed at intervals by avenues already constructed, or with construction under way. Among them are Bronxwood avenue, Bogart avenue, Pelham Parkway, Williamsbridge road, Gun Hill road, Eastchester road, Baychester avenue and Dyre avenue, within New York City limits, as well as Jackson, Madison and East 5th streets, and South 5th and South Fulton avenues, just over the Mount Vernon line. All these promise to become important thoroughfares in the near future, and building operations in some sections, notably near the Dyre avenue station, are already under way.

North of Columbus Avenue Junction, where the Westchester crosses the New York, New Haven and Hartford R. R., on an overhead viaduct, is a region destined to become the garden spot of Westchester County. From Chester Heights to White Plains is a series of gently rolling hills which will furnish sites for many comfortable suburban homes. Some of this property will be developed into residence communities for those who prefer the small lot and near neighbors, while other tracts will be turned into estates covering from one to many acres. From the summits of some of these hills and knolls views of Long Island Sound may be had, yet they are sufficiently distant to soften the atmospheric conditions which prevail at the shore itself.

In these days of artistic home building, landscape gardening, neighborhood and village improvement societies, and civic pride, there can be no doubt as to the ultimate character of the coming development. The construction of the railway itself will influence a desirable class of commuters. Here is no ordinary right of way, bordered by wooden telegraph poles and unsightly stations of wood or brick. The entire line from terminal to terminal is harmonious in design and construction. A heavily rock-ballasted roadbed, under which are buried telephone and signal wires, is spanned by steel catenary bridges which carry the transmission lines. Highway bridges are of concrete, the arches graceful, and abutments designed to fit their surroundings. The stations are beautiful examples of the results to be obtained when the builders' art has included a preliminary study of natural surroundings. While the principal material used is concrete, in a number of instances marble has been used for decorative purposes.

A fourth factor which has recently been developed to a commendable degree is the general movement toward civic centres shown by the business interests of the Bronx under the energetic and farsighted leadership of its borough president, while a similar movement in Mt. Vernon is well advanced, led by an active mayor.

New Rochelle and White Plains are also in line, eager to place the advantages of their respective communities as places for both residence and business, before the public of the great metropolis.



ONE OF THE PICTURESQUE STATIONS OF THE N. Y., W. & B. RAILROAD.

THE WESTCHESTER COUNTY CHAMBER OF COMMERCE.

Maintains a Bureau of Information in New York City and Looks After Such Matters as Water-Supply, Transportation, Good Roads, Taxation and Legislation.

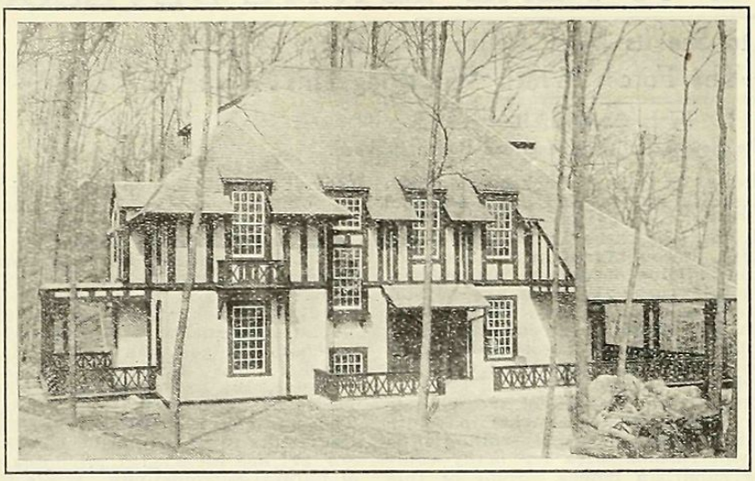
By HERBERT E. ANGELL, Secretary

THE Westchester County Chamber of Commerce, the strongest non-political, non-sectarian organization in Westchester County, was organized in the Autumn of 1909.

Mr. James G. Cannon, president of the Fourth National Bank, was its first president and served until last January, when Mr. Franklin Q. Brown, head of the firm of Redmond & Co., the private bankers of Pine street, was elected to that office.

Upon the directorate there are many names well known in New York City financial and business circles. Joseph P. Day, Ex-Congressman Cornelius A. Pugsley and State Senator J. Mayhew Wainwright have been mostly identified with the work since its conception.

The purpose of the organization is to represent the voice of the people in matters of interest to the county, as a whole, to encourage the improvement and extension of public utilities and highways; to support desirable and necessary legislation; to secure improved conditions in public accounting and education; to stimulate civic pride and to bring the attractive features of the county to the attention of the public.



THE EVER POPULAR CHATTEAUX TYPE OF ARCHITECTURE.
Price, $13,500.
Location, Edgemont, N. Y.
Feature: Attractive treatment of design for hillside site.

The chamber maintains an office and bureau of information at No. 5 East 42d street, New York City, for the use of its members and the public. Here are filed all county newspapers; complete directories covering nearly the entire county, atlases, maps, photographs, a volume of newspaper clippings referring to matters of public county interest, and various other matters of value.

This office is under charge of the secretary, who gives his entire time to the interests of the Chamber of Commerce.

Through this bureau of information, the county and New York City newspapers are supplied with reading matter and photographs setting forth the attractive features of the county.

This part of the work, without doubt, has had a great effect in stimuating interest in Westchester County.

Acting under the direction of the Board of Directors are Committees on Admissions, to Audit Accounts, Good Roads, Water Supply, Transportation, Publicity, Banking and Finance, Legislation, Public and Private Schools, Public Parks, New Enterprises, and Taxation and Assessment.

The Water Supply Committee, under Chairman A. W. Lawrence, has been the most active of all, as its subject is one of most pressing importance to the county.

In January, 1910, at the first meeting of the committee, at which the Water Supply Condition was discussed at length, the committee foreseeing the possibility of a famine, came to the conclusion that the only means of relief would be to secure water from the supply of the City of New York.

To the end that this supply be made available a bill was prepared, giving Westchester County the immediate right to secure water from New York City, as it will be given (by the terms of the Catskill Aqueduct Act) upon completion of the aqueduct.

This bill was drawn after a conference with and upon the advice of the State Water Supply Commission. It was presented in Senate and Assembly, with the endorsement of practically every town, village and city official in the county and was referred to the Cities Committee of the Senate.

A hearing was given by this committee in April, 1910, and the Water Supply Committee, together with a large delegation appeared and urged its passage most earnestly. The bill was killed in Committee, the vote being a tie with only twelve men on the committee.

The Water Supply Committee then immediately prepared a bill, calling for the appointment of a commission, consisting of the State Water Supply Commissioner, an Engineer to be appointed by the Mayor of New York City and a representative of Westchester County, which should investigate the water supply situation in the county and report back to the Legislature of 1911.

This bill, after passing through both Legislative Houses, was referred to Mayor Gaynor by Governor Hughes. The Mayor gave the bill a hearing in May, 1910, at which the committee appeared on its behalf. The bill was opposed by the New York City Water Department and was vetoed by the Mayor.

We all remember the experience through which the county passed during the late summer of 1910. The prolonged drought completely exhausted the reserve supply in certain reservoirs and sadly depleted others. Notwithstanding the rebuff which it had received from the City of New York, the Water Supply Committee again appeared before the Department of Water Supply, Gas and Electricity of New York City, just on the eve of the famine, and pleaded their cause so earnestly, that the city agreed to come to the relief of the sections most seriously menaced.

A difficult engineering problem was encountered in getting the city water into the local mains, however, but relief was finally secured, averting, probably, very serious consequences.

With this experience as a vivid example, the Water Supply Committee together with the Board of Directors of the Chamber of Commerce and various county officials met with Hon. C. N. Chadwick, Chairman of the Board of Water Supply of New York City, and Mr. H. S. Thompson, head of the Department of Water Supply, Gas and Electricity of the City of New York, at the Hotel Gramatan, Bronxville, on the evening of October 12, 1910.

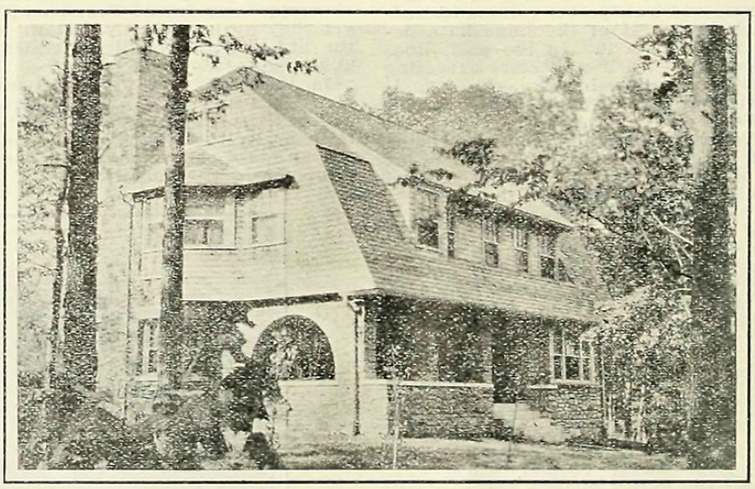
At this meeting it developed that the cost of water purchased from New York City, as provided by the Catskill Aqueduct Act, added to the cost of distribution, would bring the total to a high figure.

Since that time the Water Supply Committee has turned its attention toward the problem of securing a permanent independent water supply for the county and has given a great amount of time and study to the question.

Naturally the question has divided into two parts, that of a suitable permanent supply and that of immediate relief in cases of shortage, and the Water Supply Committee has done everything in its power to bring about the solution of these questions.

At the annual meeting of the Westchester County Chamber of Commerce, held on January 11, 1912, the water supply question was discussed at length by several leading authorities. A resolution was drafted which reads as follows:

> "Resolved, That the Westchester County Chamber of Commerce request the Board of Supervisors of Westchester County to prepare an act, wherein three commissioners shall be appointed to serve without pay to secure an appropriation not to exceed $5,000, to make a full investigation of the water supply conditions of the county and various plans for securing an adequate supply and report to the Board of Supervisors as soon as possible."

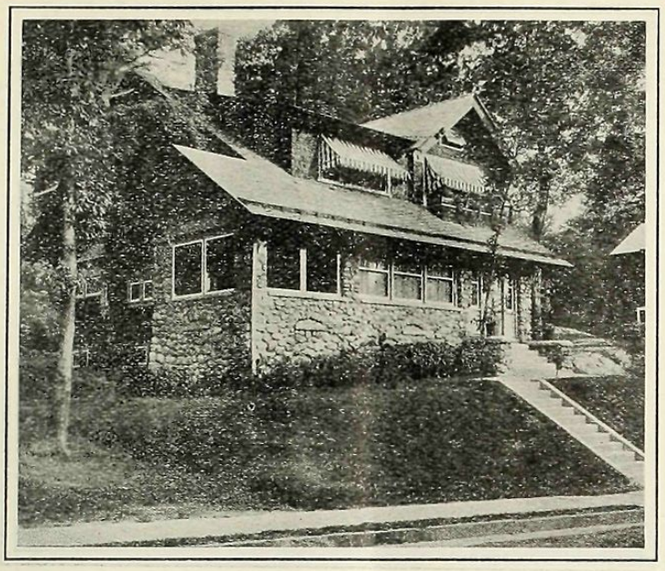


A POPULAR TYPE OF HOME IN WESTCHESTER.
Cost, $12,000.
Location, Edgemont, N. Y.
Feature: Extra large porch, native stone in first story. Ideal setting in woodland.

This resolution was presented before the Board of Supervisors on January 20, 1912, and it was immediately referred to the Westchester City Committee. On February 5, 1912, this committee reported favorably and the Board unanimously endorsed the measure.

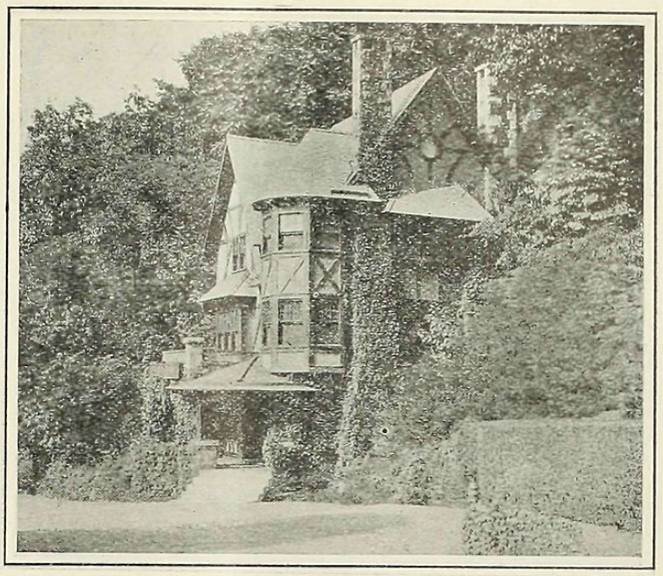
A bill was prepared and after successfully passing both houses was vetoed by the Governor.

The committee is now formulating plans, for the next session of the legislature. The Bronx Valley Parkway is one of the conspicuous subjects before the Public Parks Committee, which has given its support to this much needed and desired improvement, and has been of considerable service to the commission, having the parkway in charge. Under the direction of this committee the secretary prepared a set of photographs and lantern slides showing the Bronx River Valley from Bronx Park to Kensico



A COZY LITTLE YONKERS HOME.

Price, $13,000. Location, Park Hill, N. Y. Feature: convertible front porch and sun parlors.



A SHOW PLACE NEAR YONKERS.

The entrance to Park Hill, N. Y. Owner, American Real Estate Co. Elevator is located in rear of houses; seen in foreground.

WHY CITY PEOPLE ARE MOVING TO YONKERS.

Its Many Attractions as a Place of Residence For the Families of New York Business Men—Its Easy Accessibility—Comfortable Homes and Social Charm.

By JOHN P. RADCLIFF, JR.

YONKERS is situated in the southwestern corner of Westchester County, "next to the largest city in the United States." It covers a beautiful section of twenty-two and one-half square miles and has four and one-half miles of choice water front on the "Rhine of America."

Its population is nearing the 90,000 mark very rapidly. There are over 130 miles of well-kept streets, 88 of which are macadam and seven miles of excellent asphalt pavement. Many streets are beautifully lined with shade trees. At night they are well lighted and arrangements are now in progress for special illumination of the business center of the city.

Besides being one of the leading manufacturing cities of the country, it is ideal for home sites. It is a self-sustaining industrial center and among its products may be named carpets, hats, wires and cables, elevators and sugar. The supplies for these manufactures are drawn from the markets of the world, the finished product supplying thousands. This activity does not mar or detract from its residential life. Along its magnificent terraces taking in an extended river view—and the beautiful Palisades, now controlled by the Park Commission of New York and New Jersey—are artistic residences, occupied by men of wealth and influence. Hundreds of select sites are still available, with gas, electric and phone service at command. Efficiency and satisfaction is the motto of these enterprising companies having in charge of these absolute necessities for public convenience. The health of the community ranks high, and the sewer systems are well planned. An added sewer easement, costing, when completed, over $200,000, is under construction today in a center at present little populated, and offering added opportunities for manufacturer and home seeker.

The police and fire departments are well equipped, and have kept up to the fast growing demands of a live community.

The water supplied is pure, wholesome and adequate. Extensions are planned that, when consummated, will assure plenty for years to come.

The social life is represented by many clubs and societies. Among these are boating and golf clubs, the fraternal lodges and philanthropic organizations. The citizens are aware of their opportunities. The stranger is made welcome within their gates. The church life is strong, embracing all denominations and faiths. The church buildings are artistic and valuable, modernly equipped and well located. It might even be said of Yonkers—as of Brooklyn—a City of Churches.

The business and banking institutions are sound and progressive, the combined resources representing about $22,000,000. The merchant men are encouraging home trade by co-operating with one another and the public by selling substantial wares at fair prices, and with all-competent service. The present active Chamber of Commerce, is the medium through which this unity of action is directed. It is to be congratulated upon the stand it has taken relative to the city improvements, greater commercial activities, equal and just taxation and the attaining of the "City Beautiful." The situation of Yonkers, located so desirably, on the banks of the fair and beautiful Hudson, is conducive to artistic development, the foundations of which are so well laid already. The river frontage, valuable for transportation and scenic beauty, is what has popularized Yonkers.

The transportation to and from Yonkers is today way beyond some of the cities of like size. These transportation facilities are to be improved, as a matter of fact, the improvements have already been started. Considering its location in relation to the financial and business center of New York City, it is of easy access. The harassed city business man, merchant, lawyer, or financier, locates his family is comfortable surroundings and journeys comfortably, quickly and cheaply to the busy marts of business in the morning and back again at night to the pure, smokeless atmosphere of a quiet home.

Within the city limits are nineteen railroad stations with about 300 trains daily. From either of the main depots it only takes thirty minutes to reach 42d street, New York City. The main line of the New York Central, on its western border, recently electrified, and having three new stations, is but one artery of travel. For the eastern half of the city there is access to the Harlem Division with its punctual and regular service. Between, we have the Putnam division of the New York Central, following its picturesque way from Van Cortlandt Park, through Lincoln Park, Dunwoodie, Bryn Mawr and thence to the Nepperhan Valley to the town of Greenburg on the north, a distance of about six miles; and the additional spur from Van Cortlandt Park to Getty Square, the busy, pulsating heart of Yonkers. The future along this central artery of transit is realized and double tracking, electrification, and its attendant improvements are planned, and the double tracking even begun.

The trolley development invites attention. Three crosstown lines, so called, provide communication between the east and west of Yonkers, the McLean avenue, the Tuckahoe and the Yonkers avenue lines. The great convenience afforded by the lines connecting with 129th street in the Bronx, the Webster avenue line, the Central avenue connection to 161st street, and the greatest of all the South Broadway line direct to 242d street and the subway.

Thousands are carried daily, declaring the importance of the lines. Transportation, thus dividing the expanding territory of the city, puts all sections within easy reach of one another and with the great city of the world, New York. The large financial institutions of the County of Westchester and the City of New York have loaned to expand Yonkers, and this represents a formidable amount. They believe in the future of Yonkers.

A word for the schools of the city, twenty-two in number, supported loyally by the city and excelled by none in the state. Its trade school and high school, training the youth to understand and appreciate mechanics and other fields of scholarly professions.

The historic associations of this city are numerous and interesting. Manor Hall, the former home of Lord Phillipse, should not go unmentioned. If its walls could talk, what volumes they would relate. It is now in possession of the State Historical Association.

The City Hall, lately erected, costing over one-half million of dollars, standing proudly in view in Washington Park, again repeats that Yonkers has grown, and prophesizes still greater things.

The unnamed citizens who have made Yonkers, and some known thoroughout the country should be remembered. Their lives stimulate the citizenry of today; and thus Yonkers is growing, expanding, preparing herself for a population soon to reach 125,000.

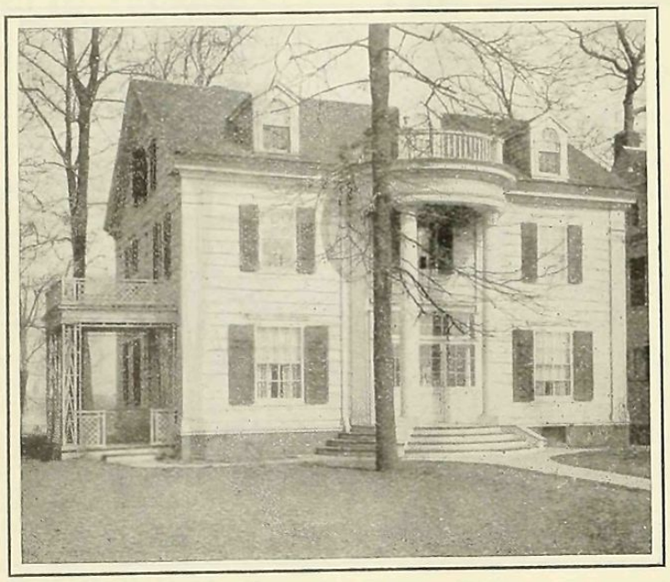
Fares On the New Railroad.

The passenger rates by the New York, Westchester & Boston Railroad to New Rochelle, White Plains and intermediate stations are lower than by either the New Haven or the Harlem road. The single fare from 180th street to White Plains is 35 cents, and 60-ride commutation tickets cost $8, which is 35 cents less than by the Harlem. A single fare between stations in any one zone is five cents. The schedule of fares from 180th street is as follows:

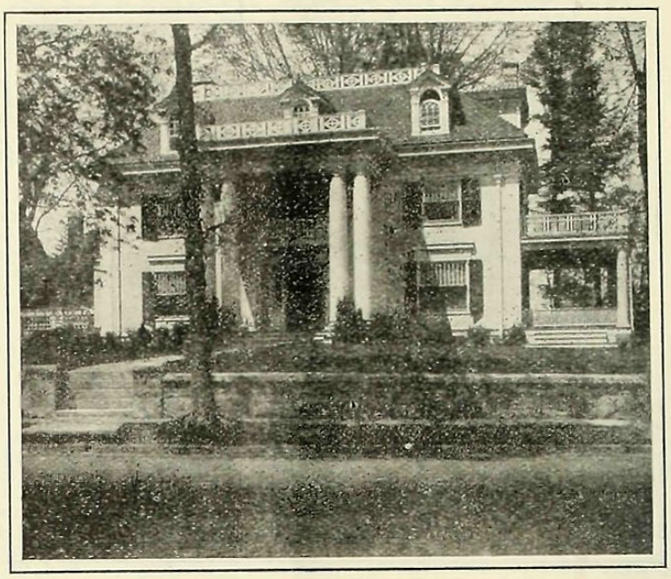
Kingsbridge Road, Mount Vernon, single fare 10 cents, 60-trip commutation, $5. East Fifth street, Mount Vernon, single fare 10 cents, 60-trip commutation, $5. East Third street, Mount Vernon, single fare 10 cents, 60-trip commutation, $5. Fifth avenue, Pelham, single fare 10 cents, 60-trip commutation, $5.25. Clifford, New Rochelle, single fare 15 cents, 60-trip commutation $5.50. Remington Place, New Rochelle, single fare 15 cents, 60-trip commutation, $5.50. North avenue, New Rochelle, single fare 15 cents, 60-trip commutation, $5.50.

East Lincoln avenue, Mount Vernon, single fare 10 cents, 60-trip commutation, $5. Chester Heights, single fare 15 cents, 60-trip commutation, $5.50. Wykagyl, single fare 15 cents, 60-trip commutation $5.50. Quaker Ridge, single fare 20 cents, 60-trip commutation, $7. Heathcote, single fare 25 cents, 60-trip commutation, $7. Mamaroneck avenue, White Plains, single fare 35 cents, 60-trip commutation, $8. Westchester avenue, White Plains, single fare 35 cents, 60-trip commutation, $8.

The preliminary service opened on Tuesday of this week. Permission for the running of trains to Port Chester temporarily over the tracks of the New Haven Road from New Rochelle is sought by the company. Objections however, having been interposed, the Public Service Commission is now considering the petition as well as the protests on the part of those who want to see constructed an independent line.



A STATELY WHITE PLAINS HOME
Price, $10,000. Feature: Colonial old Fashioned
Location, White Plains, N. Y. center entrance.



ANOTHER TYPE OF "BEST SELLER."
Price, $15,000. Feature: Roominess without
Location, White Plains, N. Y. outside massiveness.

Lake. These have been shown before various civic bodies as a means of stimulating interest in the parkway.

The Committee on Public Parks is at present working with the officials of the New York, Westchester & Boston Railroad and the property owners along the lines in a campaign to prevent the erection of bill boards and unsightly buildings within sight of the road. It is their plan to further beautify this section by inducing the railroad company to clean up and improve the unused portions of the right of way, and beautify the station surroundings. The railroad company is in thorough sympathy with the movement.

The Westchester County Chamber of Commerce was organized at a time when Westchester County was in particular need of publicity and the tremendous increase in interest in that section by home seekers and investors is largely due to the work of the publicity committee and that in spite of the fact that they have not spent a cent in display advertising.

Westchester County is so superior in many ways to other suburban sections that it was not necessary to paint its attractions in lurid colors, all that was necessary was to describe the county as it is, to invite inspection, to awaken interest.

Westchester County like the rest of New York State has inherited a prehistoric system of assessment and taxation in Westchester County. It is easy to see that there is room for improvement, but to bring about a revolution or a reorganization of this system is not a matter that can be accomplished in a day or a year.

The Committee on Taxation and Assessments has confirmed its activity, so far, to the system of collection of taxes and has, after much study and research, evolved a system which would place the entire duty of collection of assessments and taxes in charge of a board with a central office in White Plains and a deputy collector with permanent office in each township.

In each of these town offices would be a complete tax-history of every piece of property in the town, a duplicate set, covering the entire county being on file in the central office.

By this system all taxes and assessments on a given piece of property would be payable at the same place.

This system would result in saving about $100,000 per annum to the county.

Before such a system could be put into operation, a considerable amount of legislative change in State, county, town, village and school laws is necessary. The committee has under consideration the preparation of certain special bills, which would make a great deal of improvement possible, although it will probably be a long while before the committee can hope to complete its work.

The committee is also studying the problem of relieving the county from carrying the burden of over $50,000,0000 worth of property, owned by so-called charitable institutions which are exempt from taxation.

The Committee on Public and Private Schools is now carrying on an active campaign for the establishment of an adequate medical inspection in all public schools and it is probable that the committee will endeavor to secure legislation, establishing a new system throughout the State.

Indicative of the fact that the Chamber of Commerce is a vital factor in the life of Westchester County is the constantly increasing membership.

Over 125 new members have been elected during the past three months.

THE LARGEST VILLAGE IN NEW YORK STATE.

White Plains Not an Industrial Beehive, But the Center of a Wide Residential Territory, and Is Notable For Fine Dwellings.

WHITE PLAINS, the county seat of Westchester County, is the largest village in New York State, having a population of about 20,000. White Plains would have become a city several years ago, and in fact steps have been taken at one time and another to make this change, but owing to an exceptionally liberal charter it has been deemed advisable to retain the present form of government.

White Plains is almost exactly in the center of the county as far as population is concerned, and lies midway between the Hudson River and Long Island Sound, occupying a wide plateau among the hills at an altitude of about 300 feet. Because of its topographical location, White Plains enjoys an exceptionally healthful climate.

Like nearly all of the communities in suburban New York, White Plains is not an industrial center but is to a large extent populated with New York business men, who enjoy the advantage of many express trains which run to the Grand Central terminal in about 35 minutes. There are over 100 electric trains operated from White Plains daily.

The White Plains station on the Harlem Division of the New York Central is on the western side of the village and the terminal of the new Westchester and Boston Railroad will be in the eastern outskirts, so that the village will have unsurpassed transportation facilities.

White Plains was originally settled several years before the Revolution and the first houses were grouped along what is now North Broadway and was then part of the Post road. This part of North Broadway is the old Village Green, being about 100 yards wide and running for a distance of nearly half a mile through the most attractive part of the village. Magnificent old trees go far toward making this open space one of the most attractive village parks to be found in Westchester County. Owing to the activity of local civic associations, quantities of shrubs and flowers have been planted, adding materially to its beauty.

As White Plains is in the center of a wide residential area, it is the market place for a considerable population beyond its own limits, and owing to the demand for first-class products, the local markets are maintained on a high order.

White Plains enjoys exceptionally good educational advantges, and its school buildings are all of modern construction. The High School Building, which stands at the head of Railroad avenue, the main business thoroughfare, is one of the attractive architectural features of the city, and was finished about two years ago. Another building, of which the village is justly proud, is the New Armory, which is built on the site of the original County Court House, on South Broadway. This building has become the center for the larger social activities of the village.

White Plains is the center of the trolley system of the county, and is connected by direct lines with Tarrytown on the Hudson River, Mamaroneck at Long Island Sound and Mt. Vernon, directly to the south, at various points offering transfers to other parts of the county. A new trolley line is about to be built running to the north and connecting White Plains with Pleasantville and Ossining.

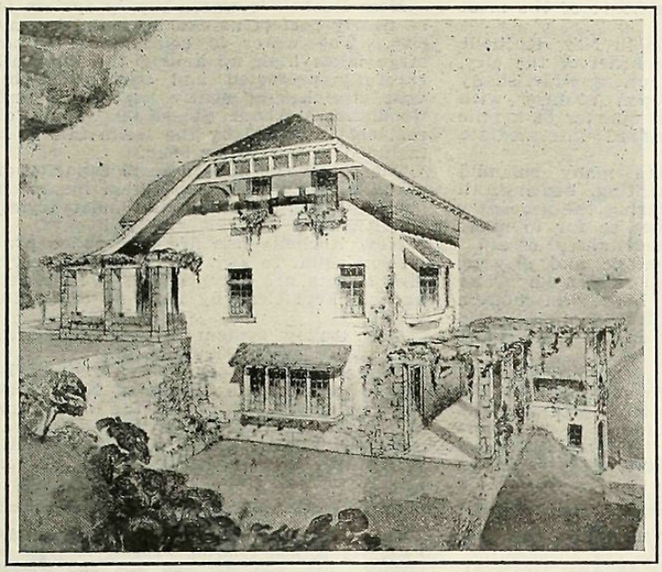
White Plains is notable for its many attractive homes, the residential sections being particularly beautiful because of splendid architecture of the houses and wide well shaded streets. Being well up among the hills White Plains enjoys cool breezes throughout the summer, and it is probably more free from mosquitos than any community of its size within the suburban zone.

The social atmosphere is particularly pleasant. There are a considerable number of clubs, tennis being one of the favorite sports. The magnificent golf course of the Scarsdale Country Club, which is located immediately at the Hartsdale Station, two miles south of White Plains, has been described by several famous golf champions as the best course in the United States.

White Plains is experiencing a steady and rapid growth, new residential communities constantly coming into existence on the outskirts. It is a significant fact that very few people who have once lived in the village fail to make it their permanent home.

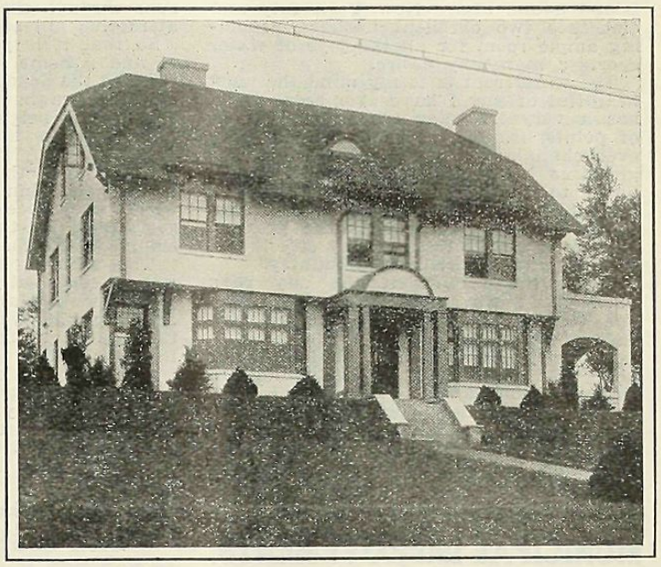
The building operations going on in Yonkers at the present time exceed in number and estimated cost the record made in any corresponding period in the history of the city. Sixty permits to build were granted in April for a total estimated cost of $507,400, against 49 permits and $250,350 cost in 1911. The permits for the current month are expected to make another new record for this progressive community.

In January of this year 20 permits were issued, for buildings estimated to cost $104,000; in February, 39 permits and $203,000 estimated cost; in March 37 permits and $186,700 cost.



HOW A BUNGALOW WAS BUILT UPON A TERRACE.

Price, $13,000.
Location, Hastings, N. Y.
Feature: Garage in basement, kitchen and dining room with pergola on second floor. Living rooms on street floor and sleeping rooms above.



GOOD TASTE IN HOME BUILDING FOR EXPOSED SITE.

Price, $14,000.
Location, Scarsdale, N. Y.
Feature: Practical utility of second floor space and part-cachere.

A NEW ERA IN TRANSPORTATION FOR MT. VERNON

The Westchester and Boston Will Give a Fast Train Service Every Twenty Minutes and Reduce the Commutation—A Progressive, Well Governed City

By SIDNEY T. BRAMAN, Secretary of the Chamber of Commerce

MOUNT VERNON, one of the show places of Westchester County, is a city which compares favorably with any of those suburban to the great metropolis, and has rightfully earned the distinction of "City of Homes." Mount Vernon is admirably situated on a hill east of the Bronx River and at such a distance from New York City, with every facility and advantage for home seekers, that it is sought as a place for permanent residences by many families whose breadwinner is engaged in business in New York.

Mount Vernon is not only a city of homes, but, while not a typical manufacturing center, can boast of approximately fifty diversified industries, among which are included: Max Ams Machine Co., Henry-Bonnard Bronze Co., Lee-Lash Studios, Birkenstock Art Glass Manufactory, The Mauser Mfg. Co., The Garland and Lorillard Refrigerator Cos. "Next to the largest city in the country"—it is unique, a seat of culture, with substantial public buildings and well shaded streets Here more than 32,000 progressive, prosperous people enjoy the wonderful climate of picturesque Westchester, all points of which are accessible to this garden spot.

It may not be out of place to recount some of the forces which have contributed to the rapid growth of Mount Vernon in the past and which will more than ever cause her to forge ahead in the immediate future until she shall become a municipality second to none in importance.

Situated just over the northern line of New York City, nothing can stop a phenomenal growth. She has more than a dozen public and many private schools; thirty-seven churches representing every denomination; efficient fire and police protection; fifty miles of well-paved and well-kept streets; a clear, pure water supply, and the most perfect sewage disposal plant in this whole section.

It can be truthfully stated that no city in the country has as many different trolley lines running into it as Mount Vernon. In addition to this there are four railways, running hundreds of trains daily from seven stations. The running time from Grand Central Terminal is twenty-seven minutes to this mecca of suburban homes. Midway between Long Island Sound and the Hudson, it is more convenient to Pelham Bay and Bronx and Van Cortlandt Parks, than any other suburb of New York. The athletic and social side of Mount Vernon has not been neglected; here is the home of the Siwanoy Golf Club and numerous other social and fraternal societies, among which stands out prominently the Westchester Women's Club, conceded to be one of the most efficient organizations of its kind in the entire country. There are two first-class theatres in the city, one giving vaudeville and the other stock performances, which are rated among the best produced anywhere; also two high grade moving picture houses. Popular resorts and places of amusement are within a short ride from the city, and there is no lack of means or places for recreation, and all of this at a very little expense. Mount Vernon has a very efficient city government and has been especially fortunate in the choice of public officials, and the unpleasant things which are frequently read about misgovernment in other cities have never been chronicled regarding this city. The Board of Aldermen and the Board of Education are manned by honest, intelligent and efficient men.

Mount Vernon has three strong and prosperous banks, the Mount Vernon Trust Company, the First National Bank, and the Eastchester Savings Bank. They have combined resources in excess of $10,000,000 and these institutions enjoy the confidence and patronage of the citizens because they are ably and conservatively managed. Each occupies its own substantial and handsome home, and while the second in population in Westchester County, the combined resources of the financial institutions exceed those of any other community in the county.

Much pride is felt by the citizens in its recently constructed library; the buildings, grounds and contents represent an investment of $150,000. There are about 25,000 books on the shelves of this institution and the local annual circulation is about 150,000 volumes. There are a number of public benevolent institutions which demand especial mention, among which are the Peoples Institute, Chester Crest New York Home for Intemperate Men, the Mary Fisher and Martha Wilson Homes for the Aged, the Wartburg Farm School, the Sayre Private Hospital and a new city hospital now in process of erection.

No city can figure as a factor in the world's commerce unless it possesses the most valuable asset: namely, transportation facilities. In this particular Mount Vernon has been unusually fortunate and its efficiency is more than ever enhanced by the very recent completion of the New York, Westchester & Boston Railroad, a four-track railway electrically operated throughout eastern Westchester County. The completion of this road marks a new era in transportation in Mount Vernon. With express and local trains running on a twenty-minute headway and with the fare reduced more than half, the prospects for a greatly increased population are very bright.

The progressiveness of Mayor Fiske has assured the city a civic center in just the right part of the city. In addition to this a new theatre is to be built by B. F. Proctor, to cost $300,000, on the block adjoining the civic center buildings. A strong central civic organization has just been reorganized in the new Chamber of Commerce which will work for the best interests of the city, and with a strong civic body the city will be given much assistance by well directed effort which no other agency can so well conduct as the civic organization. Mount Vernon is destined to grow rapidly and her citizens are determined that this growth shall be healthy and well directed.

WHY I PREFER TO LIVE IN NEW ROCHELLE.

It Is the First City on Beautiful Long Island Sound Above New York.—Has Fast Trains and Offers an Ideal Combination of Town and Country.

By One of Its Taxpayers

WITH a wide acquaintance throughout the suburban territory I choose Westchester County as by far the most inviting section in which to live, for here I found it possible to have every desirable country attraction and at the same time splendid rapid transit to the heart of the city. Electric service, clean cars, a desirable class of travelers, frequent and rapid trains all are to be found at their best in Westchester County.

Having chosen the section it only remained to select the community. There are many very attractive places in Westchester. In fact there is scarcely a spot in the county that is not worthy of the consideration of the home seeker.

After a careful analysis I finally chose New Rochelle, not because of any personal acquaintances there, but upon the many attractive features of the city itself; and it has occurred to me that my experience and knowledge of the territory may prove of interest to others who desire to live where the country offers city conveniences.

New Rochelle is the first city on Long

Island Sound above New York City and embraces two excellent harbors, providing ample room for all the joys of water sports a man may desire.

The waterfront is to my mind the most beautiful of any I have ever seen, for it has a very irregular coast line. Dozens of points, islands, coves and inlets offer ever changing vistas. Nature, too, was generous with her trees, which crowd down to the very water edge, shading hundreds of beautiful homes. New Rochelle, by the way, has the greatest variety of native trees of any city in the State, perhaps even in the country.

From the waterfront the city runs back about six miles, gradually rising, one terrace above another, to an altitude of about 300 feet.

The city proper is in the lower end, along the waterfront and extending inland for about a mile. Beyond this zone the country is more open and in the upper part becomes almost rural, although this condition is rapidly changing because of the construction of the new Westchester and Boston Railroad, which runs through the very heart of the most attractive hill section.

So that it is possible in New Rochelle to find a home in the heart of the city, close to the depot and among wide, shady streets, out in the open country with the nearest neighbor a quarter of a mile away, or in any desired intermediate condition.

Then, too, there are many splendid clubs, golf, tennis, yachting, boating, all within easy access, offering the necessary social activity that goes so far to make suburban life the most delightful of all.

The schools, both public and private, are exceptionally well managed. The public schools are all housed in modern sanitary and well lighted buildings and the system of instruction is equal to any in the country.

Churches of every denomination are scattered throughout the city, several being exceptionally beautiful. The markets are superior to those found in the average small city, for the competition of New York City merchants compels a high standard.

New Rochelle's water supply system is as nearly perfect as can be found in any city. The water is conserved in four large lakes high up among the hills, all carefully protected and surrounded by vast stretches of neatly kept fields and woodlands. About $15,000,000 worth of real estate owned by the Iselin family is included in the water shed.

The reservoirs have a total capacity of about 575,000,000 gallons, which insures a sufficient supply under the most trying conditions.

New Rochelle has fire and police protection equal to any city in the country. Her streets are exceptionally well paved and are kept clean by an army of "white wings."

The trolley system is well regulated and meets every requirement.

There are two, soon to be three, methods of reaching the heart of New York City quickly. Trains on the main line of the New Haven run to Grand Central Terminal in from 30 to 35 minutes. All trains are express between Mt. Vernon and New York City.

MUNICIPAL IMPROVEMENTS.

Public and Local Works Contemplated in the Greater City.

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

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

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

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

LOCAL BOARD CALENDARS

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

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

Local Board of Crotona.

AT BOROUGH HALL, 3D AV AND 177TH ST, ON MAY 28, AT 8.45 P. M.

EAST 173D ST.—Paving with sheet asphalt, on a concrete foundation, the ROADWAY of EAST 173D ST, from Southern Boulevard to Bryant av, said pavement being designated under Chapter 484 of the Laws of 1912 as a permanent pavement.

Local Board of Van Cortlandt.

AT BOROUGH HALL, 3D AV AND 177TH ST, ON MAY 28, AT 8.30 P. M.

EAST 236TH ST.—Constructing a sewer, etc., bet Napier and Mount Vernon avs.

CANNON PL.—Constructing receiving basins, etc., at the southeast and southwest corners of CANNON PL AND WEST 238TH ST; and on the east and west sides of CANNON PL, bet Giles pl and West 238th st.

PERRY AV AND EAST 205TH ST.—Constructing a RECEIVING BASIN at the northwest corner.

POST RD, ETC.—Acquiring title to the lands, etc., necessary for the POST RD (formerly known as West 246th st and Newton av), from Corlear av to West 253d st; CAYUGA AV, from West 246th st to West 252d st; WEST 246TH ST, from the Post rd to Cayuga av; WEST 251ST ST, from Broadway to the Post rd; WEST 252D ST, from Broadway to Cayuga av; and the UNNAMED STREET, from Broadway to the Post rd near the end of West 246th st.

181ST ST.—Regulating, grading, etc., and paving with asphalt blocks on a concrete foundation the ROADWAY of 181ST ST, from Park av West to Webster av, said pavement being designated under Chapter 484, Laws of 1912, as a permanent pavement.

Local Board of Chester.

AT BOROUGH HALL, 3D AV AND 177TH ST, ON MAY 28, AT 8.15 P. M.

BEACON ST.—Regulating, grading, etc., building approaches, etc., from Rosedale av to Beach av.

McGRAW AV.—Regulating, grading, etc., building approaches, etc., from Unionport rd to Beach av.

RHINELANDER AV.—Acquiring title to the lands, etc., from Cruger av to Bear Swamp rd.

MATTHEWS AV.—Regulating, grading, etc., and building approaches, etc., from Van Nest av to Bronxdale av (Bear Swamp rd).

BRONX PARK (BERRIAN) AV.—Regulating, grading, etc., and building approaches, etc., from Walker av to East 180th st.

BYRON AV.—Constructing a temporary sewer, etc., bet East 237th and East 235th sts.

SHORE DRIVE.—Laying out on the city map SHORE DRIVE, from Pennyfield av, running along the shore of the East River to Pennyfield av, south of Pillow pl.

TREMONT AV (EAST 177TH ST).—Laying out, from its present east terminus at or near Pennyfield av, east to Locust Point or Long Island Sound.

RHINELANDER AV, ETC.—Constructing temporary sewers and appurtenances in RHINELANDER AV, bet Barnes av and Muliner av; and in MULINER AV, bet Rhinelander av and Morris Park av; and in MATTHEWS AV, bet Morris Park av and Rhinelander av.

MULINER AV.—Regulating, grading, etc., building approaches, etc., from Morris Park av to Bear Swamp rd (Bronxdale av).

Local Board of Morrisania.

AT BOROUGH HALL, 3D AV AND 177TH ST, ON MAY 28, AT 8 P. M.

EAST 146TH ST, ETC.—Rebuilding sewer, etc., in EAST 146TH ST, bet Brook and St. Ann's avs; and in ST. ANN'S AV, bet East 146th st and East 147th st.

EAST 140TH ST.—Regulating, grading, etc., erecting approaches, etc., and paving with sheet asphalt on a concrete foundation the roadway of EAST 140TH ST, from Park av to Morris av, said pavement being designated under Chapter 484 of the Laws of 1912 as a permanent pavement.

EAST 134TH ST, ETC.—Rebuilding sewers and appurtenances in EAST 134TH ST, bet Brook av and St. Ann's av; and in EAST 135TH ST, bet Willow av and Walnut av, and bet Brook av and St. Ann's av, and in EAST 136TH ST, bet Brook av and St. Ann's av.

NOTE.—"If the owners refuse to sign the petition it will be necessary to request the Board of Estimate and Apportionment to authorize the improvement."

EAST 139TH ST.—Regulating and grading the north side of EAST 139TH ST, about 200 ft. east of St. Ann's av, running east about 70 ft.

FOX ST AND LONGWOOD AV.—Constructing a RECEIVING BASIN at the southwest corner.

EAST 134TH ST.—For filling in sunken sidewalk, laying and relaying flagging in front of premises Nos. 525, 527 and 529, and placing guard rail where necessary.

Local Board of Staten Island.

AT BOROUGH HALL, ST. GEORGE, ON JUNE 4, AT 10.30 A. M.

BAYVIEW AV, ETC.—To construct a temporary combined sewer in BAYVIEW AV, from New York av to Wandel st; and in ABBOTT ST, from Bayview av to north end of street, 4th Ward.

Local Board of Flatbush.

AT ROOM 8, BOROUGH HALL, BROOKLYN, ON JUNE 5, AT 2.55 P. M.

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

EAST 2D ST.—To regulate, grade, set, cement curb and lay cement sidewalks on EAST 2D ST, from Fort Hamilton av to Beverly rd.

EAST 2D ST.—To pave EAST 2D ST with asphalt on concrete foundation, from Fort Hamilton av to Beverly rd.

EAST 2D ST.—To construct a sewer in EAST 2D ST, from Albemarle rd to Church av.

EAST 3D ST.—To construct a sewer in EAST 3D ST, from Caton av to Church av.

EAST 12TH ST.—To pave EAST 12TH ST with asphalt on concrete foundation, from Av H to Av I.

EAST 13TH ST.—To pave EAST 13TH ST with asphalt on concrete foundation, from Av H to Av I.

EAST 14TH ST.—To pave East 14TH ST with asphalt on concrete foundation, from Av H to Av I.

EAST 15TH ST.—To pave EAST 15TH ST with asphalt on concrete foundation, from Av H to Av I.

EAST 13TH ST.—To regulate, grade, lay crosswalks, set cement curb and lay cement sidewalks on EAST 13TH ST, from Av O to Av N.

EAST 14TH ST.—To set cement curb and lay an asphalt pavement on EAST 14TH ST, from Av J to Av K.

EAST 15TH ST.—To pave EAST 15TH ST with asphalt on concrete foundation, from Ditmas av to a line about 150 ft. north of Dunkirk av.

EAST 16TH ST.—To construct a sewer in EAST 16TH ST, from the summit about 252 ft. south of Av J to Av J.

EAST 16TH ST.—To amend resolution of March 4, 1909, initiating proceedings to construct a sewer in EAST 16TH ST, from Av J to Av K, by excluding from the provisions thereof a sewer in EAST 16TH ST, from the summit about 252 ft. south Av J to Av J. and to make the amended resolution read as follows: "To construct a sewer in EAST 16TH ST, from the summit about 252 ft. south of Av J to Av J."

EAST 19TH ST.—To construct a sewer in EAST 19TH ST, from the end of the existing sewer about 100 ft. south of Av K to Av L, and an outlet sewer in AV L, from East 19th st to Ocean av.

EAST 21ST ST.—To set cement curb and lay an asphalt pavement on EAST 21ST ST, from Beverly rd to Av C.

37TH ST.—To pave 37TH ST with asphalt on concrete foundation, from Fort Hamilton Parkway to 14th av.

38TH ST.—To pave 38TH ST with asphalt on concrete foundation, from Fort Hamilton av to 13th av.

58TH ST.—To regulate, grade, set cement curb and lay cement sidewalks on 58TH ST, from New Utrecht av to 16th av.

58TH ST.—To pave 58TH ST with asphalt on concrete foundation, from New Utrecht av to 16th av.

59TH ST.—To regulate, grade, set cement curb and lay cement sidewalks on 59TH ST, from 13th to 14th av.

62D ST.—To regulate, grade, set cement curb and lay cement sidewalks on 62D ST., from 13th to 14th av.

73D ST.—To regulate and grade to width of 24 ft. on each side of the centre line, set cement curb and lay cement sidewalks on 73D ST, from 13th to 14th av.

82D ST.—To regulate, grade, set cement curb and lay cement sidewalks on 82D ST, from 18th to 20th av.

82D ST.—To pave 82D ST with asphalt on concrete foundation, from 18th to 20th av.

BAY 23D ST.—To rescind resolution of Jan. 24, 1912, initiating proceedings to regulate, grade, set cement curb and lay cement sidewalks on BAY 23D ST, from Benson av to 86th st.

BAY 23D ST.—To pave BAY 23D ST with asphalt on concrete foundation, from Benson av to 86th st.

AV I.—Recommending to the Board of Estimate and Appointment that the roadway width of AV I, bet Brooklyn av and East 40th st, be changed from 44 ft. to 34 ft.

AV L.—To pave AV L with asphalt on concrete foundation, from East 34th st to Flatbush av.

83D ST.—To set cement curb and lay cement sidewalks and to pave with asphalt on concrete foundation 83D ST, from 16th to 17th av.

OVINGTON AV.—To regulate, grade, set cement curb and lay cement sidewalks on OVINGTON AV, from 14th to 15th av.

OVINGTON AV.—To pave OVINGTON av with asphalt on concrete foundation, from 14th to 15th av.

STORY ST.—To regulate, grade, set cement curb and lay cement sidewalks on STORY ST, from Church av to Louisa st.

TROY AV.—To rescind resolution of Sept. 15, 1911, initiating proceedings to regulate, grade the sidewalks and to lay cement sidewalks 5 ft. in width on each side of TROY AV, bet Eastern Parkway and Lincoln pl.

OCEAN AV.—To rescind resolution of June 9, 1909, initiating proceedings to pave OCEAN AV with asphalt on concrete foundation, bet Emmons av and Neck rd.

OCEAN AV.—To amend resolution of June 9, 1909, initiating proceedings to set curb on concrete and lay cement sidewalks on OCEAN AV, bet Emmons av and Neck rd, by excluding from the provisions thereof that portion of Ocean av bet Neck rd and Jerome av, and to make the amended resolution read as follows: "To set curb on concrete and lay cement sidewalks on OCEAN AV, bet Emmons av and Jerome av."

OCEAN AV.—Requesting the Board of Estimate and Apportionment to amend its resolution of June 29, 1911, giving authorization to set curb on concrete and lay cement sidewalks on OCEAN AV, bet Emmons av and Neck rd, by excluding from the provisions thereof that portion of OCEAN AV bet Neck rd and Jerome av, and to make the amended resolution read as follows: "To set on concrete and lay cement sidewalks on OCEAN AV, bet Emmons av and Jerome av."

SHERMAN ST.—That the lots lying on the east side of Sherman st, bet Reeve pl and Greenwood av, known as Nos. 19, 40, 43 and 46, Block 5279, be enclosed with a board fence 6 ft. high, at the expense of the owner or owners of said lots. Estimated cost, $70; assessed valuation, $23,000.

SULLIVAN ST.—To construct a sewer in SULLIVAN ST, bet Nostrand and Rogers avs.

AV F.—To construct a sewer basin on AV F, at the northeast corner of 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. Estimated cost, $200; assessed valuation, $30,600.

LINCOLN RD AND EAST NEW YORK AV.—To regulate, grade, set cement curb and lay cement sidewalks on LINCOLN RD, from Nostrand av to a point about 500 ft. east thereof; and to regulate, grade, set cement curb and lay cement sidewalks on EAST NEW YORK AV, from a point about 500 ft. east of Nostrand av to Utica av.

EAST NEW YORK AV.—To regulate, grade, set cement curb and lay cement sidewalks on EAST NEW YORK AV, from Schenectady av to Utica av.

NEWKIRK AV.—To amend resolution of July 20, 1910, initiating proceedings to open LAWRENCE AV, from 47th st to Gravesend av, by providing for the opening of NEWKIRK AV, 50 ft. wide, bet Ocean Parkway and 1st st.

NEWKIRK AV.—Recommending to the Board of Estimate and Apportionment to narrow NEWKIRK AV, bet Ocean Parkway and 1st st, from 60 ft. to 50 ft., so as to agree with the old street here in use.

WEST ST.—To regulate, grade, set cement curb and lay cement sidewalks on WEST ST, from Cortelyou rd to 39th st.

WEST ST.—To pave WEST ST with asphalt on concrete foundation, from 39th to 43d st.

EAST 23D ST, VANDERVEER PL.—To construct a sewer in EAST 23D ST, from Clarendon rd to Av D, and an outlet sewer in VANDERVEER PL, from East 23d st to Flatbush av.

AV N.—To regulate, grade, set cement curb and lay cement sidewalks on AV N, from Ocean av to Kings Highway.

EAST 25TH ST.—To pave EAST 25TH ST with asphalt on concrete foundation, from Clarendon rd to Canarsie la.

AV N.—Recommending to the Board of Estimate and Apportionment that the roadway width of AV N, bet Coney Island av and the Brighton Beach railroad, be changed from 44 ft. to 34 ft.

AV N.—To pave AV N with asphalt on concrete foundation, from Coney Island av to the Brighton Beach railroad.

BENSON AV, BAY 35TH ST.—To fill in Lots 43, 48 and 53, in Block 6874, bet Benson and Bath avs and Bay 34th and Bay 35th sts.

86TH ST, 23D AV.—To fill to the legal grade Lots 29, 32, 35, 38, 43, 54 and 63, in Block 6861, located bet 86th st and Benson av and 23d av and Bay 34th st.

Local Board of Bay Ridge.

AT BOROUGH HALL, BROOKLYN, ON JUNE 5, AT 2.30 P. M.

35TH ST.—That the lot lying on the south side of 35TH ST, bet 3d and 4th avs, known as No. 20, Block 692, and on the north side of 35TH ST, bet 3d and 4th avs, known as No. 48, Block 688, also lot lying in the south side of 34TH ST, bet 3d and 4th avs, known as No. 31, Block 688, be enclosed with a board fence 6 ft. high, at the expense of the owner or owners of said lots. Estimated cost, $200. Assessed valuation, $36,400.

35TH ST.—That the sidewalks lying on the south side of 35TH ST, bet 3d and 4th avs, known as No. 20, Block 692, and on the north side of 35TH ST, bet 3d and 4th avs, known as No. 48, Block 688, be paved with cement 5 ft. in width, at the expense of the owner or owners of the lots in front of which the sidewalks are to be laid. Estimated cost, $380. Assessed valuation, $30,800.

6TH AV.—That the lot lying on the east side of 6TH AV, bet 21st and 22d sts, known as No. 3, Block 898, be enclosed with a board fence 6 ft. high, at the expense of the owner or owners of said lot. Estimated cost, $32. Assessed valuation, $4,500.

WAKEMAN PL.—To rescind resolution of April 10, 1907, initiating proceedings to open WAKEMAN PL, from 1st to 3d av.

WAKEMAN PL, ETC.—Requesting the Board of Estimate and Apportionment to rescind its resolution of March 13, 1908, to open WAKEMAN PL, from 1st to 3d av, and 67TH ST, from 1st to 3d av.

67TH ST.—To rescind resolution of October 31, 1907, initiating proceedings to open 67TH ST, bet 1st and 3d avs.

68TH ST.—To pave 68TH ST with asphalt on concrete foundation, from 2d to 3d av, with the exception of a strip 12 ft. in width, centrally located, extending from 3d av to a line 140 ft. west thereof, and to pave said strip with a granite block pavement on a concrete foundation.

78TH ST.—To regulate, grade, set cement curb and lay cement sidewalks on 78TH ST, bet 2d av and Narrows av.

78TH ST.—To construct a sewer in 78TH ST, from 2d av to Narrows av.

BATTERY AV.—To set cement curb and lay cement sidewalks on BATTERY AV, from 90th to 92d sts.

68TH ST.— To construct a sewer in 68TH ST, from 3d av west to the sewere sumit bet 2d and 3d avs.

41ST ST.—Grade to the level of the curb Lot 51, Block 917, the north side of 41ST ST, bet 5th and 6th avs.

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 Staten Island.

AT BOROUGH HALL, ST. GEORGE, MAY 21.

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

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

NEW DORP LA.—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. The matter of NEW DORP LA was laid over until next October; while the resolutions pertaining to 8TH ST and 2D ST were both adopted.

Local Board of the Heights.

AT BOROUGH HALL, BROOKLYN, ON MAY 23.

DOCK ST.—Recommending to the Board of Estimate changes in the line of DOCK ST, from Water st to East river, by closing DOCK ST as now laid out, and LAYING IT OUT from Water st to the bulkhead line of East river AS SHOWN on a diagram. Laid over until June 10.

PACIFIC ST.—To enclose with a board fence 6 ft. high, lot 19, block 282, on the north side of PACIFIC ST, bet Columbus and Emmett sts, at the expense of the owner. Adopted.

MARSHALL ST.—Recommending to the Board of Estimate the closing and discontinuing of MARSHALL ST, bet Hudson av and Gold st. Laid over until June 10.

Local Board of Bay Ridge.

AT BOROUGH HALL, BROOKLYN, ON MAY 20.

80TH ST.—To regulate, grade, etc., from 13th to 14th av. Adopted.

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

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

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. Adopted.

56TH ST.—To regulate, grade, etc., from 12th to 13th av. Adopted as amended, as follows: "To regulate and grade to a width of 24 ft. on each side of the center line, set cement curb and lay cement sidewalks, from 12th to 13th avs."

56TH ST.—To pave with asphalt on concrete foundation, from 12th to 13th av. Adopted as amended, as follows: To regulate and grade to a width of 24 ft. on each side of the center line, set cement curb and lay cement sidewalks, from 12th av to 13th av.

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

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

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. Laid over.

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. Laid over.

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. Referred to the Park Commissioner.

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. Referred to the Park Commissioner.

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. Adopted.

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 lots. Adopted.

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

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, from 41st st to a line about 100 ft. south of 52d st." Adopted.

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 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, from 41st st to a line about 100 ft. south of 52d st." Adopted.

Local Board of Flatbush.

AT BOROUGH HALL, BROOKLYN, ON MAY 20.

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. Adopted.

36TH ST. NEW UTRECHT RD.—To amend resolution of January 12, 1912, initiating proceedings to regulate, grade, etc., on 36TH ST, from East 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. Adopted.

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

AV I.—To regulate, grade, etc., from Coney Island av to the right of way of the Brighton Beach Railroad. Adopted as amended, by adding "between East 15th and East 16th sts."

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

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

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

AV N.—To regulate, grade, etc., from East 15th st to Coney Island av. Adopted as amended by striking out sidewalks.

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

AV I.—To construct sewers in AV I, from a point 100 ft. east of Brooklyn av to East 39th st, 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. Adopted.

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

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

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

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

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. Adopted.

55TH ST.—To amend resolution of March 31, 1910, initiating proceedings to regulate and grade to a width of 24ft. 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 24ft. 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." Adopted.

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

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." Adopted.

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

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

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

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

SULLIVAN ST.—To construct sewer from Franklin to Bedford avs. Adopted.

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

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

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. Adopted.

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

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

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

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. Adopted.

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 of owners of the lots fronting on the portions of the streets draining into said basin. Adopted.

FORT HAMILTON AV.—That the lot lying on the ast 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. Adopted.

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

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

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

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

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

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

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." Adopted.

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

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

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

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. Adopted.

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. 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.

145TH ST. CROSSTOWN RAILROAD CO.—Petition for a franchise to construct, maintain and operate a STREET SURFACE RAILWAY beginning at the intersection of 145TH ST AND LENOX AV upon and along 145TH ST to the intersection of 145TH ST AND BROADWAY. Referred back to the Bureau of Franchises.

DRY DOCK, BROADWAY & BATTERY RAILROAD CO.—Resolution adopted by the Board on May 9, 1912, granting the company a franchise to construct, maintain and operate a SINGLE TRACK EXTENSION to its existing line on Canal st, from the east side of Broadway to Church st, and upon and along CHURCH ST, bet Lispenard st and Canal st. Approved by the Mayor.

NEW YORK DISTRICT TELEGRAPH CO.—In the matter of the company maintaining five underground circuits leased from the New York Telephone Co. in the streets of the LOWER SECTION of Manhattan. It is directed that the company furnish the Board complete information as to its franchises, if any, and operations conducted by it.

SOUTH SHORE TRACTION CO., ETC.—In the matter of the receivers for the SOUTH SHORE TRACTION CO., ETC., June 6 is fixed as a date for a public hearing.

MERCANTILE BURGLAR ALARM CO.—Petition for a FRANCHISE to construct and conduct through subway ducts electric wires for telephone and telegraph purposes in the operation of a BURGLAR ALARM AND POLICE PATROL BUSINESS from the Battery to the north side of Reade st and from the East River to the North River. Referred to the Bureau of Franchises.

HOLMES ELECTRIC PROTECTIVE CO.—In the matter of the use and occupation of the streets without authority. It is directed that the company present a verified petition for a franchise to the Board of Estimate on or before May 31.

INTERBOROUGH RAPID TRANSIT CO.—In the matter of UNAUTHORIZED BRIDGES across certain streets and sidewalks in MANHATTAN and suggesting that the matter be taken up so as to legally authorize such structures and in order that proper compensation be made therefor. It is ordered that the Interborough Rapid Transit Co. present a petition for such rights to the Board of Estimate on or before June 15 and advise the Board on or before June 1 as to its intentions in the premises.

UNION THEOLOGICAL SEMINARY.—Application for permission to install, maintain and use A PIPE under and across CLAREMONT AV, north of West 120th st, connecting premises of the applicant on opposite sides of said street for the purpose of conveying steam, electric current, etc. Adopted.

NEW YORK QUOTATION CO.—In the matter of the use and occupation of the streets without authority. Extension of time until June 1 to present its petition.

NEW YORK INDEPENDENT TELEPHONE CO.—In the matter of the company operating signal wires and using the streets without legal authority. The company is directed to submit a petition for a franchise on or before June 7 and advise the Board on or before May 31 as to its intentions in regard to complying with this direction.

ARMORY BOARD, NAVAL MILITIA.—In the matter of $458.33 to provide for the rent of office room in the building 2 RECTOR ST under lease to the city for the use of the foregoing Board during 1912. Referred to the Comptroller.

NEW YORK PUBLIC LIBRARY.—Request from the Executive Committee of the library that the city acquire certain lands needed for an additional entrance to the HUDSON PARK BRANCH for the proposed extension of 7th av. Referred to the Comptroller.

LEXINGTON AV. SUBWAY.—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 2A, Route 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 authorize the issue of $912,-351.60 corporate stock to provide means for the execution of said contract. Laid over until May 31.

NEW MUNICIPAL BUILDING.—In regard to the bids for the installation of elevators in the NEW MUNICIPAL BUILDING by the Otis Elevator Co. and Robert Wetherill Co., Inc., on elevators of THREE different speeds. The bid of the ROBERT WETHERILL CO., INC., being the lowest, it was accepted.

8TH POLICE PRECINCT.—Report of the Comptroller recommending approval of the form of contract as amended, together with specification and estimate of cost ($149,100), for the construction of the proposed NEW STATION HOUSE, PRISON AND GARAGE for the 8TH POLICE PRECINCT, to be located on the southwest corner of BEACH AND VARICK STS. Adopted.

FIRE PROTECTION, PUBLIC SCHOOLS.—Report of the Comptroller recommending amended form of contract and plans, specifications, etc., for FIRE PROTECTION at PUBLIC SCHOOLS 12, 22, 28, 33 AND 46. Adopted.

AMERICAN MUSEUM OF NATURAL HISTORY.—Report of the Comptroller recommending approval of the amended form of contract with TROWBRIDGE & LIVINGSTON for services in preparing preliminary sketches, etc., and an estimate of cost for an ADDITION to the foregoing institution, at a fee of $7,200. Adopted.

N. Y. CENTRAL & HUDSON RIVER R. R.—Report of the Chief Engineer of the Board of Estimate submitting certificates Nos. 1C, 2C and 3A, presented by the NEW YORK CENTRAL AND HUDSON RIVER RAILROAD CO. in accordance with the provisions of chapter 425 of the Laws of 1903, the agreement of June 19, 1903, and amendatory acts and agreements, showing the value of the work done on the VIADUCTS CROSSING THE GRAND CENTRAL YARD bet 45th and 56th sts, indicating the sums which the city should pay toward the expense of these structures, as follows: Certificate 1C, $37,500; certificate 2C, $4,341.70; certificate 3A, $37,500, and recommending that the Comptroller be authorized to pay the sums called for in the several certificates, amounting to $79,341.70, from the proceeds of corporate stock heretofore authorized, to be used in defraying the city's share of the cost of this work. Adopted.

BUDGETARY PUBLICITY.—Report of the Committee on BUDGETARY PUBLICITY requesting suggestions regarding the BUDGET FOR 1913. Adopted.

NEW POLICE PRECINCT STATION.—Report of the Comptroller recommending approval of the amended form of preliminary contract for services of BEVERLY S. KING, architect, for the preparation of preliminary drawings, etc., for the construction of a STATION HOUSE for a NEW PRECINCT to be formed from a part of the 36TH PRECINCT and part of the 43D PRECINCT at premises Nos. 229 to 233 WEST 123D ST. Adopted.

COLUMBIA ST, ETC.—Report of the Comptroller recommending approval of the AMENDED form of contract, specifications and estimate of cost ($17,000) for transferring taps and rearranging connections on existing water mains on COLUMBIA, GREENE, ELIZABETH and VARIOUS OTHER STREETS. Adopted.

BRONX.

EAST 178TH ST.—Changing the grade from Burnside av to Webster av. Adopted.

SPUYTEN DUYVIL RD, ETC.—Changing the lines of the STREET SYSTEM bounded by Spuyten Duyvil rd, West 231st st, Tibbett av and West 230th st; and in the territory bounded by West 238th st, Waldo av and Spuyten Duyvil rd. Adopted.

EAST 222D ST, ETC.—Closing and discontinuing EAST 222D ST bet Webster av and a line about 75 ft. west of Chapin av; changing the grade of EAST 222D ST from a line about 75 ft. west of Chapin av to White Plains rd; changing the grade of CHAPIN AV from East 220th st to East 224th st; and changing the grade of CARPENTER AV from East 221st st to East 223d st. Adopted.

WILSON AV, ETC.—Proposed area of assessment and acquiring title to WILSON AV, from Neil av to Needham av; HICKS ST, from East 215th st to Wilson av; and EAST 215TH ST, from Hicks st to Wilson av. Adopted.

BURKE AV, ETC.—Acquiring title and fixing area of assessment to BURKE AV, from Boston rd to Eastchester rd. Adopted.

STREET SYSTEM.—Change in the STREET SYSTEM bounded by Tremont av, Sedgwick av, Burnside av and Aqueduct av. Public hearing on June 27.

CASTLE HILL AV.—Petition for an extension of the area of assessment in the proceeding for acquiring title to CASTLE HILL AV, from West Farms rd to the public place at its south terminal and to the said PUBLIC PLACE. Denied.

BRONX RIVER AV.—Acquiring title to BRONX RIVER AV, from Walker av and Rosedale av to East 174th st. Public hearing on June 27.

EAST 166TH ST.—Acquiring title and fixing area of assessment, from Brook av to the west right of way line of the New York & Harlem Railroad. Public hearing on June 27.

RIVERDALE AV.—Acquiring title to RIVERDALE AV, from its junction with Spuyten Duyvil rd, near West 231st st, to the land acquired for Spuyten Duyvil Parkway. Public hearing on June 27.

THROGS NECK BOULEVARD.—Petition of Wm. H. Snowden, etc., requesting that a portion of the expense of acquiring title to THROGS NECK BOULEVARD, from Eastern Boulevard to Shore Drive, be assumed by the city at large. Referred to the President of the Bronx.

WEST 254TH ST.—Rule map, damage map and profile in the proceeding for acquiring title to WEST 254TH ST, from Broadway to Fieldston rd. Adopted.

WEST 172D ST.—Rule map, damage map and profile in the proceeding for acquiring title to WEST 172D ST, from Plimpton av to Aqueduct av and from Shakespeare av to Jesup av. Adopted.

ST. RAYMOND AV.—Rule map, damage map and profile in the proceeding for acquiring title from Hoguet av to Williamsbridge rd. Adopted.

DISTRICTS 43-B2, 43-C1 AND 43-E1.—Modification in the drainage plan. Adopted.

EDGEWATER RD.—Sewer, from Seneca av to Garrison av, and a modified plan for the drainage of this street bet the points named. Also providing for the preliminary work. Both Adopted.

WHITE PLAINS RD, ETC.—Sewers in WHITE PLAINS RD, from East 177th st to Walker av; in WOOD AV, from White Plains rd to Beach av; in McGRAW AV, from White Plains rd to East 177th st; in EAST 177TH ST, from McGraw av to Theriot av; in LELAND AV, from McGraw av to Wood av; THERIOT AV, from East 177th st to Wood av. Preliminary work. Adopted.

FULLER ST.—Regulating and grading, from Seddon st to Zerega av. Preliminary work. Adopted.

GLEBE AV.—Regulating and grading, from Westchester av to Zerega av. Preliminary work. Adopted.

BEACH AV.—Grading BEACH AV, from Bronx River av to Westchester av, and curbing and flagging this street, from Bronx River av to Clason Point rd. Adopted.

HARLEM RIVER & PORTCHESTER R. R.—Application for the consent of the Board of Estimate to a grant in fee by the Commissioners of the Land Office of certain land under the water of EASTCHESTER CREEK required for the construction of the railroad across said creek. Referred to the Bureau of Franchises.

Go to the WATSON To-day

The Big Private Sale of 210 City Lots Starts at Noon

Streets ceded to the city.

Lots ready to build on *now*.

Buy early and the profits are yours.

No assessments on lots in the Watson.

Easy terms to buyers—*better than auction terms.*

Streets regulated, graded, sewered, curbed and paved.

City water, gas and underground electric service will be installed without expense to the buyer.

Watson A-RE-CO District

Remember that the Watson is only six blocks up Westchester Avenue from the present Simpson Street Subway Station—double track surface line on Westchester Avenue.

Remember that the Broadway-Lexington Avenue Subway *now under construction* will have *two* stations on two corners of the Watson and one is planned at Elder Avenue in the middle of the property.

Remember that back of this sale is the American Real Estate Company with assets of over twenty-four millions. This company is now building nine five-story apartment houses on the Watson.

American Real Estate Company

Telephone: 6671 Bryant

Office on Property
Main Office:
527 Fifth Avenue New York City

Sale begins Noon To-day

WEBSTER AV, ETC.—Report of the Comptroller recommending approval of the amended form of contract, plans, etc., and estimate of cost ($7,500) for hauling and laying water mains in WEBSTER AV and in the GRAND BOULEVARD AND CONCOURSE. Adopted.

HERING AV, ETC.—Acquiring title to HERING AV, from Bronx and Pelham Parkway South to Sacket av; TEN BROECK AV, from Bronx and Pelham Parkway South to Pierce av; to SACKET AV, from Williamsbridge rd to the prolongation of the east line of Newport av. Also, fixing an area of assessment. Adopted.

EASTCHESTER RD, ETC.—Acquiring title to EASTCHESTER RD, from Williamsbridge rd to Laconia av; SEYMOUR AV, from Eastchester rd to Hicks st; SACKET AV, from the prolongation of the east line of Newport av to Eastchester rd. Public hearing on June 27.

MACLAY ST.—Request from Anna W. Hoctor that the Corporation Counsel be authorized to apply for the confirmation of the awards for damage parcels 84 and 84-A falling within the lines of MACLAY AV. All of the awards within the lines of MACLAY AV were confirmed, without waiting for those in other streets affected.

BROOKLYN.

BRIDGE APPROACH.—In the matter of acquiring title to the property bounded by HIGH, WASHINGTON AND FULTON STS, for the purpose of laying out a more suitable APPROACH to the Brooklyn Bridge. Laid over for four weeks.

CHESTER AV.—Regulating, grading, etc., from Fort Hamilton av to Louisa st. Adopted.

EAST 14TH ST.—Sewer, from Ditmas av to Newkirk av. Adopted.

73D ST.—Sewer, from 10th to 11th av. Adopted. Title vests in the city on June 1, 1912.

72D ST.—Sewer, from 10th to 11th avs. Adopted.

BROOKLYN & NORTH RIVER RAILROAD.—Petition for a franchise to construct, maintain and operate a double track street surface railway, by overhead trolley system, from Canal st and Bowery, Manhattan, upon and along CANAL ST to Manhattan Bridge and ACROSS said bridge to Nassau st to Flatbush av extension to a terminal at or near FLATBUSH AV EXTENSION AND FULTON ST; also, to operate by TRACKAGE AGREEMENT WITH EXISTING COMPANIES from Canal st and the Bowery upon and along various streets to the North River at or near DESBROSSES ST FERRY; also, to OPERATE A LOCAL SERVICE on the MANHATTAN BRIDGE bet the Manhattan and Brooklyn termini. Referred back to the Bureau of Franchises.

ATLANTIC AV.—Communication from E. J. Megarr, president of the Atlantic Av and Brooklyn Improvement Association transmitting petition signed by himself and others suggesting certain conditions to be incorporated in the contracts granting franchises for street surface railways on ATLANTIC AV, as applied for by these companies. Referred back to the Bureau of Franchises.

ICE MANUFACTURING CO.—Application for permission to construct, maintain and use A TUNNEL under and across JUNIUS ST, north of Dumont av, connecting the artificial ice plant of the petitioner with the yard of the Long Island Railroad Co. opposite the plant. Adopted.

RECREATION PIER.—Request for a public hearing in regard to the question of locating a RECREATION PIER at the foot of STATE ST. Referred to the Recreation Commission.

FLATBUSH WATER WORKS.—Communication from the Corporation Counsel referring to the PURCHASE by the city of certain water mains, etc., from the FLATBUSH WATER WORKS CO. and stating that the city CAN PROCEED to acquire these mains at the prices already approved by the Board of Estimate and pay for same out of the authorization of CORPORATE STOCK adopted by the Board, PROVIDED that compliance shall be had with SECTION 471 of the Charter; and, it will NOT be necessary for the Water Commissioner to renew his request to the Board of Aldermen for authority to purchase without public letting. Referred to the special committee composed of the Comptroller and Chief Engineer Lewis.

CHILDREN'S BRANCH MUSEUM.—Report of the Comptroller, referring to the request of the Commissioner of Parks, for APPROVAL of a form of preliminary contract with Ludlow & Peabody, for services as architects in furnishing and preparing preliminary studies and specifications for CHILDREN'S BRANCH MUSEUM of the Brooklyn Institute of Arts and Sciences, and recommending that this form of contract be RETURNED to the Commissioner as the contract provides for the construction of the completed building at an estimated cost of $175,000, whereas the authorization of corporate stock for the construction and equipment of the CHILDREN'S MUSEUM, including architect's and engineering fees, adopted by the Board on July 17, 1911, amounted to $92,500 only. No subsequent authorization has been adopted and the approval of the contract calling for more than the appropriation does not appear to be proper. Adopted, to return form of contract.

BROOKLYN WATER FRONT.—Request of the Dock Commissioner for the appointment of a committee to consider the South Brooklyn Dock Front and Terminal question. Referred to a standing committee on harbor matters with Borough President Steers as an additional member.

SHARON ST.—The resolution of March 21, 1912 to vest title to the bed of SHARON ST, from Olive st to Morgan av, on May 1, 1912 IS RESCINDED because title WAS VESTED on March 27, 1912.

BROOKLYN AND QUEENS.

PURCHASE OF PRIVATE WATER COMPANIES.—Report of the Comptroler and the Chief Engineer of the Board of Estimate to whom was referred on April 11, 1912, a communication from the Commissioner of Water Supply, etc., submitting the matter of acquiring the private water companies in Queens and Brooklyn. Laid over for 2 weeks.

PAVEMENTS.—Report of the Chief Engineer of the Board recommending the adoption of a resolution classifying pavements into permanent and preliminary pavements. Laid over until May 31.

PUBLIC HEARINGS.

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

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

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

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

By the Board of Assessors.

320 BROADWAY, MANHATTAN.

PROPOSED ASSESSMENTS.

The following proposed assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested. All persons whose interests are affected by the following assessments, and who are opposed to the same, or either of them, are requested to present their objections, in writing, to the Secretary of the Board of Assessors at the above address, on or before June 18, 1912, at 11 a. m., at which time and place the said objections will be heard and testimony received in reference thereto:

MANHATTAN.

WEST 218TH ST.—Regulating, grading, etc., from Broadway to Seaman av. Area of assessment: Blocks 2243, 2244, 2250, 2251 and 2252. List 2134.

BRONX.

WEST 231ST ST, ETC.—Sewers in WEST 231ST ST, bet Broadway and Kingsbridge av; and in KINGSBRIDGE AV, bet West 230th and West 232d sts. Area of assessment: Blocks 3403 and 3404. List 2438.

CORLEAR AV, ETC.—Sewers in CORLEAR AV, bet West 230th and West 232d sts; and in WEST 231ST ST, bet Corlear av and Kingsbridge av. Area of assessment: Blocks 3403 and 3406. List 2316.

QUEENS.

FREEMAN AV.—Regulating, grading, etc., and laying crosswalks from Crescent to William st, 1st Ward. Area of assessment extends to within one-half the block at the intersecting and terminating streets. List 2545.

BROOKLYN.

95TH ST.—Regulating, grading, etc., bet 5th and Fort Hamilton avs, together with a list of awards for damage caused by a change of grade. List 1976.

67TH ST.—Regulating, grading, etc., both sides of 67TH ST, bet Fort Hamilton and 14th avs. List 2354.

APOLLO ST.—Regulating, grading, etc., from Meeker av to Bridgewater st. List 2445.

NOTE.—The area of assessment of the abovementioned Brooklyn lists extends to within one-half the block at the intersecting and terminating streets.

DIXON PL.—Sewer bet Prospect and Sands sts. List 2492.

89TH ST.—Sewer bet 2d and 3d avs. List 2496.

HUMBOLDT ST.—Sewer from Norman to Meserole av. List 2500.

MONTAUK AV.—Sewer from a point 277 ft. south of New Lots rd south to Hegeman av. Area of assessment: Blocks 4455 and 4456. List 2501.

19TH AV.—Sewer bet 50th and 51st sts. Area of assessment: Blocks 5461 and 5462. List 2502.

OTSEGO ST.—Sewer from Sigourney to Beard st. Area of assessment: Blocks 600, 606, 607, 612 and 613. List 2403.

68TH ST.—Sewer bet New Utrecht and 16th avs. List 2504.

43D ST AND 9TH AV.—Sewer basins at the north and west corners. Area of assessment: Blocks 733 and 925. List 2529.

53D ST AND 8TH AV.—Sewer basins at the north and west corners. Area of assessment: Blocks 810 and 818. List 2531.

EXAMINATION OF COMMISSIONERS.

The commissioners mentioned in each of the following proceedings will attend a Special Term of the Supreme Court for the hearing of motions, County Court House, Brooklyn, on June 4, at the opening of court, to be examined under oath as to their qualifications; and they are subject to challenge by any one interested.

INGRAHAM ST, BROOKLYN.—Acquiring title, from Stewart av to Flushing av, 18th Ward. Elmer G. Sammis, Jos. A. Kennedy and Edw. W. C. Cunningham, commissioners.

KINGSTON AV, BROOKLYN.—Acquiring title, from Union st to Malbone st, 24th Ward. Howard O. Wood, James T. Williamson and Edward Lyons, commissioners.

26TH AV, BROOKLYN.—Acquiring title to 26TH AV, from Stillwell av to Harway av, excluding the right of way of the Brooklyn, Bath & West End Railway, 31st Ward. Frederick E. Gunnison, William McKinney and Charles Harwood, commissioners.

LOCUST ST, QUEENS.—Acquiring title to the lands, etc., required for opening and extending LOCUST ST, from Skillman av to Borden av, 1st and 2d Wards. Wm. Rasquin, Jr., Edward Duffy and Arthur M. McKnight, commissioners in the above proceeding, will attend a Special Term of the Supreme Court for the hearing of motions, in the Queens County Court House, Long Island City, on June 6, to be examined as to their qualifications by any one interested.

BILLS OF COST.

4TH AV, RICHMOND.—Acquiring title to the lands, etc., required for opening and extending 4TH AV, from Monroe av to Tompkins av, 1st Ward. The bill of costs in the above matter will be presented, for taxation, to a Special Term of the Supreme Court for the hearing of motions, County Court House, Brooklyn, on June 5, at 10 a. m.

SUYDAM ST, ETC, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending SUYDAM ST, from Irving av to the borough line; and WILLOUGHBY AV, from Irving av to the borough line, 27th Ward. The bill of costs in the above proceeding will be presented, for taxation, to a Special Term of the Supreme Court, at the County Court House, Brooklyn, on May 31, at 10.30 a. m.

CHAUNCEY ST, ETC., QUEENS.—Acquiring title to lands, etc., required for opening and extending CHAUNCEY ST, from Hoyt av to Winthrop av; and GOODRICH ST, bet Flushing and Winthrop avs, 1st Ward. The bill of costs in the above matter 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 June 3, at 10 a. m.

NOTICES TO PRESENT CLAIMS.

CROCHERON ST, RICHMOND.—Acquiring title to the lands, etc., required for AN EASEMENT for sewer purposes in CROCHERON ST and along NORTHFIELD DITCH, from Richmond av to Blackford av, 3d Ward. All persons having any claim on account of the above proceeding must present same, in writing, to Wm. Allaire Shortt, Robt. G. Tompkins and Stuart H. Walker, commissioners, at 90 West Broadway, Manhattan, on or before May 31; and, they will hear all such parties, in person, on June 4, at 12.15 p. m.

COTTON ST, RICHMOND.—Acquiring title to the lands, etc., required for opening and extending from Arrietta st to Griffin st, 2d Ward. All persons having any claim on account of the above proceeding must present same, in writing, to Wm. W. Bryan, Samuel H. Evins and Jas. T. Rourke, commissioners, at 90 West Broadway, Manhattan, on or before May 31; and, they will hear all such parties, in person, on June 4, at 11 a. m.

By Comm'rs of Estimate and Appraisal.

MANHATTAN TERMINAL, BROOKLYN BRIDGE.—Acquiring title to certain real estate, tenements, hereditaments, corporeal or incorporeal rights in the same, and any and all rights and interests therein, including unexpired terms of leases thereof, not now owned by The City of New York, situated in the Borough of Manhattan, duly selected and specified by the Commissioner of Bridges, with the approval of the Board of Estimate and Apportionment of said City, pursuant to the provisions of chapter 712 of the Laws of 1907, for the RECONSTRUCTION of the west or MANHATTAN TERMINAL of the NEW YORK AND BROOKLYN BRIDGE. John H. Judge, Wm. A. Purrington and Jas. S. Meng, commissioners in the above proceeding, have deposited their report with the Board of Estimate, for public inspection; and all persons opposed to the same must present their objections, in writing, to the commissioners, at room 402, 258 Broadway, on or before June 1; and they will hear all such parties, in person, on June 4, at 2 p. m.

By Comm's of Estimate and Assessment.

ROSEDALE AV, BRONX.—Acquiring title to the lands, etc., required for opening and extending ROSEDALE AV, bet Westchester av and West Farms rd; COMMONWEALTH AV, bet Westchester av and West Farms rd; ST. LAWRENCE AV, bet Westchester av and West Farms rd; TAYLOR (Harrison) AV, bet Westchester av and West Farms rd; LELAND (Saxe) AV, bet Westchester av and West Farms rd; BEACH AV (173d st), bet Gleason av and West Farms rd; THERIOT AV (175th st), bet Gleason av and West Farms rd, 24th Ward. Edw. H. Nicoll and John W. Stocker, commissioners of estimate in the above proceeding, have completed their estimate of damage; and all persons opposed to the same must present their objections, in writing, to the commissioners, at 90 West Broadway, Manhattan, on or before June 12; and they will hear all such parties, in person, on June 14, at 11.45 a. m.

Edw. H. Nicoll, commissioner of assessment in the above proceeding, has completed his estimate of benefit; and all persons opposed to the same must present their objections, in writing, to the commissioner, at 90 West Broadway, Manhattan, on or before June 12; and he will hear all such parties, in person, on June 17, at 11.45 a. m.

An Opportunity for New York Real Estate Men

TO the north of New York City, among the rolling hills of Westchester, are innumerable beautiful suburban home sites that are attracting city dwellers by the thousands. Every one of these converts to country life needs an experienced real estate man to help him in the finding and selection of a home. They turn first, naturally, to some whom they know or to the city real estate broker nearest them. Usually they find that this city broker can give them no help because he knows nothing of Westchester real estate.

Herein lies a lesson and an opportunity for New York real estate men.

The New York, Westchester & Boston Railway Company has just completed its lines and opened them to the public. As a result not only have already populated sections of many of Westchester's most beautiful towns, including Mount Vernon and New Rochelle, been made more accessible, but also much new country has been opened up.

Westchester is to become more popular than ever before. New York real estate men should inform themselves about this great territory; be ready to give information with regard to it and help prospective purchasers to locate.

This information is easy to obtain. Descriptive booklets and maps will be gladly furnished upon request by the

New York, Westchester and Boston Railway Company

Grand Central Terminal **New York City**

By Comm'rs of Estimate and Assessment.

AT BUREAU OF STREET OPENINGS, 90 WEST BROADWAY, MANHATTAN.

MONDAY, MAY 27.

EDEN AV, BRONX.—From East 172d st to East 174th st. (Assessment.) At 3 p. m.

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

KNOX ST, ETC., RICHMOND.—KNOX ST, from Richmond Terrace to Market st; and, MARKET ST, from Broadway to Burger av. At 11 a. m.

CRESTON AV, BRONX.—From Tremont av to Minerva pl. (Closing.) At 9.15 a. 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.

14TH ST, QUEENS.—From Broadway to Mitchell av. At 3 p. m.

TIBBETT AV, ETC., BRONX.—TIBBETT AV, from West 230th st to West 240th st; CORLEAR AV, from West 230th st to West 240th st. (Assessment.) At 10.30 a. m.

ROCKAWAY BEACH, QUEENS.—Public Park, known as SEASIDE PARK, at ROCKAWAY BEACH, 5th Ward, as shown on a map of the Board of Estimate, etc., etc. At 10.30 a. m.

WEST 184TH ST, ETC., MANHATTAN.—WEST 184TH ST, from Broadway to an unnamed street (Overlook Terrace); and, opening and extending said UNNAMED STREET, from West 184th st to Fort Washington av. (Assessment.) At 9.30 a. m.

TUESDAY, MAY 28.

CANAL ST, MANHATTAN.—Widening, bet the Bowery and Chrystie st. At 12 m.

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

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

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

BLEECKER ST, QUEENS.—From Brooklyn borough line to Forest av. At 12 f.

HAVEMEYER AV, BRONX.—Bet Lacombe and Westchester avs. At 2 p. 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. (Assessment.) At 11 a. m.

BOSTON RD, BRONX.—Bet White Plains rd and north line of the city. At 2 p. m.

EAST 22D (FORMERLY 8TH) ST, BRONX.—From the Bronx river to 7th st. At 3.30 p. m.

WEDNESDAY, MAY 29.

CRUGER AV, ETC., BRONX.—CRUGER AV, from Williamsbridge rd to South Oak drive and from South Oak drive to Gun Hill rd; HOLLAND AV, from Williamsbridge rd to South Oak drive; and MAPLE ST, from Gun Hill rd to East 215th st. At 2 p. m.

CHANGE OF GRADE CLAIMS.

All persons claiming to have been injured by a change of grade in the regulating and grading of the following streets must present their claims, in writing, to the Secretary of the Board of Assessors, 320 Broadway, Manhattan, on or before June 4, at 11 a. m., when testimony will be taken:

QUEENS.

ELY AV, bet Jamaica av and Broadway, 1st Ward. List 2566.

RADDE ST, bet Payntar av and Webster av, 1st Ward. List 2567.

STEVENS ST, from Wyckoff av to Myrtle av, 2d Ward. List 2568.

WEIRFIELD (Willow) ST, bet Wyckoff av and Myrtle av, 2d Ward. List 2569.

WILBUR AV, bet William st and Sunswick st, 1st Ward. List 2570.

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 at the end of each improvement 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.

BROOME AND LEWIS STS.—Restoring asphalt pavement at the southeast corner, 13th Ward. Area of assessment: Lot 40, Block 326. July 15.

WEST 88TH ST AND WEST END AV.—Restoring asphalt pavement at the southeast corner, 12th Ward. Area of assessment: Lot 61, Block 1235. July 15.

AUDUBON AV AND WEST 173D ST.—Restoring asphalt pavement at the northwest corner, 12th Ward. Area of assessment: Lot 22, Block 2130. July 15.

WEST 27TH ST.—Restoring asphalt pavement in front of 330 and 332, 20th Ward. Area of assessment: SOUTH SIDE of WEST 27TH ST, about 350 ft west of 8th av and known as Lots 57 and 58, Block 750. July 13.

WEST 225TH (MUSCOOTA) ST.—Opening and acquiring title, from Broadway to the line dividing the boroughs of Manhattan and the Bronx, 12th and 24th Wards. July 9.

BRONX.

RYER AV.—Regulating, reregulating, grading, regrading, etc., building approaches and erecting fences in RYER AV, from East 183d st to East 184th st; and in EAST 184TH ST, from Grand Boulevard and Concourse to Valentine av, 24th Ward. Area of assessment: Both sides of RYER AV, from East 183d to East 184th st, and both sides of EAST 184TH ST, from Grand Boulevard and Concourse to Valentine av, and to the extent of half the block at the intersecting and terminating streets. July 7.

EXTERIOR ST.—Regulating, grading, etc., building approaches and placing fences, from East 149th st to Jerome av, 23d Ward. Area of assessment: Both sides of EXTERIOR ST, from East 149th st to Jerome av, and to the extent of half the block at the intersecting and terminating streets and avenues. July 10.

HUNTS POINT AV.—Regulating, etc., on the east side, bet. Southern Boulevard and Lafayette av, 23d Ward. Area of assessment: East side of HUNTS POINT AV, from Southern Boulevard to Lafayette av. July 10.

BROOKLYN.

CONEY ISLAND AV.—Paving, bet. the Plaza (at Parkside av) and Av G, 29th Ward. Area of assessment: Both sides of CONEY ISLAND AV, from the Plaza to Av G, and to the extent of half the block at the intersecting and terminating streets and avenues. July 10.

LINCOLN RD.—Paving, etc., bet. Ocean and Flatbush avs, 29th Ward. Area of assessment: Both sides of LINCOLN RD, from Ocean to Flatbush av, and to the extent of half the block at the intersecting avenues. July 10.

12TH AV.—Regulating, grading, etc., bet. 36th and 39th sts, 12th Ward. Area of assessment: Both sides of 12TH AV, from 36th to 39th st, and to the extent of half the block at the intersecting streets. July 10.

49TH ST.—Paving, bet. New Utrecht and 17th avs, 13th Ward. Area of assessment: Both sides of 49TH ST, from New Utrecht to 17th av, and to the extent of half the block at the intersecting avenues. July 10.

76TH ST.—Regulating, grading, etc., bet. 14th and 15th avs. Area of assessment: Both sides of 76TH ST, from 14th to 15th av, and to the extent of half the block at the intersecting streets, 30th Ward. July 7.

59TH ST.—Grading, curbing, etc., bet 7th and Fort Hamilton avs, 8th and 30th Wards. Area of assessment; Both sides of 59TH ST, from 7th to Fort Hamilton av and to the extent of one-half the block at the intersecting avs. July 14.

HUNTINGTON ST.—Paving and curbing, from Henry st to Hamilton av, 12th Ward. Area of assessment; Both sides of HUNTINGTON ST, from Henry st to Hamilton av and to the extent of one-half the block at the intersecting streets. July 14.

HOWARD PL.—Paving, from Windsor pl to Prospect av, 22d Ward. Area of assessment: Both sides of HOWARD PL, from Windsor pl to Prospect pl and to the extent of one-half the block at the intersecting streets. July 14.

STERLING PL.—Regulating, grading, etc., bet Rochester and Utica avs, 24th Ward. Area of assessment: Both sides of STERLING PL, Rochester and Utica avs, and to the extent of one-half the block at the intersecting streets, July 14.

BARBEY ST.—Regulating, grading, etc., and paving, bet Jamaica and Sunnyside avs, 26th Ward. Area of assessment: Both sides of BARBEY ST, bet Jamaica and Sunnyside avs and to the extent of one-half the block at the intersecting streets. July 14.

VAN SICLEN AV.—Regulating, grading, etc., bet New Lots rd and Dumont av, 26th Ward. Area of assessment: Both sides of VAN SICLEN AV, from New Lots rd to Dumont av and to the extent of one-half the block at the intersecting streets. July 14.

SNYDER AV.—Regulating, grading, etc., bet Nostrand and New York avs, 29th Ward. Area of assessment: Both sides of SNYDER AV, bet Nostrand and New York avs to the extent of one-half the block at the intersecting streets. July 14.

AV D.—Regulating, grading, etc., bet East 34th and East 35th sts, 29th Ward. Area of assessment: Both sides of AV D, bet East 34th and East 35th sts and to the extent of one-half the block at the intersecting streets. July 14.

EAST 16TH ST.—Paving and curbing, from Newkirk av to a point about 145 ft north, 29th Ward. Area of assessment: Both sides of EAST 16TH ST, bet the same points. July 14.

EAST 21ST ST.—Regulating, grading, paving, etc., bet Beverley rd and Regent pl, 29th Ward. Area of assessment: Both sides of EAST 21ST ST, from Beverley rd to Regent pl and to the extent of one-half the block at the intersecting streets. July 14.

19TH AV.—Regulating, grading, etc., bet 79th and 86th sts, 30th Ward. Area of assessment: Both sides of 19TH AV, bet 79th and 86th sts and to the extent of one-half the block at the intersecting streets. July 14.

AV I.—Regulating, grading, etc., and paving, bet East 34th and East 35th sts, 32d Ward. Area of assessment: Both sides of AV I, bet East 34th and East 35th sts and to the extent of one-half the block at the intersecting streets. July 14.

AV M.—Paving and curbing, from Ocean av to the east line of East 27th st, 32d Ward. Area of assessment: Both sides of AV M, from Ocean av to East 27th st, and to the extent of one-half the block at the intersecting streets. July 14.

QUEENS.

ELY AV, ETC.—Sewer in ELY AV to the crown south of Wilbur av; and in WILBUR AV, bet. Ely and Van Alst avs, 1st Ward. Area of assessment: Blocks 102 to 107, inclusive. July 7.

REAL ESTATE NEWS.

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

Buying for Improvement the Feature of This Week's Market—Several Good Sized Deals Closed—The Bronx Market Still Holds Strong.

The total number of sales reported in this issue for Manhattan and the Bronx is 71, of which 27 were below 59th street and 31 above, and 13 in the Bronx. The sales reported for the corresponding week last year were 61, of which 20 wtre below 59th street, 25 above, and 16 in the Bronx.

The total number of mortgages recorded in Manhattan this week was 145 and in the Bronx 126. The total number was $6,509,085.

The amount involved in auction sales this week was $1,222,430, and since January, $21,543,605.

Hoyt Property Leased.

The Medford Realty Company, Alexander Kahn, president, which recently bought the Hoyt property at the northwest corner of Fifth avenue and 36th street from the Martin Holding Company, C. Grayson Martin, president, has leased the site to a prominent 23d street retail concern for twenty-one years at an annual net rental of $80,000, or a total of $1,680,000. The site which fronts 31 feet on the avenue and 124.1 feet in the street, with an "L" 44x23 feet, making a total area of 51,100 square feet, is to be improved with a eleven-story building from the plans prepared by Schwartz & Gross.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

BOWERY.—Jacob Finkelstein resold for E. A. Cohen to Max Mandel, 110 Bowery, a 4-sty building on lot 21x103.

DIVISION ST.—Levin & Smith, the present tenants, bought 20 ivision st, a 4-sty building, on a lot 13x117, from Joseph Katz.

EAST BROADWAY.—Hiram Rinaldo resold for Lowenfeld & Prager 44 East Broadway, a 4-sty building, on lot 25x75, to Wilder Bros., who will erect a 7-sty building for their own use. Lowenfeld & Prager bought the property last week from the Conger estate.

ELIZABETH ST.—H. Nelson Flanagan sold for the Wilmurt Realty Co., 79 Elizabeth st, front and rear tenements, on lot 25.2x95.

HUDSON ST.—The Ruland & Whiting Co. sold for the Greenwich Investing Co. the 6-sty fireproof building at 507 Hudson st, which is under lease to the United States government, to Mrs. Lizzie A. Bentley, who gave in part payment the two 4-sty apartments at 1445 and 1447 Pacific st, Brooklyn.

GREENWICH ST.—The J. Romaine Brown Co. sold for George A. Mohlman 835 Greenwich st, southeast corner of Gansevoort st, two 4-sty buildings, on lot 25x96. The buyer will improve the site with a warehouse. The property has not changed hands for over forty years.

RIVINGTON ST.—Emanuel Simon sold 313 and 315 Rivington st, two 5-sty buildings with stores, on plot 50x100, for Mrs. Gisela Dreyfus.

SULLIVAN ST.—G. Carlucci & Co. sold for Domenico Abbate to D. Casella and Tassini Brothers the 6-sty tenement at 150 and 152 Sullivan st, on plot 50x100.

WASHINGTON ST.—The Cruikshank Co. sold for Cornelius C. Freeborn 807 Washington st, a 3-sty building on lot 18.6x91.

18TH ST.—The D. H. Jackson Co. bought from John B. Baker 342 West 18th st, a 5-sty flat, on lot 25x100. William H. Mathews & Co. were the brokers.

18TH ST.—Warren & Skillin and E. P. Gaillard sold for the Sheldon est. of Providence, R. I., B. Thomas Potter, executor, 134 and 136 West 18th st, old buildings, on plot 46x92, to the Great Centers Realty Co.

20TH ST.—The Duross Co. sold for James S. Herrman 521 to 527 West 20th st, bet 10th and 11th avs, four 4-sty tenements, on plot 100x92, to a client for investment.

28TH ST.—The Prince George Hotel bought through Tucker, Speyers & Co., the old 4-sty dwelling at 20 East 28th st, from Mitchell A. Levy. The plot is 25x98, adjoining the southwest corner of Madison av. The hotel recently acquired 16 and 18 East 28th st, adjoining the hotel structure, and the 3 plots will be improved with an addition.

29TH ST.—Bernard Smyth & Sons sold for the est. of John N. A. Griswold 111 West 29th st, a 2-sty building, on lot 25x76x irregular, to a client of H. M. Weill Co.

42D ST.—Leopold Weil sold for Lydia B., wife of Olin D. Gray, the 5-sty business building(on lot 20x100.5, at 133 West 42d st, to Felix Isman. The property is located midway in the block between 6th av and Broadway, and had been held at $250,000.

45TH ST.—The Chatham Construction Co., George Backer, pres., bought 25 to 33 West 45th st, old buildings, for improvement with a new 16-sty mercantile building, from plans being prepared by Wallis & Goodwillie, architects. The estimated cost has been placed at $450,000. The

The Experience

of a

Leading Real Estate Firm

McVICKAR, GAILLARD REALTY COMPANY

AGENT AND BROKER

WM. E. G. GAILLARD, PRESIDENT
LEGARÈ WALKER, SECRETARY
HYLAND PENNINGTON RICE, TREASURER

FRANK P. GAILLARD,
BRANCH MANAGER

BUSINESS ESTABLISHED 1796

MAIN OFFICE
42 BROADWAY

BRANCH OFFICES
489 FIFTH AVENUE
444 COLUMBUS AVENUE
242 EAST HOUSTON STREET

CABLE ADDRESS: McVICKARCO

489 FIFTH AVE., NEW YORK May 21st, 1912.

The Realty Records Company,
11 East 24th Street,
New York.

Dear Sirs:

In reply to your inquiry regarding results obtained from the use of the Real Estate Directory, we beg to say that your service has been used in all four of the offices of this Company since 1904, and we have found it quite accurate and the service prompt. We have tried practically every similar service that has ever been put on the market, and we do not hesitate in giving the Real Estate Directory service our indorsement.

Very truly yours,

McVICKAR, GAILLARD REALTY COMPANY

F. P. Gaillard

Branch Manager.

FPG/H

Century Holding Co., Lee & Fleischmann, are the sellers and they acquired the site in March, 1911, from the Tilden Investing Co.

45TH ST.—Albert B. Ashforth sold for the George Backer Construction Co. (George Backer and Arnstein & Levy) the new 12-sty store, loft and office building at 60 and 62 West 45th st, on plot 40.6x100.5. The buyer is an investor. This building was completed last fall and is all rented but two lofts. It has been held at $400,000.

45TH ST.—The Douglas Robinson, Charles S. Brown Company sold for George D. Waring 522 West 45th st, a 5-sty tenement with stores, on lot 25x100.5.

46TH ST.—Michael C. Bouvier bought from J. Morgan Howe 12 West 46th st, a 4-sty building on lot 20x100, for about $100,000. The buyer owns No. 14, adjoining.

46TH ST.—The Helenita Realty Co., John J. Hearn, pres., bought from Wm. T. Cully 63 West 46th st, a 4-sty dwelling on lot 20x100.5. The buying company also owns Nos. 65 to 69, adjoining, comprising a frontage of 56.7 ft., which is to be improved, with the lot just acquired, with a 12-sty hotel structure.

48TH ST.—Isaac J. Mayer sold 121 to 125 West 48th st, three 4-sty dwellings, on plot 56.3x100.5, located 250 ft. west of 6th av, abutting the Hotel Bristol.

52D ST.—Henry D. Winans and May sold for George C. Smith 9 West 52d st, a 4-sty dwelling, on lot 25x100.5. The buyer of this house after reconstructing it to a modern English basement will occupy it as his own residence.

54TH ST.—William A. White & Sons sold for Mrs. Mary E. Bloodgood to Edward L. Ballard 14 West 54th st, a 5-sty dwelling on lot 20x 100.5. This property is located one door west of the new residence being erected for John D. Rockefeller, Jr., and which adjoins the home of John D. Rockefeller, Sr.

55TH ST.—Heilner & Wolf and Samuel H. Stoe bought 24 East 55th st, a 4-sty dwelling on lot 20x80, for about $90,000.

LEXINGTON AV.—John N. Golding sold for Florence L. Reid 658 Lexington av, a 4-sty dwelling, on lot 20x73, between 55 th and 56th sts.

2D AV.—Leon Pizer resold to S. Lechtenteitt 557 2d av, a 4-sty building, on lot 20x77.

5TH AV.—L. J. Phillips & Co. sold for Michael Dreicer the Howard Building, an 11-sty structure at the southwest corner of 5th av and 47th st, on a plto with a corner of 50.5 ft. on the avenue and 100 ft. in the street, opposite the new store of W. & J. Sloane, to Williamson W. Fuller. The building is under a 21-year easel to Theodore B. Starr at a graduating rental of from $65,000 to $85,000 a year. The firm occupies three floors in the building. The property is assessed at $1,100,000, of which $750,000 is on the land, and has been held by the seller at $1,675,000.

Manhattan—North of 59th Street.

62D ST.—Henry D. Winans & May sold 11 East 62d st for Mrs. Ernesto G. Fabbri to Charles Steele. The property is improved with a 5-sty English basement residence, on lot 45.6x 100.5. In part payment Mr. Steele gave 11 to 15 East 64th st, three 4-sty brown stone houses, each on a lot 20x100.5. The property abuts the large plot in 64th and 65th sts owned by James J. Hill.

69TH ST.—The William S. Anderson Co. sold to Daniel B. Freedman, for the Hill est., 133 East 69th st, a 3-sty dwelling, on lot 16.8x 100.5, about 91 ft. east of Lexington av.

72D ST.—Pease & Elliman sold for Mrs. Delaphine Brown 170 West 72d st, to Walter J. Donovan, who recently acquired No. 172, adjoining, from the Chamberlain est. The combined plot, 46.8x102.2, will be improved with stores and apartments. The new owner is said to have paid $4,500 a front foot for the property. Adjoining in the east is the 12-sty apartment house completed last year by Brown Brothers and recently sold to Michael F. Loughman.

73D ST.—The est. of Dr. Louis Weber sold 132 West 73d st, a 4-sty dwelling, on lot 16x 102.2, to Dr. Walter S. Reynolds.

74TH ST.—Prof. William M. Sloane, of Columbia University, bought from the Hyde Realty Co. the 4-sty dwelling at 163 East 74th st, on lot 20x102.2.

76TH ST.—Slawson & Hobbs sold for Murry Guggenheim 29 West 76th st, a 4-sty dwelling, furnished, on lot 20x90x102.2, for about $100,000, to James Kempster.

77TH ST:—Frederick Snare bought a co-operative apartment, containing 10 rooms and 3 baths, at 44 West 77th st, for $31,500, through George W. Porter. The buyer gave in part payment a residence in the south side of Palisades av, near Woodland av, Englewood, N. J.

84TH ST.—S. Osgood Pell sold 332 to 340 East 84th st, five 2-sty dwellings, on plot 100x102.2, to Cathrine W. Sandford for investment.

94TH ST.—Thomas J. McLaughlin sold 203 and 205 West 94th st, a 6-sty apartment house, on plot 54.4x100.10x irregular, located 100 ft. west of Amsterdam av, to Margaret B. Newington, who gave in part payment 780 West End av. Frederick Zittel & Sons were the brokers in the transaction.

105TH ST.—Slawson & Hobbs sold to Harry Schiff for the est. of Isidore Strauss the plot in the north side of 105th st, between Broadway and West End av, containing about seven lots. The buyer will erect on the property a 16-sty fireproof apartment house. On the property is the old Strauss homestead. It has been in the family since 1883.

113TH ST.—Samuel Fine sold for Samuel Weil to a Mrs. Rubinstein 216 to 222 East 113th st, two 6-sty new law houses, each on plot 30x 100.11.

117TH ST.—John N. Golding sold for Julius Padow 137 and 139 East 117th st, adjoining the northwest corner of Lexington av, two 4-sty buildings, on plot 45x80.11.

121ST ST.—Charles S. Kohler sold for Kathryn L. Ross the 5-sty flat at 312 West 121st st, on plot 33.6x100.1.

122D ST.—Henry Barnett & Co. sold for Minnie H. Graffin 136 West 132d st, a 4-sty dwelling, on lot 17x100.

123D ST.—George W. Brettell sold for the Briggs est, to B. Bernstein 31 East 123d st, a 5-sty flat, on lot 25x100.1.
North of 59th Stret.

124TH ST.—The Dominick O'Reilly est. sold to Jacob Chaimowitz and Thomas Carroll the 5-sty triple flat at 182 East 124th st, on plot 31x100, 64 ft. west of 3d av. Geo. W. Brettel was the broker in the transaction.

147TH ST.—Harry B. Davis resold to the Helenita Realty Co., John J. Hearn, pres., the Dardanelles, a 6-sty elevator apartment house, on plot 125x99.11, at 460 West 147th st. In part payment the buyer gave a plot of 5 free and clear lots at the southwest corner of Seneca and Hunts Point avs. DuBois & Taylor and M. Cohn & Co. negotiated the transaction.

151ST ST.—John N. Golding sold for Jessie Gillender to the New York State Realty and Terminal Co. the property from 151st to 152d st along the Hudson River. Miss Gillender holds title to two plots at this point, one of 17.4x irregular adjoining the 152d st station of the New York Central railroad, and the other 99.10 x409 extending out from the bulkhead line.

173D ST.—David F. Urquhart & Co. sold for Rose Kruger 552 West 173d st, a 3-sty dwelling on lot 16.6x50, to Dr. J. Takamine, who owns No. 550, adjoining, at the southwest corner of Audubon av.

AMSTERDAM AV.—Ennis & Sinnott bought from the Sutherland Realty Co. 1980 Amsterdam av, northwest corner of 168th st, a 3-sty building on lot 24.11x100. Thomas F. Roys was the broker.

BROADWAY.—J. Edgar Leaycraft & Co. sold for Morris Weinstein to Udo M. Fleischmann 1966 and 1968 Broadway through to 146 Columbus av, a 4-sty building, fronting 56.5 ft. in Broadway and 25.1 ft. in Columbus av. The buyer owns the Colonial Building, adjoining, which fronts in 66th st, Broadway and Columbus av. With his latest purchase Mr. Fleischmann controls an area of 11,600 sq. ft., comprising the southerly half of the block.

BROADWAY.—Hall J. How & Co. sold for Charles, Samuel and William B. Isham, Julia Isham Taylor and Minturn Post Collins, trustee, to the Hazel Real Estate Co. eight lots at the northeast corner of Broadway and 212th st, opposite Isham Park. The plot fronts 118.7 ft. on Broadway and 197.9 ft. on 12th st. The buyer will build a 6-sty elevator apartment house covering the entire property. The entire transaction will involve about $350,000.

CENTRAL PARK WEST.—John H. Berry sold for the Globe Realty Co., Dudley S. and Herbert S. Harde, the Towers apartment house, on the north corner of Central Park West and 94th st, a 9-sty building, fronting 69 ft. in Central Park West and 100 ft. in the street, for about $400,000, to Theophilie Euphrat.

MADISON AV.—Pease & Elliman sold for Harold Godwin 814 Madison av, a 5-sty dwelling on plot 29x82.2x irregular, to a syndicate headed by Herbert Lucas, an architect, which also bought from Judge Henry G. Ward a similar structure at 816 Madison av, adjoining. The same syndicate recently bought the Marquand residence, at the northwest corner of Madison av and 68th st, adjoining the parcel just sold, and the combined properties have a frontage of 100 ft. on the avenue and 120 ft. in the street. The property will be improved with a 11-sty apartment house. The entire operation will involve about $1,600,000.

MADISON AV.—The Brown Realty Co. bought from Theresa Abraham 1493 Madison av, a 6-sty new law house on plot 50x100, for about $90,000.

MADISON AV.—Henry Barnett & Co. sold for Alfred C. Richartz 2004 Madison av, a 4-sty dwelling on lot 19.11x60, to Lillian Maginn.

MADISON AV.—Robbins & Co. sold for Caroline H. Owings 2028 Madison av, a 3-sty dwelling, on lot 14x70.

PARK AV.—The Brown-Weiss Co. sold to the Hunts Point Estates (Henry Morgenthau, pres., the vacant block front on the west side of Park av, between 122d and 123d sts, and a tract of 90 acres in Mount Kisco, N. Y. In exchange the buyer gave 30 houses located in the Hunts Point section of the Bronx. On Faile st were given Nos. 630, to 642, 623, 625, 646 and 652; on Coster st 622, 624, 632 and 656, and on Bryant av 649 to 657. The entire transaction involved about $500,000.

WEST END AV.—H. C. Senior & Co. sold for Annie Campbell the 2-sty building, 114 West End av, on lot 25.1x100, adjoining the southeast corner of 65th st, to Louis Richard, owner of the 50 ft. adjoining on the south.

WEST END AV.—Sadie F. Spink sold 372 West End av, a 5-sty dwelling, on lot 16x87.3x68, 19 ft. north of the West End Collegiate Church, which occupies the northeast corner of 77th st. The buyer will occupy the house.

8TH AV.—The Harvey Realty Co. resold 2367 and 2369 8th av, northwest corner of 127th st, two 5-sty flats, with stores, on plot 50x84. The sellers recently took the property in exchange from James Shanny for the 2 apartment houses at the northwest corner of Audubon av and 171st st.

Bronx.

160TH ST.—Anthony F. Burger sold 417 East 160th st, a 5-sty flat on lot 28x100.

164TH ST.—Alexander Selkin sold for Mrs. M. Nealas 863 East 164th st, a 3-sty 2-family house, on lot 19x74.

BOSTON RD.—Lauter & Blackner sold for the Moorehead Building and Construction Co. the 5-sty new law house, on plot 40x100, at 992 Boston rd.

CLINTON AV.—John L. Brill sold 1341 Clinton av, a 2-sty dwelling, on lot 22.8x87.

CONCORD AV.—I. Judas sold to H. Grossman 496 Concord av, a 3-sty dwelling, on lot 20x100.

DALY AV.—Lauter & Blackner sold for William A. Fehlich 1985 Daly av, a 4-sty flat, on plot 31x80.

JEROME AV.—Charles E. Cathie sold the plot of about 7 lots at the northeast corner of Jerome av and Fordham rd for Mrs. Nattie Lynch, who was represented by Thorn & Co., to H. U. Singhi for improvement. The seller owned the property for about 30 years and has held it at $100,000. The plot has a frontage of 91 ft. in Jerome av and 150 ft. in Fordham rd, together with an "L" 25x178. A station of the new subway extension will be in front of the property.

NORTHERN AV.—David Stewart sold for E. B. Shackman & Co. the vacant plot 100x100 at the northeast corner of Northern av and 180th st.

TELLER AV.—Anthony F. Burger sold 957 Teller av, a 5-sty flat on plot 40x100, to the Putnam Realty Co.

PROSPECT AV.—Arthur Weyl & Co. sold for Gertrude Boescher to Reuben Fitchcorn the southeast corner of Prospect av and 162d st, a 2-sty building, on lot 25x100; also leased the premises to Morris Jacobs for 15 years at aggregate rental of $45,000. The lessee will alter the premises into a business building.

WESTCHESTER AV.—The Kellwood Realty Co., James Meehan, pres., bought from the American Real Estate Co. of the block of 40 lots bounded by Westchester, Elder and Wheeler avs and 173d st. The property will immediately be improved with 26 apartment houses, designs for 5 of which have already been filed by the Kreyborg Architectural Co. at an estimated cost of $150,000. The land is reported to have cost $160,000, so this action of the block will represent an investment of $310,000.

WESTCHESTER AV.—Anthony F. Burger sold for the Putnam Realty Co. the northeast corner of Kelly st and Westchester av; also 973 Westchester av, two 5-sty flats, having a frontage of 140 ft. on Westchester av and 150 ft. on Kelly st, to William Sherwood. The deal represented about $250,000.

WHITLOCK AV.—Alexander Selkin sold for Wolf Burland 981 and 985 Whitlock av, two 4-sty new law houses, each on plot 37.4x100.

3D AV.—Mooyer & Marston sold to W. S. Patten and J. L. Van Sant 2580 3d av, a 2-sty building, on plot 218x93x irregular.

Brooklyn.

ADELPHI ST.—Charles W. Seitz sold for the St. Mark's Protestant Episcopal Church of Brooklyn 200 Adelphi st, at the corner of Willoughby av, a 3-sty dwelling on plot 51.2x100x 30.8x102.

HERKIMER ST.—John H. Gelhardt, Jr., sold for Mrs. J. J. Lawlor of Newburgh, N. Y., the 2-sty dwelling at 81 Herkimer st to Henry A. Thompson for occupancy.

PRESIDENT ST.—A. Peace & Son sold 867 President st, near 8th av, a 3-sty dwelling, for the Henry Lewis est. to a client for occupancy.

UNION ST.—A. Peace & Son sold 840 Union st, near 8th av, a 3-sty, 21 ft. dwelling for Fred Adee to a client for occupancy.

3D ST.—The Kings and Westchester Land Co. sold to Louis G. Pfarre, 604 3d st, a duplex dwelling, the last of the seven built by the Kinko Builders, Inc.

9TH ST.—G. W. Snyder & Son, sold for H. Connors, 494 9th st, a 3-sty dwelling on lot 19.7x92.6 to client for investment.

11TH ST.—The Ernestus Gulick Co. sold the plot of lots, 100x200, running through from 11th to 12th sts, between 8th av and Prospect Park West, for James C. McArthur to Louis Bonert, the builder. This property has been held at $50,000. Mr. Bonert will immediately begin the erection of apartment houses of an entirely new design, embodying some of the latest features of modern architecture.

46TH ST.—Thomas Kilkoyne sold for Carrolite the 3-sty dwelling, on plot 60x100, at the northwest corner of 46th st and 13th av to E. Price.

49TH ST.—Thomas Kilkoyne sold for Mrs. M. Geschidt to J. Dustastio 1635 49th st, a dwelling, on plot 40x100.

53D ST.—Thomas Kilkoyne sold for William Earsey to Sidney Blower a plot 40x100 on the south side of 53d st, near 15th av.

58TH ST.—B. J. Sforza sold for Abraham Shapiro 1068 58th st, a two family, 2-sty dwelling, on lot 20x100.

58TH ST.—B. J. Sforza sold for Abraham Shapiro, 1064 58th st, a 2-sty two family dwelling, on lot, 20x100.

60TH ST.—B. J. Sforza sold for the City Real Estate Co., 1342 60th st, a 3-sty dwelling, with store, on lot, 20x100.

BEDFORD AV.—De Poix & Von Glahn sold for W. Hiers 2465 Bedford av, near Clarendon rd, a 2-sty two family dwelling on lot 20x100.

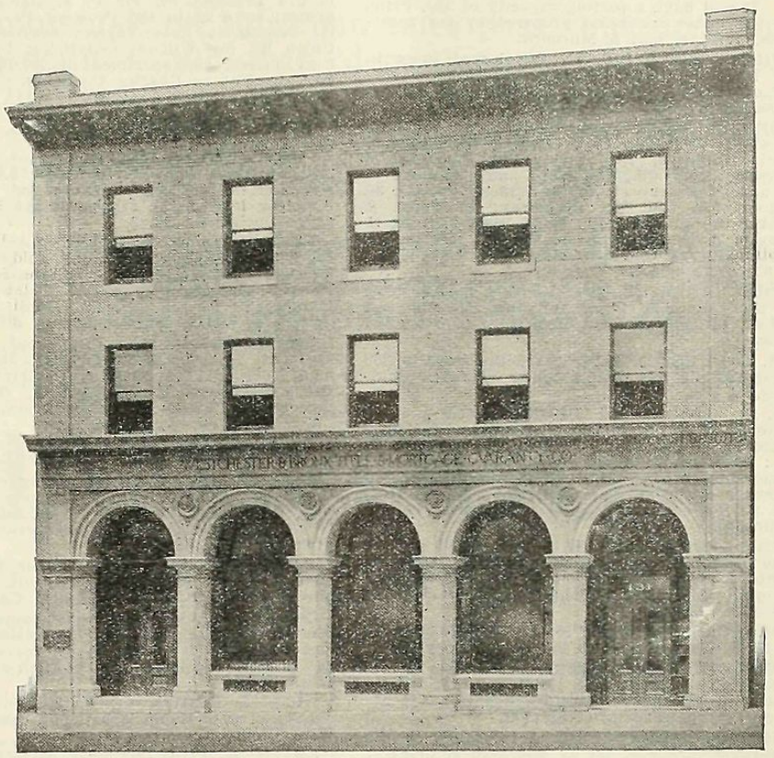
BUSHWICK AV.—The H. A. F. Holding Co. bought from the Weil est. a plot of about twenty lots at the junction of Bushwick and Jamaica avs. The plot fronts 102.2 ft. on Bushwick av, 270 ft. on Jamaica av and 128.10 ft. on Pellington pl, and is improved with two, three and four story buildings formerly used for amusement purposes. The property will be altered for a prospective tenant.

ROGERS AV.—The Bulkley & Horton Co. sold the 2-sty dwelling, 74 Rogers av, for Gustave Brandston, to a client, for occupancy.

11TH AV.—Frank A. Seaver sold for the Eierman Realty and Construction Co. to a syndicate about 100 lots on 11th av, 62d, 63d, 64th and 65th sts.

REAL ESTATE TITLE INSURANCE

Money Loaned on Bond and Mortgage



BRANCH OFFICES:

22 Getty Square, Yonkers, N. Y.

22 East First St., Mount Vernon, N. Y.

55 Lawton St., New Rochelle, N. Y.

176 Broadway, New York City

Capital and Surplus $950,000

WESTCHESTER & BRONX TITLE & MORTGAGE GUARANTY CO.

WHITE PLAINS, N. Y.

Queens.

LONG ISLAND CITY.—Judson A. Harrington sold a lot, 25x100, in the south side of Nott av, 100 ft. west of East av, for Philip Simpson to Dickson & Turnbull, Inc. The buyers now own a plot 75x100.

FAR ROCKAWAY.—The Lewis H. May Co. sold for Senator Charles Coper plot of lots on Edgewater Road, fronting on Jamaica Bay, to Helen Streifler.

Suburban.

RAHWAY, N. J.—The Independent Land Development Co. bought a tract, consisting of 1,400 lots, 25x100 each, at Rahway Park, from the Peerless Realty Co. The property has a trolley frontage of 4,000 ft., and is on the main line of the Pennsylvania Railroad. The buyer will develop the property.

WHITE PLAINS, N. Y.—The D. H. Jackson Co. sold to J. Burton Baker 148 South Broadway, a 3½-sty brick and frame dwelling on plot 50x150. The seller acquired the property recently in a trade with Wm. H. Carter. Wm. H. Mathews & Co. were the brokers in the transaction.

SCARSDALE, N. Y.—Fish & Marvin and Douglas L. Elliman & Co., Inc., sold the Marie country estate, known as "The Oaks," to Hugh M. Wilson, of the McGraw Publishing Co., of this city. The buyer will occupy the place.

WESTFIELD, N. J.—E. P. Gaillard sold for Mrs. William Shipman 60 acres of land along Woodland av to a local operator, who will subdivide it into building sites to suit purchasers.

VALLEY STREAM.—The Windsor Land and Improvement Co. sold to M. O'Rorke and A. Baker each a plot, 40x100; A. McLoughlin, 60x100, on Dover st.; D. Braid a plot, 80x100, on Dover st. and Albemarle av.; H. Hauer and K. O'Brien each a plot, 40x100, and P. Orenstein, 60x100, on Beverly Parkway; T. Neri a plot, 25x100, and a plot, 68x100, on Sidney Pl.; T. Neri a plot, 40x100, and a plot, 25x100, on Garfield Pl.; M. Murphy a plot, 40x100, on Marks Pl. and Cottage Parkway; H. Hauer a plot, 40x113, on Maujer St. and Emerson Pl.; M. Wortzman a plot, 100x122, on Argyle st. and Emerson Pl.; C. McGinnis a plot, 40x100 on Argyle st.; P. Carroll a plot, 40x100, on St. Marks Pl.; P. McSherry a plot, 40x100, on Carpenter st. and C. L. Luthe a plot, 40x100; J. Mahon a plot, 40x100, on Euclid st. and Rockaway Parkway; M. Moynihan a plot, 40x100, on Fairview av.; J. Hagan a plot, 60x100, on Merrick Boulevard.

FLORAL PARK.—The Windsor Land & Improvement Co sold to P. J. O'Connor a plot, 40x100, on Aspen st; C. Disosway a plot, 120x100, on Tulip av; M. J. Evans, P. J. Griffin, J. McQueen and E. McGuire each a plot, 40x100, on Calla av; H. Percival a plot, 40x100, on Violet av; P. Peterson a plot, 40x100, on Geranium av.

HEMPSTEAD.—The Windsor Land & Improvement Co. sold to H. and E. Goebel a plot, 40x100, on Windsor Parkway; A. Blum a plot, 60x100, on Booth st; R. and A. Hollweg a plot, 20x100, on Emery st; C. J. Vaughan a plot, 40x100, on Rosedale av; W. B. O'Shea a plot, 40x100, on Clifton av.

ROCKVILLE CENTER.—The Windsor Land & Improvement Co. sold to G. Hepting a plot, 75x100, on Ongley st and Montauk av; J. Schoenberger a plot, 20x119, on Foxhurst av; D. and N. Rosi a plot, 40x120, on Lawrence and Howard av; F. Bonogura a plot, 40x100, on Langdon Boulevard and Columbia av; W. O'Connor a plot, 60x100, on Columbia av; M. A. Hagmann a plot, 20x104, on Lake View av; G. and W. Hohorst a plot, 40x100, on George st; D. and R. Rosenblath a plot, 40x67, on Washington av.

LYNBROOK.—The Windsor Land & Improvement Co. sold to G. Scharf a plot, 40x98, on Driving Park av and Ocean av; N. Nugent a plot, 40x100, on Oak st; E. & A. Goldbach a plot, 40x133, on Clifford st; M. Hunneke a plot 60x125, ond Christabl st; R. J. Neubauer a plot, 80x125, on Charles st; M. Neuberge a plot, 40x100, on Lawrence av; K. and W. Miller a plot, 40x125, on Rolling st; H. Bielefeld and H. and G. Rathjen each a plot, 40x100, on Ocean av; C. H. Loughney and W. J. Hunter each a plot, 40x100, on Allen st.

ST ELMO, N. Y.—George Ranger sold for Dr. Sidney Jacobson his country place, Orange county, N. Y. The property comprises 110 acres of land with 3-sty dweling, barn and numerous outhouses. The new owner intends to make evtensive improvements, and occupy the property as his summer home.

RECENT BUYERS.

LEVIN & SMITH are the buyers of 20 Division st.

A SYNDICATE which is headed by Charles Weinberg is the buyer of 24 and 26 East 48th st.

SADIE C. McCARTHY is the buyer of the dwelling at 155 East 62d st, reported sold recently by Post & Reese for Edward L. Tilton.

MRS. MARIE M. MATZINGER is the buyer of the Schuyler Arms apartment house at 305 to 311 W 98th st, sold recently by the Hoe est.

THOMAS F. J. TYNAN is the buyer of the dwelling, 175 W 97th st, sold recently by Pease & Elliman for Joseph Dillon.

LEASES—MANHATTAN.

AMES & COMPANY represented by Geo. D. Moore leased for Jennie L. Stafford the 5-sty business building at 37 W. 32d st to M. Sontag for a term of years at an aggregate rental of over $200,000.

LOUIS SCHRAG leased for Dobert J. Horner the 7-sty loft building at 109 and 111 W. 24th st to the Boyerton Burial Casket Co., for a term of years.

THE CROSS & BROWN CO. leased the store in 9 Lawrence st to G. B. Seely's Sons.

THE GEORGE BOCKHAUS CO. leased from the Austin est. 328 East 122d st and 402 East 122d st.

THE DUROSS CO. leased the lofts in 154 to 160 11th av, opposite the Chelsea piers, for Michael Farley to the Otis Mfg. Co.; and the 3-sty house at 219 West 17th st to John Miller; and the house at 109 West 16th st to Patrick Stiano; also the house at 321 West 18th st to Albert Lontino.

EDWARD MARGOLIES leased from William Waldorf Astor for a long term of years 15 East 35th st, a 4-sty dwelling, on lot 25x100. Mr. Margolies also has under lease the dwelling No. 11, which he recently altered into stores and apartments. No. 15 will be changed in a similar manner.

LOUIS SCHRAG leased for George Ehret the 7-sty loft building at the northwest corner of 38th st and 1st av to the Steam Laundry Co. of New York.

THE ERNESTUS GULICK CO. leased space in the Greenwich Bank building, at 6th av and 35th st, to Frank M. Prindle & Co., representatives of the American Branch of Maison Violet, perfumers, Paris.

LEONARD J. MUHLFELDER and Brooke & Georger leased for the 30 East 23d Street Co. the store and basement in 30 East 23d st, to L. J. Abrams; also in conjunction with Heil & Stern, the store and basement in 508 Broadway to Weiss & Goldstein; for Max Singer, the 2d loft in 132 and 134 West 17th st; for E. W. Gray, as agent, the 3d loft in 28 West 15th st to G. & B. Seid; for Henry Trowbridge, the 4th loft in 36 West 3d st; for F. & G. Pflofm, as agents, the 2d loft in 738 Broadway.

JOSEPH F. SEITZ leased for Mrs. William Todd Helmuth, the 40x100 building, 465 Lexington av, opposite the Grand Central Station, for a term of years at an average rental of about $5,000 per annum.

THE CROSS & BROWN CO. leased for a term of years for Gustav Schock the entire 8th floor of the new Concrete Building at 518 and 520 West 57th st to Hayes & Miller.

THE CROSS & BROWN CO. leased for a term of years for the 30 East 23d Street Co., the 1st loft in the new Mercantile Building at 30 East 23d st, to the American Union Realty Co.

L. J. GREENBERGER leased for Mandelbaum & Lewine to the McMullen, Snare & Triest Corporation, a plot of about 20 lots, comprising the block front in the east side of Park av, between 130th and 131st sts, having frontages of 199.10 ft. in Park av, 122.6 ft. in 130th st and 315 ft. in 131st st. The lessees obtained the contract to construct the tube of the Lexington avenue subway under the Harlem River, and the above property will be in conjunction with this work.

THE ADOLPH PHILLIPP CO. leased on the plot 80x100.5 at 205 to 209 East 57th st, a new theatre which is to be erected by the lessees in

that middle east side district, just east of 3d av. The property has been leased by the 205 East 57th Street Co. Alfred M. Rau, pres., for 21 years, at an aggregate rental of $350,000. Marc Loewenthal and John Stich were the brokers who negotiated the deal. The theatre will be known as Adolph Phillipp's Fifty-seventh Street Theatre, and will be opened about Sept. 25. It will have a seating capacity of 550. Plans for the house are being prepared by the architects, Jardine, Hill & Murdock.

THE CROSS & BROWN CO. leased space in the building at 1700 Broadway, southeast corner of 54th st, to Andrew J. Cahill and William Frommater.

DENZER BROS. leased the 7th and 8th lofts in 49-51 West 23d st to George Barnard and Louis Tumpson, respectively; to the Sanford Manufacturing Co., the store and basement in 42 and 44 Greene st; to the Simons Co. the 3d loft in 876 and 878 Broadway; to Freed & Zucker the 3d loft in 50 to 54 West 17th st; to Shapiro & Edelmann Bros. the 5th loft in 749 Broadway, and to Harry Kowensky the 4th loft in 8 Greene street.

THE ERNESTUS GULICK CO. rented space in the Columbia Bank Building, 5th av and 42d st, to Jackson Bros. Realty Co. and Runkel Bros.

M. & L. ROSENTHAL leased the store in 259 West 125th st to Adolph Cohen and Jack Goldberg.

S. B. GOODALE & PERRY leased a large suite of offices on the 2d floor of the St. James Building to the Julius Friend-Edward M. Lewi Co.; also space to the Bergkamp Realty Co., Guiterman Bros., of St. Paul, Minn.; Boston Superior Petticoat Co., of Boston, Mass.; Herold S. Robinson, and Vitale & Rothery, forest engineers.

THE GEORGE BOCKHAUS CO. leased for the Erie Railroad Co. a frame building 60x90 at 149th st and Harlem River to the Michigan Flooring Co.; also to John F. Dinan space in the same building.

THE CROSS & BROWN CO. leased space in 20 to 24 West 37th st to the Betzel Ivory Co.

WILLIAM F. CUTTER and Abraham Weiss leased for the West Side Holding Co. two 5-sty tenements 62 and 64 East 107th st for 3 years at an aggregate rental of $11,900.

FOLEY & HUGHES leased the store on the southwest corner of 1st av and 34th st to Peter A. Flynn for a term of five years; also the 4-sty dwelling 212 West 11th st to Salvador La Rose for a term of years; also the three upper floors of the building at the southwest corner of 3d and Macdougal sts for a term of years to Chevelier Celestian Tonella Co.

ERNESTUS GULICK CO. rented space in 209 to 219 West 38th st to the Fox Printing House.

CHARLES HARFT leased to Crystal & Shore the 3d loft in 22 University pl; also the store to L. S. Fischl Sons; also to Artype Printing Co. the store in 59 East 9th st, and to Sigel & Brother the 2d loft in 58 East 8th st.

SAMUEL H. MARTIN leased the basement store in 146 Columbus av to C. A. Dovas.

O'BRIEN & MURRAY, dressmakers, leased for a long term of years from the John J. Hearn Construction Co., through McCarthy & Fellows, 43 West 52d st, a 4-sty dwelling. Several firms in the same line are located in this block.

PEASE & ELLIMAN, leased space in 45 West 34th street to the Church-Baker Co., Inc., manufacturers of refrigerators, who will open their New York branch at this address.

PEASE & ELLIMAN, leased for a long term of years the Warrington a 12-sty apartment house on a plot 50x100 at 161 and 163 Madison av, for Dr. B. Farquahar Curtis, of Scarborough, N. Y., to Charles A. Wood, who is interestedin the lease of the Holland House and also operates a chain of other hotels, is the new lesse. The annual renta lis reported at $35,000.

JOHN N. GOLDING leased for the Bankers Life Insurance Co. in 100 Broadway, a half floor to Feiner & Maass, and for the Knickerbocker Trust Co., to Forest, Davis & MacDonald, space on the tenth floor in 60 Broadway.

N. BRIGHAM HALL & WILLIAM D. BLOODGOOD leased for the Thirty-first Madison Co., the store and basement at 29 E 31st st, and the second loft in the same building; also the store and basement in 614 3d av to Jno G. Kerfman.

PEASE & ELLIMAN leased tht parlor floor in 295 Madison av to Stener & Stenerston; also store in 57 W 46th st to Morris N. Spiegelglass.

THE CROSS & BROWN CO. leased the store on the 57th st side of the Thoroughfare Building northwest corner Broadway and 57th st to Edward L. Wittemore.

BENJAMIN ENGLANDER leased the eighth, tenth and eleventh lofts in 928 and 930 Broadway to Blumberg & Goldstein, A. Davis & Co., and Jacob Bluestein.

FREDERICK FOX & CO. leased the store and basement in 88 University pl and 24-6 E 12th st for a term of years to Kaliski & Gabay; also the fourth loft in the new building at 43-7 W. 16th st to the Aero Waist Company.

ALBERT B. ASHFORTH leased to the American Meter Co., of Albany, N. Y., a large suite of offices in the Tilden Building, 105 W. 40th st.

LEASES—BRONX.

DENZER BROS. leased for the Tremont Holding Co. in the office building at the northwest corner of Tremont and 3d avs, offices to M. Fraser, the Carpenters' Union, M. Friedman and H. Moynihan, the tailor. The entire store floor has been leased by the same brokers to various tenants.

VAN VLIET & PLACE leased for the Conron Brothers Co. to The Bronx Wholesale Grovery Co. ,a company of retail grocers in The Bronx, recently incorporated, the store and lofts in the Conron Building at Brook av, 152d to 153d st, wdith railroad accommodations for loading and unloading.

LEASES—BROOKLYN.

CHARLES W. SEITZ leased to the Brooklyn Shoe Co. the store in 736 Broadway, and to Edwin Fallon the store in 715 Fulton st, running through the block to Fort Greene pl.

CHAS. E. RICKERSON leased an apartment in 274 Prospect Pl. for P. J. Darcy to David Symes; suite 26 in 186 Prospect Pl. for Jerome H. Penock to Ross Taylor; apartment in 854 Union St. for William Cedarholm to Frederick Burr Trimm and apartment in 28 Park Pl. for Mrs. Lockitt to Charles C. Brink.

LEASES—QUEENS.

THE LEWIS H. MAY CO. leased the following: At Far Rockaway, L. I., for S. & L. Construction Co. cottage on Hollywood av to Geo. Fey; for Mrs. A. L. Healy cottage on Cornaga av to Lucien D. Block.

THE LEWIS H. MAY CO. leased the following: At Rockaway Park, L. I., for Dunn & Sheridan cottage on the northeast corner of Newport and 8th avs, to Mrs. Popper; At Belle Harbor, L. I., for Renshaw Borie, cottage on Suffolk av, to Joseph Sadomon.

THE LEWIS H. MAY CO. leased the following: At Arverne, L. I., for Mrs. Jennie S. Simon, cottage 14 Jerome av to Dora Shappiro, and at Edgemere, L. I., for A. A. Weigert, cottage on Surf av to M. F. Loughman.

REAL ESTATE NOTES.

WILLIAM H. PECKHAM having retired from the Frank L. Fisher Co., has associated himself with Howell C. Perrin at 503 5th av, where he will continue to conduct a general real estate brokerage business.

J. B. ENGLISH was the broker who assembled the plot 126 to 132 West 46th st recently purchased by the Leavitt Realty Co.

CHARLES VAN OPPEN has severed his connection with John P. Kirwan, with whom he had been associated for many years past, and has established himself on 505 Fifth avenue, near 42nd Street.

DUFF & BROWN CO. have been appointed agents of the Raplh apartment, 655, 657, 659 West 177th st.

SMITH & PHELPS have obtained for the Wahlig & Sonsin Co., a building loan of $117,000 for the purpose of erecting four 5-sty flats at the southwest corner of Morris av and 163rd st.

THE TITLE GUARANTEE & TRUST CO. loaned to Gertrude A. Vanderbeck $120,000 on first mortgage on the 11-sty business property located at 33 Union Square West, between 16th and 17th sts. The mortgage is for 3 years at 5 per cent.

JOHN A. STEINMETZ was the broker in the sale of the two lots on east side of Lafontaine av, 50x100, about 250 ft. north of 179th st.

S. WERDENSCHLAG & MARTIN H. COHEN have opened offices at the southeast corner of Broadway and 142d st.

THE M. MORGENTHAU, JR., CO., placed mortgages amounting to $169,000 on Manhattan property.

THE DUROSS CO., placed mortgages amounting to $248,250 on Manhattan property.

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 24, 1912, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3208-10 3 av. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales. *Indicates that the property described was bid in for the plaintiff's account.

JOSEPH P. DAY.

a**Barrow st, 50,** ns, 116.1 e Bedford, 24.6x97.7x24.6x97.10, 3-sty & b bk dwg & 3-sty b bk dwg in rear; voluntary; bid in at $10,000.

a**Monroe st, 158-66,** ss, 162.6 e Clinton, 116.4x98.2x—x98.4, 6-sty & b bk factory & 6-sty & b bk loft & str bldg; exrs & trstes sale; A A Smith, for a party in interest. $140,000

a**18TH st, E, nwc Av B,** see Av B, nwc 18th.

a**19TH st E, swc Av B,** see Av B, nwc 18th.

a**24TH st, 313 E,** ns, 160 e 2 av, 20x98.9, 5-sty bk tnt with str & 4-sty bk tnt in rear; partition; Geo J Kenney. 9,000

a**33D st E nwc Lex av,** see Lex av, 220-2.

a**47TH st, 139 E,** ns, 191.8 e Lex av, 16.8x100.5, 3-sty b stn dwg; due, $13,579.84; T&c, $250; Sarah E Bogart et al, defendants. 17,500

a**50TH st, 248 E,** ss, abt 80 w 2 av, 20x100, 3-sty & b bk & stn dwg; parition; Forbes J Hennessy. 9,900

a**62D st, 224 W (*),** ss, 350 w Ams av, 25x100.5, 5-sty bk tnt; due, $3,871.90; T&c, $274.50; sub to a mtg of $14,000; Marjorie G Singer. 17,750

a**81ST st, 156-8 W,** ss, 275 e Ams av, 37.6x102.2, two 4-sty & b bk & stn dwgs; exrs sale; bid in at $44,500.

a**97TH st, 135 W,** ns, 476 e Ams av, 16x100.11, 4-sty & b bk dwg; partition; Lowenfeld & Prager. 10,325

a**108TH st, 201 E,** see 3 av, 1967.

a**97TH st, 222 E (*),** ss, 335 e 3 av, 25x100.11, 4-sty stn tnt; due, $11,896.62; T&c, $1,549.23; Noel B Sanborn trste. 10,000

a**121ST st, 271 W (*),** ns, 67.9 e St Nich av, 17x100.11, 3-sty & b stn dwg; due, $1,925.82; T&c, $500; sub to a pr mtg of $9,000; Sigismond Levy. 9,422

a**132D st, 45 W,** ns, 435 w 5 av, 50x99.11, 6-sty bk tnt & strs; due, $46,169.60; T&c, $3,065.22; Sigmund Ashner. 48,750

a**137TH st W (*),** nwc Edgecombe av, runs n719.6 to 140th xw155 to St Nich av xs729.7 to 137th xe34 to beg, vacant; due, $96,581.50; T&c, $8,389.36; sub to 6 first mtgs aggregating $203,000; Maurice Frankfort. 282,805

a**137TH st W, nec St Nich av,** see 137th W, nwc Edgecombe av.

a**138TH st, 33-7 W,** ns, 295 w 5 av, 75x99.11, two 6-sty bk tnts with strs; voluntary; bid in at $67,000.

a**140TH st W, sec St Nich av,** see 137th W, nwc Edgecombe av.

a**140TH st W, swc Edgecombe av,** see 137th W, nwc Edgecombe av.

a**175TH st E sec Grand blvd & concourse,** see 175th E, swc Eastburn av.

a**175TH st E (*),** swc Eastburn av, runs s126.8xw50xn83.10 to Grand blvd & concourse xne59.1 to 175th xe9.5 to beg, 5-sty bk tnt; due, $6,240.28; T&c, $970.05; sub to two mtgs aggregating $67,500; Winton Realty Co. 74,500

a**182D st E, nwc Webster av,** see Webster av, 2237.

a**187TH st, 541 E,** ns, 109.10 e Bathgate av, 22x82.5, 2-sty fr dwg; partition; Arthur J Gormley. 3,800

a**199TH st E, swc Grand blvd & concourse** see Grand blvd & concourse, swc 199.

a**201ST st E, nec Decatur av** see Decatur av, nec 201.

a**Av B,** nwc 18th, 184th to 19th x120, vacant; exrs sale; bid in at $40,000.

a**Av B, swc 19th,** see Av B, nwc 18.

a**Decatur av, nec Mosholu pkwy N,** see Mosholu pkwy N, nec Decatur av.

a**Decatur av, sec Mosholu pkwy S,** see Decatur av, nec 201.

a**Decatur av,** nec 201st, 156.4 to Mosholu pkwy S x87.3x132.4, 2-sty fr dwg; exrs sale; Theo R Bull. 17,500

a**Edgecombe av, swc 140th,** see 137th W, nwc Edgecombe av.

a**Edgecombe av, nwc 137th,** see 137th W, nwc Edgecombe av.

a**Grand Blvd & Concourse,** swc 199th, 40x100x31x100.4, vacant; exrs sale; Jno F Cronin. 7,200

a**Heath av, 2917 (*),** ws, 42.11 s 230th, 17.11x90, 2-sty fr dwg; due, $1,255.74; T&c, $350; sub to pr mtg $4,600; Walter E Sharot. 4,850

a**Lexington av, 220-2,** nwc 33d, 26.8x100, 5-sty bk & stn tnt with str; partition; Carvo Realty Co. 68,500

a**Mosholu pkwy N,** nec Decatur av, 130.6x151.3x120x100, vacant; exrs sale; Jno F Cronin. 19,750

a**Mosholu pkwy S, sec Decatur av,** see Decatur av, nec 201.

a**Prospect av, 1432,** es, 90 s Crotona Pk E, 91.5x146.3x114.2, gore, 3-sty fr dwg; due, $4,221.93; T&c, $650; Jno J Fox. 5,300

a**St Nicholas av, sec 140th,** see 137th W, nwc Edgecombe av.

a**St Nicholas av, nec 137th,** see 137th W. nwc Edgecombe av.

a**Undercliff av, 1521-3 (*),** ws, 227.2 n Washington Bridge Park, 68.3x142.11x57.11x143.7, two 4-sty bk tnts; due, $5,377.83; T &c, $63.14; sub to three mtgs aggregating $35,858.92; Hamilton Securities Co. 40,858

a**White Plains av, 3735,** ws, 375.3 n 216th, 37.6x150x37.6x146.3. Wakefield; due, $6,659.97; T&c, $286; D Paul Gillespie. 8,250

a**Webster av, 2237 (*),** nwc 182d, 31x100, vacant; due, $551.73; T&c, $250.39; sub to pr mtg of $2,800; Fiore Amanna. 2,900

a**1ST av, 1971-3** ws, 50.7 s 102d, 50.4x100, 3-sty bk bldg; partition; Aetna Mtg Co. 21,000

a**2D av, 532,** es, 80 s 30th, 20x75.9, 3-sty bk tnt with str; partition; Sidney S Cohen, for a client. 11,500

a**3D av, 1967,** nec 108th (No 201), 25x100, 4-sty bk tnt with strs; voluntary; bid in at $40,000.

BRYAN L. KENNELLY.

a**67TH st, 222 E,** ss 310 e 3 av, 40x100.5, 6-sty bk tnt; due, $50,571.01; T&c, $3,537.06; Adj to June 4.

a**Sedgwick av, 2268,** es, 289.6 n 183d, 40.11x121x—x126.3, 3-sty & b fr dwg; voluntary; bid in at $16,500.

a**Webster av, 3126,** es, 250 n 204th or Woodlawn rd, 25x170.7x25.2x173.6, 2-sty & b fr dwg; voluntary; bid in at $8,400.

D. PHOENIX INGRAHAM.

a**157TH st, 542-4 E (*),** ss, 60 w Av B, 40x80, 2-4-sty bk tnts; due, $19,256.93; T&c, $650; Robt P Lee Jr et al. 9,000

a**82D st, 518 E (*),** ss, 273 e Av A, 18.9x102.2, 4-sty stn tnt & strs; due, $7,757.01; T&c, $263.74; Patk Farley. 7,000

a**Heath av, 2894 (*),** es, 258.11 s 230th, 20.10x100.7, 3-sty bk dwg; due, $8,315.12; T&c, $218; Malvina P Augur. 7,500

a**Morris Park av, 510 (*)** ss, 178 w Van Buren, 25x98x25x97, Van Nest; due, $1,540.71; T&c, $600; sub to a first mtg of $3,200; Rudolph J H Maier. 5,475

a**Mangin st, 69 (*),** ws, 100 s Rivington, 25x99, 5-sty bk tnt; due, $21,868.13; T&c, $1,161.95; Ellen W Turnbull et al. 21,100

a**67TH st, 436 E,** see av A, 1245.

a**Havemeyer av,** nwc 177th, 108x205, Unionport; due, $10,248.81; T&c, $1,350; Munday Realty Co. 11,805

a**Av A, 1245 (*),** swc 67th (No 436), 40.5x100, 6-sty bk tnt & strs; due, $54,006.48; T&c, $3,256.18; N Y Life Ins Co. 55,000

Mr. Broker

Are you letting good commissions on suburban sales pass your door just because you do not maintain a suburban department? Hundreds of families in your very neighborhood are moving to the country each year, and they would probably rather buy through you than not. We have some of the choicest property around New York, and a large, aggressive, well trained organization to help you.

We invite you and your customers to visit our properties at our expense. Won't you co-operate with us? This is a business proposition for both of us. Don't overlook the fact that you get a much larger commission on suburban property than on city realty.

We call your attention particularly to

PELHAMWOOD

A residential park development lying midway between Mt. Vernon and New Rochelle. This property appeals particularly to the family that wants ideal surroundings in the country within easy reach of the city.

Extensive improvement,
Macadam Streets,
Cement Walks,
Water,
Gas,
Electric Light,
Telephone

Two railroad stations on the property. Pelham Station on the N. Y., N. H. & Hartford R.R., and Clifford Station on the new Westchester & Boston.

Phone, write or call for information on suburban properties.

Clifford B. Harmon & Co.
42d St., at Madison Ave.

10 per cent. down secures any lot.
Balance payable a little every month.
We are building for others. Why not for your clients?
Ask for our plan.

The Scarsdale Estates

To the Brokers of New York City and Its Suburbs

The Scarsdale Estates wishes to extend its greetings to you, and to assure you of its earnest wish to co-operate with you to the fullest extent in the sale of its properties. The definite aim and consistent policy of the Company are to give to all reputable brokers every courtesy, and to protect their interests as to commissions in every proper case. If the broker desires us to do so, a prospect received from a broker will be followed up by our own selling force with full commissions to the broker in case of sale.

Our properties are among the most readily marketable of all those in suburban New York, and afford to the live broker, who will interest himself in them, a real opportunity for a substantial return.

Maps, prices, booklets and full information will be gladly supplied to any broker of good standing, on request.

ROBERT E. FARLEY, President

Offices of the Scarsdale Estates:

4 Martine Avenue, White Plains, N. Y. **527 Fifth Avenue, New York City**

[a]**177TH st E, nwc Havemeyer av,** see Havemeyer av, nwc 177th.

J. H. MAYERS.

[a]**175TH st, 723 E (*),** ns, 27 w Clinton av, 30.8x90, 4-sty bk tnt; due, $3,316.55; T&c, $616.10; sub to a first mtg of $17,000; Michl E von Schoening. 17,100

[a]**175TH st, 721 E (*)** ns, 57.8 w Clinton av, 30.8x90, 4-sty bk tnt; due, $3,316.55; T &c, $616.10; sub to a first mtg of $17,000; Michl E von Schoening. 17,100

HERBERT A. SHERMAN.

[a]**132D st, 160 W (*),** ss, 184.11 e 7 av, 19.11x99.11, 3-sty & b stn dwg; due, $13,-304.60; T&c, $347.11; Robt L Hoguet et al comm. 10,000

SAMUEL MARX.

[a]**Creston av, 2432 (*)** es, 205.2 s 189th, runs s70xe95xn60xw8.8xn10xw86.4, 3-sty fr dwg; due, $8,083.82; T&c, $——; Addie B Seligman et al admrx. 7,000

HENRY BRADY.

[a]**96TH st, 100 E,** see Park av, 1229-35.

[a]**Heath av, 2896 (*),** es, 238.2 s 230th, 20.10x100.7, 3-sty bk dwg; due, $8,214.62; T&c, $218; Hannah W Cromwell. 7,500

[a]**Park av 1229-35 (*),** sec 96th (No 100). 100.8x90, 6-sty bk tnt & strs; due, $42,-233.93; T&c, $4,508.93; sub to pr mtg of $170,000; Ferncliffe Realty Co. 205,490

Total	$1,222,430
Corresponding week, 1911	1,201,508
Jan. 1st, 1912, to date	21,543,605
Corresponding period, 1911	23,352,763

VOLUNTARY AUCTION SALES

Manhattan and Bronx.

JOSEPH P. DAY.

MAY 28.

Division st, 233, see E Bway, 244.

East Broadway, 244, ns, 161.1 w Montgomery, 23x107 to Division (No 233), 3-sty & b bk tnt & 5-sty bk tnt with strs.

Maiden la, 131, 19.8x55x irreg; 4-sty bk loft bldg.

St Nicholas pl, 47, 20x69.11, 4-sty bk & stn dwg.

Washington st, 712-4, 46x70x irreg; two 2-sty bk bldgs & 1-sty bk bldg in rear.

24TH st, 163 W, see 7 av,245-51.

27TH st, 101 W, see 6 av, 455.

50TH st, 44 W, 20x100.5, 3-sty & b bk & stn dwg; leasehold.

72D st, 28 W, 20x102.2, 4-sty bk & stn dwg.

149TH st, 301 W, see 8 av, 2803.

153D st, 301 W, see 8 av, 2895.

165TH st, W sec St Nich av, see St Nich av, 1090.

Av A, 1425, 25.6x100, 5-sty bk stable.

Madison av, 2078, 16.8x74.10, 3-sty & b bk & stn dwg.

Mt Morris Pk W, 3, 20x85, 4-sty & b bk & stn dwg.

St Nicholas av, 1090, sec 165th, 113.1x 123.7x irreg, 6-sty bk tnt.

6TH av, 455, ws, 63.5 n 27th, runs n20x w80xs83.5 to 27th (No 101) xe20xn63.5xe60 to beg, 3 & 4-sty bk & stn bldgs with strs.

7TH av, 245-51, nec 24th (No 163), 79.2x 86.11, 12-sty & b loft bldg.

8TH av, 2803, nwc 149th (No 301), 25x 80, 5-sty bk tnt with strs.

8TH av, 2895, nwc 153d (No 301), 25x100, 5-sty bk tnt with str.

JAMES L. WELLS.

MAY 23.

165TH st, 721 E, nec Jackson av, 20x90, 3-sty fr bldg with str.

Jackson av, nec 165th, see 165th, 721 E.

Union av 1079, ws, 70 s 166th, 20x90, 3-sty fr tnt.

AUCTION SALES OF THE WEEK.

BROOKLYN.

The following are the sales that have taken place during the week ending May 22, 1912:

WM. H. SMITH.

Berry st, 266, ws, 60 s S 1st, 20x75, 3-sty & b bk dwg; exrs & trstes sale; Herman Mendlowitz. $6,000

Cooper st, 33, ns, 316.3 e Bway, 19.7x100, 3-sty bk tnt; exrs & trstes sale; Herman Bentz & wife. 5,225

Cedar st, ss, 320.7 e Evergreen av, 20x 84.2; Geo Blank. 2,400

Cleveland st (*), ws, 170 s Pitkin av, 20x 90; People's Trust Co. 500

Cleveland st (*), ws, 190 s Pitkin av, 20x 90; People's Trust Co. 200

Gold st, es, 60.1 n Front, 20x70; Kate T Brown. 3,680

Jay st, ws, 30 n Water, 19.8x50; adj to June 19.

Madison st (*), ns, 141 e Patchen av, 19x 100; Bertha C Reifschneider. 2,100

Meserole st, swc Manhattan av, 100x100; Jeanette Levy. 30,500

Malbone st (*), ss, 276.9 e Nostrand av, runs s100xw27.6xn57xn42.4xn.08xe26.7 to beg; Jno E Reis. 900

North Elliott pl (*), ws, 345.8 s Flushing av, 17.1x98.6; Cath C Hall. 2,000

11TH st, sws, 280 nw 3 av, 20x100; Dennis J Driscoll. 1,925

52D st, sws, intersec ses New Utrecht av, 119.9x65; adj sine die.

53D st, es, intersec ses New Utrecht av, 81.9x10.6x irreg; adj sine die.

Atlantic av, ns, 25 e Smith, 25x80; Wm Brown. 7,125

Broadway (*), nes, 42.1 nw Cook, 46x 53.3; Carl Timmermann exr. 21,000

Bay Ridge av (*), nes, 395 nw 19 av, 25x 100; Marietta Calmus. 3,000

Greene av, ns, 135 w Bedford av, 20x 108.6; Paul C Bahrenburg. 7,275

Lexington av (*), ss, 250 e Nostrand av, 24.10x100; also LEXINGTON AV, ss, 274.10 e Nostrand av, 24.7x100; Louis Weil. 15,250

Lexington av, ss, 274.10 e Nostrand av, see Lexington av, ss, 200 e Nostrand av.

New Utrecht av, ses, 10.6 ne 53d, 26.8x 100; adj sine die.

New Utrecht av, ses, 37.2 ne 53d, 26.8x 100; adj sine die.

New Utrecht av, ses, 63.10 ne 53d, 26.8x adj sine die.

New Utrecht av, ses, 118.4 sw 52d, 26.8x 100; adj sine die.

New Utrecht av, ses, 91.8 sw 52d, 26.8x 100; adj sine die.

New Utrecht av, ses, 65 sw 52d, 26.8x 100x irreg; adj sine die.

Sheepshead Bay rd, sws, 60.5 se E 15th, runs se112.4xw236.3xse66xsw129xnw344.10x ne42.9 to beg; Geo C Doerschuck. 18,025

3D av, es, 25.2 s 37th, 25x100; Mechanics Bank. 6.150

13TH av (*), nws, 20.2 ne 59th, 20x100; also 13TH AV, nws, 40.4 ne 59th, 20x100; Aug T Rose. 10,700

13TH av, nws, 40.4 ne 59th see 13 av, nws, 20.2 ne 59th.

JAMES L. BRUMLEY.

Herkimer st (*), ss, 162 w St Andrews pl, 17.11x53.11; Eleanor L Grimes. 3,700

17TH st (*), ss, 339 e 7 av, 16x100; Geo C Tappen. 3,255

1ST av, nec 56th, 100.2x700; Mechanics Bank. 47,821

WM. P. RAE CO.

Lincoln pl (*), ss, 220 e Rochester av, 80x100; Otto Singer. 7,000

Park pl, ss, 80 w Hampton pl, 20x109.9; also PARK PL, swc Hampton pl, 20x109; sheriff's sale of all right, title, &c; Abr Aronstein. 518

Park pl, swc Hampton pl, see Park pl, ss, 80 w Hampton pl.

E 9TH st, es, 220 n Av Q, 20x100; Oscar W Hamilton. 3,000

21ST st (*), nes, 375 sw 6 av, 16.8x100.2; Geo Weber et al. 3,500

36TH st, ns, 282 w 5 av, 18x100.2; Cary C Barr. 2,900

BRYAN L. KENNELLY.

(On the premises.)

New st, nec Perry's ct, 20x80, vacant; voluntary; P Bauman. 900

New st, ns, 20 e Perry's ct, 38x80, vacant; voluntary; H Senese. 1,625

Perry's ct, ws, 100 s Neptune av, 50x100, vacant; voluntary; Chas Overton. 2,000

Perry's ct, es, 75.2 s Neptune av, 24.10x 72.9, vacant; voluntary; P Bauman. 950

Perry's ct es, 100 s Neptune av, 60.5x 63.3x60x72.9, vacant; voluntary; C L Kotzen. 2,000

Perry's ct, es, 160.5 s Neptune av, 60x61x 60x63.3, vacant; voluntary; withdrawn.

Neptune av, swc Perry's ct, 20x100, vacant; voluntary; C L Kotzen. 2,255

Neptune av, ss, 20 w Perry's ct, 80x100, vacant; voluntary; H Senese. 7,900

CHARLES SHONGOOD.

Degraw st, ns, 100 w 4 av, see 36th, ns, 282 w 5 av.

Guernsey st (*), es, 225 n Nassau av, 25x 100; Cath Sullivan. 2,100

Sterling st, ns, 260 w Bedford av, 160x 100; withdrawn.

36TH st (*), ns, 282 w 5 av, 18x100.2; also PROSPECT PARK W, nws, intersec sws 7th, 60x117.10; also DEGRAW ST, ns, 100 w 4 av, runs n164.4xne—xse72xs100 xe20xs100 to beg, except parts released; Cary C Barr $2,100 over encumbrances.

40TH st (*), ns, 316.8 e 3 av, 16.8x100.2; Meyer Goldstein. 1,900

Lewis av (*), swc Decatur, 20x62; Wm Luthy. 7,000

Lexington av (*) ss, 126 e Patchen av, 19x100; Wm Shaw. 3,250

Prospect Park W, nws, intersec sws 7th, see 36th, ns, 282 w 5 av.

Total	$247,499
Corresponding week, 1911	$639,883

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 25.

No Legal Sales advertised for this day.

MAY 27.

37TH st, 522 W, ss, 325 w 10 av, 25x98.9, 2-sty bk loft bldg; Celai S Meinhard agt Alfred J Ellis et al; Goldfogle, Cohn & Lind (A), 271 Bway; Warren Leslie (R); due, $5,368.48; T&c, $205.28; Jos P Day.

114TH st 341 E, ns, 200 w 1 av, 25x 100.10, 6-sty bk tnt & strs; Jos J Asch agt Jacob Bloch et al; Wolf & Kohn (A), 203 Bway; Harry Bijur (R); due, $5,481.85; T&c, $1,413.20; sub to a first mtg of $20,-000; J H Mayers.

122D st, 514 W, ss, 250 w Ams av, 50x 95.11, 6-sty bk tnt; Saml Halperin agt Isaac Harris et al; Chas Brandt Jr (A), 99 Nassau; Sol Kohn (R); due, $18,610.13; T&c, $865.75; sub to a first mtg of $65,000; mtg recorded July28'11; Jos P Day.

MAY 28.

Front st, 359, see South, 382.

South st, 382, ns, 200 w Jackson, 25x140 to Front (No 359), 2-6-sty bk tnts & strs; Auguste Gahren agt Clarence Cohen et al; Abr Cohen (A), 13 Park row; F E Goldsmith (R); due, $8,894.71; T&c, $417.10; sub to first mtg $25,000; mtg recorded Apr24'05; Saml Marx.

79TH st E, nwc East End av, see East End av, 2-8.

117TH st, 401 W, see Morningside av, W, 70-3.

121ST st, 218 W, ss, 203 w 7 av, 15x 100.11, 3-sty stn dwg; Augustus M Gerdes et al agt Harnet Realty Co et al; Miller & Bretzfelder (A), 55 Liberty; Frank A Spencer Jr (R); due, $9,064.71; T&c, $452.86; Joseph P Day.

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; Jos P Day.

Av A, 1463, ws, 63.7 s 78th, 19.3x94, 3-sty bk dwg; Jno E Quinn agt Jas J Quinn et al; Foley, Martin & Nelson (A), 64 Wall; Jno J Hynes (R); partition; Chas A Berrian.

Boone av, 1503, ws, 125 s 172d, 25x100; 3-sty fr dwg; Edith M Ewen et al agt Benj Viau et al; Wilder, Ewen & Patterson (A), 45 Cedar; Erastus J Parsons (R); due, $6,557.97; T&c, $490.56; Jos P Day.

East End av, 2-8, nwc 79th, 102.2x148, 8-sty bk loft bldg; Moritz Falkenau agt Stevenson Constn Co et al; A L & S F Jacobs (A), 30 Broad; Mortimer Fishel (R), due, $132,235.08; T&c, $7,599.96; sub to four mtgs aggregating $90,000; mtg recorded Nov26'09; Jos P Day.

Morningside av W 70-3, nwc 117th (No 401), 100.11x120; 6-sty bk tnt & strs; Edw Hyams agt Margt Morison et al; Gross & Sneudaira (A), 309 Bway; Edmond E Wise (R); due, $26,222.50; T&c, $2,550; sub to a pr mtg of $205,000; mtg recorded July16'09; Jos P Day.

MAY 29.

Birch st, nec rd to Westchester see Birch, nwc Kingston av.

Birch st, nwc Kingston av, 100x200 to rd Westchester, Eastchester; Walter W Taylor agt Oscar D Weed et al; De La Mare & Morrison (A), 140 Nassau; Chas N Morgan (R); due, $3,680.41; mtg recorded May 4'06; D Phoenix Ingraham.

Birch st, ws, 100 n Kingston av, 50x100, Eastchester; Walter W Taylor agt Leo Levinson et al; De La Mare & Morrison (A), 140 Nassau; Chas N Morgan (R); due, $998.53; T&c, $70; D Phoenix Ingraham.

Cedar st, es, 200 s Cornell av, 100x100; also WALNUT ST, es, 100 s Boston rd, 50x 100, Eastchester; Walter W Taylor agt Edw M Salvatore et al; De La Mare & Morrison (A), 140 Nassau; Chas N Morgan (R); due, $3,903.89; T&c, $225; D Phoenix Ingraham.

Home st, ns, 50.4 w Bryant av, 25.2x97.5 x25x100.3, vacant; also HOE AV, es, 300 s Jennings, 25 x 100, vacant; also LONGFELLOW AV, ws, 75 s 173d, 75x100, vacant; Jno E Quinn agt Jas J Quinn et al; Foley, Martin & Nelson (A), 64 Wall; Jno J Hynes (R); partition; Chas A Berrian.

Monroe st, 255, ns, 225.8 w Jackson, 25x 93.11x25x93.10, 6-sty bk tnt & strs; Public Bank of N Y City agt Morris J Feinberg et al; C L Marcus (A), 346 Bway; Jos Beihilf (R); due, $20,656.21; T&c, $1,500; sub to a first mtg of $24,000; Danl Greenwald.

Spring st, 20, ss, 71.9 w Eliz, runs s125.4 xw22.11xn50xe15xn80xe22.7 to beg, 6-sty bk tnt & strs; Geo M Bruestle agt Angeline Acierno; Chas Brandt Jr (A), 99 Nassau; Warren Leslie (R); due, $6,-584.16; T&c, $1,575.61; sub to a mtg of $36,000; mtg recorded Apr6'09; Jos P Day.

Sycamore st, es, 100 s Syracuse av, 200 x—, Eastchester; Walter W Taylor agt Speculative Realty Co et al; action 1; De La Mare & Morrison (A), 140 Nassau; Chas N Morgan (R); due, $2,931.98; T&c, $150; mtg recorded June11'09; D Phoenix Ingraham.

Walnut st es, 100 s Boston rd, see Cedar, es, 200 s Cornell av.

7TH st, 291 E, ns, 85.1 e Av D, 20x97.7, 4-sty bk tnt & 3-sty bk rear tnt; Melvina S Dennett extrx et al agt Jacob S Gluck et al; Man & Man (A), 56 Wall; Louis F Doyle (R); due, $14,715.81; T&c, $471.78; mtg recorded Jan11'07; Jos P Day.

17TH st, 112-4 E, ss, 250 e 4 av, 50x92, 6-sty bk tnt; Morgan J O'Brien et al exrs agt Geo H Pigueron et al; Albt B Boardman (A), 2 Rector; Moses J Stroock (R); due, $23,831.95; T&c, $5,084.09; sub to a mtg of $95,000; Jos P Day.

175TH st, 727 E, see Clinton av, 1807.

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 Steckler Jr (R); due, $322,-612.06; T&c, $89,080.19; Jos P Day.

Clinton av 1807, nwc 175th (No 727), 90x27, 4-sty bk tnt & strs; Abr Eisenstein agt Wiedhopf Constn Co et al; Richard

Dudensing Jr (A), 156 Bway; Richard B Aldcroftt Jr (R); due, $3,596.02; T&c, $251.70; mtg recorded Dec3'10; Jos P Day.

Ferris av, nwc St Mary's av, see St Mary's av, nwc Ferris av.

Ferris av swc St Agnes av, see St Marys av, nwc Ferris av.

Hoe av, es, 300 s Jennings, see Home, ns, 50 4 w Bryant av.

Kingsbridge rd, ss, 25 e Oaks av, 50.1x 94.10x50x92.3; Wakefield; Andw W McCann Jr agt Clarence E Willis et al; Wm A Keating (A), 261 Bway; Louis B Hasbrouck (R); due, $947.95; T&c, $84.34; Bryan L Kennelly.

Kingston av, nwc Birch, see Birch, nwc Kingston av.

Longfellow av, ws, 75 s 173d, see Home, ns, 50.4 w Bryant av.

Road to Weschester, nec Birch, see Birch, nwc Kingston av.

St Agnes av, swc Ferris av see St Mary's av, nwc Ferris av.

St Mary's av, nwc Ferris av, 280x— to St Agnes av x190x—, Eastchester; Walter W Taylor agt Speculative Realty Co et al; action 2; De La Mare & Morrison (A), 140 Nassau; Chas N Morgan (R); due, $4,298.39; T&c, $300; mtg recorded June 11'09; D Phoenix Ingraham.

MAY 31.

Field pl, sec Grand blvd & concourse, 34 x100, vacant; Warren B Sammis agt Jennie Lyons; Warren E Sammis (A), I 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.

41ST st, 247-59 W, see 8 av, 644-8.

42D st, 260-2 W, see 8 av, 644-8.

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—x17.8 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.

Av A, 1337, ws, 54.4 n 71st, 25x100, vacant; Excelsior Svgs Bank of the City of N Y agt Jacob Goldflam et al; Jno C Gulick (A), 132 Nassau; Ten Eyck R Beardsley (R); due, $5,208.18; T&c, $515.53; Jas L Wells.

Grand blvd & concourse, sec Field pl, see Field pl, sec Grand blvd & concourse.

Prospect av, 938, see 163d, 1025 E.

Stebbins av, swc 163d, see 163d, 1025 E.

Stebbins av, nwc 163d, see 163d, 1025 E.

STH av, 644-8, es, 49.5 n 41st, runs e100 xs49.5 to 41st (Nos 247-59) xe150xn98.9x w25xn6xw24.8xsw6xw67xn98.9 to 42d (Nos 260-2) xw33.4xsw98.9xw100xs49.4 to beg, 5 & 6-sty bk theatre & offices; sheriff's sale of all R, T,& c, which Wm Morris Inc had on Feb27'12; Thos J O'Neill (A), 209 Bway; Julius Harburger, sheriff; Henry Brady.

JUNE 1.

No Legal Sales advertised for this day.

JUNE 3.

141ST st, 309 W, ns, 150 w 8 av, 25x99.11, 5-sty bk tnt & strs; Henry M Sanders agt Geo H John et al; W B & G F Chamberlin (A), 31 Nassau; Peter Zucker (R); due, $21,430.39; T&c, $1,500; Jos P Day.

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 25.

No Legal Sales advertised for this day.

MAY 27.

Kings Highway, swc Ocean pkway, —x—; Ferdinand Weiller et al agt Ella G Cook et al; Milton M Brooke (A), 149 Bway, Manhattan; Vincent A O'Connor (R) Wm P Rae.

Greenwood av, ns, 31.4 e East 2d, 20x 100; Frank K Scott agt Otto Bachmann et al; Henry E Heistad (A), 190 Montague; Saml E Maires (R); Wm P Rae.

MAY 28.

E 14TH st, ws, 180 n Av P, 40x100; Anna L Van Alen agt Victoria A A Mead et al; Van Alen & Dyckman (A), 215 Montague; Howard A Dyckman (R); Wm H Smith.

Christopher av, ws, 200 s Newport av, 25x100; Eliz Choules agt Barnett Tannenbaum et al; M V Dorney (A), 115 Bway; Manhattan; Jno H Fleury (R); Wm H Smith.

E 14TH st, es, 200 s Beverly rd, 50x100; Lizzie M Moore agt Annie I Murphy et al; Henry J Davenport (A), 375 Pearl; Howard E Greene (R); Wm P Rae.

E 42D st, ws, 260 n Grant, 40x100; Jno J Bowen et al agt Ella Joubin et al; Friend & Friend (A), 132 Nassau, Manhattan; F Sidney Williams (R); Wm H Smith.

Snyder av, ns, 40 w E 42d, 20x100; Martha A Wilson agt Carl A Swanson et al; Van Alen & Dyckman (A), 215 Montague; Lewis C Grover (R); Wm H Smith.

62D st, nec 19 av, 80x200; Geo Silkworth agt Bender Constn Co et al; Van Mater Stilwell (A), 26 Court; Henry W Beer (R); Chas Shongood.

The Title Insurance Co., of New York

EDGAR J. LEVEY, President
JOHN D. CRIMMINS, } Vice-Presidents
CLINTON R. JAMES, }
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

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"

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 — *Howard C. Tyle*
Isaac Cortelyou — *Eugene J. Grant*
William P. Rae — *Isaac H. Cary*
Thomas Hovenden — *David Porter*
Frank H. Tyler — *A. J. Waldron*
Wm. G. Morrisey — *F. B. Snow*
C. C. Mollenhauer — *William H. Smith*
Fenwick B. Small

DIRECTORS EX-OFFICIO
John Pullman — *Arthur B. Gritman*

Printers, Lithographers
Publishers

LOFT

10,000 SQUARE FEET
MOST CONVENIENT SHIPPING AND MAILING LOCATION IN THE NEW LOFT ZONE. POWER IF DESIRED.
518 to 534 WEST 26TH ST.
Exceptional Light. Heavy Floor Loading
STRICTLY FIREPROOF, WITH SPRINKLER EQUIPMENT. LOWEST INSURANCE RATES IN NEW YORK.
APPLY TO YOUR OWN BROKER OR OWNER ON PREMISES

FOR SALE
A Country Home Farm

8 acres, cleared, level, stone road frontage, one-half mile to depot, large 8 room house, two barns, garage, tenant house, orchard 300 trees in bloom, $8,500. Brokers Protected.

EDWIN N. ROWLEY
NORTHPORT, L. I.

WILLIAM G. MORRISEY

BENSONHURST and 30th WARD PROPERTIES
189 MONTAGUE STREET
Established 1879 Telephone Main 5357

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 enable 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

JAMES L. BRUMLEY

ESTABLISHED 1888

EXPERT
Real Estate Appraiser Broker and Auctioneer

189 MONTAGUE ST.
Telephone BROOKLYN, N. Y.

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

Stewart

Speedometer's word is good in court

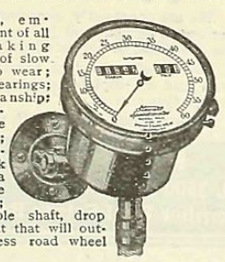
When the judge fines you more than the cost of the *Stewart*, it's too late to discover that you chose the wrong speedometer.

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

Advertise in the RECORD and GUIDE to reach Brokers, Operators, Contractors and Owners.

40TH st, ns, 40 w 12 av, 20x95.2; Chas S Conklin agt Irma Zsatkovich et al; Elek J Ludvigh (A), 31 Nassau; Walter L Durack (R); Chas Shongood.

14TH av & New Utrecht rd, ws, whole front bet 37th & 38th, 96.8x190.4x73.1x240; Catholic Women's Benevolent Legion agt Philip E Hendrick et al; Hirsh & Newman (A), 391 Fulton; Isaac Lublin (R); Wm H Smith.

Garden st, nes, 139.6 nw Bushwick av, 20x56.4x20x50; also GARDEN ST, nes, 125.10 se Flushing av, 20x56.4x58.8x19.6x65.1x63.1; State Bank agt Jacob Maziroff et al; Walter T Kohn (A), 309 Bway, Manhattan; Philip V Manning (R); Chas Shongood.

MAY 29.

E 49TH st es, 153.4 s Av L, 26.8x100; Flora D Matthews agt Allen C Burchill et al; Abr A Silberberg (A), 258 Bway, Manhattan; Thos H Troy (R); Wm H Smith.

50TH st, ss, 216.10 e 17 av, 22.8x109.8; South Bklyn Savgs & Loan Assn agt Salvatore Maffal et al; Action No 1; Wm J Bolger (A), 149 Bway, Manhattan; Abr Rockmore (R); Chas Shongood.

50TH st, ss, 239.6 e 17 av, 27.4x109.8; Same agt same; Action No 2; same (A); J Harry Sefton (R); Wm P Rae.

Av D, ns, 60 e E 39th, 20x90; Anna Luedtke et al agt Emma G Holmberg et al; Reynolds & Geis (A), 359 Fulton; W Frank Harrington (R); Wm H Smith.

Av D, ns, 40 e E39th, 20x90; Henry Lohman agt Emma G Holmberg et al; Reynolds & Geis (A), 359 Fulton; Clarence W Donovan (R); Wm H Smith.

Av D ns, 80 e E 39th, 20x90; Emil Heikel agt Emma G Holmberg et al; Reynolds & Geis (A), 359 Fulton; Geo S Billings (R); Wm H Smith.

Av D, ns, 20 e E 39th, 20x90; Henry Mehrtens et al agt Emma G Holmberg et al; Reynolds & Geis (A), 359 Fulton; Frank W Holmes (R); Wm H Smith.

Grand st, ns, 200 e 6th, 20x100; Arthur L Jackson agt Louis A Skidmore et al; Coombs & Wilson (A), 260 Bway; Stockbridge & Bacchus (R); Wm H Smith.

Woodbine st, ses, 450 sw Central av, 25 x100; Lawyers Mtg Co agt Inez D Zarwell et al; Cary & Carroll (A), 59 Wall, Manhattan; Oscar Swift (R); Jas L Brumley.

Woodbine st, ses, 475 sw Central av, 25x 100; Same agt same; Action No. 2; same (A); C Elmer Spedick (R); Jas L Brumley.

Gates av, ss, 125 w Central av, 25x 100; State Bank agt Pauline Newman et al; Jerome A Kohn (A), 1400 5 av, Manhattan; Redfield P Malony (R); Wm H Smith.

Atlantic av, nwc Hopkinson av, 98x 167.7; Dime Svgs Bank of Bklyn agt Carlo Rossa et al; Dykman, Oeland & Kuhn (A), 177 Montague; Wm D Niper (R); Wm H Smith.

MAY 31.

Av C, ns, 20 e West, 20x80; Carl A Bausch agt Macon Constn Co et al; Henry Weismann (A), 391 Fulton; Harrison C Glore (R); Chas Shongood.

E 12TH st, es, 135 n Av K, 35x100; Dietrich Niebuhr agt Jas Collins et al; Andw E Colvin (A), 367 Fulton; Louis R Bick (R); Chas Shongood.

Rodney st, ns, 144 e Bedford av, 22x100; Park Mtg Co agt Aaron Greenberg et al; Fettretch & Seybel (A), 41 Park Row; Edw I Garvar (R); Wm H Smith.

Voorhies av, nec E 25th, 90.4x180; Edw F Patchen agt Minnie E McKane et al; Henry M McKean (A), 189 Montague; Wm Murray (R); Wm H Smith.

Sterling st, ns, 500 w Bedford av, 20x 100; also STERLING ST, ns, 460 w Bedford av, 20x100; also STERLING ST, ns, 420 w Bedford av, 20x100; also STERLING ST, ns, 440 w Belford av, 20x100; also STERLING ST, ns, 480 w Bedford av, 20 x100; Alfred Lindewall et al agt Aronson Realty Co et al; Chas A Ogren (A), 149 Bway, Manhattan; Oscar W Swift (R); Wm P Rae.

JUNE 1 & 3.

No Legal Sales advertised for these days.

JUNE 3.

Maujer 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.

GOVERNMENT WATERWAYS.

Hearing on Col. Black's Plans—Staten Island as a Terminal Site.

A meeting was held on Tuesday at the City Hall by the Board of Engineers for Rivers and Harbors to consider Colonel Black's plan for harbor improvement. Ex-Congressman Bennet acted as master of ceremonies, introducing the several speakers to the Board of Engineers. Mayor Gaynor and Dock Commissioner Tomkins were present, and the former complimented the work which the Board of U. S. Engineers had done in the past and expressed the sentiment that the city felt entirely safe in the hands of Colonel Black and his associates, knowing the thorough manner in which the general government carried out all plans which it might undertake. The Mayor also urged the importance of developing the commerce in Long Island Sound which had been greatly neglected in the past, by ocean-going vessels—something which he hoped Colonel Black's plan would rectify.

Dock Commissioner Tomkins spoke briefly on the importance of improving the entrance from the upper bay into the Sound, all previous improvements having been connected with deepening the channels in the outer bay. The Commissioner urged the necessity for the work advocated by the Board of Engineers along the New Jersey coast, which is intended to deepen the approach to this shore, along the Bayonne peninsula and remove the accumulation of mud along the western shore of the Hudson, in front of Hoboken and Weehawken. He further declared that the proposed removal of obstructions in the East River was "absolutely necessary."

R. A. C. Smith of the State Commission and E. H. Outerbridge of the Chamber of Commerce spoke to the same effect, as did also representatives of the borough governments of Brooklyn, Queens and the Bronx. The surprise of the meeting was created by J. Bleecker Miller of the firm of Cleary, Dilworth, Miller & Fay, and secretary of the League to end Death Avenue, who dissented from the proposal to spend thirty or forty million dollars at this time on deepening the channel from twenty-six to thirty feet, claiming that the present depth was ample, for the wooden vessels which now navigated the Sound, while there was no demand on the part of the ocean-going steamship companies or by the marine insurance companies for this great expenditure.

Mr. Miller referred to the correspondence which had been had between the Board of Trade and Transportation of this city and the leading shipping concerns, and alleged that it evidenced a complete indifference on the part of those most vitally interested to the proposed improvement. He further commented on the absence of the representatives of these corporations from this meeting and undertook to explain this absence by alleging that these steamship companies knew that the fogs which prevailed on the Sound, particularly at the easterly end, among the islands, made its general use for ocean liners out of the question. The necessity for further dockroom in the harbor was insisted on by the speaker, who also reminded the board of the deepening and widening of Newark Bay which Dock Commissioner Tomkins had advocated—a work which the Commissioner had explained at length, with maps, in his official pamphlet No. 18.

Mr. Miller claimed that the effect of spending forty million dollars by the U. S. Government at this time on deepening the East River, apparently at the urgent request of the City of New York, would estop the city from entering a claim for the greater and more important expenditure for the erection of the great central harbor which Newark was clamoring for and the possession of which would determine the commercial supremacy of the continent.

Dock Commisisoner Tomkins' argument in favor of such a central harbor, with a general freight yard close to it, and with tracks running down to the wharves, was admitted to be most convincing, but the speaker dwelt upon the fact that it had not been shown that such a location could not be found in the city and State of New York, and until that was proved it was unwise for the city to allow this vast sum said to be required for the deepening of the East River to be placed to its credit at this time.

The proposed freight railroad under the Narrows which the Public Service Commission had endorsed would connect Long Island and Brooklyn with the Staten Island waterfront on the outer bay, where there were meadows as extensive as those on which Commissioner Tomkins proposed to lay out at the union freightyard, back of New York Bay. To

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

the Staten Island meadows, the Western railroads could gain access over the Arthur Kill, as was done now by the Baltimore & Ohio Railroad bridge; in fact, those railroads now had a right to use that bridge.

If the U. S. Government was not involved in this vast expenditure for the East River, why might it not be induced to build cement break-waters and piers which would make this southern shore of Staten Island the ideal commercial center of New York, where its railroads and steamers might meet, with advantages equal to those claimed for Newark Bay by the Dock Commissioner. The connection of these piers and freightyard with Manhattan Island would be fully as easy as from Newark Bay, where the line would have to tunnel the heights west of Weehawken and then tunnel the Hudson River. By the tunnel under the Narrows which was already decided on and by another freight tunnel under the East River, the Battery could be connected with the union freightyards at Staten Island and from the Battery, Commissioner Tomkins' proposed elevated freight line could be adopted, running northwards along West street.

The possibility of building a direct freight line and roadway across the shallow waters of the western part of the upper bay, with tunnels under the Kill von Kull and Hudson River, was also referred to by the speaker as presenting no greater difficulties than Commisisoner Tomkins' Newark Bay plan and many more advantages.

SUBWAY TERMS.

Indorsed by the Rapid Transit Committee in Report to Board of Estimate.

The report of the transit committee of the Board of Estimate was made public this week. It indorses the settlement reached last week with the Public Service Commission and explains the advantages which the city will obtain from the dual subways system, whereby the new routes are to be divided between the Interborough and the Brooklyn Rapid Transit companies.

At the same time that this report was presented to a special meeting of the Board of Estimate President Mitchel of the Board of Aldermen submitted a memorandum opposing it on the ground that the city would get the worst of the bargain that is to be made with the companies.

The adoption of the report will mean that nothing further will stand in the way of the plans for the construction and operation of the new rapid transit lines. It is explained in the report that there is still to be considered the action that the Court of Appeals may take on the matter of payment of preferentials to the companies, but it is pointed out that this is a question solely affecting the terms that the city may make with the companies and has no relation to the merits of the plans proposed in the report.

New Subway Routes Approved.

The Public Service Commission during the week approved of four more rapid transit routes and recommended their construction to the Board of of Estimate. Only three more remain to be laid out to complete the "Dual System." The routes which were approved, in their numerical order, are designated as follows.

No. 39. The New Utrecht Avenue elevated line.

No. 41. The Eastern District Route. This lies wholly within the Borough of Brooklyn.

No. 44. The Boston Road and White Plains Road connection.

No. 49. The Gravesend Avenue Route.

No. 50. The Steinway Tunnel and Queensborough Plaza route.

The three routes remaining to be approved are: (1) the Park place, Beekman street and William street route for the Interborough; (2) the Staten Island Tunnel route; (3) a connecting line between the present Interborough subway and the Lexington Avenue Subway somewhere between 32d and 42d streets.

West Point Improvement.

It is reported at West Point that the House Military Committee has decided to appropriate $500,000 to furnish the new Academy Building now in course of construction and $200,000 for general work at the Military Academy. No more improvements will be made at West Point the building boom in that vicinity is over the building boom in this vicinity is over for the present.

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

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 Housekeeping 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

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 Bedford 5400 — **Myrtle and Clinton Aves. 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

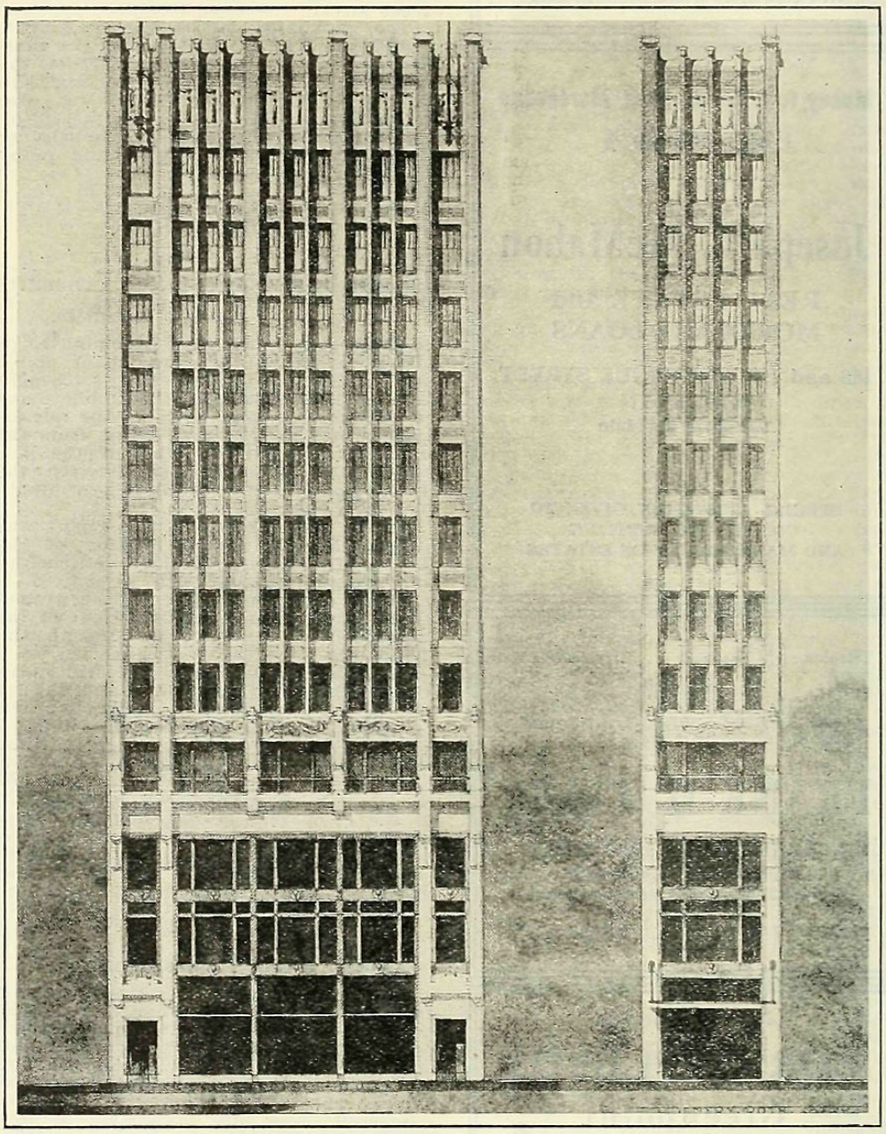
Expert Appraiser — 1424 FULTON STREET

Innovation for Lexington Avenu

The 51-55 Lexington Avenue Company, of which Frank Lugar is president, has begun the erection of a twelve-story loft building. The plot, which is in the shape of an L, is 60 feet wide on Lexington avenue by 94 feet deep, with an L to 25th street. This is the first important loft building to be erected as far east as Lexington avenue, and was designed to meet the requirements of any line of business of which this district may eventually become the center. The building, therefore, was made with a carrying capacity of 250 pounds per square foot, which means that the floors will sustain the heaviest machinery, such as printing presses.

Another interesting feature of the layout is a driveway on the 25th street front of the building, arranged with a loading platform, so that trucks can drive right into the building, up to the freight elevator. In addition to this there is a large receiving and delivery-room in the basement, connected by a chute to the driveway, which will greatly facilitate the handling of incoming and outgoing freight.

The building will be equipped with one large freight elevator and two passenger elevators, and in addition to that, will have two smokeproof stairways and one outside stairway. All the trim will be fireproof and the floors will be of concrete. The building will be equipped with a sprinkler system, supplied both by gravity and compression tanks. The two fronts of the building will be of granite to the height of the fourth floor; above this of pressed brick, faiance tiles and terra cotta. The building was designed by and is now being constructed under the supervision of Emery Roth, architect.



LOFT BUILDING FOR LEXINGTON AVENUE.
Emery Roth, Architect.

—C. D. Marshall, president of the McClintic-Marshall Construction Company, testifying at the hearing in the Government's action against the Steel Trust, stated that the American Bridge Company, a subsidiary of the Steel Corporation, had done about 70 per cent. of the bridge steel work in this country contracted for in the last year.

NEW ROAD NORTHWARD.

General Information Concerning the N.Y., Westchester and Boston

THE new electric railroad, the New York, Westchester & Boston, which is to be opened to traffic next week will be a standing invitation to Manhattan flat-dwellers to join the army of commuters. It makes the most direct appeal to business men to establish each for himself a separate dwelling in the northern suburbs that has been made since the elevated lines were opened a quarter of a century ago. Of late years the conveniences for making a round trip daily to any place in New York State where city values do not render the possession of acreage impossible for residential purposes for the fairly well-to-do-man have involved so many traffic changes, detours or such an expenditure of time and money that few have attempted it, compared with the number that hereafter will feel able to do so.

Until the last ten years the great body of railroad commuters represented men who were not city born. Lately the proportion who formerly lived in the city has been multiplying. Census statistics confirm what must be apparent to every observer.

The New York, Westchester & Boston was built to be a commuters' road. It makes a frank and open appeal to the man of family who fancies a home in the country. The new line is virtually a northern continuation of the existing subway and elevated systems. There is no surface-car or Marathon prelude or interlude; the tired business man simply takes the nearest subway train, gets rapid transit from the start, and is required to make but one change, at 180th street, before arriving at his destination. If the East Side elevated lines are nearer for him, he can change at the Harlem River terminal of the new line.

At Westchester avenue, in White Plains, provision has been made for a joint station with the proposed "Westchester Northern Railroad." With the completion of the new triborough subways, connections will be established which will make stations on the N. Y.,

W. & B. Ry. easy of access from almost any part of Manhattan or Brooklyn.

The stations in the Bronx Borough are: Harlem River, Port Morris, Casanova, Hunts Point, Westchester avenue, 180th street, Morris Park, Pelham Parkway, Gun Hill road, Baychester avenue and Dyre avenue.

In Mount Vernon: Kingsbridge road, East 6th street, East 3d street, Columbus avenue and East Lincoln avenue. In Pelham: 5th avenue.

In New Rochelle: Clifford, Remington place, North avenue, Wykagyl and Quaker Ridge. In Eastchester: Chester Heights. In Scarsdale: Heathcote. In White Plains: Ridgeway, Mamaroneck avenue and Westchester avenue.

The initial passenger train service will be between 180th street, Bronx, and North avenue, New Rochelle, on a twenty-minute headway. About a month later it is expected that the line will be in operation through to White Plains with double the number of trains over the four-track section from 180th street to Columbus avenue Junction in Mount Vernon. Sometime during the coming summer the company hopes to have trains running into the Harlem River terminal.

The coaches are all steel, vestibuled, with end and center doors. The color scheme is olive green, inside and out, with the interior of the car roof in white. A tungsten light is over each seat, and the seats are upholstered in green leatheroid.

No tickets will be collected on the trains. When passing the exit at his destination station the passenger drops his ticket in a box. A system of colors and punch cancellations in tickets draws the guard's attention to any misuse of tickets before the passenger leaves his destination station.

Commutation tickets are to be cancelled when the passenger passes the turn-stile to take train, and are vised by the guard at the exit.

The New York, Westchester & Boston Railway was incorporated in 1872; the New York & Portchester Railroad in 1901. The two companies were combined by act of the Legislature in 1910, with a capital stock of $5,000,000 and a mortgage of $60,000,000. Of the latter $20,100,000 is authorized issue.

New York City franchise was granted in 1904 and requires substantial payments annually to the city; also the running of at least sixty trains in either direction daily. The fare in New York City limits must not exceed five cents for a continuous trip between any two stations. The franchise requirements in the Cities of Mount Vernon and New Rochelle also require five cent fares within the city limits. Owing to these conditions fares have been established on the zone basis. The maximum fare will be thirty-five (35) cents, and will transport a passenger a distance of twenty miles.

The New York, Westchester & Boston is a four-track trunk line between 180th street and Columbus avenue Junction, Mount Vernon, with double track extensions to New Rochelle and White Plains. There are no grade crossings.

Some idea of the quantity of steel and concrete used in construction, and of material excavated, may be obtained from the following comparisons:

If the concrete masonry erected in the construction of the railway were built in the form of a pyramid, the entire structure would form a monument 1,290 feet in height. This monument would be higher than the combined heights of the Woolworth, Flatiron and Home Life buildings.

The barrels containing cement used in construction of the railway, if placed end to end, would reach 114 miles, or from New York to Hudson, N. Y. If the cement were made into bricks each three inches wide and two inches deep and ten inches long, these bricks, if placed end to end, would reach 3,250 miles, or from New York to San Francisco. The structural steel used in the bridges, if rolled into a steel "L" shape, two and one-half inches high, would reach 3,800 miles, or as far from New York to London. The stations are of concrete and building tile, fireproof, and of design pleasing to the eye.

New Orange County Hotel.

The building contract for the Goshen Inn has been awarded to the Harriman Construction Co. This is the inn which Mrs. E. H. Harriman and a number of friends are having built at the capital of Orange county. The village has a number of very old taverns, but none very inviting. The new inn will be designed after the English style and conducted in a manner to meet the approval of Mrs. Harriman.

—The issue of City of Paris bonds to the total of $41,000,000 for the extension of the municipal gas system has been oversubscribed eighty times.

STATE OF NEW YORK

4 Per Cent. Gold Bonds

EXEMPT FROM TAXATION

AMOUNTING TO

$25,950,000.00

Issued in Coupon or Registered form

Will be sold Thursday, June 6, 1912, at 12 o'clock, noon

At the State Comptroller's Office, Albany, N. Y.

These bonds have been segregated into three classes, and bidders will be required to state clearly in the proposal, the class of bonds and the amount and price for each $100 bid for.

Class No. 1. $10,000,000.00 for the Improvement of the Erie, Champlain and Oswego Canals, dated January 1, 1912, due January 1, 1962; $2,000,000.00 for the Improvement of the Cayuga and Seneca Canals, dated January 1, 1912, due January 1, 1962; $8,000,000.00 for the Improvement of Highways, dated March 1, 1912, due March 1, 1962.

As the bonds enumerated above are all 50-year bonds, bearing 4 per cent. interest, the Comptroller will reserve the right to allot to the successful bidder, bonds of any or all of the above issues in Class No. 1, notwithstanding the specific issue may be stated in the bid.

Class No. 2. $5,000,000.00 for the Construction of Barge Canal Terminals, dated January 1, 1912, due January 1, 1942.

Class No. 3. $950,000.00 for the State Reservation in the Town of Saratoga Springs, dated March 1, 1912, due $95,000.00 in each year from March 1, 1913, to 1922, inclusive.

These bonds are Legal Investments for Trust Funds

No bids will be accepted for less than the par value of the bonds nor unless accompanied by a deposit of money or by a certified check or bank draft upon a solvent bank or trust company of the cities of Albany or New York, payable to the order of the Comptroller of the State of New York, for at least two per cent. of the par value of the bonds bid for.

All proposals, together with the security deposits, must be sealed and endorsed "Loan for Improvement" and inclosed in a sealed envelope directed to the "Comptroller of the State of New York, Albany."

All bids will include accrued interest.

The Comptroller reserves the right to reject any or all bids which are not in his opinion advantageous to the interests of the State.

Circular descriptive of these bonds and of outstanding State bonds, sinking funds, etc., will be mailed upon application to

WM. SOHMER, State Comptroller, Albany, N. Y.

Albany, May 13, 1912.

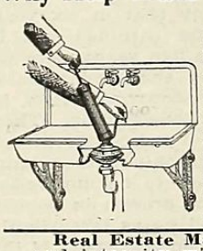
Wants and Offers

FOR SALE
Steam Heating Apparatus

Consisting of seven pipe coils, containing about 2,000 feet of heating service, together with mains and returns; and an Ideal boiler, rated at 4,800 feet; also small steam heater and about 20 arc lights; just as good as new.

Gresham Blank Book Co.
316 HUDSON ST., NEW YORK

Why Help Make the Plumber Rich ?



I can show how anybody, with the "Little Giant" lift and force pump, can break up the most obstinate stoppages in waste pipes without trouble and in a few minutes. My way has been endorsed by the United States Government, State and County Buildings, School Boards, Real Estate Dealers, and Property Owners. Write for full particulars to

J. E. KENNEDY,
Room 300, 41 Park Row, N.Y.

Real Estate Man of Experience. and integrity with thorough working knowledge of New York realty, well posted on Manhattan values; able to manage sales and leasing departments, wishes to be associated with progressive firm of high standing, preferably below 42d st. Ability and diligence. BOX 65, Record and Guide.

REAL ESTATE BROKER WANTED. Young man, clean record, thoroughly experienced selling, exchanging Manhattan property, who can prove ability by past performances, can make advantageous connection with established firm. CONFIDENTIAL, P. O. Box 132, Times Square Station.

All Defective and Unmarketable Titles Cured under Torrens System.

Real estate owners are now registering titles under Torrens Law. Consultation Free. MATTHEW J. WHEELEHAN, OFFICIAL EXAMINER, 220 Broadway. Tel. 2024 Cort.

WANTED—Position in management department, corporation or estate; familiar with all repairs and handling of tenants; a top notcher in renting; American; age 40; single. BOX 45 Record and Guide.

Experienced Real Estate Man Wanted. Real estate broker wants young man, with experience, as associate; liberal division of commissions; no drawing or expense account. BOX 70, Record & Guide.

WANTED—Electric elevator engineer; one who has experience in electric elevator work. Address THE WARNER ELEVATOR MFG. CO., Cincinnati, Ohio.

YOUNG MAN desires position; 7 years' experience management real estate; knows value repairs; best references and bond. BOX 60, Record and Guide.

EXPERIENCED real estate man to take charge of private house sales and rental department in well known office. Address, Box 75, Record and Guide.

FOR SALE
Set of Record and Guides, 68 volumes. ROOM 1809, 30 Church St.

WANTED—Properties, sale or rent; send particulars; satisfactory results assured. DUFF & CONGER, Madison Ave.

When in the Market

for building materials or expert services, consult the advertising columns of the RECORD and GUIDE. Should our advertisers be unable to help you, write us, and we will refer you to the right firms.

RECORD AND GUIDE

REAL ESTATE RECORD AND BUILDERS GUIDE
ESTABLISHED MARCH 21ST 1868.
DEVOTED TO REAL ESTATE, BUILDING, ARCHITECTURE, HOUSEHOLD DECORATION BUSINESS AND THEMES OF GENERAL INTEREST

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.

Miss Marie Oberlander, a student of architectural drawing at Teachers' College, Columbia University, who was admitted to junior membership in the American Society of Engineer Draftsmen last week, is the first woman member of the society.

Mayor Gaynor will head a delegation which will appear in Washington on May 29 to urge the removal of the post office building from City Hall Park. He will be accompanied by a strong body of representatives of civic and business organizations, rallied in support of Senator O'Gorman's post office site bill.

The assets of the Improved Property Holding Company, which went into the hands of a receiver the other day, are, it is said, more than sufficient to satisfy all liabilities. However, the fact that a receivership was required for a great building company, operating extensively in the midtown section, will call for a lot of explaining by brokers who are trying to sell property there.

According to the annual report of the Cement Products Exhibition Company, the expenses of conducting the New York, Chicago and Kansas City cement shows were $77,789, while the receipts were $78,729. The Sixth Annual Chicago Cement show will be held next January, from the 16th to the 23d; but there will be no exhibition either in New York or Kansas City.

The action of the Canal Board in adopting State Engineer Bensel's plan for the proposed barge canal terminal on Newtown Creek this week assures to the Eastern District of Brooklyn an early increase of facilities for economically handling freight, particularly building materials. The terminal is at the junction of the creek with the East River, on what is known as the Palmer estate. It is one of the largest planned for the new State waterways.

The announcement made recently by L. F. Vosburgh, general passenger agent of the West Shore Railroad, that ferry service from Weehawken to the new slips at the foot of Cortlandt street would be put in operation on June 21, illustrates the current tendency of suburban traffic to concentrate at a few points of entry to Manhattan. The present terminal at the foot of Desbrosses street will be discontinued. The change will mean much to real estate values in the commuting area along the West Shore from Weehawken, thirty-five miles out, to West Haverstraw.

Resolutions adopted by the Merchants' Association in favor or the amendment to the Interstate Commerce law, prohibiting railroad companies from owning or controlling competitive water transportation lines, recites that the supremacy of New York as a producing and distributing center is threatened by the railroads, whose interests lie chiefly in the West. The railroads are seeking to bring about a readjustment of freight rates, the effect of which would be to shift the center of manufacturing and distribution to the Mississippi Valley. Freedom of water transportation through the Panama Canal is the chief safeguard of the city.

Westchester County and Its New Transit Facilities.

The readers of the Record and Guide will find in this issue a description of the residential and transit advantages of the district in Westchester County immediately north of New York City. That district has, of course, a great future ahead of it. It contains a large area of unusually high and hilly country, which is so very well adapted to residence in both summer and winter, and which is constantly increasing in popular favor. The great transit highway to this region is and must always continue to be the railway tracks which terminate at the Grand Central Station, and the whole of Westchester will consequently benefit enormously from the completion of the improvements in and about that colossal terminal.

When that station is completed and in working order the suburban passengers on the Central, the Harlem and the New Haven roads will have the benefit of a much larger expenditure of money than their own contribution to the earnings of the company would ever warrant. They will obtain a service which is as quick and convenient as modern railway engineering can make it. They will be landed in a district of Manhattan which is of increasing business importance, and which will possess almost unrivalled means of communication with other parts of the city. Already the station is connected with the City Hall by a journey which takes only seven minutes. When the new subways are completed the shopping and the western division of the wholesale district will be made equally accessible. The Grand Central Station will become the greatest terminal for suburban traffic in the world. But Westchester will benefit in other ways by the completion of the new elevated and subway system. Passengers on the Putnam division of the Central road will have the advantage of a better West Side elevated express service. Passengers on the local New Haven trains will be similarly helped by the improvement in the East Side elevated express service. Finally the New York, Westchester & Boston line, which is about to be opened and which is in every respect a model suburban road, will be connected directly with the new East Side subway. In all these cases the inhabitants of Westchester will obtain the benefit of transit improvements made by rich corporations at an expense disproportionate to the traffic which would be obtained from Westchester alone; and in this way a beautiful region, remote from the business section of Manhattan will be rendered habitable and populous.

Larger Aspects of the Subway Settlement.

During the past week the final steps have been taken which irrevocably commit the city to the dual subway system. The McAneny committee has completed and presented its report, explaining and defending the proposed arrangement. This report contains, of course, nothing new, but it marshals the arguments in favor of the plan with effective force. It may be noted in passing that according to the estimates of the committee, the new Interboro system will earn enough in three years to satisfy the claims of the Interborough Company that in six years the deficiency in past earnings will be made up, and that in five years more the city will be receiving enough income to pay the interest on its own securities, issued to pay for new construction. These estimates seem to be conservatively made. They rest on only one assumption, which may prove to be unfounded. They assume that the growth in population and business will be as large in the future as it has been in the past. If this assumption proves to be untrue, the city may have to meet deficiency payments for a longer period that the committee estimates. But even so, it is justified in entering into the proposed contracts with the two companies.

As Mr. McAneny points out, unless some such arrangement is made, one necessary condition of any wholesome future growth will be lacking. Considering the financial burdens which are hanging over the City Treasurer, the taxpayers would lose far more from the planning of an inadequate system than they will from the planning of a system which is more expensive, but more adequate. The city may not grow as quickly in the future as it has in the past, but the only chance it has of doing so is to liberate the expansive power of the community from the burden which congestion in means of transit have so long forced it to carry. In immediately accepting the report of its committee, the Board of Estimate was adopting the only reasonable course. Every phase of the matter has been discussed at random, and further delay would be dangerous without the chance of any benefit corresponding to the danger. The whole arrangement may now be considered as finally settled, for the unhesitating acceptance of the plan by the lower courts makes the acquiescence of the Court of Appeals practically certain.

New Yorkers have not only every reason to be satisfied with this result, but they have every reason to congratulate themselves upon the competence with which their municipal government handled this peculiarly difficult and complicated problem. American municipal government has frequently been compared to the municipal governments of Great Britain and Germany to its own great discredit, but whatever their faults in organization, standards and methods, three important American cities have faced and solved peculiarly knotty transit problems in an original and effective manner. New York has now taken its place besides Cleveland and Chicago in reaching an arrangement with its local transit companies which keeps them in the employment of the city and secures a fair return to the private capital invested, while at the same time obtaining for the public every advantage which the community ought to derive from the operation of these public services.

Such has not usually been the case in Germany. Again and again German municipalities have been obliged to buy out local transit companies and establish a municipally owned and operated system because they would not grant to these companies terms sufficiently liberal to warrant capitalists in making the necessary improvements of service. At one time it looked as if Cleveland, Chicago and New York would follow in the footsteps of these German cities. All three of these cities narrowly escaped the necessity of building and operating municipal street railway systems, but at the last moment, a way out was discovered which kept the companies in the employ of the city and secured to the city the advantages which it coveted. In the case of Cleveland the community obtained the cheap fares for which it had been fighting, although it is still doubtful whether the earnings from the cheap fare will be sufficient to pay for the necessary investment of new capital in extensions. In the case of Chicago there was less insistence on cheap fares, but it was absolutely necessary that a great deal of new capital should be supplied for the improvement of the service; and an arrangement was reached whereby the profits over and above a fair interest on the capital were to be divided between the company and the city, the city obtaining the larger share. In the case of New York it was also absolutely necessary to secure the assistance of large amounts of private capital—amounts so large that the earnings would not be sufficient in the beginning to pay the interest on the cost of the new construction. An arrangement, consequently, was reached whereby the private capital was obtained on the cheapest possible terms, and whereby future profits were depended upon to wipe out an immediate deficiency. Here again the transit companies have obtained a rate of interest to which they were entitled, while the city has obtained the increased means of communication, without which its growth would be checked. All three of these arrangements constitute tributes to the patient common sense which in the long run Americans bring to the solution of their public questions. They were all bitterly

opposed by extremists who did not care how much harm they did to the city, provided only they could do as much or more injury to the transit companies. For a while it looked as if the policy of these extremists might prevail, but in the end they were foiled, as they deserved to be. Under the official arrangement with the Interboro and Brooklyn Rapid Transit companies, New York will obtain, not only every advantage which would have accrued under exclusive municipal operation, but many additional advantages which a municipal transit system could not possibly have brought with it.

It has been pointed out that very possibly the principal underlying arrangements, such as the cities of New York and Chicago have made with local transit companies, may be capable of application to a different field and to an even more important problem. Why could not similar principles be applied to the solution of the trust problem? The contract which New York will enter into with its local companies rests upon two fundamental ideas. The companies, on the one hand, are secured against any but certain specified competition, and are recognized as in a real sense public servants. In return for this recognition and security they waive claim to anything but a moderate amount of profit, and turn into the City Treasury all earnings over such moderate returns. Why should not the national government recognize large corporations, wherever they constitute efficient productive agencies, secure them against any but a certain definite amount of competition, and in return for this recognition demand a certain proportion of the net profits? Of course, public opinion is not prepared at present for any such solution, but it may eventually be forced to accept something of the kind after the usual interval of apparently hopeless and confused agitation.

The Week in Real Estate.

The Manhattan market was characterized this week by a slight shrinkage in the number of sales. Several very high-class deals were consummated, but the trading in general was rather miscellaneous and well distributed. The inevitable influence that the new Grand Central Terminal will have on the immediate vicinity was again in evidence by several purchases in the section.

The largest transaction of the week was the sale of the Howard Building at the southwest corner of Fifth avenue and 45th street, an eleven-story structure, at $1,675,000, for investment purposes. Another purchase in this district, was that of No. 63 West 46th street, by the company which owns Nos. 65 and 67. The combined sites will be improved with a twelve-story hotel structure. Still another deal embraced Nos. 121 to 125 West 48th street, the site of which in all probability will also be improved.

The fashionable residential colony on the East Side above 59th street is to have a new high-class apartment house. The buyer of the old Marquand dwellings has bought also Nos. 814 and 816 Madison avenue, which rounds out a plot at the northwest corner of Madison avenue and 68th street, with frontages of 100 feet on the avenue and 120 feet in the street. These two parcels were built about twenty years ago by the late Henry G. Marquand, and No. 814 was occupied by Grover Cleveland during the interval between his two presidential terms. The ground and a new eleven-story structure will call for an investment of about $1,600,000. The Fabbri house at No. 11 East 62d street, one of the finest side street dwellings, was sold with all its costly furnishings for occupancy. The buyer gave in part payment three dwellings at 11 to 15 East 64th street for this one dwelling. In the vicinity of the W. D. Sloane and W. K. Vanderbilt residences No. 9 West 52d street found a new owner who will reconstruct the building into a modern English basement dwelling for occupancy.

The steady demand for sites to be improved with apartment houses on the West Side continued this week. The sale of 172 West 72d street to the owner of the adjoining dwelling, No. 170, completes a plot 46.8x102.2 feet, adjoining the southeast corner of Broadway, which will be extensively altered for apartment and business purposes. The buyer is said to have paid $4,500 a front foot for the property. The Isidor Straus estate, one of the oldest residences in the Bloomingdale section of the city, occupying the block front on the north side of 105th street and fronting on both West End avenue and Broadway, was sold to an apartment house builder who will erect one of the tallest structures of this type on the site. The Straus property has been held for a long while at $600,000 and the purchasing price was a little more than that figure. Two large apartments found new owners. The Towers, on the north corner of Central Park West and 94th street, one of the first apartments built in this section, was sold for close on to $400,000, and Dardanelles, at 460 West 147th street, which recently figured in a transaction, was again sold, and five lots in the Hunts Point section of the Bronx were taken in part payment.

The Dyckman section is to have another large aapartment house covering a plot fronting 118.7 feet on Broadway and 197.9 feet on 212th street, opposite Isham Park. This northeast corner is one of the most desirable in this neighborhood, being but one block north of the new Paulist Fathers church and parochial school.

Reports from the Bronx show that the approaching building of the subways will have its effect on property in the western part of this borough as well as the eastern. The sale of seven lots at the northeast corner of Jerome avenue and Fordham road for $100,000 marks the first large sale which has taken place on this thoroughfare in some time. The buyer who has conducted several large building operations in this borough will develop this property. The purchase of the block bounded by Westchester, Elder and Wheeler avenues and 173d street, containing about forty lots in the Watson Estate development now being carried on by the American Real Estate Company by a builder, will add a number of new dwellings to the already large number contemplated by the above company. A very interesting trade involving about $500,000 took place in the Hunts Point section where thirty-two family dwellings were given for the block front on the west side of Park avenue, between 122d and 123d streets, and a country estate of ninety acres at Chappaqua, N. Y.

Brooklyn brokers and operators seem to think that the selling prospects are in a better condition than they have been for some time. While the number of sales in this week's budget was small, several of them foreshadow improvements. The sale of one hundred lots on Eleventh avenue, from 62d to 65th streets, is one of the largest reported from this borough for months. The other purchase for improvement purposes was the plot of lots 100 x 200 running through from 11th to 12th streets, between Eighth avenue and Prospect Park West.

The strong building movement which has been going on in Queens for the past few months fell off a little this week. The number of plans filed show that builders are hurrying to complete their operations as quickly as possible for the early summer selling season. Inasmuch as it is now apparent that the city will build a subway route through Manhattan, linking the Pennsylvania Station to various uptown and downtown business districts, Long Island real estate has displayed a quickening movement and with such facilities the market in this borough ought to remain very strong.

Sustained fair building weather conditions helped to put the building material market on its feet this week. The inquiry in practically all lines was stronger and for larger volumes. There was a stronger tone to demand and the result was firmer wholesale prices.

Most of the contracts covered immediate to thirty-day delivery clauses. This was true of a large volume of the common brick that moved from stack to job, and conspicuously so with Portland cement which is now quoted on not more than sixty days. The reason for the stiffness in the common brick department was the statement that on Wednesday there was not more than 87,000,000 brick in sheds and on boat between Kingston and the West 52d street dock. This leaves the number of North rivers now in the market at approximately 30,000,000. With the supply thus limited, and rumors rife that prices will be reported up a shilling before the first of the month, no agent could be induced to quote present levels on anything but spot contracts, and not even on thirty days where it could be avoided.

In the lime market conditions are brightening perceptibly. The campaign of the New York Lime Manufacturers' Association for a uniform package of 300 pounds, has wrought a wonderful change in the whole market. Where doubtful quantities were formerly delivered on the job contractors now find that when they figure on a certain number of barrels of lime they will positively get 300 pounds to the barrel. The result is that supplementals are regulated and the manufacturer can give better service to his customer, and the consumer is saved a large waste item. The campaign reaches into the larger New Jersey cities where the idea has been warmly received, and in time, it is expected that it will extend over the entire district.

May lumber prices are still being shaded, to encourage dealers to come into the market. Buying, however, is conservative, as it is, in fact, in all departments. It is best illustrated in the sand and crushed stone markets. There, the volume moving is very light, and prices are weak. The stagnation in this department reflects the dullness in the cement market. Clay products are, however, fairly active in the Metropolitan district. Hollow tile is very active in the suburbs, and it seems destined to become even more so since new ideas in a combination brick and terra cotta building block have just been introduced to offset the 20 per cent. increase in hollow terra cotta tile construction which will follow the passage of the building code as it is at present amended.

Inactivity is also reported in hardware and in window glass, but building material interests seem to think that business will improve as soon as the political enigma is solved next month.

There is significance in the fact that the railroads are again coming into the market for structural steel. Building metal interests trace the general slump back to the time, almost six months ago, when the railroads announced their retrenchment policy and, while the activity of the railroads is at present confined merely to feeling the pulse of the market, it is generally considered to be an encouraging sign, particularly since it comes when the country is in the throes of a rather disturbing political conflict.

Consumers of building materials are still inclined to hold back for more settled conditions, but it has been firmly established, that it is not to be expected that prices will go lower before summer, at any rate, because there does not now appear to be any cause for artificially stimulating the demand here in the east.

A Judicial Oversight.

Editor of the RECORD AND GUIDE:

Referring to the article in your issue of the 18th inst., entitled, "Bad Real Estate Titles Cannot Be Registered," and citing the decision of Judge Crane in the case of Crabbe v. Hardy, the comments of Walter Lindner, solicitor of the Title Guarantee & Trust Company, Gilbert Ray Hawes (who is not an official examiner), and others, I beg to reply thereto as follows:

Judge Crane says: "The law was never intended to be a means of curing defects or clearing title." It is very unfortunate that the learned judge should have overlooked Section 390, Article XII, of the Real Property Law, which provides as follows:

> "Section 390, title in lands vested; clouds removed therefrom. In any action under this article, the court may find and decree in whom the title to or any right or interest in the property or any part thereof is vested, whether in the plaintiff or in any other person, and may remove clouds from the title, and may determine whether or not the same is subject to any lien or incumbrance, estate, right, trust or interest, and may declare and fix the same."

Mr. Fowler in his work on Real Property, third edition, at page 1011, commenting on this section of the act, interprets the same as giving the court in New York power not only to grant a decree for registration, but the other relief stated, including the removal of a cloud on title. With all due respect to the learned judge who made this decision, it is too manifest that he has entirely overlooked the provisions of the statute cited, and I venture to say that this judicial error will be corrected at an early date. Of course, those who are opposed to title registration have widely circulated Judge Crane's opinion, but they have accepted it at its face value, not knowing that the learned judge has made a judicial blunder.

In writing to you, I think I am qualified to express an opinion upon the Torrens Law. I was the first official examiner qualified in this department; I made the first certificate of title in the Borough of Manhattan and in the Borough of the Bronx. I was the attorney in the case of Smith v. Martin, 142 Ap. Div. 60, opposing the Title Guarantee & Trust Company, which represented an adjoining owner, and was successful in construing an important provision of the act.

I have recently registered title to a large department house known as the "Borchard," at Broadway and 98th street, in the Borough of Manhattan, worth $1,-

500,000, after the title had been rejected by a title company. This shows that the owners of large properties are not afraid of the Torrens Law.

I have read and studied the decisions on land title registration in all the states of the American Union, as well as in the British empire, and while it may be that the New York statute could be immensely improved upon, its draftsmanship was done by a gentleman who has written learned treatises on the law of real property.

A great argument urged by the interests opposed to title registration has been that it was unconstitutional. The constitutional objection has been put at rest by the United States Supreme Court in the recent case of the American Land Company v. Zeiss, 219 United States, page 47, the opinion of the court being written by Mr. Justice White, who, after a multitude of citations, held the law to be constitutional and thus this question is at last at rest.

Experience is the greatest teacher; having made more certicates of title and registered more titles under the Torrens Law than all other official examiners in New York, I venture to say that the Torrens Law is not an unworkable statute as claimed by those who are interested in opposing the act; but in ordinary cases it is no more difficult to register title than in the ordinary foreclosure suit.

So many arguments have been made and so much comment has been made respecting the Torrens Law, that to add to it would serve no useful purpose. What objection can there be to a system which will eliminate the repeated examinations of title and make the transfer of real property as easy as the transfer of a registered bond? This is the theory of the Torrens Law. I maintain that the law is practicable and easily worked at the present time; I say this without hesitation.

MATTHEW J. WHEELEHAN,
Official Examiner of Title.
New York, May 24.

A New Decision Under the Torrens Law.

Editor of the RECORD AND GUIDE:

I am happy to inform you that in the famous Torrens title registration action of Crabbe v. Hardy, upon which you have already commented, Mr. Justice Crane of the Supreme Court, sitting in Brooklyn, and upon my application as attorney for plaintiff, has to-day rendered a decision from the bench overruling his former decision and allowing plaintiff to submit additional proofs on the question of the title sought to be registered.

Judge Crane also stated from the bench that his previous decision had been misquoted or misunderstood, as he did not mean to imply that titles to real property could not be cured or perfected under the Torrens Law, as Section 390 of the Act distinctly declares that, "In any action under this article the court may find and decree in whom the title to or any right or interest in the property or any part thereof is vested, whether in the plaintiff or in any other person, and may remove clouds from the title, and may determine whether or not the same is subject to any lien or incumbrance, estate, right, trust or interest, and may declare and fix the same," etc., "and generally in such an action, the court may make any and all such orders and directions as shall be according to equity in the premises and in conformity to the principles of this act."

This satisfactorily disposes of all the arguments and comments that bad titles could not be made good and marketable under the Torrens Law.

GILBERT RAY HAWES.
May 23, 1912.

Overcoating Old Houses.

It is very easy to obtain a prepared plaster which is colored. Some very artistic results are obtained by using this material on stucco houses, and if an experienced plasterer is employed the color matter can very often be mixed with the plaster to secure any result which may be desired.

The great advantages of stucco houses are the reduction in the cost of repairs, and if the roof is made of some fireproof material they are practically fireproof so far as any danger from outside fires is concerned.

More artistic results can be obtained with this method of construction than the ordinary wooden house. If the house is built as outlined above, with an air space, it is warmer in winter and cooler in summer. This method of construction is being adapted to the reconstruction of old houses, and is called "overcoating." —"Building Age."

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 17 to 23	1911 May 19 to 25
Total No.	205	150
Assessed value	$14,953,300	$7,093,100
No. with consideration	24	7
Consideration	$897,200	$903,512
Assessed value	$851,900	$830,000
	Jan. 1 to May 23	Jan. 1 to May 25
Total No.	3,922	4,139
Assessed value	$312,861,095	$234,609,200
No. with consideration	380	334
Consideration	$21,237,257	$17,066,314
Assessed value	$19,880,700	$15,598,200

MORTGAGES

	May 17 to 23	May 19 to 25
Total No.	145	133
Amount	$5,067,360	$3,531,234
To Banks & Ins. Cos.	30	26
Amount	$1,367,350	$1,415,700
No. at 6%	59	64
Amount	$2,444,535	$592,484
No. of 5½%	2	3
Amount	$17,000	$94,000
No. at 5%	43	31
Amount	$1,331,500	$776,000
No. at 4½%	14	11
Amount	$557,500	$510,200
No. at 4%	.....	.....
Amount	.....	.....
Unusual rates	.....	.....
Amount	.....	.....
Interest not given	27	24
Amount	$716,825	$1,558,550
	Jan. 1 to May 23	Jan. 1 to May 25
Total No.	2,624	3,206
Amount	$153,110,470	$108,803,670
To Banks & Ins. Cos.	573	.....
Amount	$101,148,521	.....

MORTGAGE EXTENSIONS

	May 17 to 23	May 19 to 25
Total No.	51	32
Amount	$1,337,150	$945,600
To Banks & Ins. Co.	9	9
Amount	$283,000	$313,000
	Jan. 1 to May 23	Jan. 1 to May 25
Total No.	1,038	1,058
Amount	$29,919,210	$39,809,351
To Banks & Ins. Cos.	311	.....
Amount	$21,352,500	.....

BUILDING PERMITS

	May 18 to 24	May 20 to 26
New buildings	21	30
Cost	$2,194,500	$2,181,200
Alterations	$167,109	$513,410
	Jan. 1 to May 24	Jan. 1 to May 26
New buildings	357	392
Cost	$52,200,575	$42,878,680
Alterations	$5,069,818	.....

BRONX

CONVEYANCES

	May 17 to 23	May 19 to 25
Total No.	146	141
No. with consideration	21	11
Consideration	$122,849	$40,330
	Jan. 1 to May 23	Jan. 1 to May 25
Totol No.	2,918	$2,993
No. with consideration	761	.....
Consideration	$3,578,774	$1,968,964

MORTGAGES

	May 17 to 23	May 19 to 25
Total No.	126	125
Amount	$1,441,725	$1,378,994
To Banks & Ins. Cos.	20	9
Amount	$135,400	$161,000
No. at 6%	50	59
Amount	$751,625	$485,594
No. at 5½%	9	14
Amount	58,700	$185,650
No. at 5%	37	28
Amount	$417,050	$514,250
Unusual rates	1	2
Amount	$900	$13,400
Interest not given	29	22
Amount	$213,450	$180,100
	Jan. 1 to May 23	Jan. 1 to May 25
Total No.	2,096	2,495
Amount	$20,295,075	$23,083,182
To Banks & Ins. Co's	247	.....
Amount	$4,407,466	.....

MORTGAGE EXTENSIONS

	May 17 to 23	May 19 to 25
Total No.	15	13
Amount	$297,400	$87,650
To Banks & Ins. Cos	2	4
Amount	$42,000	$14,500
	Jan. 1 to May 23	Jan. 1 to May 25
Total No.	305	257
Amount	$5,333:556	$4,067,179
To Banks & Ins. Cos.	60	.....
Amount	$1,743,000	.....

BUILDING PERMITS

	May 18 to 24	May 20 to 26
New buildings	36	30
Cost	$1,019,150	$624,775
Alterations	$60,150	$17,225
	Jan. 1 to May 24	Jan. 1 to May 26
New buildings	577	486
Cost	$14,745,220	$7,551,025
Alterations	$569,980	.....

BROOKLYN

CONVEYANCES

	1912 May 16 to 22	1911 May 18 to 24
Total No.	526	522
No with consideration	47	31
Consideration	$423,590	$285,131
	Jan. 1 to May 22	Jan. 1 to May 24
Total No.	9,913	10,434
No. with consideration	613	.....
Consideration	$5,732,265	$5,390,268

MORTGAGES

	May 16 to 22	May 18 to 24
Total No.	416	537
Amount	$1,868,829	$2,146,819
To Banks & Ins. Cos.	93	.....
Amount	$673,150	.....
No. at 6%	251	277
Amount	$786,740	$869,565
No. at 5½%	41	86
Amount	$168,000	$337,350
No. at 5%	104	137
Amount	$751,290	$846,950
Unusual rates	2	3
Amount	$27,000	$8,200
Interest not given	18	34
Amount	$135,799	$84,754
	Jan. 1 to May 22	Jan. 1 to May 24
Total No.	7,586	8,968
Amount	$30,734,291	$45,022,726
To Banks & Ins. Cos.	1,693	.....
Amount	$12,503,923	.....

BUILDING PERMITS

	May 16 to 22	May 18 to 24
New buildings	130	154
Cost	$1,279,910	$948,495
Alterations	$277,260	$107,136
	Jan. 1 to May 22	Jan. 1 to May 24
New buildings	2,555	2,061
Cost	$18,648,193	$12,469,975
Alterations	$1,826,269	$1,326,808

QUEENS

BUILDING PERMITS

	May 17 to 23	May 19 to 25
New buildings	118	64
Cost	$330,927	$227,736
Alterations	$10,470	$17,155
	Jan. 1 to May 23	Jan. 1 to May 25
New buildings	1,928	2,181
Cost	$6,972,899	$9,468,994
Alterations	$385,220	$354,685

RICHMOND

BUILDING PERMITS

	May 17 to 23	
New buildings	34	.....
Cost	$85,420	.....
Alterations	$3,275	.....
	Jan. 1 to May 23	
New buildings	397	.....
Cost	$1,468,218	.....
Alterations	$145,554	.....

—A beautiful chapel is being built on the north side of Trinity Church in memory of the last rector, Dr. Morgan Dix. It will be called the Chapel of All Saints. The Cauldwell-Wingate Company has the contract.

—The advantage of having a certain amount of moisture in the air of a house can be brought about by keeping the water pan inside of a hot-air furnace filled with water. The simplest method is to connect it with a tank such as is used to flush out the toilet in the bathroom, having it connect directly with the city water supply. This water, which vaporizes, mixes with the air and is carried to the rooms above, keeping the proper degree of humidity for healthful living.

—The most important feature to be desired in a concrete home is perfect dryness. Care should be taken to make a right selection of material and to avoid hair cracks and eliminate the breaking off of portions of the cement from these cracks. Dampness sticking into hair cracks and the freezing has often resulted in the destruction of interior decorations, as well as the breaking loose and cracking of the wall. The prevention of these evils can be effected by the proper use of some one of the various waterproofing materials manufactured expressly for this purpose. The use of these waterproofing materials has proved that a concrete home can be made perfectly dry.

BUILDING SECTION

THE COMMERCIAL PROBLEM IN BUILDINGS

A Series of Twenty-six Articles Dealing with the Economic and Structural Essentials of Profitable Building.—Article VIII.

By Cecil C. Evers, Vice-President of the Lawyers Mortgage Co.

Copyright, 1912, by the Record and Guide Co.

INVESTMENTS OF DIMINISHING VALUE.

WHEN the proportionate cost of a building is in excess of four or five times the value of the land, this proportion is evidence that the building is unsuited to the locality or ahead of the demand, and the result is generally what is known as an investment of diminishing return, where the increase in the value of the land which takes place in any growing city through increased demand is less than the depreciation of the building.

For instance, if on a plot of ground the market value of which is $5,000 a tenement building costing $50,000 is erected, the land may double in value in ten years, or be worth about $10,000; during that time a depreciation of three per cent. per annum, which is moderate for such a building, would result in a total depreciation of $15,000, giving a total value of land and building at the end of that period of $45,000, against an original investment of $55,000.

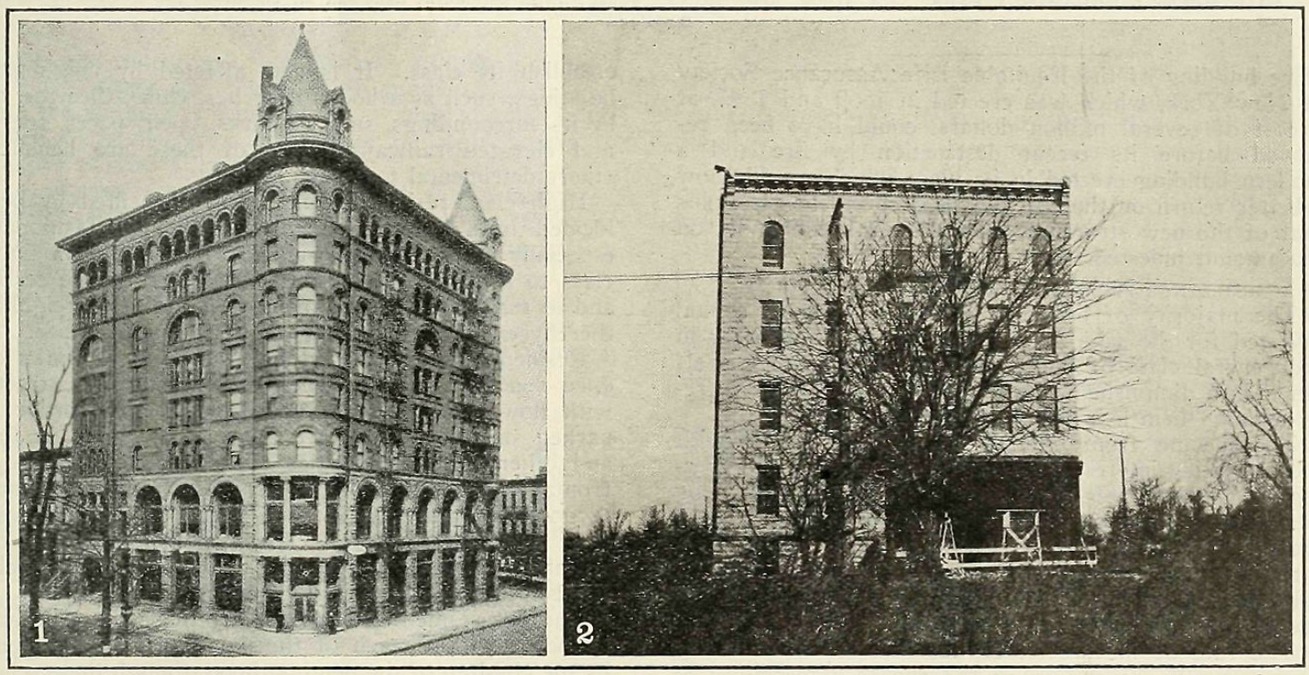
Amongst real estate dealers a property such as described above is referred to as "topheavy," showing their appreciation of the result of the disproportion of building to land.

BUILDINGS FROM WHICH THE NET INCOME IS ABNORMALLY LOW.

Instances of buildings from which there is little or no net income are sometimes met with in sections of changing character. Tax values are slow to accommodate themselves to falling rents and prices, owners do not wish to acknowledge that their property is depreciating in value, and taxes and the necessary charges for maintenance may leave no margin.

The commercial value of buildings in such sections is doubtful and depends on the uses to which the property may ultimately be put; sometimes the removal or reconstruction of the building may be necessary to enable some income to be extracted from the land.

Buildings where the fixed charges are very high in proportion to the gross rents are very apt in times of commercial depression to show little or no net income. Such are the type known as apartment hotels and also in some cases transient hotels. The taxes and cost of maintenance and service in such buildings frequently amount to fifty or sixty per cent. of the gross income, or in extreme cases to a larger proportion. The taxes have to be paid, the building heated, lighted, and good service maintained, whether there is only one tenant in the building or it is fully occupied. Any decrease in gross income due to the competition of similar buildings or to a lessened demand shows almost as large a decrease in net income, the cost of maintenance being practically fixed. Thus a decrease of thirty to thirty-five per cent. in the gross rental of such a building, due to decreased rentals and loss of tenants, would leave practically no net income.



(1) A MISPLACED BUILDING. CORNER OF BEDFORD AVE. AND FULTON STREET, BROOKLYN, N. Y. The lower floors were intended for a Department Store, for which there is no demand in this location. They have been vacant for a number of years, but having been subdivided in 1912 into smaller stores for which there is a demand, the ground floor is being rented. Cost in 1890 about $325,000. Foreclosed and sold in 1908 for $190,000.

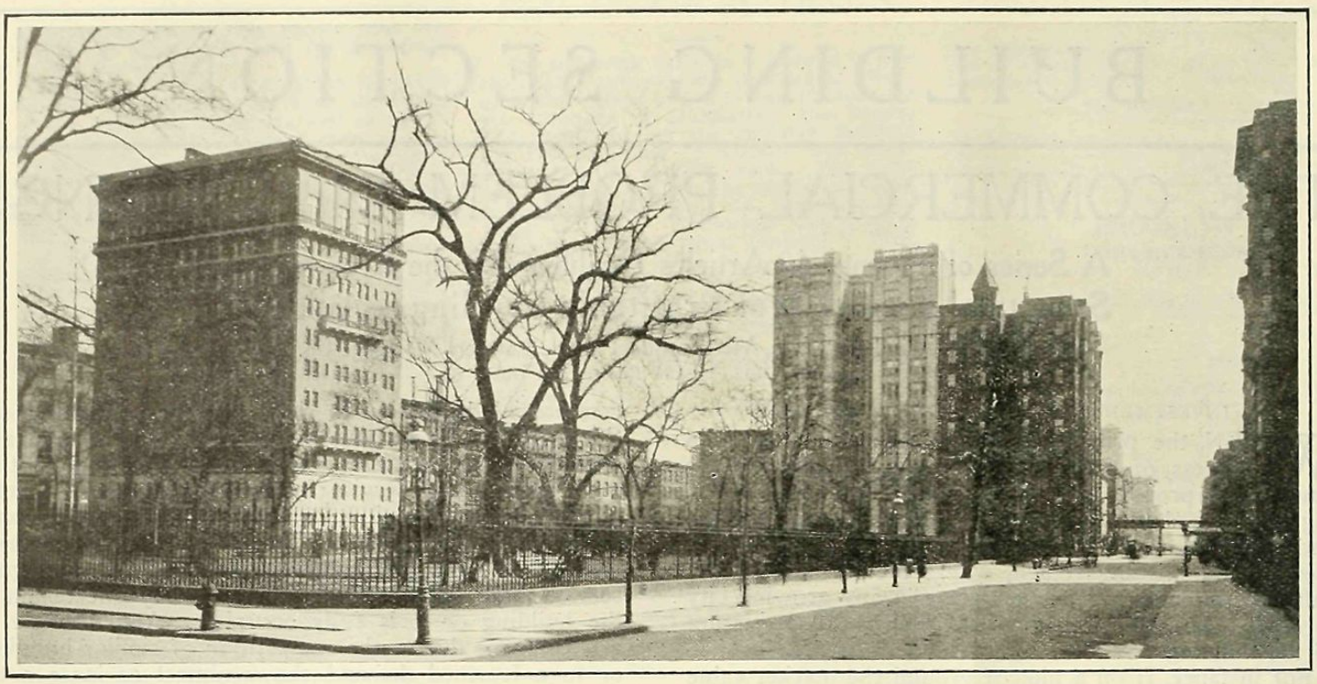
(2) BUILDING ERECTED IN ADVANCE OF THE DEMAND. BROOKLYN, N. Y. "Top heavy" building, 12 to 13 times' land value. Will depreciate more rapidly than the lot will appreciate, resulting in a yearly decrease of total value.

COMMERCIAL LIFE OF BUILDINGS.

The commercial life of any building may be quite a different period of time from its structural life. The structural life may be terminated in any one of three ways: by natural decay, by destruction by fire or earthquake, or by the removal of the building.

A building of which the structural life is far from terminated reaches the limit of its commercial life when it becomes, through change in character of its location, or for any other reason, unfitted for the purposes for which it was erected, or is no longer able to earn a proper return on the land it stands on. Buildings which are structurally sound frequently have an insufficient commercial value and are removed to make place for others more profitable.

An instance of the brief commercial life of some structures in rapidly growing sections would be the Gillender Building in New York City, built about 1898, seventeen stories high, with an additional three stories in the tower, and which was removed in 1911 to make room for a more modern structure, this being one of the first buildings of skeleton construction which has been torn down. It has been estimated that the home



APARTMENTS ON GRAMERCY PARK, NEW YORK. Open spaces which furnish permanent light and air encourage the erection of high Buildings.

office building of the Equitable Life Assurance Society of New York, which was erected in 1869 and 1887, at a cost of several million dollars, could have been removed before its recent destruction by fire and a modern building erected in its place which would show a better return on the cost of the property to date, plus that of the new structure, than the old building did on the amount invested.

BUILDINGS FROM THE INVESTORS' STANDPOINT.

The majority of buildings in cities represent capital invested for the sake of income, and mistakes either in the general class of building or in the structure itself result in a diminished income and loss of capital; thereby making them less desirable as investments.

The income from building investments varies with the prevailing interest rates for money; a general lowering of interest rates, extending over a sufficiently long period of time brings about an increase in the value of real property, where there is no decrease in rents; similarly, an increase in interest rates will decrease the capital value of buildings, unless it is accompanied by an increase in rentals.

The rate of income on capital invested in buildings varies greatly, depending on the degree of certainty of the return, the trouble necessary in looking after the property, the uses to which it is put, the depreciation the buildings undergo, and the speculative element involved in possible increased income and value.

In New York City, good class residences of moderate size and good class office or store buildings, not of too large a size, situated in well established sections, would probably be considered the best form of property, either for investment as in the case of the office or store property, or for use in the case of residences.

In many classes of city property where the increase in population is rapid and land values are rising, the investment feature is accompanied by the probability of an increase in value, especially in the case of land inadequately improved which cannot be made to earn a proper income on its value until the buildings have been remodelled and replaced.

The ownership of landed property appeals to many people because it is something tangible that they can see and understand, thus differing from stocks, bonds and similar securities, the value of which is far more difficult to grasp and has to be taken at second hand. This condition frequently increases the demand for property, especially when after a period of depression and losses incurred in other securities people prefer to invest in something which cannot entirely disappear, even though it may show a diminished return on the investment.

THE REAL ESTATE PROBLEM, OR EXTERNAL FACTORS INFLUENCING THE COMMERCIAL VALUE OF BUILDINGS.

SURROUNDINGS—BENEFICIAL AND DETRIMENTAL.

Any building is greatly influenced by the aggregation of structures forming the section of which it is a unit; they tend to determine its character and to establish its class. It is also affected by neighboring buildings, such as schools, churches, clubs, theatres, and by its surroundings, such as parks, open spaces, surface and elevated railways; some of these are beneficial, others detrimental to value.

High class residences are greatly benefited by being located in a section generally considered fashionable, especially when there are sufficient buildings of a similar class to properly establish the character of the section, and to resist the encroachment of undesirable neighbors, thereby ensuring a greater degree of permanence.

Residences are benefited by proximity to parks and open spaces, especially when these are made attractive with flowers and shrubs and kept in good order; by parked streets, such as are more often found in Paris and other continental cities than in America; also by frontage on streets from which noisy traffic is excluded. A good outlook such as that from Riverside Drive in New York attracts high class apartments. Residences are also benefited by proximity to the churches and clubs used by the residents of the section.

Cheaper residential buildings are made more desirable by being within reach of the public schools frequented by the children of the neighborhood, though these schools are somewhat detrimental to the houses immediately adjacent and are a decided nuisance when situated in high class residential sections.

All residential buildings are injuriously influenced by nuisances, such as hospitals, garages, fire engine houses, factories, etc., their effect being more pernicious the higher the class of building, whilst in the cheaper class it is sometimes difficult to determine whether the benefits afforded by having street car lines, for instance, close at hand is more than offset by the noise and dust which accompany them.

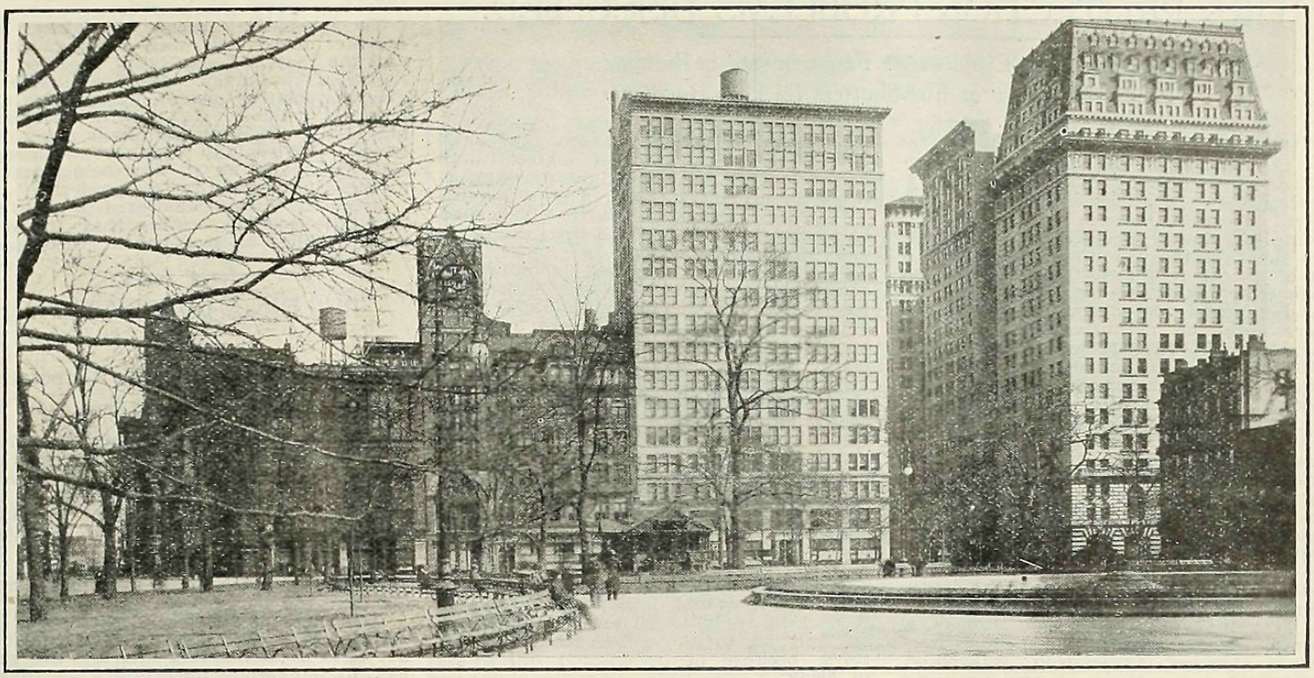
Parks and open spaces to the extent that they interfere with the continuity of stores and shops are detrimental to the latter; but especially in the congested office sections, where high buildings are in demand, they are beneficial on account of the extra light they afford.

Stores and shops are benefited by the presence of other similar buildings and especially by proximity to those having an extensive patronage; also by hotels and theatres, especially when these have stores on their ground floor. Stables, factories, hospitals, schools, churches, etc., are detrimental to stores, as also to office buildings, which latter are benefited by nearness to the exchanges, banks and other financial institutions.

The occupants of some special office buildings have need of constant communication with those of some other buildings, and are benefited by proximity to them; thus, lawyers' offices and court houses, brokers' offices and the different exchanges.

ACCESSIBILITY; APPROACH.

It is important that a building shall be easy of access; any impediment to this reacts on its value, as one which



BUSINESS BUILDINGS ON UNION SQUARE, NEW YORK. A similar instance of the influence of open spaces upon the height of loft and office buildings.

can only be reached up a steep bank by a flight of numerous steps; where access is through another building, or where the building is below the street level and has to be reached by steps, or again where the only access is through a narrow alleyway.

Free access is sometimes interfered with where frequent deliveries of goods are made at the street entrance, especially where wagons are allowed to back up to the building over the sidewalk, thus impeding traffic. There is also lack of accessibility where the only approach is up a steep hill or through poor surroundings or on streets poorly improved or thinly built up and from which the snow will probably not be removed in the winter.

TRANSPORTATION.

The necessity which exists in cities for most men and some women to take daily trips to and from their places of business, the present tendency to freedom of travel, together with the concentration of the largest shops in central sections, necessitating the use of street car lines or other means of transportation for reaching them, has operated to the advantage of all property convenient of access to transportation lines. The greater the speed and comfort of the means of conveyance, the more the property is benefited. The converse is also true, and property not within easy reach of transportation suffers greatly by competition with that which is more favored in this respect.

On transportation lines having express stations, property is benefited in proportion to its nearness to them, except that in the immediate vicinity of these stations there is a tendency for small stores to be established even where the section is one of detached residences, this being detrimental to the property for residence purposes.

TOPOGRAPHY.

Residential sections especially are largely influenced by topographical considerations. Land of moderate elevation is nearly always preferred on account of the better facilities for drainage, better air, and in some cases the additional benefit of a view of the surrounding country. Low lying and swampy land is apt to be unhealthy, and should be avoided for these uses. Level land with easy grades is most suitable for business, especially where much hauling is necessary. Shopping streets can seldom be induced to extend up steep hills.

Though accidents of topography, when not too severe, are generally eliminated or greatly reduced in cities, by the grading down of land of more than average elevation, and the filling in of ditches, streams and ponds, the best residential sections will nearly always be found on land lying at the highest levels, land of average elevation being utilized for business purposes, whilst the lowest lying land will be occupied by transportation lines, factories, storage houses and other similar utilizations.

STREET PLAN AND SHAPE OF BUILDING PLOTS.

The plan of a city and the direction and width of its streets influence greatly the current of travel and thereby the disposition of sections and the character of buildings.

Diagonal streets, which are a convenience in reducing the distance between different sections, are apt to become main arteries of travel, but when they cut across a rectangular street plan at too acute an angle, they leave wide crossings which are objectionable for business purposes. When a diagonal street inaugurates a change of plotting which on one side is at an acute angle and on the other at right angles, the side of the street to which the plotting is rectangular will present shorter crossings and better opportunities for buildings of average cost, and the greater traffic and the highest values will tend, other things being equal, to this side; when the angle at which the diagonal street cuts the general plot is obtuse, these effects are minimized. Rectangular plots are cheaper to build on and give greater accommodation for the expenditure incurred than those of irregular size, therefore when land is comparatively cheap, the tendency will be to build first on the plots which are easiest and cheapest to improve. At the same time it has been contended that when land becomes of greater value, a rectangular plotting has the disadvantage of too great a uniformity in building plots and offers no opportunities for special and monumental buildings, especially when, as in many American cities, the street plan disregards all variations in elevations.

In suburban sections, where the houses are detached, the width and direction of streets and the depth of lots has little influence on the planning of buildings, except that, in high class sections, where the lots are not of too great depth, the streets parallel and on either side of the best residential streets are apt to be used for stables and outhouses and are therefore of less value for residential purposes.

In office and shopping sections in strong demand, buildings frequently front on two streets, running through the block; thus Twenty-third street buildings in New York City extend to Twenty-fourth street on the north side and to Twenty-second street on the south side; Broadway buildings between Canal and Bleecker streets run through to Crosby street on the east side and to Mercer street on the west side, the rear streets acting practically as service alleys for the delivery of goods to the Broadway buildings. The same is to be found in Brooklyn, where Fulton street buildings extend through to Livingston street. It may be noted that these buildings are practically all used for business purposes, being wholesale and retail stores. In cheaper business property, where deep stores are not in demand, the tendency is to use the interior portion of deep lots for inferior utilities, such as stables, garages, small factories, warehouses or cheap tenements.

FIRE PROTECTION PROBLEMS DISCUSSED.

Opposition to Dumbwaiter Requirements in Building Code—Wireglass or Fire-Shutters for High Buildings.

THE principal subjects of discussion at the hearing before the Building Committee of the Board of Aldermen on Wednesday were the respective merits of different fireproof materials and the best forms of window protection. This year for the first the manufacturers of brick have special representatives at building code hearings. The taxpayers are also specially represented for the first time. Heretofore the manufacturers of brick have thought that their material could withstand all attacks and needed no defender. Until this year also the taxpayers of the city seemed to think the same of property interests.

At this week's hearing Frank M. Patterson, counsel for the Greater New York Brick Company, and John Gill, representing the bricklayers and masons of the State, pointed out instances in the new code which they claimed showed a disposition to legislate against brick and in favor of other materials. Lawrence Veiller, chairman of the Tenement House Committee of the Charity Organization Society; Ira J. Ettinger and Michael J. Horan, of counsel for the United Real Estate Owners' Association, interposed objections to sections of the proposed code which they asserted would impose upon owners of property unnecessary hardships.

The sections under consideration were Nos. 26 to 54, inclusive. Those which received the most attention were, No. 26, relating to enclosures for elevators and other shafts; No. 27, enclosures for dumbwaiters, and No. 30, governing fireproof doors, windows and fire-shutters.

Section 26 requires that all shafts larger than two square feet in area for elevators, conveyors, chutes and similar apparatus hereafter placed in any building shall be enclosed in walls of brick eight inches thick, or of such materials or construction as may be approved for such use after test by the Superintendents of Buildings. Approved fireproof partitions for stairways or elevator enclosures shall be those which have withstood a three-hour fire test at an aveage temperature of 1700 degrees F., and as specified jointly by the Superintendents of Buildings; but no such partitions shall be less than four inches thick.

A representative of the National Fireproofing Company criticised the provision for a three-hour test at 1700 F. as too moderate. He advised that the test be for four hours, because a three-hour test would be too close to the border line of safety. The present regulations call for eight-inch brick or terra cotta. A four-inch wall of some other material might prove inadequate and it would be wiser to retain the present standard.

Dumbwaiter Enclosures.

Section 27, entitled "Enclosures for Dumbwaiters," is of great interest to taxpayers, as it affects both new and old buildings as it stands in the new revision. The corresponding provision in the existing code has been the subject of litigation for a number of years. The revised provision apparently refers to dumbwaiters hereafter built, but in view of decisions by the courts in regard to the existing code, the language is held by some critics to be indefinite. The section reads:

"1. All dumbwaiter shafts hereafter placed in any building, except shafts which do not extend more than one story above the cellar or basement floor in dwellings, shall be enclosed by suitable walls of brick, terra cotta, concrete or plaster blocks, or other approved fireproof material not less than two inches thick. Material in the form of blocks shall be built on approved incombustible framing between floors, braced in an approved manner. Such walls or partitions shall rest upon incombustible foundations. Portland cement mortar only shall be used in all block construction.

"2. Where the dumbwaiter shaft extends into the cellar or lowest story of a non-fireproof building it shall be enclosed in that story with walls of masonry not less than eight inches thick, or other material or construction which may be approved jointly by the Superintendents of Buildings after a fire test as specified in Section 26.

"3. The bottom of all dumbwaiter shafts shall be fireproof, and where such shafts do not extend through the roof the top of the shaft shall be of fireproof material at least four inches thick.

"4. When dumbwaiter shafts extend through the roof they shall extend at least three feet above the roof, and shall be covered with fireproof material and have a metal frame skylight covering at least three-fourths the area of the shaft.

"5. All openings in shaft walls shall be provided with approved fireproof doors and incombustible jambs.

"6. In dwellings where dumbwaiter shafts are not fireproof the entire exterior shall be covered with metal lath, approved gypsum plaster board or other approved fireproof material and plastered in an approved manner.

"7. No wooden guide, braces, car or other wooden construction shall be permitted on the interior of any dumbwaiter shaft hereafter erected except in dwellings where non-fireproof shafts are permitted by this code."

Many and various criticisms were directed at this section by Ira J. Ettinger, John D. Moore, Lawrence Veiller, Frank M. Patterson, John Gill and Michael J. Horan. First, because of indefiniteness and alleged illegality; second, because of hardship it would impose upon owners if held to apply to all existing buildings as well as to those hereafter erected; third, because of its alleged unfairness to brick.

Mr. Veiller contended that a statement should be clearly made in the section that the provisions apply only to buildings hereafter to be erected. It would be wrong to compel all the owners of old buildings containing such shafts to erect new ones in order to comply with the terms of a new code. Mr. Ettinger asked that the requirements apparently affecting existing dumbwaiter enclosures be made less exacting. John D. Moore, the principal editor of the last proposed code, called attention to the number of times the word "approved" was mentioned in the section, and especially in subdivision 6, which he characterized as grotesque.

Chairman Herbst: "What do you offer in its place?"

"A little common sense," retorted Mr. Moore. "That is the best answer to the question."

Mr. Ettinger asked that subdivision 6 be eliminated altogether.

Fireproof Windows.

Section 30 brought on a discussion over fireproof doors, windows and shutters. It provides that every building hereafter erected more than forty feet in height, except churches and buildings in Classes C and D, shall have approved fireproof doors or fireproof frames and sash glazed with wireglass on every exterior window and opening above the first floor, except on openings fronting on streets which are more than thirty feet wide, or where no other building is within thirty feet of such opening. This provision also applies to such windows in tenements more than seventy-five feet in height. In all buildings all windows more than one hundred feet above the curb shall have approved fireproof frames and sash glazed with wireglass. Approved fireproof shutters may be substituted in place of the fireproof windows and sash. In such cases at least one row in every three shall be arranged to be readily opened from the outside, and a distinguishing mark satisfactory to the Fire Commissioner shall be provided on these shutters.

Mr. Veiller called attention to the fact that the principal import of this section is to compel the installation of fireproof windows or shutters in buildings of various classes where they have never been required before. Mr. Horan protested against the additional expense that property interests would be subjected to, and the chairman of the committee, Alderman Herbst, asked if the need for fireproof windows really warranted the expense.

F. J. A. Stewart of the Board of Underwriters, who was a member of the subcommittee of the Joint Committee which drafted the section, was asked to answer the question. Mr. Stewart first spoke of the limitations of the Fire Department and their inability to cope with fires which broke out at a height of more than one hundred feet. He then referred to the fact that flames in a high building would mount quickly by the medium of unprotected windows to the next stories above and go straight to the roof. He knew of a number of instances of this. It was very necessary to protect the windows in high buildings either with fire-shutters or with wireglass, and on the whole he thought the wireglass was the better protection, as it was always on guard, whereas fire-shutters could not always be closed, and would be objectionable for apartment houses.

The prejudice against wireglass, Mr. Stewart continued, was passing away, and the material was being specified for high-class buildings. He was unable to give the relative cost of fire-shutters and fireproof windows glazed with wireglass, but he did not think there was much difference. Wireglass was not a commercial monopoly, as it was being manufactured by competing companies.

Oscar Lowinson answered some further objections by stating that "there is such a thing as transparent wireglass."

BUILDING JURISDICTION.

Merchants' Association Asks Corporation Counsel for a Ruling.

In view of the uncertainty regarding the application of the new fire prevention law with the desire of builders and owners for a clear understanding of the relative powers and duties of the Fire Department and the Building Department, the Merchants' Association through its Committee on Fire Prevention and Insurance has taken steps to obtain a ruling from the Corporation Counsel.

It is contended by builders that if the certificate of the Building Department is not conclusive, building interests are subject to dangerous uncertainty as to the extent and nature of the demands which may be made upon them in the future. They consider it highly important that all requirements of the law be stated in advance, in order that they may be complied with during construction so as to avoid subsequent alterations and consequent wasteful expense.

The Corporation Counsel has been asked whether under the present law the orders of the Fire Commissioner supersede the certificate of the Building Department, or whether his powers as to structural changes become operative only in those cases where the Building Department has not acted, or where violation is found.

The inquiry was agreed upon in conference with representatives of New York Chapter of the American Institute of Architects and of Allied Real Estate Interests, and was addressed to the Corporation Counsel by Frank R. Chambers as the chairman of the Merchants' Association's Committee on Fire Prevention and Insurance. The precise question follows:

> "When plans have been approved and certified by the Building Department as conforming to the requiremnts of the building code, and as conforming to the special requirements of the Building Department (as authorized by said code) has the Fire Commissioner discretionary power to impose other and additional requirements with regard to construction?"

The Merchants' committee has held several conferences with Fire Commissioner, Johnson on the subject and has notified him of the inquiry that has been submitted to the Corporation Counsel, with the desire of making the fire prevention law efficient without unnecessary hardships to owners of real property.

In February last the Record and Guide interviewed the Fire Commissioner in regard to the question of jurisdiction over building construction. The Corporation Counsel's office had given out an opinion that under the Sullivan-Hoey law the Fire Commissioner was charged with the enforcement not only of the new fire prevention law, but also of all provisions in the building code relating to "fireproofing and fireproof buildings." Neither at the Building bureaus nor Fire Headquarters was this view accepted. Commissioner Johnson disclaimed any intention of assuming the responsibility of enforcing the provisions of the building code governing the erection of fireproof buildings except only as to fire-escapes and exits.

More particularly, the activities of the new Fire Prevention Bureau as a part of the Fire Department have been directed to a reformation of unsafe conditions in old loft buildings. Plans for new buildings are being filed with the various building bureaus and approved by the Superintendents of Buildings in the same manner as before the Sullivan-Hoey law was enacted. As between the two departments of government this non-interference may be well enough, but builders and investors demand either an explicit assurance that they are protected when they have erected their buildings in compliance with the the orders of the Superintendent of Building or else a clear statement of the powers and duties of the Fire Prevention Bureau and what further proceedings are necessary, if any, when plans are being filed than are required at present.

HEIGHTS BUILDERS WAITING.

No Great Amount of Activity Has Followed the Opening of New Sub-Station.

Washington Heights will scarcely ever see again in any one year the amount of building of some recent years. At one stage of the development of the northern section four hundred houses were either in course of construction or being planned, all at one time. By comparison the section seems dull this spring. No great amount of building has followed the opening of the subway station at 191st street, while in the vicinity of the 181st street station nearly all the available land has been utilized.

When the section around 191st street is built up, the development of the Heights will be practically complete unless an exception is made for Fort Washington Ridge and the valley between the Ridge and the Heights. Practically the development of the Ridge and the Valley will constitute a separate and distinct chapter. Mrs. O. H. P. Belmont's purchase of lands for a residence on the Ridge makes it less certain that the district is destined to be covered with apartment houses in the absence of transit facilities, while the probabilities are stronger that more private residences will be built there.

A new avenue which is being graded along the foot of the Ridge will be an invitation when completed in another year for more speculative construction, and once this work is begun, the next parallel thoroughfare, which is Broadway, may then receive some attention. Broadway in this quarter—that is, north of the latitude of Washington Bridge, will ultimately be the principal business highway, but until the adjacent valley lands, both east and west, are peopled, it cannot assume its natural mein. From builders it is learned that the mortgage interests, which last year counseled more moderation for that section, have not yet changed their policy. Consequently, half-finished work was covered up last winter that would have given intermittent employment to many mechanics, notwithstanding the severity of the weather; and when the old jobs were closed out this spring only a few new ones were started. Moreover, at the present time certain building materials which will be more abundant after the Fourth of July are now scarce and high. The political uncertainties of a presidential year are also a retarding influence. Altogether it is very obvious why building operations at the northern end of Washington Heights have reached a natural halting place, and why some of the biggest operators have transferred their activities to other sections.

BUILDING MATERIALS.

Brick Market Tight With Prices Moving Up Sharply.

Steel in Firm Market—Lumber Firming as Building Weather Returns—Current Spring Prices—General Outlook Brightening.

THE railroads are again in the market as active factors. It was reported this week that equipment contracts will make a draft upon the steel mills for 150,000 tons by the end of this month in addition to contracts already placed. This does not include contracts pending for cars, locomotives and bridges, which will take about 700,000 tons in excess of the recent supplementary orders. Miscellaneous orders from other manufacturers for various products will bring the total steel requirements of the last two or three weeks up 150,000 tons more, so that the total requirements of the steel mills for May will approximate about 1,000,000 tons. The fabricated steel market, therefore, is liable to feel an additional pressure in prices within the next few weeks or at least by the first of August.

In order to keep the capacity of the plants busy substantial concessions recently were reported from the quoted price of $1.25 per 100 lbs. for structural steel. This is said to have reached $1.20 per 100 lbs. in bar prices, which in turn has had more or less depressing effect upon other steel prices, as few of the companies reported making concessions are in need of orders to insure operations for the remainder of the summer. The behavior of the stock market on steel has been blamed for this lowering of concessions, while the steel interests say that the behavior of the stock market was responsible for the cutting of prices. From Pittsburgh, however, the outlook for firm prices in steel and structural metals is good. Plate makers are obtaining their orders without setting a price, while there has been an increase of specifying because of rumored advances of $1 per ton additional in plate quotations. These prices are firm to-day. The feature of interest in fabricating steel this week was the large number of small orders placed by contractors for buildings. Since the first of May fabricating steel orders have exceeded 100,000 tons, and, as far as present indications go, it looks as though May would have a banner month for steel volume. Bids are being taken for several loft buildings in New York calling for 6,000 tons. It is estimated that structural work is still pending for 175,000 tons.

The American Sheet and Tin Plate Company announces an advance of $2 per ton and 10 cents per base box, making the price $3.50 for 14x20 100 lbs. base box F. O. B. mill. The ruling prices on structural materials, tidewater, New York, are again under the proper heading below.

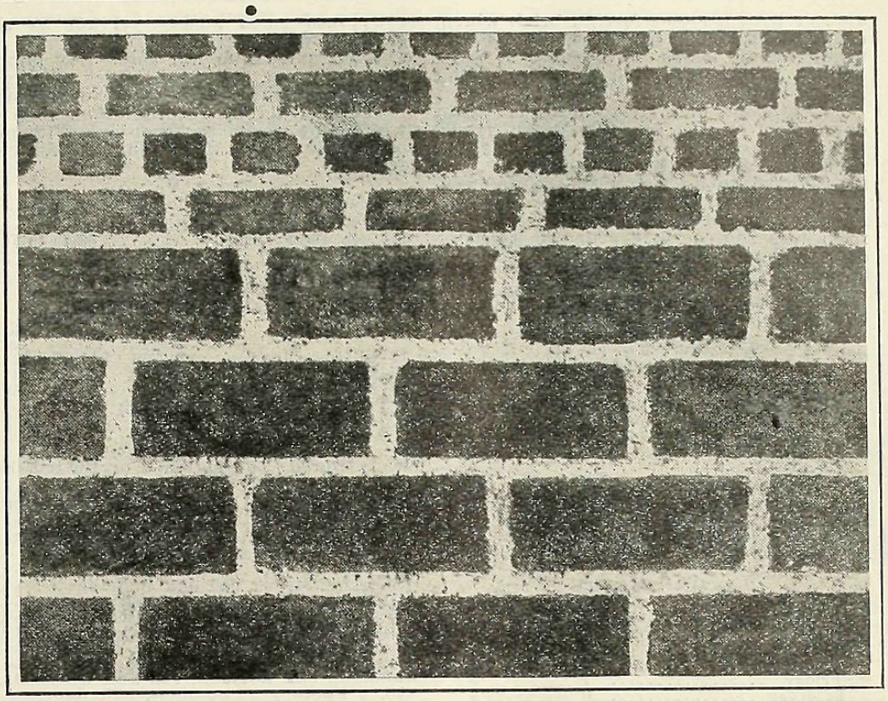
The other active feature of the market this week was linseed oil, which moved up to 75 cents. This advance was probably due to the heavier demand from paint manufacturers, who during the winter have been restricting manufacture to conform to the curtailment of purchases by the distributers.

The condition of the iron market, which is the basis of prices on practically all the building material market, is shown by the statement of Matthew Addy & Co., which says:

"The statistics of the trade tell the story of wholesome conditions. In fact, what better promise of the future could be found than the fact that accumulated furnace stocks are melting away and consumption to-day and for some months past has been greater than production? It is this that has so materially strengthened prices and that leads to the belief that still higher prices will prevail soon. There is no doubt but that many melters of iron are using more than they anticipated they would need. Concerns that thought they had bought enough now find that they had underestimated their requirements. The best part of this is that this is the case with the people making heavy materials—pipe, car wheels, etc. There is still a great deal of trouble in regard to coke, and the market is disturbed and irregular."

This reflects general optimism, but its value lies in the fact that it shows the trend of market conditions, and shows the need of prompt buying wherever it is possible to do so.

Money is easy, while securities as a whole are merely marking time.



THE LATEST THING IN FACING TILE.

Resembles Rough Faced Brick of Heroic Size and Is Designed to be Used With Hollow Terra Cotta Building Block.

A New Facing Tile.

Something new in brick manufacture in front brick has been brought out by the National Fire Proofing Co. It is in the form of tile-brick, rough faced, and of a size much larger than an ordinary brick. It is adapted to provide a finished exterior surface. All the beauties of color and texture of the basic solid bricks are retained. The illustration shows a Natco-tile, 12 inches long by 5 inches high and 4 inches thick. It comes in reds, browns, drabs, blacks and purples, and are without artificial color. They are durable as the tiles themselves, and are made to be backed up with hollow tile. The illustration shows a 1-inch mortar joint and the proper height of this tile to joint with hollow tile backing would be 5 inches, or 4½ inches to joint with brick backing. If used only as veneer they may be tied with metal anchor to the brick or tile backing, and any height from 3 to 8 inches can be made.

Brick.

The Building Material Exchange opened Friday with North River brick prices above $7 for the best quality common hards with Raritan rivers at $6.75. There was some bidding for No. 1 Connecticuts at $7, but they were hard to get. There were only two barge loads of brick on the wholesale dock on Thursday and on Friday morning there was only one mixed cargo available on the open market.

The last of the good North River brick is either in the market or on the way. This is shown by the fact that buying was strong. Even moderate grades of brick are bringing $6.75, and in some cases are bringing as high as $6.87½. Third rate brick is strong at $6.50.

The sudden stiffening of the market was due to the report that there was a shortage of brick in the North River sheds. At Wednesday's meeting of the Manufacturers at Newburgh, there was a determined effort made to advance the price of brick, but this matter was finally referred to the executive committee to act in case circumstances warranted it. The market was just nervous enough to take fright at the least adverse incident and when a strike of the Fishkill laborers occurred on Tuesday, and on the following day when the workmen on the nearby yards went out, it was accepted here as a grave peril to the future supply of brick in this district, and prices immediately moved up.

Building material interests need not be alarmed over the situation, as some yards, are rushing work on the manufacture of new brick, and some will actually be in this market before the middle of June. In the meantime, while A. No. 1 selects are next to impossible to buy at seven and a shilling, there is enough mixed brick available to satisfy the demand for more than thirty days, or until after June 25. It is not necessary for dealers to sink their working capital in brick stacks at present. If, in the course of next week, there is anything like panicky conditions in the market, such as would be caused by several consecutive days of hard rain, it will then be time enough to cover.

The market is plainly at the mercy of manipulators who apparently are striving to force the independent manufacturers to raise their prices so that it can be shown that the big selling combination actually does control prices in this market. Dealers themselves, deplore the situation because if the bull movement is successful it cannot help but flood the

district with a lot of foreign brick which, being prohibited in certain boroughs, will mean heavy losses to owners, if they happen to be discovered by the building bureau inspectors.

In the event of a strike situation again developing on the Hudson River yards, the manufacturers are now in a position to deal sharply with the problem and, since they are no longer in the defenseless conditions that they have been in former years, it is probable that danger from this source, so far as the security of the distributing market is concerned, is negligible.

Transactions last week with comparisons for the corresponding week last year, follow:

1912
Left Over, May 11—19.

	Arrivals.	Sales.
Monday	12	13
Tuesday	4	13
Wednesday	4	7
Thursday	6	6
Friday	6	3
Saturday	6	7
	38	49

Condition of market, Tight. Prices, $6.50 to $7.00. Raritans, $6.75 (wholesale dock, N. Y. Allow for cartage and dealers profit). Left over, May 18—8.

1911.
Left Over, May 12-5.

	Arrivals.	Sales.
Monday	17	12
Tuesday	3	3
Wednesday	9	11
Thursday	9	11
Friday	7	9
Saturday	6	8
	51	54

Condition of market, Stiff. Prices, $5.50 to $5.75. Raritans, $5.75. 1910 arrivals in corresponding week were 38; sales 42; with 11 on hand and 7 left over.

Lime.

The lime market has been conspicuously active during the last three weeks. Conditions in this department are greatly improved, doubtless due to the general adoption of the 300-pound package reform promulgated by the New York Lime Manufacturers' Association. The dealers and the consumers have expressed themselves as pleased with the idea because it eliminates waste to the consumer, and it permits the contractor to figure closer on his quantities, thus avoiding delays and other annoyances in getting supplemental orders to the job. As for the manufacturer and his agent, they are better satisfied, under the new system, because their customers are better pleased.

Prices are uniformly maintained, and concessions in this department are not being freely given. The buying in the city is proportionately matched by the inquiries and demand from suburban districts.

Lumber.

Lumber conditions are fair, although somewhat spotty. The hardwood market rules firm for good, well manufactured stock of all grades. Birch, maple and oak are perhaps in more active call with the balance of the list enjoying a fair proportion of trade. No. 1 common red birch, 1s and 2s hard maple, and 1 and 2-inch plain oak show a slight advance in price.

Short spruce, 2x9 stock, is up $1, 1x2 is up 50 cents, 1¼x6 and 8-inch is up about $1.50, and 1¼x9 about $2, as per prices quoted elsewhere. Short spruce is firm, and it is believed will continue so for at least sixty days, or until such time as Northern stock begins to arrive by canal and new sawing is ready for shipment, but even under the latter conditions prices are not expected to drop more than 50 cents below prices at present prevailing.

The Eastern Spruce market is active and prices are very firm at the range quoted elsewhere. Conditions both in regard to supplies, as well as mill capacity at producing points, indicate that the spring market will be very firm.

North Carolina pine is firm, particularly on low-grade stock, which is in very good demand and prices firm. Mills are considerably over-sold, and the situation for the balance of the spring is more a question of supply than price.

Yellow pine shows a fair amount of inquiry and orders, and prices are firm with an upward tendency. There still seems to be considerable margin between what manufacturing conditions would warrant and the prices offered at the buying end, but market conditions seem to be tending toward a closer relation between these two factors, and upon a higher range of prices than has obtained for some months past. Building and yard orders are perhaps 50 cents better than a month ago, with timber schedules firm. The railroad tie market is up 2 or 3 cents for ordinary sizes.

Hemlock is ruling firm at $21 for Pennsylvania stock and $20.50 for West Virginia stock. Mill capacity seems to be well employed with less accumulation and somewhat less producing capacity than has heretofore prevailed.

Cypress rules steady. Trade is still confined to actual needs.

White pine is in fair call. Box lumber is scarce and low grade stock generally is very firm in prices, and while more business could be readily taken care of, white pine seems to be enjoying its proportionate share of current market conditions.

LATH.

Eastern Spruce f. o. b. New York.

1½ in. Round wood lath..... to .....
1½ in. Slab lath.....$3.75 to $4.00

FLOORING.

Beech Flooring.

F. O. B. New York.

	2 in. face.	2¼ in. face.	3¼ in. face.
13-16 in. Clear.....	$44.00	$42.00	$38.00
13-16 in. No. 1.....	35.50	37.50	37.00
13-16 in. Factory....	23.00	26.00	30.00

For Jointed Flooring add $1.00 per M.
For 1⅛ in. Flooring add $1.00 per M.

Oak Flooring.

K. D. Bored, End Matched or Butted, Hol. Bk. and Bundled.

F. O. B. New York with Lighterage Limits.
13-16 Oak, 2, 2¼ and 2½.

Clear quartered white oak flooring..$88.00
Select quarter sawed white oak flooring 50.00
Clear quartered red oak flooring.... 86.00
Select quarter sawed red oak flooring 50.00
Clear plain sawed white oak flooring 56.00
Select P. S. white oak flooring..... 45.00
Clear plain sawed red oak flooring. 56.00
Select P. S. red oak flooring..... 45.00
Common oak flooring, red and white. 31.00
No. 2 Factory or common oak flooring, red and white..... 23.00

Maple Flooring.

F. O. B. New York.

Grade.	13-16 x 2 in. Face.	13-16 x 2¼ in. Face.	13-16 x 3¼ in. Face.	⅜x1½ & 2 in. Face.
Clear	$42.00	$43.50	$40.00	$37.00
No. 1	35.00	37.00	36.00	....
Factory	22.00	24.00	29.00	....

Standard Sizes.

The above only are standard stock widths in matched. Standard thickness 13-16 inch.

Jointed 2½ inch, 3½ inch and wider only are standard widths, price $1.00 more than matched.

Flooring 1 1-16 inches thick, $1.00 more than 13-16 inch.

Flooring of any width 13-16 inch or thicker is measured ¾ inch waste for matching; or ½ inch waste for joining.

Flooring ⅜ inch thick is measured ½ inch waste for matching.

Long Leaf Yellow Pine Flooring.

A Heart Rift, 13-16x2½ face, counted 1x3, D. & M.....$55.00
B Heart Rift, 13-16x2½ face, counted 1x3, D. & M..... 45.00
A Sap Rift, 13-16x2½ face, counted 1x3, D. & M..... 40.00
B Sap Rift, 13-16x2½ face, counted, 1x3, D. & M..... 36.00
A Flat, 13-16x2½ face, counted 1x3, D. & M..... 30.00
B Flat, 13-16x2½ face, counted 1x3 D. & M..... 30.00
No. 1 Com. Flat, 13-16x2½ face, counted 1x3, D. & M..... 24.00

GUM (RED.)

F. O. B. Cars New York, Lighterage Free.

1 in. 1st and 2ds.....$45.00 to $46.00
1-in. No. 1 Common..... 30.50 to 32.00

GUM, QUARTERED (ALL RED).

1 in. 1st and 2ds.....$58.00 to 59.00
1 in No. 1 Common..... 47.00 to 49.00

SAP GUM.

(Chemically treated by anti-stain process.)
F. O. B. New York

1 in. 1st and 2ds.....$31.00
1 in. No. 1 Common..... 26.00

HEMLOCK.

F. O. B. New York.

Pennsylvania Hemlock, base price...$21.00
West Virginia Hemlock, base price.. 21.00

Eastern Hemlock from one to two dollars lower according to the stock, manufacture and delivery.

CYPRESS.

Cypress Prices Current F. O. B. New York Market.

Lumber, Rough or Dressed.

Firsts and Seconds, 1 inch...	$43.25	$44.00
Firsts and Seconds, 1¼ inches	45.00	46.00
Firsts and Seconds, 1½ inches	....	45.00
Firsts and Seconds, 2 inches..	47.50	49.00
First and Seconds, 2½ inches	....	55.00
Firsts and Seconds, 3 inches..	56.00	60.00
Selects, 1 inch	38.50	39.00
Selects, 1¼ inches	41.00	42.00
Selects, 1½ inches	39.00	40.00
Selects, 2 inches	43.00	44.00
Selects, 2½ inches	....	51.00
Selects, 3 inches	....	52.00
Shop, 1 inch	26.00	28.00
Shop, 1¼ inches	....	32.50
Shop, 1½ inches	....	32.50
Shop, 2 inches	....	34.50
Shop, 2½ inches	....	45.00
Shop, 3 inches	....	45.00

For prices on 8 inch add $2 per 1,000 ft.
For prices on 10 inch add $3 per 1,000 ft.
For prices on 12 inch add $5 per 1,000 ft.

OAK, QUARTERED WHITE.

Indiana 1st and 2ds, 6 inches up wide, 10 to 16 feet long, about 25% 10-foot lengths	$85.00 to	$88.00
5-4 to 8-4	88.00 to	93.00
No. 1 Common	55.00 to	57.00
Quartered Oak strips, clear face	62.00 to	65.00
Southern Stocks runs from	83.00 to	85.00

DEPARTMENTAL RULINGS.

Decisions of the Board of Examiners at Its Meetings of May 14 and 16.

Show Windows, Roof Gardens and Theatre Seats Subjects of Appeal—Appeal No. 80 of 1912 Disapproved—Question of Conversion From Tenement to Workshops.

(Meeting of May 14, 1912)

Show Windows.

APPEAL 81 of 1912, New Building 168 of 1912, premises southwest corner Madison Avenue and 42nd Street, Manhattan, Messrs. Buchman & Fox, appellants.

Question of permitting plate glass show windows on the sides of the exit corridor leading from the elevators and stairways to the street, (in a 20-story fireproof store and office building), instead of constructing corridor partitions of 6-inch terra cotta blocks, without show windows.

APPROVED ON CONDITION that automatically closing steel rolling fire-curtains, with fusible links, be provided on the store side of each show window and opening in the partitions separating the corridor extending from 41st to 42nd Street from the store; and further provided that automatic sprinklers, wet system, be installed throughout the store extending from 41st to 42nd Street.

Roof Garden.

APPEAL 83 of 1912, Alteration 1025 of 1912, premises Central Park West, 62nd to 63rd Streets, Manhattan, V. Hugo Koehler, appellant.

Question of adding a roof garden to an existing theatre; walls, space back of seats, and adequacy of exits. Sections 105 and 109 of the Code.

DISAPPROVED.

Roof Garden.

APPEAL 84 of 1912, New Building 520 of 1912, premises 216 to 232 West 44th Street, Manhattan, W. Albert Swasey, appellant.

Question of adding a roof garden to an existing music hall. Construction of proscenium wall. Section 109.

APPROVED.

Theatre Seats.

APPEAL 85 of 1912, New Building 1716 of 1912, premises 482 to 488 Hopkinson Avenue, Brooklyn, Thomas W. Lamb, appellant.

Question of space back of seats, courts and exits in theatre, Section 109.

APPROVED ON CONDITION that the last row of seats on the orchestra floor be eliminated; that proper exit facilities be provided from the dressingrooms and stage, namely, by platforms and stairs leading to the courts at the points marked "A" and "B" on parquet floor plan No. 2; and that an opening be provided through the proscenium wall, with self-closing fireproof door at the point marked "C"; and further, that a fireproof passage be provided through the first tier of dressingrooms, to connect the rear fire escape of the dressingrooms with the side court.

(Meeting of May 16.)

Stairways.

APPEAL 86 of 1912, affecting New Building 275 of 1912; premises 113 to 119 West 40th street, Manhattan; Messrs. Maynicke & Franke appellants.

Question of arrangement of stairways in a 20-story loft building. Section 75 of the code.

APPROVED.

Mezzanine.

APPEAL 89 of 1912, affecting New Building 254 of 1912; premises west side Seventh avenue, 124th to 125th streets, Manhattan; Messrs. Geo. & Edw. Blum appellants.

Question of constructing a mezzanine floor between the 12th floor and the roof. Hotel. Section 105.

APPROVED ON CONDITION that the centre staircase be converted into a smokeproof tower by forming an open-air vestibule on each floor; that an outside balcony and fireproof passage be provided at the second floor level, leading to the southerly staircase shown on plans; and further, that the lobby and main stairs on the first floor be enclosed with eight-inch brick walls.

Stairways.

APPEAL 90 of 1912, affecting New Building 268 of 1912; premises southeast corner 30th street and Madison avenue, Manhattan; Messrs. Buchman & Fox appellants.

Question of number of stairways in a 20-story loft building. Section 75 of the code.

APPROVED.

Courts, Stairs and Exits.

APPEAL 91 of 1912, affecting New Building 7519 of 1911; premises northwest corner Fulton and Jerome street, Brooklyn; Otto Hohensl, appellant.

Question of courts, interior and exterior stairs and exits in a theatre. Section 109 of the code.

APPROVED ON CONDITION that an additional exit door and outside staircase and balcony, connecting with the balcony shown, be provided on the Fulton street side of the building, the door to be located at the point marked "A" on the balcony floor plan; and further, that the outside staircase on the court side of the building be reversed so as to land towards the street, at the point marked "B" on the balcony floor plan.

Conversion.

APPEAL 80 of 1912, Alteration 965 of 1912, premises 860 DeKalb avenue, Brooklyn, Glucroft & Glucroft, appellants.

Question of conversion from tenement to workshops, involving walls, shafts and means of exit. Sections 32, 48, 103 and 108 of the Code.

DISAPPROVED.

Corrects error of issue May 18, P. P. 1059)

CURRENT BUILDING OPERATIONS

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

Old Landmark Going.

The Volk House-Wrecking Company, 56 Beaver street, will start work on Monday, May 27, tearing down Martin's restaurant building, at 26th street and Fifth avenue. In the passing of Martin's, those familiar with New York of the eighties will recall the day when previous to Martin's taking possession it was the location of Delmonico's, then the most fashionable New York restaurant. With the exception of the Hoffman House and The Garden, Madison Square is now without any of its old landmarks, and only one private dwelling remains. The site is about to be replaced with a twenty-story store and loft structure by the Fifth Avenue and Twenty-sixth Street Company, to cost $600,000. Schwartz & Gross, 347 Fifth avenue, architects.

Plans Advancing for New Cotton Exchange.

Donn Barber, 25 East 26th street, who is preparing plans for the new Cotton Exchange and office building to be erected at the southeast corner of Beaver and William streets, 87 feet in Beaver street, 117 feet in William street and 89 feet in Pearl street, will contain a height of fifteen stories. The first floor will be used as telegraph offices and club rooms for the Exchange, the second as banking-rooms; the next nine floors for offices and the top story for the Cotton Exchange rooms. Officers are: Arthur R. Nash, president; Marshall Geer, secretary; James F. Maury, treasurer. No figures have yet been received for the structural work.

Motorcycle Stadium at Brighton Beach.

William H. Gompert, 2102 Broadway, Manhattan, is preparing plans for a frame motorcycle stadium one-half mile in length, with a seating capacity of ten thousand, containing storage rooms and shower baths, to be erected at Brighton Beach, 300 feet from the ocean, for the Brighton Stadium and Motordrome Company, of which Charles E. Marshall is president. Francis R. Masters, 225 Fourth avenue, Manhattan, and W. E. Wellman, are also interested. The estimated cost is $30,000.

To Enlarge Plainfield Hospital.

Crow, Lewis & Wickenhoefer, 200 Fifth avenue, Manhattan, have been selected architects to prepare plans for several additions to the Muhlenberg Hospital, at Plainfield, New Jersey, including an administration building, private rooms, pavilion, children's ward, semi-private wards and laboratory, also alterations to the present building. Bids will be called for in about six weeks.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

BROADWAY.—Udo M. Fleischmann, 1 Madison av, has purchased the property measuring 58x142x25 ft. at 1966-1968 Broadway, through to 146 ft. on Columbus av, for investment. No improvement of the plot has been planned.

50TH ST.—Gronenberg & Leuchtag, 7 West 22d st, have completed plans for alterations to the two tenements 429 West 50th st for Andrew Beer, 11 Duer pl, Weehawken, N. J. Cost, $2,500.

WEST END AV.—Neville & Bagge, 215 West 125th st, are preparing plans for a 12-sty apartment house, 112x125 ft., to be erected at the northwest corner of West End av and 83d st, for the Yorkshire Realty & Construction Co., 2875 Broadway. Henry Mayer, is president.

DWELLINGS.

55TH ST.—W. & W. F. Crockett, 306 East 59th st., have figured the general contract for additions and alterations to the 5-sty residence, 129 East 55th st, for the Andrew V. Stout, on premises, owner. W. F. Dominick, 3 West 29th st, architect. Cost $10,000.

8TH ST.—John I. Cahalan, 2010 Broadway, is figuring the general contract and wants bids on subs immediately for alterations to the boarding house 12 West 8th st, for The Rhinelander Real Estate Co., Inc., 31 Nassau st, owner. F. H. Bosworth, Jr., 1170 Broadway, architect. Cost $8,000.

50TH ST.—Josephine K. F. Cugley, in care of Samuel J. Siegel, 38 Park Row, has purchased the property at 154-56 West 50th st, for investment. No plans have been made for improvement.

FACTORIES AND WAREHOUSES.

HUDSON ST.—Wreckers are ready demolishing the old buildings at 125-127 Hudson st, to be replaced with an 8-sty brick and limestone warehouse, 50x100 ft,. for the Society P. R. & L., in care of the architect, C. C. Haight, 452 5th av. Fountain & Choate, 110 East 23d st, have the general contract.

PERRY ST.—Harry Dean, 1323 Spruce st, Richmond Hill, L. I., is architect; Robert E. Moss, 126 Liberty st, structural engineer, for the 8-sty warehouse to be erected at 155-159 Perry st, for the St. John Park Realty Co., 149 Broadway, owner. Estimated cost, $75,000. Plans are figuring.

HOTELS.

MADISON AV.—Excavating has just been started for the Hotel Biltmore, to be erected by the N. Y. Central R. R. Co. on Madison av, 43d and 44th sts. Bids are in on structural steel work, but the contracts have not been awarded.

32D ST.—A. Weltfisch, 150 Nassau st, general contractor, is taking bids on subs for alterations to the Hotel Aberdeen, 17-21 West 32d st, for Louis Markel, Hotel Pierrepont, 43 West 32d st, owner. Cantor & Levingson, 29 West 42d st, architects. Cost, $75,000. Demolishing is under way.

MUNICIPAL WORK.

BLACKWELLS ISLAND.—Bids will be received by the Department of Public Charities until Tuesday, May 28, for labor and materials required for the erection and entire completion of a 1-sty brick extension to present general storehouse at the New York City Home for the Aged and Infirm, Blackwells Island.

INTERIOR FINISH.—Bids will be received by the Commissioner of Bridges until Wednesday, May 29, for the interior finish of the Municipal building, exclusive of the tower.

LINSEED OIL.—Bids will be received by the Commissioner of Bridges until Tuesday, May 28, for furnishing and delivering linseed oil for the Manhattan bridge.

WHITE LEAD.—Also May 28, for furnishing and delivering white lead and red lead to the Department of Bridges.

REPAIRING.—Estimates will be received by the Superintendent of School Supplies until Tuesday, May 28, for repairing, transferring and erecting octagonal frames, gymnastic apparatus, kindergarten tents, awning frames, sand bins, large and small swing frames, portable houses, and all other material included in the equipment of open-air playgrounds in the boroughs of Manhattan, The Bronx and Brooklyn.

COOPER SQ.—Plans have been approved by the Municipal Art Commission for the white granite underground comfort station to be erected at Cooper sq for the City Department of Parks, Arsenal Building, 5th av and 64th st. T. E. Videto, in care of owners, architect.

POWER HOUSES.

60TH ST.—Excavating is under way for the addition, 40x100 ft., to the sub-station, at 153 East 60th st, between 3d and Lexington avs, for the N. Y. Edison Company, 55 Duane st. W. Weissenberger, 55 Duane st, architect; F. T. Nesbit & Co., 116 Nassau st, general contractors. Cost, $25,000.

SCHOOLS AND COLLEGES.

89TH ST.—Elliott P. Lynch, 341 5th av, architect, has taken bids for the 4-sty brick school, 100x100 ft., to be erected at 111-117 West 89th st, through to 116-118 West 90th st, for the Church of St. Gregory the Great (R. C.), Rev. Father James Fitzsimmons, pastor, 173 West 88th st. J. Waters, 271 West 125th st, is figuring the general contract and desires bids on subs.

MANHATTAN.—Bids were received by the Board of Education May 20 for alterations and repairs to heating and ventilating apparatus. P. S. 38, E. Rutzler Co., $767; P. S. 51, Ernest Newman, $2,115; P. S. 94, William E. Mason, $654; P. S. 124, Daniel J. Rice, $1,476; P. S. 166, Grimshaw & Sturges, $1,813; P. S. 179, Philp & Paul, $2,464.

STABLES AND GARAGES.

11TH AV.—Frank A. Rooke, 489 5th av, is preparing plans for a 4-sty brick stable to be erected at the southwest corner of 11th av and 56th st and adjoining lot in 56th st for the Sheffield Farms Slawson-Decker Co., 524 West 57th st, owner.

29TH ST.—John H. Deeves & Bro., 103 Park av, is figuring the general contract and desires bids on subs for the 3-sty brick stable, 30x100 ft., to be erected in West 29th st, between 8th and 9th avs, for the Borden's Condensed Milk Co., 108 Hudson st. C. H. Chamberlin, 18 South Broadway, Yonkers, N. Y.

STORES, OFFICES AND LOFTS.

2D AV.—Maximilian Zipes, Inc., 220 5th av, has been commissioned to prepare plans for remodeling the 5-sty building at 122 2d av for H. Milgrim & Bros., 190 East Houston st, who will use the building exclusively for their tailoring business. Work will be commenced in about two weeks. Estimated cost, $10,000.

BROADWAY.—Robert T. Lyons, 505 5th av, architect, is taking bids on the 20-sty store and loft to be erected at the northeast corner of Broadway and 20th st, for the Charter Construction Co., 505 5th av. Gunvald Aus, 11 East 24th st, steel engineer; P. R. Moses, 366 5th av, steel and electrical engineer; Speedwell Construction Co., 505 5th av, general contractor.

25TH ST.—Excavating is under way for the 12-sty loft building, 103x98 ft., to be erected at 40-46 West 25th st, for the Building and Engineering Co., 1133 Broadway; Wm. H. Birkmire, President; A. J. Kerwin, Secretary and Treasurer. W. H. Birkmire, 1133 Broadway, architect. Cost, $300,000.

5TH AV.—Work has not yet been started on the 12-sty office building, 84x200 ft., to be erected at 70 5th av, for Ginn & Co., Publishers, 29 Beacon st, Boston Mass. C. A. Rich, 320 5th av, architect. Edward Corning Co., 100 William st, general contractor.

14TH ST.—Foundations are about ready for the loft building at the southeast corner of 14th st and 7th av for "The Seventh Avenue and Fourteenth Street Corporation," G. W. Buchholz, in charge, room 906, 25 East 26th st; Herman Lee Meader, 170 5th av, architect; Michael Wielandt, 166 East 23d st, masonry. Estimated cost, $400,000.

22D ST.—John C. Thacke, 375 East 145th st, architect, is taking bids for alterations to the 5-sty boarding house 116 West 22d st, for loft purposes; Pauline Ruger, 693 Madison av, Brooklyn, owner; Charles W. Mayne, 531 West 143d st, lessee. The Libman Contracting Co., 107 West 46th st, is figuring the general contract and desires bids on subs. Cost, $10,500.

WILLIAM ST.—H. Hardenbergh, 47 West 34th st, is preparing plans for alterations to the office building 84 William st for the London, Liverpool & Globe Ins. Co., lessee.

40TH ST.—Buchman & Fox, 11 East 59th st, are taking bids for the 24-sty office building, at 110-112 West 40th st, for Edward A. Browning, 18 West 75th st. C. Mattlock, 225 5th av, steam engineer.

THEATRES.

57TH ST.—Jardine, Hill & Murdock, architects, 3 West 29th st, are preparing plans for a theatre to be erected at 205-209 East 57th st, east of 3d av, on plot 80x100.5 ft. Adolph Philipp Co., lessees. The 205 East 57th St. Co., Alfred M. Rau, President, owner. Seating capacity 550, to be ready by Sept. 25. It will be known as Adolph Philipp's Fifty-seventh Street Theatre.

IRVING PLACE.—Plans are still figuring for remodeling the Academy of Music, at Irving pl and 14th st, for the Gilmore Estate, owner. Thomas W. Lamb, 501 5th av, architect. The Libman Contracting Co., 107 West 46th st, is figuring.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

SIMPSON ST.—Foundations have been laid for two tenements in the east side of Simpson st, 50 ft. north of Barretto st, for Chas. Pincus, owner. Gross & Kleinberger, Bible House, architects.

WOODYCREST AV.—H. T. Howell, 149th st and 3d av, has completed plans for two flats, 5-stys, 50x88 ft., for the Baggett Realty Co., 45 John st, to be erected on the west side of Woodycrest av, 100 ft. north of 166th st, to cost $80,000.

HOWE AV.—Goldner & Goldberg, 391 East 149th st, are completing plans for a 6-sty 30 family apartment with stores, 76x100 ft., to be erected at the southeast corner of Howe av and 165th st, for the Fox Square Realty Co., to cost $120,000.

HOWE AV.—Goldner & Goldberg, 391 East 149th st, are preparing plans for four 5-sty apartments, two 21 families and two 26 families, 45x100 ft., to be erected on the west side of Howe av, 150 ft. south of 165th st, to cost $50,000 each. The Fox Square Realty Co., owner.

MORRIS AV.—Smith & Phelps, 435 East 149th st., have obtained for the Kingsley Contracting Co a building loan of $44,000, for the purpose of erecting a 5-sty apartment with stores at the northwest corner of 163d st and Morris av, on plot 55 x 100 ft.

FACTORIES AND WAREHOUSES.

JACKSON AV.—Goldner & Goldberg, 391 East 149th st, are preparing plans for a 7-sty storage warehouse, 50x95 ft., to be erected by Sampini Brothers, 693 Westchester av, on the west side of Jackson av, 50 ft. north of Pontiac pl, to cost $70,000.

HOSPITALS AND ASYLUMS.

GUN HALL RD.—Work on the brick and stone invalids' home, consisting of eight buildings, on the south side of Gun Hill rd, from Woodlawn rd to Rochambeau av and south to 210th st, for the Montefiore Home for Chronic Invalids, Broadway and 138th st, is now up to the first tier level. Arnold W. Brunner, 320 5th av, and Buchman & Fox, 11 East 59th st, associate architects; A. N. Feldman, 126 Liberty st, steam engineer; the Hedden Construction Co., 1 Madison av, general contractor.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

BEDFORD AV.—Shampan & Shampan, 772 Broadway, Brooklyn, have been commissioned to prepare plans for a 6-sty apartment to be erected on the east side of Bedford av, 47.6 ft. south of South 3d st, on a plot 50x100 ft. Wm. B. Baker, owner. Building is to contain thirty-three apartments. Present buildings are being demolished.

WASHINGTON AV.—Goldner & Goldberg, 395 East 149th st, are preparing plans for a 6-sty apartment house for 48 families, 75x160 ft., to be erected on the west side of Washington av, 250 ft. south of Willoughby av, Brooklyn, for the Diana Realty Co., 2299 Bathgate av, to cost $150,000.

DWELLINGS.

12TH ST.—John C. McIntire, 1128 Av G, Brooklyn, owner, is taking bids on subs for eight 2½-sty frame residences, 22x48 ft, to be

erected in the east side of 12th st, 210 ft. south of Av J, from plans by B. F. Hudson, 319 9th st. Cost, $5,000 each.

15TH ST.—John C. Wandell, 4-5 Court sq, has completed plans for four 2-sty brick residences, 20x36 ft, to be erected in East 15th st, 100 ft north of Av J, for John S. Dahl, 70 East 5th st, Brooklyn, owner. Cost $14,000.

FULTON ST.—Frank Dunn, 2959 Atlantic av, architect, has plans ready for the 2-sty brick store and residence, 20x50 ft., to be erected at the northwest corner of Fulton st and Nicholas av, for Jas. Grogan, 142 Lincoln av, owner. Cost, about $5,000.

LIVINGSTON ST.—Slee & Bryson, 153 Montague st, have completed plans for a 5-sty dwelling, to be used as a boarding house, at 128 Livingston st. Wm. Buckner, President of the Prospect Park Bank, 885 Flatbush av, is the owner. No contracts have yet been awarded.

PIERREPONT ST.—Plans are being prepared for alterations to the 3-sty brownstone residence 140 Pierrepont st, Brooklyn, changing it to an American basement and 4-sty bachelor apartment house, with rear extension, for the estate of James S. Connell, owner. Hinchman & Pilat, 5 2Broadway, N. Y. C., are the architects.

THEATRES.

BARRICK ST.—Henry Vollweiler, 696 Bushwick av, is completing plans for alterations to the theatre at 17 Barrick st, 125 ft. east of Broadway, Brooklyn, for the Sola Amusement Co., 405 Knickerbocker av, Brooklyn.

3D AV.—M. Lipari, 244 50th st, Brooklyn, owner, has had plans prepared by C. Braun, 459 41st st, for a new theatre to be erected on 3d av, near 48th st, Brooklyn.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

QUEENS, L. I.—The Blackwell Construction Co., in care of Architect Gustave Erda, 861 Manhattan av, Brooklyn, will build and be ready for bids on subs about June 1 for the 4-sty brick tenement, 50x79 ft., to be erected on the south side of Jamaica av, 200 ft. east of Hopkins av. Cost, $23,000.

BLACKWELL ST.—G. Erda, 861 Manhattan av, Brooklyn, has plans and will take bids about June 1, for a 3-sty tenement, 25x73 ft., to be erected in the west side of Blackwell st, 275 ft. north of Vanderventer av, to cost $8,000.

CHURCHES.

JAMAICA, L. I.—St. Marks Evangelical Lutheran Church, is soon to erect a new edifice and parsonage building. Rev. Max Hering, pastor. Frame construction. Cost about, $8,000.

DWELLINGS.

GLEN COVE, L. I.—Chas. A. Platt, 11 East 24th st, N. Y. C., has completed plans for the 2½-sty frame gardener's residence, 40x50 ft., to be erected here for Clifford V. Brokaw, 527 5th av, N. Y. C. Rogers & Blydenburgh, Babylon, L. I., general contractors. Cost, $10,000.

FLUSHING, L. I.—F. Droesch, Woodhaven, L. I., is figuring the general contract for five 2-sty brick residences, 20x55 ft., to be erected at Percey and Lawrence sts for Ed. Runge, 154 Bowne av. A. E. Richardson, 100 Amity st, architect. Cost, $25,000.

LOTUS AV.—The Lawrence Construction Co., 442 Jefferson av, Brooklyn, is ready for bids for eleven 2-sty brick residences, 20x50 ft., to be erected on the east side of Lotus av, 151 ft. north of Cooper av, to cost $4,000 each. Brooks & Rosenberg, 44 Court st, architects.

POWER HOUSES.

AMITYVILLE, L. I.—Plans are being prepared for a 1-sty brick pumping station for the Amityville Water Co., E. W. Davis general manager, of this place will do the building.

SCHOOLS AND COLLEGES.

QUEENS.—Bids were received by the Board of Education May 20 for fire protection alterations. P. S. 4, Edward Stapleton, $2,915; P. S. 19, L. Ordenstein, $1,270; P. S. 21, Edward Stapleton, $2,951; P. S. 37, L. Ordenstein, $1,570; P. S. 48, Edward Stapleton, $246; P. S. 59, Edward Stapleton, $3,130; P. S. 80, Edward Stapleton, $2,934; P. S. 81, Neptune B. Smyth, Inc., $7,940; P. S. various, James S. Newman, $484; Richmond H. H. S., Edward Stapleton, $1,690.

MISCELLANEOUS.

JAMAICA, L. I.—G. H. Chamberlin, 18 South Broadway, Yonkers, architect, has completed plans for a milk distributing station for the Borden's Condensed Milk Co., 108 Hudson st, N. Y. C., to be erected at the northwest corner of Van Wyke av and Bath pl, costing between $15,000 and $20,000. It is indefinite when work will be started.

Richmond.

DWELLINGS.

GRASMERE, S. I.—E. H. Lockhart, 59 Overlock av, Concord, S. I., has completed plans for the 2½-sty residence, 36x31 ft, to be erected on Fingerboard rd, for Wm. E. Durkee, 2 South st, N. Y. C., owner. Condit & Berry, Grasmere, S. I., general contractors. C. E. Morgan, of this place, masonry. Cost, $6,000.

Out of Town.

APARTMENTS FLATS AND TENEMENTS.

NORH BERGEN, N. J.—Geo. B. McIntyre, Hudson Trust Bldg, West Hoboken, N. J., has completed plans for a 12-sty brick tenement, 25x63 ft, to be erected on New rd, for Antonio Recchia, 903 New rd, owner. Cost about, $7,000.

BAYONNE, N. J.—Plans have been completed for two 2-sty frame flats, 25x64 ft each, to be erected at the southwest corner of Broadway and 53rd st, for Jacob Levin, 95 West 17th st, Bayonne, owner. Sam. Horowitz, 597 Av C, architect. Total cost, $7,000.

CORNING, N. Y.—Dennis Lyons, Meat Market this place, contemplates the erection of a 2-sty hollow tile and stucco store and apartment in East Market st. Cost $5,000.

NEWARK, N. J.—Work will soon start on the 2-sty brick stores and apartment, 25x55 ft, at 276 Park av, for Pasquale Chicone, 267 Park av. R. Bottelli, 191 Market st, architect. Pasquale Galasso, 76 Stone st, mason. Antonio Tortora, 70 7th av, this city, carpenter. Cost $5,000.

EAST ORANGE, N. J.—Plans have been completed for the 3-sty brick apartment, 37x60 ft, to be erected on the north side of Carnegie av, 93 ft west of Arlington av, for the Davis Construction Co., 140 Eaton pl, East Orange. Cost, $20,000.

BAYONNE, N. J.—Eugene Reilly, 63 West 34th st, has completed plans for the 3-sty frame tenement, 22x62 ft, to be erected at 75 East 24th st, for Jacob Tucker, 637 Av C, owner. Cost, $6,000.

BANKS.

BERNARDSVILLE, N. J.—Dennison & Hirons, 475 5th av, N. Y. C., have completed plans for the 2-sty brick bank building, 28x54 ft, to be erected here, for the Bernardsville National Bank, Charles L. Roberts, President, C. C. Brown, Cashier.

STAMFORD, CONN.—The Vuono Construction Co., of this place is figuring the general contract for the 2-sty marble and limestone bank building, 90x25ft-90x68 ft, to be erected at Atlantic and Bank sts, for the Citizens' Savings Bank, Walter Houghton, Secretary and Treasurer. L. E. Jallade, 37 Liberty st, N. Y. C., architect.

Falconer, N. Y.—The First National Bank contemplates the erection of a 3 or 4-sty bank building, 75x33 ft, to cost between $18,000 and $20,000. Construction will be of either brick, stone or reinforced concrete. No architect has been selected. Freeburg & Fidler, Jamestown, N. Y., and Pierce & Bickford, Elmira, N. Y., are competing. Building committee includes C. A. Carlson, chairman and O. B. Johnson, and E. H. Sample, all of Falconer.

JERSEY CITY.—The general contract is about to be awarded for the new Claremont Bank to be erected here from plans by Mowbray & Uffinger, 56 Liberty st, N. Y. C.

CHURCHES.

BINGHAMTON, N. Y.—N. I. Mather, O'Neil Bldg, this place, is preparing preliminary plans for a 1-sty and basement Sunday school room and dining room, at 126 Court st, for the Centenary M. E. Church, Rev. J. A. Hensey, 15 Century st.

UTICA, N. Y.—G. Edwin Jackson, Claridon Bldg, Utica, is preparing plans for remodeling the chapel at the corner of Broadway and Court st, for the First M. E. Church, Rev. E. H. Brown, pastor, 35 Court st, Utica, and will be ready for bids about May 28. Cost, $20,000.

OLEAN, N. Y.—The Hebrew Congregation, Rev. A. Schiff, rabbi, H. W. Marcus, chairman of the committee, North Union st, contemplates the erection of a synagogue in 3d st. Cost, $8,000.

NIAGARA FALLS, N. Y.—James R. White, Arcade Building, this city, has been selected architect for the 1-sty brick and stone church to be erected at the corner of South av and 15th st for St. James' M. E. Church, Rev. T. H. Crocker, pastor, 1362 South av; D. J. Petit, 1363½ Michigan st, chairman.

OLEAN, N. Y.—C. M. Robinson, 2901 Grove av, Richmond, Va., is preparing plans for a stone edifice to be erected here by the First Presbyterian Church of Olean. F. L. Bartlett, president Exchange National Bank, is the donor. Cost, $50,000. Site is being cleared.

DWELLINGS.

WEST HOBOKEN, N. J.—Foundations are being laid for the two frame residences to be erected here for Wm. Griffith and H. Stockfish, in care of architect, Frederick Hensel, 246 Summit av. James Lala, 140 Clinton av, mason. Wm. Griffith, at site, carpenter.

JAMAICA, L. I.—Otto Thomas, 354 Fulton st, has completed plans for the four 2-sty frame residences, 20x50 ft, to be erected on the side of Lewis Terrace, 140 ft north of Hillside av, for Jules Tschinber, Union av, Ozone Park, L. I., owner. Total cost, $17,000.

BAYONNE, N. J.—Foundations are being laid for a 2½-sty frame residence, 21x54 ft, at 162 Av C, for John Wagner, 169 Av C, from plans by J. J. Schmidt, 352 Av C, architect. John J. Hauf, at site, general contractor. Cost $6,000.

PORT WASHINGTON, N. Y.—Mrs. Frances Hodgson Burnett, the well-known writer, has had plans prepared for the erection of a residence at Plaudome Park, overlooking Manhasset Bay.

RIVERSIDE, N. J.—William Slight contemplates the erection of a double house on Chestnut st, adjoinng the property of Frank Troy.

POUGHKEEPSIE, N. Y.—Edw. C. Smith, 39 Market st, has been selected archtect for the 2½-sty residence to be erected on Southeast av, for Geo. Forman, 440 Main st, owner. Cost, $7,000.

GILLETTE, N. J.—Edward Krausz, 108 Fulton st, N. Y. C., owner, is taking bids for a 2-sty hollow tile and stucco residence, 22x38 ft., to be erected here from plans by W. A. Tilton, 76 Montgomery st, Jersey City, architect. Cost, $5,000.

WHITE PLAINS, N. Y.—M. W. Del Gaudio, 401 Tremont av, N. Y. C., is preparing plans and will take bids on general contract for the frame 2-sty residence, 18x36 ft., to be erected here for Jos. De Luise, 452 Robbins av, N. Y. C., owner. Cost, $3,500.

MOUNT VERNON, N. Y.—The First Baptist Church, Rev. Dr. Fowler, pastor, Mark D. Stiles, chairman, contemplate the erection of a brick parsonage and Sunday school at the southwest corner of 1st av and 2d st. No architect has been selected.

LANSINGBURGH, N. Y.—The Ives Realty Co. contemplate the erection of eighteen houses in the vicinity of 24th st and 6th av, Lansingburgh, near Troy.

JAMESTOWN, N. Y.—Freeburg & Fidler, 302 Fenton Building, are preparing plans for the 2½-sty frame residence, 24x25 ft., to be erected on Lakeview av for Royal M. Bates, Fenton Building, owner. Cost, $3,500.

RIVER EDGE, N. J.—H. Fritz, 237 Main av, Passaic, N. J., has completed plans for two 1½-sty frame bungalows, 40x32 ft., to be erected here for the Commonwealth Realty Co., 30 Church st, N. Y. C., who will build. Cost, $4,000 each.

ENGLEWOOD, N. J.—Frank T. Cornell, 125 East 23d st, N. Y. C., architect, is taking bids for the 2-sty brick residence, 21x57 ft., to be erected here for Janette J. Emanuel.

SCARSDALE, N. Y.—Edward S. Howard contemplates the erection of a residence on property recently purchased from the Scarsdale Co. on Edgemont Road. The property has a combined frontage of 395 ft. at the junction of Edgefont, Glenwood and Overbrooke rds, overlooking the lake in the new section of Edgemont.

JERSEY CITY, N. J.—W. A. Tilton, 76 Montgomery st, is taking bids for the two-family 2-sty brick residence, 20x64 ft., to be erected here for D. E. Cleary, 815 Montgomery st, owner. Cost, $5,000.

MIDDLEBURY, N. Y.—Rev. S. C. Farnham will erect a residence immediately on his property recently purchased from A. J. Strayline, on Sherman av, adjoining the John Quinlan property. Work to be under the management of Monroe Margeson.

SYRACUSE, N. Y.—Justus M. Scrafford, of this city, has been selected architect for the residence to be erected in Clarendon st, near Lancaster, for Prof. Adolph C. Baebenroth, of the English department of Syracuse University. The property adjoins the Davis estate.

FACTORIES AND WAREHOUSES.

JERSEY CITY, N. J.—Work on the 5-sty reinforced concrete store house, 100x100 ft, at 206 Erie st, for the Safety Car Heating & Lighting Co., 2 Rector st, N. Y. C., is now up to first tier level. Chas. H. Caldwell, 160 5th av, N. Y. C., architect. Turner Construction Co., 11 Broadway, N. Y. C., general contractor. C. O. Mailloux & C. E. Knox, 90 West st, N. Y. C., electric engineers. Cost, $60,000.

BATAVIA, N. Y.—Work will soon start on the addition to the 4-sty reinforced concrete manufacturing plant for the Johnston Harvester Co., of this place. Alexander Shumway & Utz, Exchange Pl Bldg, Rochester, N. Y., general contractor.

SOMERVILLE, N. J.—Bids are in for the 2-sty brick addition to the factory, 40x210 ft, in Doughty st, for the Colt-A-Lapp Co., at site, R. C. Jeffoolt, in charge. Contracts will be awarded at once.

PALMYRA, N. Y.—Fred Young, of Syracuse, is laying out work for the erection of a large building, 100x50 ft., brick and steel, near the West Shore station for the Garlock Packing Co., where their factory is located.

OLEAN, N. Y.—Riley & Wands Co., of this place, owners, are taking bids from local contractors for the 3-sty and basement brick cold storage warehouse, 40x90 ft., to be erected here. W. S. Brickell Co., Ellicott sq., Buffalo, architects.

HALLS AND CLUBS.

LOWVILLE, N. Y.—Bids are in for enlarging the club house for the Lowville Club, George Sherwood, President Albert C. Burdick, Treasurer. Frederick Gouge, 70 Genesee st, Utica, N. Y., architect.

FALCONER, N. Y.—The I. O. O. F. Chadokoin Lodge, contemplates the erection of an Odd Fellows temple. Nothing definite has yet been decided.

HOTELS.

TROY, N. Y.—Hichman & Fries, 240 Quail st, Albany, architects, are making sketches for alterations to the New Windsor Hotel, H. W. Culkin, proprietor, at 43 3d st. Cost, $10,000.

LIBRARIES.

RYE, N. Y.—Upjohn & Conable, 456 4th av, N. Y. C., are preparing plans and detailed specifications for the new library building, and are also taking bids.

MUNICIPAL WORK.

WIRE FENCE.—Bids will be received by the Board of Water Supply, 165 Broadway, until Tuesday, June 4, for furnishing and erecting about 150 miles of wire fence with concrete posts, and short lengths of wooden fence and stone walls, at reservoirs and at various localities along Catskill aqueduct.

PASSAIC VALLEY, N. J.—Bids will close May 28 at 2 p. m., for the construction of about 4,000 lineal ft of 126 inch concrete sewer and 10,500 cubic yards of Portland cement, for section 9 of the main intercepting sewer, this place, for the Passaic Valley Sewerage Commission, John S. Gibson, Clerk, Essex Bldg., Clinton st, Newark.

PORTSMOUTH, O.—Witmer & Brown, Chapin Building, Buffalo, N. Y., are consulting and constructing engineers for new water system to be installed in this city. Plans will probably be approved shortly and the owners will take bids on the following: Contract 1, brick pump station, 1-sty, 35x150 ft, chimney 175 ft high of radial brick, pumping well and intake cast iron pipe. Contract 2, forced main reservoir. Contract 3, reinforced concrete, covered distributing reservoir, capacity 8,000,000 gallons. Contract 4, filter plant, brick and concrete, 1-sty, 65x150 ft, 8,000,000 gallons. Contract 5, pumping engines, condensers, vacuum pumps, heaters, boilers, etc. John M. Williams is director of Public Service Commission.

SOUTH NORWALK, CONN.—Bids will be received until May 27 for the erection of a new firehouse at Clay and Franklin sts. Frank H. Bissel and J. B. Barber, 369 5th av, N. Y. C., architects.

"OTHER things being equal," said the Architect, "give the Terra Cotta contract to the Atlantic Company on the ground of quality."

"Other things being equal", said the builder, "give it to the Atlantic Company on the ground of service."

We got it.

Booklet on request

Atlantic Terra Cotta Company

1170 Broadway, New York

BINGHAMTON, N. Y.—The Board of Water Commissioners of Binghamton, Water st, contemplate the erection of an addition to the water filtration plant. F. E. Beck, Press Building, engineer. Cost, $75,000.

ASHOKAN RESERVOIR, N. Y.—Bids are being received by the Board of Water Supply, 165 Broadway, N. Y. C., Charles Strauss, president, to close June 4, at 11 a. m., for furnishing and erecting about 150 miles of wire fence and concrete posts, short lengths of wooden fence, stone walls at reservoirs and at various localities along Catskill Aqueduct, contract 101. Cost, $125,000.

OSSINING, N. Y.—The State Highway Commission are advertising for bids for sections of their first big letting of 1,100 miles of improved highway construction this season. The highways selected are in about 150 strips, amounting to 800 miles. The awards will be made early in June.

SCHOOLS AND COLLEGES.

ROSELLE PARK, N. J.—Pierce & Bickford, 118-120 Lake st, Elmira, N. Y., have completed plans for the 2-sty school to be erected in Union County, for the Board of Education of Rochelle Park, J. W. Higgins, Robert Gordon, Eugene Kingsland, Building Committee. Cost, $30,000.

POUGHKEEPSIE, N. Y.—Work on the 2-sty grade school, 70x118 ft., to be erected in Church st, near Main st, for the Board of Education, is now up to the second tier level. Wilson Potter, 1 Union sq, N. Y. C., architect. The O'Donnell Construction Co., of this place, general contractor. Marcus Manning, 122 Winnikee av, carpenter. Cost, $70,000.

MADISON, N. J.—Work will soon start on the 2-sty parochial school, 50x100 ft., to be erected on Green Village rd, for St. Vincent's R. C. Church, Rev. J. W. McDowell, Pastor. J. O'Rourke & Sons, Union Bldg., 15 Clinton st, Newark, N. J., architect; John V. Corbett, Central av, Madison, general contractor; Cobbett & Clark, of this place, masonry. Cost, $40,000.

SONYEA, N. Y.—Sealed proposals will be received until 2 p. m., June 11, for the Central School building construction, including heating, plumbing and electric work, at Craig Colony for Epileptics, this place, by Percy L. Lang, president of the board of managers. Plans may be consulted at Craig Colony for Epileptics or at the office of the State Architect, Franklin B. Ware, Albany, N. Y.

LEONIA, N. J.—The Board of Education is about to select an architect for the new high school, for which $50,000 bonds have been raised. J. V. Moore, real estate, is Mayor.

YONKERS, N. Y.—Bids will be received by the Board of Education, High School Building, until June 10, for heating and ventilating School No. 21.

YONKERS, N. Y.—Bids will be received by the Board of Education, High School Buiding, until June 10, at 8 p. m., for the erection of P. S. 22, at Nepperhan av and Read st.

STORES, OFFICES AND LOFTS.

CALDWELL, N. J.—Plans are ready for an office and store building, 3-stys, to be erected at 285 Bloomfield av, for Straub & Youngman, plumbers, of this place. Lynn Lockwood, Bloomfield av, architect.

CINCINNATI, O.—The Thompson-Starrett Co., 51 Wall st, N. Y. C., general contractors for the office building being erected by the Union Central Life Insurance Co., in this city, are taking bids on interior trim, interior marble, reinforced concrete, plumbing, electric wiring, steam heating system, engines, boilers, pumps, etc. The National Fireproofing Co., Pittsburgh, Pa., has the fireproofing contract. Cass Gilbert, 11 East 24th st, N. Y. C., architect.

ELIZABETH, N. J.—George D. Plummer, 564 Jefferson av, Brooklyn, N. Y., owner, is taking bids on subs for the 1-sty frame laundry, 80x30 ft, to be erected at Garden and South sts, from plans by John C. Wandell Co., 4-5 Court sq, Brooklyn, N. Y. Cost, $5,000.

WEST NEW YORK, N. J.—Foundations are being laid for the 2-sty brick cafe and restaurant building, 25x94 ft, to be erected at 16th st and Bergenline av, for William Fink, Wm. Mayer, Jr., 693 Bergenline av, architect. Henry Andes, 5097 Boulevard, North Bergen, mason, David Kuenzler, of this place, carpenter. Cost, $10,000.

GRANTWOOD, N. J.—Bids closed last week for the 2-sty frame and stucco store buliding, 40x80 ft., to be erected by Patrick Carney, Postmaster, owner. James F. Hughes & John J. Kauhn, 11 east 24th st, N. Y. C., architects. Cost, $15,000.

SYRACUSE, N. Y.—Taber & Baxter, O. C. S. Bank Building, are preparing plans for a store and loft building to be erected on the site of the Young Women's Christian Association building. Brick, four stories and lofts.

PALMERSTOWN, PA.—C. A. Patterson, New Rochelle, N. Y., architect, is taking bids on structural steel, ornamental iron, limestone, interior marble and tile work for the 4-sty office building, brick, 44x78 ft., to be erected in this city by the American Zinc Co. at a cost of $150,000. Michael Bartnell, of New Rochelle, is figuring the general contract.

THEATRES.

HORNELL, N. Y.—Fred Peters, representing Corning capitalists, will erect a $35,000 vaudeville theatre at 53 Broad st, adjoining the new Federation building, on property recently purchased of Dr. George Conderman.

MISCELLANEOUS.

WHITE PLAINS, N. Y.—Steel work is under way for the 3-sty passenger station, 97x105 ft., at Westchester av and Bloomingdale rd, for the N. Y. Westchester Boston R. R. Co., 70 East 45th st, N. Y. C. Reed & Stem, 7 East 42d st, N. Y. C., architects. Cauldwell Wingate Co., 381 4th av, N. Y. C., general contractor. Cost, $190,000.

Contracts Awarded.

APARTMENTS, FLATS AND TENEMENTS.

6TH AV.—Thomas T. Hopper, Co., 1328 Broadway has the contract for interior alterations to the 4-sty apartment and store, 961-3 6th ave, for William H. Lee and others, 9 Gramercy Park, Townsend, Steinle & Haskell, 1328 Broadway, architects.

TILDEN AV.—George Baur, 620 East 26th st, Brooklyn, has received the general contract to erect the 3-sty brick tenement, 21x60 ft., on the south side of Tilden av, 379 ft. east of Flatbush av, for Gustav Gnam, 34 Tilden av, owner. Benj. Driesler, 178 Remsen st, architect. Cost, $6,500.

HOUSTON ST.—Morris Levin, 1238 3d av, has received the contract for interior changes to the 4-sty store and tenement 160 Houston st, for Dr. Aaron Mendel, 130 2d st, to cost $5,000. Frank Straub, 25 West 42d st, architect.

BANKS.

HARTWICK, N. Y.—Bennett & Butts, of Oneonta, have received the contract for the erection of a fireproof bank building for Kinney & Bush, at Hartwick, which is to be completed by July 15.

GLEN RIDGE, N. J.—A. Doremus Co., of this place, has received the general contract for alterations to the 2-sty brick and limestone banking quarters, 30x70 ft., for the Glen Ridge Trust Co. Mowbray & Uffinger, 56 Liberty st, N. Y. C., architects. Cost, $6,500.

CHURCHES.

FULTON CHAIN, N. Y.—Arthur L. Stowell, of Old Forge, has received the contract to erect the chapel, 40x25 ft, for the Presbytery of Utica, Rev. Benjamin B. Knapp, missionary in charge, pastor, at Old Forge.

DWELLINGS.

85TH ST.—D. Mitchell, 306 West 53rd st, has received the general contract for interior alterations to the 3-sty residence, 304 West 85th st, for Emma Price Dreyfus, 304 West 85th st. Taylor & Levi, 105 West 40th st, architects. Cost, $15,000.

FOREST HILLS, L. I.—The Vogel Cabinet Co., 1269 Broadway, N. Y. C., has received the contract for installing cabinet trim in the new dwelling for Eugene Schoen, owner and architect.

56TH ST.—J. Schlesinger, 1269 Broadway, has received the contract for interior alterations to the residence at 351 West 56th st for Wm. C. & Edw. Lester, owners.

NEW ROCHELLE, N. Y.—John Donahue, Sycamore Park, has received the general contract to erect the 2½-sty frame residence, 25x45 ft., at Sycamore Park for M. Mooney, Webster av, owner. Jos. V. Gahan, Huguenot st, architect. Cost, $6,500.

LOCUST VALLEY, L. I.—Harvey Murdock, 116 Nassau st, N. Y. C., has received the general contract to erect the 2½-sty frame residence, stable and garage for John Anderson, in care of Architect H. Craig Severance and Walter Schumm, 21 West 45th st, N. Y. C. Cost, $150,000.

LEXINGTON AV.—C. H. Lang, 145 West 45th st, has received the general contract and will soon call for bids on subs for alterations to the 4-sty brick residence 172 Lexington av for Mrs. E. Kimball, 236 West 58th st, owner. Cost, $7,000.

71ST ST.—Marc Eidlitz & Son, 489 5th av, have received the general contract to erect the 6-sty residence, 25x100.5 ft., at 12 East 71st st, for Wm. W. Cook, 50 Wall st, to cost $75,000. York & Sawyer, 50 East 41st st, architects.

OYSTER BAY, N. Y.—Henry J. Brown & Son, 116 Nassau st, N. Y. C., have received the general contract to erect a large mansion on Center Island for H. L. Smith, in care of Col. Robert Townsend, Shore rd.

FACTORIES AND WAREHOUSES.

MECHANICSVILLE, N. Y.—The Barrows-Stewart Co., 1123 Broadway, N. Y. C., have received the contract to erect the following reinforced concrete structures for the West Virginia Pulp and Paper Co., of this place: Sedimentation basin, 325x110 ft.; clear water reservoir, 325x85 ft.; storage and mixing house, 54x28 ft.; filter house, 113x83 ft.; pipe line, 1,800 ft. long. F. G. Ten Broeck, 200 5th av, N. Y. C., is consulting engineer.

NEW BRUNSWICK, N. J.—John Hendricks & Son, 295 Handy st, this city, have received the masonry contract and George B. Rule, 71 John st, the carpentry for the 1-sty brick storehouse, 40x100 ft., to be erected here for John Weigel, 146 Church st, owner. Alex. Merchant, 349 George st, architect. Cost, $8,000.

PROVIDENCE, R. I.—The Turner Const. Co., 11 Broadway, N. Y. C., has received the general contract to erect a factory for James C. Doran & Sons at Providence, R. I. Building "L" shape, having 13,000 sq. ft. per floor, nine stories in height. Monks & Johnson ,architects. Work to be undertaken at once.

MANHATTAN AV.—The Turner Const. Co., 11 Broadway, has received the general contract to erect the reinforced concrete oil building for Valentine & Co., at their plant, 364 Manhattan av, Brooklyn. This building is 64x33 ft., 2-sty.

JERSEY CITY, N. J.—The Turner Const. Co., 11 Broadway, N. Y. C., has received the general contract to erect reinforced concrete building for the Hartford Suspension Co. in Morgan st, Jersey City, N. J. Building to be 75x127 ft., 6-stys in height. Howard Chapman, architect.

HOTELS.

JERSEY CITY HEIGHTS, N. J.—The Worden & Crawford Co., 801 West Side av, Jersey City, have received the heating contract for the 4½-sty apartment hotel on the Hudson Boulevard for the Fairmount Hotel Co., Fairmount av and Boulevard. Frank Newman, 1123 Broadway, N. Y. C., architect; P. F. Redfern & Son, 571 Jackson av, general contractors.

MUNICIPAL WORK.

RAHWAY, N. J.—A. E. Smith, Frost Building, Plainfield, N. J., has received the general contract to erect the concrete and steel drawbridge, span 60 ft. in length, in Bridge st, for the Board of Chosen Freeholders of Union County, Elizabeth, N. J. J. L. Bauer, 120 Broad st, county engineer. Cost, $15,000.

LIBERTY AV.—W. H. Gahagan, 65th st and 2d av, Brooklyn, has received the general contract to erect the reinforced concrete grade crossing elimination from Liberty av to Trush Pond Junction, Brooklyn, for the Bay Ridge Improvement Co., 1963 Broadway, Brooklyn owner. L. Z. Morris, in care of owner, engineer. Cost, $1,250,000.

SCHOOLS AND COLLEGES.

143D ST.—Gellespie & Harlow have received the mason work and George L. Hiltl, 114 East 28th st, carpenter work for the 4-sty school, 160 ft., with extension 68x26.6 ft., at 462-468 West 143d st, for the Church of Our Lady of Lourdes, 472 West 142d st. F. A. de Meuron, 31 East 27th st, architect. Estimated cost, $92,000.

STABLES AND GARAGES.

56TH ST.—T. J. Brady, Jr., 1170 Broadway, has received the general contract to erect the 2-sty brick stable, 50x127x124 ft, in the south side of 56th st, 150 ft west of 11th av. P. Brady & Son Co., 552 West 58th st, owner. F. Baylies, 34 Bible House, architect.

STORES OFFICES AND LOFTS.

27TH ST.—Tippett & Wood, 135 William st, have received the contract for alteratons to the 12-sty loft building, 115-117 West 27th st, for William Engel, premises. R. J. Mansfield, 135 William st, architect.

4TH AV.—Smith & Dorsett Co., 403 East 47th st, have the contract for replacing the galvanized iron cornice along the 18th st side of the 20-sty store and office building, 215-219 4th av and 100 and 106 East 18th st. E. Leland & Emma Leland Wesson, 123 East 79th st, owners, F. H. Kimball, 71 Broadway, architect.

BROADWAY.—Marc Eidlitz & Son, 489 5th av, have the contract for $20,000 worth of improvements to the 15-sty bank and offices, 320 Broadway and 554 Pearl st, for the Central Syndicate Building Co., 320 Broadway, owner, A. J. Smith, 24 Manhattan av, architect. F. S. Holmes, 2 Rector st, has the contract for installing vaults.

TROY, N. Y.—The Philip Harback Contracting Co., 26 Thompson st, Philadelphia, Pa., has received the general contract and the Penna Marble & Granite Co., 1417 Penna Bldg., Philadelphia, Pa., the cut stone, for the 2 and 1-sty bakery and stable, 112x253 ft, to be erected at 26th st and 2nd av, for the Friehofer Vienna Baking Co., Chas. Friehofer, President, 20th st and Indiana av, Philadelphia, Pa. Cost, $50,000.

BROAD ST.—The Fordham Stone Renovating Co., 1123 Broadway, has received the contract to renovate the front and side walls of the Mills Building, at the corner of Broad st and Exchange pl. Work started May 21.

PEEKSKILL, N. Y.—Briggs & Ackerman, of this place, have received the general contract to erect the 1-sty frame office and outbuildings, 12x34 ft., for the Peekskill Sand Co., owner. Cost, $3,500.

MADISON AV.—John Kennedy & Co., 1133 Broadway, have received the mason contract for the 12-sty loft building to be erected at 112-116 Madison av for Lee Holstein, 1133 Broadway. William H. Birkmire, 1133 Broadway, architect.

39TH ST.—J. Odell Whitenack, 231 West 18th st, has received the contract for alterations to the 12-sty loft 11 East 39th st and 14-16 East 40th st for the Sterling Bronze Co., 11 East 39th st. H. N. Paradies, 231 West 18th st, architect.

46TH ST.—The Libman Contracting Co., 107 West 46th st, has received the general contract to erect the 12-sty loft and office building at 126-132 West 46th st, on plot 100x80 ft. The Leavitt Realty Co., 55 Broadway, Lewis Leavitt, President, is the owner. Nast & Springsteen, 21 West 45th st, architects. Two passenger elevators and one freight. Building is to be ready for occupancy by February 1, 1913.

PARK ROW.—The Board of Estimate has awarded the contract to install elevators in the new Municipal Building to the firm of Robert Wetherill & Co. at $465,400, the lowest bid. The Otis Elevator Co. put in a bid of $537,500.

32D ST.—J. W. Clark, 86 Roosevelt st, has received the general contract for fire repairs to the loft building, 29-35 West 32d st, for Emily B. Hopkins, care Rufus B. Cowing, Jr., 49 Wall st.

THEATRES.

BROADWAY.—J. Schlesinger, 1269 Broadway, has received the contract for fitting up the Airdrome at 103d st and Broadway for Sharp & Bernheim, owners. Schwartz & Gross, 347 5th av, architects.

ROCHESTER, N. Y.—August Vorndran & Co., 2 Rustic st, has received the masonry and G. F. Hoffman, 337 Powers Bldg., the carpentry, for the 1-sty brick moving picture theatre, 65x119 ft, to be erected on West End av, for the Parime Amusement Co., 62 Clinton av, owner. W. J. Brockett, 345 Powers Bldg., architect. Cost, $14,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

141ST ST, s s, 125 e Riverside Drive, 8-sty apartment house, 100x84.11, slag roof; cost, $300,000; owner, West Side Construction Co., 322 West 100th st; architect, George F. Pelham, 507 5th av. Plan No. 319. Owner builds.

191ST ST, s s, 100 w St. Nicholas av, 2 5-sty tenements, 50x87, gravel roof; total cost, $90,000; owner, 191st St. Const. Co., 191st st and St. Nicholas av; architects, Sommerfeld & Steckler, 31 Union Sq. Plan No. 327.

DWELLINGS.

71ST ST, 12 East, 6-sty brick and stone dwelling, 25x100.5, tile roof; cost, $7,500; owner, Wm. W. Cook, 50 Wall st; architects, York & Sawyer, 50 East 4st st. Plan No. 321. Marc Eidlitz & Son, have general contract.

FACTORIES AND WAREHOUSES.

WEST END AV, w s, 63d to 64th st, four 1-sty storage, 50x100, slag roof; total cost, $8,000; owner, Thomas F. Devine, 108 West End av; architect, J. C. Cocker, 2017 5th av. Plan No. 317.

PARK AV, e s, 130th to 131st sts, 1-sty frame storehouse, 50x84; cost, $1000; owner, McMullen, Snare & Triest Co., 121 East 123rd st; architect, W. J. R. Wilson, 166 Washington Park, Brooklyn. Plan No. 320.

SCHOOLS AND COLLEGES.

143D ST, 462-468 west, 4-sty school, 100x60, extension, 68x26.6, copper, tile and slate roof; cost, $92,000; owner, Church of Our Lady of Lourdes, 472 West 142d st; architect, F. A. de Meuron, 31 East 27th st. Plan No. 325. Gillespie & Harlow, mason work, Geo L. Hiltl Co., 114 East 28th st, carpenter.

STABLES AND GARAGES.

56TH ST, s s, 150 w 11th av, 2-sty brick stable, 50x127x124.3, slag roof; cost, $15,000; owners, P. Brady & Son Co., 552 West 58th st; architect, F. Baylies, 34 Bible House. Plan No. 316.

105TH ST, 112-118 w, 1-sty garage and picture show, 107x100, plastic slate roof; cost, $7,000; owner, Wm. H. Heddendorf, 136 W. 105th st; architect, Charles Schaefer, Jr., 401 Tremont av. Plan No. 326.

STORES, OFFICES AND LOFTS.

IRVING PL, n e cor 17th st, 6-sty store and loft, 27x89, slag roof; cost, $40,000; owner, John S. Foster, 54 Irving pl; architect, C. C. Thain, 4 East 42d st. Plan No. 318.

29TH ST, 202-204 East, 6-sty brick store and loft, 46.8x90.9; cost $50,000; owner, Theresa Koehler, 1239 Madison av; architect, George Dress, 1436 Lexington av. Plan No. 314.

CHRYSTIE ST, 195-197, 9-sty loft and manufacturing, 50.1x185; cost, $200,000; owner, Minsker Realty Co., 228 2d av; architects Sommerfeld & Steckler, 31 Union sq. Plan No. 315.

65TH ST, 34-40 West, 12-sty stores and lofts, 83.4x90.5, slag roof; cost, $350,000; Mid West Realty Co., 471 West End av; architects, Schwartz & Gross, 347 5th av. Plan No. 322.

26TH ST, 124-126 West, 12-sty store and lofts, 67.10x88.9, slag roof; cost, $200,000; owner, Fabian Court Co., 1133 Broadway; architects, Schwartz & Gross, and B. N. Marcus, 347 5th av. Plan No. 323.

BROADWAY, 1134-1136, 5th av 212-216, 20-sty store and office, 56.5x155.77, slag roof; cost, $600,000; ownr, Fifth Ave. & 26th St. Co., 220 5th av; architects, Schwartz & Gross, 347 5th av. Plan No. 324.

MISCELLANEOUS.

5TH ST, 321-323 East, 6-sty brick and stone police station, 50x87.4; cost, $166,000; owner, City of New York, Police Department, 242 Centre st; architects, Hoppin & Koen. Plan No. 312.

109TH ST, 2-8 East, three 1-sty booths and outhouses, 6.8x8.8; cost, $500; owner, Sol Weinberg, 129 East Houston st; architect, Max Muller, 115 Nassau st. Plan No. 313.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

COLLEGE AV, s w cor 166th st, three 5-sty brick tenements, slag roof, 48x77.10, 48.11½x80.11; total cost, $126,000; owners, Wenigmann Const. Co., Ernest Wenigmann, 1078 Teller av, pres.; architects, Neville & Bagge, 217 West 125th st. Plan No. 390.

AQUEDUCT AV, s e cor Brandt pl, three 5-sty brick tenements, slag roof, 45x90 and 40x88; total cost, $125,000; owners, Morell Realty Co., Geo. P. Morell, 116 W. 164th st, Pres.; architects, Kreymborg Archtl. Co., 1330 Wilkins av. Plan No. 400.

BOSTON ROAD, e s, 58.8 n Boston rd, two 5-sty brick tenements, plastic slate roof, 42.6x88; total cost, $100,000; owners, Trask Bldg. Co., August F. Schwarzler, 1718 So. Boulevard, pres.; architect, Chas. Schaefer, Jr., 401 Tremont av. Plan No. 397.

MANIDA ST, s e cor Garrison av, two 5-sty brick tenements, slag roof, size iregular; total cost, $80,000; owners, Burnett Weil Const. Co., Robt. Burnett, 950 Whitlock av, Pres.; architects, Kreymborg Archtl. Co., 1330 Wilkins av. Plan No. 399.

MANIDA ST, e s, 40.18 s Garrison av, 5-sty brick tenement, plastic slate roof, 42x88; cost, $40,000; owners, Burnett Weil Const. Co., Robt. Burnett, 950 Whitlock av, Pres.; architects, Kreymborg Archtl. Co., 1330 Wilkins av. Plan No. 398.

Webster av, n w cor 197th st, 5-sty brick tenement, slag roof, 50x99.10⅜; cost, $75,000; owners, Evelyn Bldg. Co., Jos. J. White, 1197 Boston rd, pres.; architects, Neville & Bagge, 217 West 125th st. Plan No. 391.

LORING PLACE, e s, 395.89 n 183d st, two 5-sty brick tenements, slag roof, 37.6x83; total cost, $50,000; owners, Onawin Const. Co., Louis J. Schaefer, 1925 Mapes av, Pres.; architects, Kreymborg Archtl. Co., 1330 Wilkins av. Plan No. 401.

WHEELER AV, e s, 110 n Westchester av, five 5-sty brick tenements, slag roof, 40x67.4; total cost, $125,000; owners, Kellwood Realty Co., Jas. F. Meehan, 815 Hunts Point av, Pres.; architects, Kreymborg Archtl. Co., 1330 Wilkins av. Plan No. 402.

DAVIDSON AV, w s, 150 n 184th st, 4-sty brick tenement, slag roof, 39x89; cost, $40,000; owners, Billiken Realty Co., H. U. Singhi, 121 W. Kingsbridge Road, Pres.; architect, J. C. Cocker, 2017 5th av. Plan No. 403.

SEABURY PL, n e cor 172d st, two 5-sty brick tenements, tin roof, 50x90; total cost, $90,000; owners, Seabury Realty Co., Barnett Levy, 230 Grand st, pres.; architect, Charles B. Meyers, 1 Union sq. Plan No. 406.

BOYNTON AV, n e cor Westchester av, 5-sty brick store and tenement, slag roof, 41.6x83.9; cost, $32,000; owners, American Real Estate Co., Edw. B. Boynton, 527 5th av, Pres.; architect, Geo. A. Sumner, 989 So. Boulevard. Plan No. 410.

DWELLINGS.

236TH ST, n s, 25 e Carpenter av, three 2-sty frame dwellings, shingle roof, 22x30.5; total cost, $10,500; owner, Wm. Maas, 273 East 236th st; architect, R. F. Knockenhauer, 1901 Bathgate av. Plan No. 394.

HOLLERS AV, n s, 25 w Delaville av, 2-sty brick dwelling, tin roof, 21x34; cost, $4,500; owner, Donato Grieco, 308 East 108th st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 405.

TILMAN AV, w s, 425 s Chester st, 2-sty frame dwelling, tin roof, 21x50; cost, $4,500; owners, M. Kempf Co., John Marx, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 409.

HALLS AND CLUBS.

BELMONT AV, w s, 82 n 187th st, 1-sty brick hall, tin roof, 48.6x87; cost, $8,000; owner, Church of Our Lady of Mt. Carmel, Rev. D. Burke, D.D., 202d st & Grand Concourse, rector; architect, Anthony F. A. Schmitt, 604 Cortlandt av. Plan No. 395.

STABLES AND GARAGES,

CASTLE HILL AV, n e cor Powell av, 1-sty brick garage, plastic slate roof, 43x80; cost, $3,500; owner, Mrs. J. Entermann, Havemeyer av; architects, Koppe & Daube, 830 Westchester av. Plan No. 404.

A Private Power Plant Does Not Grow In Capacity

Nor does it increase in efficiency. It only grows more expensive each year. And when the time comes for you to have more power, you will either have to build a larger private plant, or—having learned the lesson of private plant inefficiency—turn to Central Station Service.

Central Station Can Supply Any Necessity For Power

There is always enough power for you at Central Station. Edison Service is always adequate to meet the growth of your business. And it costs much less than wasteful private plant operation. One of our engineers will gladly consult with you. Just phone for an appointment.

The New York Edison Company

At Your Service

55 Duane Street **Phone Worth 3000**

STORES AND DWELLINGS.

WEBSTER AV, w s, 63.6 s Kingsbridge rd, 3-sty brick store and dwelling, tin roof, 22.6x41; cost, $8,000; owners, Noonan & Manee, 310 West 107th st; architect, Mortimer C. Merritt, 1170 Broadway. Plan No. 407.

PROSPECT AV, e s, 96.2 n 181st, 3-sty brick dwelling and shop, slag roof, 16x65.2; cost, $15,000; owner, Michelina S. Cullo, 729 E. 147th st; architect, H. L. Young, 1204 Bway. Plan No. 411.

STORES, OFFICES AND LOFTS.

AQUEDUCT AV, w s, 36.66 s Tremont av, 1-sty brick store, slag roof, 50x60; cost, $6,000; owner, Decatur Const. Co., D. L. Delaney, 2062 Ryer av, pres.; architect, Wm. Guggolz, 2740 Creston av. Plan No. 392.

CLASON POINT RD, s s, 100 w East River, 1-sty frame store, 12x17; cost, $150; owner, Ross M. Kimball, 67 Palmetto st, Brooklyn; architect, A. M. De Walltearss, 321 13th st, College Point. Plan No. 408.

THEATRES.

ELSMERE PL, n s, 300 w Marmion av, open air theatre, 25x100; cost, $1,000; lessees, Benefia Realty & Holding Co., on premises; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 396.

MISCELLANEOUS.

VAN NEST R. R. YARD, s Van Nest av & e Matthews av, 2-sty brick inspectors' shed, slag roof, 376.8x80; cost, $65,000; owner, N. Y., N. H. & H. R. R. Co., New Haven, Conn; architect, C. M. Lord, New Haven, Conn. Plan No. 393.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

HOOPER ST, Nos. 85-9, two 4-sty brick tenements, 44.8x88, slag roof, 17 families; cost, $60,000; owner, Albert Const. Co., 1200 Park av; architects, Geo. A. Bochm & ano, 7 West 42d st. Plan No. 3069.

ST. PAUL'S PL, w s, 101.10 n Church av, two 4-sty brick tenements, 50x92, tar and gravel roof, 16 families each; total cost, $50,000; owner, Vera Const. Co., 1600 Beverley rd; architects, Cohn Bros., 361 Stone av. Plan No. 3052.

NEWKIRK AV, s e cor East 23d st, 4-sty brick tenement, 60x49.6, slag roof, 8 families; cost, $25,000; owners, Peter Larsen & ano, 53d st & 1st av; architects, Eisenla & Carlson, 3d av & 51st st. Plan No. 3054.

BERGEN ST, n s, 50 w Saratoga av, 4-sty brick tenement, 45x33.10, tin roof, 16 families; cost, $22,000; owner, Palace Building Co., 1457 Pitkin av; architects, Cohn Bros., 361 Stone av. Plan No. 3105.

BERGEN ST, n w cor Saratoga av, 4-sty brick tenement, 50x95, tin roof, 17 families; cost, $30,000; owner and architect as above. Plan No. 3106.

WATKINS ST, e s, 117.2 n New Lots rd, twelve 3-sty brick tenements, 20x75, tin roof, 6 families each; total cost, $96,000; owner, Watkins Stone Building Co., 197 Sheridan av; architects, Cohn Bros., 361 Stone av. Plan No. 3102.

STONE AV, w s, 76.6 n New Lots rd, eleven 3-sty brick tenements, 20x75, tin roof, 6 families each; total cost, $88,000; owner and architects as above. Plan No. 3103.

BARRETT ST, w s, 100 s Pitkin av, 4-sty brick tenement, 50x88, slag roof, 20 families; cost, $35,000; owner, Max Affelbaum; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3094.

ST. MARK'S AV, n s, 100 w Howard av, 4-sty brick tenement, 37.10x98, tar and gravel roof, 16 families; cost, $15,000; owner, Marx Strober, 278 Kosciusko st; architects, Cohn Bros., 361 Stone av. Plan No. 3153.

ST. JOHN'S PL, s s, 182.8 w Underhill av, four 4-sty brick tenements, 41.8x97.6, tar and gravel roof, 13 families each; total cost, $100,000; owner, Prosar Realty Co., 177 7th av. Plan No. 3166.

BARRETT ST, w s, 150 s Pitkin av, three 4-sty brick tenements, 50x88, slag roof, 20 families each; total cost, $75,000; owner, Doris Realty Co., 118 Cleveland st; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 3166.

ST. PAULS PL, w s, 201 n Church av, 4-sty brick tenement, 45x75, tin roof, 12 families; cost $25,000; owner, Vera Const. Co., 1600 Beverley rd; architects, Cohn Bros., 361 Stone av. Plan No. 3187.

ST. PAULS PL, w s, 246 n Church av, 4-sty brick tenement, 73x5.6, tin roof, 9 families; cost, $25,000; owner and architect, as above. Plan No. 3188.

DWELLINGS.

48TH ST, n s, 100 w 12th av, 2-sty and attic frame dwelling, 22.2x48.2, shingle roof, 2 families; cost, $6,500; owner, Richard Meehan, 1354 52d st; architect, M. Rosenquist, 53d st & New Utrecht av. Plan No. 3046.

68TH ST, s s, 250.1 w 15th av, three 2-sty brick dwellings, 13.2x27, tar and gravel roof, 1 family each; total cost, $6,000; owner, Grant Gregory, 970 Bay Ridge av; architects, White & Lath, 6323 New Utrecht av. Plan No. 3025.

ASHFORD ST, w s, 100 n Liberty av, 2-sty brick dwelling, 20x51.5, 2 families; cost, $3,500; owner, Philip Menning, 248 Ashford st; architect, Otto Thomas, 354 Fulton st, Jamaica. Plan No. 3026.

RAILROAD AV, s e cor West 29th st, two 1-sty frame dwellings, 14x35, tar and gravel roof, 1 family each; total cost, $1,500; owner, Chas. P. Malloy, 2965 West 29th st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 3059.

55TH ST, s s, 460 w 14th av, two 2-sty brick dwellings, 20x50, —— roof, 2 families each; total cost, $8,400; owner, Paul W. Connolly Bldg. Co., 1547 47th st; architect, Benj. F. Hudson, 319 9th st. Plan No. 3077.

LINCOLN PL, n s, 315.8 e Schenectady av, five 2-sty brick dwellings, 18.9x40, tar and gravel roof, 1 family each; total cost, $17,500; owner, Renton Bldg., 1136 Lincoln st; architect, Benj. F. Hudson, 319 9th st. Plan No. 3078.

EAST 14TH ST, w s, 200 n Av U, six 1-sty and attic frame dwellings, 18x39, shingle roof, 1 family each; total cost, $18,000; owner, Wm. H. Goldey, Newkirk av and B. B. R. R.; architect, Benj. F. Hudson, 319 9th st. Plan No. 3079.

EAST 7TH ST, w s, 340 n Av J, 2-sty frame dwelling, 17x26.4, tile roof, 1 family; cost, $5,000; owner and architect, John R. Corbin Co., Av T and East 15th st. Plan No. 3146.

PENNSYLVANIA AV, w s, 175 s Liberty av, 2-sty brick dwelling, 22x58, tile roof, 1 family; cost, $5,000; owner, Sophie Krimsky, 290 Bradford st; architect, Lee Samenfeld, 741 McDonough st. Plan No. 3145.

CROPSEY AV, n s, 60 East Bay 46th st, two 2-sty frame dwellings, 22x42, tar and gravel roof, 2 families; cost, $7,000; owner, Alfonzo Lomonte, 20 Orange av, Irvington, N. J.; architect, F. C. Lomonte, same address. Plan No. 3112.

PROSPECT PARK WEST, n w cor 1st st, 3-sty brick dwelling, 76x47, —— roof, 1 family; cost, $50,000; owner, Alfred Feltman, 320 8th av; architect, Frank J. Helmle, 190 Montague st. Plan No. 3095.

HOMECREST AV, e s, 200 n Av T, two 2-sty frame dwellings, 16.3x32, shingle roof, 1 family each; total cost, $6,000; owner, Howard Construction Co., 185 Montague st; architect, Raphaelo Caferale, 1929 63d st. Plan No. 3111.

DOUGLAS ST, e s, 210 n Dumont av, 7-sty brick dwelling, 20x35, tar and gravel roof, 1 family each; total cost, $24,500; owner, Bernstein Bldg. Co., 487 Vermont st; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 3181.

EAST 24TH ST, e s, 137.6 n Av K, 2-sty and attic frame dwelling, 22x31.10, shingle roof, 1 family; cost, $4,500; owner, John R. Corbin, Av J and East 15th st; architect, R. T. Schaefer, 1522 Flatbush av. Plan No. 3190.

ROCKAWAY PARKWAY, s e s, 180 s Church av, 2-sty and attic frame dwelling, 27x42, shingle roof, 2 families; cost, $5,000; owner, J. Petterson, 1012 6th av; architect, C. H. Spery and ano., 11 West 36th st., N. Y. Plan No. 3193.

GRAND AV, e s, 175 n Park av, 2-sty brick dwelling, gravel roof, 1 family; cost, $3,000; owner, August Cunto, 1004 Washington av; architect, P. Lillion & Son, 381 Fulton st. Plan No. 3195.

44TH ST, s s, 100 w 13th av, 2-sty frame dweling, 20x38.9, shingle roof, 1 family; cost, $5,000; owner, J.J. Lack, 1515 44th st; architect, Klein & Koen, 361 Stone av. Plan No. 3200.

12TH AV, e s, 60 n 43d st, 2-sty and attic brick dwelling, 25x55, shingle roof, 2 families; cost, $10,000; owner, Dr. Chas. Blum, 4209 12th av; architect Klein & Koen, 361 Stone av. Plan No. 3201.

FACTORIES AND WAREHOUSES.

WEST 12TH ST, n e cor Neptune av, 1-sty brick storehouse, 27x14, felt and gravel roof; cost, $1,500; owner, City of New York; architect, I. M. DeVerona, 21 Park Row. Plan No. 3037.

BUSHWICK AV, e s, 30 s Scholes st, 1-sty brick bottling house, 71.5x53.5, slag roof; cost, $10,000; owner, Eastern Bwg. Co., on premises; architects, Fred Wunder & Son, 957 Broadway. Plan No. 3049.

RICHARDSON ST, s s, 112 e Lorimer st, 1-sty brick shop, 35x28, tar and gravel roof; cost, $2,000; owner, Albert Echstein, 21 West Houston st, N. Y. Plan No. 3040.

HOPKINS ST, n s, 100 e Nostrand av, 4-sty brick mfg., 50x91, tar and gravel roof; cost, $18,000; owner, Edgar Impt. Co., 178 Remsen st; architect, Benj. Driesler, 178 Remsen st. Plan No. 3039.

CLEVELAND ST, e s, 223.6 s Atlantic av, 2-sty brick mfg., 22x85, gravel roof; cost, $3,500; owner, Herman Kertz, 2965 Fulton st; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 3035.

AV U, n s, 80 w East 14th st, 1-sty frame storehouse, 12x18, iron roof; cost, $60; owner and architect, K. M. Gilligan, 1307 Av U. Plan No. 3115.

HOSPITALS AND ASYLUMS.

PUTNAM AV, s e cor Howard av, 4-sty brick hospital, 55x82, felt and gravel roof; cost, $90,000; owner, Bushwick Hospital, 453 Hancock st; architects, Harde & Short, 3 West 29th st. Plan No. 3063.

SCHOOLS AND COLLEGES.

BLAKE AV, n s, bet Bristol st and Hopkinson av, 5-sty brick school, 200x91, slag roof; cost, $250,000; owner, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 3057.

STABLES AND GARAGES.

PROSPECT PL, No. 637, 1-sty brick stable and garage, 19x40, tar and gravel roof; cost, $700; owner, Jos. Rosenberg, 37 Grand sq; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3083.

NORTH 7TH ST, No. 300, 2-sty brick stable, 25x28, gravel roof; cost, $1,500; owner, Maria Cairilla, on premises; architect, Chas. P. Cannella, 60 Graham av. Plan No. 3022.

12TH AV, n e cor 49th st, 1-sty frame garage, 15x27, tin roof; cost, $250; owner, Frau S. Schlachetzky, on premises; architect, M. Millin, 115 Nassau st. Plan No. 3030.

59TH ST, s s, 140 e 12th av, 1-sty frame garage, 12x15, shingle roof; cost, $500; owner and architect, Jos. Garrofo, 1239 59th st. Plan No. 3123.

LINWOOD ST, e s, 85 n Atlantic av, 1-sty frame garage, 25x49.2, slag roof; cost, $1,000; owner and architect, Wm. C. Boone, Jr., 2959 Atlantic av. Plan No. 3176.

58TH ST, w s, 200 n 19th av, 1-sty frame garage, 12x18, shingle roof; cost, $200; owner, Mary Galasso, 58th st and 19th av; architect, R. T. Schaefer, 1522 Flatbush av. Plan No. 3191.

STORES AND DWELLINGS.

WEST 17TH ST, e s, 400 n Neptune av, 2-sty frame store and dwelling, 17x47, gravel roof, 2 families; cost, $2,000; owner, George Rocco, on premises; architect, Richard Marzari, 2818 West 6th st. Plan No. 3123.

STORES, OFFICES AND LOFTS.

5TH AV, w s, 25.2 n 61st st, 1-sty brick stores, 50x90, gravel roof; cost, $3,500; owner, Patrick Harley, 5522 5th av; architect, Thos. Bennett, 3d av & 52d st. Plan No. 3069.

FLATBUSH AV, Nos. 312-22, 2-sty brick stores and offices, 131.4x50, felt and shingle roof; cost, $40,000; owner, Plaza Amusement Co., 35 Nassau st; architect, Chas. Werner, 26 Court st. Plan No. 3182.

THEATRES.

NEW YORK AV, s e cor Fenimore st, 1-sty frame moving picture show, 50x100, tin roof; cost, $1,100; owner, Chas. Weber, 1233 Decatur st; architect, Otto Thomas, 2350 Myrtle av. Plan No. 3016.

PITKIN AV, s w cor, Bristol st, 1-sty open air moving picture, 93.11x100; cost, $1,000; owner, John F. Dietz, 2214 2d av; architects, Brook & Rosenberg, 44 Court st. Plan No. 3117.

PITKIN AV, s s, 40 w Chestnut st, 1-sty frame open airdome, 9.4x9.4, —— roof; cost, $500; owner, Thomas McEneny, 176 Arlington av; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 3091.

MISCELLANEOUS.

LINDEN ST, s s, 151.2 w Wyckoff av, 2-sty frame coal pocket, 60x34, rubberoid roof; cost, $3,000; owner, Putnam Coal & Ice Co., Myrtle & Gates avs; architect, Wm. Werner, 798 Knickerbocker av. Plan No. 3024.

NOSTRAND AV, w s, 218 n Park av, 1-sty steel water tank tower, 38.4 in circumference; cost, $3,500; owner, Dunlap & Co., Nostrand & Park avs; architect, Fred J. Dassau, 1373 Broadway. Plan No. 3051.

JOHNSON AV, n s, 25 e Gardiner av, 1-sty frame wagon shed, 50x96.6, felt roof; cost, $150; owner, Eliz. Schaeffer, 629 East 29th st; architect, Martin Schaeffer, Johnson & Gardiner avs. Plan No. 3047.

ROBBINS DOCK, foot Dwight st, 300 s Beard st, 1-sty brick electric motor house, 15.7x17.10, tar and gravel roof; cost, $500; owner, J. N. Robbins Dry Dock Co., on premises; architects, John Thatcher & Son, 60 Park av. Plan No. 3092.

LYNCH ST, Nos. 1 to 9, 1-sty frame shed, 71x18, slag roof; cost, $300; owners and architects, S. J. Rode and ano, on premises. Plan No. 3127.

MYRTLE AV, No. 811, 1-sty brick booth, 5.2x10.3, —— roof; cost, $500; owner, Wm. Hillemeier, on premises; architects, Eisenla & Carlson, 312 51st st. Plan No. 3036.

JOHNSON AV, s s, 2.8 w Scott av, 1-sty frame open shed, 50x25, tar and gravel roof; cost, $400; owner, Richard D. Borsmann, on premises; architect, Tobias Goldstone, 27 Fayette st. Plan No. 3155.

PACIFIC ST, No. 706, 1-sty frame shop, 32x36, tar and gravel roof; cost, $200; owner, John Weber, 459 East 21st st; architects, Adelsohn & Feinberg, 1776 Pitkin av. Plan No. 3160.

ATLANTIC AV, n s, 120 w Bond st, 1-sty brick wash house, 19.10x12.8, tar and gravel roof; cost, $600; owners, Margaret A. Fleming & ano, 286 Fulton st; architect, A. White Pierce, 59 Court st. Plan No. 3171.

SKILLMAN AV, n s, 100 e Manhattan av, 2-sty brick tank, 33x63.6; cost, $11,000; owner, Valentine Oil Co. on premises; architect, Turner Const. Co., 11 Broadway. Plan No. 3173.

EAST 31ST ST, e s, 100 n Clarendon rd, 1-sty frame carriage shed, 16x16, tarpaper roof; cost, $150; owner, J. P. MacCarthy, 1836 Nostrand av; architect, Fred Portman, Tilden & Rodgers av. Plan No. 3189.

SURF AV, n s, 811 w West 8th st, new brick amusement, 76x76; cost $1,000; owner, Alexander & Lausters on premises; architect, Van Buskirk & Leslie, 180 Montague st. Plan

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—11th av, w s, 200 n Wilson av, 3-sty brick tenement, 25x73, gravel roof, 6 families; cost, $8,500; owner, August H. Weber, 447 10th av, Long Island City; architect, James J. Geiser, 601 10th av, Long Island City. Plan No. 1526.

DWELLINGS.

ELMHURST.—Toledo av, e s, 75 s Evergreen av, 2½-sty frame dwelling, 19x28, shingle roof, 1 family; cost, $3,000; owner, A. Schrott, Prospect st, Elmhurst; architect, C. L. Varrone, 171 Corona av. Plan No. 1520.

JAMAICA.—George st, s e cor Franklin pl, seven 2-sty frame dwellings, 16x35, shingle roof, 1 family; cost, $12,250; owners, Loshen Bros., 1611 Pitkin av, Brooklyn; architect, D. J. Evans, 3 Herriman av, Jamaica. Plan Nos. 1509-10-11.

JAMAICA.—George st, e s, 180 n Dewey av, 2½-sty frame dwelling, 18x36, shingle roof, 1 family; cost, $2,500; owner, H. M. Ellener, 1547 Eastern Parkway, Brooklyn; architect, D. J. Evans, 3 Herriman av, Jamaica. Plan No. 1516.

JAMAICA.—Adolph st, w s, 180 n Dewey av, 2½-sty frame dwelling, 18x36, shingle roof, 1 family; cost, $2,500; owner, H. M. Ellener, 1547 Eastern Parkway, Brooklyn; architect, D. J. Evans, 3 Herriman av, Jamaica. Plan No. 1518.

JAMAICA.—Theodore st, w s, 140 n Dewey av, 2½-sty frame dwelling, 18x36, shingle roof, 1 family; cost, $2,500; owner, H. M. Ellener, 1547 Eastern Parkway, Brooklyn; architect, D. J. Evans, 3 Herriman av, Jamaica. Plan No. 1519.

JAMAICA.—Gilbert st, e s, 260 n Dewey av, 2½-sty frame dwelling, 18x36, shingle roof, 1 family; cost, $2,500; owner, H. M. Ellener, 1547 Eastern Parkway, Brooklyn; architect, D. J. Evans, 3 Herriman av, Jamaica. Plan No. 1517.

BAYSIDE.—Storm st, s s, 65 w Warburton av, 2-sty frame dwelling, 20x31, shingle roof, 1 family; cost, $2,000; owner, Wm. Spaler, 1816 Linden st, Brooklyn; architect, Charles E. Davis, 59 Nicholas av, Glendale Park. Plan No. 1504.

FLUSHING.—17th st, e s, 184 s Sandford av, 2½-sty frame dwelling, 24x29, shingle roof, 1 family; cost, $5,000; owner, Theo. Eppinger, 176 Grove st, Flushing; architect, N. Y. & Scranton Realty Co., Prospect & Cumberland sts, Jamaica. Plan No. 1502.

EVERGREEN.—Washington av, n s, 523 e Cypress av, 1-sty frame dwelling, 18x50, tin roof, 1 family; cost, $1,000; owner, Charles J. Stevenson, 82 Pilling st, Brooklyn; architects, Louis Berger & Co., Myrtle & Cypress avs, Ridgewood. Plan No. 1505.

FLUSHING.—Robinson av, e s, 225 n Queens av, 2½-sty frame dwelling, 18x26, shingle roof, 1 family; cost, $3,000; owner, Charles Rubin, 50 Fairview av, Corona; architect, C. L. Varrone, 171 Corona av, Corona. Plan No. 1521.

JAMAICA.—Baltic st, n w cor Humboldt Boulevard, 2½-sty frame dwelling, 18x28, shingle roof, 1 family; cost, $2,000; owner and architect, Ignatz Wohl, 27 North Washington pl, Jamaica. Plan No. 1544.

ELMHURST.—Banta st, s s, 100 e Van Dine st, two 2½-sty frame dwellings, 71x48, shingle roof, 1 family; cost, $9,200; owner, Anna F. Hoffmann, Main av and Gay st, Elmhurst; architect, Fred Hoffmann, same address. Plan No. 1531-32.

JAMAICA PARK SOUTH.—Vaughan av, n s, 300 e Eldert av, three 2-sty frame dwellings, 16x36, shingle roof, 1 family; cost, $5,400; owner, Jamaica Park South Realty Co., 206 West 34th st, N. Y. C.; architect, Cowden Henry, Vaughan av, Jamaica Park South. Plan No. 1528-9.

WOODHAVEN.—Thrall pl, e s, 190 n Broadway, 2-sty frame dwelling, 22x40, tin roof, 2 families; cost, $3,500; owner, Henry Brosey, Thrall pl, Woodhaven; architect, John Schodel, Belmont av, Woodhaven. Plan No. 1534.

BROOKLYN HILLS.—Chestnut st, s s, 425 e Union pl, 2-sty frame dwelling, 14x36, shingle roof, 1 family; cost, $2,400; owner, George J. Johnson, Richmond Hill; architect, Charles W. Vanderbeck, Richmond Hill. Plan No. 1541.

ROCKAWAY BEACH.—Ryder pl, e s, 250 s Boulevard, 1-sty frame dwelling; owner, John Gussil, premises; architect, J. B. Smith, 67 No. Fairview av, Rockaway Beach. Plan No. 1623.

FLUSHING.—23d st, e s, 320 s Franconia av, 2-sty frame dwelling, 22x33, tin roof, 1 family; cost, $3,000; owner, Owen McKenna, 234 East 81st st, N. Y. C.; architect, Paul W. Gusson, 186 East 116th st, N. Y. C. Plan No. 1524.

LONG ISLAND CITY.—Academy st, w s, 87 s Whitney st, 2½-sty frame dwelling, 21x56, shingle roof, 2 families; cost, $2,500; owner, Edward Vill, 87 William st, Long Island City; architect, Gustave Erda, 826 Manhattan av, Brooklyn. Plan No. 1536.

SOUTH OZONE PARK.—Leahy av, s w cor Helen av, 2½-sty frame dwelling, 20x30, shingle roof, 1 family; cost, $2,950; owner and architect, Albert J. Wick, South Ozone Park. Plan No. 1551.

SOUTH OZONE PARK.—Helen av, s s, 35 e Boss av, six 2½-sty frame dwellings, 16x38, shingle roof, 1 family; cost, $17,700; owner and architect, Albert J. Wick, South Ozone Park. Plan No. 1545-6-7-8-9-50.

FOREST HILLS.—Greenway South, s w s, 250 s e Ascan av, 2½-sty brick dwelling, 28x34, tile roof, 1 family; cost, $6,700; owner, Sage Foundation Homes Co., 47 West 34th st, N. Y. C.; architect, Grosvenor Atterbury, 20 West 43d st, N. Y. C. Plan No. 1539.

ELMHURST.—Baxter av, e s, 60 n 3d st, 2½-sty frame dwelling, 24x30, shingle roof, 1 family; cost, $3,500; owner, David Griffeths, Penfold rd, Elmhurst; architect, C. Gebele, Cook av, Elmhurst. Plan No. 1525.

WOODHAVEN.—Woodhaven av, e s, 340 s Jamaica av, 2½-sty frame dwelling, 18x34, shingle roof, 1 family; cost, $3,500; owner, Frank E. Gibson, 1654 Woodhaven av, Woodhaven; architect, Edward Ball, Union pl, Woodhaven. Plan No. 1561.

FLUSHING.—Cypress av, s e cor Burling av, 2½-sty frame dwelling, 31x33, slate roof, 1 family; cost, $7,250; owner, Wallace-Appleton Co., Flushing; architect, George A. Appleton, Flushing. Plan No. 1558.

JAMAICA.—Sampson st, s s, 220 w Merrick rd, four 2-sty frame dwellings, 14x36, shingle roof, 1 family; cost, $4,800; owner, Wm. F. BeBall, 324 Fulton st, Jamaica; architect, J. F. D. BeBall, 324 Fulton st, Jamaica. Plan No. 1570-1-2-3.

ELMHURST.—Acorn st, s s, 40 e Van Dine st, eight 2½-sty frame dwellings, 18x36, shingle roof, 1 family; cost, $24,000; owner, William Zumstein, 12 East Jackson av, Corona; architect, C. L. Varrone, 171 Corona av. Plan No. 1562 to 1569.

FLUSHING.—Holly st, s s, 375 w Jamaica av, 2½-sty frame dwelling, 20x45, shingle roof, 1 family; cost, $3,800; owner, Victor B. Cavart, 59 Holly st, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 1587.

WHITESTONE.—11th st, n s, 100 w 9th av, 2-sty frame dwelling, 20x30, shingle roof, 1 family; cost, $2,800; owner, Scott Porter, Bay 3d st, Elmhurst; architect, I. P. Card, Corona. Plan No. 1597.

FLUSHING HEIGHTS.—27th st, e s, 125 n Norwood av, 2-sty frame dwelling, 20x32, shingle roof, 1 family; cost, $2,000; owner, Abraham Shapiro, 947 2d av, N. Y. C.; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 1586.

SPRINGFIELD.—Heath st, n w cor Higbie av, 1½-sty frame dwelling, 24x32, shingle roof, 1 fafily; cost, $2,000; owner, Mrs. L. N. Look, Park pl, Brooklyn; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 1576.

JAMAICA.—South st, n s, 25 w Henry st, three 2½-sty frame dwellings, 18x35, shingle roof, 1 family; cost, $6,000; owner, Ignatz Wohl, 27 No. Washington st, Jamaica; architect, Ole Harrison, 378 Fulton st, Jamaica. Plan No. 1581-2-3.

FOREST HILLS.—Greenway North, n e cor Union Turnpike, 2½-sty brick dwelling, 41x30, tile roof, 1 family; cost, $8,500; owner, Sage Foundation Homes Co., 47 West 34th st, N. Y. C.; architect, Grosvenor Atterbury, 20 West 34th st, N. Y. C. Plan No. 1577.

FOREST HILLS.—South st, n w s, 45 s w Whitson av, 2½-sty frame dwelling, 23x38, tile roof, 1 family; cost, $5,000; owner, Sage Foundation Homes Co., 47 W. 34th st, N. Y. C.; architect, Grosvenor Atterbury, 20 W. 43d st, N. Y. C. Plan No. 1578.

CORONA.—Park av, s s, 80 w Roosevelt av, 2½-sty frame dwelling, 17x36, shingle roof, 1 family; cost, $2,000; owner, Thompson Bros., Grant st and Jackson av, Corona; arshitect, W. S. Worrall, Jr., 13 W. Jackson av, Corona. Plan No. 1574.

SO. OZONE PARK.—Leahy av, e s, 160 n Old South Road, 1½-sty frame dwelling, 14x30, shingle roof, 1 family; cost, $1,200; owner, Eugene Gallghan, Old So. Road, So. Ozone Park; architect, Belmont av, So. Ozone Park. Plan No. 1599.

JAMAICA.—Ackroyd av, n e cor No. 1st st, 2½-sty frame dwelling, 20x30, shingle roof, 1 family; cost, $2,500; owner, Max Wohl, 201 New York av, Jamaica; architect, Martin Wohl, 27 No. Washington st, Jamaica. Plan No. 1609.

WODHAVEN.—Dumas pl, es, 266 n Jamaica av, 2½-sty frame dwelling, 20x34, shingle roof, 1 family; cost, $2,800; owner, Parkway Construction Co., 1197 Jamaica av, Richmond Hill; architect, Henry E. Haugaard, Jamaica av, Richmond Hill. Plan No. 1615.

JAMAICA.—Hillcrest av, s w cor Orchard st, 2½-sty frame dwelling, 24x44, shingle roof, 1 family; cost, $7,500; owner, Innovation Improvement Co., 1127 Av G, Brooklyn; architect, Geo. E. Crane, 67 Welling st, Richmond Hill. Plan No. 1605.

JAMAICA.—Dakota av, w s, 150 s Blanco pl, 2-sty frame dwelling, 20x35, shingle roof, 1 family; cost, $2,700 (3 buildings, $8,100); owner, John McAuley, 378 Fulton st, Jamaica; architect, D. J. Evans, 3 Herriman av, Jamaica. Plan Nos. 1601-2-3.

MAIN OFFICE
NOW AT
957 BROADWAY, Cor. MYRTLE AVE.
(CORN EXCHANGE BANK BUILDING)
Phone Bushwick 4600

MAHNKEN BUILDING MATERIAL COMPANY
Dealers in Brick, Lime, Lath, Cement, Etc.

JOHN H. MAHNKEN, Pres.
JOHN E. SPARROW, Treas.
DANIEL W. MOORE, Vice-Pres. and Sec'y

YARDS: MESEROLE ST. and NEWTOWN CREEK, Phone Bushwick 4600
FOOT 24th STREET, Phone South 2372
NEW YORK OFFICE, 103 PARK AVE., Phone Murray Hill 5787

DENNIS G. BRUSSEL
ELECTRICAL
Engineering and Construction
Electric Work Installed
Under a Guarantee.
LIGHT and POWER WIRING
APPARATUS
Send for Estimate
39-41 WEST 38th STREET, N. Y.
Telephones, 189-190 Greeley

WHITNEY-STEEN CO.
ENGINEERS
CONTRACTORS & BUILDERS
1 LIBERTY STREET, N. Y.
NEW YORK, HARTFORD, SALT LAKE, DENVER

BIDS WANTED
Hebrew Kindergarten
and Day Nursery
Builders and Contractors are requested to send in bids for alterations 35-37 Montgomery Street prior to June fifth next, to S. Bialostosky, 57 Catharine Street, City. Plans, specifications at 29 Montgomery Street.
ALL RIGHTS RESERVED

Grant Contracting Co.
MASON BUILDERS
General Building
Alterations
Bureau of Fire Prevention and
Street Widening Alterations
Telephone, 2575 Madison Sq.
1123 BROADWAY

C. O. MAILLOUX - C. E. KNOX
CONSULTING ELECTRICAL ENGINEERS
90 WEST STREET, NEW YORK

LEHIGH PORTLAND CEMENT COMPANY
LEHIGH PORTLAND CEMENT
ALLENTOWN, PA.

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 underway today.

As a matter of fact Lehigh Quality Sets the Standard

Lehigh Portland Cement Company
261 BROADWAY
NEW YORK

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

WOODHAVEN.—Willard av, e s, 22 s Ashland st, two 2-sty frame dwellings, 17x40, shingle roof, 1 family; cost, $5,600; owner, Richmond Hill Invest. Co., Jamaica and Briggs avs, Richmond Hill; architect, Geo. E. Crane, 67 Welling st, Richmond Hill. Plans No. 1606-7.

HOLLIS.—Hollis av, n w cor Fishkill st and Hollis av, s e cor Roundout st, four 2½-sty frame dwelling, 29x40, shingle roof, 1 family; cost, $12,000; owner, Aug. Quortrup, Beech st, Richmond Hill; architect, H. E. Haugaard, Jamaica av, Richmond Hill. Plans No. 1610-11-12-13.

BAYSIDE.—1st st, n w cor Ashburton av, 2½-sty frame dwelling, 28x32, shingle roof, 1 family; cost, $3,500; owner and architect, H. B. Anderson, 7th st. Plan No. 1621.

FOREST HILLS.—Glen rd, n e s, 85 n w Highland av, 2½-sty brick dwelling, 21x32, tile roof, 1 family; cost, $5,000; owner, Sage Foundation Homes Co, 47 W. 34th st, N. Y. C.; architect, Grosvenor Atterbury, 20 W. 43d st, N. Y. C. Plan No. 1516.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—West av, e s, 25 s 7th st, 4-sty brick factory, 75x83, tar and slag roof; cost, $25,000; owner and architect, Frederick Russell, 51 6th st, L. I. C. Plan No. 1559.

LONG ISLAND CITY.—Review av, s e cor Fox st, 1-sty brick factory, 100x50, tar and slag roof; cost, $5,000; owner, General Vehicle Co., Borden av, L. I. City; architect, W. B. Woodruff, 1 Bridge Plaza, L. I. City. Plan No. 1580.

JAMAICA.—New York av, e s, 242 n Linden st, 1-sty frame sawdust storage building, 9x18, paroid roof; cost, $100; owner, John R. Carpenter Co., Jamaica. Plan No. 1588.

STABLES AND GARAGES.

LONG ISLAND CITY.—9th av, e s, 300 s Broadway, 1-sty frame stable, 15x18, gravel roof; cost, $125; owner, John Rathjen, 205 Steinway av, Long Island City; architect, Gustav Erda, 823 Manhattan av, Brooklyn. Plan No. 1535.

WHITESTONE.—28th st, s w cor 16th av, 1-sty frame garage, 20x18, shingle roof; cost, $500; owner, W. H. Reddy, 1133 Broadway, Brooklyn; architects, Woodruff & Co., N. Y. C. Plan No. 1533.

WHITESTONE.—8th av, s e cor 24th st, 1-sty frame garage, 15x20, shingle roof; cost, $350; owner, William Higginson, premises. Plan No. 1537.

BROOKLYN HILLS.—Magnolia av, s s, 175 e Union pl, 1-sty frame barn, 12x15, shingle roof; cost, $50; owner, George J. Johnson, Richmond Hill; architect, C. W. Vanderbeck, Richmond Hill. Plan No. 1543.

ROCKAWAY BEACH.—North Fairview av, e s, 40 s L. I. R. R., 1-sty frame garage, 40x20, felt and gravel roof; cost, $350; owner, Benj. Lechtmann, Boulevard and Hammels av, Rockaway Beach; architect, J. B. Smith, 67 North Fairview av, Rockaway Beach. Plan No. 1557.

LONG ISLAND CITY.—Jackson av, s s, 50 w Queens st, 1-sty brick garage, 50x80, tar and gravel roof; cost, $3,500; owner, Benjamin Lyman, 330 Jackson av, L. I. C.; architect, Christian Bauer, 6 Bedford av, Brooklyn. Plan No. 1553.

QUEENS.—North Wertland av, e s, 100 n London st, 1-sty frame garage, 15x20, shingle roof; cost, $460; owner, Henry Stein, premises; architect, Gustave Rush, Queens. Plan No. 1552.

ROCKAWAY PARK.—6th av, e s, 240 n Triton av, 1-sty frame garage, 10x14, galvanized iron roof; cost, $100; owner, Peter Lione, 37 5th av, Rockaway Park. Plan No. 1589.

RICHMOND HILL.—Prospect av, e s, 227 n Jamaica av, 1-sty garage, 10x16, shingle roof; cost, $100; owner, W. E. Stillman, Prospect av, Richmond Hill; architect, H. E. Haugaard, Jamaica av, Richmond Hill. Plan No. 1614.

LONG ISLAND CITY.—Jamaica av, n w cor 3d av, 1 sty frame garage, 16x22, shingle roof; cost, $300; owner, Sadie Pietrowski, 349 Jamaica av, Long Island City; architect, W. W. Knowles, 1133 Broadway, N. Y. C. Plan No. 1608.

BAYSIDE.—Broadway, s s, 150 e Torry av, 1-sty frame garage, 42x28, corrugated iron roof; cost, $900; owner, Geo. Henschel, 5th st, Bayside; architect, Geo. E. Sheffield, 3d st, Bayside. Plan No. 1617.

ELMHURST.—Ithica st, e s, 100 n Orchard av, 1-sty iron garage, 14x18, corrugated iron roof; cost, $50; owner, Ira H. Harris, 37 Ithica st, Elmhurst. Plan No. 1596.

STORES AND DWELLINGS.

EAST WILLIAMSBURG.—Himrod st, w s, 19 s Grandview av, 2-sty brick store and dwelling, 19x60, tin roof, 2 families; cost, $3,500; owner, Andrew Weisenberger, Slocum and Woodbine sts, Ridgewood; architect, Frederick J. Dassau, 1373 Broadway, Brooklyn. Plan No. 1540.

BROOKLYN HILLS.—Magnolia av, s s, 400 e Union av, 2-sty brick store and dwelling, 26x40, tin roof, 1 family; cost, $4,000; owner, P. Cornella, Richmond Hill; architect, Charles W. Vanderbeck, Richmond Hill. Plan No. 1542.

GLENDALE.—Myrtle av, s e cor McKinley av, 3-sty brick store and dwelling, 20x58, tin roof, 2 families; cost, $5,000; owners, Buser & Pfundstein, 5 McKinley av, Glendale; architects, Louis Berger & Co., Myrtle & Cypress avs, Ridgewood. Plan No. 1508.

GLENDALE.—Myrtle av, n s, 20 e McKinley av, four 3-sty brick stores and dwellings, 19x55, tin roof, 2 families; cost, $16,000; owners, Buser & Pfundstein, 5 McKinley av, Glendale; architects, Louis Berger & Co., Myrtle & Cypress avs, Ridgewood. Plan No. 1507.

GLENDALE.—Myrtle av, n s, 27 e Folsom av, two 3-sty brick stores and dwellings, 20x55, tin roof, 2 families; cost, $8,000; owner, Cornelius Werbeing, 102 Elm av, Glendale; architects, Louis Berger & Co., Myrtle & Cypress avs, Ridgewood. Plan No. 1506.

RIDGEWOOD.—Myrtle av, n s, 223 e Covert av, 3-sty brick store and dwelling, 20x55, tin roof, 2 families; cost, $5,000; owner, Gustave Waxhter, 129 Stanhope st, Brooklyn; architects, Louis Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1585.

JAMAICA.—New York av, e s, 140 n Cumberland st, 2-sty brick store and dwelling, 20x55, tin roof, 2 families; cost, $8,000; owner, Soloman Maislin, 482 Bushwick av, Brooklyn; architects, Cohn Bros., 361 Stone av, Brooklyn. Plan No. 1575.

FAR ROCKAWAY.—Horton pl, e s, 325 s Sheridan Boulevard, 2-sty frame store and dwelling, 20x32, shingle roof, 1 family; cost, $2,000; owner, Frank Gaberino, Far Rockaway; architect, Joseph H. Cornell, Far Rockaway. Plan No. 1619.

STORES, OFFICES AND LOFTS.

LONG ISLAND CITY.—Vernon av, w s, bet. Rogers and Russell sts, 2-sty frame temporary office, 45x36, tar and gravel roof; cost, $1,000; owner and architect, Bradley Construction Co., 1 Madison av, N. Y. C. Plan No. 1527.

FAR ROCKAWAY.—Central av, s s, 323 e Corona av, 1-sty frame store, 5x56; cost, $500; slag roof; owner, M. A. Harrison, Far Rockaway; architect, Jos. H. Cornell, Far Rockaway. Plan No. 1618.

STORES AND TENEMENTS.

GLENDALE.—Myrtle av, n e cor Folsom av, 3-sty brick store and tenement, 27x75, tin roof, 3 families; cost, $8,000; owner, Cornelius Werberig, 102 Elm av, Glendale; architects, Louis Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1584.

THEATRES.

OZONE PARK.—Rockaway Road, s s, 40 e Leahy av, open air moving picture; cost, $300; owner, F. H. Chapman, 45 Kaiser av, Ozone Park. Plan No. 1579.

WOODHAVEN.—Jamaica av, No. 1161, erect booth for moving picture show; cost, $200; owner, Jacob Mayer, on premises. Plan No. 1503.

WOODSIDE.—5th st, No. 60, stage platform, for open air, show; cost, $75 (25x40); owner, Herman Obrach, Woodside. Plan No. 1604.

MISCELLANEOUS.

LONG ISLAND CITY.—Nott av, s s, 125 w East av, erect frame fence, 50x100; cost, $600; owner, Alex. F. Dickson, 423 West 54th st, N. Y. C. Plan No. 1523.

JAMAICA.—Merrick rd, s w cor Sampson st, 1-sty frame shed, 85x40, tar and gravel roof; cost, $150; owner, John Hammerling, 56 Merrick rd, Jamaica; architect, Benj. Dreisler, 178 Remsen st, Brooklyn. Plan No. 1538.

LONG ISLAND CITY.—West av, s s, 100 w East av, erect frame fence, 25x10; cost, $200; owner, Phillip Simpson, 138 West 116th st, N. Y. C. Plan No. 1560.

JAMAICA.—Fulton st, n w Avalon av, frame sign, 65x10; cost, $65; owner, Jamaica Bill Posting Co., Jamaica. Plan No. 1556.

JAMAICA.—Twombly pl, n s, 45 e Standard pl, frame sign, 65x10; cost, $65; owner, Jamaica Bill Posting Co., Jamaica. Plan No. 1554.

JAMAICA.—Standard pl, e s, 78 n Twombly pl, frame sign, 87x10; cost, $87; owner, Jamaica Bill Posting Co., Jamaica. Plan No. 1555.

FOREST HILLS.—One-quarter mile w station, 150 n L. I. R. R., frame sign board, 50x10; cost, $100; owner, O. J. Gude Co., 935 Broadway, N. Y. C. Plan No. 1598.

LAUREL HILL.—Locust st, w s, 35 s Covert av, 1-sty frame shed, 20x20, gravel roof; cost, $200; owner, Chinella Louis, 476 3d av, Long Island City; architect, Frank Chmelik, 796 2d av, Long Island City. Plan No. 1620.

LONG ISLAND CITY.—Vernon av, w s, 200 n 13th st, 1-sty brick shipping room, 95x150, slag roof; cost, $8,500; owner, Atlantic Macoronia Co., 295 Vernon av, L. I. C.; architects, John Stillman, 8th st and Ave D, College Point. Plan No. 1622.

SO. OZONE PARK.Old South rd, s s, 100 w Rose av, 1-sty frame shop, 14x16, shingle roof; cost, $100; owner, Joseph Aarons, Old So. rd,So. Ozone Park. Plan No. 1600.

Richmond.

DWELLINGS.

EGMONT PL, s s, 105 w Hamilton av, frame dwelling, 2-sty, 21x42; cost, $3,000; owner, Mrs. Mary Reddy; architect and builder, John P. From. Plan No. 313.

JACKSON AV, e s, 120 s Cedar av, South Beach, 2½-sty brick dwelling, 20x45; cost, $4,000; owners, Luigi Romano, Michael Romano & G. Scarselli; architects, Vendrasco & Bartoccini, 200 East 23d st, N. Y. C. Plan No. 300.

DECKER AV, e s, 439 s Palmer av, Port Richmond, 2½-sty frame dwelling, 24x29; cost, $3,300; owner, Harry Scheffman, Port Richmond; architect, John H. Lee; builder, Saml. Molinoff, Port Richmond. Plan No. 305.

EDINBORO RD, n s, 260 w Ascot av, 2½-sty frame dwelling, 36x37; cost, $4,500; owner, Jos. B. Acker & Co.; architect, Radford Archt. Co. Owner builds. Plan No. 314.

GRAND ST, n w cor Van Duzer st, Tompkinsville, 4 brick dwellings, 2-stys, 24x47; cost, $5,000 each; owner, L. De Jonge, 377 St. Pauls av, Stapleton; architects, Delano & Aldrich, 4 East 39th st, N. Y. C. Plan No. 297.

GLOVER AV, w s, Crescent Beach, Great Kills, frame bungalow, 16x20; cost, $325; owner, A. Colton, 3d st, Union Hill, N. J.; builder, Carl Schmidt, 480 Summit av, West Hoboken, N. J. Plan No. 298.

MIDLAND AV, Beach Park, Midland Beach, frame bungalow, 16x30; cost, $385; owner, Wm. Tishbourn; builder, Aug. Alverson, Midland Beach. Plan No. 299.

TAYLOR ST, e s, 25 n Carey av, West Brighton, 3 frame dwellings, 2½-stys, 19x30; cost, $8,400; owner, Henry F. Comtois, 222 Jersey st, New Brighton; architect, P. Larsen, 64 Dubois av, West Brighton. Plan No. 306.

FISKE AV, w s, 80 s Lathrop av, Prohibition Park, 2½-sty frame dwelling, 24x27; cost, $2,500; owner, Geo. Ferguson, 47 Perry av. Owner superintends. Plan No. 307.

LINCOLN AV AND 2D ST, frame bungalow; cost, $250; owner, Jas. A. Beaubien; builder, Robt. Seelen. Plan No. 319.

WASHINGTON AV, w s, 50 s Paris st, 2-sty frame dwelling, 24x26; cost, $1,400; owner and builder, Peter J. Carayon. Plan No. 321.

3D ST, e s, 140 n Lincoln av, frame bungalow, 12x36; cost, $500; owner, Lena Ehrich; builder, Geo. H. Frew. Plan No. 320.

PINE PL, n s, 134 n Crosson pl, 2½-sty brick dwelling, 21x32; cost, $2,700; owner, Herman Dorf; architect, Chas. B. Heweker; builder, Frank Marino. Plan No. 324.

FARTORIES AND WAREHOUSES.

BROADWAY, n s, 460 e Barnard av, frame storage, 18x64; cost, $700; owner, Atlantic Terra Cotta Co., N. Y. C. Plan No. 317.

BROADWAY, n s, 200 e Barnard av, frame storage, 16x16; cost, $550; owner, Atlantic Terra Cotta Co., N. Y. C. Plan No. 316.

BAY AV, e s, 36 s R. R. track, 1 and 2-sty brick factory, 45x160; cost, $15,000; owner, A. M. Averett; architects, Cantor & Levinson; builder, Abram Weltfisch. Plan No. 325.

STABLES AND GARAGES.

BLOOMINGDALE RD, Pleasant Plains, frame stable; cost, $400; owner, M. Sharrott, Pleasant Plains; builder, Klein & Co., Hugenot Park. Plan No. 312.

FOOT OF ARIETTA ST, Tompkinsville, 1-sty brick garage, 24x80; cost, $3,200; owner, American Dock & Trust Co., Tompkinsville; builder, W. S. Lee, Rosebank. Plan No. 308.

DECKER AV, e s, 439 s Palmer av, Port Richmond, frame stable and shed; cost, $500; owner, Harry Scheffman, Port Richmond; builder, Saml. Molinoff, Port Richmond. Plan No. 304.

LINCOLN AV, e s, 70 n 3d st, frame garage; cost, $75; owner, Patrick Purall; builder, Robt. Seelen. Plan No. 318.

STORES AND DWELLINGS.

CASTLETON AV, n s, 100 w Barker st, frame store and dwelling, 1-sty, 14x59; cost, $1,200; owner, D. Parish; architect, Harry W. Pelcher, Port Richmond; builder, Samuel Molinoff. Plan No. 323.

STORES, OFFICES AND LOFTS.

GORDON ST, w s, 75 n Elm st, Stapleton, 1-sty frame store, 22x14; cost, $200; owner, John Willy, Elm and Targee sts, Stapleton; builders, Hesse & Offerjost, 102 Gordon st, Stapleton. Plan No. 309.

MISCELLANEOUS.

FAIRVIEW AV, w s, 69 s Park pl, frame carriage shed; cost, $200; owner, Janus McCue; builder, D. J. Cahalane. Plan No. 326.

ST. PAULS AV, w s, 52 s Tpke., Tompkinsville, 2-sty brick postoffice and dwelling, 25x58; cost, $6,000; owner, A. L. Schwab; architects, Delano & Aldrich, 4 East 39th st, N. Y. C. Plan No. 303.

SOUTH BEACH AV, s s, South Beach, frame chicken house; cost, $120; owner, A. V. Delile; builder, P. R. Delile. Plan No. 315.

ST. PAULS AV, e s, 176 s Grant st, Tompkinsville, concrete barn; cost, $175; owner and builder, David Duff. Plan No. 311.

BOARD WALK, n s, 359 e Sand la, South Beach, 1-sty frame carousel, 91x100; cost, $5,000; owner, Staten Island Beach Land Improvement Co., South Beach; architect, A. Di Brizzi, South Beach; builder, D. N. Hood, South Beach. Plan No. 310.

STUYVESANT PL, w s, 225 n Wiener st, concrete retaining wall; cost, $2,100; owner, F. Pearson; architect and builder, John B. Pearson. Plan No. 301.

TOMPKINS AV, w s, 150 n Chestnut av, Clifton, 1-sty scale house, 12x14, brick; cost, $700; owner, City of N. Y. Bureau of Street Cleaning, Borough Hall, New Brighton. Plan No. 302.

TARGEE ST, w s, 375 n Broad st, retaining wall; cost, $40; owner, Jos. Savadel; builder, Geo. McGuire. Plan No. 322.

PLANS FILED FOR ALTERATION WORK.

Manhattan.

DELANCEY ST, 134, partitions, to 3-sty store and loft; cost $100; owner, Mary J. Wagoner, Kingston, Jamaica; architect, A. F. Leicht, 9 East 42d st. Plan No. 1176.

FORSYTH ST, s e cor Houston st, partitions, windows, toilets to 5-sty store and tenement; cost $5,000; owner, Samuel Bernstein, 368 Cherry st; architects, Cantor & Levingson, 39 West 38th st. Plan No. 1173.

HOUSTON ST, 145 East, partitions, windows, to 5-sty tenement; cost, $1,000; owner, Minsker Realty Co., 228 2d av; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 1180.

ROOSEVELT ST, No. 74; New Chambers st, 66, toilets, partitions, windows to 5-sty tenement; cost, $400; owner, Daniel Cunningham Est., 101 West 42d st; architect, O. Reissmann, 30 1st st. Plan No. 1181.

2D ST, 18 East, partitions to 3-sty dwelling; cost $60; owner, Frank Krauss, Ford Hill rd, Huntington, L. I.; architect H. A. Hasenstein, 192 Bowery. Plan No. 1182.

10TH ST, 77 East, toilets, partitions, windows, galvanized iron cornices to 4-sty tenement; cost, $3,000; owner, Blackburn Miller, care architects, Gross & Kleinberger, Bible House. Plan No. 1180.

29TH ST, 228 West, partitions, store fronts to 5-sty tenement; cost, $500; owner, Annie Dufort, 370 West 29th st; architect, John H. Knubel, 305 West 43d st. Plan No. 1183.

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 6971 6972 Gramercy

123 EAST 23D ST., NEW YORK

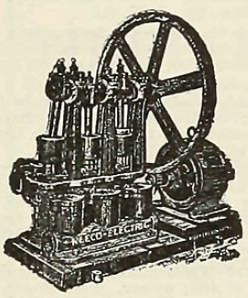
THOMAS J. STEEN CO.

BUILDERS

Hudson Terminal Building

30 Church Street New York

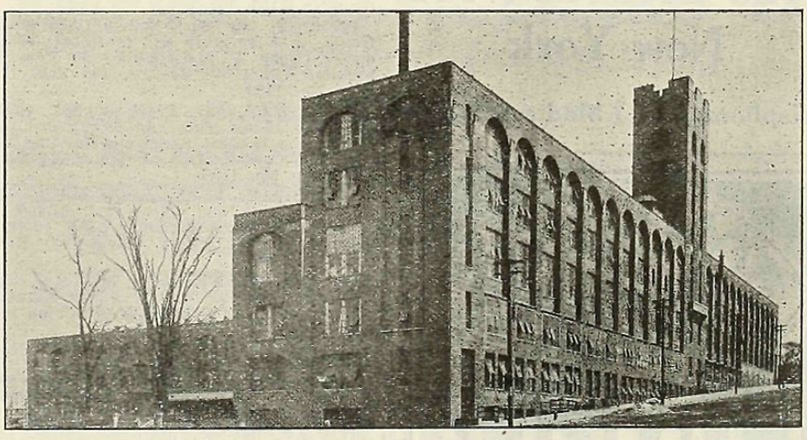
Tel. 2418 Cortlandt



"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.



AMERICAN BANKNOTE CO.'S NEW PLANT

HUNTS POINT, THE BRONX

KERBY, PETTIT AND GREEN, Architects T. HEDLUND AND CO., Contracting Painters

SUMMIT WHITE

Makes Good on Another Job Under Most Severe Conditions

Basement Walls Dampproofed with SUMMIT Paint

Offices Finished with SUMMIT WHITE

MANUFACTURED BY

C. M. CHILDS & CO.

99 JOHN STREET, N. Y.

1851 ESTABLISHED 1851

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.

RITCH-HUGHES COMPANY

SPECIALISTS TO CONTRACTORS

Liability Insurance Surety Bonds

1123 BROADWAY New York

Telephone 1721 Madison Square

JOHNSON BROTHERS LUMBER

SPRUCE and YELLOW PINE TIMBER

45 Classon Ave.

NEAR FLUSHING AVE.

BROOKLYN, N. Y.

PHONE 3503 WMSBG.

Advertise in the RECORD and GUIDE to reach Brokers, Operators, Contractors and Owners.

33D ST, 137 West, store fronts, partitions, to 4-sty store; cost, $1,200; owner, C. P. Buckley, 141 Broadway; architect, Geo. Dress, 1436 Lexington av. Plan No. 1187.

42D ST, 208 West, partitions, windows, to 4-sty store and office; cost $1,000; owner, Mrs. Ethel Janes, premises; architect, J. H. Knubel, 305 West 43d st. Plan No. 1174.

43D ST, 7 West, partitions, toilets, to 4-sty club; cost $1,000; owner, Century Association, premises; architect, Thomas Tryon, 39 East 28th st. Plan No. 1191.

45TH ST, 15 West, partitions, windows, to 6-sty store and loft; cost, $400; owner, Julius Mayer, premises; architects, Schwartz & Gross, 347 5th av. Plan No. 1178.

47TH ST, 409-411 East, 1-sty brick rear extension, 25x5, piers to 5-sty factory; cost, $600; owner, Theodore Sauer, Hollis, L. I.; architect, Theodare P. Kliessath, 122 William st. Plan No. 1184.

63D ST, 174 East, partitions, toilets to 4-sty tenement; cost $400; owner, Mathew Lyons, 174 East 63d st; architect J. H. O'Rourke, 137 East 47th st. Plan No. 1188.

AMSTERDAM AV, 1865, 1-sty rear extension, 19.6x55, to 3-sty store and tenement; cost, $500; owner, Jacob Garfinkel, 1865 Amsterdam av; architect, Freeman P. Imperat, 356 Fulton st, Brooklyn. Plan No. 1185.

BROADWAY, 3251-3255, 131st st, 600-602 West, show windows, to 5-sty factory; cost, $800; owner, Lee T. Alton, 111 Broadway; architect, Paul C. Haan, 445 West 45th st. Plan No. 1189.

MADISON AV, 718, partitions, windows, toilets to 4-sty store and tenement, cost, $5,000; owner, Joseph Kornhauser, 19 West 35th st; architect, Emery Roth, 507 5th av. Plan No. 1179.

RIVERSIDE DRIVE, 720, partitions, toilets, to 6-sty tenement; cost, $600; owner, Andrew Jackson Holding Co., on premises; architects, Geo. & E. Blum, 505 5th av. Plan No. 1177.

3D AV, n w cor 113th st, partitions, windows, to 4-sty store and tenement; cost $1,200; owner, Estate Jacob Schwarz, 475 West 144th st; architect, Henry Anderson, 271 West 125th st. Plan No. 1175.

3D AV, 109, store fronts, partitions, to 3-sty store and dwelling; cost, $650; owner, M. Stuyvesant, 52 Wall st; architect, George Dress, 1436 Lexington av. Plan No. 1186.

ATTORNEY ST, 161-165, beams to two 5-sty lofts; cost, $350; owner, Geo. Schuchman, 134 East 41st st; architect, Robert E. Kelly, 219 East 39th st. Plan No. 1197.

SPRING ST, 34-36, walls to 2-sty store and dwelling; cost, $5,000; owner, Anna Nicholeni, 51 Spring st; architect, O. Reissmann, 30 1st st. Plan No. 1194.

6TH ST, 601 East, windows, extension, to 4-sty store and office; cost, $300; owner, Herman Roth, 93 Av B; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 1202.

22D ST, 116 West, 5-sty front and rear extension, 25x37, partitions, stairs, columns, girders, to 4-sty dwelling and restaurant; cost, $8,000; owner, Pauline Ruger, 693 Madison st, Brooklyn; architect, J. C. Thacke, 370 East 145th st. Plan No. 1200.

27TH ST, 115-117 West, piers, beams, tank, to 12-sty loft; cost, $1,400; owner, Wm. Engel, 115 West 27th st; architect, Royal J. Mansfield, 135 William st. Plan No. 1198.

34TH ST, 60 East, partitions, windows, steel girders, to 4-sty store and apartment; cost, $1,500; owner, Annie Flint, 118 East 19th st; architect, T. M. Robertson, 331 Madison av. Plan No. 1195.

44TH ST, 201 East, toilets, partitions, store fronts, to 4-sty store and tenement; cost, $500; owner, Mary A. McLaughlin, 60 East 83d st; architect, Paul W. Gussow, 186 East 116th st. Plan No. 1199.

BROADWAY, 320, Pearl st, 554, vault, elevator, to 15-sty bank and office; cost, $20,000; owner, the Central Syndicate Building Co., 320 Broadway; architect, A. J. Smith, 24 Manhattan av. Plan No. 1193.

BROADWAY, 10-12, change stairs, windows, to 12-sty bank and office; cost, $1,000; owner, New York Produce Exchange Bank, 10-12 Broadway; architect, Ernest Flagg, 109 Broad st. Plan No. 1192.

LENOX AV, 287, baths to 3-sty store and dwelling; cost, $25; owner, George Ehret; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 1203.

4TH AV, 215-219, 18th st, 100-106 East, cornice to 20-sty store and office; cost, $3,000; owners, E. Leland and Emma Leland Wesson, 123 East 79th st; architect, F. H. Kimball, 71 Broadway. Plan No. 1196.

6TH AV, 961-963, partitions, piers, to 4-sty apartment and store; cost, $900; owners, Wm. H. Lee, Eliot Lee and Alleine Lee, 9 Gramercy Park; architects, Townsend, Steinle & Haskell, 1328 Broadway. Plan No. 1201.

GRAND ST, 437, 1-sty rear extension, 25x28.6, to 3-sty store and loft; cost, $3,000; owner, Fannie M. Constable, 401 Grand st; architect, Max Muller, 115 Nassau st. Plan No. 1219.

HOUSTON ST, 160 East, beams, partitions, piers, posts, dumbwaiter shaft to 4-sty store and tenement; cost, $5,000; owner, Dr. Aaron Mendel, 130 2d st; architect, F. Straub, 25 West 42d st. Plan No. 1217. Morris Levin, 1238 3d av, has contract.

HENRY ST, 320, partitions, vent shaft, to 5-sty tenement; cost, $2,500; owner, Jacob Green and J. Gushowitz, premises; architect, J. Fisher, 25 Av A. Plan No. 1222.

IRVING PL, 61-63, 18th st, 120-122 East, windows, walls, shutters, to 6-sty office and exchange; cost, $4,000; owner, N. Y. Telephone Co., 15 Dey st; architects, McKenzie, Voorhees & Gmelin, 1123 Broadway. Plan No. 1220.

MAIDEN LANE, 150-152, Front st, 149-151, stoops, vault lights, windows, to 5-sty office and loft; cost, $463; owner, Carl F. Stiefel, Fairview av, South Orange, N. J.; architects, Taylor & Mosley, 40 Wall st. Plan No. 1228.

16TH ST, 105 West, toilets, partitions, skylights, to 3-sty store and apartments; cost, $300; owner, Geo. Kelly, 19 West 75th st; architect, M. J. Kursella, 204 West 17th st. Plan No. 1223.

30TH ST, 523-525, partitions, to 1-sty poultry depot; cost, $360; owner, N. Y. C. & H. R. R. Co., Grand Central station; architect, Kemper Peabody, 470 West 30th st. Plan No. 1204.

34TH ST, 136 West, walls, partitions, show windows, to 5-sty dwelling; cost, $5,000; owner, 136 West 34th St Co., 31 Liberty st; architects, Glassberg & Gardner, 445 West 45th st. Plan No. 1221.

39TH ST, 11 East, 40th st, 14-16 East, dumbwaiter, to 12-sty loft; cost, $1,000; owner, Sterling Bronze Co., 11 East 39th st; architect, Harry N. Paradies, 231 West 18th st. Plan No. 1206. J. Odell Whitenack, 231 West 18th st, has contract.

45TH ST, 1 E, store fronts, mezzanine floor, windows, to 5-sty store and tenement; cost, $1,986; owner, Josephine Erlits, premises; architect, C. H. Lang, 145 W. 45th st. Plan No. 1238.

LEXINGTON AV, 642, iron beams, piers, to 4-sty store and dwelling; cost, $300; owner, Mary Cox, 642 Lexington av; architect, James McCormack, 219 East 51st st. Plan No. 1239.

SOUTH ST, 67-68, Pine st, 101, 1-sty rear extension, 20x9, change roof, electric elevator, stairs, to 4 and 5-sty office and stores; cost, $8,500; owner, Estate J. N. A. Griswold, 80 South st; architect, L. C. Patton, 1170 Broadway. Plan No. 1240.

AMSTERDAM AV, 2440-2448, 181st st, 501 W, toilets, partitions, to 1½-sty hotel and restaurant; cost, $600; owner, Fred Hunter, 137 E. 37th st; architect, D. W. King, 50 Church st. Plan No. 1241.

9TH AV, 517, change stage, platform, to 3-sty moving picture show; cost, $500; owner, Mrs. Laura Block, 294 Pulaski st, Brooklyn; architects, Horenburger & Bardes, 122 Bowery. Plan No. 1242.

ST. MARKS PL, 105-105½, skylights, partitions, windows, to 5-sty stores and tenement; cost, $10,000; owner, Jacob Reitman, 161 Ludlow st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 1243.

BROADWAY, 305-309 Duane st, 97, store fronts, show windows, to 14-sty store and offices; cost, $1,000; owner, Mrs. Mary B. Brandagee, Brookline, Mass.; architect, J. H. Duncan, 208 5th av. Plan No. 1244.

BROADWAY, 696-702, steps, to 8-sty store; cost, $250; owner, Estate W. C. Schermerhorn, 25 Liberty st; architects, Geo. B. Post & Sons, 347 5th av Plan No. 1245.

10TH AV, 489, partitions, windows, toilets to 5-sty store and dwelling; cost, $500; owner, Mrs. Annie M. O'Connor, 57 St. Marks av; architect, H. W. Billard, 35 Orchard st. Plan No. 1246.

ELIZABETH ST, 40-42, beams, columns, to 5-sty loft; cost, $1,000; owner, Chas. Gulden, 50 Elizabeth st; architect, J. R. Turner, 23 W. 123d st. Plan No. 1247.

AMSTERDAM AV, 781, toilets, partitions, windows, to 5-sty store and tenement; cost, $300; owner, S. H. Weinbandler, 290 Broadway; architect, Paul W. Gussow, 186 East 116th st. Plan No. 1248.

VESEY ST, 14-16, vault lights, to 5-sty store and loft; cost, $500; owner, Wm. Waldorf Astor, London, England; architect, J. F. Burrowes, 410 West 34th st. Plan No. 1249.

VESEY ST, No. 12, Barclay st, 6, vault lights, to 5-sty store and loft; cost, $300; owner, Wm. Waldorf Astor, London, England; architect, J. F. Burrowes, 410 West st. Plan No. 1250.

107TH ST, s w cor Lexington av, partitions, windows, to 3-sty store and dwelling; cost, $500; owner, Morris Sesholtz, premises; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 1237.

42D ST, 116-122 West, sign, to 2-sty show rooms and office; cost, $600; owner, Ashforth & Co., 11 East 42d st. Plan No. 1212.

44TH ST, 154 West, partitions, stairs, windows, stoop, to 4-sty store and tenement; cost, $1,500; owner, Louis Steckler, 261 Broadway; architect, Morris Schwartz, 194 Bowery. Plan No. 1213.

45TH ST, 62-64 West, doors, to 12-sty loft; cost, $150; owner, Geo. Backer Const. Co., 62 West 45th st; architect, C. S. Heney, 70 East 236th st. Plan No. 1214.

50TH ST, 400 West, 9th av, 739, partitions, store fronts, to 5-sty tenement; cost, $2,000; owner, Wm. F. Dornbusch, 61 Hancock st, Brooklyn; architect, J. H. Knubel, 305 West 43d st. Plan No. 1227.

53D ST, 118-122 West, steel columns, beams, floor arches, partitions, iron stairs, to 2-sty station; cost, $10,000; owner, The New York Edison Co., 5 Duane st; architect, Wm. Weissenberger, Jr., 55 Duane st. Plan No. 1231.

55TH ST, 636 West, 12th av, 778, sign, to 2-sty cafe and hotel; cost, $125; owner, Peter Doelger, 407 East 55th st. Plan No. 1236.

64TH ST, 34 East, partitions, stairs, baths, vent shaft, windows, to 4-sty dwelling; cost, $3,500; owner, Francis L. Leland, 79 8th av; architect, F. E. Olbrecht, 36 Decatur st, Brooklyn. Plan No. 1232.

78TH ST, 26 East, partitions, stairs, windows, to 4-sty dwelling; cost, $4,000; owner, Edwin P. Shattuck, 154 West 12th st; architect, S. E. Gage, 340 Madison av. Paln No. 1235.

79TH ST, 81 East, elevator shaft, partitions, walls, to 4-sty dwelling; cost, $8,000; owner, Morris Heimerdinger, 81 East 79th st; architect, Edward Necarsulmer, 507 5th av. Plan No. 1226.

86TH ST, 171 East, 1-sty rear extension, 21x10.2, to 4-sty dwelling and store; cost, $100; owner, Geo. Ehret, 235 East 92d st; architect, J. H. Friend, 148 Alexander av. Plan No. 1208.

86TH ST, 107 East, toilets, to 5-sty apartment; cost, $40; owners, A. & H. G. Cowen, 106 Central Park West; architect, Frank C. Dunthin, 31 Nassau st. Plan No. 1216.

88TH ST, 317 West, 1-sty rear extension, 17x 20.5, partitions, baths, vent shaft, stairs, to 4-sty dwelling; cost, $5,000; owner, Mrs. Eva Deutsch, 344 West 88th st; architects, Buchman & Fox, 18 East 59th st. Plan No. 1218.

104TH ST, 316 East, change shafts, partitions, baths, to 4-sty store and tenement; cost, $1,-000; owner, Andrea A. Andrea, 316 East 104th st; architect, W. J. Harrison, 230 Grand st. Plan No. 1207.

112TH ST, 319 East, bake oven, partitions, doors, to 6-sty tenement and store; cost, $1,-000; owner, Domenick Peloso, 861 Fairmount pl; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 1215.

117TH ST, 539-541 East; 118th st, 534 East, add 2-stys, columns, to 3-sty factory; cost, $12,000; owner, R. H. Wolff & Co., 542 East 118th st; architects, B. & J. P. Walther, 147 East 125th st. Plan No. 1229.

122D ST, 508 East, walls, skylights, to 2-sty factory; cost, $150; owner, Wm. Held, 508 East 122d st; architect, L. A. Sheinart, 194 Bowery. Plan No. 1233.

145TH ST, 600 West; Broadway, 3531-3537, sign, to 1-sty store; cost, $950; owner, G. A. Graman, 47 West 34th st. Plan No. 1211.

160TH ST, 518 West, steps, stoops, to 4-sty dwelling; cost, $500; owner, Mrs. Mary Howe, 428 West 160th st; architect, O. Reissmann, 30 1st st. Plan No. 1230.

BROADWAY, 1914-1916; 64th st, 56 West, sign to 3-sty store and office; cost, $900; owner, Henry Hellman, 471 West End av. Plan No. 1234.

BROADWAY, 1603-11; 49th st, 210-218 West, elevator shaft, to 3-sty hotel; cost, $600; owner, James Churchill, 1607 Broadway; architect, H. M. Baer, 21 West 45th st. Plan No. 1225.

LEXINGTON AV, 1025; 73d st, 151 East, partitions, beams, to 5-sty store and tenement; cost, $100; owner, Frieda Hart, 115 Nassau st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 1209.

1ST AV, 365, install moving picture show, to 5-sty storage and lofts; cost, $500; owner, Anna Lutz, 367 2d av; architect, Geo. M. McCabe, 96 5th av. Plan No. 1205.

3D AV, 2310, partitions, skylights, columns, to 4-sty stores and club; cost, $1,000; owner, Samuel Bogen, 2312 3d av; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 1210.

8TH AV, 240, piers, to 4-sty store and tenement; cost, $200; owner, Jacob Appell, 271 West 23d st; architect, H. Davidson, 400 West 23d st. Plan No. 1224.

Bronx.

224TH ST, s s, 188 w Bronx boulevard, 2-sty frame extension, 20.6x14.6, to 2-sty frame dwelling; cost, $700; owner, Anton Zelinka, on premises; architect, Robt. S. Krivan, 4436 Carpenter av. Plan No. 238.

DALY AV, w s, 439 s 177th st, 3½-sty brick extension, 21.9x9.8, and build 2 stories of brick upon 2-sty brick church and school; cost, $40,-000; owner, Church of St. Thomas of Aquinas, Rev. Dennis F. Coyle, on premises, rector; architect, Anthony F. A. Schmidt, 604 Courtlandt av. Plan No. 239.

142D ST, s s, 9 w Morris av, new brick wall to 1-sty frame stable; cost, $100; owner and architect, James Dowd, 266 E. 142d st. Plan No. 243.

238TH ST, s s, 50 w Matilda av, 2-sty frame extension, 24.6x12, and build 1-sty of frame upon 1-sty frame store and dwelling; cost, $3,500; owner, John J. Quinlan, Bronx Boulevard and 238th st; architect, T. J. Kelly, 643 Morris Park av. Plan No. 241.

HOE AV, w s, 129 n 167th st, 2-sty frame extension, 22x18.6, to 2-sty frame dwelling; cost, $1,600; owner, Mary F. Scheina, on premises; architect, T. J. Kelly, 643 Morris Park av. Plan No. 242.

JACKSON AV, No. 467, new show windows to 2-sty frame dwelling; cost, $275; Wm. Brede, on premises; architect, Chris F. Lohse, 563 Eagle av. Plan No. 240.

BATHGATE AV, 1587, 2-sty brick extension, 25x100.6, to 2-sty brick chicken market and billiard room; cost, $6,000; owners Nathan and Wolf, on premises; architect, Max Muller, 115 Nassau st. Plan No. 244.

TAYLOR AV, w s, 175 s Morris Park av, new kitchen, new windows, etc., to 2-sty frame store and dwelling; cost, $250; owner, Salvatore Delillis, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 245.

TREMONT AV, No. 751, new partitions to 3-sty frame stores and dwellings; cost, $300; owner, Clement H. Smith, 1773 Clay av; architect, Wm. H. Meyer, 1861 Carter av. Plan No. 246.

147TH ST, n s, 140 w Brook av, new tank to 5-sty brick factory; cost, $750; owner, Aeolian Co., 362 5th av; architect, Earl C. Maxwell, 30 Church st. Plan No. 248.

152D ST, n w cor Melrose av, new toilet to 5-sty brick store and tenement; cost, $250; lessee, Edw. Malsky, on premises; architect, Gustav Schwarz, 302 East 158th st. Plan No. 249.

BEEKMAN AV, n e cor 141st st, new partitions to 5-sty brick store and tenement; cost, $250; owner, John C. Brinkmann, 749 Kelly st; architect, A. W. Manley, Jr., 3291 Park av. Plan No. 247.

BELMONT ST, No. 315, move 2½-sty frame dwelling; cost, $500; owner, Ida H. Nesslage, on premises; architect, Chas. S. Clark, 441 Tremont av. Plan No. 254.

144TH ST, No. 498, new partitions to 4-sty brick tenement; cost, $100; owners, Silk Finishing Co. of America, 480 E. 144th st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 252.

161ST ST, No. 700, new partitions to 6-sty brick tenement; cost, $75; owners, Allendorf Realty Co., 261 Broadway; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 253.

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

Otis Elevator Company
17 Battery Place, until Removal June 15th, 1912, to new Otis Elevator Building
ELEVENTH AVENUE AND TWENTY-SIXTH STREET, NEW YORK
And Offices in All Principal Cities of the World
Manufacturers of All Types of Passenger and Freight Elevators—For All Kinds of Power
Including Hand Power Elevators Suitable for Stores, Warehouses, Stables, Garages and Small Factories
INQUIRIES INVITED on any question involving the conveyance of Passengers and Freight from level to level or horizontally to widely separated points.

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

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

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

FIREPROOF Partitions, Ceilings, Stairways, Elevator, Dumbwaiter Enclosures
SPECIALISTS IN COMPLYING WITH Hoey Fire Prevention Law, Underwriters' Requirements, Building Code, Tenement House Law
MODERN FIREPROOF CONSTRUCTION CO.
PHONE, MADISON SQUARE 4534 1265 BROADWAY, NEW YORK CITY

Gnybco
(COPYRIGHT APPLIED FOR)

¶When Brick are Scarce, the Builder's Risk is Greatest.

¶But When Gnybco Brands are specified, there can be no Risk.

¶"Gnybco" Means the Best that can be Bought.

¶Other Architects Habitually Specify Gnybco Brick.

¶Do You?

GREATER NEW YORK
BRICK CO.

Sellers of Gnyboo Brands
phone, Murray Hill, 781 103 Park Ave.

KNICKERBOCKER
BLUE PRINT COMPANY
Removed to
No. 2 East 42nd Street
Telephone Bryant 5920

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 7948 Madison Sq. 373 Fourth Ave.

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, 883 Stuyvesant

WOODBURY GRANITE COMPANY
Woodbury Granite
Hardwick White Granite
General Manager GEO. H. BICKFORD
Main Office: HARDWICK, VT.
New York Office: 1 MADISON AVE.
Pittsburg Office: 1101 FARMER'S BANK BLDG.

THE NEW JERSEY TERRA COTTA CO.
K. MATHIASEN, 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 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
Phone, 8463 Cort. ELEVATORS
216 FULTON STREET

189TH ST, No. 459, 1-sty frame extension, 15.6x15.3, to 1-sty frame stable; cost, $100; owner, Stephen F. Haughey, 455 E. 189th st; architect, Arthur Boehmer, 178th st and Arthur av. Plan No. 251.

PILGRIM AV, e s, 296.2 n Middletown rd, 2-sty and attic frame extension, 20x18, to 2-sty and attic frame dwelling; cost, $1,200; owner, Benedetto Ragusa, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 250.

CEDAR ST, w s, 101 n Boston Post rd, move 2½-sty frame dwelling; cost, $300; owner and architect, Wm. Fehlhaber, 27 Beach st, Mt. Vernon. Plan No. 255.

146TH ST, s w cor Brook av, new partitions, etc., to 5-sty brick tenement; cost, $600; owner, Jacob Ruppert, 3d av and 90th st; architect, A V. Bourke, 220 Bway. Plan 260.

BROADWAY, n w cor 242d st, build 1-sty of frame upon 1-sty frame dweling; cost, $150; owners, Van Cortland Est, Kingsbridge; architect and lessee, Jas. Thorn, 570 W 183d st. Plan No. 259.

JACKSON AV, e s, 176.8 n 141st st, 2-sty brk extension, 36.6x14.10½ to 1-sty brk factory; cost, $1.500; owner, Frank Seolaro, 340 Jackson av; architect, Chas Schaefer, Jr, 401 Tremont av. Plan No. 258.

JEROME AV, w s, 500 n Mosholu av, 1-sty frame extension, 17.3x64 to 1-sty frame stable; cost, $350; lessees, 1st Division 1st Cavalry N. G., N. Y., 94th st and Madison av; architects, Ahneman & Younkhure, 3320 Bailey av. Plan No. 256.

SPUYTEN DUYVIL PARKWAY, s w cor 227th st, 1-sty frame extension, 12x25 to 1½-sty frame stable and garage; cost, $300; owners, Est of I. G. Johnson, on premises; architects, Ahneman & Younkhure, 3320 Bailey av. Plan No. 257.

3D AV, No 3479, 1-sty frame extension, 25x42.2 to 2-sty frame store and dwelling; cost, $1,000; owner, Max Kleinman & Son, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 261.

Brooklyn.

ADELPHI ST, e s, 214.5 n Myrtle av, new chimney, etc.; cost, $1,200; owner, City of N. Y.; architect, H. M. Devoe, 135 Livingston st. Plan No. 3070.

AMITY ST, No. 74, new vestibule, etc.; cost, $100; owner, Wm. F. McRae, 69th st; architect, Chas. Cocher, 322 56th st. Plan No. 3053.

COLUMBIA PL, No. 66, alter gas fixtures; cost, $100; owner, Est. E. Litchfield, 203 Clinton st; architect, John J. Dixon, 29 Atlantic av. Plan No. 3061.

DEAN ST, n e cor Nostrand av, new extension, 20x36; cost, $2,000; owner, Jos. Kirschner, 1197 Dean st; architects, Cohn Bros., 361 Stone av. Plan No. 3044.

ESSEX ST, e s, 125 s Blake av, new doorway; cost, $400; owner, Rene Meyer, 588 Essex st; architect, L. F. Schillinger, 167 Van Siclen av. Plan No. 3028.

IRVING ST, n s, 301 e Van Brunt st, replace flooring; cost, $400; owners, Marx & Rowolle, 9 Van Brunt st; architect, Turner Const. Co., 11 Broadway. Plan No. 3033.

LOGAN ST, No. 159, new extension, etc.; cost, $500; owner, R. W. Sandiford, 35 Fulton Market; architect, Wm. R. Henry, 61a Patchen av. Plan No. 3034.

LEONARD ST, No. 328, new walls, etc.; cost, $1,500; owner, Salvatore Rasa, 346 Leonard st; architect, Chas. P. Cannella, 60 Graham av. Plan No. 3023.

MONTAUK ST, No. 44, new extension, 12.6x 16; cost, $900; owner, Morris Dasheff, 46 Montauk av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3083.

MILTON ST, No. 75, new plumbing, etc.; cost, $1,230; owner, Oliver C. Pendleton, 74 Greenpoint av; architect, Christian Bauer, 6 Bedford av. Plan No. 3065.

MAPLE ST, n s, 12.3 w Brooklyn av, new extension, 3.3x5; cost, $500; owner, Chas Laino, 437 East New York av; architect, Chas. P. Cannella, 60 Graham av. Plan No. 3019.

MAPLE ST, n w cor Brooklyn av, new extension, 14x7; cost, $1,000; owner, Giovanni Sangiorgio, 459 Maple st; architect, as above. Plan No. 3020.

OCEAN FRONT, s e cor W. 10th st, new plumbing, etc.; cost, $500; owner, Giant Coaster Bath Co., 2938 W. 8th st; architect, Jas. F. Brewster, 2936 W. 8th st. Plan No. 3038.

STERLING PL, n s, 290.11 w 7th av, remove party wall, etc.; cost, $1,500; owner, Wm. F. Voll, 483 Park pl; architect, Jos. S. Higbie, 66 W. 91st st. Plan No. 3062.

UNION ST, No. 771, raise building, etc.; cost, $250; owner, F. Morello, on premises; architect, H. Tregga, 771 Union st. Plan No. 3080.

WALLABOUT ST, No. 245, new plumbing, etc.; cost, $150; owner, Morris Joblin, 544 Willoughby av; architect, Max Cohn, 280 Bedford av. Plan No. 3043.

NORTH 7TH ST, No. 300, new extension, 15x 27; cost, $1,800; owner, Maria Carrella, on premises; architect, as above. Plan No. 3071.

12TH ST, s s, 373 e 5th av, new plumbing, etc.; cost, $125; owner, Geo. Hurl, 302 12th st; architect, Christie Kane, 203 27th st. Plan No. 3074.

BAY 28TH ST, e s, 300 s Benson av, add new story to veranda; cost, $575; owner, Mrs. T. M. Schepard, 119 Bay 28th st; architect, Aug. Kobelt, 2347 84th st. Plan No. 3027.

51ST ST, No. 1429, repair damage by fire; cost, $300; owner, Newman Leavy, 5215 New Utrecht av; architect, Jas. Salvesen, 753 54th st. Plan No. 3078.

52D ST, s s, 380 e 15th av, new plumbing; cost, $125; owner, Thos. J. Gannon, 1550 52d st; architect, Wm. M. McDonald, 5917 New Utrecht av. Plan No. 3050.

62D ST, s s, 150 e 16th av, interior alterations; cost, $300; owner, Kath. Hopper, 1621 60th st; architect, Harry Olsen, 1627 51st st. Plan No. 3064.

ATLANTIC AV, s e cor Flatbush av, new party wall, etc.; cost, $200; owner Clara Beyer and ano, 805 Union st; architect, Chas. B. Sagar, 462 Dean st. Plan No. 3058.

BROADWAY, n e cor Decatur st, new windows, etc.; cost, $2,000; owner, Manerthal Martin, on premises; architect, Louis Allmendinger, 926 Broadway. Plan No. 3017.

BROADWAY, No. 920, new show windows, etc.; cost, $150; owner, Chas. Reinhardt, 756 Flushing av; architect, as above. Plan No. 3018.

BUSHWICK AV, w s, Stagg st to Ten Eyck st, new chimney, etc.; cost, $1,000; owner and architect as above. Plan No. 3071.

GRAVESEND AV, w s, 120 n Av C, new plumbing; cost, $100; owner, Chas. Graeser, Glenmore and Miller avs; architect, John W. Hughes, 268 Miller av. Plan No. 3029.

GRAHAM AV, e s, 60 w Ten Eyck st, new show windows, etc.; cost, $200; owner, Alexander Reisenbergen, 712 Broadway; architect, Albert C. Kunz, 98 Cedar st. Plan No. 3041.

KENT AV, n e cor South 10th st, new extension, 25.6x38.6; cost, $5,000; owner, Improved Appliance Co., on premises; architect, Henry Halan, Jr., 242 Franklin av. Plan No. 3067.

MEEKER AV, No. 117, enlarge windows, etc.; cost, $500; owner, Benj. Faden, on premises; architect, Morris Schwartz, 194 Bowery. Plan No. 3087.

PARK AV, No. 182, interior alterations; cost, $300; owner, Jacob Rosenberg, 191 Park av; architects, Klee & Bryson, 153 Montague st. Plan No. 3056.

ROCKAWAY AV, w s, 225 s Pitkin av, new extension, 25x18; cost, $3.500; owner, Sarah Brash, 1871 Sterling st; architects, S Millman & Son, 1780 Pitkin av. Plan No. 3090.

ST. MARKS AV, No. 871, new plumbing; cost, $200; owner Lillian Bernstein, 748 Flushing av; architect, Wm. Debus, 914 Broadway. Plan No. 3042.

SHEEPSHEAD BAY RD, e s, 300 s Voorhies av, new extension, 17x13; cost, $500; owner, Bernard Lott, 526 E, 21st st; architect, Benj. Driesler, 178 Remsen st. Plan No. 3055.

THROOP AV, e s, 75 n Malbone st, interior alterations, etc.; cost, $100; owner, A. Felgenhamer, 603 Jefferson av; architect, Wm. Auer, 121 Nostrand av. Plan No. 3082.

TOMPKINS AV, No. 72, interior alterations; cost, $300; owner, Aug. Bredermann, 531 Willoughby av; architect, Glencroft Glencroft, 34 Graham av. Plan No. 3089.

VANDERBILT AV, n w cor Sterling pl, new chimney, etc.; cost, $1,200; owner and architect as above. Plan No. 3072.

3D AV, No. 7271, new windows, etc.; cost, $500; owner, A. W. Mohlandi, 345 7th av; architects, Eisenla & Carlson, 3d av and 51st st. Plan No. 3085.

5TH AV, w s, 80.2 n 45th st, new store front, etc.; cost, $100; owner, Wine Growers' Association, 29 9th av; architect, Silver Const. Co., 407-11 E. 8th st, N. Y. Plan No. 3048.

12TH AV, n e cor 49th st, interior alterations; cost, $350; owner, Fran. S. Schlachetzky, on premises; architect, M. Millen, 115 Nassau st. Plan No. 3031.

"LUNA PARK," 300 e W. 12th st, general repairs; cost, $1,200; owner and architect, Luna Amusement Co., on premises. Plan No. 3075.

"LUNA PARK," 125 e W. 12th st, new walls, etc.; cost, $250; owner and architect as above. Plan No. 3076.

ADELPHI ST, No. 481, new plumbing, etc.; cost, $300; owner, Vingenzo Giahaido, on premises; architect, David A. Lucas, 98 3d st. Plan No. 3108.

BERRIMAN ST, No. 152, new extension; cost, $870; owner, Charles Halbert, on premises; architect, Ernest Dennis, 241 Schenck av. Plan No. 3128.

CHAUNCEY ST, s e cor Reid av, new seats, etc.; cost, $200; owner, Louis Mandelson, 555 Grand st; architect, W. J. Harrison, 230 Grand st, N. Y. Plan No. 3114.

DUPONT ST, No. 99, new windows, opening, etc.; cost, $175; owner, est. Cath. Sullivan, 224 Monitor st; architect, James McKellop, Jr., 154 India st. Plan No. 3104.

GOLD ST, s e cor High st, new store front; cost, $150; owner, Antonio Mangiero, 196 High st; architect, Robert Austin, 174 Sands st. Plan No. 3099.

RYERSON ST, No. 82, new plumbing, etc.; cost, $350; owner, est. J. H. Krogman, 786 Greene av; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 3096.

RICHARDS ST, No. 8, interior alterations; cost, $225; owner, Fred Brown, 71 Hamilton av; architect, James A. Boyle, 367 Fulton st. Plan No. 3130.

SMITH ST, Nos. 54-54½, new show windows, etc.; cost, $400; owners, Wm. Cruikshank Sons, 31 Liberty st; architect, A. D. Kelley, 4 Gold st. Plan No. 3129.

STEUBEN ST, w s, 137 n Willoughby av, new foundation walls, etc.; cost, $3,000; owner, Edna A. Delaportarie, 26 Jefferson av; architects, Voss & Lauritzen, 65 DeKalb av. Plan No. 3121.

VERMONT ST, e s, 175 s Glenmore av, interior alterations; cost, $1,200; owner, Peter Flohn, 204 Pennsylvania av; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 3098.

WASHINGTON ST, No. 187, new show windows, etc.; cost, $600; owner, Leon Mirel, on premises; architect, W. J. Harrison, 230 Grand st, N. Y. Plan No. 3118.

WILLOW ST, No. 56, new plumbing, etc.; cost, $100; owner, Christina Arbuckle, 97 Columbia Heights; architect, Samuel C. Brooks, 207 DeKalb av. Plan No. 3113.

15TH ST, No. 228, new electric sign, etc.; cost, $200; owner, Patrick Roiley, 275 74th st; architects, Strauss & Co., 442 West 42d st. Plan No. 3125.

DEKALB AV, s e cor Lewis av, new windows, etc.; cost, $1,000; owner, Borden's Condensed Milk Co., 108 Hudson st, N. Y.; architect, G. W. Laidlaw, same address. Plan No. 3097.

COLUMBIA ST, Nos. 217-219, new store front, etc.; cost, $300; owner, Louis Stolitzky, 598 5th av; architects, Adelsohn & Feinberg. Plan No. 3163.

JOHN ST, n w cor Gold st, new extension, 162.4x167.8; cost, $200,000; owner and architect, Edison Elec. Ill. Co., 360 Pearl st. Plan No. 3167.

LORIMER ST, No. 167, new windows, etc.; cost, $300; owner, Isidor Silberberg, 586 Greene av; architect, Tobias Goldstone, 27 Fayette st. Plan No. 3156.

PROSPECT PL, No. 1839, new porch, etc.; cost, $125; owner, George Meisner, 1839 Prospect pl; architects, Klein & Koen, 361 Stone av. Plan No. 3170.

TIFFANY PL, Nos. 12-14, new plumbing, etc.; cost, $100; owner, John Corbett, 424 Clinton st; architect, Wm. E. Ryan, 344 Court st. Plan No. 3158.

36TH ST, n s, 200 w 4th av, new windows, etc.; cost, $250; owner Petro Benedetto, 165 30th st; architect, Charles Braun, 459 41st st. Plan No. 3164.

ATLANTIC AV, Nos. 718-728, new sky sign, etc.; cost, $1,875; owner, C. Kenyon Co., on premises; architect, Federal Sign Co., 229 West 42d st. Plan No. 3165.

ATLANTIC AV, No. 592, new brick piers, etc.; cost, $500; owner, United Cigar Stores Co., 44 West 18th st; architect, Walter H. Volckening, 186 Remsen st. Plan No. 3148.

BROADWAY, n w cor Decatur st, new bulletin board, etc.; cost, $200; owner, Moses May est.; architects, J. I. Brown & Co., 122 East 125th st. Plan No. 3154.

CARLTON AV, Nos. 163-167, new tank enclosures; cost, $200; owner, Wm. Debevoise, on premises; architects, Tippett & Wood, 135 William st. Plan No. 3147.

GEORGIA AV, No. 687, interior alterations; cost, $300; owner, Jack Levine, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3168.

GRAHAM AV, No. 372, new extension, 20x20.9; cost, $1,200; owner, Jacob Luick, on premises; architect, G. Harry Madigan, 243 Withers st. Plan No. 3149.

GLENMORE AV, n s, 100 e Shepherd av, new extension, 20x13; cost, $500; owner and architect, John Bell, 803 Glenmore av. Plan No. 3081.

KENT AV, e s, 44.6 s Metropolitan av, new plumbing, etc.; cost, $200; owner, Edw. H. Meyers, 394 Graham av; architect, Emil Meisenger, same address. Plan No. 3157.

STONE AV, No. 518, new porch, etc.; cost, $200; owner, Abraham Schwartz, on premises; architects, Adelsohn & Feinberg, 1776 Pitkin av. Plan No. 3159.

STONE AV, No. 562, new windows, etc.; cost, $300; owner, David Scheim, on premises; architect as above. Plan No. 3161.

STONE AV, No. 255, new plumbing, etc.; cost, $200; owners, Bernard & Tarpey, 397 Montauk av; architect as above. Plan No. 3162.

MYRTLE AV, Nos. 99-105; new plumbing, etc.; cost, $110; owners, B. Schellenberg & Sons, on premises; architect, H. E. Muller, 173 Court st. Plan No. 3110.

VICUNA AV, No. 436, interior alterations, etc.; cost, $150; owner, Wolf Karp, on premises; architect, Morris Rothstein, 346 Sheffield av. Plan No. 3119.

WORTMAN AV, n s, 112 e Sheffield av, raise building; cost, $400; owner, Martin Connaughton, Wortman and Sheffield avs; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 3101.

WASHINGTON AV, e s, 175 n Park av, add two new stories to present building; cost, $8,750; owner, E. Le Grand Beers, Plaza Hotel, N. Y.; architects, Chappell & Bosworth, 258 Broadway, N. Y. Plan No. 3126.

WYCKOFF AV, No. 144, new store front, etc.; cost, $200; owner, John Hoertz, on premises; architect, Benj. Finkensieper, 134 Broadway. Plan No. 3131.

BERGEN ST, s s, 72 w Grand av, new plumbing; cost, $250; owner, Frank Cacace, 772 Bergen st; architect, Jacob Fisher, 25 Av C. Plan No. 3180.

FULTON ST, s s, 100 e Brooklyn av, new bins, etc.; cost, $500; owner, South Brooklyn Railway Co.; architect, Harry Donon, 770 Gates av. Plan No. 3175.

PULASKI ST, n s, 204.6 e Throop av, new extension, 27x56.6; cost, $3,000; owner, Excelsior Bwg. Co., on premises; architect, Hy A. Koelbe, 35 West 124th st. Plan No. 3174.

REMSEN ST, n w cor Court st, raise flooring; cost, $500; owner, Metropolitan Association, 261 Broadway, N. Y.; architect, Howard Construction Co., 261 Broadway. Plan No. 3178.

EAST 8TH ST, w s, 240 s Cortelyou rd, front porch, etc.; cost, $150; owner, Thos. Donohue, on premises; architect, Chilton Dean, 18th st and Coney Island av. Plan No. 3183.

80TH ST, s s, 139 e New Utrecht av, new extension, 16x18; cost, $130; owner, Joseph Arlotta, 729 80th st; architect, Jos. Monda, 3986 Jerome av. Plan No. 3197.

BLAKE AV, s s, 80 w New Jersey av, new store front; cost, $300; owner, Aaron Pickle, 287 Vermont st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3192.

BROADWAY, w s, 167.4 n Ellery st, exterior and interior alterations; cost, $6,000; owners, Abe & Morris Krim, 138 East 14th st, N. Y.; architect, Morris Schwarz, 194 Bowery, N. Y. Plan No. 3198.

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.

CAELMSEENT

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

BROOKLYN BRIDGE BRAND
ROSENDALE HYDRAULIC CEMENT
Is put up in Barrels or Duck Bags.
Barrels 300 Lbs. Gross; 285 Lbs. Net Weight.
Three Bags 95 Lbs. each to the Barrel.
Allowance of 7½ cents each for return Bags.
Cement in Bags is Cheaper.
In Bags or Barrels the price is the same.

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

The Kreischer 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
EMAMELED AND PORCELAIN BRICK, several colors Pompeiian (or Mottled), both Plain or Moulded.
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

HOUGHTALING & WITTPENN
IMPERVIOUS FACE BRICKS
ALL COLORS
44 EAST 23d STREET Telephone, 1154 Gramercy NEW YORK

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.

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.

Benvenue Granite Co.

GRANITE

50 CHURCH ST., NEW YORK CITY

Telephone, 5608 Cortlandt

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 32 Cortlandt Street Tel. 5455 Cort.

Yards Jersey City Tel., 1180 Bergen

JAEGER LUMBER CO.

LUMBER and TIMBER

YARDS AND OFFICE

Chapman Docks, 1105 Metropolitan Ave.

Tel. 5551 Wmsbg. BROOKLYN, N. Y.

WILLIAM A. HAASE

Plumbing Contractor

1513 SECOND AVE.

Tel. Call, 2932—79th St. NEW YORK, N. Y.

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.

FORT HAMILTON AV, n w cor 42d st, new extension, 12.6x13.10; cost, $900; owner, Geo. Hickerson, 4118 Fort Hamilton av; architects, White & Lath, 6323 New Utrecht av. Plan No. 3186.

GREENPOINT AV, s e cor Eckford st, new extension, 9x6.4; cost, 800; owners, Cornelius & M. P. Sheehan, 200 Grenpoint av; architects, P. Tillion & Son, 281 Fulton st. Plan No. 3202.

ROGERS AV, s w cor Prospect pl, new extension, 16.3x23.8; cost, $2,000; owners and architects as above. Plan No. 3185.

MYRTLE AV, s s, 82 w Broadway, new store front; cost, $250; owner, Anthony Vigelino, 8 Stuyvesant av; architect, Fred Weber, 192 Woodbine st. Plan No. 3177.

ROCKAWAY AV, e s, 65 s Flatlands av, fireproof booth, etc.; cost, $75; owner and architect, J. B. Garrison, on premises. Plan No. 3172.

ROGERS AV, w s, 16.3 s Prospect pl, new extension, 32.2x33.2; cost, $3,000; owner, Mary MacMahon, 937 Park pl; architect, Harold G. Dougles, 215 Montague st. Plan No. 3184.

Queens.

ARVERNE.—Montrose pl, n s, 104 w Jessica av; shingle sides and cut new windows; cost, $150; owner, Irene B. Olters, premises. Plan No. 501.

BAYSIDE.—Crocheron av, n s, 100 e Bell av, 2-sty frame extension on front and side, 36x33, new w. c. compartments and new plumbing; cost, $1,500; owner and architect, Herman Haak, Bayside. Plan No. 483.

BAYSIDE.—Crocheron av, n s, 100 e Bell av; new concrete foundation; cost, $125; owner, Herman Haak, Bayside. Plan No. 484.

BAYSIDE.—4th st, s w cor Ashburton av, 2-sty frame extension on front, 25x20, shingle roof; cost, $700; owner, Gustave Katzwinkle, premises; architect, A. W. Coote, Great Neck, L. I. Plan No. 500.

CORONA.—Junction av, e s, 50 n Forest av, general repairs; cost, $600; owner, J. P. Syoberg, Broadway, Elmhurst. Plan No. 480.

DOUGLASTON.—West Drive, e s, 80 s Forest rd, erect porch 2 stys high; cost, $300; owner, Miss M. F. Butler, Douglaston. Plan No. 490.

EVERGREEN.—Smith st, s s, 135 w Cypress av, 2-sty frame extension on front, 25x15, tin roof; cost, $300; owner, Salvatore Nicoliar, on premises; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 496.

JAMAICA.—Fulton st, s w cor Standard pl, erect iron sign on roof; cost, $200; owner, Harold C. McNulty, premises. Plan No. 502.

FLUSHING.—Colden av, w s, 100 n Hillside av, 2-sty frame extension on front and side, 14x24, shingle roof, interior repairs; cost, $1,500; owner, M. F. Tochman, Colden av, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 481.

FLUSHING.—Holly st, s w cor Lincoln st, 2-sty frame extension on side, 4x16, tin roof; cost, $200; owner, Rose, Varona, Lincoln st, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 482.

FLUSHING.—Central av, w s, 225 n State st, enclose rear porch; cost, $75; owner, E. Jennys, premises. Plan No. 479.

LONG ISLAND CITY.—William st, s w cor Payntar av, 1-sty frame extension on side, 14x22, tar and gravel roof; cost, $300; owner, Karol Jakobec, 215 William st, L. I. C.; architect, Frank Chmelik, 796 2d av, L. I. C. Plan No. 476.

FLUSHING.—Jagger av, w s, 100 n Franklin pl, general repairs and new foundation; cost, $800; owner, Mrs. A. W. Willets, 105 Jagger av, Flushing. Plan No. 493.

JAMAICA.—Catherine st, No. 60, raise building 4 ft. to grade; cost, $75; owner, Anna V. Scihelli, 58 Catherine st, Jamaica. Plan No. 491.

LAUREL HILL.—Washington av, No. 167, general repairs, reshingle roof; cost, $100; owner, W. Miller, 461 Graham av, Brooklyn. Plan No. 498.

LONG ISLAND CITY.—7th av, e s, 150 n Broadway, general interior alteration and repairs after fire damage; cost, $700; owner, John Lachner, 308 7th av, L. I. C. Plan No. 488.

ROCKAWAY BEACH.—North Pleasant av, e s, 685 w Boulevard, 1-sty frame extension on front stable, 25x53, gal. iron roof; cost, $150; owner, Jacob Moehn, Boulevard, Rockaway Beach; architect, J. B. Smith, 67 North Fairview av, Rockaway Beach. Plan No. 477.

ROCKAWAY BEACH.—Washington av, No. 340, 1-sty frame open shed (awning), 12x5; cost, $10; owner, Phillip Fabel, 384 Chauncey st, Brooklyn. Plan No. 485.

RICHMOND HILL.—Curtis av, w s, n Stewart av, erect extension for bath compartments, new plumbing; cost, $100; owner, Paul Laclef, premises. Plan No. 494.

ROCKAWAY BEACH.—Stubbing pl, No. 125, repair veranda and porch; cost, $500; owner, H. J. Furlong, premises. Plan No. 492.

RIDGEWOOD.—Fresh Pond rd, No. 311, erect new stone foundation and interior repairs; cost, $200; owner, Charles Avvocato, premises; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 495.

RIDGEWOOD.—Myrtle av, n s, 200 w Onderdonk av, increase size moving picture booth; cost, $100; owner, J. W. Miller, 1560 Myrtle av, Ridgewood. Plan No. 489.

ROCKAWAY BEACH.—Bruce pl, No. 1, erect piazza; cost, $40; owner, Gustave Olsen, 25 Eldert av, Rockaway Beach. Plan No. 497.

WOODSIDE.—Jackson av, s e cor 3d st, raise dwelling and erect new brick foundation; cost, $50; owner, Robert Shilowitz, premises. Plan No. 487.

CORONA.—Jackson av, s e cor Junction av, erect six brick piers under office; cost, $15; owner, M. F. Henken, 141 W. 38th st, N. Y. C. Plan No. 506.

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.

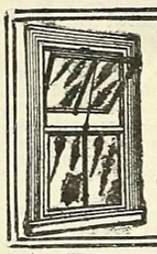
Manufacturers of

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 Voigtmann & Co., N. Y.

ACME

METAL CEILING CO.

2295 Second Avenue Near 118th Street

Brooklyn Branch, 871 Flushing Ave., near Broadway

Are you satisfied with the results—don't you want to do more—are you getting your share of business—if not, what's the reason? Competition is keen—are you as well posted as your competitor or does he slip in just ahead and win out? Perhaps there's a solution—perhaps it's Dodge Reports—think it over!

DODGE REPORTS, 11 E. 24th St., N. Y.

JAMAICA.—Shelton av, n s, 100 w Myrtle av, raise dwelling and erect cement block foundation; cost, $350; owner, Max Wohl, 201 New York av, Jamaica. Plan No. 507.

MASPETH.—Hull av, s w cor Clermont av, 1-sty frame extension, 25x23, tin roof; cost, $250; owner, Alexander Zarkowski, on premises. Plan No. 505.

SO. OZONE PARK.—Collins av, e s, 240 & 310 n Horan av, erect new water closet compartments and new plumbing; cost, $400; owner, F. H. Chapman, 45 Kaiser av, So. Ozone Park. Plan Nos. 508-9.

ROCKAWAY BEACH.—No. Chase av, w s, 165 n Boulevard, raise building and erect new stone foundation; cost, $200; owner, Eugene Nacer, on premises. Plan No. 504.

WHITESTONE.—21st st, n s, 100 w 8th av, 1-sty concrete extension on rear, 20x40, tar and felt roof; cost, $480; owner, Columbia Club, Whitestone; architect, C. Ritterbach, Whitestone. Plan No. 503.

Richmond.

BURGHER AV, e s, 40 e Union av, alter dwelling; cost, $25; owner, O. M. Jensen; builder, Conrad Larsen. Plan No. 170.

BEMENT AV, e s, 100 s Henderson, alterations to dwelling; $225; owner, Mrs. J. P. Kempenan, 211 Bement av; builder, E. Bush, Mariner's Harbor. Plan No. 167.

CASTLETON AV, s s, 100 w Dongan st, West New Brighton, extension to dwelling; cost, $300; owner, Mrs. A. Saubenheimer, 1258 Castleton av; builder, F. Martin Blarch, 1258 Castleton av. Plan No. 161.

ELIZABETH ST, w s, 150 s Castleton av, alterations to frame dwelling; cost, $500; owner, Cornelius Vanderbilt, Jr. Owner biulds. Plan No. 164.

LINCOLN AV, BEACH PARK, frame kitchen; cost, $100; owner, E. J. Ryan, 122 Leroy st. N. Y. C.; builder, Aug. Alverson, Midland Beach. Plan No. 162.

MADISON AV, e s, 400 n Old Pawn av, South Beach, addition to frame dwelling; cost, $500; owner, Jos. Castronnova, on premises; architect, Ch. P. Cannella, 60 Graham av, Brooklyn. Plan No. 166.

NORWOOD AV, e s, opp. Cross st, alter dwelling; cost, $300; owner, F. A. Errington; builder, Wm. E. Sterner. Plan No. 168.

RICHMOND TURNPIKE, Bull's Head, alterations to hotel; cost, $150;owner, P. Sursi, Bull's Head; builder, Edw. Kruser, Richmond av. Plan No. 165.

RICHMOND RD, No. 1236, Garretson, frame sitting room; cost, $1,000; owner, S. Bianca, 1236 Richmond rd; builder, Charles Koenig, Hillside av, Stapleton. Plan No. 163.

SAND LA, n s, 200 n Old Town rd, alter dwelling; cost, $100; owner, Sabato Messino; builder, P. Fion. Plan No. 169.

BOARDWALK, SOUTH BEACH, move store; cost, $75; owner, Fritz Staiger, Seaside Boulevard; builder, Geo. Heinman, Stapleton. Plan No. 160.

Personal and Trade Notes.

MORRIS ROTBERG has severed his connection with the Rotberg-Drescher Co. at 2336 3d av, Manhattan.

T. T. RESE,, Palm Beach, Florida, contemplates a large resident development and desires catalogues on all building materials and supplies.

OSWALD C. HERING has sailed for a tour through Spain, Italy and Germany, to study and write on the architecture of those countries. Mr. Hering is known as the architect of beautiful country houses.

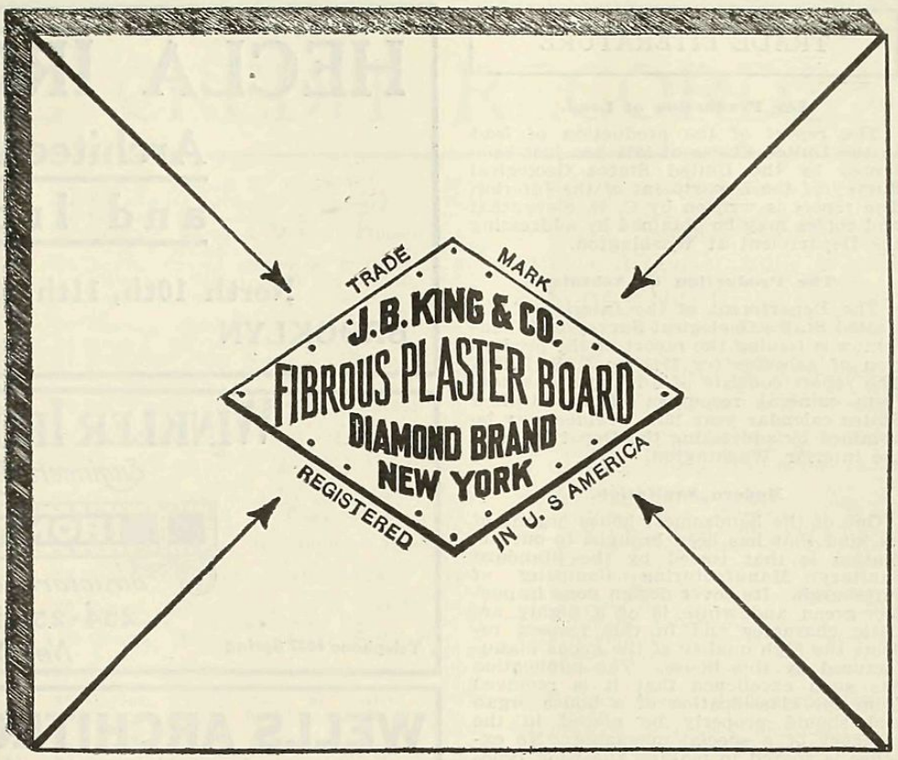
The New Seamen's Institute.

The lighthouse tower is taking shape at the top of the Seamen's Church Institute, corner of Coenties slip and South street. The steel framework of the main building has reached its full height of twelve stories, and the masons are laying the walls of salmon-colored brick and red sandstone in combination. This is the first steel-frame building to be erected on the East River front anywhere near the Battery.

A great many philanthropic people are taking an interest in this building. It will contain not only a complete hotel for sailors, but other departments as well, including a shipping office, a department store, a savings bank and a postoffice. Within the last few weeks eighty of the 500 rooms for sailors on the building's five upper stories have been furnished at the established figure of $100 a room, many of them in memory of some one of the Titanic's heroes.

The estimated cost of the new building with all its furnishings will be about $675,000, of which less than $250,000 remains to be raised. Edmund L. Bayliss, of 54 Wall street, is chairman of the Building Committee.

—Seattle's 44-story office building, for the L. C. Smith estate, will be built on concrete piles. It will be the tallest building in the world to be built on piles of any kind. It will be exceeded in height only by the Woolworth and Singer Buildings and the Metropolitan Tower.



Six Hours of Electric Light 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 less than one-fourth what it was a decade ago, and under the

REDUCED RATES IN EFFECT JULY 1, 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

THINK THIS OVER

If your premises are not wired, we have a new partial payments wiring plan which may interest you.

EDISON ELECTRIC ILLUMINATING COMPANY
OF BROOKLYN

5114 5th Avenue **360 Pearl Street** **884 Broadway**

TELEPHONE, 8000 MAIN (Connecting All Branches)

GLASS **FOR NEW BUILDINGS AND ALTERATIONS**

SEND FOR PARTICULARS OF MY NEW

METAL BAR FOR STORE FRONTS

Which Is Strong, Ornamental and Low in Price; Copper or Oxidized

GLASS TOPS FOR FURNITURE

MIRRORS MADE TO ORDER OR RESILVERED

J. H. WERBELOVSKY

93 MESEROLE STREET Telephone Wmsburg, 5300 BROOKLYN

WILLIAM SCHWENN Telephone 1700 Bushwick

Ornamental and Structural **IRON WORK**

822 to 832 LEXINGTON AVENUE, near Broadway, BROOKLYN

TRADE LITERATURE

The Production of Lead.

The report of the production of lead in the United States of 1911 has just been issued by the United States Geological Survey of the Department of the Interior. The report is written by C. E. Siebenthal and copies may be obtained by addressing the Department at Washington.

The Production of Asbestos.

The Department of the Interior of the United States Geological Survey of Washington is issuing the report of the production of asbestos for 1911 by J. S. Diller. The report consists of advanced chapters from mineral resources of the United States calendar year 1911. Copies may be obtained by addressing the Department of the Interior, Washington.

Modern Sanitation.

One of the handsomest house organs of its kind that has been brought to our attention is that issued by the Standard Sanitary Manufacturing Company of Pittsburgh. Its cover design done in purple, green and white is of a highly artistic character and in this respect reflects the high quality of the goods manufactured by this house. The publication has such excellence that it is removed from the classification of a house organ and should properly be placed in the category of a special magazine. No expense is spared in making the book typographically perfect and it has a didactic value in that it keeps architects and builders in touch with new things being turned out by this house. Application for being placed on the mailing list should be addressed to the company at Pittsburgh.

Expanded Metal Construction.

Bulletin No. 4 under this title has just been issued by the North Western Expanded Metal Co., of 37 Van Buren street, Chicago. It contains interesting and convincing illustrations and data concerning the use of expanded metal in buildings of all kinds. The booklet is well worth perusal by architects and builders. In speaking of the condition in which metal lath was found when the Rothchild building in Chicago was razed, an editorial says that this material had been in the building over eight years and that the wrecking crew had considerable difficulty in knocking the lath off the ceiling and cutting the plaster from the lath. A picture shows the removal of this lath and a short description of its condition. Copies may be obtained by addressing the company at 37 Van Buren street, Chicago.

H. W. Johns-Manville Co. Moves.

The executive offices and New York showrooms of the H. W. Johns-Manville Co., manufacturers of asbestos, magnesia and electrical supplies ave been moved to the new twelve-story "H. W. Johns-Manville Building," Madison avenue and 41st street, New York City, from their old quarters at 100 William street, where they were located for the past 15 years.

This move marks the 54th anniversary of the company. Under the name of "H. W. Johns-Manufacturing Co.," the business was conducted at 87 Maiden Lane previous to May 1st, 1897, when it was moved to 100 William street. In 1901 the firm name was changed to "H. W. Johns-Manville Company," a consolidation being affected between the Manville Covering Co., of Milwaukee, Wis., and H. W. Johns Mfg. Co. This last combination brought together two of the largest manufacturers of pipe and boiler coverings, packings, roofings, etc., in the world, and the growth of the company since that time has been almost phenomenal.

They now have factories located in Brooklyn, N. Y., Milwaukee, Wis., West Milwaukee, Wis., Hartford, Conn., Nashua, N. H., Lockport, N. Y., and Newark, N. J., with an asphalt refinery at South Amboy, N. J.; and extensive asbestos mines at Danville in the Province of Quebec, Canada, which are the largest in existence and produce an exceptionally fine grade of asbestos. They also have a branch house in every city of any size in the United States and Canada, as well as representatives in about all foreign countries.

In the new quarters, the company will have the distinction of being one of the few manufacturing concerns which occupy an entire 12-story building in its entirety. The company now occupies over 2,657,160 square feet of floor space or about 61 acres. The employees number approximately 5,000 and there are about 425 salesmen.

HECLA IRON WORKS
Architectural Bronze and Iron Work
North 10th, 11th, 12th and 13th Streets
BROOKLYN NEW YORK

WINKLER IRON COMPANY
Engineers & Contractors for
IRON WORK
Stractaral & 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

FIRE ESCAPES
A SPECIALTY
Structural and Ornamental IRON WORK for Buildings
H. BERNSTEIN
1397-99 Avenue A, New York City
Phone, Lenox 4261

ELEVATORS
WELSH MACHINE WORKS
276-277 WEST ST.
NEW YORK
PHONE 3729 SPRING

ESTABLISHED 1868
HAYES METAL SKYLIGHTS, LATHING &c
718 8TH AVE NEW YORK
FIREPROOF WIRE GLASS WINDOWS

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

GET OUR ESTIMATE ON
TILING ALL KINDS
KINGS COUNTY TILE CO.
WM. W. HENRY, Prop.
720 WYTHE AVENUE, BROOKLYN, N. Y.

Telephone, 3583 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.

THE RECORD AND GUIDE—Is Your Advertisement There?

Think of its Power—to—sell your products,—reaching directly the very men that you want to reach. The Record and Guide publishes all Real Estate and Building Operations in Manhattan and Bronx boroughs, is equipped with a large news service. Its news columns are carefully read by the Architects, Builders, Contractors, Real Estate Brokers and Property Owners. These same people also read its advertising pages and are often influenced by them when making purchases.

IS YOUR ADVERTISEMENT THERE?

OFFICIAL CREDIT RECORDS

JUDGMENTS.

Manhattan and Bronx.

May
18 Aron, Abr—Premium Chocolate Co. 68.92
20 Auringer, Fred—R F Bloomfield et al 94.05
20 Abernathy, Abel & Remsen B Decker—Indian Refinery Co of NY..65.44
20 Arfmann, Anna K—T B Leahy et al ..... costs, 23.08
21 Abercrombie, Wm C—A H Benson.27.31
21 Avarello, Vincenzo—S Parson....104.97
21 Agneta, Tomasco—A Costarella..68.70
22 Adams, Lorenzo B—L Bossert et al. 278.78
22 Abernethy, Geo H—E J Walsh...524.81
22 Abrams, Joshua—S Zaretzky 174.15
22 same—H N Goodstein 210.40
22 same—Cohen Bros 148.50
22 Abrahams, Edwin H—G F Chamberlin 453.45
22 Abrahams, Bernard J & Benj Lesser—E Petrasch 1,669.32
23 Abelowitz, Abr—Sarasohn & Son.14.65
23 Arico, Jos—A L Henry.....529.31
23 same—same 289.00
23 Ackerman, Saml—J Schon 67.47
23 Andujar, Antonio—J B Taylor..2,971.96
23 Arnheim, Edw—G W Roberts..1,124.24
24 Abingdon, Wm L—G W Lawrence et al 587.97
24 Avram, Meis H—F Weber.....1,089.66
24 Ahearn, Jno—A H Joline...costs, 77.60
24 Armato, Rosarie & Cathrine—J Kulla Co..... 171.91
24 Ash, Wm H—F C Warner.....123.57
24 Alexander, Henri F—H Trousing.43.69
18 Blakeman, Jesse H & Joe A Cohen—Geo E Loeffler Land & Impt Co 49.65
18 Brewer, Wm S—B G Fischer et al 151.04
18 Bonner, Oliver R—M Kornblum..182.92
18 Brooks, Byron—Hudson Trust Co 6,690.94
18 Bentz, Jno J—Crotona Park Realty Co 10,268.75
18 Blankman, Adolph, Bernard Burger & Simon Handman—M P Doyle.224.72
20 Bruns, Frank W—R Beckar et al ..... costs, 69.72
20 Blumberg, Jacob L & Isaac*—J E Bates & Co 191.63
20 Bersch, Hyman—A G Hundos...164.86
20 Blaney, Chas E & Charles E Blaney Amusement Co—C A Dunn....454.52
20 Browne, Jas H—C B McLaughlin.72.27
20 Bartlomeo, Giordane—Church E Gates & Co.....146.62
20 Bidlake, Maria—Wm Knabe Mfg Co 116.64
20 Bergman, Jas—H Schiff et al....32.41
20 Browne, Jas H, Thos A & Walter L—C B McLaughlin 72.27
21 Brett, Harvey V—L A Thomson..... ..... 1,614.56
21 Bockhaus, Bernard—J Plunket et al. 91.55
21 Berkowitz, Hyman—S Taub.....27.41
21 Becket, Edw H—Charles & Co..182.00
21 Blou, Herman—Domestic Sewing Machine Co..... 354.00
21 Birnbaum, Saml & Henry A Sternberg—German Exchange Bank 539.80
21 Barry, Jas E & Jno M Finley—C Herman 364.13
21 Brenner, Louis & David—J G Anderson 89.58
21 Birken, Saml—Uranium Steamship Co ..... costs, 22.84
21 Beck, Moses—Hencken & Willenbrock Co..... 32.26
21 Bockins, Harry G—Mutual Life Ins & Trust Co of N Y 314.67
21 Bartholomew, Donald C—W S Brewer et al 30.97
21 Boyajian, Philip—L Siegel 34.41
21 Beckley, Robt M—National Park Bank of N Y 431.65
22 Bjurstrom, Hilda—A N Joline et al. ..... costs, 103.50
22 Buchalter, Chas & Antonio Coneva—A Kahn 59.72
22 Browne, Grant H—D Lawson....528.59
22 Burlen, Lorenzo W Jr & Anna M—Jno C Duffy Co..... 81.91
22 Burstein, Henry—Commercial Reporting Co 67.17
22 Berkowitz, Jos & Oscar Bresler—H Corn 362.98
22 Bolton, Fredk G—F V Bross....275.60
22 Bendheim, Carrie—D Burger....700.00
22 same—L Burger 1,935.40
22 Bernstein, May or May Ward—Morning Telegraph Co..... 199.37
22 Barth, Max—M Kelland....costs, 56.19
22 Bendit, Max—A D Bendix..costs, 146.30
22 Brand, Jacob—L L Goldstein....527.50
23 Beardsley, W Egbert R—J C Rundach 237.30
23 Barnes, Thos C—A Abrams.....224.65
23 Baker, Chas & Leonard Fox—Fullerton Electrical Co..... 159.75
23 Becorra, Mariano D—E T Burrowes Co..... 59.65
23 Blives, Jack & Harry Simon—People, &c..... 100.00
23 Bruck, Geo H* & Gustave A Bickert—Sol Friedman & Co.....282.39
23 Block, Mary, Jno Samo, Elsie Samo & Chas Samo—J H Beckler 10.22
23 Benjamin, Frank A admr—City of NY ..... costs, 114.55
23 same—Olin J Stephens..costs, 108.13
23 Brady, Catherine—M M Brennan.111.91
23 Burnett, Curtis R trste—L Martins. 104.08
23 Biederman, Anna—N M Rosen....65.70
24 Beals, Bruce L—L B Hyde.....200.13
24 Burck, Jos—B K Bloch.....336.11
24 Berkowitz, Jos—E Wilensky....175.65
24 Benach, Mina—City of N Y.....262.00
24 Beldner, Saml & Fannie Fleischman—N Y Edison Co..... 34.35
24 Boyle, Frank admr—N Y Central & Hudson River R R Co..costs, 108.17
24 Bauman, Saml—W J Dailey et al..... ..... costs, 77.60
24 Burdge, Henry C—T H Allen....169.93
24 Browd, David K—S Greopf.....42.50
24 Berkeley, Wm N—D Anderson....25.00
24 Berkowitz, Nathan—Ragus Tea & Coffee Co..... 66.59
24 Batistatos, Gabriel—N Y Edison Co. 19.71
18 Christopher, Harry D—Hollywood Co 105.91
18 Carter, Mary A & Wm H—Bronx Borough Bank 421.79
18 Connors, Thos—A D Brunner..1,085.12
18 Carey, Naomi & Rose Seaman—H Samuels et al 136.87
18 Carter, Wm H—Bronx Borough Bank 219.16
20 Callahan, Jane—Central Cigar Mfg Co 73.16
20 Cragg, Eugene R—G M Buttle..46.90
20 Corrente, Giovanni—L Lee.....20.91
20 Chase, Helen C—A G Rochester. 3,530.79
20 Conover, Edw A, Jr—Bottsford Dickinson Co 68.13
20 Carlon, Philip P—A M Reilly....79.72
20 Cohen, Simon & Hyman—B Rosenblum 280.03
20 Cohen, Jos—H Robinson...costs, 60.90
20 Cunningham, Chas H—W F Baker ..... costs, 59.80
20 Catrania, Geo J—J Rutz.....22.72
20 Catrania, Geo J—J Rutz.....23.72
21 Conversano, Arturo—T C Reid et al 218.07
21 Clausen, Chas—Independent Harlem True Brothers Sick Benefit Soc.... ..... costs, 68.73
21 Collins, Chas W—Title Guaranty & Surety Co..... 1,115.85
21 Cody, Jas A & Wm J exrs—City of N Y 119.16
21 Compton, Robin D—Nimis & Nimis. 545.64
21 Celia, Frances—Klenert & Rosenbluth Inc 34.51
22 Clodio, Mariell R—C Bank 155.52
22 Cohen, Hyman—A H Joline et al.... ..... costs, 72.50
22 Canin, Banish—Eastern Thread Co. 296.03
22 Cox, Jas A—M Meyers et al....172.14
22 Cohen, Louis—W Horowitz.....381.02
22 Cohen, Isaac—City of N Y.....29.41
22 Cohen, Moss—I Warshawsky....263.18
22 Cameron, Alex Jr—E 67th St Apartment Building 2,553.79
22 Clark, Besse C, Lena Holl & Jno C Webb—J Cullo et al 805.00
23 Cooper, Saml & Isidor—B Danzis.40.72
23 Cohen, Harry & Empire State Surety Co—People &c 3,000.00
23 Cavanaugh, Jos H—Bayside Natl Bank 136.13
23 Cole, Edw F—E Robitzek..costs, 9.41
23 Cutler, Saml, Philip & Paul—M Rothstein 3,152.85
24 Collins, Peter A—A B Marx.....293.84
24 Crane, Wm C—C L Peabody.....22.31
24 Cohen, Wm—Crandall Pettee Co.435.12
24 Carbone, Frank—A Rocco.....427.41
24 Ceonacher, Christopher—J Otto..821.67
24 Coyle, Katherine—E Armstrong..225.68
24 Cordes, Henry F—Wood & Selick.237.90
24 Comstock, Clarence K—Burns Bros. 30.90
24 Catalano, Pietro—Lehigh Sales Co. 215.83
24 Cunningham, Peter T—E Ling...124.17
18 Dell, Erga, Fred—J Seeman et al.62.40
18 Dairs, Albert J—Chas F Schmidt & Peters 392.75
18 Davidson, Jas F, Saml Weil—J Rheim .....costs, 34.41
20 Di Gesu, Ludovico & Jos—O Dischmann et al 319.41
20 Davis, Abr & Harry Baronn—M Vicorson 306.59
20 Dalton, Eliz F—Varuna Investing Co 226.21
20 Devine, Patk H—G Karsch et al..85.31
20 Durkin, Luke P—City of N Y....59.41
20 Dailey, Wm J—W F Stillger...211.72
20 Dennis, Thos—City of N Y.....59.41
20 Dowling, Robt M—F J Allen....163.35
20 Dean, Alice L—Wm Knabe & Co Mfg Co 59.41
20 Duhrenheimer, Theo—Wm Knabe & Co Mfg Co.....195.76
21 Di Benedettle, Maria & Frank Di Bennedetti—J Sullivan.....130.75
21 Degnam, Jas—M Jacobson.....225.00
21 Duhrenheimer, Theo—H S White.319.39
21 Dickens, Saml—M J Gretach.....82.28
22 Decker, Nettie—F R S Irish.....37.41
22 Deering, Jas C—J R Clarke.....606.37
22 Dix, Otto—B K Bloch.....176.31
22 Devery, Amanna—I B Clark.....155.49
22 Denobill, Philomena—City of NY..29.41
22 De Polgary, Geza—J J Talbot..113.15
23 Droge, Harman G—Gimbel Bros.274.82
23 D'Ascoli, Wm R—Federal Sign System Electric 43.69
24 Danforth, Wm H—A Alderman..240.55
24 Dreyfus, Bertha—N Y Edison Co.10.15
24 Dresser, Danl Le Roy—W S Andrews ..... costs, 93.40
24 Deutsch, Adolph—G Herbener...842.13
24 Dorfman, Keba, Jno Schneider & Jacob Schneider—Colonial Mantel & Refrigerator Co.....55.53
24 Di Maria, Jos—N Siviglis.....26.64
18 Ehret, Geo—J Barrett 150.00
20 Eichner, Emanuel A—Jno Wanamaker 83.51
20 Epstein, Gustave A—A E Winterfields 454.56
21 Early, Valentine S—C B Davis..3,455.10
21 Elliott, Thaddeus V—C McMillan... ..... 2,500.00
22 Ellis, Herman—L Miller et al.5,738.49
23 Ehrgett, Oscar J—C Babcock....65.62
24 Eldred, Mildred C—C E McMahon.393.30
24 Engeman, Wm A—J C Wait....1,418.49
18 Filler, Gottlieb—Richd H Thomas Inc 168.79
20 Foley, Danl—G Karsch et al...192.35
21 Feuerstein, Benj—W A Scarborough et al..... 773.28
21 Fitzgerald, Austin—L A Thomson... ..... 1,614.56
21 Friend, Carl or Chas—I Weckstein.45.80
21 Freitag, Henry—Swift & Co.....72.41
21 Fackner, Edw & Chas H Coates—W H Hoople 1,927.86
21 Frankel, Morris—Robt Griffin Co.94.31
21 Fearon, Jas S, Clarence W Wrightson, Jos R Patterson, Robt I Fearon & Frank L Fearon—Putnam Hooker Co ..... costs 225.66
22 Egenberger, Edw—L G Hart.....45.31
22 Flint, Albt H—Title Guaranty & Surety Co..... 35,191.95
22 Feinberg, Libbie—J Rayvid.....152.75
22 Finkelstein, A A—Westchester Ave Bank 322.11
22 Fowler, Jno W—J Laskeavo et al. 116.31
22 Frazer, Gilbert B—Metropolitan Tailoring Co..... 395.41
22 Frankel, Harry—B Schonzait....139.65
23 Fogarty, Patk A—Fifty-ninth St Real Estate Co 44.65
23 Freeman, Jos, Sam Dreschler & Sol Silverman—L Salpeter 116.90
23 Fraser, Frank L—J Farrell....1,850.16
23 Fitzgerald, Wm H—W J Reineking. 87.36
23 Feurstein, Benj—Francis H Leggett & Co..... 163.89
23 Faiteute, Fredk B—J Creelman et al ..... costs, 111.95
23 Foans, Andw B—L Fink.....324.91
23 Fleitelson, Max—Geo L Storm & Co. 60.79
23 Friemann, Henry Jr—J H Cowperthwaite et al 309.78
23 Furniss, Wm P—B A Furniss..... ..... costs, 140.08
24 Flaxman, Max—N Y Edison Co....9.77
24 Friedman, Harry—A V Glason..981.82
24 Fraser, Edw M—Commercial Trust Co..... 104.01
24 Friedman, Robt—S A Lowenstein.... ..... 1,523.63
24 Flippen, Jas H—J Caltchas.....181.13
24 Doss, Wm—Monticello Distilling Co. 124.33
18 Gerson, Jacob—J Seeman et al.173.35
18 Gladman, Geo J—T C Coughlin et al 530.98
18 Goldsmith, Israel & Louis Pell—N Lyons 138.20
18 Gray, Lillian M—G Lapick et al.73.50
18 Graziano, Luigi—A Savarese et al 103.21
18 Gleich, Harry T—B Lipsky et al.123.15
18 Gitt, Harry M—Peierls, Buhler & Co 1,831.62
20 Goldschlag, Abr, Susa Goldschlag, Efreim Samstein & Jos Samstein—M B Sentner et al 4,241.50
20 Gatrania, Geo J—J Rutz.....22.72
20 Goldhamer, Paul B—M S Morris et al 15.93
20 Gutradt, Fanny & Ignatz Berman—Enoch Morgan's Sons Co..costs, 105.45
20 Gluck, D Winant—Auto Supply Co 39.74
20 Gray, Merrill R—J Robertson et al 111.91
20 Goldstein, Albt M—T Shaprio....42.87
20 Greendfield, Philip F, Leonard M Herzberg & Meyer Katzenstein—W Maas et al 291.85
21 Gardner, Frank J—Federal Sign System 282.37
21 Gilbert, Fred M—S B Lilienstern.324.40
21 Grandjean, Albert N—City of N Y.41.38
21 Geraci, Agostino, Antonio Rubino—D B Tamague 204.55
21 Grant, Daniel—M J Gretsch.....82.68
21 Greenberg, Meyer—F J Walsh....66.15
21 Goodman, Abr—A Weckstein et al.74.40
21 same—H Margolies Inc.....33.00
21 Goodman, Fannie, admrx—A Greenberg et al.....182.78
21 Greenberg, M B—T Gavigan.....45.01
22 Gwynne, Helen S, admrx, Franklin Steele, admr, Alice Gwynne, Edw Claypool Gwynne, Erskine Gwynne & Franklin Steele trstes—S Riker Jr et al .....costs, 126.40
22 Golden, Louis—D Bravin Tile & Marble Co..... 331.21
22 Giordano, Antonio—B K Bloch..293.57
22 Greenberg, Aaron—S Bersick....94.41
22 Gricco, Michl—Griffin Roofing Co.84.67
22 Grealish, Edw F—J M Fishel et al. 270.67
22 Gladman, Geo J—Jas T White & Co. 321.65
22 Grossman, Isaac & Chas Michael—D Klingenback et al 2,264.12
22 Goldman, Barney—Standard Damp Proofing & Roofing Co.....12.05
23 Gross, Saml & David Alexander*—D Alexander 349.66
23 Galvin, Florence V—M Sulzberger. 255.42
23 Gluck, Maurice B—Sarasohn & Son. 89.65
23 Goldberg, Mary—A Margolin..... ..... costs, 58.11
23 Giebelhausen, Otto—C H Rosenthal et al 319.05
23 Golden, Danl A & Royal S Lambertson*—B Jaffe 434.39

23 Glantzberg, Ernst—Steinman & Byck 175.76
24 Guinan, Jno—A H Joline et al.... .....costs, 70.00
24 Gruver, Simon—E Levy.....1,763.38
24 Gerardi, Danl—N Y Edison Co...23.08
24 Goodwin, Joe—E Hammendinger.116.93
24 Granat, David—Derby Coreset Co.61.01
24 Gwirtzman, Michel—H Martin...266.65
24 Galvin, Mary C—Burns Bros.....31.05
18 Hand, Jno—E H Sayre et al....217.65
18 Hayne, Alma C—M Pach.....30.77
18 Harris, Frances A—M Littman.1,428.79
18 Same——same 453.90
18 Holbrook, Francis R—A Kennedy ..... costs, 164.14
18 Houghton, Frank R—Libman Con Co 113.90
18 Same——same 373.71
18 Horowitz, Nathan—J Rubenstein.42.41
18 Hermalin, Israel—A Shapiro et al 153.05
20 Habets, Lillian—Wm Knabe & Co Mfg Co 100.10
20 Holligan, Wm R, Jno W Rodgers & Thos J Walsh—J Glessinger et al 109.76
20 Hill, Fredk W—Jas McCreery & Co 217.65
20 Hoag, Adeline K—N J Perkins..392.15
20 Hurwitz, Calmin—Columbia Gas Fixture Co 93.42
20 Hyman, Saml—L Marx et al.....53.06
21 Hogarth, Thos G—Wm Knabe & Co Mfg Co.....156.60
21 Hunt, Paul—same 172.01
21 Gruenstein, Anthony F—Wm Knabe & Co Mfg Co.....204.41
21 Henderson, Fredk D—C N Miller.311.01
21 Hertzel, Garrison J—L J Cotter..29.72
21 Hilands, Wm J—D H McGilvray et al 498.65
21 Heinsch, Ernest—Swift & Co.... 71.83
21 Houghtaling, Geo W—City of N Y.77.97
22 Haddock, Langford H—Conservative Realty Co. 98.63
22 Hatch, Edw Jr—National Iron Bank. 540.74
22 Hard, Marie—N Densen et al....34.31
22 Hayes, Lillian E—N Y Life Ins Co. .....costs, 102.70
22 Hartley, Frank I & Rowland*—H Heller & Co..... ..146.17
22 Hoyer, Wm—Henry L Hunter Inc.37.87
22 Hirsch, Patk—C T W Tons.....37.65
22 Hall, Chas W & Saml B Von Der Smit —J J Keating 169.20
22 Hasse, Frank—J C Nurnberg....400.00
23 Hampton, Wm J—W G Goodale..59.31
23 Hecht, Alice & Jos Hirsch—Zahn & Bowley Co. 282.72
23 Hillman, Alex—S W Johnson pres. 354.43
23 Helfer, Annie—C Spilka.....177.66
23 Hart, Helen—J C Heinsheimer et al 280.31
24 Hacker, Emanuel M—N Y Edison Co. 78.88
24 Heise, Annie, Theresa Hearne—F M Wells ..... costs, 120.00
24 Horwitz, Hyman—F Lamura...2,894.76
24 Henderson, Jno A—Dowd Constn Co 155.09
24 Helm, Emma—Badgley Piedel & Co. 53.26
24 Herring, Geo—R Weber et al...215.15
24 Horowitz, Morris & Mary—Sable Bros 75.29
24 Henning, Albt—Interborough Rapid Transit Co ....costs, 109.38
21 Irvin, Wm H—Wm Knabe & Co Mfg Co 60.90
20 Johnstone, Arthur—E Lacey....148.31
20 Jacquin, Alford—Rockwood & Co.95.33
20 Jaeger, Fredk E—David B Crockett Co 28.79
20 Jameson, Rose E—Gimbel Bros, N Y 43.05
21 Joline, Adrian H & Douglas Robinson rcvrs—J Mesino 169.41
23 Jodice, Domenico—S Katson.....22.18
23 Joseph, Max—I M Minsky.....254.41
23 Jordan, David F—R C Wilson....766.40
23 Johnson, Richd—A Ihm....costs, 109.19
23 Jaffer, Sara G—A M Kleman..costs, ...118.07
24 Johnson, Alex M—Levering & Garrigues Co.... .....costs, 23.26
24 Johnson, Marian—Meurer Bros Co. 121.23
24 Jarmulowsky, Harry—J Weinstein. 1,272.38
24 Jenson, Mauritz—Rohe & Bro....85.43
24 Joseph, Edw—M Sinsheimer.....209.91
18 Kartman, Jno J—M Kaplan.....66.58
18 Kaufman, Simon—C Marx.....168.93
18 Kleinman, Henry D—H Finley.2,472.15
18 Kohn, Saml—I Moraff.....costs, 87.93
18 Kurwitz, Fannie or Fannie Formal & Jacob Formal—N Lewis——.434.65
20 Klein, Jno—G Karsch et al.....141.68
20 Kaufman, Bernard—L Rosenweig.92.25
20 Kay, Saml—J Mandel.....61.91
20 Krauss, Philip—W A Hanisch...688.58
20 Keenan, Thos—W F Baker.costs, 60.15
20 Kleinman, Isaac—W Levin.costs, 12.95
20 Knubel, Herman—Astor Mtg Co..378.65
20 King, Louis—C E Matthews....48.41
20 Kingston, Saml F—Wm Knabe & Co Mfg Co 141.29
20 Konig, Paul—A Konig....costs, 125.12
20 Keller, Chas E—Ideal Switch Co, Inc 28.57
21 Kaplitz, Louis—S D Merhige.....52.85
21 Kaplan, Isaac—I Brauer et al...126.96
21 Koehl, Louis J—Swift & Co.....29.41
21 Koch, Herman—Swift & Co.....72.41
21 Karasinsky, Abr, Becky Karasinsky & Isaac Schukoff—J Yaroin....171.08
21 Kahn, Max & Sol Kahn*—B Sobin.. .....320.13
21 Kayser, Louis—F Herman.....27.91
22 Karadentes, Peter—J Kaufman et al 300.86
22 Kobre, Max—City of N Y 29.41
22 King, Clarence M—A H Bill.....72.34
22 Klein, Sol—M Breakstone et al..119.51
23 Kopelow, Max—United Electric Light & Power Co..... .....18.07
23 Kear, Harry B—L Alsbach.....332.18
23 Kulck, Abr—S Steinman et al....166.56
24 Kurzrok, Raphael—N Y Edison Co. 54.28
24 Klossk, Lena—E J Gillies et al...87.82
24 Kildug, Margt E—City of NY..262.00
24 King, Everett L—American Newspaper Pub Assn 640.88
24 same—D L Kaufman et al....33.72
24 Kingsbury, Albt J—J O Fowler.202.79
24 Koenig, Louis—H Reibel.....276.81
24 Klinfeld, Max—Burns Bros.....23.15
24 Kreps, Jos Jr—Jas Adams & Bro.388.91
24 Klinger, Louis—J Werber.....181.97
24 Kelly, Wm D—Victor Auto Storage Co.....195.55
24 Kojan, Edw—American Moving Machine Co.....184.41
24 Kaplan, Harris—S Kats.....220.99
24 Kaufman, Lou B—Alo Realty Co.487.41
18 Loughran, Jos & David J O'Connor —J Wisloh 25.00
18 Same—W Ladd 225.00
18 Lambert, Tobias—E H Sayre...139.18
18 Lewine, Paul—Thibaut Walker Co 64.76
20 Levine, Harry—H Rubin.....159.65
20 Livingston, Wm—J Morman et al 114.55
20 Lyons, Frank G C—G Beach et al 264.85
20 Landauer, Mamie—J Levin.....67.41
20 Leon, Marcus—M Baer et al.....37.79
20 Lancon, Geo—Gimbel Bros, N Y..32.56
20 Linder, Louis* & Israel—D Egolinsky 30.20
20 Linck, Jno M—G Robitzek, Inc...48.72
21 Levenson, Morris L—M Lowenstein.. .....290.74
21 Ligniti, Jas—A M Sartorelli.....29.41
21 Lorch, Geo A & Johanna Poggenburg exrs—City of N Y.....117.33
21 Lorch, Geo A & Johanna Poggenburg exrs—City of N Y.....98.44
21 Levin, Isidor—G M Krakower....208.25
21 Lediard, Chas & Geo Dusenbury*—M K Neville.....193.26
21 Ligety, Wm L—C Jacoby.....1,716.07
21 Little, Robt F—H S Boisnet.....26.21
21 Langlois, Ernest—Standard Point Co 80.14
22 Lenahan, Eugene T—I Seich 311.46
22 Luster, Markus & Annie—M Rattinger 195.32
22 Luster, Markus—same 667.62
23 Lizzo, Filomena admrx—J Venuto et al 5,066.50
23 Locatelli, Domenico—P Gaigiulo & Co.....31.82
23 Levy, Anna—C Spilkan 121.94
23 Lack, Jos J & David Lite—I Pomerantz 573.02
23 Linch, Geo W recvr—K McCabe..500.00
23 Layollo, Jules—C Morati.....1,277.89
23 same—same 1,569.59
23 same—same 2,086.39
24 Looney, Jas & Bernard F Plunkitt—People, &c 500.00
24 same—same 500.00
24 Levin, Hyman—N Y Edison Co....24.71
24 Levine, Harry—P Goldfarb.....49.67
24 Lum, Chas L—Wm Crawford....68.38
24 Lefkowitz, Nathan—B Kimmel et al 484.48
24 Lucks, Harry & Philip Lucks—R Dorfman 64.65
24 La Dew, Robt E—B Metzger....108.41
24 Langeheineken, Babette, Victor A Langeheineken & Olga Nygren—E W Langeheineken, costs 140.25
18 Miller, Sampson I—D H Ghouring et al 79.43
18 Moschowitz, Leopold—I Stern & Co 144.02
18 Mayer, Rose—S Turner...costs, 141.28
20 Morton, Robt E—J Sullivan....670.17
20 Mackin, Chas B & Ellen C—P E Peterson et al 127.84
20 Multer, Jos, by gdn—Central Park, North & East River R R Co. .....costs, 107.88
20 Murray, Nelson—Auto Supply Co..60.24
20 Murphy, Peter—City of N Y, costs, 24.00
20 Myers, Simon—Strasburger, Inc..91.50
20 Malone, Thos—Central Cigar Mfg Co 84.46
20 Manning, Harry J—M Perez et al 126.41
20 Miller, Emil W—Wm Knabe & Co Mfg Co 47.96
20 McDermott, Roderick—M Davidson 76.46
20 Mellish, Fuller—J M Gaites.....65.59
20 Markelson, Dora—H B Greenberg.61.31
20 Murphy, Robt P & Capital Security Co—Hudson Trust Co.....1,068.83
21 Meyerowitz, Jacob & Sarah—German Exchange Bank.....291.24
21 McGailey, Chas A—O Stegemann.143.66
21 Meier, Otto—Metropolitan Tobacco Co 47.66
21 Magad, Benj F—A Shaffer.....72.39
21 Moore, Eliz—H Gutterman, costs 112.10
21 McCauly or McCauley, Jno — N Schweitzer 33.89
21 Mason, Percy C—General Pub Co..66.51
21 Mathias, Saml—C E Briggs.....318.40
22 Masher, Howard H—T G Roebuck & Co.....62.91
22 Mosher, Edwin R—T G Roebuck & Co.....100.41
22 Melhado, Hyman gdn—Snare & Triest Co.....costs, 123.09
22 Muller, Mary—J A Glover et al.1,665.00
22 Melander, Eugene—A H Joline etal. .....cost, 71.00
22 Mendelsohn, Gustave—J Monsheimer et al 49.37
22 Moffatt, Ira—H Heller et al.....37.88
22 Morse, Nathan L—I M Morse ....costs, 370.00
22 McCarthy, Caroline—V Kutik....519.65
22 McDougald, Caroline W—G P Campbell 543.94
22 McCafferty, Mary E—G Falkenstein. 104.41
23 McCann, Edw—A A Rheinfrank.144.51
23 Mischke, Max—United Electric Light & Power Co.... .....46.17
23 Menz, Geo—E A Bertram.....138.00
23 Malandrikis, Geo—B Govino....136.91
23 Manevetz, Louis—Northern Bank of N Y 110.34
23 McKeon, Mary—J P Taylor.costs,222.38
23 Manheimer, Jno. Jno. Samo, Elsie Samo & Chas Samo—J H Beckler. 10.22
23 Mohrland, Jos—Monolith Realty Co. 650.00
23 Maas, Louis & Wm Livingston—I Blumberg 148.59
23 Masset, Anthony—Theo E Hergen Inc 75.66
23 McGroggan, Letty—F D Gulliver.148.36
23 McGowan, Peter J—M Smith et al. 247.00
24 Marosa, Henry—N Y Edison Co...19.10
24 Margolies, Adolph—D H McConnell et al 29.25
24 Mayer, Israel—W L Loew 151.06
24 Maier, Jno—Standard Plumbing Supply Co.....1,686.76
24 Mandel, Benjamin—N Y Edison Co.15.46
24 Masset, Anthony & Mary—J J McGrath 519.41
24 Miller, Cleveland D—B J Conroy.129.25
24 McGuire, W R—Brooklyn Furniture 75.30
24 Mart, Albt—S Klausner....costs, 77.96
24 same—K Klausner.....costs, 77.96
24 Meirowitz, Michl—Security Bank of N Y 117.53
24 Manashaw, Chas C—E Scheuer..378.07
24 Manelli, Guiseppnia—G Roma...504.41
24 Montegriffa, Agestino, Jr—J H Leiner 66.40
24 Morton, Mary L—Interborough Rap.d Transit Co ....costs, 105.88
20 Nugent, Arthur W & A W Nugent Co, Inc—E H Lathan Co, Inc...632.80
20 Norcross, Chas F—R Graham....206.32
21 Noik, Isidor—Imperial Ribbon Co.161.81
21 Newgebauer, August—E Danz...182.22
22 Nieberg, Chas, Benj Nieberg, Saml Augenblick & C N & S A Constn Co —Jac. E Fink & Bro Inc.....312.80
22 Nowitz, Philip—S Fink 52.57
23 Nicoll, Edw H, Claudius Rockefeller & Rudolph Diedting—P E McCarthy 639.75
23 Nussinfeld, Isak—C Bahrenburg et al 264.95
23 Noll, Arthur E—Excelsior Bwg Co. 1,062.26
23 Nellenbogen, Isidor—L Engel...1,064.88
23 Novak, Hazel—W J Bailey.....118.37
23 Nellie, Annie & Anna B Haas—F G Heesters 2,348.55
24 Nemerofsky, Dora—J R Rooseveit et al .....costs, 23.26
24 Nicols, Anna F—F K Pigeon....269.68
20 Onffry, Roland—A W Craigie....253.10
20 O'Rourke, Timothy—Failla & Eppler, Inc 41.67
21 O'Reilly, Luke, exr—City of N Y.20.50
21 O'Neill, Nora, admrx—Bernheimer & Schwartz Pilsener Bwg Co, costs 118.18
21 Osborne, Chas J—Equitable Trust Co of N Y.....49.35
21 O'Neill, Jos J—J Schreiber, costs 106.35
21 Ordonez, Manuel & Michael—L Bonnot et al.....16.91
22 Odierno, Errico—National Ptg & Engraving Co..... .....203.97
22 Obermeier, Emanuel N—L Haas..65.67
24 Olmstead, Irving C M—J Harbater et al 163.06
24 O'Reilly, Thos J—E Levy 204.94
18 Partridge, Harry C—N Y Lubricating Oil Co 42.59
20 Pace, Jno B, Jr—A Hoffman....766.31
20 Patton, Hiram H—City of N Y...59.41
20 Same——same 59.41
20 Pollock, Horatio J—Wm Knabe & Co Mfg Co 186.49
20 Pleasant, Frank—Same 75.03
20 Pergament, Isadore—Ludwig, Bauman & Co 84.66
20 Paine, Jno H—Simpson-Crawford Co 65.08
20 Pease, Jno W—M Brayer.....165.67
21 Phillips, Frank H—City of N Y...64.99
21 Purdy, Chas W & Mary J De Bevoise exrs—same 21.33
21 Pini, Carlos—C S Petrasch.....174.00
21 Polay, Adolph—C Isaacs et al....339.97
22 Phipps, Genevieve C or Mary—J T Collins et al 6,196.95
22 Platt, Fred G—M Rosenblum.....29.41
22 Phillips, Jno—Colwell Lead Co.1,155.73
22 Paris, Jno W—W W Knowles....530.24
23 Petze, Wm R—D Y Kistler.....115.31
23 Payton, Corse—G F Considine...239.45
24 Porkal, Saml—J Kaplan.....77.01
24 Polak, Edwin A—N Y Edison Co..17.83
24 Potts, Geo—same 12.87
24 Powell, Eugene M—Indian Roofing Co, N Y 80.67
24 Prindle, Frank H—W Stebner....66.15
24 Powelson, Henry L—H R Merritt.173.50
24 Post, Alfd—W J Hamilton et al.253.63
24 Pease, Leon W—G F Spencer et al. 117.12
24 Posner, Herman—B Hardenburg & Co 28.67
24 Perkal, Saml—J Kaplan et al....77.01
24 Punde, Carl & Wm Buessing—H Kracke et al 96.19
20 Pechenick, Nathan—H Smlovitz.174.45
20 Porter, Alfred G—F L Schnaud.253.10
20 Rathgeber, Henry—W L Johnston et al 46.65
18 Rosenberg, Jos—M Balik.....143.08
18 Ruff, Morris—G Baum 469.65
20 Raabe, Herman & Henry*—L Daru et al 272.13
20 Richmond, Saml R, Frank Lebwell* & Max Lomachonsky*—J Auerbach 164.67
20 Raabe, Henry—T F Hahn.....282.89
20 Rothberg, David—M B Horton..60.81
20 Ryan, Margorie—L H Custikan et al 251.65
20 Rosenblatt, Bernard—H B Claflin Co 296.33
21 Rosenquest, Gilbert W—J & S Baumann 74.86
21 Rhatigan, Jos F & Jno S Jenkins admr—City of N Y.....34.41
21 Bosborg, Jacob—Park Mtg Co...889.58
21 Rider, Robt E—J J Kelley.....69.67
22 Radin, Nathan J—Columbia Portrait & Photo Enameling Co.....27.78
22 Rosenthal, Hugo—Armour & Co...26.71
22 Rosner, Isaac & Louis—Imperial Braid Co Inc.....125.45
22 Roys, Herman E—Oliver Typewriter Co.....72.41
22 Rubin, Jacob L—H Itzkowitz....76.27
22 Russell, Geo F—G D Smith Jr..197.38

22 Runkel, Maurice—J W Ritchie et al. 50.95
22 Robinson, Benj—J J Robinson..... .....costs, 9.70
22 Rabinowitz Jacob—C Perlman...224.41
22 Rogoff, Pincus—City of N Y.....29.41
23 Rud, Aaron—S Goldman.....164.91
23 Runde, Josephine—M J Bicak...169.72
23 Ruthenberg, Fred—Schildwachter Carriage Co.....78.41
23 Rosenblatt, Mamie—N Y Millinery & Supply Co.....95.21
23 Rosenstein, Zelma— A A Rosenshine et al 62.91
23 Rieber, Jos—Loring Lane Co....112.19
24 Rosenthal, Jos—N Y Edison Co...38.76
24 Rosen, Louis—N Y Edison Co...38.81
24 Robertson, Jno—E Soter 143.91
24 Regan, Jno—Flanagan-Fay Co ...59.52
24 Roth, Ignatz—J W Walker Co.1,708.86
24 Rooney, Geo B—Equtiable Trust Co of N Y 79.92
18 Spitzberg, Jacob—S Stern et al .....costs, $68.58
18 Steuer, Chas D & Steuer Pub Co—Lawyers Adv Co 1,405.47
18 Sumpf, Isaac—S Brinn.....27.15
18 Solomon, Mortimer W—H Gottlieb 283.90
18 Silverman, Edw—S Stein et al...68.58
18 Suydam, Frank W—C I Berg et al 3,137.38
18 Spatz, Geo W—Geo E Loeffler Land Impt Co 78.65
18 Sessions, Leigh J—H E Lum..1,222.78
20 Stack, Wm A—H Haupt.....63.22
20 Schweickhard, Alfred S—E R Brock 216.32
20 Smith, J Warriner—E R Brock..127.76
20 Scherman, Geo A—Louis Meyer Co.98.60
20 Sweeney, Wallace W—J F Loewi 510.13
20 Sigman, Harry—H Horowitz et al.22.91
20 Sanders, Jacob & Saml Schwartz—D G Brussell et al 320.15
20 Schaefer, Jno V & Jno V Schaefer, Jr, & Co—Hudson Trust Co...3,067.59
20 Sirrine, Chas—Herbert Dongan Constn Co 195.56
20 Starita, Rachela, Carlo Tarita*, Raffaele Scarpati—A Pandazse....139.65
20 Snedeker, Theo A—F J Allen....248.98
20 Spielman, Louis—E Gaseh..costs, 32.41
20 Seymann, Bernhard—M Kahn et al 234.26
20 Sahlender, Christopher—M Kahn et al 234.26
20 Studebaker, Laura—J Keen.....240.65
20 Somach, Morris—J & M Haffen Bwg Co 351.97
20 Strauss, Max—Kings Co Lighting Co 46.00
21 Scott, Geo W—A W Scott, costs 129.32
21 Schultz, Bernard—M Cerebrinsky.. .....488.92
21 Schultz, Fredk—Equitable Trust Co of N Y.....120.03
21 Schaul, Henry H, Harry May & Martin May—N Y Evens.....costs 109.38
21 Stryckmans, Hector J—F Hayden.162.46
21 Schroeder, Ludolf G—Cook & Winkinson Co 41.10
21 Schwan, Annie, David Kukler & Philip Newman—W I & J Cohn.....233.51
21 Siegel, Isaac—O Reiss et al.....139.63
21 Stramiello, Michael—R Ferraro..373.10
21 Smith, Philip—Federal Sign System Electric 179.48
21 Schmid, Nathan—R L Gray & Co.31.76
21 Schwarz, Franz A—Geo Joseph Co.. .....103.96
21 Stamfield, Geo I—City of N Y.....43.08
21 Steinhorn, Dave—I Schnepp.....234.65
21 Sanseverino, Raphael—Piel Bros..66.26
21 Stewart, Henry W—B T Tilton...71.04
21 Sternberger, Augusta S—B Perlmutter 81.75
21 Selinowsky, Isaac—H Gropper et al 39.48
21 Sumpf, Isidor—A Hirsch et al.....92.58
21 Stowe, Leon T—I W Conway.....213.33
21 Salz, Salvador—Fruit Auction Co.. .....1,446.30
22 Stein, Geo H—G Menier et al....60.47
22 Sawyer, Walter M—Butler Bros.102.59
22 Schaefer, Rudolph L—A Richards Shoe Co.....39.41
22 Schwartzmann, Saml—Baron De Hirsch Fund 181.91
22 Shea, Jno—E Keating et al..... .....costs, 114.43
22 Stahlberg, Peter—W A Lesser ....costs, 109.38
22 Stemm, Ralph A—A H Wolter et al. 32.66
22 Springer, Jay H—A Cohn.....110.50
22 Semper, Louis H—B McDonald....27.00
22 Shainwald, Harry—City of NY....29.41
22 Shelden, W H—A M Engel.....66.81
22 Smith, Jno—Colonial Distributing Co 104.47
22 Sweeney, Wallace W & Max Brooks —Peoples &c 2,000.00
23 Schmedholm, Wm & Ida—E Weber 257.24
23 Smithlein, Jacob—Sarasohn & Son 13.65
23 Schwartz, Max—same 14.65
23 Sutherland, Leslie & Chas Korg, exr Theresa Kork, Augusta Roessler, Amelia Korg, Mathilda Sutherland & Chas Korg—City of NY, cost 134.35
23 Sigman, Harry—D Harris.....28.40
23 Sturzil, Geo—O B Coates & Co..247.60
23 Schenck, Jno—Steinman & Byck.175.76
23 Schoonbrun, Benj—Kafka 35.98
23 Simon, Kassel, Isidor Reis & Saml I Goldberg—Title Guarantee & Trust Co. 571.94
23 Schmidt, Fredk & Wm—A Dryfoos et al. 171.87
24 Syurzel, Geo—Bogert Flour Co....39.29
24 Schultz, Morris & Saml Kamenstzky —N Y Edison Co 19.35
24 Sondheim, Eugene & Leo—C B Graham 242.14
24 Seadale, Axel H—F Blutinger...740.32
24 Sheridan, Jno—A H Joline et al... .....costs, 108.88
24 Slutzkin, Adolph—N Y Edison Co.20.70
24 Spiegel, Anna—N Y Edison Co...14.81
24 Smith, Geo & Frank Moore—Hanna Distilling Co 323.65
24 Schloss, Jos E—F Wilson..costs, 27.41
24 same—same 12.41
24 Schiff, Isidor & Haskel—I Booker.32.65
24 Sigmund, Stvas—City of N Y..... .....costs, 149.97
24 Schonmaker, Wm H—L T Martin.. .....costs, 68.95
24 Siegel, Chas M—B Koplan 86.64
24 Stein, Louis—O H Kraeger.....144.79
24 Segelbohm, Louis—W J Bailey..183.10
18 Tompkins, Alfred H—H Slocum..84.09
20 Tripp, Otto—L D Goldstone.....71.09
20 Tolchinsky, Jno—Rockwood & Co.34.42
20 Taylor, Louis R—I Irving, Jr....87.12
20 Tholke, Fredk—W M Heller.....123.50
20 Troy, Delia or Mrs Hi.l—Gimbel Bros, N Y 197.45
21 Teal, Ben—L Peyser.....189.56
21 Thomas, Chas C—Crown Keystone Distributing Co 408.55
21 same—same 292.80
21 same—same 267.15
21 Tilles, Jos—Hencken & Willenbrock Co 142.54
21 Thompson, Fredk—B G Latimer & Sons Co 149.45
21 Tyler, Frank J—Wheeling Corrugating Co 174.37
22 Thompson, Laura M—M L Arnstein. 70.91
22 Theise, Mortimer M—W E Craig396.88
22 Timmnios, Louisa—I Derfer.....32.00
22 Teierstein, Saml & Annie—Schultz Bread Co 75.82
23 Tromba, Nicola—Lehn & Fink....91.81
23 Thacker, Pauline E—B Crystal & Son. 170.31
24 Taliferro, Edw T—N Y Edison Co.13.43
24 Taxier, Morris—same.....238.21
22 Ukers, Glady W—O Taussig.....94.91
22 Uhlig, C'as W & Aaron M Weber—Pacific Bank 6,855.45
24 Ursino, Rocco V—D Glaubinger. 39.41
18 Vache, Geo R—R Kurzrok.costs, 108.35
18 Voorhis, Remsen S—F L Bell..897.94
18 Valadier, Aug C—M Valadier..2,680.00
21 Vitagliana, Paulo—J Johnson.....59.41
21 Vanoni, Fredk L—N Y Lubricating Oil Co 91.07
12 Varace, Andw—A Musica et al..1,592.49
22 Von Hegen, Lowella—J Kattenborn. 258.52
23 Vassilley, Nich D—J A Vassiley.288.17
23 Vale, Travers—A Kansor.....155.66
23 Vogel, Fred—Francis H Leggett & Co. 23.39
23 Van Voast, Albt B—E V Kohnstamm et al. 285.00
24 Von Elsner, Litta or Baroness Polak von Elsner—Amercian Funding Corp 61.11
18 Welch, Michl—M Meyer.....28.41
18 Wightman, Hester C—M E Miller. 289.41
18 Wilder, Jos—W R Michel.....146.76
18 Wright, Anita M—L M Cummings 122.80
18 Wechsler, Clara—L Perlstein et al 2,328.52
20 Wallace, Everett M—Jno Dais Co.76.79
20 Weil, Mabel—Hexter Stable Co..98.36
20 Weissman, David—W Glaubinger.60.91
20 Wright, Geo B—Brentmore Realty Co 87.21
21 Williston, Sadie S—City of N Y...96.13
21 Wald, Saml—G Taub et al.....40.91
21 Wallace, Herman—S W Goodwin.69.70
22 Wortman, Simon—B K Bloch....438.71
22 Whitcomb, Salmon—A H Warmolts. 46.62
22 Weeks, Benj—Williamsport Radiator Co..... .....98.28
22 Witt, Wm A—Wayne Investing Co. 24.46
22 Wieda, Ernest—W Solomon....4,794.74
22 Wagner, Jno—Hecker-Jones-Jewell Milling Co..... .....1,180.40
22 Weisman, Louis—M Tanenhaus..147.33
22 Wiberg, Jenny—H Kallman.....42.65
22 Weinstock, Maurice—M Horowitz.71.72
22 Weiner, Chaim—S Goldsmith 182.47
22 Wood, Hiram T—J Friedman....29.31
22 Weinstein, Julius—W & J Sloane.882.33
22 Wood, Jas T—Northern Bank of NY. 44,940.75
22 Wilson, Maud Y B—E MacNaul..227.68
22 Weinstein, Jacob—F Weinstein..65.00
23 Wachter, Sigmund—United Electric Light & Power Co.....18.55
23 Wolfson, Jos—M Bakst et al....487.95
23 Waldner, Bennett—L Schwab....41.09
23 Waller, Kenneth B—W R Phelps et al. 128.91
23 Wolff, Geo S—W C Wood et al..154.46
23 Welty, Gertrude M—J A Stein et al. 92.56
23 Waltzer, Abr—I Hochberger....121.91
23 Westervelt, Chas R—Gimbel Bros, N Y. 149.48
24 Walter, Gertrude—N Y Edison Co.9.86
24 Winer, Michl—same 14.95
24 White, Thos R—same 14.95
24 Wilson, Dallett H—Radke & Co.455.28
24 Walden, Henry W—S S White Dental Mfg Co 90.51
24 Waldman, Leon—J Hyman.....43.92
24 Widding, Jens—Acker, Merrall & Condit Co 12.29
24 White, Wm & Amelia M—C A Lock.
24 Wieting, Harry N—Musical Courier Co 87.40
24 Williams, Jno N—Interboro Rapid Transit Co..... costs 112.88
21 Yenofsky, Nathan—Edw Friedman Fashion Co 44.72
21 Young, Geo—City of N Y.....86.52
21 Zanick, Nicholas—A Seraphic....414.30
23 Zeltner, Jos—W G Wagner.....73.61
23 Zucker, Meyer & Simon Klein—Champion Silk Co. 609.76

CORPORATIONS

18 Bureau of Social Requirements—M A E Waddell 129.83
18 Brown Bros, Inc—L Barth et al.777.14
18 City of N Y—J Deutsch et al.1,630.79
18 Engineer Co—Herring-Hall Marvin Safe Co .....costs, 57.84
18 Medford Fancy Goods Co & J Medford Brenner—Market & Fulton Natl Bank of N Y.....424.28
18 Medford Fancy Goods Co—Louis De Jonge & Co 28.32
18 Silcox Pure Water Co & Albert Oliver—Municipal Journal & Engineer 407.83
18 Wills & Marvin Co—L M Cummings 122.80
18 Wills & Marvin Co & Massachusetts Bonding & Ins Co—P J Kane Constn Co 4,590.25
18 Wills & Marvin Co—same.....200.00
20 National Waste Co—E R Breck.569.63
20 Drexel Furniture Co—I Koch...271.49
20 J Rumore Realty Co—City of N Y.64.41
20 Jones, Keyser & Adams—Novelty News Co 165.22
20 National Switch Board Co—J S Dickerson et al 1,263.75
20 Steel Cushion Tire Co—J F Blanchard 2,113.37
20 Bible Calender & Publishing Co—R S Ruggels 180.35
20 Broadway Ladies' Tailoring Co—J Langur 100.65
20 Medford Fancy Goods Co—Curtis & Von Bernuth Mfg Co.....147.64
20 Charlotte St Constn Co—J Papkin 403.91
20 Jones-Keyser Co—Security Audit Co 89.41
20 Fairview Constn Co—Chicago Varnish Co 79.38
20 Nassau Electric R R Co—K Wagner 200.00
20 Savoy Garage Co—S Richman et al 75.17
20 Zoerb, Konrad—J R Potter.....199.73
21 Lutz & Sheinkman—F L Cole....874.32
21 Woodruff Co—Clifford L Miller & Co 172.81
21 Popular Waist & Dress Co—A Hollander 53.11
21 Barbieri Hotel & Restaurant Co—Marks & Meyers Importation Co.43.16
21 King Elizabeth System—Eimer & Amend 30.27
21 Natl Embroidery Co—S Rau.....863.00
21 Atlas Co—City of N Y.....230.24
21 Etlar Realty Co, Abr Isear, Meyer Isear & Adolf Brunn—W Brunn.267.62
21 Third Ave Eldg Co, Abr Isear, Meyer Iseal & Adolf Brunn—"Bruenn".267.62
21 A Vogel Inc—S Breakstone et al.29.20
21 Genl Reporting Agency—City of N Y 20.92
21 J Monroe Taylor Chem Co—same.364.22
21 Lane & De Groot Co—same.....372.32
21 Seacoast Constn Co—same.....220.18
21 United Surety Co—D Musco....1,742.60
21 H G Realty Co—Geo F Moore Inc.289.95
21 Iron Clad Mfg Co—W H Way et al 412.02
21 U S Fidelity & Guaranty Co—L C Page & Co.....967.64
21 Mountain View Land Co, Lou B Kauffman & Harry H Hoyt—M L B Ferris 166.66
21 Hewlett Tampany Co—Estate of Chas A Coe 338.91
21 Industrial Land Improvement Co—A J De Giuseppe.....200.50
21 Falcon Waist Co—M Fishel.....422.35
21 Sanderson Co—Gibson Iron Wks.200.67
21 Tangier's Manors Corp—G M Brooks 3,238.85
21 same—same 3,238.85
22 Hebrew Butchers Union & Julius Rudoninsky—Armour & Co.....27.96
22 Acme Marble Co—A Thomson....259.77
22 Pelham Improvement Co, Abr A Finkelstein & Benj Gainsberg—Cohn Cut Stone Co..... .....140.76
22 New York, New Haven & Hartford R R Co—P Simonson 150.00
22 King Elizabeth System—Floridine Mfg Co.... .....251.71
22 Brookhaven Sand & Gravel Co—Moran Towing & Transportation Co..167.80
22 D H Morey Co—Lee Lash Co..280.91
22 New York Electric Lines Co—W J Gaynor et al .....costs, 135.97
22 same—Empire City Subway Co. .....costs, 206.73
22 J C McQuarrie Co—Cornell & Underhill 3,173.27
22 Graf & Hauck Co—Pierce, Butler & Pierce Mfg Co.....1,354.84
22 Madison Constn Co & Dominick Mellillo—Church E Gates & Co....324.73
22 W H Chamberlin & Co—Merritt & Co. 53.05
22 Eldorado Cafe Co—Hannis Distilling Co..... .....158.25
22 Jno Peters Inc—Bernard F Piel Inc 53.21
22 National Surety Co—Empire Surety Co..... .....costs, 134.18
23 Nothul Realty Co—E F Hazelrigg. 30.84
23 City of NY—E J Miller.....2,627.55
23 Henry L Springer Fur Co—Newark Fire Ins Co.....costs 174.32
23 Silverman Bros—W L Ducasse.1,089.68
23 B Fitch Mfg Co—Manhattan Bedding Co. 72.22
23 Abe Brill Co—J G Pattee et al costs. 108.20
23 City of N Y—E Nevins.....200.00
23 Empire State Surety Co—Electric Storage Battery Co, costs.....116.15
23 Imperial Repair & Brazing Co—Snow Moss Co. 22.98
23 Koterba Auto & Wagon Mfg Co—Flood & Conklin Co.....108.00
23 Picturegraph Co—F E Baldwin.536.37
23 Steel Cushion Tire Co—Pittsburg Steel Co. 177.43
23 Electrograph Co & Julius Burnstein —Nicholas Power Co. 202.45
23 Electrograph Co & Allyn B Garrick —Nicholas Power Co. 100.45
23 Title Guarantee & Surety Co—P Bassiani. 216.60
23 City of N Y—A Fabrigio.....200.00
23 Smith & Laughlin, Inc—P A Blaum. 10,138.25

23 Story Brush Co—M Borchardt....99.41
23 Flatow Flum & Co—Michelin Tire Co.....145.89
23 Charles T Wills, Inc—Candee, Krekeler Co.....5,369.37
23 Jno P Milliken Co—H A Fluckiger.....1,597.99
23 same—First Natl Bank of Kane.....1,034.00
23 South Bklyn R R Co—M Levine.....3,192.00
23 B Fitch Mfg Co—Pulite Co.....36.81
23 Sterling Smelting Co—Jos C Sichel—E Dreyfus.....1,201.62
24 E Soter & Co—Royal Paper Box Co.....111.75
24 Andart Co—Schieffelni & Co....250.74
24 Greater N Y Royal Rubber Co—Eastman Machine Co.....161.50
24 Ocean Constn Co—N Y Incandescent Lamp Co.....869.89
24 Equitable Trust Co of N Y—O Weber.....costs 32.41
24 Degnon-McLean Co—J P McDonald.....costs 138.02
24 White Co—Manhattan Top & Body Co.....1,023.74
24 Leon Realty Co & Leon Wilner—N Y Trust Co.....6,474.22
24 People's Surety Co of N Y—T O Arden.....costs 110.82
24 Olympia Candy Co—Maldurmin Importing Co.....38.56
24 Plymton Constn Co—Cohen & Siegel.....513.51
24 Metropolitan Mercantile & Realty Co—W H Smith.....111.91
24 Cosgrove Bros—H Leschen & Sons Rope Co.....42.91
24 Josephson & Wolff—Cane Bros...66.81
24 Bankers Surety Co & David D Elder Jr—Cooper E Evans Co.....2,343.93
24 Progressive Advertising Co—C L Greenhall.....2,304.14
24 United States & Hayti Tel & Cable Co—Hagemeyer & Brunn.....442.36
24 August Belmont Hotel Co—J E Mayhew.....7,682.79

Borough of Brooklyn.

May.
16 Amann, Jno & *Anthony J—Acme Metal Ceiling Co.....46.11
20 Arnheiter, Alfred or Anton—A Kec-zales.....71.38
20 Applebaum, Max & Becky—B Stein.....85.70
20 Alexander, Jno V—C S Brown...125.72
21 Addicks, Jno H—City N Y.....218.35
21 Allen, Thos—same.....218.35
21 Ament, Geo—same.....218.35
21 Adelman, Jos—same.....218.35
21 Anderson, Chas W—same.....218.35
21 Anderson, Robt H—same.....218.35
21 Allison, Wm F—same.....418.12
21 Alster, Wm—same.....218.35
21 Auspitz, Julius—same.....218.35
21 Adelman, Jos—same.....218.35
21 Adams, Lorenzo B—L Bossett & ano.....278.78
22 Abelow, Harris—H N Koodstein..78.65
16 Blackman, Pauline—Acme Metal Ceiling Co.....52.65
16 Bass, Albert R &* Frank R—Pelham Bay Chemical Co.....1,564.66
17 Brophy Michl F—D Waller.....61.41
17*Chodas, Saml—H Canter.....112.91
17 Bernstein, Herman—J Hurwitz...46.90
17 Brown, Francis A—J H Monfort.492.49
17 Bienstock, Nathan—L J Studley.128.45
17 Bartle, Edith R—C Sohe & ano...53.66
17 Brown, Karl—C Dwinell.....37.40
17 Breslau, Louis—City of N Y.....59.40
20 Bockhaus, Bernard—J Plunkett & ano.....91.55
20 Bonner, Oliver R—F R A Stiefel.260.01
20 Beall, Chas W—same.....260.01
20 Babcock, Amy as admtrx—Susan C Hoge.....2,594.36
20 Barele, Wm A—W Bruce.....31.70
21 Blakely, Alex G—K Wertheim....91.40
21 Bozzicolonna, Luigi—F Salvaggi.166.40
21 Britton, Josephine—City NY.....418.12
21 Buckhardt, Alfd—same.....418.12
21 Buckley, Geo P—same.....218.35
21 Butler, David J—same.....218.35
21 Busner, John M—same.....218.35
21 Bishop, Jas E—same.....216.04
21 Buckhardt, Robt J—same.....216.04
21 Burns, Cath—same.....314.76
21 Bartlett, Mrs J K—same.....216.04
21 Bates, Harriet C—same.....117.32
21 Broderick, Michl J—same.....218.35
21 Belmont, Francis—same.....216.04
21 Barnum, Fredk L—same.....216.04
21 Bergen, Jno H—same.....216.04
21 Bavenstock, Geo F & Benj—same.216.04
21 Breithaupt, Fredk—same.....216.04
21 Brand, Thos C—same.....216.04
21 Beadle, Chas S—same.....117.32
21 Byrne, Jno—same.....218.35
21 Batchis, Edw—same.....218.35
21 Baker, Walter S—same.....38.56
21 Braughton, Jno—same.....218.35
21 Boyle, Edw J—same.....218.35
21 Brown, Francis L—same.....218.35
21 Broderick, Michl J—same.....218.35
21 Babcock, Andw H—same.....218.35
21 Bock, Chas—same.....218.35
21 Bedell, Jno H—same.....218.35
21 Bernstein, Abr—same.....218.35
21 Brosner, Wm—same.....216.09
21 Berry, Geo H as exr of Sarah—same.....119.81
21 Bergen, Chas B—same.....218.35
21 Bittner, Chas—same.....218.35
21 Blumke, Frank—same.....218.35
21 Brush, Geo—same.....218.35
21 Baker, Thos H—same.....218.35
21 Birke, Emanuel—L Morris.....59.40
21 Buckmueller, Jno—State of N Y.2,000.00
21 Bonnlander, Nicholas—J Petsche.265.90
21 same—same.....326.75
21 Buck, Geo—A S Levy.....116.91
22 Balton, Fredk G—F V Bross....275.60
22 Becerra, Mariano D—E T Burrows Co.....59.65
16 Callaghan, Edw J & Jno A—Mary Callaghan.....130.50
17 Comings, Hill L or Comings & Co—Oriental Knitting Works.....112.40
17 Comstock, Clarence H—Burns Bros.....30.90
20 Crandall, Edwd H—Z Loebl.....616.22
20 Corson, David T—Allen, Wheeler Co.....165.40
20 Calleton, Jno J—W E Johnson...192.11
20 Conroy *Jno—L Schulman & Co..21.18
20 Clarke, Erastus W—J F Eastmond.....6,825.78
20 Clark, Jno—Elevator Repair & Supply Co.....45.31
20 Cragg, Eugene R—G M Buttle..41.09
21 Campbell, Ida A & Jas A—C F Corner.....98.20
21 Coates, Chas H—W H Hoople..1,937.86
21 Cavanaugh, C Stewart—City of N Y.....102.67
21 Cohen, Moss & Albt—I Warshowsky.....263.18
21 Charles, Alex—City of N Y.....216.04
21 Cassamassa, Cesare—P Cassamassa.....121.40
21 Connolly, Patk J—City of N Y...216.04
21 Copeland, Florence—same.....117.32
21 Cayward, Wm S—City N Y.....218.35
21 Chatwin, Alfd E—same.....38.56
21 Callan, Nich F—same.....218.35
21 Craig, Wm H—same.....218.35
21 Clark, Stewart B—same.....218.35
21 Clarke, Thos F—same.....218.35
21 Charles, Heinrich F—same.....218.35
21 Canavello, Benj—same.....218.35
21 Cropsey, Andw B—same.....218.35
21 Carlin, Peter—same.....218.35
21 Carey, Jas—same.....218.35
21 Crual, Edwin—same.....218.35
21 Christol, Chas—same.....216.04
21 Chesley, Geo W—same.....216.04
21 Cinque, Jos—same.....216.04
21 Cline, Edw—same.....216.04
21 Cinque, Guiseppe—same.....216.04
21 Connolly, Patk J—same.....216.04
21 Copeland, Florence—same.....117.32
21 Collins, Jno S—same.....218.35
21 Carolan, Jas J—same.....218.35
21 Clark,* Bert S—same.....218.35
21 Comerford, Jas S—same.....218.35
21 Cohen, Jacob—same.....218.35
21 Carter, Jas D—same.....218.35
21 Christie, Robt L—same.....210.80
21 Chappell, Geo P—same.....218.35
21 Crandall, Harlan—same.....218.35
21 Carmody, Jas—same.....218.35
21 Chanowith, Rixton St—same....218.35
21 Crabtree, Geo—same.....218.35
21 Coles' Edw O—same.....218.35
21 Cleary, Jno P—same.....218.35
21 Cary, Jas F—same.....218.35
21 Conselyea, Chas—same.....218.35
21 Catlin, Jos W—same.....518.01
21 Cocheu, Noah L—same.....216.09
21 same—same.....218.35
21 Carey, Lawrence—same.....216.09
22 Cazzara, Adelma—N Y & N J Tel Co.....23.16
22 Chapman, Mamie—same.....19.35
22Crowther, Frank—same.....22.61
22Cotte, Wm H—R A Salisbury.....126.40
22 Caplan, Abr—M Stich.....219.90
22 Cottrell, Jno W—City of N Y.....32.82
16 Dunne, Vincent L—Harriet E Stoutenburgh.....545.40
17 De Simone, Ignatz—City of N Y..29.40
17 Daube, Jno—Wm Ulmer Bwy..164.70
20 Dell, Anno Cannuie—Simonetti Co.....902.69
20 Durenheimer, Theo—H E White.319.39
21 Davis, Clarence L—City N Y....218.35
21 Donnellon, Herman—same.....218.35
21 Daly, Edw—same.....216.09
21 Day, Maria T—same.....314.76
21 Daley, Mary—same.....216.04
21 Dawson, Jas J—same.....58.08
21 Donlon, Michl—same.....216.04
21 Dowden, Jno Q—same.....216.04
21 Dolan, Hugh—same.....216.04
21 Dwyer, Edw—same.....216.04
21 DuBois, Peter W—same.....216.04
21 Darragh, Wm—same.....117.32
21 Daly, Mary A—A Ohlbaum.....167.90
21 Diement, Saml—F White.....21.55
21 De Santis, Guiseppe—M G Skidmore.....114.32
21 De Pouther, Carlos—City N Y...216.04
16 Edgar, Caroline L—Scranton & Lehigh Coal Co.....49.90
16 Eschmann, Fredk W R—S Kirschbaum et al exrs.....12,571.92
17 Eisenhardt, Emma R & Wm—Montauk Bank.....1,021.29
20 Engelhardt, Albert F—Geneva Natl Bank.....192.82
20 Egan, Ann—H Peake.....35.08
21 Eyermann, Fredk & as exr Ferd L—Maria Ruckert.....28.25
21 same—same.....43.15
21 Eschwege, Simon—City N Y.....86.43
21 Ebel, Martin E—same.....418.12
21 Elwell, Frank—same.....218.35
21 Esmond, Edw R—same.....117.32
16*Fisher, L Harry et al—C Schafer.....104.64
16* Same——same.....105.11
16 Frozen, Julius—Metropolitan Tobacco Co.....99.50
20*Fisher, Henry—Elevator Repair & Supply Co.....45.31
21 Fackner, Edw—W H Hoople...1,937.86
21 Farrell, Sarah—City N Y.....176.55
21 Ficke, Jno—same.....216.04
21 Floyd, Chas B—same.....117.32
21 Fritz, Kath D—J H Horan.....422.50
21 Fischer, Danl—F Rabinowitz....113.15
21 Framberg, Geo—Michaels Bros...91.25
17 Greenberg, Ida—I Newitz.....26.50
17 Goldstein, Marcus—D Mauen....63.07
17 Guigliano, Frank S—L Sessler....81.15
17 Greenberg, Sol—H Canter.....112.91
20 Goldfeder, Louis—Henrich Bros.137.57
21 Grogan, Evan—Hudson Fulton Realty Co.....97.15
21 Germain, †Edw—G W Holmes...392.27
21 Goldfarb, Philip—M Alster.....113.45
21 Griffin, Anna K—C F Corner.....36.05
21 Gill, Jno—City N Y.....216.04
21 Gale, Frank E—same.....216.04
21 Glynn, Wm A—same.....216.04
22 Freedman, Wm—A Rosenkrantz..80.17
22 Greenfield, Philip F—W Maas et al.....291.85
22 Gorman, Jennie—H Koehler & Co.37.23
22 Gassner, Jos—J A Cook.....137.60
22 Gordon, Annie—City of N Y.....29.40
16 Huck, Edw L—Jno M Wolf Co..192.09
17 Hanshew, Jos W—S Cohn.....79.25
17 Hackett, Marcus & Annie—Sarah Cohn.....112.15
17 Hart, Cath—R H Hageman, Jr, as recr.....129.40
20*Hoyt, Harry H—Mary L B Ferris.166.66
20 Hermalin, Israel—A Shapiro & Sons.....153.05
20 Hardy, Matilda—Eliz Orr.....45.40
20 Hopper, Jno J—Wm R Willcox et al as comrs.....96.11
21 Hamlin, Edwin D & Grace L—Jennie Bogert.....664.63
21 Henry, Chas J—Mary Henry..4,273.89
21 Hyman, Isidore—Sarah J Clark...89.41
21 Hochman, Sol & Julius—M Alster.113.45
21 Hauser, Alvin—City N Y.....216.04
21 Hunger, Theo—same.....216.04
21 Hamilton, Chas C—same.....216.04
21 Hollenbeck, Jno C—same.....216.04
21 Hinton, Robt W—same.....216.04
21 Hamilton, Arthur—same.....216.04
21 Hogan, Margt F & Geo W—R G Cornell.....127.45
21 Hunt, Michl—Bklyn Heights R R Co.....71.72
22 Huber, Edw—Excelsior Bwy Co.1,273.50
22 Hensla, Fredk D—City of N Y....21.82
22 Hoar, Saml A & Jas A—J I Gallagher.....210.20
22 Harris, Bessie— N Y & N J Tel Co.....24.47
22 Horn, Leon—same.....18.54
22 Hanson, Christian A—Rosa Kraft.264.40
22 Hoare, Thos J—L Cohen.....41.40
22 Herzberg, Leonard M—W Maas et al.....291.85
22 Hallenbeck, Emanuel—L C Weinstock.....257.22
20 Jamtzer, Peter G & Nellie T—G Hepting.....325.44
21 Jacobs, Wm J—H B Claflin Co....60.34
21 Jarashaw, Nathan & Benj or Jarashaw Bros—F White.....86.40
21 Joyce, Edw—City N Y.....216.04
22 Jacobs, David—N Y & N J Tele Co.....150.77
22 Jones, Chas M—same.....25.82
22 Judkowitz, Israel—A Kosenkrantz.....80.17
16 Koller, Saml—W G Kinney.....280.18
17 Kaplan, Aaron—J Saltzman.....44.87
17 Kranz, Louis—Wm Ulmer Bwy..164.70
17 Kelly, Lawrence J—Richardson & Boynton Co.....105.25
20 Kaplan, Jos—Barr Bros.....29.96
20 Kojan, Edw—L Schwartz.....84.41
20 Kauffman, Lou B—Mary L B Ferris.....166.61
20 Korn, Isidore M—M Meyers.....224.40
20 Kleinman, Abr, Meyer & Morris—Public Bank N Y City.....179.65
20 Kruger, Jno L—American Bill Posting Co.....17.40
21 Kroeger, Wm—W J Drexler.....70.96
21 Koechl, Victor—J A Berger Jr..694.77
21 Kenny, Thos L—City N Y.....216.04
21 Kelly, Elmer F—City N Y.....216.04
21 Kinsella, Wm J—same.....216.04
21 Kirwin, Edw C—same.....216.04
21 Kelly, Geo—same.....216.04
21 Kallet, Saml—same.....216.04
21 Koenig, Henry—W S Weeks.....169.34
22 Kearney, Jno—W F Hagarty....126.34
22 Kenny, Thos—same.....183.23
22 Keyes, Jno—C Chase.....35.61
22*Katzenstein, Meyrs—W Moas et al.....291.85
22 Kimmelmann, Vincent H—Corinne J Moore.....99.40
22 Same—same.....49.40
22 Knapp, Jas H—N Y & N J Tel Co.29.63
16 Lundy, Fredk et al—C Schafer..104.64
16 Same——same.....105.11
17 Ledermann, Annie—H Scherl & ano.....248.38
16 Linde, Leon—S Blumenstock & ano.....12.42
21 Lasher, Jno J—City N Y.....216.04
21 Liebgold, Saml—same.....216.04
21 Lavender, Jos—same.....216.04
21 Lipman, Barnett—same.....216.04
21 Lewis, Frank W—same.....216.04
21 Levy, Jos—State of N Y.....2,000.00
21 Levine, Harry—Illustrated Postal Card & Novelty Co.....67.93
22 Lipstein, Saml—Provident Loan Society N Y.....107.45
22 Levy, Lawrence—N Y & N J Tel Co.....20.08
22 Levy, Max—Rose Glance.....411.90
22 Lee, Alfred—Da Galyer Varnish Works.....104.93
16 Murphy, Philip F—Fredicka Stuerer.....106.98
16 Murphy, May——same.....108.98
16 Maggio, Giuseppe—German Exchange Bank.....2,133.24
17 McNamara, Wm F—M Klaas.....52.67
17 Maller, Osias—W W Smith.....639.62
17 McKiernan, Wm—D Waller.....112.17
20 Mapes, Elbert—Geneva Natl Bank.....192.82
20 Mariash, Wm A—L Schwartz....84.41
20 Maurice, Sarah E admtrx—Susan C Hoge.....2,594.36
20 McCaffrey, Mabel A E—Newkirk Realty & Constn Co.....123.97
20 Morrison, Edwin V—Grace M Seckel.....133.65
20 Medina, Sidney—Robt Graves Co.136.03
20 McNaught, Roy H—J F Eastmond.....6,825.78
21 Maloney, Jno—State of N Y.....114.67
21 Moses, E Rountree—Seward Engineering Co.....207.11
21 Maloney, Michl & Mary—J Zarchin.51.68
21 McTernan, Hugh A—Mary G Tuthill as extrx.....298.51
21 McCarrier, Jas—same.....23.40
21 Marshall, Estella—A J McCollum...58.00
21 Martello, Julia—Michael Bros....103.90
21 Mathias, Saml—C E Briggs.....50.00
21 same—same.....318.40
21 Manning, Wm J—City N Y.....216.04
21 McMahon, Geo—same.....216.04
21 Murray, Fredk H—same.....413.49
21 McPhee, Arch—same.....216.04
21 Murphy, Timothy—same.....216.04
21 Murray, Thos J—same.....216.04
21 Murphy, Francis A—same.....216.04
21 Mayer, Emilie—same.....413.49
21 Machine, Wm C—same.....216.04
22 Meyers, Chas—Eliz Pendleton....41.40
22 Miller, Wm—A M Clegg.....114.43
22 Miner, Saml—N Y & N J Tel Co..22.59
22 Morgan, Wm E—same.....22.59
22 Mowitz, Philip—S Fink.....52.57
21 Noonan, Patk—City N Y.....216.04
21 Norton, Jno J—same.....216.04

21 O'Reilly, Jno J—A C Dodge.....59.08
21 same—same 59.08
21 Oswald, Frank—City N Y.....216.04
16 Price, Augustus M & as exr—J H Cohen 124.40
17 Peters, Henry—L P Sutter & Bros (Inc) 149.66
17 Pessino, Jos—F H Leggett & Co..32.04
17 Potter, Geo W—Mary C Crean..139.40
20 Palayonia Giuseppe—Simonette Co 323.40
20 Palmentieri, Michele—same.....830.19
21 Pine, Chas H—same 216.04
21 Pease, Jno W—M Brayer.....165.26
21 Perry, Frank—Annie Davis.....56.43
22 Petze, Wm R—N Y & N J Tel Co..18.21
17 Quinn, Frank P—W H Henry Co..40.62
21 Quaranto, Gaetano—City N Y....106.67
22 Quinn, Arthur C—W F Hagarty..183.23
22 Quell, Jno A—H K Wemple & Co.25.40
16 Russo, Carlo—Reliance Fireproof Door Co 71.16
16 Ratner, Louis—J Markowitz....190.40
16 Same——same 31.60
17 Ragona, Salvatore—W W Smith.588.24
17 Rosenheim, Adolph M—I Nemetz..26.50
17 Rosenheim, Chas——same.....26.50
17 Riegel, Jean—Bklyn Heights R R Co 111.15
17 Raabe, Herman & Henry—H Weisfeld et al 235.02
17 Ruppert, Geo E—Annie O'Neil..4,632.32
20 Rearson, Chas—G A Lexander...36.90
20 Russell, Jno R—De Ceballero & Conrady 196.23
20 Ryon, Jno R—Wm R Willcox et al comr 123.00
21 Rahaim, Jos—City N Y.....413.60
21 Roulston, Robt T W—same.....216.04
21 Ryan, Jno—same 216.04
21 Rupp, Richd C—Caroline F Rupp.155.05
21 Reilly, Jno—L Arnovitz.....45.00
21 Rosenblatt, Bernard—H B Claflin Co. 296.33
21 Rothschild, David—City of N Y..216.04
21 Reynolds, Edw M—same 216.04
22 Roach, Jno J—N Y & N J Tel Co.48.15
16 Smith, Jno N exr of—J H Cohen.124.40
16 Sinisi Verginnia—A Schmitt.....99.42
16 Schmerkler, Henry or Schmerkler & Co— N Y Blue Print Co.....30.50
16 Sempepos, Jas—J J Maner.....773.42
16 Sonnensrahl, Abr—Chicago Flexible Shaft Co 195.61
17 Sanger, Harry H—L De Groff & Son 141.98
17 Seibold, Yetta—I Nemitz.....26.50
17 Swain, Thos F—W L Chapman..546.90
20 Schwarthout, Herbert D—Geneva Natl Bank 192.82
20 Schwefel, Chas—S Simon.....230.38
20 Standard Garage—Elevator Repair & Supply Co 45.31
20 Schreiber, Henry W—J H Scheidt 464.75
20 Slonka, Mathilda—Mechanics Bank 478.65
20 Sondergaard, Niebs & Anna—R Andersen & ano 86.15
20 Sidoti, Antonio, Nicolo & Anna—T J Carrier 228.84
20 Suydam, Frank W—C I Berg & ano 3,137.38
20 Sobler, Nathan—M Smith et al..32.40
21 Smith, Harry O—same 216.04
21 St John, Henry—same 216.04
21 Sulind, Frank N—same 216.04
21 Slattery, Mary—P O'Connor 148.20
21 Sheldon, Howard H—Mary G Tuthill as extrx 117.40
21 Schnap, Adolph—M Sealove 90.30
21 Seiffert, Mina—S Florentino.....21.90
21 Schiavone, Felice & Guiseppe—Simonette Co.....6,400.10
21 Schwarz, Harry—G Marks 148.16
21 Starita, Rachela & *Carlo—A Rendano 139.56
21*Scarpata, Carlo—same 139.56
21 Sullivan, Richd—Empire State Surety Co 1,113.29
21 Schmitz, Henry—City N Y.....216.04
21 Suthin, Wm D—same 216.04
21 Streichert, Chas F—same 216.04
21 Stapleton, Jno J—same 216.04
21 Staib, Jno G—same 216.04
21 Sullivan, Michl—same 216.04
21 Stafford, Wm F—same 216.04
21 Sprague, Jno J—same 216.04
21 Smith, Horatio—same 216.04
21 Smith, Henry S—same 216.04
21 Smith, Helen P—same 117.32
21 Smith, Jesse W—same 216.04
21 Smith, Turner S—same 216.04
21 Schnitzen, Frank B—same 216.04
21 Salinger, Max—same 216.04
21 Schmidt, Gustav—same 216.04
21 Schwartz, Chas G—same 216.04
21 Smith, Chas—same 216.04
21 Smith, Clarence M—same 216.04
21 Smith, Chas L—same 216.04
21 Speelman, Maurice S J—same....216.04
21 Sparrow, Edw—same 216.04
21 Shaffer, Isaac—same 91.66
21 Silverstein, Betsey—same 216.04
21 Sloane, Wm A—same 117.34
21 Schmandt, Chas—same 58.08
21 Schwartz, Michl—same 216.04
21 Stack, Thos—same 216.04
21 Stringer, G Franklin—same 413.49
21 Sloane, Alex—same 216.04
22 Scherman, Geo A—Louis Meyer Co.96.60
22 Scully, Mary A—J I Gallagher..210.20
22 Sheffield, Thos R—U S Electrical Tool Co 72.62
22 Spector, Max—Interborough Sash & Door Co 251.15
22 Schult, Gus—N Y & N J Tel Co..71.24
22 Scutere, Frank—same 25.27
22 Steiger, Fredk—same 21.21
17 Thorn, Frank—Powell & Titus..169.42
17 Same——same 399.29
17 Tubby, Edw—J H Hoffman, Jr, et al exrs 26.40
17 Thomas, David—Chas H Brown Paint Co 81.83
17 Travaglia, Anthony—Josephine Travaglia 35.00
20 Thoeka, Fredk—W M Heller...123.50
21 Thompson, Frederic—B G Latimer & Sons Co 149.45
21 Trimmins, Michl—City N Y.....216.04
21 Thomas, Wallace—same 42.29
21 Terrell, Smith—same 216.04
21 Turpin, Saml T—same 216.04
21 Turner, Geo F—same 216.04
21 Tuthill, Wm W—same 216.04
21 Tugendrich, Isaac—same 216.04
21 Tweedy, Edmund T—same.....216.04
22 Tyler, Frank J—Wheeling Corrugating Co 174.37
17 Vitelli, Vincenzo & Louis—Igoe Bros. 44.48
21 Van Emburg, Geo I—City N Y...413.49
21 Van Horn, Walter—same 216.04
21 Van Eyps, Geo W—same 216.04
21 Voeght, Theo A—same 216.04
21 Victor, Mary—Mary G Tuthill as exr 48.40
21 Valentine, Herman H—Sarah E Valentine 33.87
22 Van Varick, Peter—N Y & N J Tel Co 22.55
22 Victor, Rose—same 20.67
16 Watkins, Frea W—J Rose.....90.69
17 Wolf, Ephraim—L Geverts.....22.25
17 Wassel, Frank H & Julius or Wassel Copper Co—C E Hall 211.32
17 Watt, Geo—American Caramel Co.96.40
17 Wischert, Jno, Mary & Adelaide—Anna Falleck 332.90
20 Wilbert, Minnie—E MacDonald..125.63
20 Wasserman, Harry—A N Bernstein 85.17
20 Waeber, Fred C—Wm H Henry Co 75.62
21 Woessner, Jennie—Mary Munro & as extrx 19.40
21 Wallace, Emmett M—Jno Dais Co.76.79
21 Weinstein, Isaac—B Sherbowsky..35.77
21 White, Wm H—City N Y.....413.60
21 Winslow, Duel T—same 216.04
21 Waldron, Danl H—same 216.04
21*Wolf, Henry—Frances Rabinowitz.. .....113.15
21 Wandell, Frank M—City N Y....216.04
21 Woods, Thos E—same 216.04
21 Williams, Geo W—same 95.57
21 Wall, Jos T—same 216.09
21 Wall, Geo—same 216.04
21 Williams, Frank P—same 216.04
21 Walsh, Stephen—same 216.04
21 Westlake, Edwin—same 216.04
21 Wilson, Thos—same 117.32
21 Walters, August—same 413.47
22 Wigren, Edgar — Eismer Mendelson Co 39.95
16*Yglesia, Adolph et al—C Schafer.104.64
16 Same——same 105.11
17 Yung, Seelik—Bklyn Union Elevated R R Co 111.15
21 Young, Wm G—same 117.32
22 Yerkes, Henry A—N Y & N J Tel Co 20.58
21 Zavatt, Vincent—D T Merritt et al. 72.15

CORPORATIONS.

16 A R Bass & Son—Pelham Bay Chemical Co 1,564.66
16 Cream de Mohr Co—H Offerman et al 296.68
16 City House Moving Co—Jane O'Connell 1,127.48
17 C. Realty Co—Bessie Simon & ano. 631.00
17 Columbia Outfitting Co—B Kraus.42.90
17 V Vitelli & Sons——same.....44.48
16 Dickover Coal Co—Coal Tar Products Co 38.45
17 H Kaabe & Son—H Weisfeld et al. 235.02
17 Kanturk Realty Co—W C Koehling. 938.50
17 Same——same 938.50
17 Same——same 945.86
17*Leo Schwager Co—L P Sutter Bros (Inc) 149.66
17 Lighte & Bro—Sackett & Wilhelm's Co 502.53
17 Leavy & Britton Brewing Co—Sarah E Furnald & ano as exr.....4,817.50
17 Eden Mfg Co—A S Rosenthal Co. 152.41
17 Long Island Heating Co—Richardson & Boynton Co 502.88
17 Miller, Louis or Jamaica Tailoring Co—H Palkowitz.....103.22
17 Morse Dry Dock & Repair Co—M Dempsey 5,172.07
17 Same—E H Curnow 2,671.57
17 Martin, Edmund L or Geo F Nesbit & Co—G C Wedekind.....403.40
17 Quick Service Laundry—I Nemetz.26.50
17*S Greenberg & Co—H Canter....112.91
17 Van Dyke Constn Co—Eliz Graham. 2,573.05
18 Annunzlata, Luigi & Maria B—V Guerreri 113.90
18 Brundin, Jno E—City of N Y....36.81
18 Brewer, Wm S—B G Fisher....151.01
18 Burr, Jno T & J Sturgis—Ida S Burr as admtrx.....573.95
18 Drapkin, Nathan—Sophie Silberman an infant 901.13
18 Elia, Jno—National Metal Bead Co 204.75
18 Finkelstein, Abr A—Cohn Cut Stone Co. 140.76
18 Gainsberg, Benj—Cohn Cut Stone Co 140.76
18 Ginskie, Jos—J C Creveling.....252.34
18 Herrnslorf, Maxmillian—North Am Bwy Co 261.93
18 Heiberger, Jno & Emilie—Martha Heiberger 111.29
18 Houston, Margt J—J H Smith....19.38
18 Hartman, Jno J—M Kaplan.....66.58
18 Jackerson, Max—Rode & Horn...90.10
18 Joseph, Jeannette H—Ehrich Bros. 84.92
18 Kleiman, Henry D—H Finley..2,472.15
18 Leggett, Julius A—P Lauckhardt. 1,820.07
18 Langton, Michl—J Langton et al.92.30
18 Mack, Andw T—J Becket.....352.60
18 Nissensohn, Rubin gdn Louis—City of N Y 114.48
18*Patta, Emelio—City of N Y.....25.00
18 Patta, Biagio——same 25.00
18 Pierce, Thos W—E Fixman et al.689.34
18 Schwartz, Sarah—City of N Y....44.95
18 Solomon, Mortimer W—H Gottlieb 283.90
18 Smith, Chas A—E Eising & Co..245.07
18 Schmerzler, Henry—J McGregor.178.39
18 Walter, Adam—J Stake Jr & Co.36.51
18 Wilson, Amalia—H Von Glahn & Bros 226.75
18*Zenovia, Ivan P—City of N Y....25.00
18 Citizen Publishing Co—J J Ravener an infant 577.85
18 H Schmerzler & Co—J McGregor.178.34
18 Pelham Impt Co—Cohn Cut Stone Co 140.76
20 A M Kleinman & Bro—Public Bank of N Y City 179.65
20 Admeral Realty Co—City of N Y.241.15
20 Appelbaum Constn Co—B Stein..85.70
20 Imperial Coal & Coke Co—Geneva Natl Bank 192.82
20 Jas Butler (Inc)—Helen Heuser.274.40
20 Mountain View Land Co—Mary L B Ferris 166.66
20 Wm Hoaker Co—T O Robertson.872.93
21 Columbia Compressed Yeast Co—City N Y 146.97
21 Donald Campbell Co—C F Corner..98.20
21 Fisher & Yglesia Co—F R Clair.309.14
21 Imatra Lodge No 1, Finnish Aid Society—Fairbanks, Morse & Co...254.68
21 Giebler Mfg Co—City N Y.....73.49
21 James S Wemyss Co—M Goldberg.244.40
21 M Cohen & Co—I Warshowsky...263.18
21 Mohawk Garage—M Hochman 67.88
21 Niagara Amusement Co—City NY.216.04
21 National Waste Co—E R Breck.569.63
22 A Caplan Constn Co—M Stich...219.90
22 City of N Y—P Impke admstr...118.10
22 Elizabeth King System—Floridine Mfg Co 251.71
22 Jno V Schaefer Jr Co—N Y & N J Tel Co 82.57
22 National Waste Co—N Y & N J Tel Co 130.61
22 Sigretto & Mannino Co—P Imke as admstr 118.10

SATISFIED JUDGMENTS.

Manhattan and Bronx.

MAY 18, 20, 21, 22, 23 & 24.

Adams, Sam—L Fishman; 1910.....83.10
Allen, Austin E—Hanover Club; 1912. .....287.20
Ashbrooke, Jno T—H L Shively; 1912.101.38
Adams, Edw S—M B Horton; 1912...70.16
Bindseil, Herman F—R Carvel; 1911.783.40
Same—same; 1912. .....90.05
Berrian, Chas A—City of NY; 1908..37.81
Same—same; 1908. .....36.51
Bernatsky, Abr—S Bangser; 1908...164.46
Cushing, Harry C—W Young; 1909.1,368.60
Clark, Chas W—Kerr & Co; 1909..10,312.09
Compe, Lee—G Metzglus; 1912.....50.00
Coulter, David & Frank S Soper—Jas Quirk Milling Co; 1911.. .. .. ..1,187.00
Same—same; 1912.. .. ..76.22
[3]Dininny, Ferral C—H L Brown; 1911. .....65.50
[6]De Groege, E—M M McCarthy et al; 1909 .....187.33
Eagan, M Francis—M Gittelson; 1911.69.91
Eldon, Wilson—Corning & Co; 1912.528.34
Flammer, Madaline—E Marks; 1902.180.20
Fischeria, Sebastino & Guiseppe—Meyer & Nelson; 1911. .....227.55
Frank, Chas—S Weisbader; 1912..282.76
Fargo, Jas C, prest—K Keen; 1912.. .....5,945.38
[6]Gillespie, Henry—R P Gertle; 1910.118.78
Glockner, Jacob—B Brand; 1912.....112.15
Same—same; 1911 .....3,644.64
Grimes, Michl A—Standard Plumbing Supply Co; 1912. .....114.34
Greenberg, Meyer—S Arluck; 1911..48.74
Germaine, Geo W—Mansion House Co; 1909.....275.09
[1]Haehnel, Henry—M O'Brien; 1912.266.45
Hearn, Geo A—T J Kieley; 1912.....31.12
Heller, Meyer & Sarah—N Y Butchers Dressed Meat Co; 1912. .....512.85
Hirschhorn, Chas & Fred—W Dougherty; 1912... .....27.72
Hotchner, Henry—S Fullerton et al; 1912. .....137.38
Hazelton, Herbt H—R Bennett; 1907. .....43.55
[3]Ittelson, Wolf—D Dazian et al; 1911. .....346.09
Ipp, Isaac & Harry Quint—H Levy; 1912 .....100.00
Joline, Adrian H & Douglas Robinson, receivers—J Finnerty; 1912.....2,132.47
Same—S Lisi; 1912. .....50.00
Same—S J Flaumhaft; 1912.....100.00
Same—S J Flaumhaft; 1912. .....300.00
Joline, Adrian H & Douglas Robinson—A P Hexamer; 1912.....393.45
Same—J Porger; 1912.....92.65
Jowaiszias, Frank—Swift & Co; 1912. .....104.65
Jacobs, Morris, Wolf Silverman & Osias Karansky—O Schapiro; 1911 ....50.95
[4]Kaplan, Jacob & Abr G Michael—N Y Tel Co; 1911. .....29.24
Keidan, Wolf H—Peerless Mfg Co; 1911. .....91.26
Lewis, Louis—N Y Tel Co; 1908.. ..44.08
Lefkowitz, Ray—J Connor; 1912....462.73
Lesley, Maud—G M Roeder; 1911...230.79
Miller, Durando—M H Kopankaiewicz; 1912. .....147.17
McKeever, Jno W—H Koehler & Co; 1896. .....772.60
McCreery, Saml H—J White; 1911..284.61
Marle, Andw & Wm—R C Johnson et al; 1910. .....479.73
Martinson, Henry & Martin Nibur—J Rosenblum; 1911. .....738.00
Mach, Jos—J Stein; 1912.....127.95
Manick, Saml—R Trotch; 1912.....538.64
Northern Lumber Co—S S Mann et al; 1912 .....1,874.46
Ottenheimer, Alfred—T Murrell et al; 1911. .....186.91
Polsley, Danl—J B Jackson; 1908....76.12
[1]Peabody, Chas L—W C Crane; 1912.271.81
Primrose, Esther N—H S Alward; 1911. .....61.50
Roth, Ignatz—Robt B Mac Lea Co; 1903. .....1,461.01

[1]Rabe, Aug W & Thos Lally—People, &c; 1912.....1,000.00
Roth, Richd—Mackeown & McBurnie, Inc; 1912.....89.87
Roth, Richd—same; 1912.....1,227.39
Bayne, Emily—P Ryan; 1912.....123.03
Rubin, Saml C & Willner, Aaron—W S Popham et al; 1912.....654.74
Parker, Wm—H W Hill et al; 1912..994.12
Rhein, Jno—J F Davidson et al; 1912..34.41
[1]Seindorf, Emil & Robt T De Long—People, &c; 1912.....1,000.00
Sipp, Geo A—F Oehl; 1912.....216.58
Same—same 1912.....216.58
Same—same; 1912.....440.01
Same—same; 1912.....228.24
Savarese, Francisco & Antonio—Bramhall Deane Co; 1912.....115.02
Skitt, Alfred—Metropolitan Trust Co of N Y; 1910.....10,511.20
Stickney, Chas L—Clover Farms Co; 1911.....75.67
Stephens, Benj F—Pennsylvania Rubber Co; 1908.....246.20
Swawite, Leon M—Jean Bry & Son, Inc; 1912.....451.54
Smith, Harriet W—W Mitchell; 1912.....3,077.81
Sanderson Co, Inc—G J Agrati; 1912.....1,547.37
Simon, Bettie—L K Mantell; 1909..195.01
Skitt, Alfred—Metropolitan Trust Co of City of N Y; 1912.....132.65
Same—same; 1910.....121.26
Stickney, Chas L—Nauss Bros Co; 1911.....561.94
Simmons, Ralph—F B Hall; 1910....101.75
Turner, Additon & Josephine Smit——A K Kelley Sales Co; 1905.....1,068.09
Tobin, Theresa F—Greenwich Bank; 1906.....1,430.48
Tuthill, Edw W—J Burnet; 1911 ..184.16
[3]Taylor, Caroline J—N H Heft; 1911..106.54
Von Der Linden, Edw—C Eickhorst; 1911.....98.56
Same—Carpenter & Corcornn;; 1910..282.72
Same—T Riehl; 1910.....168.22
White, Gilbert—L C Weinstock; 1912.....225.55
Wohe, Moses—H L Kleinfeld; 1911..75.90
Same—L Futterman; 1911.....119.65
Watson, Jno T—Alfred Peats Co; 1912.....506.60
Von Der Linden, Edw—E L Neppert; 1910.....45.33
Whitridge, Fredk W, recr—M Olinick; 1912.....400.00
Same—G Tomasiello Jr; 1912.....1,550.00
Wallace, Catherine E—H Feldman; 1910.....43.70
Walters, Jno H Jr—J Gatton; 1908..147.15
Young, Loda M—J Schecker; 1911..84.43
Zucker, Abr—F O Smith et al; 1911.....156.95

CORPORATIONS.

Degnon Contrg Co—H C Boedicker; 1912.....90.27
Farmers Loan & Trust Co & Florence L Southback—A Ball Jr; 1912..28,108.29
Interborough Rapid Transit Co—B Mulligan; 1912.....500.00
West Side Bank—J S Herrman; 1912.....2,692.16
Astoria Wire Co—F H Appleton & Son; 1912.....375.55
Supreme Council of Royal Arcanum—S B Hahn; 1912.....1,050.00
Merrill, Ruckgaber Co—W H Baker; 1912.....1,113.94
Conron Bros Co—L H Cummings; 1912.....108.80
Napoleon Constn Co—C Weil; 1912..641.13
Stewart Automobile Co—C S Kalla; 1912.....92.00
Same—same; 1911.....1,666.48
Mallory Steamship Co—N A Foey; 1912.....550.00
A J Schossberger & Co—T Anastasio; 1912.....8.14
[1]Gingold Realty Co—F R Patch Mfg Co; 1912.....839.68
Degnon Contrg Co—H C Boedelman; 1911.....890.28
Gingold Realty Co—M Kallman; 1912.....721.15
Philadelphia Casualty Co—J Stein; 1912.....27.41
Same—same; 1912.....323.81
Legg, Warwick & Saunier Inc & Geo H Warwick—J McKee; 1908.....627.95
Frankfort Marine Accident & Plate Glass Ins Co—S Harris; 1912 ...2,523.16
Coffey Realty Co & St Anne Bldg Co—North Side Hoisting Co; 1912....158.39
Elite Gas & Electric Fixture Co, Gingold Realty Co, Eugene E Tschudy & Irving Tschudy—Germania Bank; 1912.....319.71
Gingold Realty Co—F B Lindsay; 1912.....220.47
Gingold Realty Co, Abr J Goldstein & Moses A Goldstein—Nason Mfg Co; 1912.....1,530.02

Borough of Brooklyn.

MAY 16, 17, 18, 20, 21, 22.

Anderson, Jno R—J P Sloane & ano; 1911.....71.90
Allen, Austin E—Hanover Club; 1910.....287.20
Agolia, Michl—J J Sullivan as exr; 1909.....86.35
Blanker, Jacob—W Sachawitchi; 1911.....78.10
Bocklet, Michl individually & as admr of Kath Bocklet—G J Rau; 1912..108.32
[3]Barbanell, "Henry"—M Blumberg; 1908.....85.90
Byrnes, Geo—F Bischoff; 1910.....77.90
Blake, C Mason—Conroy & Gannon; 1912.....173.11
Corcoran, Geo—C H Chapman; 1911..327.40
Cowley, Cath V—J Q Cohen; 1910..308.75
Carraturo, Carmine—E J McLaughlin; 1910.....164.15
Caplan, Abe—J Ravid; 1912.....113.55
Davis, Clarence—L I Pitcher; 1911..499.79
Defiro, Andw—City of N Y;1912....56.10
Diamond, Jos—L Burstein; 1911.....60.20
Dixon, Jno F—F Bischoff; 1910.....77.90
Eve, Chas—J Schmidt; 1912.....76.50
[3]Friedman, Minnie—Gertrude Horowitz; 1911.....129.56
*Fisher, L Harry—C Shaper; 1912...203.05
Garcia, Juan—J Spencer Turner Co; 1908.....256.45
Hughes, Alice & Henry—Wright & Graham Co; 1911.....16.16
Hazelton, Herbt H—R Burnett; 1907..43.55
Hind, Albert W—A D Matthews Sons; 1907.....217.36
Jarashow, Nathan & Benj—E S Belknap, McSherry & Moran Co; 1910 .....36.17
Kraselowsky, David & Gussie—Leah Fleischer; 1912.....150.40
Lundy, Fredk—C Schaper; 1912....203.05
Levinkind, Morris—G H Sargent & Co; 1909.....239.08
Mayhew, Wm—H M Schwartz; 1911..61.40
O'Malley, Chas A—E F Lindon; 1912.125.02
O'Donnell, Augustus T—J J Connor & ano; 1900.....593.41
O'Donnell, Olivia, Augustus T & J Frank—J J Connor & ano; 1898.....514.56
Olsen, Peter—Union Stove Works; 1912.....172.27
Penner, Jacob—J Kramer; 1911....875.18
Quinn, Jno—Mary Connolly; 1912....50.00
Same—Jas Connolly (infant &c); 1912.....200.00
Reilly, Garrett & Margt—E Gentile; 1911.....446.15
Reid, Wm C—J Harrison; 1911.....150.00
Schmidt, Fredk P—State Cmr of Excise; 1912.....1,819.97
[2]Schnall, Bernard—City of NY; 1911.263.00
Taw, Jos—A B Hall as receiver; 1902.....610.05
Volpe, Christie—E J McLaughlin; 1910.....164.15
Wheelan, Jane—J Zubow; 1911.....62.70
Ward, Wm J—Ada S Aaron; 1909...252.40
Same——same; 1910.....28.00
Weiss, Chas A—O J Moussette Co; 1911.....180.00
*Yglesia, Adolf—C Schaper; 1912..203.05

CORPORATIONS.

Green & Spitz's Express—F Bischoff; 1910.....77.90
Homesborough Realty Co—Pittsburgh Water Heater Co; 1912.....86.26
Illinois Surety Co—State Cmr of Excise; 1912.....1,834.97
Martense Realty Co—W G Kinney; 1912.....322.10
Briggs Av Realty Co—H Delinsky; 1911.....445.90..
Caplan Constn Co—J Ravid; 1912..113.35

[1]Vacated by order of Court. [2]Satisfied of appeal. [3]Released. [4]Reversed. [5]Satisfied by execution. [6]Annulled and void.

JUDGMENTS IN FQRECLQSURE SUITS.

Manhattan and Bronx.

MAY 16.

141ST st, nwc Robbins av, 199.3x100; Wm H McCord agt Annie Marx et al; Francis B Chedsey (A); Mitchell A C Levy (R); due, $28,242.00.

MAY 17.

Weeks av, 1652; Louisa C Read agt Isaac Rosenzweig et al; Richd A Irving (A); Maurice B Blumenthal (R); due, $7,283.89.

179TH st, sws, 300 w Bronx Park av, 25x80; Isabella M W Bachur agt Jacob Cohen; Lawrence E French (A); Geo E Plunkitt (R); due, $4,660.

MAY 18.

No judgments in foreclosure suits filed this day.

MAY 20.

Crescent av, ss, 69.7 e Hughes av, 58.11 x89.3; J & M Haffen Brewing Co agt Antoinetta Paranzino; Max Bendit (A); Phoenix Ingraham (R); due, $1,745.05.

22D st, 417 E; Thos Sealy agt Sarah O'Brien; Claude V Pallister (A); Geo F Roesch (R); due, $1,021.67.

MAY 21.

Grant av, es, 200 n Valentine av, 25x 187; Mary D Mathewson agt Henrietta Groll; Martin & Howe (A); Jno H Judge (R); due, $2,547.22.

MAY 22.

Fairmount pl, ns, 303.5 w So blvd, 25x 100; Wm R Brinckerhoff agt Lillian E M Vollmar et al; Fredk A Southworth (A); Wm H Peck (R); due, $5,709.24.

137TH st, ss, 104 e 8 av, 15.6x99.11; Robt H Oakley agt Fredk Levy; Philip E Connell (A); Franklin Brooks (R); due, $12,277.59.

LIS PENDENS.

Manhattan and Bronx.

MAY 18.

142D st, 307 W; Wm H Fontham agt Kath C Fontham et al; partition; W Baruch, atty.

Exterior st, nwc 138th, 305.1x145.2xirreg, Saml Trimmer et al agt Lena Trimmer et al; action to recover ¼ pt; Appell & Taylor, attys.

Willett st, 99; Rebecca Blaustein agt Ebling Bwg Co; action to set aside mtg; J A Seidman, atty.

3D st, 353-5 E; Theo Guterman agt Jacob Lapinsky et al; action to correct deed; J A Seidman, aty.

MAY 20.

Sherman av, ns, 100 w Academy, 200x 150; Jos E Gerstein agt Hanover Realty & Constn Co; notice of levy; J Grubel, atty.

203D st, ss, 373.6 w Wmsbridge rd, 50x100; Frank Millang agt Eleanor R King et al; action to declare deed void; Otterbourg, Steindler & Houston, attys.

109TH st, 308 W; Ella Paxton agt Gustav Nassauer et al; action to establish lien W F Peacock, atty.

Lots 184, 185A, 185B & 186, map of Westchester prop of Edw T Young & lots 162 to 166; same map; Corinne Churchill et al agt Martha B Munn; action to cancel cloud &c; A C Kellogg, atty.

10TH st, 198-204 E & 2d av, 156-160; Wm Mesburg agt Rosenfeld Realty Co; notice of levy; L Daslan, atty.

169TH st, 512 W; Sanitary Fireproofing & Contrg Co agt Lena Scheidecker et al; amended action to declare conveyance void; R A McDuffie, atty.

MAY 21.

No Lis Pendens filed this day.

MAY 22.

Greene st, 146-148, & Mercer st, 19; Wm G Wagner agt Wm H Kelly (notice of attachment); M L Heidenheimer, atty.

Prospect av, cl, 90 s Penfold av (if extended), runs e164.2xse210.3xn131.6 to beg; Clara Bosche agt Jno J Fox et al (partition; H D Patton, atty.

Eagle av, 707; Barney Estate Co agt Eugenia Vanonia (notice of levy); M Nichols, atty.

MAY 23.

154TH st, 411 W; Mary E Pritchett agt Sol Richman; action to cancel mtg; H Herz, atty.

Lots 131-2, located bet Aqueduct av, Macombs rd & Feather Bed la, Bronx; Williams Silk Mfg Co agt Jacob E Holzhalb et al; action to declare trust; J Newman, atty.

Broadway 240 & 738; also WASHINGTON PL, 7; also BROADWAY, 1155-9; Chas Moran agt Thos Morgan et al; partition; Bowers & Sands, attys.

Central Park W, swc 62d, 100.5x100; Chas Moran agt Louis E Frith exr et al; partition; Bowers & Sands, attys.

MAY 24.

Division st, 39-39½; Manhattan Ry Co agt Meyer Hertzberg et al; action to acquire title; J L Quackenbush, atty.

Division st 42; Manhattan Ry Co agt Saml Hepner et al; action to acquire title; J L Quackenbush, atty.

Division st, 48-52; Manhattan Ry Co agt Albt Stevane et al; action to acquire title; J L Quackenbush, atty.

Division st, 62-8; Manhattan Ry Co agt Eliza A Pease et al; action to acquire title; J L Quackenbush, atty.

Division st, 15; Manhattan Ry Co agt Jacob Gordon et al; action to acquire title; J L Quackenbush, atty.

Division st, 41-45½; Manhattan Ry Co agt Meyer Vessell et al; action to acquire title; J L Quackenbush, atty.

Division st, 92; Manhattan Ry Co agt Flora Bamberger et al; action to acquire title; J L Quackenbush, atty.

Division st, 96-8; Manhattan Ry Co agt Bertha Goldman et al; action to acquire title; J L Quackenbush, atty.

Clarke pl, ss, 214.9 e Central av, 25x100; also WEEKS AV, ws, 100 n 174th, 50x100; also MONROE AV, swc 174th, 100x100; also CLARKE PL, ss, 205.7 w Walton av, 50x100; also 169TH st, nwc Sheridan av, 126.9x100x116.2x100.8; Thos P Corrigan agt Patk F Goff et al; action to set aside deed; A O Ernst, atty.

16TH st, 211 W; Antonio Esposito agt Eliz Esposito; action to recover possession; L B Alterman, atty.

Division st, 94; Manhattan Ry Co agt Sarah Lewenthal et al; action to acquire title; J L Quackenbush, atty.

Division st, 57; Manhattan Ry Co agt Edw H Mount et al; action to acquire title; J L Quackenbush, atty.

Division st, 32-4; Manhattan Ry Co agt Saml Banner et al; action to acquire title; J L Quackenbush, atty.

Division st, 85-85½; Manhattan Ry Co agt Eliz Mansfield et al; action to acquire title; J L Quackenbush, atty.

Division st, 38-40; Manhattan Ry Co agt Saml Rouse et al; action to acquire title; J L Quackenbush, atty.

Borough of Brooklyn.

MAY 16.

Irving av, ec DeKalb av, 25x100; Hermann J Gans agt Nicolaus Bonnlander et al; Jas Moffett, atty.

Seigel st, sec Manhattan av, 50x100; also BUSHWICK AV, nc Linden, 50x85; Otto Wuest agt Louisa I Fisher et al (partition); York & York, attys.

Grove st, 185, nws, 298.9 ne Central av, 20.1x100; Magdalena Beck agt Leon Geisman et al; B Ettinger, atty.

Grove st, 187; same agt same; same atty.

Grove st, 189; same agt same; same atty.

Grove st, 191; same agt same; same atty.

E 35TH st, ws, 27.8 s Tilden av, 20x100; Postal Life Ins Co agt Dorey Realty Co et al; Hirsh & Newman, attys.

E 35TH st, ws, 200.4 n Beverly rd, 20x 100; same agt same; same attys.

E 35TH st, swc Tilden av, 27.8x100x 30.7x100; same agt same; same attys.

E 35TH st, ws, 240 n Beverly rd, 20x 100; same agt same; same attys.

Pitkin av, sec Sackman, 18.9x74.9; Title Guar & Trust Co agt Mary Meyersohn et al; T F Redmond, atty.

Dorchester rd ns, 21.10 e East 11th, 21.10x97.8x20x106.5; Title Guar & Trust Co agt Virginia L Egbert et al; T F Redmond, atty.

Pitkin av, ns, 50 w Warwick, 25x 100; Kings Co Savgs Institution agt Robt Kloiber & ano; T F Redmond, atty.

St Marks av, ns, 160 e Classon av, runs e104.9xn138.6xn47.4xs126 to St Marks av the beg; Frances V Hallock agt Fredk L Cranford et al (partition; Weeks & McDermott, attys.

S Portland av, 97; Geo W Hauley agt Bessie Steinberg et al; M E Finnigan, atty.

Morrell st, ws, 75 n Varet, 25x100, Bklyn Children's Aid Society agt Sarah Edelstein & ano; T F Redmond, atty.

St Marks av, ns, 325 e Rockaway av, 25x127.9; Lucy E Stone agt Minnie Levine & ano; T F Redmond, atty.

Bay 25TH st, ses, 340 ne Benson av, 40 x96.8; Title Guar & Trust Co agt Jno A Jackel et al; T F Redmond, atty.

Nostrand av, ws, 88.11 s Hawthorne, 17.1x90; Ernest J Herlt agt Wm Martin et al; C A Clayton, atty.

Sterling pl, sws, 94.7 se 7 av, 21.6x100; Marketable Title Co agt Geo Litchfield et al; Watson & Kristeller, attys.

Plot begins at the intersection of the centre line of Strattons new walk & s line of Ocean av ("The Bowery"), runs e 51xs— to Atlantic Ocean xw51xn— to Ocean av; Emile Huber & ano as exrs agt Gilbert M Stratton & ano; F Obernier, atty.

Van Sicklen st, swc Av T, runs w105.5 xs10xe46.6x again e54.7xn24.3 to beg; Annie H Wheeden agt Harry Shaw et al; H J Davenport, atty.

Van Sicklen st, ws, 44.3 s Av T, runs w97.6xn8.9xe46.6xe54.7 to st xs20 to beg; Home Title Ins Co of N Y agt same; same atty.

Av T, ss, 125.5 w Van Sicklen, 120x91.2x 20.5x96.4; Charlotte O'Dougherty agt Harry Shaw et al; H J Davenport, atty.

E 15TH st, ws, 180 n Foster av, 20x 100; J D Ranck Co agt Mary J McClain et al (specific performance); Van Alen & Dyckman, attys.

MAY 17.

Dumont av, nwc Thatford av, 25x100; Townsend Abbertson agt Abr Damsky et al; T F Redmond, atty.

Powell st, es, 100 s Dumont av, 20x 100; Title Guar & Trust Co agt Jacob Londinsky et al; T F Redmond, atty.

E 38TH st, ws, 217.6 n Av J, 40x100; Rcbt A Ryons agt Jas Peppard et al; T F Redmond, atty.

Morrell st, ws, 50 n Varet st, 25x100; Oswego City Savgs Bank agt Sarah Edelstein & ano; T F Redmond, atty.

Leonard st, ws, 75 n Johnson av, 25x 100; Fredk L Allen as trste agt Fauy Koerner & ano; T F Redmond, atty.

Frost st, ss, 150 e Manhattan av, 25x 100; Trust & Deposit Co of Onondaga Co agt Bonaventuro Acerno et al; T F Redmond, atty.

Fort Hamilton av, ns, 40.8 sw 70th, 20.4x74.4x20x78; Simon Heuchel & ano agt Lippman Realty Co et al; L J Moss, atty.

Fort Hamilton av, ns, 61 sw 70th, 20.4 x70.8x20x20x74.4; same agt same; same atty.

Fort Hamilton av, ns, 81.4 sw 70th, 20.4x67.1x20x70.8; same agt same; same atty.

Fort Hamilton av, ns, 101.8 sw 70th, 20.4x113.6x20x117.2; same agt same; same atty.

70TH st, ss, 85.3 w Ft Hamilton av, 30.1x100; Simon Heuchel & ano agt Lippman Realty Co et al; L J Moss, atty.

Oakland st, ws, 100 n Freeman, 25x 100; Greenpoint Polish Co-operative Savgs & Loan Assn agt Anthony Muszyviski et al; G C Schnitzer, atty.

Douglass st, ws, 442.11 n Sutter av, 25x 100; Bond & Mtg Guar Co agt Jacob Gabloner et al; T F Redmond, atty.

Atlantic av, ss, 300 w Stone av, 16.8x 100; Anna P Kunz as committee agt Bklys Heights R R Co et al; Kiendl, Smyth & Gross, attys.

Van Sicklen st, ws, 44.3 s Av T, 20x 92.5x20.5x97.6; Minnie P Saddington agt Harry Shaw et al; G F Alexander, atty.

Humboldt st, swc Ainslie, 25x75; Kings Co Savgs Instiution agt F Cornelius Leibow et al; T F Redmond, atty.

61ST st, sws, 100 se 3 av, 460x81.11; Eugene E Ford agt Emanuel Lieberman et al (to set aside judgment of foreclosure & sale); E J Maroney, atty.

St Marks av, ss, 305 w Hopkinson av, 19x127.9; Rose Handler agt Hudes Schlessel et al; J J Schwartz, atty.

St Marks av, ss, 267 w Hopkinson av, 19x127.9; same agt Minnie Gasdon et al; same atty.

Spruce st, ws, at the intersection of the line of land formerly belonging to Garrett V W Eldert, runs nw363.10 to land of W P Rae xsw611.9xnw473.1 to land of L I R R Co xsw768.10xse762.11xse255xse 418.9xse378.6xnw408.11xne433.10 to beg (excepting certain premises); Emerald Realty Co agt Yeagley Realty Co et al; Stoddard & Mack, attys.

St Marks av, ss, 286 w Hopkinson av, 19x127.9; same agt Minne Gasdon et al; same atty.

Shore rd, ns, 25 nw 74th, runs ne201.7x w2.10xne9.3xe40xn90.5xw115.7xs209.11 to Shore rd xse155.10 to beg; Van Brunt Bergen & ano as exrs agt Kath M Galvin et al; Hubbard & Rushmore, attys.

Osborn st, es, 235.5 s Dumont av, 24.7x 100; Michl D Griffin & ano as exrs agt Benj Davis et al; Sackett & Lang, attys.

14TH av, nws, 40 sw 71st, 40x100; Maurice Stierer agt Maria Austin et al; Otterbourg, Steindler & Houston, attys.

MAY 18.

84TH st, sws, 100 se 21 av, 30x100; Geo Roes agt Kath V Tibbils et al; J H Lack, atty.

49TH st, sws, 140 se 15 av, 80x100.2; Cornelia P Ackerman & ano agt Cath V Crowley et al; Jno M Ruck, atty.

Bay 13TH st, es, 345 n Benson av, 20x 108.4; Mary A Jennings & ano agt Andw G Gulliksen et al; Theo Burgmyer, atty.

Bay 13TH st, es, 325 n Benson av, 20x 108.4; same agt Isaac H Love et al; same atty.

W 9TH st, ns, 358.4 w Court, 25x100; Leon Birner agt Simon Priest et al; J C Danzilo, atty.

Van Siclen av, ws, 20 s Belmont av, 18x95; Jno Doscher agt Sophie Weber et al; J A Sheehan, atty.

49TH st, sws, 180 se 15 av, 40x100.2; Frank W Dunlop agt Cath V Cowley; S B Marks, atty.

76TH st, ns, 103.2 e Ft Hamilton av, 59.11x100; Max Kurzrok agt Hamilton Constn Co et al; McLaughlin & Stern, attys.

MAY 20.

Dumont av, sec Chester 19.10x50; Northern Bond & Mtg Co agt Powell Realty Co et al; H O Falk, atty.

Saratoga av, es, 61.6 s Eastern pkwy ext, 20x108x23.10x95; Wentworth Holding Co agt Tessie Greenebaum et al; J A Kohn, atty.

6TH av, ws, 50.2 n 20th, 25x75; Myron Straus agt Anton Blum et al; Max Monfried, atty.

Fulton st, sec Saratoga av, 40.4x64; Fundy Co agt Hopkins Security Co et al; Jonas, Lazansky & Neuburger, attys.

Hawthorne st, ss, 285 w Bklyn av, 25x 106; David Gross et al agt Harry Brown et al; to set aside mtg; M S Feiler, atty.

11TH av, sc 57th, 100.2x100; Board of Home Missions of the Presbyterian Church in U S A agt Albt P Stewart et al; T F Redmond, atty.

Bay 15TH st ses, 40 sw Rutherford pl, 30x96.8; Bond & Mtg Guar Co agt Herman Greenberg et al; T F Redmond, atty.

4TH pl, ns, 260 w Court, 20x100; Emma C Ruppel agt Johanna Madigan et al; T F Redmond, atty.

New Jersey av, sec Sutter av, 25x100; Title Guarantee & Trust Co agt Chas Goretsky et al; T F Redmond, atty.

Schenck av, ws, 150 n Blake av, 25x100; Francis R Cochrane agt David Silberman et al; T F Redmond, atty.

Blake av, ss, 75.6 e Jerome, 24.6x120; Title Guar & Trust Co agt Ida Kostakowsky, T F Redmond, atty.

3D st, ns, 180 w Bond, 15x90; Title Guar & Trust Co agt Michl Lee et al; T F Redmond, atty.

Riverdale av, ns, 60 e Bristol, 20x75.3; United States Life Ins Co agt Wolf Rosenblum et al; T F Redmond, atty.

Meserole st, ns, being lot 346 on map of the Village of Wmsburgh said map filed in the Registers Office; Aug8'38; Elsie Arnold agt Fannie Gelbwacks et al; T F Redmond, atty.

E 11TH st, ws, 100 n Albemarle rd, runs w115xn32.2 to Church av, xne121.8 to st, xs71.11 to beg; Julia Burger agt Adam Liebel et al; E H Burger, atty.

Sumpter st, ns, 300 e Howard av, 50x 100; Louise Grimm agt Wm Wenger & ano; partition; R L Haskell, atty.

Osborn st, ws, 125 n Belmont av, runs w 100xn75xe53.1xs1.6xe46.11 to st, xs73.6 to beg; Selina Van Raalte agt Jos Levy et al; Gallert & Heilborn, attys.

MAY 21.

41ST st, nes, 300 se 14 av, 20x100.2; Jas S Coward agt Edw Egan et al; W F Connell, atty.

41ST st, nes, 320 se 14 av, 20x100.2; same agt same; same atty.

41ST st, nes, 340 se 14 av, 20x100.2; same agt same; same atty.

41ST st, nes, 360 se 14 av, 20x100.2; same agt same; same atty.

41ST st, nes, 380 se 14 av, 20x100.2; same agt same; same atty.

Lorimer st, es, 80 n Powers, 20x77; Emma C Rothstein & ano agt Harry F Gill et al; partition; Wyckoff Clarke & Frost, attys.

Crystal st, es, 220 s Liberty av, 20x100; Cath Fuehrer agt Louise H Fuehrer; to establish an interest.

Van Brunt st, ec Beard, 25x70; Oswego Co Svgs Bank agt Mary F Kelley et al; H M Bellinger Jr, atty.

Garfield pl, sws, 247.6 nw 6 av, 27.6x109; Morris Sherwin agt Milton S Kistler et al; Jones McKinny & Steinbrink, attys.

Washington av, ws, 342.1 s Fulton st, 18x130.9; August J Chabot agt Thos F Stinson et al; H J Davenport, atty.

Guernsey st es, 125 s Calyer, 25x100; Jas Shevlin agt Mary A Brush et al; M B Campbell, atty.

Van Sicklen st, ws, 60.4 n Lake, 97x89.3x 106.5x89; Title Guarantee & Trust Co agt Jno R Lake & ano; T F Redmond, atty.

E 21ST st, es, 50 n Av F, 50x100; Title Guarantee & Trust Co agt Geo W Cisney et al; T F Redmond, atty.

E 13TH st, ws, 330 n Av Q, 30x100; Georgie A Jenkins agt Amalia Stahl et al; T F Redmond, atty.

Bergen st, nes, 185 nw 3 av, 20x100; Title Guarantee & Trust Co agt Michl Salit et al; T F Redmond, atty.

E15TH st, ws, 360 n Av P, 26.8x100; Leila T Chapman as admrx agt Emma I Wood & ano; T F Redmond, atty.

41ST st, ss, 593.9 w 12 av, 31.3x100.2; Title Guarantee & Trust Co agt Leo Bertsch et al; T F Redmond, atty.

Schenck av, es, 80 n Blake av, 20x75; Emma Behman agt Ida Moisseeff et al; T F Redmond, atty.

Kings Highway, ss 85.4 e E 13th 21.4x95 x21x94.1; Title Guarantee & Trust Co agt Arcadia Realty Co et al; T F Redmond, atty.

Ellery st, ns, 350 w Marcy av, 25x100; Fredk Opolinsky agt Max Tabak & ano; J M Peyser, atty.

Berkeley pl, ns, 210 w 7 av, 16.8x100; Geo H Watson as exr agt Louis E Blackwell et al; Kneeland Harrison & Hewitt, attys.

Wyckoff av sws, 54.10 se DeKalb av, 30x 88.3x30x89.8; also POWERS ST, ns, 200 e Judge, 25x120.11x26.8x135.4; Alphons Henn & ano agt Jno Henn et al; partition; H E Wilke, atty.

Church av, sec E 31st, 50x102.7x50x103.7 Philippine Wallach agt Johanna E Brand et al; E Kempton, atty.

Glenmore av, ns, 125 e Thatford av, 14.10 x100; also GLENMORE AV, ns, 139.9 e Thatford av, 14.10x100; State Bank agt Asher Peniaker et al; I Siegmeister, atty.

3D av, nws, 75.1 ne 42d, runs nw33x again nw67xsw23xse100 to av xne23.1 to beg; Herman Prager agt Marion Bandholtz et al; T J Evers, atty.

Elton st, 379; Ricka Edman agt Rachel Shamer et al; J Sapinsky, atty.

MAY 22.

17TH av nc 58th, 60.2x100; Sarah A De Lacy agt Northern Assurance Co et al; L I Goebel, atty.

Cornelia st, nws, 160 ne Evergreen av, 20x100; Helen F Foley et al as exrs agt Philip Weiser et al; Roy M Hart, atty.

Ocean av, es, 460 n Av P, 23x110; Jasper T Dunham agt Evadna B File & ano; H Peake, atty.

Ryerson st, es, 100 n Myrtle av, 20x100; Pauline Wasserman agt Brunette Moog et al; partition; H E Heistad, atty.

Smith st, ws, 100 n Garnet, 33x80; Louisa C Read agt Jno H Wynn et al; R A Irving, atty.

Hopkinson av, es, 267.11 s Pitkin av, 25x 100; Sossie Ducker agt Joel Beluck et al; partition; S S Schwartz, atty.

Beach 46TH st, ss, 320 w Surf av, 60x 118.1x60.2x113.9; Mary A Williams agt Katherine Lindemann et al; A D Greenfield, atty.

Grattan st, ss, 200 e Porter av, 25x100; N Y Investors' Corp agt Maud Deiser et al; T F Redmond, atty.

Pitkin av, ss, 18.9 e Sackman, 18.9x74.9; Title Guarantee & Trust Co agt Mary Meyersohn et al; T F Redmond, atty.

44TH st, sws, 420 se 5 av, 20x100.2; Title Guarantee & Trust Co agt Morris A Liebert et al; T F Redmond, atty.

3D st, ns, 246.10 w Hoyt, 20x80; Title Guarantee & Trust Co agt Patk Diamond & ano; T F Redmond, atty.

Court st sec,, 78 ne Degraw, runs ne20x se55x again se45.2xsw20xnw42.9x again nw55 to beg; Metropolitan Trust Co agt Mary E Flannery; T F Redmond, atty.

Bay 13TH st, es, 345 n Benson av, 20x 108.4; Mary A Jennings agt Andrew G Gulliksen et al; Thos Burgmyer, atty.

Sutter av, sec Cleveland, 95.4x80; Guardian Trust Co of N Y agt Reuben Horowitz et al; to establish ownership; J F Egan, atty.

20TH st, ss, 125 w 5 av, 12.6x100; Jos Hay agt Abr Katz et al; Van Alen & Dyckman, attys.

95TH st, ss, 335 w 3 av, 40x100; Archibald R Livingston agt Barnet Galler et al; E Kempton, atty.

Hendrix st, es ,175 s Blake av, 25x100; Sarah V Bolmer agt Sam Berkowitz et al; Geo F Alexander, atty.

DeKalb av, ss, 175 e Marcy av, runs s100 xe1.8xs100 to Kosciusko xe73.4xn200 to av xs75 to beg; Rutland Constn Co agt Paul J Shrier et al; specific performance; Simon & Weinstein, attys.

50TH st, ns, 90 e 5 av, 27.11x100.2; Jane Healy agt Fannie Price; R E Swezey, atty.

Riverdale av, ns, 75 w Osborn, 19x100; Louis Salarsky agt Davis Elkin et al; Abr Vogel, atty.

Schenck av, es, 20 n Blake av, 20x75; Bond & Mtg Guarantee Co agt Ida Moisseiff et al; T F Redmonad, atty.

Schenck av, es, 40 n Blake av, 20x75; Title Guarantee & Trust Co agt Cherne Assinowsky et al; T F Redmond, atty.

42D st, nes, 475 nw 12 av, 50x100; Lewis D Mason agt Johanna Osberg et al; T F Redmond, atty.

FORECLOSURE SUITS.

Manhattan and Bronx.

MAY 18.

Stebbins av, es, 133.9 n Freeman, 25x127.2; Jennie Robitzek agt Susan Reilly et al; H Robitzek, atty.

153D st, ns, 325 e 8 av, 83.4x199.10; Monroe F Mannheimer agt Pauline P Dinkelspiel et al; E G Kremer, atty.

MAY 20.

121ST st, ns, 100 w Mt Morris av, 20x100.11; N Y Life Ins Co agt Rachel Tanenbaum et al; G W Hubbell, atty.

235TH st, ns, 175 w Oneida av, 290.11x100x irreg; N Y Co-operative Bldg & Loan Assn agt Fredk M Mellert et al; W Langdon, atty.

166TH st, ns, 200 e Amsterdam av, 50x76.6; Priscilla T P Starin et al agt Trial Realty Co et al; J G Roe, atty.

113TH st, 11 E; Morris Frundlich agt Theresa Turk et al; L S Marx, atty.

Fulton av, 1284; Theresa Kohm agt Herman H A Ronner; H C Knoeppel, atty.

Same prop; Emma D'Ottilje agt same et al; H C Knoeppel, atty.

75TH st, 46 W; Jno Ingle Jr agt Sarah E Crowell; F Hoar, atty.

MAY 21.

Union av, es, 17.6 s 151st, 17.6x90; Max Cohen agt Milton J Doernberg et al; Davis & Davis, attys.

78TH st, 344 E; Frederic E Klein et al agt Frank Ibert Brewing Co et al; Keller & Klein, attys.

13TH st, ss, 158 w Av C, 25x103.3; Henry R Kohn agt Jos Kreinik et al; W S Dryfoos, atty.

Ryer av, sec 180th, 34.5x104.6; Sarah Behringer agt S A Whisten Constn Co et al; Grasmuck & Ostrander, attys.

Shiel st, ss, lot 774 & w 1-3 lot 775; Jno Popp agt Thos C Reilly et al; W A Keating, atty.

MAY 22.

127TH st, 127 W; Wm F Brow agt Anita A Stilwell et al; Butts & Vining, attys.

44TH st, ns, 100 e 11 av, 25x100.11; Emigrant Industrial Savgs Bank agt Bernandina Gorgers et al; R & E J O'Gorman, attys.

113TH st, ns, 100 w 1 av, 50x100.11; Alice H Sturges agt Jos J Speth et al; S P Sturges, atty.

Hudson st, 243; Wm P Dixon agt Rosie Greenberger et al; Dixon & Holmes, attys.

117TH st, ss, 173 e Pleasant av, 25x100.10; Stephen P Sturges agt Jos J Speth et al; S P Sturges, atty.

62D st, 233 E; Mary M Bergener agt, Jeanette Bleistift et al; L S Goebel, Jr, atty.

103D st, ss, 75.6 e Lexington av, 26x100.11; Lewis E Goebel agt Jeanette Bleistift et al; L S Goebel, Jr, atty.

Orchard st, sec Delancey, 61.10x87.6; Jno E Marsh agt Sarah Elterman et al; Marsh & Weaver, attys.

Front st, ns, 287.8 w Jackson, 18.6x70; Andw Ridley agt Jacob Kauffman et al; F C Metcalfe, atty.

MAY 23.

Lot 35, blk 49, sec 1 map of Morris Park, Bronx; Washington Savgs Bank et al agt Alice M Cade et al; F M Patterson, atty.

Lots 15-18, blk 71 map of Morris Park, Bronx; Washington Savgs Bank et al agt Hiram W Harris et al; F M Patterson, atty.

Lots 19-20, map of Cebrie Park, Bronx; Theo L Chabot agt Sarah A Lockwood et al; M J Sullivan, atty.

49TH st ns, 120 w 3 av, 20x100.5; Caroline B Beach agt Wooster Beach et al; Fuller & Prest, attys.

Marion av, ses, 107.1 sw 193d, 25x98x irreg; Susan V N Rouget extrx agt Rebecka Marcus et al; Davison & Underhill, attys.

46TH st, ss, 180 w 1 av, 145x100.5; Bank for Savgs in the City of NY agt Hermann Hugle et al; Strong & Cadwalader, attys.

Burnside av, nec Morris av, 20.4x94; Henry R Sutphen et al agt Modena Realty Co et al; J V Irwin, atty.

Lots 196, 197, 198 & 200, map of McGraw Estate, near Van Nest Station, Bronx; Martha A Arnow agt Rose Lustbader et al; T Power, atty.

Washington av, ws, 100 s 169th, 35x150; Henrietta Jones agt Sarah Cohen et al; W Smith, atty.

MAY 24.

Interior parcel of land beg at a point 240 e White Plains rd & 375 n Morris Pk av, 70x100; Chas F Minor agt Sadie M Gorton et al; M J Sullivan, atty.

Park av, es, 52.3 s 182d, 50x101; Sarah O Mason agt Gustav P Muller et al; W C Arnold, atty.

Webster av es, 23.6 n 174th, 25x97.5; Emily L W Johns agt Edw W Otto et al; Winslow, Broomell, Keenan & Budd, attys.

171ST st, ns, 100.2 e 3 av, 55x117.4; Jas G Wentz agt Chas Bjorkegren Inc et al; Boothby, Baldwin & Hardy, attys.

73D st, ns, 235 e 3 av, 25x102.2; Cayuga Corp agt Geo M Bruestle et al; A Smith, atty.

125TH st, 17 E; Moses S Lorsch agt Peter Doerr et al; amended; M Stern, atty.

120TH st, 532-4 E; Geo Ricard agt Florence Realty & Constn Co et al; J M Roeder, atty.

118TH st, ns, 107.9 w Av A, 19.9x100.10; Geo C Clark agt Edmund T Simes et al; R L Scott, atty.

BUILDING LOAN CONTRACTS.

Manhattan and Bronx.

MAY 18.

Ogden av, es, 100 n 170th, 50x110.3; City Real Estate Co loans Mercedes Bldg Co to erect a — sty bldg; — payments. 35,000

191ST ct, ss, 100 w St Nich av, 100x100; Title Guar & Trust Co loans 191st Street Constn Co to erect a —sty bldg; — payments. 80,000

4TH av, swc 30th, 90x100xirreg; N Y Life Ins Co loans 440 Fourth Ave Co to erect a — sty bldg; — payments. 600,000

MAY 20.

St Anns av, nec 138th, 200x102xirreg to 139th; Robt Fulton Realty Co loans Zarland Realty Co to erect a — sty bldg; — payments. 50,000

Aqueduct av, ws, 13.7 s Tremont av, 75 x100; Cresco Mtg Co loans Decatur Constn Co to erect a — sty bldg; — payments. 15,000

MAY 21.

2D av, es, 85.6 s 229th, 28.6x105; Otto Mollenhauer & John Heidelberg exrs loan Jas Martinelli to erect a — sty bldg; — payments. 4,500

MAY 22.

Union av, ws, 142.10 n 147th, 157.1x100; Prospect Investing Co loans Ibrow Realty Co to erect four 5-sty apartments; 3 payments. 10,000

Clay av, nwc 173d, 104x49.11; Manhattan Mtg Co loans Mandel Constn Co to erect a 5-sty apartment; 14 payments. 45,000

173D st, nes, 49.11 nw Clay av, 47x76; same loans same to erect a 5-sty apartment; 14 payments. 28,000

Decatur av es, 135.4 n 207th, 23.5x100; also PARKSIDE PL, ws, 104.11 n 207th, 50x90; Central Mtg Co loans Wm Freeland to erect a —-sty bldg; — payments. 15,750

21ST st, ns, 75 w 4 av, 74x98.9; Chelsea Realty Co loans Gibson Constn Co to erect a —-sty bldg; 13 payments. 400,000

MAY 23.

Benedict av, ss, 313.1 e Storrow, 25x100; Eliz K Dooling loans Wm Buhl to erect a 2-sty dwg; 5 payments. 5,000

Benedict av, ss, 288.4 e Storrow, 25x100; same loans same to erect a 2-sty dwg; 5 payments. 5,000

233D st, ss, 167.6 w Lacombe av, 37.6x89.10; North New York Savgs & Loan Assn loans Builders of Modern Homes Inc to erect a 2-sty dwg; — payments. 5,500

Park av, sec 62d, 80.5x117.6; New York Life Ins Co loans Northcote Realty Co to erect a 12-sty apartment; 11 payments. 625,000

MAY 24.

Simpson st, ws, 234.10 s 167th, 50x100; Lawyers Title Ins & Trust loans J C Gaffney Constn Co to erect a 5-sty apartment; 6 payments. 38,000

229TH st, ss, 130 e Barnes av, 75.1x114.6; Central Mtg Co loans Gennaro Fico to erect a — sty bldg; — payments. 12,000

ATTACHMENTS.

Manhattan and Bronx.

MAY 16.

No Attachments filed this day.

May17.

Mastbaum, Jules E; S Siegbert et al; $5,000; C J Gleason.
Marfeld Chocolate & Cocoa Co; Wood & Selick; $3,846.76; H W Thomas.
Freeman, Geo L; L F Carillo; $700; Godnick & Wilson.
Mazzola, Guiseppe; Fruit Auction Co; $1,555.24; McElheny, Bennett & Sichlen.

MAY 18.

Cullen, Allen & Co, Ltd; Jno P Harrington; $14,182.95; Davis Boyle & Davis.
Kammer, Aloysious M; F W Wilderotter; $641.82; M S Hirschberg.

MAY 20.

Peat, Wm B; Chas J Nasmyth; $33,000; Rockwood & Haldane.
Tucker, Lucia P; Robt MacDonald; $3,060; Wherry & Morgan.

MAY 21.

Kelly, Wm H; Wm G Wagner; $602.95; M L Heidenheimer.

MAY 22.

No Attachments filed this day.

CHATTEL MORTGAGES.

Manhattan and Bronx.

AFFECTING REAL ESTATE.

MAY 16, 17, 18, 20, 21 & 22.

Allen Constn Co. 149 & 159 Vermilyea av, es, 100 w Emerson..Colonial Mantel & R Co. Refrigerators 945
Baker, H D. 501 W 121st..Consolidated Gas Co. Ranges. 115
Buonodono Constn Co. Lorillard pl, nec 188th..Northern Union Gas Co. ranges. 75
Cohen, Jacob. Vyse av, ws, 130 n Boston rd..Northern Union Gas Co. Ranges. 106
Crandall-Foote. 531-33 W 145th..Consolidated Gas Co. Ranges. 68
Ehrhardt Bros. 265-67 W 34th..Consolidated Gas Co. Ranges. 72
Ehrhardt Bros. 265-67 W 34th..Consolidated Gas Co. Ranges. 82
Evans Realty Co. Aqueduct av, es, 176 s Fordham rd..Northern Union Gas Co. Ranges. 86
Goldin, H L. 170-72 W 136th..Consolidated Gas Co. Ranges. 75
Lentz Realty Co. Amsterdam av, swc 175th..Konkle & Co. Lumber. 312
Lentz Realty Co. Amsterdam av, swc 175th..Konkle & Co. Lumber. 1,830
Levy, Wm L. 3675 Bway..Consolidated Gas Co. Ranges. 243
Marowitz, M. 55-59 Chrystie..Empire Elevator Co. Elevator. 1,250
Marx, Jno. Tiemann av & Boston Post rd..International Gas Fit Co. Gas Fix. 145
Midwest Realty Co. 123-33 W 26th..A B See Electric Elevator Co. Elevator. 15,000
Meyer, Benj. 270 W 115..Jetty Meyer. Plumbing Fix. 300
Seitz Realty Co. 161-3 Edgecombe av.. Consolidated Gas Co. Ranges. 63

Borough of Brooklyn.

AFFECTING REAL ESTATE.

MAY 16, 17, 18, 20, 21 & 22.

Beveridge, L W (Inc). 53d nr 11 av.. Eastern Mantel Co. Mantels. 270
Same. 53d bet Ft Hamilton av & 11 av ..same. Mantels. 57
Same. 11 av & 53d..same. Mantels. 412
Penna, F. 33d bet 3 & 4 avs..Popkin Gas Fix Co. Gas Fix. 125
Pen Constn Co. Ocean pkwy nr Neptune av..Hudson Mantel & Mirror Co (Inc). Mantels. 880
Tarpey, Mary F. 11 av fr 49th to 50th ..Hudson Mantel & Mirror Co (Inc). Mantels. 1,750

MECHANICS' LIENS.

Manhattan and Bronx.

MAY 18.

No Mechanics' Liens filed this day.

MAY 20.

175TH st, 267-9 E; Morris Stein agt Jno Wassman; Geo W Edwerson(123). 175.00

8TH av, 2411; Noah Fells agt B C Gerken; L & S Oppenheim (124). 92.47

Madison st, 392; Louis Belzer agt Morris Perlmutter; Julius M Schwartz (125). 72.50

Starling av, 2106-8; also OLMSTEAD AV 1444-6; Laurent Poirier agt Starling Realty Co; Jno E Bentz (127). 110.00

3D av, 3999-4003; Leslie B McClure agt Frances C Hendrick; Philip E Hendrick, Jr, & Edwd Hanlon; Philip E Hendrick, Sr (128). 819.75

7TH av, 722-30; also BROADWAY, 1592-9; Fleischmann Bros Co agt Helen C Julliard Augustus D Julliard & Thos Stokes, exrs Henry B Morton & Jno A Keiser (129) 10,979,36

Tremont av, ss, 300.7 w Marmion av, 25x100; Julius Oehrlein agt Eliz Spiess; Benfra Realty & Holding Co (130). 100.00

148TH st, 402-10 W; Leslie B McClure agt Frances C Hendrick & Chas F Thayer trste (131). 33.80

148TH st, 412-20 W; same agt same (132). 31.76

100TH st, 65 E; Michl Rothholz agt Jno Doe, Jos Zimmerman (133). 8,000

Wooster st, swc Houston, 47.6x75; Casmento Roofing Co agt Fluri Constn Co (134). 100.00

MAY 21.

Prospect av, 2091; D Pizzutiello agt Raffael Kurzrock & Ike Stoop (135). 51.50

7TH av, 722-730; also BROADWAY, 1592-98; Francis Bros & Jellet Inc agt Henry B Morton & Jno A Keiser (136). 4,439.06

Broadway, 1592-98; also 7TH AV, 722-30; McNulty Bros Inc agt Helen C, Augustus D Juillard, Thos Stokes exrs, Henry B Morton & Jno A Keiser (137). 10,410.20

Same prop; Vogel Cabinet Co agt same (138). 4,283.94

Marion av, 2722; Jos Stodel agt Nanno Levens (139). 11.00

Monroe st, 249; Ike Greenbaum agt Beckie Rosenberg & Frank C Hazen Co (140). 148.25

MAY 22.

8TH av, 503; Rudolph Federroll agt Henry Morris et al & Walter Rockey (141). 59.50

23D st, 115-117 E; N Y House Wrecking Co agt 115 East 23d St Co (142). 505.70

Aqueduct av, 1492-4; Moses Wein agt Towanda Constn Co (143). 93.00

Cherry st, 177; Chemya Weinstein agt Weekes Bros, Harry & Jacob Stone (144). 30.000

Railroad tracks, rolling stock, &c, of N Y, Westchester & Boston Ry Co; Aleck Drackos agt New York, Westchester & Boston Ry Co & A Hart & Co (145). 392.00

48TH st, ns, whole front bet Bway & 7 av, 104.5x113.8x121x112.6; Paul Scherbner agt Helen C Julliard, Augustus D Julliard & Thos Stokes exrs, Henry B Morton & Jno A Keiser (146). 1,539.95

21ST st, 529-41 W; Herman Koerner agt Chas Hofferberth & Isaac S Rossell (147). 472.20

MAY 23.

Jennings st, ns, whole front bet Minford pl & Charlotte st, 6.6x122x116x165; Harbison Walker Refractories Co agt Crispi Constn Co (148). 230.00

5TH av, nec 12th, 130x145; H G Vogel Co agt Improved Property Holding Co & Henry Corn (149). 5,579.50

22D st 38 W; A Pardi Tile Co agt Jno Doe, Albt Epstein & Louis Levine (R) (150). 525.85

56TH st, 6 E; Baker, Smith & Co agt Estate of Jos Larque, P W French & Co & Geo Mulligan Co (151). 1,225.17

3D av, sec 175th, 138x113; A Larson & Son agt Codae Realty Co (R) (152). 446.00

MAY 24.

5TH av, nec 12th, 131.6x150; Sexauer & Lemke agt Improved Property Holding Co & Henry Corn. (153). 6,580.20

27TH st, 10-14 E; same agt Henry Corn (154). 11,815.00

Southern blvd, ws, 94.3 n Intervale av, 100x100; Dimock & Fink Co agt Levine & Atlas & Katz & Kantor (155). 441.82

Ridge st 80-88; Dimock & Fink Co agt Ridge Holding Co, Chas I Weinstein & Katz & Kantor (156). 237.44

Southern blvd, ws, 144 n Intervale av, 100x100; Geo E Sealy Co, Inc, agt Levine & Atlas & Katz & Kanter (157). 90.00

119TH st, 350 E; Same agt S Lippman & Katz & Kanter (158). 48.00

44TH st, 411-3 W; Same agt Lippman & Root & Katz & Kanter (159). 55.00

Ridge st, 80-90; Same agt Chas Weinstein & Katz & Kanter (160). 144.00

Amsterdam av, swc 175th, 75x50; Louis Goldstein agt Lentz Realty Co & Benj Nieberg (161). 199.70

Christopher st, 19-21; Geo E Sealy Co agt Lippman & Root & Katz & Kanter (162). 48.00

21ST st, 54-62 W; Sexauer & Lemke agt Henry Corn (163). 720.00

Holland av, es, 25 n 211th, 25x100; Michele Attanasio agt Frank Bilotto (164) 417.50

12TH st, 51 W; Israel Zargewitz agt Jno Hanshaw & Doni Perrela (165). 22.84

Borough of Brooklyn.

MAY 16.

Chester st, es, 100.2 n Livonia av, 150x100; Houghtaling & Wittpenn agt Pauline Const Co & Chas Ratner. 288.30

Watkins st, 1, sec E New York av, 78.3 x60x98.7x63.4; Fein & Son agt Richmond Kotcher. 300.00

Lott av, at intersection of Watkins & Stone, 200x125; Interborough Contracting Co agt Eastern Woodworking Co & Henry Preston. 102.00

MAY 17.

48TH st, ns, 300 w 5 av, 20x100; Bergen Constn Co agt Arbuckle Realty Co. 852.00

71ST st, ns, 93 e Narrows av, 40x100; Julius Omdal agt Andw G Gulliksen & Title Guar & Trust Co. 143.50

5TH av, 462; Lunden Iron Works agt A Ohlbaum & Garret A Moore & Son. 75.00

86TH st, 531, Francis Gold agt Teachers' Co-operative Bldg & Loan Assn & Jno McDonough. 34.30

MAY 18.

Hendrix st, 628; Jos Steffens agt Anthony L Williams & Geo W Cisney. 14.41

S 2D st, 257; Eastern Glass Co agt Etta M Winham & Robt Hellyer. 493.45

S 1ST st, 223; Benj Gold agt Horace I & Solomon Kaplan. 1,230.00

Christopher av, 307; Jacob Fruchtbaum agt Nathan Kessler. 35.00

MAY 20.

Schenectady av, es, 100 n Park pl, 52.9x100; Grotenstein & Weinstein agt Johanna Grafton & Wm Forger. 2,300.00

Ocean pkwy, es, 807.9 n Coney Island Plank rd, 220x100; Cohn Cut Stone Co agt Penn Constn Co. 750.00

West st, ws, near 35th, —x—; Sam Sloan agt Humphries Constn Co & Abr Shatzky. 270.00

MAY 21.

E 10TH st, ws, 180 n Av K, 60x100; Brooklyn Builders Supply Co agt Lawrence A Brennan. 147.50

W 7TH st, es, 340 n Av O, 26x100; Brooklyn Builders Supply Co agt Jno M O'Grady & Lawrence A Brennan. 657.47

Livonia av, swc Hendrix, 50x100; Chester Contrg Co agt Hendrix Building & Development Co & Jos Randazzo. 110.00

E 7TH st, ss, bet Avs L & M, —x—; Sol Lipshitz agt Esther Litwak & Jacob Zomek. 140.00

S 1ST st, 221-23; Abr Fishko agt Horace I & Sol Kaplan & Benj Gold. 67.00

West st, ws, 50 n 40th, 100x100; Saml Rosenberg agt Jos B Thompson Real Estate Co & Jos B Thompson. 147.00

5TH av, 450; Nathan Borscher agt Jno W Kimball, Jos & Ida M Naughton & Naughton Constn Co. 180.00

DeKalb av, 650; Morris Birshad & ano agt Jacob Silverman. 40.75

MAY 22.

Bay Ridge av, ns, 100.4 e 3 av, 93x100; Martense Contracting Co agt Loring Realty Co. 3,300.00

5TH av, 450; Nathan Borscher agt Bklyn Trust Co, Effie L, Wayne W & Alex B Kimball (heir of) Jno W Kimball, Jos & Ida M Naughton &Naughton Constn Co. 180.00

Lee av, es, 100 n Wilson, 75x95.9x78x 119.7; Thos F McEnaney agt Corse Payton & Arthur Sinsheimer. 242.13

Bergen st, ss, 424.6 w Rockaway av, 40x 127.9; Metropolis Lumber Co agt Jos & Harry Malkin & Worth-Patterson Co. 39.58

SATISFIED MECHANICS LIENS.

Manhattan and Bronx.

MAY 18.

No Satisfied Mechanics' Liens filed this day.

MAY 20.

Amsterdam av, swc 175th; Konkle & Co agt Lentz Realty Co et al; May17'12. 1,582.49

Walker av, nes, 72 se Grant; Westchester Concrete Block Co agt Minnie Marcuse et al; July16'09. 698.88

8TH av, 538; Antonio Falcier agt Louise Quackenbush et al; May24'10. 70.00

8TH av, 535; Albt Levin agt Quackenbush Estate; July5'10. 91.79

13TH st, 536 E; Water Supervision Co agt Vincent Bova et al; Mar18'12. 59.72

42D st, 228-32 W; Continental Jewell Filtration Co agt Dunmore Realty Co et al; May24'07. 845.00

222D st, ss, 305.9 e Barnes av; Interborough Sash & Door Co agt Abr Garmaize et al; Sept28'11. 875.00

Same prop; same agt same; Sept29'11. 875.00

Same prop; Max L Rohman agt same; Sept29'11. 594.08

Same prop; Graff Furnace Co agt same; Sept30'11. 138.00

Same prop; Robt F Sheil et al agt same; Oct4'11. 60.00

Same prop; Edwd D Vock agt same; Oct 5'11. 360.00

MAY 21.

[1]**3D av, 3782-7;** Louis W Shadd agt Raphiel Luongo et al; May15'12. 15.00

14TH st, 114 E; also 13TH ST, 111-21 E; Robt J Mahoney agt City Theatres Co et al; Nov5'10. 18,398.40

42D st, 226-32 W; Donald Mitchell agt Dunmore Realty Co et al; July9'07. 41,605.31

110TH st, 60 E; Jacob Lieberman et al agt Harry M Goldberg et al; Apr1'12. 70.00

Prospect av, ws, 60 s 180th; Eureka Tile Co agt Isaac Stup et al; May7'12. 200.00

Same prop; same agt same; May10'12. 200.00

MAY 22.

Houston st, 130 W; Charles Josenkaus agt Low Est et al; Sep2'11. 123.40

Riverside drive, nec 149th; International Heater Co agt A Feldman Constn Co; Dec22'11. 446.00

3D av ,3233; Jas T Byrne agt Helen Sheehan et al; Dec28'11. 648.13

MAY 23.

Amsterdam av, ws, whole front bet 176th & 177th; Otis Elevator Co agt Gingold Realty Co et al; Nov24'11. 1,225.00

Same prop; Nicola Rao agt same; Feb2 '12. 1,800.00

Same prop; A Pardi Tile Co agt same; Oct21'11. 4,075.00

Same prop; Dewey Engineering Co agt same; Jan26'12. 4,332.00

Same prop; Eanislaus Golanskie agt same; Nov14'11. 1,050.00

Same prop; Gustav Seaberg agt same; Nov29'11. 390.00

Same prop; Vito Contessa & Co agt same; Nov10'11. 1,239.61

Same prop; Standard Metal Furring & Lathing Co agt same; Nov6'11. 100.00

Same prop; Standard Fire Proof Sash & Door Co agt same; Oct21'11. 765.00

Same prop; United Plumbers Supply Co agt same; Dec27'11. 4,519.70

Same prop; Lockwood Co agt same; Nov 11'11. 1,037.00

Same prop; Shiren & Silberberg agt same; Dec28'11. 1,426.50

[2]**Same prop;** Jno Trainor agt same; Aug 8'11. 146.00

[2]**Same prop;** Paul Nobleman agt same; Apr8'12. 1,078.38

4TH av, 361; Jacob Nordinger agt Estate of Courtlandt Palmer et al; Sept11'11. 751.55

86TH st 58 E; Sol Unger agt Mary Jamieson et al; May18'12. 130.00

181ST st, sec Ft Wash av; Wm H Gross agt Ft Washington Con Co et al; Oct3'11. 880.00

MAY 24.

Lexington av, nec 21st; Wm C Mauch agt One Lexington Avenue Co et al; Nov 28'11. 451.21

Park av, nwc 60th; Wm C Mauch agt 520 Park Avenue Co et al; Nov28'11. 104.08

[3]**22D st, 29-31 E;** Jos Stern agt Selkirk Realty Co et al; Nov11'11. 714.00

[3]**26TH st, 244-50 W;** D B Pershall & Son agt Wells, Fargo & Co et al; June23'11. 98.44

[1]**Same prop;** Jno J McGrath Plumbing Co agt same; June22'11. 665.77

[1]**Same prop;** Geo A Amos agt same; June 22'11. 300,00

[1]**Same prop;** German Grob & Son agt same; June23'11. 420.00

[1]**Same prop;** E E Dey & Sons Co agt same; June22'11. 36.88

[1]**Same prop;** Jas P Hinch agt same; July19'11. 80.00

111TH st, ss, 245 w 5 av; Abr Grushkin agt Saml Roseff et al; May8'12. 480.00

Borough of Brooklyn.

MAY 15.

Amboy st, nec Dumont av, 200x100; Klein Material Co agt Crystal Constn Co & Amboy Constn Co; Mar23'12. 111.80

MAY 16.

3D av, 873; Jno T Harold agt Simeone & Maria L P Rossanelli; May2'12. 37.00

Same prop; Smyth-Donegan Co agt same; May7'12. 1,145.00

60TH st, ss, 219.8 w 7 av, 280x100; Levin Kronenberg Co agt Rosenberg Solomon Metal Co; Mar6'12. 650.00

MAY 17.

Av C, 1606 to 1616; also E 16TH ST, 367 to 381; also E 17TH ST, 380; Jos F Corcoran agt Henry Newbury; Aug3'11. 521.14

Liberty av, 65; Stehlin-Miller-Heues Co agt Liberty Av Theatre Co; Apr10'12. 3,026.61

St Marks av, ss, 55 e Grand av, 170x 100; Harry Marcus Iron Works agt Penn Liberty Co; Apr8'12. 900.00

New York av, 61; Charles Wuttke agt Geo Rodemann; Apr8'12; May18. 125.00

Alabama av, es, 70 n Glenmore av, 80x 100; Constn Material & Coal Co agt F & J Realty Co; May4'12. 4,093.75

Same prop; B Goetz & Bro agt same; May7'12. 118.50

Fulton st, swc Smith, —x—; Herman Schmerling agt Jos & Philip Hilton; Feb 25'11. 100.00

57TH st, ns, 160 e 7 av, 140x100; Peter Lythgoe agt York Penn Co; Oct9'11. 355.30

MAY 20.

West st, ws, —; Chas Rothenbach Inc agt Humphreys Constn Co; Nov24'11. 1,093.57

64TH st, ns, 114.9 e 18 av, 186.8x82.6; Lawrence McDonald agt Tectonic Corporation & Henry Maher; Mar28'12. 90.14

Same prop; Jos Abramson agt Tectonic Corporation; May9'12. 144.00

MAY 21.

Graham st, 217-9; Michl Klores agt Louis & Alice Levenkind; Apr9'12. 22.00

MAY 22.

Williams av, ws, 220 s New Lots rd, 40x 100; Morris Sklar agt Nathan Rolnick; Jan 29'12. 20.00

E 13TH st, es, 100 n Av K, 280x100; also E 12TH ST, es, 380 n Av K, 40x100; Empire City Lumber Co agt Marin Sigel Realty & Constn Co; May1'12. 703.88

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

ORDERS

Borough of Brooklyn.

MAY 16.

Neptune av, nec E 3d, 44.4x105.2x40x 124.3; also NEPTUNE AV, ns, 88.7 e E 3d, runs n106.1xe46.2xsw105.6 to av 14.1 to beg; Jacob Sommer (Inc) on Robt Ward Real Estate Co to pay Hoboken Plaining Mill Co. 3,555.00

MAY 17.

Fulton st, 35 to 41; Barney Getelman on Lyons Hotel Co of Bklyn to pay Louis Levy 297.00

57TH st, ns, 140 e 7 av, 140x100; York-Penn Co on Home Title Co to pay Borough Park Roofing Co 222.00

E 24TH st, es, 175 n Av L, 37.6x100; Anna Sondergaard on Home Mtg Investment Co & Home Title Ins Co to pay Tisdale Lumber Co; May18. 339.00

Prospect pl, ss, 100 w Saratoga av, 80x 100; Klepper Constn Co on Title Ins Co to pay estate of S Weinstein 575.00

MAY 18.

No Orders filed this day.

MAY 20.

E 24TH st, es, 175 n Av L, 37.6x100; Neils Sondergaard on Home Title Ins Co to pay Melbourne Lucas. 75.00

57TH st, ns, 420 w 8 av, 140x100; York Penn Co on Home Title Ins Co to pay Martense Contrg Co. 147.29

MAY 21.

Bristol st, nwc Lott av, —x—; Bristol Bldg Co on J Lehrenkraus & Sons to pay Colwell Lead Co. 300.00

MAY. 22.

East New York av, old No 334, new No 1596; General Constn Co on Jacob Rubin to pay Greenpoint Metal Covered Door Co. 334.00

W 29TH st, es, 130 n Mermaid av, 60x 118; Christoforo Marrozzo on Home Mtg Investment Co to pay Colwell Lead Co. 100.00

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

DRAGON for nearly a quarter of a century has been recognized for its absolute uniform quality and has won and held the confidence and unqualified endorsement of engineers and builders throughout the country. **DRAGON** has been specified and used exclusively on many of the finest public and private buildings; also on very important engineering works, such as subways, bridges, tunnels and aqueducts.

"WATERPROOF DRAGON" Write us for Information

BURROUGHS BUILDING MATERIAL CO.

TELEPHONES
3803 Williamsburgh — 1976 Williamsburgh
3804 " — 428 "

Masons' Materials

Johnson Ave. & Newtown Creek
Kent Avenue and Hewes Street
BROOKLYN

Metropolitan Flooring Co., Flatiron Bldg. New York
'Phone 3317 Gramercy.
Oak, Maple and Pine Flooring shipped direct from mill.

When in the Market

for building materials or expert services, consult the advertising columns of the RECORD AND GUIDE. Should our advertisers be unable to help you, write us, and we will refer you to the right firms.

RECORD AND GUIDE

11-13 EAST 24th ST., N. Y. CITY

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**

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.

DODGE REPORTS

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

11 EAST 24TH STREET, NEW YORK

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. 2306 New York, May 25, 1912 (46) 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.

14-20
110-33
113-24
128-14-16
172-24
243-103
260-15
314-22
324-7
325-1-6 & 32-34
326-14
336-28-30 & 37-38
350-64
351-48-49
353-2-3
363-36
373-25
387-20 & 40
389-16
412-60-61
413-43
418-5-7 & 29
425-1
460-36 & 58
481-28
491-28
503-43
518-32
553-3
560-36 & 42
574-77
585-46, 47 & 51-55
606-25
624-31
629-13
634-14
682-27
692-19-22 & 41-44
702-11
708-27-29 & 31-33
709-3
748-49-50
752-17
758-64
770-34
778-53
794-pt Lt 9
801-55-57
814-35
826-17-18
827-44
843-1
844-19
848-55
850-33-35
857-66
859-45-51
862-26-27
877-32
880-25
881-84
887-83
929-8
931-43
972-35-36
1053-38
1064-24
1081-16
1099-54
1136-60
1141-18
1143-27-28 & 62
1154-10 & 19
1162-43½
1216-3
1231-1, 3, 4-4½, 5-5½, 6 & 7
1240-59
1260-54-55½
1285-13
1295-17, 36 & 52
1320-38
1325-24½ & 40-41
1331-5-6
1361-36
1378-44
1385-1
1407-37-40½
1429-13-20
1458-40-41
1464-28
1470-23
1493-56
1504-31
1508-15½
1513-4
1545-25½
1546-31-34 & 35-8
1547-22
1563-26
1565-42-46
1576-10
1582-48
1594-pt Lt 17
1602-27
1629-50½-53
1633-54
1636-6
1637-10
1641-67-69
1647-9
1649-2-3
1658-18
1662-41-42
1716-1-3
1717-25
1718-30
1723-55
1729-7-9 & 63½
1735-36
1736-3 & 71
1752-54
1754-64
1771-pt Lt 56
1783-15
1792-13
1795-51
1797-31
1809-27½
1824-3
1826-53-57
1828-42
1832-17
1833-63
1849-51
1863-39
1891-68
1901-19
1902-10
1903-55½
1906-6
1916-19
1918-14 & 32
1936-49 & 62
1943-23
1953-63
1963-55
1966-44
1977-37-40
1978-45-48
1979-40 & 45 & 47
1981-72 & pt Lt 74
2002-55
2012-39 & 41
2028-47
2036-19
2060-40½
2061-63
2064-39
2068-11, 13, 19½-20
2083-16
2084-48
2117-59
2126-42
2152-5-7
2153-3
2155-88
2169-43
2177-145
2180-pt Lt 610
3402-459-460

WILLS.

9-1
160-41
166-44-45
569-11
700-59-61
719-34
997-43-43½
999-21-19
1072-62½
1140-39
1249-48
1405-50
1747-50
1776-9
1943-10

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 he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1911.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page, is the Index number for the Checking Index.

The Star following name of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney
A.L.—all liens
AT—all title
ano—another
av—avenue
admr—administrator
admtrx—administratrix
agmt—agreement
A—assessed value
abt—about
adj—adjoining.
apt—apartment
assign—assignment
asn—assign
atty—attorney
bk—brick
B & S—Bargain and Sale.
bldg—building
b—basement
blk—block
Co—County
C a G—covenant against grantor
Co—Company
constn—construction
con omitted—consideration omitted
corp—corporation
cor—corner
c l—centre line
ct—court
certf—certificate
dwg—dwelling
decd—deceased
e—East
exr—executor
extrx—executrix
et al—used instead of several names
foreclos—foreclosure
fr—frame
ft—front
individ—individual
irreg—irregular
impt—improvement
installs—installments
lt—lot
mtg—mortgage
mos—months
mfg—manufacturing
Nos—numbers
n—north
nom—nominal
pt—part
pl—place
PM—Purchase Money Mortgage.
QC—Quit Claim
R T & I—Right, Title & Interest
(R)—referee
rd—road
re mtg—release mtg
ref—referee
sobrn—subordination
sl—slip
sq—square
s—south
s—side
sty—story
sub—subject
strs—stores
stn stone
st—street
TS—Torrens System
tnts—tenements
w—west
y—years
O C & 100—other consideration and $100

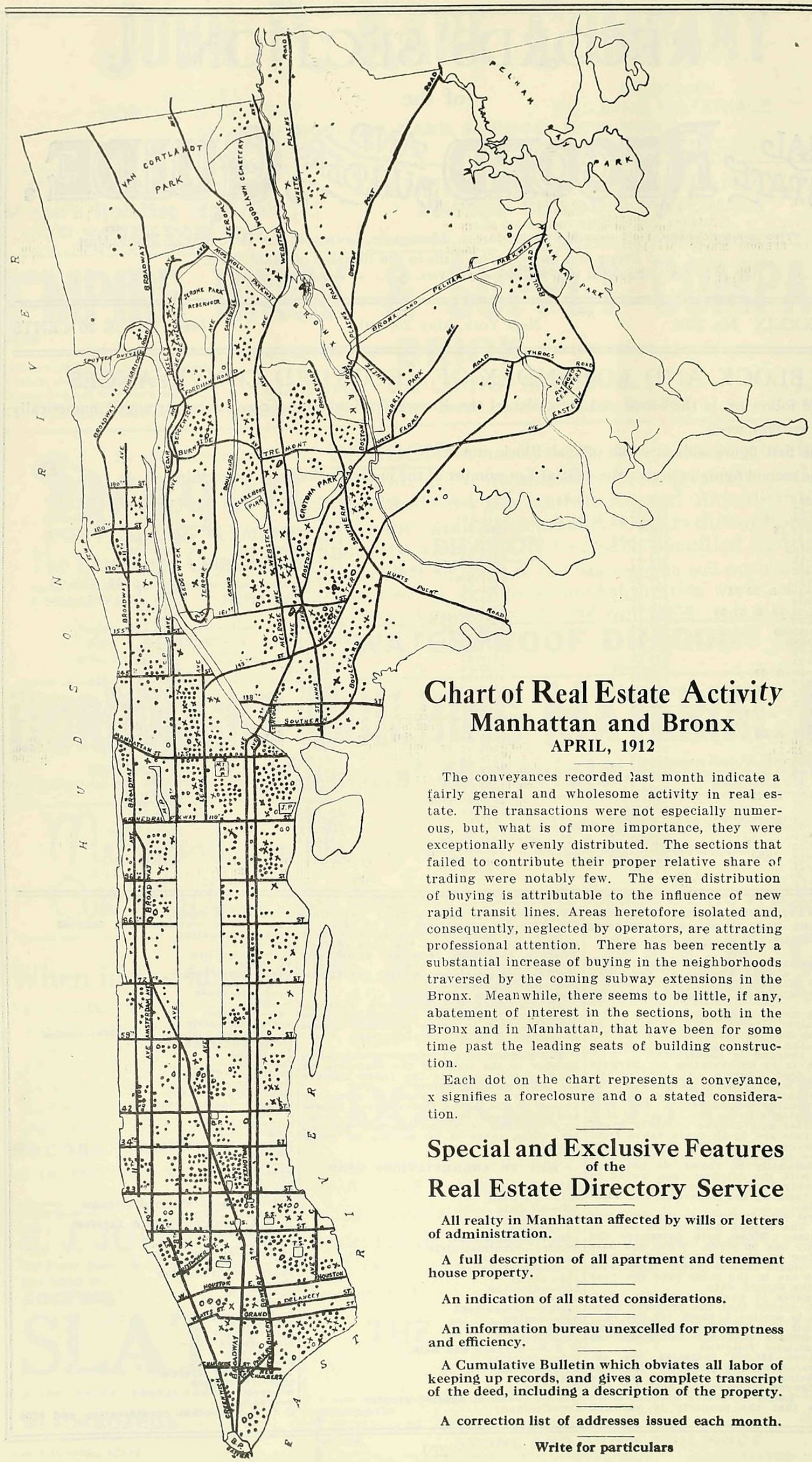


Chart of Real Estate Activity
Manhattan and Bronx
APRIL, 1912

The conveyances recorded last month indicate a fairly general and wholesome activity in real estate. The transactions were not especially numerous, but, what is of more importance, they were exceptionally evenly distributed. The sections that failed to contribute their proper relative share of trading were notably few. The even distribution of buying is attributable to the influence of new rapid transit lines. Areas heretofore isolated and, consequently, neglected by operators, are attracting professional attention. There has been recently a substantial increase of buying in the neighborhoods traversed by the coming subway extensions in the Bronx. Meanwhile, there seems to be little, if any, abatement of interest in the sections, both in the Bronx and in Manhattan, that have been for some time past the leading seats of building construction.

Each dot on the chart represents a conveyance, x signifies a foreclosure and o a stated consideration.

Special and Exclusive Features of the Real Estate Directory Service

All realty in Manhattan affected by wills or letters of administration.

A full description of all apartment and tenement house property.

An indication of all stated considerations.

An information bureau unexcelled for promptness and efficiency.

A Cumulative Bulletin which obviates all labor of keeping up records, and gives a complete transcript of the deed, including a description of the property.

A correction list of addresses issued each month.

Write for particulars

CONVEYANCES

Borough of Manhattan.

MAY 17, 18, 20, 21, 22, 23.

Attorney st, 17-19, see Grand, 423.

Attorney st, 171, on map 167 (2:350-64), ws, 72.1 s Houston, 27.11x60x27.7x60, 4-sty bk tnt & strs; Bertram Realty Co to Marguerite M Smith, 252 W 121; mtg $19,800 & AL; May20; May21'12; A$18,000-21,500. nom

Beekman pl, 12 (5:1361-36), ws, 57 s 50th 19x90, 4-sty stn tnt; Wm H Davidow to Ellemmay Realty Co, 16-18 W 22; B&S; AL; May1; May17'12; A$5,300-8,800. nom

Broome st, 554, see 85th, 171 W.

Broome st, 321 (2:418-7), sec Chrystie (No 170), 25.6x75.4, 6-sty bk tnt & strs; Jacob Kantor to Israel Polinsky, 190 7 av, Bklyn; mtg $62,500; May16; May20'12; A $36,000-55,000. nom

Broome st, 259-61 (2:413-43), swc Orchard (Nos 85-7), 50x87.6 ,7-sty bk tnt & strs; Sarah Roth of Norwalk, Conn, to Nathan A Sachs, 1100 Prospect pl, Bklyn; mtg $133,000; May17; May20'12; A$70,000-125,000. O C & 100

Bank st, 122 (2:634-14), ss, 241.11 w Greenwich, 25x95, 3-sty bk tnt; Peter J Hunt to Warren T Haring, 100 Washington; mtg $10,000; May18; May20'12; A$11,-000-14,000. nom

Broome st, 51 (2:326-14), ss, abt 25 w Lewis, 25x75, 5-sty bk tnt; Wm J Amend to Carmana Realty Co, 123 Lockwood av, New Rochelle, NY; mtg $24,250; May23'12; A$13,000-22,000. O C & 100

Bedford st, 107-15, see Hudson, 494-6.

Cornelia st, 11 (2:590-36), ns, abt 115 w 4th, 25x95, 5-sty bk tnt & 5-sty bk rear tnt; Rosina wife & Jos Marron to Nicholas L Zurla, 34 King; mtg $16,000; May16; May 20'12; A$10,500-19,000. nom

Cornelia st, 23 (2:590-42), ns, 206.7 e Bleecker, 21.1x97.6, 3-sty bk tnt; Nicholas Zurla to Jos Marron & Rosina his wife, 146 Waverly pl; mtg $5,670; May20'12; A $8,000-$8,000. O C & 100

Chrystie st, 120, see Broome, 321.

Chrystie st, 116 (2:418-5), es, 100.5 s Broome, 25x100, 5-sty bk tnt & strs; Herman Fichter to Louis Tanz, 63 W 117; ½ pt; AT; B&S; mtg $28,800; May6; May22 '12; A$22,000-28,000. nom

Chrystie st, 118 (2:418-6), es, 75.5 s Broome, 25x100, 5-sty bk tnt & strs; Louis Tanz to Herman Fichter, 562 W 148; ½ pt; AT; B&S; mtg $28,000; May6; May22'12; A $20,000-28,000. nom

Cathedral pkway (6:1594-pt Lt 17), ns, 375 e Lenox av 25x100, vacant; Curtis B Pierce, EXR Mary G Pinkney to Scheer-Ginsberg Realty & Constn Co, a corp, 198 Bway; May15; May21'12; A$——$——. O C & 100

Delancey st, 2-4, see Bowery, 183.

Essex st. 183-5 (2:412-60-61), swc Houston (Nos 223-5), runs w50xs100xe25xn50x e25 to Essex, xn50 to beg, 1 3 & 1 5-sty bk tnts & strs & 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; corrects error in issue May11 when Essex st Nos were 223-5 & Houston st Nos 183-5. O C & 100

Essex st, 100 (2:353-2), es, 70.2 n Delancey, 18.11x75.1, 3-sty bk tnt & str; A $17,000-19,000; also ESSEX ST, 102 (2:-353-3), es, 89.2 n Delancey, 18.10x75.1, 3-sty bk tnt & str, 1 & 2-sty ext A$17,000-22,000; Montrose Realty Co to NY & Bklyn Mercantile Co, 122 Essex; B&S & CaG; mtg $27,000; May14; May17'12. nom

Essex st, 102, see Essex, 100.

Franklin st, 42 (1:172-24), ns, 25 w Lafayette, 25x80, 6-sty bk loft & str bldg; Francis D Lewis EXR, &c, Geo H Draper to Harry C Hallenbeck, 97 Gates av, Montclair, NJ; AL; May2; May21'12; A$24,000-46,000. **50,000**

Ft Charles pl E, late Van Corlear pl (13:3402-459-460), nws, abt 308.8 sw 227th, runs nw91.5xsw50xse80.7 to pl xne51.4 to beg, vacant; Chas J Carroll (ref) to Park Mtg Co, 41 Park row; FORECLOS, Feb21; Mar21; May17'12; A$5,900-5,900. **5,000**

Grand st, 256, see Av C, 53.

Grand st, 466-70 (436-8) (2:336-28-30), n s, 24.10 e Pitt, 49.10x100, 2 2 & 1 3-sty bk bldgs & strs; Estate I A Lustgarten, a corp, to Benj Doblin, 796 Lex av; May2; May20'12; A$44,000-51,000. O C & 100

Goerck st, 102 (2:324-7), es, 221.7 n Rivington, 25x98.9, 5-sty bk tnt; Rosa Seidman to Rose Rothstein, 532 W 143; mtg $27,000; May20'12; A$13,000-25,000. nom

Grand st, 423 (1:314-22), swc Attorney (Nos 17-9), 20x100, 6-sty bk tnt & strs; David Harris to Rebecca Harris, his wife, 231 Rodney, Bklyn; AL; Apr23; May20'12; A$33,000-58,000. O C & 100

Greenwich st, 575 (2:599), es, 100 s Houston, 25x100; re claims, etc, for station platform extension; Margt E Ackerman & ano EXRS, &c, Jacob D Ackerman decd et al to Interborough Rapid Transit Co, 165 Bway, et al; Jan24; May20'12. **532.50**

Greenwich st. 238-40 (1:128-14-16), swc Park pl (Nos 80-6), 27.8x75.5x56.4x79.4, 2 5-sty bk loft & str bldgs; Geo H Stege to Alfd H Oberg, 244 Bergen, Bklyn; mtg $60,000; May20; May21'12; A$54,000-67,000. O C & 100

Greenwich st, 238-40; Alfd H Oberg to Saml P Tull, 315 West End av B, Phila, Pa; mtg $80,000; May20; May21'12. O C & 100

Grand st (2:321), ns, 25 w Mangin, 25x 75; re claims, etc, for yearly rents under grant dated Nov28'06; The Mayor, etc, of City of N Y to Jno S & Jas P Foster & Edw H Todd TRSTES Wm R Foster; QC; May5'92; May21'12. 21.07

Goerck st, 124-36 (2:325-1-6), es, 70 n Stanton, 155.9x100, 6-5-sty bk tnts; Jos Isaac to Carmana Realty Co, 123 Lockwood av, New Rochelle, NY; mtg $84,000; May14; May22'12; A$78,000-129,000. O C & 100

Hudson st, 494-6 (2:585-46, 47 & 51-55), es, 82.5 s Christopher, runs n43xe81.6xne 20.6xnw6.5xne4.6xse3xne12.9xe33.5 to ws Bedford (Nos 107-15), at pt 17.1 s Christopher, xs78.6xw62.7xnw87 to Hudson, at beg, 2 3-sty bk tnts & strs, &c 5 3-sty bk tnts; Jno De Witt Warner ref to Mark S Reardon 3d, 170 Keap, Bklyn; FORECLOS, Apr23; May23'12; A $47,500-59,500. **50,000**

Houston st, 223-5 E, see Essex, 183-5.

Jefferson st, 48 (1:271); asn rents; Lena Henderson to Frank Gens, 204 W 119; AT; May14; May17'12. nom

Kenmare st, 75-85 (on map 85-95), see Mulberry, 197-9.

Kenmare st, 75-85 on map 85-95 (2:481-28), nwc Mulberry (Nos 197-9), 100.2x45.10 x99.4x59.9, 6-sty bk tnt & strs; Alessandro Delli Paoli to Celestino de Marco, 3 Rutherford pl; mtg $130,000; May17; May20'12; A$55,000-110,000. O C & 100

Manhattan st, 39-41 (7:1966-44), ns, 204.11 e Ams av, 40x100, 6-sty bk tnt & strs; Harris Maran et al to First United Presbyterian Church of N Y City, 16 W 108; correction deed; mtg $57,250; May15; May22'12; A$28,000-60,000. O C & 100

Mangin st, 109-11, see Stanton, 334-40.

Mulberry st, 197-9 (2:481-28), nwc, Kenmare (Nos 75-85 on map 85-95), runs n 59.9xw99.4xs45.10xe100.2 to beg, 6-sty bk tnt & strs; Michl Brigante Co to Alessandro Delli Paoli, 216 E 19; mtg $130,000; May17'12; A$55,000-110,000. O C & 100

Manhattan st, 120, see 127th, 599 W.

Mulberry st, 197-9, see Kenmare, 75-85, on map 85-95.

Orchard st, 85-87, see Broome, 259-61.

Overlook ter, e & ws, abt 2,511.5 n 181st, see Ft Wash av, es, 2,511.5 n 181st.

Pearl st, 381-3 (1:113-24), ws, abt 130 s Vandewater, 40x60, ss & 75 ns & lies in a triangle, 5-sty bk loft & str bldg; A$9,000-14,500; also 7TH ST, 196 E (2:389-16), ss, 218 e Av B, 25x90.10, 3-sty bk dwg; A$18,-000-20,000; also 3D AV, 628 (5:1295-36), w s, 74.3 n 40th, 24.8x100, 5-sty bk tnt & strs; A$22,000-38,000; also 49TH ST, 19 E (5:-1285-13), ns, 300 e 5 av, 25x100.5, 4-sty & b stn dwg, 3-sty ext; A$85,000-100,000; Lillian E Glenn & Mabel G Cooper to U S Trust Co of NY, 45 Wall, as TRSTE; AT; May20; May21'12. nom

Park pl, 80-6, see Greenwich, 238-40.

Ridge st, 87 (2:343), ws, 152.11 s Rivington, runs w75xn50.7xs(?)51xe125.7 to st, xn26 to beg, probable error, owned by party 1st pt; party 2d pt is mortgagee & parties of 3d & 4th pts are contractors, etc; agmt as to asn rents for 1y to secure indebtedness, &c; Supreme Ridge Realty Corp party 1st part, Morris Steinberg, 309 W 145, party 2d pt, with Acme Metal Ceiling Co, 2295 2 av, & Germania Marble Works, 427 E 14, et al, parties 3d & 4th parts; Apr30; May23'12. nom

Sullivan st, 150-2 (2:518-32), ws, 165.8 s Houston, 49.3x100x48.10x100, 6-sty bk tnt & strs; Citizens Investing Co to Domenico Casella, 742 Lincoln pl, Bklyn, Serafino Tassini, 119 Baxter & Giovanni Tassini, 85 Baxter; mtg $58,000; May22'12; A$35,000-P36,000. O C & 100

Stanton st, 334-40 (2:325-32-34), nwc Mangin (Nos 109-11), 79.8x70, 6 & 7-sty bk loft & str bldgs with machinery &c; Eli M Nathan to Sol Kaplan, 375 Central Pk W; AL; May11; May22'12; A$43,000-87,000. nom

Suffolk st, 57 (2:351-48), ws, 50 s Broome, 25x75, 5-sty bk tnt & strs; Herman Fichter to Louis Tanz, 63 W 117; ½ pt; AT; B&S; mtg $25,000; May6; May22 '12; A$19,000-26,000. nom

Suffolk st, 55 (2:351-49), ws, 75 s Broome 25x75, 5-sty bk tnt & strs; Louis Tanz to Herman Fichter, 562 W 148; ½ pt; AT; B&S; mtg $26,000; May6; May22'12; A$19,-000-28,000. nom

Spring st, 191 (2:503-43), ns, 65.11 e Sullivan, 19.6x100, 3-sty bk tnt & str, 1-sty ext; Victor Bisso & ano to Jos Paretti, 191 Spring; B&S; May18; May23'12; A$13,-000-17,000. nom

Thompson st, 132, 134 & 134½ (2:516); agmt as to purchase of two contracts to purchase above premises for $3,000; Cesare Rozzetti with Dominick Abbate; May 17; May18'12. nom

Union sq W, 33 (3:844-19), ws, 32.6 n 16th, 30.6x150, 11sty bk office bldg; Grace T Gray et al to Gertrude A Vanderbeck, 149 W 126; AL; Apr12; May23'12; A$175,-000-370,000. O C & 100

Washington st, 31 (1:14-20) es, 102 s Morris, 25x½ blk, 5-sty bk tnt & strs; Jas K Paulding & ano EXRS Mary W Kemble to Percy M Burrill, 201 W 79; May15; May 21'12; A$17,000-21,500. nom

Water st 655 (1:243-103), ss, 350 w Jackson, 25x70, 5-sty bk tnt; B Aymar Sands TRSTE; Helen A Howell to Bertha wife Wm Frieder, 235 E 62; CaG; May17 '12; A$6,500-12,000. **10,500**

Willett st, 10 (2:336-37), es, 150.4 n Grand, 25.4x100x25.1x100, 5-sty bk tnt; A $16,500-28,000; also WILLETT ST, 12 (2:-336-38), es, 100.1 s Broome, 25.5x100, 5-sty bk tnt; A$16,500-28,000; Edw S Clinch, ref to Dora O Bloch, 316 W 79; AL; PARTITION, Apr16; May16; May17'12. **46,750**

Water st, 648 (2:260-15), ns, 187.10 e Scammel, 20.6x½ blk, 2-sty fr factory; Jas S & Danl L Reardon to Jas S Reardon, 153 Hewes, Bklyn; May20; May23'12; A$5,000-5,500. nom

Water st, 348-50 (1:110-33), ns, 103.9 w James sl, 34.2x60.9x27.11x60.1, 4-sty bk stable; Chas Britton to Michl J Ginnane, 271 Macon, Bklyn; mtg $10,500; May4; May23'12; A$10,500-15,000. nom

Willett st, 12, see Willett, 10.

4TH st, 57 E (2:460-58), ns, 92.5 e Bowery, 25x96.2, 6-sty bk tnt & strs; Mary wife Thos J Mooney to Louis Tanz, 63 W 117; mtg $30,000; May16; May17'12; A $19,500-38,000. O C & 100

4TH st, 344 E (2:373-25), ss, 184.4 w Av D, 28.1x96, 5-sty stn tnt; Jacob Weinberg to Louis Weinberg, 309 E 10; mtg $28,000; May17; May18'12; A$17,500-34,000. O C & 100

4TH st, 293-7 E, see Av C, 53.

5TH st, 620 E (2:387-20), ss, 263.10 e Av B, 24.9x96, 4-sty bk tnt & strs; Wm F Wund, ref, to Philip Liberman, 219 W 34, & Hyman Shapira, 353 W 46; FORECLOS, Apr26; May20; May21'12; A$17,000-24,000. **21,500**

7TH st, 196 E, see Pearl, 381-3.

8TH st, 412-4 E see Av D, 108.

10TH st, 69 W (2:574-77), ns, 52.2 e 6 av, 19x46, 2-sty bk dwg; re dower; Rossie F wife Morris B Arnold, 264 W 89 to Board of Foreign Missions of the Reformed Church in America, 25 E 22; AT; QC; May1; May22'12; A$12,000-14,000. nom

10TH st, 69 W (2:574-77), ns, 52.2 e 6 av, 19x46, 2-sty bk dwg; Wm Klein ref to Wilson Marshall at Bridgeport, Conn; FORECLOS, Apr19; May18; May22'12; A $12,000-14,000. **15,350**

14TH st, 344-6 W (2:629-13), ss, 550 w 8av, runs w50xs46.1xe0.¾xs—xw0.1¾xs—x e50xn103.1½ to beg, 6-sty bk tnt; Ruben Rubenstein et al to Ignatz Roth, 151 Central Park W; correction & confirmation deed; May7; May22'12; A$40,000-90,000. O C & 100

15TH st, 1-3 E, see 5 av, 73.

15TH st, 542-4 E (3:972-35-36), ss, 60 w Av B, 40x80, 2 4-sty bk tnts; Phoenix Ingraham ref to Robt P Lee, Jr, & Saml Van Wyck Lee both at 52 E 63, EXRS Robt P Lee; FORECLOS, May21; May23 '12; A$14,000-21,000. **9,000**

18TH st, 159 W, see 18th, 157 W.

18TH st, 157 W (3:794-pt lt 9), ns, 192 e 7 av, 18x90.2x18x89.6; also 18TH ST, 159 W (3:794-pt lt 9), ns, 170 e 7 av, 22x89.6, 6-sty bk stable; Wm F Donnelly to Linda S Rau, 50 Central Park W; AL; May20; May23'12; A$32,000-60,000. O C & 100

20TH st, 28 E (3:848-55), ss, 300 w 4 av, 25x92, 4-sty stn loft & str bldg; Rough Rider Realty Co to Peter H Fowler, 194 Berkley av, Orange, NJ; mtg $55,000 & AL; May17'12; A$51,500-62,500. O C & 100

20TH st, 207 W (3:770-34), ns, 116.7 w 7 av, 25x81.10x25x82.5, 3-sty bk tnt & 3-sty bk rear tnt; Leo J Kreshover to L J Kreshover Inc, a corpn, 48 W 29; mtg $12,000; May20; May22'12; A$11,000-13,500. O C & 100

20TH st, 521 W (3:692-22), ns, 275 w 10 av, 25x92, 4-sty bk tnt; re mtg; General Theological Seminary of the P E Church in the U S to Jas S Herrman, 238 W 71; QC; May17; May23'12; A$10,000-13,-000. 10,000

20TH st, 523-9 W (3:692-18-21), ns, 300 w 10 av, 100x92, 4 4-sty bk tnts; re mtg; General Theological Seminary of the P E Church in the U S, 175 9 av to Jas S Herrman, 238 W 71 QC; May17; May23'12; A$ $40,000-42,000. 35,000

20TH st 521-7 W (3:692-19-22), ns, 275 w 10 av, 100x92, 4 4-sty bk tnts; Jas S Herrman to Julius A Falk, 118 E 92; May 23'12; A$40,000-52,000. O C & 100

20TH st, 521-7 W; Julius A Falk to Baker & Williams, a corpn, 512 Washington; May23'12. O C & 100

21ST st, 510-6 W (3:692-41-44), ss, 150 w 10 av, 100x92, 3 4 & 1 3-sty bk tnts, & 3-sty bk stables in rear 516; re mtg; General Theological Seminary of the P E Church in the U S to Jas S Herrman, 238 W 71; QC; May17; May23'12; A$40,000-51,-500. 35,000

21ST st, 139 E (3:877-32), ns, 190.6 nw 3 av, 20x98.9, with rights to Gramercy Park, 5-sty bk dwg; Jennie F Morrison to Chas. Morrison, 621 Bway; mtg $18,-000 & AL; Aug26'09; May17'12; A$32,000-41,000. nom

21ST st, 49-53 E (3:850-33-35), ns, 75 w 4 av, 74x98.9, 3-4-sty & b stn dwgs; Realty Holding Co to Gibson Constn Co, a corpn, 118 E 28; mtg $180,000; May21; May22'12; A$160,100-174,500. O C & 100

23D st, 309 E (3:929-8), ns, 150 e 2 av, 25x98.9, 4-sty bk tnt; Edw S Clinch ref to Saml Korminsky, 141 Av C; AL; PARTITION, Apr16; May16; May17'12; A$15,-000-17,000. O C & 100

24TH st, 37 W (3:826-18), ns, 304.2 e 6 av, 20.10x98.9, 4-sty stn tnt & str, 1-sty ext; Geo G Guion to Hobart & Geo Guion; ¼ pt; mtg $11,000 & AL; Oct12'09; May 18'12; A$50,000-56,000. nom

24TH st, 39 W (3:826-17), ns, 283.4 e 6 av, 20.10x98.9, 4-sty stn tnt & str, 1-sty ext; Geo G Guion to Hobart & Geo Guion; AL; Sept3'10; May18'12; A$50,000-56,000. nom

25TH st, 308-10 W (3:748-49-50), ss, 122.6 w 8 av, 40x98.9, 2-4-sty bk tnts; Leo J Kreshover to L J Kreshover, Inc, a corpn, 48 W 29; mtg $25,000; May20; May 22'12; A$17,000-24,000. O C & 100

26TH st, 322 E (3:931-43), ss, 300 w 1 av, 25x98.9, 5-sty bk tnt; Adela Krauss to Michl Josephsohn, 105 Stanton; mtg $17,-500; May21'12; A$10,000-20,000. O C & 100

26TH st, 2 W, see 5 av, 212-6.

The text of these pages is copyrighted. All rights are reserved, Notice is hereby given that infringement will lead to prosecution.

26TH st, 122-6 W (3:801-55-57), ss, 257.1 w 6 av, 67.10x98.9, 2-3-sty stn loft & str bldgs & 5-sty bk tnt & strs; Jos Manheimer to Fabian Constn Co, 1133 Bway; mtg $95,000 & AL; May21; May22'12; A $108,000-118,000. O C & 100

28TH st, 345 W (3:752-17), ns, 302.6 e 9 av, 18x98.9, 4-sty stn tnt; Leo J Kreshover to L J Kreshover, Inc, a corpn, 48 W 29; ½ pt; AL; May20; May22'12; A$9,-000-16,000. O C & 100

28TH st, 20 E (3:857-66), ss, 95 w Mad av, 25x98.9, 4-sty & b stn dwg; Rose Mitchell to Clarence W Paxton, 14 Lex av; mtg $66,000; May17'12; A$72,000-79,-000. nom

28TH st 20 E; Clarence W Paxton to Twenty-eighth St Co a corpn, 14 E 28; AL; May17'12. nom

29TH st, 224 W (3:778-53), ss, 317.1 w 7 av, 16.7x68.5x16.7x68.3, 3-sty bk tnt; Jacob Manheimer & ano EXRS, Theresa Manheimer to Louis Manheimer, 223 W 33; May21; May22'12; A$9,500-10,500. O C & 100

29TH st, 224 W; Louis Manheimer to Jacob Manheimer, 264 W 115 & Caroline, Miriam & Sol Manheimer, 210 W 114 & Henrietta wife Louis Rosenfeld, 459 North Hampton, Eastern Pennsylvania; B&S; May22'12. nom

30TH st, 547 W (3:702-11), ns, 208.6 e 11 av, 16x31.6, 4-sty bk tnt ;Thos C V Hamilton et al heirs, &c, Susan Hamilton to Arthur W Francis, 119 E 56; AL; May10; May23'12; A$2,000-3,000. O C & 100

32D st, 31-3 E (3:862-26-27), ns, 125 e Mad av, 50x98.9, 5-sty bk loft bldg & vacant; Brody, Adler & Koch Co to Bramko Constn Co, a corpn, 38 W 32; mtg $110,750; May17; May18'12; A$125,000-$133,500. O C & 100

32D st, 128 E (3:887-83), ss, 80 w Lex av, 20x98.9, 3-sty & b bk dwg; Jacob Man-Yosta wife Julius Rosenberg, 57 E 77; mtg $20,000 & A L; May17; May18'12; A $24,500-26,500. O C & 100

35TH st, 344 W (3:758-64), ss, 385 e 9 av, 20x98.9, 3-sty & b bk dwg; Jacob Manheimer & ano EXRS Adolph Manheimer to Louis Manheimer, 223 W 33; May21; May22'12; A$12,000-14,000. O C & 100

35TH st, 344 W; Louis Manheimer to Jacob Manheimer, 264 W 115; Caroline, Miriam & Sol Manheimer, 210 W 114 & Henrietta wife Louis Rosenfeld, 459 North Hampton, Eastern Pennsylvania; B&S; May22'12. nom

36TH st, 603-7 W (3:682-27), ns, 75 w 11 av, runs w75xn98.9xe50xn23.4xe25xs122.1 to beg, 5-sty bk storage; Saml Cohen to Acadia Realty Co, 25 W 21; ⅓ R T & I; mtg $52,500; Mar23; May22'12; A$25,000-60,000. O C & 100

36TH st, 505-9 W, see 10 av, 469-73.

36TH st, 501-3 W, see 10 av, 469-73.

40TH st, 131 E, see Lex av, nwc 40th.

44TH st, 406 W (4:1053-38), ss, 125 w 9 av, 25x100.4, 3-sty & b bk dwg; Fredk E Rabe to Marie K Rabe his wife, 308 W 45; mtg $12,000 & AL; Mar21; May22'12; A $13,000-15,500. O C & 100

45TH st, 32-6 W (5:1260-54-55½), ss, 460 e 6 av, 60x100.5, 2 3 & 1 5-sty bk bldgs & strs; Paul Starrett to Winthrop E Steinbach, 420 W 118; mtg $200,500; May20'12; A$204,000-226,000. O C & 100

46TH st, 524 W (4:1074-43), ss, 260 w 10 av, 20x100.5, 4-sty bk tnt; re dower; Sophie Garms widow to Anna M Leicht & Eliz Thomae heirs, &c, Wm Garms both at 9 6th, Weehawken, NJ; May26'11; re-recorded from May27'11; May18'12; A $7,000-10,500. nom

47TH st, 220 E (5:1320-38), ss, 311 w 2 av, 19x100.5, 5-sty bk tnt & str; Mary Maguire to Mary Molloy, 150 E 40; mtg $8,000; May15; May17'12; A$7,500-12,000. O C & 100

49TH st, 19 E, see Pearl, 381-3.

51ST st, 249, on map 251 E (5:1325-24½), ns, 70 w 2 av, 18.4x100.5, 3-sty & b stn dwg; Thos White to Mary White, both at 37 Cedar st, West New Brighton, SI; ½ R T & I; B&S; May17; May20'12; A$7,000-9,500. nom

52D st, 531 W (4:1081-16), ns, 375 e 11 av, 25x100.5, 5-sty bk tnt; Sarah M Murray, widow, to Martha A Trainer, 608 W 147; Sarah L Lalor, 290 Ocean pkway, Bklyn, & Isabelle M Jordan, 2171-7 Bway; AL; Apr27; May21'12; A$9,000-20,500. nom

52D st, 224 E (5:1325-41), ss, 280 e 3 av, 20x100.5, 2-sty bk tnt; Ellen Watson to Walter H Watson; mtg $6,000; July26 '04; May17'12; A$8,000-9,000. nom

52D st, 226 E (5:1325-40), ss, 300 e 3 av, 20x100.5, 2-sty bk tnt; Ellen Watson to Walter H Watson; mtg $6,000; May29'09; May17'12; A$8,000-9,000. O C & 100

52D st, 634 W (4:1099-54), ss, 525 w 11 av, 30x100.5, 3-sty fr tnt & 1-sty fr rear shed; Wm Klein ref to Jno C Schmidt, 216 E 135 & Andw B Schmidt & Theresa Jentzer, both at 634 W 52; PARTITION, Apr 10; May21; May22'12; A$11,000-11,500.**12 900**

54TH st, 413 W (4:1064-24), ns, 200 w 9 av, 25x118.1x25.2x114.11, 4-sty bk tnt & strs & 3-sty bk rear tnt; McKeon Realty Co to Aubrey L Quackenbush, at Darian, Conn; AL; May16; May20'12; A$11,500-14,-000. O C & 100

57TH st, 205-9 E (5:1331-5-6), ns, 90 e 3 av, 60x100, 3-4-sty stn tnts; Rosanna Waxelbaum EXTRX &c Jos Waxelbaum, to 205 E 57th St Co a corpn, at 505 5 av; May15; May17'12; A$33,000-48,000. O C & 100

62D st, 221 W (4:1154-19), ns, 325 w Ams av, 25x100.5, 5-sty bk tnt; A$6,000-16,000; also 62D ST, 239 W (4:1154-10), ns, 550 w Ams av, 25x100.5, 5-sty bk tnt; A $6,000-16,000; Jonas Weil et al to Bertha Kaufmann, 1767 3 av; B&S; AL; May21; May22'12. O C & 100

62D st, 239 W, see 62d, 221 W.

62D st, 239 W, see 62d, 221 W.

62D st, 221 W (4:1154-19), ns, 325 w Ams av, 25x100.5, 5-sty bk tnt; A $6,000-16,000; also 62D ST 239 W (4:1154-10) ns, 550 w Ams av 25x100.5, 5-sty bk tnt; A$6,-000-16,000; Jonas Weil et al to Bertha Kaufmann, 1767 3 av; B&S; AL; May21; May22'12. O C & 100

64TH st, 42 E (5:1378-44), ss, 175 w Park av, 17x100.5, 4-sty & b stn dwg, 1-sty ext; Lee W Todd et al to Cass Gilbert at Ridgefield, Conn; May8; May17'12; A$36,000-44,000. O C & 100

64TH st, 412 E (5:1458-40), ss, 206 e 1 av, 25x100.5, 5-sty bk tnt & strs; Jos T Ryan ref to Jno M Bowers, 45 E 65th & Wm T Gray at Niagara-on-the-Lake, Ontario, Can, as EXRS Henry W Gray, decd; FORECLOS, May2; May21; May22'12; A$8,-000-19,000. **19 500**

64TH st, 410 E (5:1458-41), ss, 181 e 1 av, 25x100.5, 5-sty bk tnt & strs; Jos H Fargis ref to Edna Egan, 754 Greenwich; FORECLOS, May2; May22'12; A$8,000-19,-000. **18 000**

65TH st, 172 W (4:1136-60) ss, 100 e Ams av, 25x100.5, 5-sty bk tnt & strs; Jacob Levin et al to Henry B Golobe, 1869 Bathgate av; mtg $22,000; May14; May21'12; A $14,000-25,000. O C & 100

69TH st, 139 W (4:1141-18), ns, 368 w Col av, 15x100.5, 4-sty & b stn dwg; Mary L Hall to Henry S Bartholomew, 152 W 57 ;mtg $19,000; May23'12; A$11,500-20,-000. O C & 100

70TH st, 438 E, see Av A, 1305-7.

70TH st, 1 E, see 5 av, 895.

71ST st, 2 E, see 5 av, 895.

71ST st, 115 W (4:1143-27), ns, 125 w Col av, 24.11x102.2, 5-sty bk tnt; Martin P Lodge to Bond & Investing Co, 165 Bway; mtg $30,000; date omitted, 1911; acknowledged May14; May17'12; A$21,000-34,000. O C & 100

71ST st, 113 W (4:1143-28), ns, 100 w Col av, 25x102.2, 4-sty bk dwg; Henrietta L Brown to Bond & Investing Co, 165 Bway; mtg $20,000; May14; May18'12; A $21,000-29,000. O C & 100

71ST st, 222 W (4:1162-43½), ss, 264 w Ams av, 18x100.5, 3-sty & b stn dwg, Alice L Robinson to Kath C Percival, 243 W 71; mtg $10,000; May23'12; A$15,000-24,000. O C & 100

72D st, 172 W (4:1143-62), ss, 53.4 e Ams av, 23.4x102.2, 4-sty & b stn dwg; Lydia F Chamberlain et al heirs, &c, Jacob A Chamberlain, decd, & ano to Henry R Mygatt, 507 W 138; AL; May11; May20'12; A$61,000-75,000. O C & 1,000

73D st, 184-8 E, see 3 av, 1260-8.

74TH st, 225-39 E, see Lex av, 1599-1605.

79TH st, 511-3 E (5:1576-10), ns, 223 e Av A, 90x102.2, 2 5-sty bk tnts & strs; mtg $69,500; A$35,500-96,000; also AUDUBON AV, 269-75 (8:2152-5-7), sec 179th (Nos 518-22), 100x85, two 5-sty bk tnts & strs; mtg $96,750; A$48,500-109,000; Gaston Constn Co to South Side Constn Co, 412 W 148; Apr25; May20'12. nom

79TH st, 137 E (5:1508-15½), ns, 365 e Park av, 20x82.2, 3-sty & b stn dwg; Geo T Bonner to Sisters of the Congregation of Notre Dame, St Josephs Seminary, a corpn, of Kankakee, Ill; May17; May18 '12; A$21,000-27,000. O C & 100

82D st, 26 E (5:1493-56), swc Mad av, 35x102.2, 4 & 5-sty & b bk dwg; Edw A Hannan to 26 E 82d St Co, 334 5 av; mtg $165,000; May6; May18'12; A$100,000-200,-000. O C & 100

83D st W, nwc Bway, see West End av, 480.

83D st, 251 W, see West End av, 480.

83D st W, nec West End av, see West End av, nec 83.

83D st, 251 W, see Bway, 2301.

84TH st, 342-50 E (5:1546-31-34), ss, 100 w 1 av, 100x102.2, 5-3-sty & b bk dwgs; Edw S Clinch ref to Ella L Murphy, 19 W 26, Bayonne, NJ; AL; PARTITION, Apr 16; May16; May17'12; A$35,000-45,000. **39,000**

84TH st, 342-50 E; Ella L Murphy to Harris & Maurice Mandelbaum, both at 12 W 87; mtg $30,000; May16; May17'12; O C & 100

84TH st, 351 E (5:1547-22), ns, 100 w 1 av, 20x102.2, 3-sty & b stn dwg; Edw S Clinch ref to Chas F Zenker, 351 E 84; AL; PARTITION, Apr16; May16; May17'12; $7,000-9,000. **8,700**

84TH st 332-40 E (5:1546-35-38), ss, 200 w 1 av, 100x102.2, 5-2-sty & b bk dwgs; Edw S Clinch, ref to Cath W Sandford, 414 W 118; AL; PARTITION, Apr16; May16; May17'12; A$35,000-40,000. **39,600**

85TH st, 171 W (4:1216-3), ns, 48.9 e Ams av, 18.9x102.2, 4-sty & b stn dwg; A $12,500-23,000; also BROOME ST, 554 (2:-491-28), ns, abt 125 e Varick, 25x84.4, 5-sty bk factory; A$14,000-22,000; Gustave Helmstetter to Eliz Helmstetter, 171 W 85; AL; May20'12. nom

86TH st, 506 E (5:1582-48), ss, 98.6 e Av A, 24.9x102.2, 5-sty bk tnt; Wm A Kottman et al to Jno H Kottman, at Maplewood, NJ; ⅔ pt; B&S & C a G; AL; AT; Dec6'10; May20,12; A$8,500-18,500. nom

86TH st, 412-20 E, see Lex av, 1599-1605.

92D st, 69-73 E, see Park av, 1160.

93D st, 262 W (4:1240-59), ss, 119 e West End av, 17x100.8, 4 & 5-sty bk dwg; Chas S Reed to Mary E Reed, his wife, 262 W 93; mtg $27,500; May16; May21'12; A$12,-000-24,000. nom

96TH st, 57-9 E (6:1602-27), ns, 150 e Mad av, 50x100.11, 6-sty bk tnt; Sol D Moss to Mary L Rosenbaum, 612 W 112, & Blanche W Meyer, 1 W 68; ⅔ pt; B&S; $44,000-96,500. O C & 100 mtg $73,500 & AL; May20; May21'12; A

96TH st, 31 W (7:1832-17), ns, 393 w Central Pk W, 18x100.11, 4-sty & b stn dwg; Maria A O'Reilly to Edw J, Ellen A & Teresa I O'Reilly, all at 31 W 96; mtg $16,000; Apr30; May21'12; A$13,600-21,000. O C & 100

97TH st, 213 E (6:1647-9), ns, 213.6 e 3 av, 24.6x100.11, 5-sty bk tnt; Geo Decker to Merrill W Gallaway, 68 E 55; B&S; mtg $13,000 & AL; May17; May18'12; A $9,000-17,000. O C & 100

102D st E, see Lex av, see Lex av, 1599-1605.

108TH st, 111 E, see 108th, 109 E.

108TH st, 235 E (6:1658-18), ns, 435 e 3 av, 25x100.11, 4-sty bk tnt & strs; Francesco Ruggiero to Giuseppe Trepain, 2131 1 av; May18; May20'12; A$9,000-15,500. O C & 100

108TH st, 109 E (6:1636-6), ns, 105 e Park av, 25x100.11, 4-sty stn tnt; A$11,000-14,500; also 108TH ST, 111 E (6:1636-7), n s, 130 e Park av, 25x100.11, 4-sty stn tnt; A$11,000-14,500; Rose Rothstein to Ray Greenberg, 126 E 12; mtg $25,000; May17; May20'12. A$——$——. nom

109TH st, 106 W (7:1863-39), ss, 150 w Col av, 25x100.11, 5-sty bk tnt; Neerg Realty Co to Finley M Foster, 345 W 29; mtg $22,000; May21; May22'12; A$15,000-26,000. O C & 100

109TH st, 123-5, on map 121-3 E (6:1637-10), ns, 205 e Park av, 50x100.11, 6-sty bk tnt & strs; Saml Cohen to Acadia Realty Co, 25 W 21; AT; AL; Apr18; May22'12; A $22,000-62,000. O C & 100

111TH st, 230-8 W (7:1826-53-57), ss, 175 e 8 av, 125x100.11, 3-6-sty bk tnts; Harry Hellinger to Rosie Sadowsky, 535 West End av; QC & CaG; Aug2'10; May17'12; A$82,500-174,000. nom

113TH st, 216-8 E (6:1662-42), ss, 185 e 3 av, 30x100.10, 6-sty bk tnt & strs; mtg $30,000; A$11,000-30,500; also 113TH ST, 220-2 E (6:1662-41), ss, 215 e 3 av, 30x 100.10, 6-sty bk tnt & strs; mtg $27,000; A$11,000-30,500; Sellwell Realty Co to Minnie Rubinstein, 182 Sackman, Bklyn; May 20; May22'12. O C & 100

113TH st, 220-2 E, see 113th, 216-8 E.

113TH st, 230 W (7:1828-42), ss, 200 w 7 av, 50x100.11, 6-sty bk tnt; M R L Building Co to L & A Realty Holding Co, a corp, care Braisted, Goodman & Hershfield, 2901 Bway; mtg $79,800 & AL; May18; May 20'12; A$31,000-85,000. O C & 100

114TH st, 98-106 E (6:1641-67-69), ss, 34.10 e Park av, 80x100.11, 2-6-sty bk tnts & strs; Fannie Miller to Hyman Rubin, 159 Delancey; QC; correction & confirmation deed; Nov25'11; May17'12; A $35,000-98,000. O C & 100

114TH st, 98-106 E; Saml Shapiro to same; AL; Nov 15'11; May 17'12. O C & 100

115TH st W ,swc St Nich av, see 7 av, 1885-93.

115TH st W, sec 7 av, see 7 av, 1885-93.

116TH st, 125-7 W (7:1901-19), ns, 283.4 w Lenox av, 41.8x100.11, 6-sty bk tnt & strs; Sigmund Nettel to Arthur M Bier at East Orange, NJ; mtg $63,500; May15; May 21'12; A$34,000-65,000. O C & 100

116TH st, 315 W (7:1943-23), ns, 225 w 8 av, 25x100.11, 5-sty stn tnt & strs; Mariamne Rosenzweig to Jos Rosenzweig, 135 W 123; AL; May15; May22'12; A$16,000-28,000. O C & 100

117TH st, 501-7 E, see Pleasant av, 320-2.

117TH st, 147 W (7:1902-10), ns, 200 e 7 av, 25x100.11, 5-sty bk tnt; Louis Bernstein to Berney Realty Co, 41 Liberty; mtg $27,000; Jan11; May20'12; A$16,000-26,000. nom

118TH st, 231-3 E (6:1783-15), ns, 231 w 2 av, 29x100.10, except strip 0.2x29 on w, 6-sty bk tnt & strs; Theo C Wood to Jeanette Jacobson, 315 E 72; mtg $27,000 & A L; May18; May20'12; A$11,500-31,500. nom

118TH st, 17 W (6:1717-25), n**Z**, 285 w 5 av, 25x100.11, 5-sty bk tnt; Augusta Samuels to Jos B Peck at Rochester, NY; AL; Apr24; May20'12; A$14,000-26,000. nom

119TH st, 148 W (7:1903-55½), ss, 189 e 7 av, 18x100.11, 3-sty & b stn dwg; Sarah C Buckenham to Steinmetz Constn Co, 1416 Glover; May21; May23'12; A$10,-800-15,000. exch & 100

119TH st, 17 W (6:1718-30), ns, 165.5 w 5 av, 14x76.10x14.6x73, 3-sty & b bk dwg; Burtis C Magie to Saml Siskind, 9 W 119 & Louis Seletzky, 11 W 119; mtg $4,427.50 & AL; May 7; May17'12; A$5,600-6,100. O C & 100

119TH st, 298-300 E, see 2 av, 2314-8.

121ST st, 159 W (7:1906-6), ns, 92 e 7 av, 18x100.11, 3-sty & b stn dwg; Jas Dailey to Thos F Scully, 13 E 124; mtg $15,000; May8; May18'12; A$10,800-17,000. O C & 100

121ST st, 362 E (6:1797-31), ss, 66.8 w 1 av, 16.7x104, 3-sty bk tnt & str; Leo J Kreshover to L J Kreshover, Inc, a corpn, 48 W 29; ½ pt; May20; May22'12; A$5,000-$8,000. O C & 100

123D st W (7:1977-37-40), ss, 100 w Ams av, 100x100.11, vacant; Scheer-Ginsberg Realty & Constn Co to Classic Holding Co, 1980 7 av; mtg $12,000; May15; May17'12; A$60,000-60,000. O C & 100

124TH st, (7:1978-45-48), ss, 300 w Ams av, 100x100.11, vacant; Sol Jacobs to Harry Helfer, 65 Bank; mtg $25,000; May20; May 21'12; A$40,000-40,000. O C & 100

125TH st, 514 W (7:1979-40), ss, 175 w Ams av, 25x100.11, 5-sty bk tnt & strs; Bertha Kaufmann to Jonas Weil, 21 E 82, & Bernhard Mayer, 41 E 72; B&S; AL; May21; May23'12 A$15,000-22,500;. O C & 100

125TH st, 524 W (7:1979-45), ss, 308 w Ams av, 27x100.11, 5-sty bk tnt & strs; Elias Jonas to Wm Jonas, 515 W 110; mtg $18,000; May23'12; A$16,200-27,000. O C & 100

The text of these pages is copyrighted. All rights are reserved, Notice is hereby given that infringement will lead to prosecution.

125TH st, 528 W (7:1979-47), ss, 362 w Ams av, 27x100.11, 5-sty bk tnt & strs; Ida J Lask to Wm Jonas, 515 W 110; mtg $22,500; May23'12; A$16,200-27,000. O C & 100

126TH st, 44 W (7:1723-55), ss, 450 w 5 av, 20x99.11, 3-sty & b stn dwg; Pauline Arendt et al EXRS, &c, Edw Arendt to Pauline Arendt, 42 W 126; mtg $13,000; Apr12; May18'12; A$12,000-18,000. **2,500**

127TH st W, ns, 168.5 w Manhattan, see 127th, 599 W.

127TH st, 599 W (7:1981-72), plot bounded s by ns 127th, n by ss Manhattan (No 120), w by c l old Bloomingdale rd (closed) & e by es said rd, 1-sty fr str; A$25,000-25,000; also BLACKBERRY ALLEY (closed) (7:1981-pt lt 74), ns, at ns 127th, runs w along alley to es old Bloomingdale rd (closed) xs— to 127th xe— to beg, vacant; A$——$——; Mary T Sayers & ano ADMRS, &c, Jacob Schieffelin to Jas A Deering, 22 E 47; AT; May13; May21'12. 1,000

127TH st, 229 E (6:1792-13), ns, 300.6 e 3 av, 29.6x99.11, 5-sty bk tnt; Henry W Unger ref to Italian Savgs Bank, 64 Spring; FORECLOS, May 15; May16; May 17'12; A$8,000-21,000. **15,000**

130TH st, 14 E (6:1754-64), ss, 193.7 w Mad av, 16.4x99.11, 3-sty & b bk dwg; Saml W M Yates to Ellen Maloney, 440 Riverside dr; AL; May17; May18'12; A$7,-000-10,000. O C & 100

131ST st, 63-9 W (6:1729-7-9), ns, 135 e Lenox av, 100x99.11, 2 5-sty bk tnts; Aaron Coleman et al to Danl Dober, 22 Morningside av; mtg $80,000 & AL; May 14; May18'12; A$44,000-86,000. O C & 100

131ST st, 240 W (7:1936-49), ss, 375 e 8 av, 17.10x99.11, except part conveyed L 11 cp 338, 2-sty & b fr dwg; Henrietta Chappell et al EXRS &c of Emma & Wm Chappell to U S Trust Co of NY, 45 Wall; mtg $5,000; May16; May17'12; A$7,-700-8,000. nom

131ST st, 129 W (7:1916-19), ns, 308 w Lenox av, 17x99.11, 3-sty & b stn dwg; Adolph Salz to Nettie Popper, 129 W 131; May23'12; A$8,100-12,000. O C & 100

132D st, 70 W (6:1729-63½), ss, 672.6 w 5 av, 18.9x99.11, 3-sty & b fr dwg; Anna M wife Patk J Stack to Thos A Roe, 562 W 173; May23'12; A$7,500-8,500. nom

133D st, 153 W (7:1918-14), ns, 300 e 7 av, 25x99.11, 5-sty bk tnt; Albt Schuckle to Carmana Realty Co, 123 Lockwood av, New Rochelle, NY; mtg $16,500; May21; May23'12; A$11,000-19,000. O C & 100

137TH st, 612 W (7:2002-55), ss, 190 w Bway, 65x99.11, 6-sty bk tnt; Jas W Buchner to Palher Realty Co, 27 Wm; CaG; mtg $93,500 & AL; May14; May17'12; A$43,000-108,000. O C & 100

139TH st, 27-9 W (PA); power of atty to sign any deed, &c, relating to above; Rosie Senft to Elias Senft, 17 E 105; May 21'12. nom

143D st, 240 W (7:2028-47), ss, 325 w 7 av, 25x99.11, 6-sty bk tnt; Emil Frick EXR Anna L Bachmann to Annie M Oberhofer, 2301 Cambreling av; May17'12; A$10,500-31,000. **27,000**

144TH st, 106 W, see 144th, 104 W.

144TH st, 104 W (7:2012-39), ss, 125 w Lenox av, 37.6x99.11, 5-sty bk tnt; A $16,-000-40,500; also 144TH ST, 106 W (7:2012-41), ss, 162.6 w Lenox av, 37.6x99.11, 5-sty bk tnt; A$16,000-40,500; Jno C Fleissner to Perkins Realty Co, a corpn, 776 Broad, Newark, NJ; mtg $55,000; May20; May22 '12. nom

146TH st, 412 W, see Av C, 53.

150TH st, 277 W (7:2036-19), ns, 290.10 w 7 av, 40.10x99.11, 5-sty bk tnt; Wm Cuff to Grace Dietz, 159 E 90; mtg $41,-000; Apr18; May18'12; A$11,500-39,000. nom

150TH st, 408-10 W (7:2064-39), ss, 116.6 e Convent av, 83.6x99.11, 7-sty bk tnt; Jno G Moore et al to Nellie Croghan, 21 W 17, Bayonne, NJ; AL; May16; May21'12; A$33,-000-130,000. O C & 100

150TH st, 408-10 W; Nellie Croghan to Jno G Moore, 435 W 147, Saml J Ashley, 747 St Nicholas av, & Albt M Howell, 751 St Nicholas av; mtg $100,000 & AL; May20; May21'12. O C & 100

150TH st, 408-10 W; Jno G Moore et al to N Y Real Estate Security Co, 42 Bway; mtg $100,000 & AL; May20; May21'12. O C & 100

151ST st, 527 W (7:2083-16), ns, 385 w Ams av, 40x99.11, 6-sty bk tnt; Wm H Davidow to Ellemmay Realty Co, a corp, 16-18 W 22; B&S; AL; May11; May17'12; A$21,500-53,000. nom

153D st W (7:2068-13-19½ & 20), ns, 300 e Ams av, runs n99.11xe198.4 to ws St Nicholas av (No861), xs102.2 to ns 153d, x w219.10 to beg, 6-sty bk tnt; M R L Bldg Co, a corp, to L & A Realty Holding Co, a corp, care Braisted, Goodman & H, 2901 Bway; mtg $242,000 & AL; May18; May20 '12; A$75,500 & exempt—P $219,500 & exempt. O C & 100

153D st, 449-51 W (7:2068-11), ns, 240 e Ams av, 60x99.11, vacant; W Axelrod Realty Holding Co to L & A Realty & Holding Co, care Braisted, Goodman & Hershfield, 2901 Bway; mtg $80,000 & AL; May18; May 20'12; A$26,000-$——. O C & 100

153D st, 526 W (7:2084-48), ss, 375 w Ams av, 25x99.11, 2-sty bk stable; Ernest N Adler to Jacob Larschan, 214 E 79; mtg $10,000; May16; May22'12; A$12,000-14,500. O C & 100

158TH st, 541 W (8:2117-59), ns, 225 e Bway, 41.8x99.11, 6-sty bk tnt; Christin Yere to Justin Balard, at Montvale, NJ; mtg $45,000; May13; May17'12 A$20,000-53,000. nom

170TH st, 500 W, see Ams av, 2208-10.

179TH st, 518-22 W, see 79th, 511-3 E.

180TH st W, nec Pinehurst av, see Pinehurst av, nec 180.

191ST st W (8:2169-43), ss, 100 w St Nich av, 100x100, vacant; re mtg; Title Guar & Trust Co to Morgenthau Realty Co, 165 Bway; QC; Apr26; May17'12; A$26,000-26,000. 15,000

191ST st W (8:2169), same prop; Morgenthau Realty Co to 191st St Constn Co, a corp, 35 Nassau; B&S; May10; May17'12. O C & 100

Av A, 1411 (5:1470-23), ws, 25.6 n 75th, 25.6x75, 5-sty bk tnt & strs; Leo J Kreshover to L J Kreshover, Inc a corpn, 48 W 29; ½ pt; AL; May20; May22'12; A$7,500-19,000. O C & 100

Av A, 1573 (5:1563-26), ws, 77.2 s 84th, 25x79, 5-sty stn tnt & strs; Jno H Kottman et al to Anna A Behr, 426 E 84; ⅔ pts; AT; B&S & C a G; AL; Dec6'10; May 20'12; A$9,000-19,500. nom

Av A, 1305-7 (5:1464-28), swc 70th (No 438), 50.5x85, 6-sty bk tnt & strs; Hyman Miller to Ida Burstein, 548 W 165; QC; Apr 24; May20'12; A$20,000-60,000. nom

AV D, 108 (2:363-36), sec 8th (Nos 412-4), 25x75, 1-4 & 1-5-sty bk tnts & strs; Henry M Stevenson ref to Harry Appelbaum, 274 So 2, Bklyn; FORECLOS, Apr4; May17'12; A$20,000-28,000. **3,500**

Av C, 53 (2:387-40), nwc 4th (Nos 293-7), 24x90, 2 5 & 1 4-sty bk tnts & strs; A$25,000-35,000; also GRAND ST, 256 (2:418-29), ns, 25 e Chrystie, 25.4x75, 4-sty fr bk ft tnt & strs, 2-sty ext; A $27,000-30,000; also 146TH ST, 412 W (7:-2060-40½), ss, 198 w St Nich av, 20x99.11, 3-sty & b stn dwg; A$8,800-17,500; reserves right to use of this parcel during life; trust deed; Theodor Goetze to Herman A Goetze, 156 Stratford rd, Bklyn, Herman Goetze, 349 W 145, & Marie Meyer, 216 Van Buren, Bklyn, as TRSTES ;Feb13; May22'12. nom

Audubon av, 269-75, see 79th, 511-3 E.

Amsterdam av, 1749 (7:2061-63), es, 124.10 n 146th, 24.11x100, 5-sty bk tnt & strs; Ensign Realty Co to Edw Bornhoeft, 1237 3 av; mtg $36,000; May20'12; A$23,-000-38,000. O C & 100

Amsterdam av, 2496 (8:2155-88), ws, 45.11 s 184th, 22.11x100x22.3x100, 2-sty bk tnt & str; Wm & Julius Bachrach to Arolf Realty Co, 149 Bway; mtg $12,000; Jan19; May17'12; A$10,000-14,000. O C & 100

Amsterdam av, 2208-10 (8:2126-42), swc 170th (No 500), 37.6x100, 5-sty bk tnt & strs; Wm H Davidow to Ellemmay Realty Co 16-18 W 22 B&S; AL; May11; May17'12; A$29,000-62,000. nom

Broadway, 1134-6, see 5 av, 212-6.

Broadway, 2301 (4:1231-6 & 7), nwc 83d (No 251), 70.2x136.2x70.2x135.5, 7-sty bk tnt; Gertrude A Vanderbeck to Grace T Gray, 5 E 56; Alice T Wheelock, 52 E 42 & Mary A Kenneys at Paris, France; mtg $255,000; May22'12; A$185,000-305,000. O C & 100

Broadway, 2301, see West End av, 480.

Broadway (8:2242 & 2243), nwc Isham, runs w642.4 to es Seaman av, xs83.3 to ss Isham, xe609.8 to Bway, xn80.7 to beg, being land in bed of Isham; Chas Isham et al TRSTES &c Wm B Isham decd for benefit Flora I Collins to City NY; Dec21 '11; May22'12. nom

Bowery, 183 (2:425-1), nec Delancey (Nos 2-4), 25x95x25x92.10, 5-sty bk lodging house; Lillian W wife of & Wm K Weaver heirs Byron A Stief & ano to Floyd Price, 30 Broad & 201 W 79 (1-3 pt of any int of party of 1st pt; AL; Oct 21'11; May17'12; A$55,000-75,000. secures services

Columbus av, 771 (7:1833-63), es, 50.3 s 98th, 25x100, 5-sty bk tnt & strs; Michl Grenthal to Saml Eisnitz, 1219 Hoe av; mtg $30,000; May21; May22'12; A$22,000-33,000. O C & 100

Convent av (7:1957-1970 & 1971), ws, bet 130th & 133d; rel & modification of covenants of restriction by Rosannah T Hicks at Hotel Marseille, Bway & 103, to all owners of lands in said av; May16; May21'12.

Fort Washington av (8:2180-pt lt 610), es, 2,511.5 n 181st, 76x277.4x75x287.7, except pt for Overlook ter, vacant; Bedford Estates a corp to Geo G Barnard, 454 Ft Washington av; AL; May17; May18'12; A $——$———. O C & 100

Greenwich av, 60 (2:606-25), es, 143.7 s 11th, 25x67.10x26.5x59.7, 3-sty bk tnt & str; Eliz Steuhl to Jacob Steuhl & Eliza his wife, —Front av, Bronx Manor, Bronxville, NY; mtg $16,000; May13; May17'12; A$12,000-13,500. O C &100

Lexington av, 564-6, see Lenox av, 568-70.

Lenox av, 568-70 (6:1736-71), es, 49.11 s 139th, 50x85, 6-sty bk tnt & strs; A$38,-000-71,000; also LENOX AV, 564-6 (6:-1736-3), es, 49.11 n 138th, 50x85, 6-sty bk tnt & strs; A$38,000-71,000; Danl Dober to Aaron Coleman, 50 W 68, & Morris Manheimer, 223 W 33; mtg $105,000 & AL; May17; May18'12. O C & 100

Lexington av, 1599-1605 (6:1629-50½-53) sec 102d, —x—, 4-4-sty stn tnts; A$46,-000-66,000; also 3D AV, 1787-9 (6:1649-2-3), es, 25 n 99th, —x—, 2-4-sty stn tnts & strs; A$25,000-37,000; also 74TH st, 225-39 E (5:1429-13-20), ns, abt 100 w 2 av —x—, 8 4-sty stn tnts; A$88,000-120,000; also 86TH ST, 412-20 E (5:1565-42-46), ss, abt 95 e 1 av —x—, 5-4-sty stn tnts, str in 412; A$45,000-80,500; also following in Brooklyn: ST MARKS AV, 34-40, Bklyn; also PARK PL, 104-8, Bklyn; also BEDFORD AV, 1157, Bklyn; Saml Keeler EXR Louisa W Chapman to Title Guarantee & Trust Co, 176 Bway as TRSTE Louisa W Chapman; AT; AL; Apr18; May18'12. **25,000**

Lexington av, 2010-2 (6:1771-pt lt 56), ws, 50 s 123d, 50.11x64.10, 6-sty bk tnt & strs; Warren Leslie ref to Reuben Sadowsky, 535 W End av; mtg $34,000; FORECLOS, May6; May15; May17'12; A$——$——. **8,000**

Lexington av, 2014-8 (6:1771-pt lt 56), swc 123d (Nos 132-6), 50 x 64.10, 6-sty bk tnt & strs; Chas J Leslie ref to Reuben Sadowsky, 535 W End av; mtg $48,-000; FORECLOS, May6; May15; May17'12; FORECLOS, May6; May15; May17'12; A$——$——. **10,000**

Lenox av, 471 (7:1918-32), ws, 91.2 s 134th, 33.8x100, 5-sty bk tnt & strs; Sara L G wife Henry B T Harris to Anita C Chester, 111 E 19; QC;; May18; May22'12; A$27,000-40,000. nom

Lexington av, 1683 (1677) (6:1633-54), es, 80.11 s 106th, 20x95, 5-sty bk tnt; Mary A Thornton to Jno Finnerty, 163 E 70; AL; May20; May21'12; A$9,500-19,000. O C & 100

Lexington av, 47 (3:880-25), es, 59.6 n 24th, 19.6x50, 3-sty & b bk dwg; Eliza Maloy EXTRX Eliza A Tuthill to Magdalena Haas, 57 Grand; Apr20; May23'12; A$17,000-20,000. **21,000**

Lexington av (5:1295-17), nwc 40th (No 131), 20.6x25, 4-sty & b stn dwg; Chas R L Putnam to Richd Croker, Jr, at Portchester, NY; AL; May8; May23'12; A$20,-000-25,000. O C & 100

Lexington av, 367 (5:1295-52), es, 59.5 s 41st, 19.8x75, 3-sty & b stn dwg; Eliz McColgan widow to Jos T McColgan, 625 W 142; B&S & correction deed; May22; May 23'12 A$20,000-25,000. ; gift

Morningside av W, 100-2 (7:1963-55), sw s, 200 e Ams av, runs s91.1xe146.9 to said av xnw179.2 to beg, gore, 6-sty bk tnt; W Axelrod Realty Co to L & A Realty Holding Co, a corp, care Braisted, Goodman & Hershfield, 2901 Bway; mtg $144,500 & AL; May18; May20'12; A$95,000-170,000. O C & 100

Morningside av E, 18 (7:1849-51), es, 26.4 s 116th, 30x93.3x28x104.3, 5-sty bk tnt; Kath A Mahoney to Harry M Lawrence, 601 W 172; mtg $32,000; May18; May20'12; A$20,000-35,000. O C & 100

Morningside av E, 171 (7:1953-63), es, 124.11 n 126th, 24.11x75, 5-sty bk tnt; Alfred Lederer & Jennie his wife to Jennie Lederer, 19 E 119; mtg $16,500; May 17'12; A$12,000-19,000. nom

Madison av, swc 82d, see 82d, 26 E.

Madison av, 2004 (6:1752-54), ws, 99.11 n 127th, 19.11x60, 4-sty & b bk dwg; Alfred C Richartz to Lillian Maginn, 433 Gold, Bklyn; mtg $10,000; May22'12; A$9,000-12,000. O C & 100

Park av, 1160 (5:1504-31), nwc 92d (Nos 69-73), 100.8x130, 7-sty bk tnt; Eliz Q Holcombe et al to Charlotte S Baker, 26 W 55; mtg $225,000; May8; May20'12; A $120,000-325,000. O C & 100

Pleasant av, 320-2 (6:1716-1-3), nec 117th (Nos 501-7), 75.7x98, 2 6-sty bk tnts & strs; Martha Lippman & ano to Sol Jacobs, 3 E 86; mgt $67,500; May17; May21'12; A$32,-500-93,500. O C & 100

Park av, 1007 (5:1513-4), old es, abt 75 n 84th, 25x75, 5-sty bk tnt & strs; Louis J Anger et al to Frances M Twitty, 59 E 44; May10; May22'12; A$21,000-27,000. O C & 100

Pinehurst av (8:2177-145), nec 180th, 100 x101.7x100x100.6, vacant; Jas J Martin to Mary F Martin, 58 Kingsbridge rd E; mtg $23,250 & AL; May17; May22'12; A$40,000-40,000. O C & 100

Pleasant av, 411 (6:1809-27½), ws, 67.6 s 122d, 16.8x100, 3-sty & b stn dwg; Michl J Ginnane to Chas Britton, at Bayonne, NJ; mtg $3,500; May22; May23'12; A$5,000-7,500. O C &100

Riverside dr, 336 (7:1891-68), es, 30.11 s 106th, 25x100, 5-sty stn dwg; Chas B Barkley to Farrand D Brower, at Harriman, Orange Co, NY; mtg $63,000; May14; May17'12; A$38,000-67,000. O C & 100

St Nicholas av, 1364-70 (8:2153-3), es, 50 n 178th, 100x100, 6-sty bk tnt & strs; Bernhard Levy & Rosie his wife to Rosie Levy, 2098 8 av; mtg $184,000 & AL; May 16; May18'12; A$64,000-170,000. nom

St Nicholas av, S61, see 153d W, ns, 300 e Ams av.

St Nicholas av, 93-7, see 7 av, 1885-93.

West End av, 490 (4:1231-4), es, 107.2 s 84th, 15.4x100, 4 & 5-sty bk dwg; Pincus Lowenfeld et al to Gertrude A Vanderbeck, 149 W 126; mtg $14,000; May16; May 22'12; A$14,000-20,000. nom

West End av, 492 (4:1231-4½), es, 92.4 s 84th, 14.10x100, 4 & 5-sty bk dwg; Julia G De Haven to Gertrude A Vanderbeck, 149 W 126; May13; May22'12; A$14,000-20,000. O C & 100

West End av, 480-92 (4:1231-1-5½), nec 83d, runs n112xe1C0xs9.10xe23.8xs32xe1.4xs 70.2 to ns 83d xw125 to beg, 2-4 & 5-sty bk dwgs & vacant; Gertrude A Vanderbeck to Charmion Constn Co, a corpn, 128 Bway; B&S; mtg $206,250; May22'12; A$141,000-153,000. O C & 100

West End av, 480 (4:1231-1-3, 5, 6 & 7), nec 83d (No251), runs n81.10xe100xs11.8xe 161.2 to ws Bway (No 2301) xs70.2 to ns 83d xw260.5 to beg, 7-sty bk tnt & vacant; Georgianna M Amidon to Gertrude A Vanderbeck, 149 W 126; May22'12; A$278,000-398,000. nom

1ST av, 1583 (5:1545-25½), ws, 125 s 83d, 25x100, 5-sty stn tnt & strs; Jno H Kottman et al to Wm A Kottman, 205 Edgecomb av; ⅔ pts; AT; B&S & C a G; AL; Dec6'10; May20'12; A$13,000-24,000. nom

2D av, 2314-8 (6:1795-51), sec 119th (Nos 298-300), 60.10x50, 6-sty bk tnt & strs; Eversley Childs to Edwin B Curtis at Norwalk, Conn; B&S; May20; May22'12; A$20,-000-47,000. nom

The text of these pages is copyrighted. All rights are reserved, Notice is hereby given that infringement will lead to prosecution.

2D av, 2314-S; Edwin B Curtis to Eversley Childs & Mary S his wife at Crane Neck, Suffolk Co, LI, as tenants by entirety; B&S; May21; May22'12. nom

2D av, S1 (2:460-36), ws, 40.4 s 5th, 20x 80x20.1x80, 4-sty bk tnt; Edw S Clinch ref to Louis H G Dethloff 623-5 Courtlandt av; AL; PARTITION; Apr16; May 16; May17'12; A$16,000-20,000. 20,000

2D av, 2271-3 (6:1666), ws, 100.11 n 116th, 42x90; re claims, etc, for station platform extension; Lauretta H Harding of Bklyn to Interborough Rapid Transit Co, 165 Bway et al; Apr9; May20'12. 740

3D av, 1260-S (5:1407-37-40½), swc 73d (Nos 184-8), 100x102.2, 5 3-sty bk tnts & strs, 3-sty bk garage & 4-sty stn tnt; Jno M Mossman & ano, heirs, &c, Jno M Mossman, decd, to Mossman Realty Co, a corp, 60 Wall; May11: May20'12; A$98,000-116,000. 100,000

3D AV, 1787-9, see Lex av, 1599-1605.

3D av, 628, see Pearl, 381-3.

4TH av, 434-40 (3:859-45-51), swc 30th (Nos 46-52), runs s90xw60xs88.9xw40xn 98.9 to ss 30th xe100 to beg, vacant, bk loft bldg being erected; Mary H Butler to 440 Fourth Av Co, 49 Wall; QC; Apr8; May17'12 ;A$334,500-334,500. nom

5TH av, 2254 (6:1735-36), ws, 49.11 n 137th, 49.11x62.6, 6-sty bk tnt & strs; Emanuel Tepper ref to Julia A Groh, 35 W 91; FORECLOS, Mar7; May23'12; A $16,000-35,500. 30,000

5TH av, 895 (5:1385-1), nec 70th (No 1), 200.10 to ss 71st (No 2), x125, 2-sty b & a stn library (Lenox); N Y Public Library, Astor, Lenox & Tilden Foundations, a corp, to Henry C Frick, 7200 Penn av, Pittsburgh, Pa; B&S; May20; May21'12; A$2,-100,000-2,300,000. O C & 100

5TH av, 212-6 (3:827-44) swc 26th (No 2), 56.5x134.1 to es Bway (Nos 1134-6), x 60.5 to 26th, x155.7, 5-sty bk restaurant; Warwick E Montgomery et al to 5th Av & 26TH St Co, a corpn, 220 5 av; AL; May7; May21'12; A$918,500-950,000. O C & 100

5TH av, 212-6; re mtg; Edw D White to same; QC; May7; May21'12. nom

5TH av, 212-6; re mtg; Herman W Van Senden to same; QC; May7; May21'12. nom

5TH av, 212-6; re mtg; Hamilton National Bank of Chicago to same; QC; May7; May21'12. nom

5TH av, 212-6; re mtg; Robt McGill to same; AT; QC; May7; May21'12. nom

5TH av, 212-6; re dower; Louisiana G Arkell, formerly wife Montgomery Gibson, decd, to same; AT; QC; May7; May21'12. nom

5TH av, 212-6; re judgt; Gustave Baumann doing business as H M Kingsley & Baumann to same; May7; May21'12. nom

5TH av, 73 (3:843-1), nec 15th (Nos 1-3), runs n38.6xe100xn61.6xe25xs100 to ns 15th xw125 to beg, 11-sty bk loft & str bldg; Susanna S Minturn to 73 5th Ave Co, a corp, 100 Wm; B&S; mtg $600,000; May21 '12; A$290,000-540,000. O C & 100

6TH av, 80 (2:553-3), es, 45.6 n Waverly pl, 22.9x80, 3-sty bk str; Leo J Kreshover to L J Kreshover, Inc, a corpn, 290 Bway; mtg $17,000; May20; May22'12; A$17,000-20,000. O C & 100

6TH av 657 (3:814-35), ws, 22.9 n 38th, 19x60, 4-sty stn tnt & strs, 1-sty ext; Binney Brinton et al to Helen T Packe at Stockbury, Kent, England; QC; Feb19; May 22'12; A$50,000-52,000. nom

7TH av, 1885-93 (7:1824-3), sec 115th, 151.4x108.8 to ws St Nicholas av (Nos 93-7) x177.10 to ss 115th, x15.9, 2 6-sty bk tnts strs on cor; Emma Hyams et al EXRS ,&c, Wm Hyams to Sophia Stearns, 1887 7 av; mtg $185,000; Apr18; May21'12; A$130,000-235,000. 225,500

8TH av, 2442 (7:1936-62), es, 25 s 131st, 24.11x76.3, 5-sty bk tnt & strs; Paul Seip to Dora Steinman, 2023 7 av; AL; May16; May17'12; A$17,000-27,000. nom

8TH av, 6 (2:624-31), ses, 67.5 ne Bleecker, runs ne30xse43.8xw20.6xs17xnw39.6 to beg, 3-sty bk tnt; Patk Sheehan to Wm T Carlisle, 4 E 28; AT; B&S; sub to 1,000-year tax lease from year 1868 AL; Nov1, 10; May23'12; A$9,000-10,000. nom

8TH av, 6; Bridget McGlynn wid an heir Honora V Herring to same; AT; B &S; sub to Ls as above; AL; Sept24'09; May23'12. nom

10TH av, 469-73 (3:708-31-33), nwc 36th (Nos 501-3), 74.1x100, 2 3 & 2 4-sty bk tnts, strs on av; A$45,000-58,500; also 36TH ST, 505-9 W (3:708-27-29), ns, 100 w 10 av, 75x98.9, 1 4 & 2 3-sty bk & fr tnts & 3-sty bk rear bldg; A$24,000-29,000; Wilhelmina F Gennerich to D Gesina Hildebrand, 385 Ft Washington av, & Henrietta C M Rodenburg, 444 W 44; AT; May 22; May23'12. O C & 100

11TH av, 462 (3:709-3), es, 74.1 n 37th, 24.8x100, 3-sty bk bldg; Henry Heather to Annette O Jennings, 27 W 50; May17; May18'12; A$10,000-11,500. O C & 100

Interior lot (4:1231-5½), begins 70.2 n 83d & 100 e West End av, runs n32xe25xs—xw25 to beg, vacant; re mtg; Society of the NY Hospital to Fredk P Forster, 270 W 84; QC; May21; May22'12; A$5,000-5,000. nom

Interior lot (4:1231-pt lt 5½), begins 70.2 n 83d & 100 e West End av, runs n32xe23.8 xs—xw23.8 to beg, vacant; Fredk P Forster to Gertrude A Vanderbeck, 149 W 126; May22'12; A$——$——. nom

Interior Strip (4:1231-pt lt 5½), begins 70.2 n 83d & 123.8 e West End av, runs n 22xe1.4xs22xw1.4 to beg; Fredk P Forster to Charmion Constn Co, a corpn, 128 Bway; May22'12; A$——$——. O C & 100

Interior lot (4:1231-5½), begins 70.2 n 83d & 100 e West End av, runs n32xe25xs —xw25 to beg, vacant; re mtg; Corcellus H Hackett to Fredk P Forster, 270 W 84; QC; May6; May22'12; A$5,000-5,000. nom

Interior lot, rear of 6th, 738 E (2:375-pt lt 28), ss, 268 w Av D & 70 s 6th, 25x49, probably meant for an interior lot, but reads as above with rights of egress & ingress through No 736 E 6th, 2-sty bk bldg; Morris Friedman et al heirs &c; Leo Friedman to Saml Friedman, 108 E 81; ¼ pt; mtg $29,000 on this & Nos 734-6 E 6; May17'12. nom

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Assignment of all (Miscl) equity of redemption, R T & I which party of 1st pt has to an interest of $20,000 in estate Conrad Broker, Jr, decd, so assigned by it to Wm B Wood as collateral security for debt of $15,000; NY Finance Co to Cath S Wood & The Provident Life & Trust Co of Phila EXRS will of Wm B Wood; QC; May14; May22'12. 100

Deed of Trust (Miscl), 1,000 shares of capital stock of the school, &c; Henry F Osborn et al as members of the committee for the reorganization of the Brearley School into a permanent educational institution to Henry F Osborn et al as TRSTES for the Brearley School, Limited; May10; May22'12.

Power of atty (Miscl) to sell real estate in sec 4 blk 1231; Fredk P Forster, 270 W 84 to Henry A Forster, 316 W 84 & Henry Forster, 270 W 84; Jan12; May22'12.

Power of atty for State N Y (Miscl); Gas Consumers Assn of the U S, a corp of Cal, to W O Ludovici, 218 W 47; Dec29'09; May20'12.

Power of atty (Miscl); Thos Scott at East Hollywood, Cal, to Chas H Baechler, 1126 Walker av; May10; May20'12.

Revocation of power of atty (Miscl); Ernst J Gehben at Altenbruch, Ger, to N Henry W Schutt, 229 Bway; May17; May 20'12.

WILLS

Borough of Manhattan.

Baxter st 14 (1:160-41), ws, 221.8 n Park Row, runs n25w166.3xse113xe15.3xn37xe40 xn12.6xe44 to beg, 5-sty bk str & 3 & 6-sty bk tnt in rear; A$30,000-41,000; also BAXTER ST, 44-6 (1:166-45-44) swc Leonard (No 170) 54.5x100, 2-5-sty bk tnts & 2½ & 3-sty bk bldg in rear A$49,000-73,000; Alexandro Simonetti Est, Louis Campora EXR, Northvale, Bergen Co, NJ; atty, Auguste M Thiery, 93 Nassau; Will or Letter of Adm filed May13'12.

Baxter st, 44-6, see Baxter, 14..

Leonard st, 170, see Baxter, 14

State st, 1-2 (1:9-1), nwc Whitehall, 56x 130.5, 2-3½-sty bk tnt; pt int; Alex Coles Est, Augustus N Hand EXR, 46 W 9; atty, Jas C Kellog, 49 Wall; A$315,000-325,000; Will or Letter of Adm filed Apr23'12.

Whitehall st, nwc State, see State, 1-2.

12TH st, 10-14 E (2:569-11), ss, 192 w University pl, 61x103.3, 12-sty bk office bldg; pt int; Sarah Hale Witthaus Est, Ewald Morrimer EXR, 54 E 91; attys, Muller & Bretzfelder, 55 Liberty; A$80,-000-310,000; Will or Letter of Adm filed May6'12.

21ST st, 409 W (3:719-34), ns, 131 w 9 av, 22x90, 4-sty bk tnt; Robt C Boyd Est, Edwin S Marston EXR, pres of Farmers Loan & Trust Co, 22 Wm; attys, Geller, Rolston & Horan, 22 Exchange pl; A$9,-500-14,000; Will or Letter of Adm filed Apr24'12.

29TH st, 546-50 W (3:700-59-61), ss, 100 e 11 av, 75x98.9, 2,3 4-sty bk bldgs; Wm L Brangan Est; Mary E Hammill EXTRX, 1876 Guerlain st, Bronx; attys, Foster & Thomson, 141 Bway; A$24,000-30,500; Will or Letter of Adm filed May9'12.

44TH st, 558 W (4:1072-62½), ss, 65 e 11 av 15x80.5 4-sty bk dwg; ½ int; Mary A O'Neill Est, Francis J O'Neill EXR, 558 W 44; atty, Jno Hardy, 265 Bway; $5,000-$5,-800; Will or Letter of Adm filed May13'12.

45TH st, 120-2 W (4:997-43-43½), ss, 250 w 6 av, 33.4x100.5, 2-4-sty bk dwgs; A$76,000-78,000; also 46TH ST, 121-7 W (4:999-21-19), ns, 275 w 6 av, 74x100.5, 3-3-sty bk dwgs & 1-sty bk stable; A$115,-000-119,000; Moses Weinman Est, Rachel Weinman EXTRX, 787 Mad av; attys, Guggenheimer, Untermyer & Marshall, 37 Wall; Will or Letter of Adm filed Apr 18'12.

46TH st, 121-7 W, see 45th st, 120-2 W.

69TH st, 116 W (4:1140-39), ss, 299.8 e Bway, 13.6x100.5, 4-sty bk dwg; Wm H Hillman Est, Jas W Hillman EXR, Mattituck, Suffolk Co, NY; atty, Henry N Savage, 51 Chambers; $9,500-17-500; Will or Letter of Adm filed Apr4'12.

71ST st, 148 E (5:1405-50), ss, 82 e Lex av, 13.6x100.5, 3½-sty bk dwg; Fred Robitscher Est, Esther Robitscher EXTRX, 148 E 71; atty, Ferd E M Bullowa, 34 Nassau; A$9,500-17,000; Will or Letter of Adm filed May13'12.

88TH st, 332 W (4:1249-48), ss, 300 e Riverside dr, 20x100.8, 4-sty bk dwg; Julius Wile Est, Hedwig Wile EXR, 332 W 88; attys, Bandler & Haas, 42 Bway; A$15,000-33,000; Will or Letter of Adm filed Apr18'12.

116TH st, 363 W (7:1943-10), ns, 100 w Manhattan av, 16.8x100.11, 3-sty bk dwg; Jas DeWolf Est, Sophia DeWolf EXTRX, Belnord Apt, 86 & Bway; atty, Jno N Johnson, 299 Bway; A$10,000-12,000; Will or Letter of Adm filed Apr21'12.

121ST st, 67 E (6:1747-50), ns, 262.6 e Mad av, 21.3x100.11, 4-sty bk tnt; Wm Horne Est, Peter Horne ADMR, 67 E 121; atty, Wm H Ostrander, 99 Nassau; A$9,-500-15,000; Will or Letter of Adm filed May13'12.

127TH st, 111 E (6:1776-9), ns, 171 e Park av, 26x99.11, 5-sty bk tnt; Mary H Davidson Est, Sara McLelland EXTRX, 63 W 131 (petition in person); A$10,500-21,-500; Will or Letter of Adm filed May10'12.

CONVEYANCES.

Borough of the Bronx.

Birch st (*), es, 275 s Chester av, 50x 100; also BIRCH ST (*), es, 175 s Chester av, 25x100; Israel Solowitz to Chas Goldberg, 27 Pitt; AT; May8; May21'12. O C & 100

Barretto st, sec Whitlock av, see Whitlock av, nec Barretto.

Birch st, es, 175 s Chester av, see Birch, es, 275 s Chester av.

Barretto st, nec Whitlock av, see Whitlock av, nec Barretto.

Bonner pl, ns, 100 e Morris av, see Morris av, es, 25 n Bonner pl.

Bonner pl (9:2423), ns, 100 e Morris av, 100x75, vacant; Geo A Ellis ref to Mary M Gardner, 2322 8 av; FORECLOS, Apr19; May15; May21'12. 5,000

Burnet pl (10:2737), ss, 45 e Barry, 50x 100, vacant; Gesine Meyer to Christian D Meyer; ¼ pt of R T & I; mtg $2,000; Mar 21'10; May20'12. O C & 100

Burnet pl (10:2737), same prop; Christian D Meyer et al to Christiane Realty & Constn Co, a corpn, 2801 Pond pl; AT; mtg $2,000; Mar26; May20'12. nom

Beck st, nwc Leggett av, see Leggett av, 960.

Beck st, nwc Leggett av, see Leggett av, nwc Beck.

Corsa la, ns, abt 200 w Laconia av see 223d st E, ss, 190 w Laconia av.

Elsmere pl, ns, 90.11 e Crotona pkwy, see Crotona pkwy, es, 109.9 s Tremont av.

Elsmere pl, ss, 126.4 e Crotona pkwy, see Crotona pkwy, es, 109.9 s Tremont av.

Elsmere pl (11:2960), ns, 21.3 e Marmion av, 75x100, vacant; also TREMONT AV (11:2960), ss, 20.10 e Marmion av, 25x 100x24.9x100, vacant; Tremont Av Land Co to Defender Constn Co, 35 Nassau; AL; May16; May17'12. O C & 100

Elsmere pl, 776 (11:2955), ss, 500 w Marmion av, runs w25xs48.10xe4.11xs51.11xe 11.1xn100 to beg, 2-sty fr dwg; Jno A Gray to Augusta Gray, both at 3084 Decatur av; May1; May23'12. nom

Fox st (10:2720), nec Leggett av, runs n100xe242.3 to ws Southern blvd xs63.7 xs sw & w around curve 36.11 to ns Leggett av xw192.4 to beg, vacant; Frank Irving to Down Town Realty Co, 20 Nassau; mtg $45,000; May20; May22'12. O C & 100

Fox st (10:2720), nec Leggett av, runs n100xe242.3 to ws Southern blvd, xs63.6xs xs, sw & w around curve 36.11 to ns Leggett av, xw192.4 to beg, vacant; Dreicer Realty Co to Frank Irving, 1100 Halsey, Bklyn; mtg $45,000; May20; May21 '12. O C & 100

Home st (10:2719), ss, at nes 169th, 22x 41.4x32.6 to 169th, x65.1, vacant; Ferdinand Hecht to Abr Kaufman, 1518 Bryant av; mtg $3,780 & AL; Oct11'11; May 22'12. O C & 100

Irving pl, cl at ws Webster av, see Webster av, ws, at cl former Irving pl.

Jefferson st (*), es, 200 s Van Nest av, 51x—x—x100; Mary A Rice to Agnes Heffel, 1652 Wallace av; Apr10; May17'12. O C & 100

Minford pl, 1435 (11:2977), ws, 188.8 n Charlotte or Jennings, 16.8x100x16.9x100, 2-sty fr dwg; Isabella Lenihan to Wm D Lenihan Jr, 811 E 170; mtg $4,000 & AL; May18; May21'12. O C & 100

Parkside pl, ws, 135.4 n 207th, see Decatur av, es, 135.4 n 207th.

Rogers pl, 957 (10:2698), ws, 383.11 n Westchester av, 50x71.10, 5-sty bk tnt; Steinmetz Constn Co to Sarah C Buckenham, 148 W 119; mtg $28,000; May21; May 23'12. exch & 100

Tiffany st, nec Whitlock av, see Whitlock av, nec Barretto.

Tiffany st, nec Whitlock av, see Whitlock av, nec Barretto.

Tiffany st, sws, at nws So blvd, see So blvd, nws, at sws Tiffany.

Terrace pl, es, — s 152, see Robbins av, ws, 200 s 152.

Timpson pl, ss, at nws Whitlock av, see Timpson pl, ss, 1.7 w Whitlock av.

Timpson pl (10:2603), ss, 1.7 w Whitlock av, 422.11x178.7 to Whitlock av, x 458x—; also TIMPSON PL (10:2603), ss, at nws Whilock av, a gore strip 1.7x0.9x 1.11, vacant Morris Mendel to Barbara Rosenberg, 322 Richmond ter, New Brighton, SI; ½ pt; mtg $20,000; May22 '12. O C & 100

Theriot st (*), es, 43.4 n Meadow dr, 25 x100; Raffaele Bivona to Caputo Furniture Co, 165 Bleecker; correction deed; May10; May22'12. nom

Victor st (*), from Van Nest to Rhinelander av; also RHINELANDER AV (*) from old Unionport rd to White Plains rd; also CRUGER AV (*), from White Plains rd to Rhinelander av; petition & order appointing Timothy M Harnett, 1525 Commonwealth av; Alfred B Hall, 253 E 176 & Dominick L O'Reilly, 277 Bway as comrs of estimate & assessment to open streets &c; May18; May20'12.

The text of these pages is copyrighted. All rights are reserved, Notice is hereby given that infringement will lead to prosecution.

134TH st, 282-96 E (9:2309), ss, 250 w Alex av, 150x100, 2-sty bk factory; Campbell Carrington to Slias H Pomeroy, 102 Neptune av, New Rochelle, NY; mtg $24,000; May15; May17'12. O C & 100

135TH st, 345 E (9:2298), ns, 131.6 e Alex av, 25x100; Wm A Kottman et al to Jno H Kottman, at Maplewood, NJ; 2-3 pt; AT; B&S & CaG; AL; Dec6'10; May20'12. nom

135TH st, 347 E (9:2298), ns, 156.6 e Alex av, 25x100, 5-sty bk tnt; Jno H Kottman et al to Anna A Behr, 426 E 84; 2-3 pt; AT; B&S & CaG; AL; Dec6'10; May20 '12. nom

135TH st 349 E (9:2298), ns, 181.6 e Alex av, 25x100, 5-sty bk tnt; Jno H Kottman et al to Wm A Kottman, 205 Edgecombe av; 2-3 pt; AT; B&S & CaG; AL; Dec6'10; May20'12. nom

146TH st E (10:2737), ss, 25 w Leggett av, 25x100, vacant; Mary Mitchell (Delaney) to Johanna Hogan (Delaney), 79 Charlton; B&S; Jan8; May22'12. nom

148TH st, 457 E (9:2293), ns, 165 w Brook av, 25x99.11, 4-sty bk tnt; Frieda Stern to John L & Frank L Mason, 341 E 152; mtg $13,500; May17'12. O C & 100

150TH st, 339 E (9:2410), ns, 100 w Courtlandt av, 25x118.5, 5-sty bk tnt; Emanuel Trucco to Pietro Rezzoagli, 339 E 150, Giuseppe Rezzoagli, 512 North, Middletown, NY, & Louis Perini, 83 Baxter; mtg $18,000; re-recorded from May 10'12; May9; May18'12. nom

151ST st E, sec Tinton av, see Tinton av, sec 151st.

151ST st E, sec Tinton av, see Tinton av, sec 151st.

159TH st, 378 E (9:2405), ss, abt 150 w Melrose av, 25x100, except pt for st, 2-sty fr dwg, 2-sty fr rear stable; Minnie Gawer to Wm J Schloemer, 267 E 175; May20; May21'12. O C & 100

160TH st, 417 E (9:2382), ns, 222 w Elton av, 28x100, 5-sty bk tnt; Putnam Realty Co to Rockland Realty Co, 509 Willis av; mtg $15,000; May15; May17'12. O C & 100

161ST st, 801 E (10:2668), ns, 190.3 e Tinton av, 19.2x100, 2-sty & b fr dwg; Jos Reid & ano EXRS &c Mary A Bodell to Herman Heemsath, 701 E 161; May20; May22'12. **4,000**

162D st, 433 E (9:2384), nes, abt 307.6 e Melrose av, 35x100, 2-sty fr dwg; Jas J Martin to Mary F Martin, 58 Kingsbridge rd E; AL; May17; May22'12. O C & 100

165TH st E, or Bancroft, ss, at ses Westchester av, see Westchester av, ses, 100 ne So blvd.

165TH st, 916 E, see Intervale av, sec 165.

165TH st, 124 W (9:2512), ss, 40.3 w Nelson av, 16.11x77.6, 2-sty fr dwg; E Osborne Smith to Merwin Realty Co, 5 Beekman; AL; Feb18'05; May20'12. O C & 100

165TH st, 124 W; Merwin Realty Co to Jennie C Klaveness, 1012 Ogden av; mtg $3,500 & AL; May17; May20'12. O C & 100

167TH st E, nec Findlay av, see Teller av, ws, 100 n 167.

169TH st E, nes, at ss Home, see Home, ss, at nes 169.

169TH st, 781 E (11:2961), ns, 275 e Old Boston rd, & 240.8 e Boston av, 25x100, except part for st, 2-sty fr dwg; Arena A Wright to McKinley Square Casino Co a corp, 775-7 E 169; QC & correction deed; May21; May23'12. nom

172D st W (11:2858&2859), from Inwood to Jerome av; petition to open st & order appointing Jno Davis, 68 Wm; Geo M S Schulz, 38 Park row, & Jas V Ganly, 1445 Doris av as comrs of Estimate & Assessment; May21; May23'12.

173D st E, nec Bryant av, see Bryant av, nec 173d.

173D st, 495 E (11:2915), ns, 44.5 w Bathgate av, 42x100, 3-sty fr dwg; Diedrich Fulle et al to Fulle Building Co, 495 E 173; mtg $4,300; Mar9; May23'12. O C &100

174TH st, 510-2 E, see 3 av, 4019-29.

175TH st, 306 on map 310 E, see Anthony av, swc 175.

175TH st, 315 E (11:2891), nwc Anthony av (No 1801), 90x45, 4-sty bk tnt; John H. Kelly to Fredk P & Jno D Kistel, 1757 Topping av; mtg $39,000; Apr22; May 18'12. O C & 100

175TH st E (*), es, 400 n Gleason av, 50x100; Zerega Realty Co to Henry Osterholt, 504 Bergen av; mtg $6,500 & AL; May18; May20'12. O C & 100

175TH st E, nwc 3 av, see 3 av, 4109-13.

175TH st E, ns, abt 96 w 3 av, see 3 av, 4115-7.

175TH st E, nwc Fordham av, see Fordham av, nwc 175 .

176TH st E (11:2958-18), ss, 68 e Marmion av, —x—, vacant; Realty Redemption Co to The Tax Lien Co of NY, 68 Wm; QC; May17; May18'12. O C & 100

176TH st, 229-35 E (11:2802), ns, 168 e Mt Hope av, 82x109.9x81.5x118.11, 2-4-sty bk tnts; Wm C Bergen to Jere S Schott, 1770 Grand blvd & concourse; mtg $45,000; May20; May21'12. O C & 100

177TH st E (*) es, 100 s Eastern blvd, 50x100; Peoples Trust Co of Bklyn as TRSTE Jos J Gleason to Irene H Clark, 2731 Railroad av, Coney Island, NY; Dec 12'11; May20'12. **240**

181ST st, 747 E (11:3097), ns, 100.1 w Prospect av, 50x110, 5-sty bk tnt; Wirth Realty & Constn Co to Martin Hieronymus, 500 E 18; mtg $34,000; May21; May 22'12. O C & 100

182D st E, sec Ryer av, see 182d E, ss, 105.9 w Valentine av.

182D st E (11:3149), ss, 105.9 w Valentine av, 95.8 to Ryer av x99.9x95x88.7, 2-sty fr stable & vacant; Anne Gully to Alex Wilson, 144 E 176; mtg $4,500; May 20'12. nom

183D st, 377 E, see Webster av, 2293.

198TH st E, nec Jerome av, see Jerome av, 2878.

204TH st E, ns, 839.6 e Villa av, see 204th E, ns, 144.9 e Villa av.

204TH st E (12:3311), ns, 144.9 e Villa av, runs e44.10xn100xw56.3xs5.4&95.4 to beg, except pt for Grand blvd & concourse & approaches said premises now located at nwc Grand blvd & concourse, & 204th, 2-sty fr dwg & str; also 204TH ST E (12:3311), ns, 839.6 e Villa av, 50x100 excepts parts for Grand blvd & concourse &approaches, 2-sty fr dwg & str; re mtg; Anna L Lynch GDN of Bernard & Francis P Lynch to Tobe Kleinberg, 2165 Ams av; May20; May23'12. nom

216TH st E (*), sec Barnes av, 24.8x81; also BARNES AV (*), es, 24.8 s 216th, 25.4x81, Wakefield; Cath Howard, 800 E 216 to Kath A Mahoney, 18 Morningside av E; May17; May20'12. O C & 100

217TH st E (*), ss, 255 e Barnes av, 50x105, Wakefield; Isabella Lenihan to Wm D Lenihan Jr, 811 E 170; mtg $2,750; May 18; May21'12. O C & 100

222D st E (*), ns, 305 e Barnes av, 50x 114, except part for 222d, Wakefield; Jos G Blonstein to Chas H Baechler, 1762 Walker av; AL; May17; May20'12. O C & 100

223D st E (*), ss, 190 w Laconia av, 25x 161.3 to Corsa la x30.1x177.11; Stephen H Jackson to Maria Hart of Belmar, NJ; mtg $1,400; Aug10'10; May20'12. O C & 100

223D st E (*), same prop; Maria Hart to Johanna C Jensen at Neptune, NJ; QC; Aug20'11; May20'12. O C & 100

230TH st E (*), ss, 255 e Barnes av, 50x114, Wakefield; Henry J Goldsmith ref to Geo B Raymond, 2832 Marion av; FORECLOS, May 8; May17; May18'12. **5,900**

230TH st E (*), ss, 355 e Barnes av, 50x100, Wakefield; Harold E Lippincott ref to Geo B Raymond, 2832 Marion av; FORECLOS, May8; May16; May17'12. **9,250**

230TH st E (*), ss, 305 w Bronxwood av, Wakefield, 50.3x—; Jno P Levins to Anton Chmiel, 716 E 216; May17'12. O C & 100

230TH st E (*), ss, 355 w Bronxwood av, 50.3x114.6, Wakefield; Jno P Levins to Krajewski, 734 E 230; May17'12. O C & 100

233D st E (*), sec 4 av, 77.8x100x25.3x—; Anniello Bianchi to Antonetta Deindicibus 203 Mott; mtg $12,000; May17; May21'12. nom

233D st E, ns, 126.5 w Kepler av, see Kepler av, ws, 25 n 238th.

233D st E (*), ns, 137.6 w Carpenter av, 25x113; also PROPERTY at Flushing, LI, & New Brunswick, NJ; also MTG on prop at Templeton, Mass; declaration of trust for benefit party 2d pt, Jas D Smith, pres to Woodlawn Cemetery; July28'1899; May 17'12.

233D st E (*), from Baychester av to Boston rd at Hutchinson River; petition & order appointing Warren C Fielding, 51 Chambers; Walter Wilkens, 878 Prospect av, & Jno A Hawkins, 439 E 139 as comrs of estimate & assessment to open st, &c; May18; May20'12.

235TH st W, swc Oxford av, see Johnson av, cl at cl 235.

235TH st, W, sec Johnson av, see Johnson av, cl at cl 235.

240TH st E, ns, 350 e Martha av, see Jerome av, 2878.

Anthony av (11:2891), swc 175th (No 306 on map 310), 45x90, 3-sty fr dwg; Victorine Litter to Lora P Litter, 1824 Anthony av; mtg $3,000 & AL; May15; May20 '12. O C & 100

Aqueduct av (11:2878), ws, 491 n 176th, 75x100, 1-sty fr str; Annie E Delaney to Decatur Constn Co, 2062 Ryer av; AL; May 17; May20'12. O C & 100

Anthony av, 1801, see 175th st, 315 E.

Anthony av (11:3157), es, 150 ne 181st, 50x100, vacant; re mtg; Nassau Trust Co of Bklyn TRSTE for Amidee T Haviland, will of Wm M Tebo to Wm L. Phelan, 2049 Ryer av; May15; May17'12. **1,250**

Anthony av (11:3157), same prop; Wm L Phelan to Sarah Taub, 1414 Bryant av; May16; May17'12. O C & 100

Bryant av (11:3001 & 3002), nec 173d, 24.7x101.6x41.7x100, vacant; Jno H Gabel to Anthony Polzella, 512 Courtlandt av; mtg $3,500; May21; May22'12. O C & 100

Bathgate av, 1872 (11:2924), es, 99 n 176th, 26.11x90.6, 4-sty bk tnt; Madeline Assenbeck to Wm H Assenbeck, 43 So 8 av, at Mt Vernon, NY; mtg $14,000; May 20; May23'12. O C & 100

Bailey av, 3492 (12:3258), es, 114.5 s 238th, 19.11x87.4x18.9x90.4, 3-sty bk dwg; Jas E J Martin to Maxim Himmelstein Real Estate Co, 360 Miller av, Bklyn; May14; May17'12. nom

Bailey av, 3490 (12:3258), es, 134.5 s 238th, 19.11x85x18.10x87.4, 3-sty bk dwg; Jas E J Martin to Rachel Podolsky, 302 New Jersey av, Bklyn; mtg $10,000 & AL; May14; May17'12. nom

Bailey av 3488 (12:3258), es, 154.4 s 238th, 20.1x85x18.8x85, 3-sty bk dwg; Jas E J Martin to David Lashinsky, 247 Clinton, Bklyn; mtg $9,500& AL; May14; May 17'12. nom

Bryant av, 803 (10:2764), ws, 125 n Lafayette av, 25x95, 2-sty bk dwg; Geo E Weller ref to Mary I Cozzens as TRSTE for Angie C Cozzens, 56 Palisade av, Yonkers, NY; FORECLOS, Apr30; May17; May18'12. **7,400**

Buhre av (*), ss, 50 w Ams av, 50x100, Tremont Terrace; Jos Gysler to Salvatore Marsala, 843 3 av; May17; May20'12. **3,000**

Barnes av, es, 24.8 s 216, see 216th E, sec Barnes av.

Barnes av, sec 216, see 216th E, sec Barnes av.

Benedict av (*), ss, 286.9 e Storrow, 50 x100; Lambert G Mapes to Wm Buhl, 2167 Glebe av; mtg $1,295 & AL; May22; May 23'12. O C & 100

Concord av, 339 (10:2573), ws, 156.8 s 142d, —x—, 3-sty bk dwg; general release, especially as to ext of mtg for $5,000; Ellen A Halsted to Bronx Heights Land Co, a corpn, 149 Bway; Apr 11; May 23'12. nom

Creston av, 2266 (11:3163), es, 143 s 183d, 16.8x89.6, 2-sty bk dwg; Chas R Butler to Mossman Realty Co a corpn, 60 Wall; B& S; May14; May20'12. nom

Cedar av, es, abt 685 n 179, see Sedgwick av, ws, 685 n 179.

Cruger av, from White Plains rd to Rhinelander av, see Victor, from Van Nest av to Rhinelander av.

Clasons Point av (*) all lots on map (1189) of 305 lots at Clasons Point, being a subdivision of properties of Dr Wooster Beach et al, agmt as to rel & sur of easement & right of way, &c; Wooster Beach et al with Beach Estates Impt Co, a corp at Clasons Point; AT; May11; May18'12. nom

Crotona pkwy (11:2985), es, 109.9 s Tremont av, 109.9x90.11x101x121.8, vacant; also CROTONA PKWY (11:2985), es, 274.5 s Tremont av, 109.9x95.8x101x126.4, vacant; also ELSMERE PL (11:2985), ss, 126.4 e Crotona pkwy, 76.2x100, vacant; also ELSMERE PL (11:2985), ns, 90.11 e DALY AV (11:2985), ws, 252.8 s Tremont av, 25.3x101.7, vacant; also CROTONA PKWY (11:2985), es, 219.7 s Tremont av, 54.11x304.2 to wsDaly av x50.6x319.6, vacant; Tremont Av Land Co to Defender Constn Co, 35 Nassau; AL; May16; May 17'12. O C & 100

Crotona pkway, es, 219.7 s Tremont av, see Crotona pkwy, es, 109.9 s Tremont av.

Crotona pkwy, es, 274.5 s Tremont av, see Crotona pkwy, es, 109.9 s Tremont av.

Castle Hill av (*), nec Gleason av, 33x 105, Unionport, except parts for avs; Edw A Schill to Frank A Antes, 2115 Gleason av; mtg $12,000; May15; May17'12. O C & 100

Concord av, 339 (10:2573), ws, 156.8 s 142d, 16.8x100, 3-sty bk dwg; Ella T Barlow to Walter W Friend, 1807 Mt Hope pl; mtg $5,000 & AL; May15; May21'12. nom

Creston av, 2163-5 (11:3162 & 3170), ws, 150 n 181st, 50x130.6, except part taken by City, 2-2-sty fr dwgs; Richd M Henry ref to Thos Callanan, 963 Grant av; PARTITION; Apr25; May20; May21'12. **3,000**

Daly av, ws, 252.8 s Tremont av, see Crotona pkwy, es, 109.9 s Tremont av.

Decatur av (12:3355), es, 135.4 n 207th, runs e190 to ws Parkside plxn50xw90xs 26.6xw100 to av xs23.6 to beg, vacant; Patk J Sullivan to Wm Freeland, 84 Kimball av, Yonkers, NY; Mar1; May22'12. O C & 100

Ft Schuyler rd (*), ws, 280 n Marrin, 29.8x109.4x27.6x106.11 ss; Edw J Bernholz to Harriet M wife Wm A Cokeley, 2879 Coddington av; Sept16'09; May23'12. nom

Fordham av (11:2923), old nwc 175th, a strip, runs n104.8xe1.4 to new ws 3 av, xs 104.5 to 175th, xw1 to beg; Henry L Morris TRSTE, &c, Gouverneur Morris to 175th St & 3d Av Corp, 43 Exchange pl; AT; QC; Apr24; May23'12. **179**

Fulton av, 1184 (10:2611), ses, abt 260 n 167th, except part for av, 3-sty fr tnt & str & 2-sty fr rear tnt; Mary J Ebling to Reuben E Fichthorn, 153 E 150; May22; May23'12. O C & 100

Fulton av, 1184; Reuben E Fichthorn to Church of St Augustine, 571 E 167; mtg $5,600; May22; May23'12. O C & 100

Findlay av, nec, 167th, see Teller av, ws, 100 n 167.

Fort Schuyler rd (*), from West Farms rd at Westchester Creek to Shore dr; petition & order appointing Chas C Marrin, 2 Rector, Edw D Dowling, 280 Bway, & Alfred B Hall, 253 E 176, as commrs of estimate & assessment to open st &c; May18; May20'12.

Grand av (11:3205), es, 400 n 192d 50x 100 2-sty fr dwg; Thos H Thorn to Isabella F Wright, 2635 Creston av; mtg $9,000 & AL; May20'12. O C & 100

Gleason av (*), ns, 75 e 171st, 25x100; re mtg; Mathias Haffen to D J Dillon Co, a corp, 174th & Gleason av; QC; May15; May17'12. **653.77**

Gleason av, nec Castle Hill av, see Castle Hill av, nec Gleason av.

Grand blvd & concourse, nwc 204th, see 204th E, ns, 144.9 e Villa av.

Grant av, 1060 (9:2448), es, 157 s 166th, 25x101.5x25x101.3, 3-sty bk dwg; Thos Callahan to Jno B Westervelt, 2078 Vyse av; mtg $7,500 & AL; Apr29; May 23'12. O C & 100

Houghton av (*), ns, 271.8 w Havemeyer av, 33.4x66.1, except pt for av; Edw A Schill et al to Charlotte R Berger, 2015 Lex av; mtg $2,500; May22; May23'12. O C & 100

Hull av (12:3352), es, 75 n 209th. 25x 100, 2-sty fr dwg; Florence C Grote to Maria Hanken, 1819 Prospect av; mtg $6,800 & AL; May17; May18'12. nom

Intervale av (10:2704), sec 165th (No 916), 86.5x25x87.10x20.3, vacant; Benfra Realty & Holding Co to Nathan J Packard 411 West End av & Moses Packard, 270 Riverside dr firm Packard & Co, 97 Nassau; mtg $11,500;; May20; May21'12. nom

The text of these pages is copyrighted. All rights are reserved, Notice is hereby given that infringement will lead to prosecution.

Johnson av, cl (13:3409), at cl 235th, as proposed, runs s along av, 330 xe270 to cl Oxford av, xn330xw270 to beg, contains, 2 45-1,000 acres, vacant; also NETHERLAND AV (13:3409), cl at cl 235th, runs s along av, 368.7xe213.3xs7.11x—155.3 to cl Johnson av, xn204.3 & 330 xw270 to beg, contains 2 432-1,000 acres, except parts conveyed to Fred L Smith, vacant & Jno Campbell & Ellen Hart; Sinclair H Kirby to Edw J Gallagher, 3374 Ft Independence ½ pt; AL; Dec20'10; May21'12. nom

Jerome av, 2878 (12:3319), nec 198th (No 1), 72.10x101.9x42.9x111.7, vacant; mtg $6,930; also 240TH ST E (12:3394), ns, 350 e Martha av, 100x75.11x100x132.4, vacant; mtg $3,000; Adolph Stern ref to Jas S Lawson, Shore rd & 72, Bklyn; FORECLOS, May16; May20; May21'12. **1,400**

Kepler av (12:3373-12), ws, 25 n 238th, 25x100, vacant; also 233D ST E (12:3369-29), ns, 126.5 w Kepler av, 25.3x63.7x25x 59.9, vacant; Chas H Griffiths ref to Arthur D Williams, 18 Ridgeview av, White Plains, NY; FORECLOS, Apr'19; May20; May22'12. **..1,900**

Leggett av (10:2685), nwc Beck, 50x 107.5; agmt as to rel of covenants, &c; Wm J Hauser & Manhattan Av Holding Co, 122 Bowery, with Avenue St John Realty Co, 74 Bway & Jacob Bluestein, 717 Beck; Feb26; May23'12. nom

Leggett av, 960 (10:2685), nwc Beck, 50 x107.5, vacant; Longwood Congregational Church to N Y Home Missionary Society, 287 4 av; mtg $11,500 & AL; Apr24'11; May 23'12. nom

Leggett av, 960; N Y Home Missionary Society to Avenue St John Realty Co, a corp, 74 Bway; QC; Jan29; May23'12. nom

Leggett av, 960; Avenue St John Realty Co to Jacob Bluestein, 771 Beck; AL; May22; May23'12. nom

Leggett av, nwc Southern blvd, see Fox, nec Leggett av.

Leggett av, nec Fox, see Fox, nec Leggett.

Leggett av, nwc Southern blvd, see Fox, nec Leggett.

Leggett av, nec Fox, see Fox, nec Leggett av.

Lind av (9:2527), ws, 43.6 s 167th, 25x 100x29x86.2, vacant; Sophy D Hooper to Sophy M Day, 808 Hamilton, Schenectady, NY; mtg $700; May17; May18'12. O C & 100

Marmion av, es, abt 115 n Tremont av, see So blvd, nwc Tremont av.

Morris av, 2076 (2066) (11:3178 & 3179), es, 263.9 n Burnside av, 25x100, 2-sty bk dwg; Sarah Taub to Wm L Phelan, 2049 Ryer av; mtg $5,000 & AL; May3; May 17'12. nom

Morris av (9:2423), es, 25 n Bonner pl, 125x100, vacant; Geo A Ellis ref to Mary M Gardner, 2322 8 av; FORECLOS, Apr19; May15; May21'12. **12,000**

Magenta av (*), ss, 55.7 e Rosewood av, 25x100; Sebastiano Deluca, Jr to Giuseppe Mancini, 255 E 150; mtg $500; May 16; May21'12. O C & 100

Magenta av (*), same prop; Giuseppe Mancini to Sebastiano Deluca, Jr, 235 E 150 ½ pt; B&S; CaG; AL; May17; May21'12. O C & 100

Morris av (9:2423), es, 25 n Bonner pl, 125x100, vacant; also BONNER PL (9:-2423), ns, 100 e Morris av, 100x75, vacant; Mary M Gardner to Thos D Malcolm Constn Co, a corpn, 3651 3 av; May15; May 21'12. O C & 100

Marmion av es, abt 115 n Tremont av, see Southern blvd, 2885.

Macombs rd, ws, 175 s Nelson av, see Nelson av, es, 175 s Macombs rd.

Nelson av (11:2876), es, 175 s Macombs rd, 50x85.9x53x66.8; also MACOMBS RD (11:2876), ws, 175 s Nelson av, 25x76.3x 26.9x66.8, vacant; Italian Estates to Geo W Whiteside at Laurelton, LI; AL; Apr6; May23'12. O C & 100

Oxford av, swc 235, see Johnson av, cl at cl 235.

Ogden av, 1012 (9:2512), es, 100 n 164th. 25x70, 3-sty fr tnt & str; Olaf G Klaveness to Geo F Bache, 124 W 165; mtg $9,500 & AL; May17; May18'12. O C & 100

Olmstead av, sec Starling av, see Starling av, sec Olmstead av.

Ogden av, 983 (9:2524), ws, 180 s 164th, 25x100, except part for av, 3-sty fr tnt; Lawrence S Greenbaum ref to Harlem Savings Bank, 124 E 125; FORECLOS, May9; May23'12. **6,500**

Pilgrim av (*), es, 161 n Liberty, 25 x100; Philip L Corcoran to Josephine Corcoran his wife, 1918 Pilgrim av; mtg $1,250; May17; May20'12. nom

Park av, 4457 (11:3030-64 & 64½), ws, 184.6 s 182d, 25x90, 2-sty fr dwg; Evelina A Rosenthal to Honeoye Realty Corp, 440 Tremont av; mtg $4,100 & AL; May16; May17'12. O C & 100

Park av, 3474 or Railroad av (9:2389), es, abt 170 n 167th, 25x150, 2-sty fr dwg & 1-sty fr rear bldg; Jennie Levine to Fannie Harris, 5406 14 av, Bklyn; mtg $2,250 & AL; Apr23; May21'12. omitted

Prospect av (10:2675), ws, 125 n 152d, 50 x95, vacant; Fredk Schnaufer to Prospect Holding Co, a corpn, 784 E 156; May 20; May21'12. O C & 100

Prospect av (10:2675), ws, 200 n 152d, x95, vacant; Mary J Schoeppler et al to Prospect Holding Co, 784 E 156; May20; May21'12. O C & 100

Prospect av)10:2675), ws, 200 n 152d, 25x95, vacant; Annie wife Fredk Schnaufer to Prospect Holding Co, 784 E 156; May20; May21'12. O C & 100

Rhinelander av, from old Unionport rd to White Plains rd, see Victor st, from Van Nest av to Rhinelander av.

Ryer av, sec 182d, see 182d, ss, 105.9 w Valentine av.

Richardson av, 4544 (*), 33x151.4; Jno J Rooney ref to Chas D Edmonston, 127 Manhattan; FORECLOS, May7; May 20; May22'12. **3,000**

Rosedale av (*), ws, 767.2 n Tremont av, 50x—, being lots 473 & 474 blk P map (514) Mapes estate; Paul L Kiernan ref to Max L Friedman, 1913 Lex av; FORECLOS, Apr15; May16; May17'12. **1,380**

Rosedale av (*), same prop; Max L Friedman to Max Berkowitz, 379 Knickerbocker av, Bklyn, & David Davidowitz, 233 W 139; CaG; May16; May17'12. nom

Robbins av (10:2623), ws, 200 s 152d, 70x216, along ns Terrace pl, vacant; Jules Mayer to Alt Realty Co, a Corp, 15 W 45; B&S & C a G; AL; May23'12. O C & 100

Southern blvd, 2323 (11:3114), ws, 40.5 n 185th, formerly 186th, 45.6x106.11x45x 113.11, 5-sty bk tnt; re mtg; Chas Lopard to Cioffi Co a corpn, 1228 Hoe av; QC; May21'12. nom

Southern blvd, nwc, Leggett av, see Fox, nec Leggett.

Southern blvd 2885 (11:3117), nwc Tremont av, runs n209.8xw201 to es Marmion av xs75xe90.3xs0.10xe75xs115 to ns Tremont av xe122.1 to beg, 3-sty fr hotel & 1-sty fr sheds & vacant; E S Prince Co to Jacob Ruppert, 1639 3 av; AL; May17; May 21'12. nom

Southern blvd, nwc Leggett av, see Fox, nec Leggett av.

Southern blvd (10:2722), nws, at sws Tiffany, 35x100; asn rents to secure $1,-500; Bronx & Yonkers Realty Co to Estates Securities Co, 160 Bway; May17; May18'12. nom

Southern blvd (11:3117), nwc Tremont av, runs n209.8xw201 to es Marmion av xs75xe90.3xs0.10xe75xs115 to ns Tremont av xe122.1 to beg, 3-sty fr hotel, fr sheds & vacant; A Lawrence Kerker et al to E S Prince Co, a corp, 1870 Webster av; mtg $18,210; May17; May18'12. O C & 100

St Anns av, 614 (10:2616), es, 250.9 s Westchester av, runs e95.3xn25xe(?)91.7 to es of av xs— to beg, error two east courses, vacant; Francis J Zentgraf et al to Cath Tippel, 642 Eagle av; AT; B&S; May15; May20'12. O C & 100

Starling av (*), sec Olmstead av, 50x 105; Starling Realty Co to Annie F Mackenzie, 2110 Starling av; AL; May20 '12. nom

Sedgwick av (11:3230), ws, 685 n 179th, runs w200 to c l Cedar or Heath av xn 57xe185.6 to Sedgwick av xs66.3 to beg, vacant, except strip on ws of above as follows: Cedar av (11:3230), es, 770.3 nw on curve from Sedgwick av runs w30.11 xn60xe30.11 to av xs60 to beg, being damage lot 7 to open Cedar av; Hannah V Deshler to Edw W Harris, 55 W 54; mtg $11,000 & AL; Apr15; May17'12. O C & 100

Sedgwick av (11:3230); same prop; Edw W Harris to The Alumni Association of the Gamma Chapter of Delta Phi, a corp, 277 Bway; mtg $11,000; May4; May17'12. O C & 100

Spofford av (10:2737), ns, 10.5 e Longwood av, 53.x51.9x13.11xs4.8, vacant; Wm Klein ref to John Henrich 781 Dawson; PARTITION, Apr 17; May17; May20'12. **1,200**

Teibout av, 2493, see Valentine av, 2490.

Taylor av (*), es, 125 s Lacombe av, 25x100; re mtg; Alice L Beach to Beach Estates Impt Co, a corp of Clasons Point, NY; May11; May17'12. nom

Taylor av (*), es. 125 s Lacombe av, 25x100; Beach Estates Impt Co to Margt Schwalbenberg, 2160 Ellis av; AL; Apr15; May17'12. O C & 100

Town Dock rd (*), ns, 109.4 e Kearney av, 27.4x95.7x25x84.6; Ben S Waite to Tuben Realty Co; May4'10; May20'12. nom

Tremont av, nwc Southern blvd, see Southern blvd, nwc Tremont av.

Tinton av (10:2664), sec 151st, 100x100, vacant; Fanny Gruen to Jonas Weil, 21 E 82, & Bernhard Mayer, 41 E 72; B&S; mtg $72,000; May17; May18'12. O C & 100

Tinton av (10:2664), sec 151st, 100x100, vacant; Jonas Weil et al to Fanny Gruen, 116 E 90; B&S; AL; May17'12. O C & 100

Teller av, 957 (9:2423), ws, 45 n 163d, 40x100, 5-sty bk tnt; Putnam Realty Co to Rockland Realty Co, 509 Willis av; mtg $28,000; May15; May17'12. O C & 100

Teller av (9:2435 & 2430), ws, 100 n 167th, runs n 382.6xw200 to es Findlay av xs485.10 to ns 167th xe125.3xn100xe75 to beg, vacant; contract; Delta Realty Co, a corp, to Home of the Daughters of Jacob, 302 E Bway; mtg $35,500 & AL; May15; May17'12. **50,000**

Tremont av, ss, 20.10 e Marmion av, see Elsmere pl, ns, 21.3 e Marmion av.

Tiebout av, ws, abt 112.8 n 181, see Valentine av, 2180.

Tremont av, nwc Southern blvd, see Southern blvd, 2885.

Tremont av, 741-5 E (11:3093), ns, 100 e Clinton av, 48.5x145, 3-1-sty bk strs; Jno J Paulsen to Martha A Brogan, 1873 Wash av; mtg $19,000; May20; May21'12. O C & 100

Union av, 946 (10:2678), es, 71.3 n 163d, 37.6x125, 5-sty bk tnt; Jno T Dooling ref to Chas S Albert, 413 E 140; mtg $28,000; FORECLOS; May9; May14; May17'12. **1,000**

Underhill av (177th st) (*), ws, 150 s Eastern blvd, 50x100; Chas Wodle to Eliz Dietrich, at Hackensack, NJ; AL; May11; May17'12. nom

Valentine av, 2490 (11:3148), es, 110.5 s Fordham rd, late Macombs Dam rd, 100x 250 to Tiebout av (No 2493), except part for Valentine av, 2 & 3-sty fr dwg & 2-sty fr stable; Jno A Gray & Augusta his wife to Alex Gray, all at 3084 Decatur av; mtg $15,000; May1; May23'12. nom

Vyse av 1975 (11:3126), ws, 142.6 s 178th, 57.6x150.5x57.6x150.3, 2-sty fr dwg & 2-sty fr rear dwg; Patk Lunny et al to Jos Diamond, 1139 Wyatt; mtg $4,000 & AL; May20; May21'12. O C & 100

Vyse av, 1215 (11:2986), ws, 171.4 n Home, 20x100, 3-sty bk dwg; Adela M Harrington to Morris Krebel, 77 E 179; mtg $6,500 & AL; May15; May21'12. O C & 100

Valentine av, 2180 (11:3144), es, 112.8 n 181st, 20x118.6 ws, Tiebout av x20x118.9, 3-sty bk dwg; Phebe E Field to Jno Mueller, 456 E 158th; mtg $7,000 & AL; May16; May21'12. O C & 100

Vincent av (*), es, 100 s Barsley av, 25 x100; Wm Berg to Andw Greenrose, 3020 John, Bronx; mtg $2,400 & AL; May21; May23'12. O C & 100

Whitlock av, ns, abt 1.7 w Timpson pl, see Timpson pl, ss, 1.7 w Whitlock av.

Whitlock av, nec Tiffany, see Whitlock av, nec Barretto.

Whitlock av (10:2734), nec Barretto, 100 x121.10 to H R & P R R Co, vacant; also WHITLOCK AV (10:2733), nec Tiffany, 100 x134.2 to H R & P R R Co x100.4x142.3, vacant; Dreicer Realty Co to Frank Irving, 1100 Halsey, Bklyn; mtg $25,000; May 20; May21'12. O C & 100

Westchester av 401-S (9:2362), nec 3 av (Nos 2882-94), 108.7x85.5x89x146.4, 2-sty bk str; Samson Lachman & ano as TRSTES to Utility Realty Co, 165 Bway; B&S; AL; Apr24; May21'12. O C & 100

Westchester av (10:2743), ses, 100 ne So blvd, runs ne159.10 to ss 165th or Bancroft xs110xw20xsw27.6xs20xw10xs60xw25 xn20.6xnw125.10 to beg, vacant; Edw Hirsh to Henry Acker Co, a corp, 2472 Grand av; May15; May17'12. O C & 100

Webster av (9:2425), ws, at cl former Irving pl runs w3xn— to av xs— to beg, gore; Esther T wife Theo C Bacon to Philip Livingston, 115 E 61; QC; May3; May17'12. nom

Webster av (9:2425), same prop; Augustus Proal to same; QC; May14; May17'12. nom

Webster av (9:2425), same prop; Madeline McGraw to same; QC; May8; May 17'12. nom

Webster av (9:2425), same prop; Lidie R McGraw wid et al to same; May9; May 17'12. nom

Webster av (9:2425), same prop; Mary E Thomas to same; QC; May9; May17'12. nom

Webster av (9:2425), same prop; Theo C Bacon to same; QC; May8; May17'12. nom

Webster av, 1468-70 (11:2896), es, 62.6 s 171st, 37.6x97.4 to ws Mill brook x37.6x 95.7, 2-4-sty bk tnts; Fredk P Kistel et al to Jno H Kelly, 2086 Vyse av; mtg $16,-000; May15; May18'12. O C & 100

Woodlawn rd, sws, at ses Webster av, see Webster av, ses, at sws Woodlawn rd.

Webster av (12:3330), ses, at sws Woodlawn rd, 25x100, vacant; Margt Crawford to Fordcraw Co, a corp, 38 W 26; mtg $——; AL; May8; May20'12. O C & 100

Webster av, 2293 (11:3143), ws, 25 n 183d, runs w100xs25 to ns 183d, (No 377), xw25xn73xe25xs24xe100 to av xs24 to beg, 2-sty bk factory & 1 & 2-sty fr rear stable; Wm C Katzenberger to Mina Klopfer, 1763 Topping av; mtg $8,000; May20; May22'12. nom

Webster av, 2293; Mina Klopfer to Antoinette W Katzenberger, 1763 Topping av; B&S; May21; May22'12. nom

Whitlock av, nec Tiffany, see Whitlock av, nec Barretto.

Walton av, 1060 (9:2472), es, 96.4 n 165th, 20x100, 3-sty bk dwg; Wm E Diller to Mary Donovan, 1060 Walton av; mtg $8,000; May20; May22'12. nom

Whitlock av (10:2733), nec Barretto, 100x121.10 to H R & P R R, vacant; also WHITLOCK AV (10:2734), nec Tiffany, 100x134.2, to H R & P RR x100.4x142.3, vacant; Frank Irving to Down Town Realty Co, a corp, 20 Nassau; mtg $25,-000; May20; May22'12. O C & 100

18T av (*), es, 400 n 2d, 100x100, Olinville; Mary C Varian to Vari Lace Mfg Co, a corp, 149 5 av; Feb6; May23'12. O C & 100

3D av, 4009-19 (11:2921), ws, 100 s 174th, 100x128.8x100x125.2 with strip bet old ws Fordham av & new ws 3 av, 3-2-sty bk strs & tnts & pt 1-sty bk rear bldg; Jacob C Simon et al to Simons Realty Co, a corp, 11 Union sq; mtg $62,000; May17; May20'12. nom

3D av, 4019-29 (11:2921), swc 174th (Nos 510-2), 100x125.2x100x121.1 with AT to strips bet old line 12th & new line 174th & bet old ws Fordham av & new ws3 av, 2-1-sty bk strs & 3-sty fr tnt & str, 1-sty bk ext; Harry Simon to Simons Realty Co, a corp, 11 Union sq; mtg $62,500 & AL; May17; May20'12. nom

3D av, 2882-94, see Westchester av, 401-8.

3D av, nwc 175th, see Fordham av, nwc 175th.

The text of these pages is copyrighted. All rights are reserved. Notice is hereby given that infringement will lead to prosecution.

3D av, 4115-7, late Fordham av (11:-2923), old ws, 104.8 n 175th, runs w100xs 104.8 to ns, 175th, xe4xn54.2xe96 to av, xn 50.5 to beg, with all title to strip on e bet above, & new ws 3 av, 2-sty fr hall & vacant; Wm L Turner ref in application for sale by Fannie A Bedell to 175th St & 3d Av Corp, 43 Exch pl; May22; May 23'12. **20,000**

3D av, 4169-13, late Fordham av (11:-2923), old nwc 175th, 54.2x96, with ali title to strip on e, bet above & new ws 3 av, 1-sty fr str & 1 & 2-sty bk bldg; Edwin Bedell &ano EXRS, &c, Wm A Bedell to 175th St & 3d Av Corp 43 Exchange pl; May22; May23'12. **30,000**

4TH av, sec 233, see 233d E, sec 4 av.

Lots 3164 & 3165 (12:3361), sec 33d, map Woodlawn Cemetery, contains 700 sq ft; Louisa Hirschfeld (Stewart), of Paris, France, to Henry P Stewart & Josephine S Price (Stewart); B&S; Sept8'92; May 22'12. gift

LEASES

Under this head Leases recorded, Assignment of Leases and Leasehold Conveyances will be found. The expressed consideration following the term of years for which a lease is given means so much per year.

Borough of Manhattan.

MAY 17, 18, 20, 21, 22, 23.

[1]**Chambers st, 151** (1:140), ns, 25x75, the land; Rector &c of Grace Church NY to E Bertram Pike, 151 Chambers et al EXRS &c; Edwin B Pike decd, 21yf May1'09 with renewal; May21'12. taxes &c & 1,900

[1]**Clinton st, 178** (1:314), str & b; Mayer Landsberger to Morris Lipstein, 220 Mad; 2yf May1; May17'12. 540

[1]**Dutch st, 4-6,** see John, nec Dutch.

[1]**Dutch st, nec John,** see John, nec Dutch.

[1]**Essex st, 154-6,** see Stanton, 121.

[1]**Grand st, 319-21 & Orchard st, 65** (1:308) str & b; Harris Goldman & ano to Harry A Goldman, 2189 Mad av; 6yf May1; May 21'12. 4,900

[1]**John st** (1:78), nec Dutch, —x—, owned by party 1st pt under Ls; also DUTCH ST, 4-6, owned by party 2d pt under Ls; agmt as to use of n wall of cor bldg & also insert windows on ss of proposed bldg overlooking land of party 1st pt & to cut wall & connect bldg 4 to 10 Dutch with No 55 John; Underwriters Bldg Co with 4 to 10 Dutch St, a corpn, 55 John; Mar23; May20'12.

[1]**Kenmare st, nwc Mulberry,** see Mulberry, 197-9.

[1]**Mulberry st, 195,** see Mulberry, 197-9.

[1]**Mulberry st, 197-9** (2:481), all of & pt MULBERRY, 195, nwc Kenmare 59.8x99.3x 45.7x100.1; Allessandro Delli Paoli to Emilio Sarno, 85 Kenmare; 10yf May1; May 21'12. 12,500

[1]**Mulberry st, 75** (1:199), str & pt c; Rosa Pennacchio to Teresa Cappello, 66 Jas; 5yf May1; May17'12. 960

[1]**Madison st, 357** (1:267); all; Moritz Heuberg to Pincus Niedelman, 104 Essex; 3 1-12yf Apr1; May20'12. 1,822

[1]**Orchard st, 65,** see Grand, 319-21.

[1]**Ridge st, 79** (2:343), str & b & two rms above str; Rosie Rothman to Bertha Licht, 1452 5 av; 4 11-12 yf June1; May21'12. 1,200 & 1,380

[1]**Stanton st, 121** (2:354), sec Essex (Nos 154-6), all; Emily S Garside to Jos Perlbinder, 128 Rivington, & ano; 10yf Apr1'13; May18'12. taxes &c & 4,600

[1]**Varick st, 85** (1:226), a strip, 2.6x35.9, so that beams of No 87 Varick st may remain; Rector &c of Trinity Church, 187 Fulton to Knickerbocker Trust Co, 60 Bway as TRSTE Saml C Ostrander; 1yf; May1; May17'12. 20

[1]**6TH st, 619 E** (2:389), str; Anna Katzner to Saml Wiener, 280 Corona av, B of Q; 5 11-12yf June1; May18'12. 720 & 780

[1]**8TH st W, sec 6 av,** see 6 av, 94.

[1]**11TH st E, sec Av D,** see Av D, 158.

[1]**12TH st, 49 E** (2:564), upper str, ws; Jno F Smith to Lena Rosner on premises; 3 1-12 yf Apr1; May17'12. 900 & 1,000

[1]**12TH st, 49 E,** asn Ls; Lena Rosner to Lizzie Sisselman & Gussie Lerman, both at 115 Division; AT; May15; May17'12. nom

[1]**20TH st, 26 E** (3:848); 2d loft; Emanuel Hallenbeck to Rose Eliscu, 516 W 140; 3yf Sept1'11; May 20'12. 540

[1]**26TH st W, sec Bway,** see 5 av, swc 26.

[1]**26TH st W, swc 5 av,** see 5 av, swc 26.

[1]**27TH st W, nec 6 av,** see 6 av, 446.

[1]**33D st W, cor 10 av,** see 10 av, 413.

[1]**34TH st, 58 E** (3:863), all; Alfred L Loomis ano to Jos Schwartz, 171 Broome; 5yf Apr1; May23'12. 3,750

[1]**41ST st, 135 W,** see 42d, 130-2 W.

[1]**42D st, 130-2 W** (4:994), ss, 300 w 6 av, runs s98.9xw25xs— to ns 41st (No 135), xw25xn— to 42d, xe50 to beg, all; Jno Hoge to Henry Cohen, 12 W 85 et al; 21yf May1; option of 20y ren; May21'12. taxes &c & net 30,000

[1]**48TH st, 133 W** (4:1001), all; Margt C Magan to Martial Belier, on premises; 4yf Oct1'1910; May18'12. 1,800 & 1,900

[1]**57TH st E** (5:1331), ns, 90 e 3 av, 60x100, all, new theatre to be erected to cost abt $17,500; 255 E 57th St Co, a corp to Adolf Philipp Co, a corp, 16 Vernam av, Arverne, B of Q; 21yf Oct1; May18'12. taxes &c & 10,000

[1]**72D st, 448 E** (5:1466); asn Ls; Jno C Motzer to Philip Greim, 300 E 77; mtg $3,500; May22'12. nom

[1]**72D st, 437 E,** see 80th, 228 E.

[1]**80TH st, 228 E** (5:1525), all & 72d, 437 E (5:1467), all; Realty Realization Corp to Beti Stern, 52 E 101; 3yf May1; May21'12. 3,100 for 72d & 2,300 for 80th houses, total 5,400

[1]**82D st, 313 W** (4:1245); all; Alex J McDonnell indiv & as GDN Anna McDonnell to Martin Saxe, 2345 Bway; 3yf Oct1; May22'12. 3,000

[1]**86TH st E, nwc 3 av** see 3 av, 1530.

[1]**95TH st W, nec Bway,** see Bway, nec 95th.

[1]**110TH st, 408-10 E** (6:1703), ss, 125 e 1 av, 75x100; all; Ratje Bunke to P Michel & Co, a corp, 412 E 110; 5yf Jan1; May 22'12. 800

[1]**116TH st, 221-5 W** (7:1922), all; Cornelius S Pinkney & ano to Simon Strauss, Inc, a corpn, 223 W 116; 10yf; May1; May 17'12. 4,200

[1]**117TH st E, nec Pleasant av,** see Pleasant av, nec 117th.

[1]**120TH st W, nwc Claremont av,** see Claremont av, nwc 120.

[1]**135TH st, 81 W** (6:1733); str; Meyer Cafe Co to Jno Stein, 212 W 135 & ano; 3 4-12yf May1; May20'12. 600

[1]**161ST st, 581 W** (8:2120), nec Bway, cor str & b; also pt of adj b; Maurice B Mendham to Emma Baumann, 581 W 161; 7yf May1'11; May17'12. per month 116.67 to 150

[1]**Av C 24** (2:372), str & b; Henry Lotz to Alex H Mackay, 24 Av C; 5yf Oct1'11; May18'12. 1,020

[1]**Av D, 158** (2:367), sec 11th; re asn Ls; Arthur G Freeland to Mary Keenan, 158 Av D; AT; mtg $4,200; May22'12. nom

[1]**Amsterdam av, 625** (4:1221), str & b; J J & L A Kissling EXRS Jacob Kissling to the Walwood Co, Inc, 549 8 av; 5yf May 1; May17'12. 1,740 & 1,800

[1]**Broadway** (4:1243), nec 95th, 6th & 7th strs from 95th; Real Constn Co to Michl Olnick, 460 Grand; 7 7-12yf June1; May 18'12. 4,200 to 5,330

[1]**Broadway, 55** (1:20), rooms 19-22; W H Mairs of Bklyn to J P Mueller Co, a corpn on premises; 5yf July1; May17'12. 2,200

[1]**Broadway, nec 161,** see 161st, 581 W.

[1]**Broadway, sec 26th,** see 5 av, swc 26.

[1]**Broadway, 313-15** (1:151), all; Edw N Tailer & ano to Harry S Kelsey; 21yf June 1'10; May21'12. taxes &c & 11,000 to 14,000

[1]**Broadway, 313-15** (1:151), asn Ls & consent to same; Harry S Kelsey & Edw N Tailer & Mary A Duer to Waldorf Lunch of NY, Inc; May21'12. nom

[1]**Columbus av, 969** (7:1843), str & b; Julian & Jennie Jacobs to Fidel Sauter, 969 Col av; 5yf Oct1; May23'12. 1,500 & 1,620

[1]**Claremont av** (7:1991), nwc 120th, —x—; asn Ls; Ellen S James to Union Theological Seminary at Bway cor 120; Apr24; May 20'12. nom

[1]**Greenwich av, 64** (2:606), all; Marie M Ehlers to Jas A Boylan, 64 Greenwich av; 5yf Apr1; May21'12. 1,200

[1]**Manhattan av, 494** (7:1947), s str fl; Emil F Breiha to Harris Fineson on premises; 3yf; May1; May17'12. 420

[1]**Manhattan av, 494;** asn Ls; Harris Fineson to Louis Saltzman on premises; AT; May14; May17'12. nom

[1]**Pleasant av** (6:1716), nec 117th; sur Ls; Louis Freehoff to Martha Lipman, 960 Prospect av & ano; AT; May20; May22'12. 211

[1]**2D av, 612** (3:939), re-asn Ls; Jno D Haase to Morris Sann, 791 Dawson; AT; mtg $1,000; May22'12. nom

[1]**2D av, 88-90** (2:447), n str & b; Julius Burstein to Benj Rubin, 88 2 av, 4 5-12yf Dec1'11; May17'12. 1,080 & 1,140

[1]**2D av, 349** (3:901), str fl; Marion D Risse et al to Vincent F Buscemi, 349 2 av; 5yf May1; May17'12. 480

[1]**3D av, 272** (3:877), str & pt c; Louisa H Clausnitzer to Theo Platner, 112 W 12; 5yf June1; May17'12. 1,800

[1]**3D av, 858** (5:1307), all; Susan Mount to Thos H O'Brien, 858 3 av; 5yf May1; May 17'12. 3,500

[1]**3D av, 39** (2:465), es, 92 n 9th, 23x70, leasehold; re claims &c for station platform ext; Jno Brennan to Interborough Rapid Transit Co, 165 Bway et al; Jan31; May21'12. 460

[1]**3D av, 1913** (6:1655); all; Chas Schloerb to Jno Weidner, 303 E 32; 9 11-12yf June1; May20'12. 1,440

[1]**3D av, 1530** (5:1515), nwc 86th; all; Geo Ehret to Cord Jaeger, 1530 3 av; 5yf May 1; May20'12. 5,000 & 6,000

[1]**4TH av, 85 or Bowery** (2:556), es, 120 n 10th, 24x88.2x25.3x80.3; consent to asn Ls; Lucius H Beers & ano EXRS Robt R Stuyvesant to Heiman Freid; July31'06; May21 '12.

[1]**5TH av** (3:827), swc 26th, 56.5x134.1 to es Bway, x60.5x155.7; sur Ls; Jno B Martin to Warwick E Montgomery, 1743 Rhode Island av, Wash, DC & Leita M wife Edw D White, 1717 Rhode Island av, Wash, D C et al; Feb28; May 21'12. nom

[1]**5TH av, 78** (2:577), str & rear b; Clara Bloomingdale et al TRSTES &c Jos B Bloomingdale, with court order attached, to Harry S Kelsey indivíd of Brookline, Mass & Waldorf Lunch of NY, a corpn, 21 yf Feb1'10; May21'12. 3,500 to 6,000

[1]**6TH av 94** (2:553), sec 8th; str fl & part c; Ellen S Williams et al to Jno H Kracke, 216 E 5; 4yf May1'18; May18'12. 4,260

[1]**6TH av, 94** (2:553), asn Ls; Mary J Quinn to Jno H Kracke, 216 E 15; May7; May18'12. nom

[1]**6TH av, 446** (3:829), nec 27th; 2d fl; Bernard Courtney to Heraklis Pappas, 139 W 28; 1-11-12y & 20days f May10; May20'12; 1,000

[1]**6TH av, 384-6** (3:825), all; Mary B Delafield to Gus Zimmermann, 2026 Creston av; agmt as to ext of Ls for 5yf May1'30; tenant also agrees to pay $500 per annum additional rent for 3yf May1; May17'12. 10,500

[1]**8TH av, 359** (3:752), nws, 54.9 ne 28th, 22x78, lot only; Marie M I DeCourval to F Pauline Nouvel, 121 W 79, et al; 21yf May1'11; May22'12. taxes &c & 1,150 & 1,210

[1]**9TH av, 249-51** (3:723); asn Ls; Reuben P Douglass to Jno May, 582 7 av; May16; May22'12. nom

[1]**9TH av, 249-51;** asn Ls; Jno May to Jas P Madden, 313 W 134; mtg $10,059.90; May 20; May22'12. nom

[1]**9TH av, 682** (4:1038), all; Christopher F Korner & ano to Patk J O'Hara, 682 9 av; 5yf May1; May21'12. 2,800 & 2,900

[1]**10TH av 413** (3:705), cor 33d; cor str & str adj; Geo Glendenning to Peter Contacos, 463 W 34 & ano; 4 8-12yf May1; May 20'12. 960

LEASES

Borough of the Bronx.

[1]**Exterior st, nec 138th,** see 138th E, nec Exterior.

[1]**138TH st E** (9:2344), nec Exterior, 3-sty bk bldg; Jno C Heintz & ano to Louise T Graber, 101 E 138; 3yf May1; May21'12. 1,800 & 2,100

[1]**147TH st E, sec Willis av,** see Willis av, 486.

[1]**165TH st, 845 E** (10:2679), nwc Prospect av; ½ str & pt b; Gustav Blank to Michl Rinato, 876 E 165; 4yf May1; May17'12. 300

[1]**187TH st E, nec Beaumont av,** see Beaumont av, nec 187.

[1]**217TH st, 826 E (*),** all; Isabella Lenihan to Jno L Stroub, on premises; 2yf Aug 1'11; May21'12. 300

[1]**Aqueduct av** (11:2878), ws, 491 n 176th, 75x100; sobrn of Ls to mtg for $15,000; Decatur Constn Co, 2062 Ryer av & Mary A Broderick, 2019 Jerome av with Cresco Mtg Co, 507 Tremont av; May18; May20 '12. nom

[1]**Balcom av, swc Ft Schuyler rd,** see Ft Schuyler rd, swc Balcom av.

[1]**Beaumont av** (11:3105), nec 187th; asn Ls; Wm Sudbrink to Ebling Brewing Co, 760 St Ann's av; Nov23'11; May21'12. nom

[1]**Cauldwell av, 1026** (10:2633); all; Walter W Tinsley to Eliz Menke, on premises; 2yf Sept1'11; May22'12. 540

[1]**Ft Schuyler rd, 1499 (*),** swc Balcom av, 29x—x18x100, all; Eliz K Buhler to Chas B Austin, 1500 Ft Schuyler rd; 4 11-12yf June1 (5y ren); May21'12. 900

[1]**Morris av, 641** (9:2442); asn Ls; Wm Elvers to Ebling Brewing Co, 760 St Ann's av; May4; May21'12. nom

[1]**Morris Park av, cor Westchester av,** see Westchester av, cor Morris Park av.

[1]**Prospect av, nwc 165th,** see 165th, 845 E.

[1]**Prospect av, 907** (10:2677); asn Ls; David Weiss to Acker, Merrall & Condit Co, 135 W 42; May21; May22'12. nom

[1]**Southern blvd** (11:2940), ws, 100 s Crotona Park E, 2d str, 18x65; Sykes Realty Corp to Fredk Boller, 1026 Westchester av; 10yf Oct1; May18'12. 900 to 2,200

[1]**Tremont av, 401 E** (11:3027), nec Webster av (No 1910); asn Ls; Otto Gerdts to Jno D Grotheer, 337 Washington (Tremont-Webster Building Co consents); AT; mtgs $13,000; May21; May22'12. nom

[1]**Willis av, 486** (9:2291), sec 147th re-asn Ls; Davies J Marshall to Aug Gerleit, 471 W 145; AT; mtg $6,200; May20; May22'12. nom

[1]**Webster av, 1910,** see Tremont av, 401 E.

[1]**Washington av 1891** (11:2909); all; Theo E Thomson to Izidore Winetsky, on premises; 3yf May1; May22'12. 450

[1]**Westchester av, 3077 (*),** cor Morris Park av; all; Teresa Martin to Aug F Claussen, 3077 Westchester av; 5yf Oct 1; May20'12. 600 & 720

[1]**Westchester av, 2309 (*),** str fl, &c; Glover Constn Co to Jno Wichhusen, 934 Longwood av, 3yf May1; May21'12. 600

[1]**3D av, 4286-8** (11:3061), all; Emanuel B Cline to Max Mandelman, 543½ E 6; 3yf Sept1'11; May21'12. 3,900 & 4,000

MORTGAGES.

Borough of Manhattan.

MAY 17, 18, 20, 21, 22, 23.

[m]**Bedford st, 107-15,** see Hudson, 494-6.

[m]**Broome st, 171-7** (2:346); ext of $98,000 mtg to Apr23'17, at 5%; May13; May 20'12; Lawyers Mtg Co to Chas Finkelstein. nom

[m]**Bank st, 122** (2:634), ss, 241.11 w Greenwich, 25x95; PM; May18; May20'12; 1y 6%; Warren T Haring to Mary C wife Peter J Hunt, 159 W 168. 2,000

[m]**Baxter st, 84-8,** see White, 134-6.

[m]**Bleecker st, 10-4** (2:521), sec Eliz (No 304), 63.7x90.3x60.8x90; ext of $100,000 mtg to Jan10'15 at 5%; Jan 5; May21'12; Louise L Williams et al trstes Rebecca Ladew with Jno H Hanan Realty Co at Bridge & Front, Bklyn & Jno H Hanan, 1073 5 av. nom

The text of these pages is copyrighted. All rights are reserved. Notice is hereby given that infringement will lead to prosecution.

m**Cathedral pkwy** (6:1594), ns, 375 e Lenox av, 25x100; PM; May15; May21'12; 1y5%; Scheer-Ginsberg Realty & Constn Co to Curtis B Pierce, 56 E 133. 15,500

m**Cornelia st, 11** (2:590), ns, abt 115 w 4th, 25x95; PM; pr mtg $16,000; May16; May20'12; due &c as per bond; Nicholas L Zurla to Rosina & Jos Marron, 146 Waverly pl. 1,000

m**Dutch st, 4-10** (1:78), es, 86.10 n Jno, runs e27.7xe36.6xe17xn24.7xw5.10 x n 77 x w 73.6 to Dutch, xs93.5 to beg; consent to mtg, leasehold; May14; May17'12; Minister &c of the Reformed Protestant Dutch Church of City NY to Four to Ten Dutch, St, a corpn. ——

m**Dutch st, 4-10,** leasehold; pr mtg $25,000; May15; May17'12, due Aug1'18; 6%; Four to Ten Dutch St, a corpn to Commercial Union Assur Co, Lim, 24 Cornhill, London, Eng. 35,000

m**Dutch st, 4-10;** certf as to above mtg; May15; May17'12; same to same. ——

m**Essex st, 50** (1:311), es, 51.4 s Grand, 19.11x50; May20'12; 5y5%; Jacob S Baum to American Mort Co, 31 Nassau. 11,000

m**Elizabeth st, 304,** see Bleecker, 10-4.

m**Front st, 267,** see South 166th.

m**Franklin st, 202-8,** see Washington, 350-6.

m**Franklin st, 42** (1:172), ns, 25 w Lafayette, 25x80; PM; May2; May21'12; 3y5%; Harry C Hallenbeck, Montclair, NJ to Francis D Lewis on Moreland av near Huron, Chestnut Hill, Phila, Pa exr Geo H Draper. 33,000

m**Franklin st, 10-2** (1:167), ext of $10,000 mtg to May16'15 at 6%; May16; May17'12; Yetta Friedman with Angelo Legniti, 64 Mulberry. nom

m**Greenwich st, 238-40,** see Park pl, 80-6.

m**Henry st, 312-314** (1:267), ss, 311.5 e Scammel, two lots ea 30x95.9; ext of two mtgs for $20,000 ea to May13'17, at 4½%; May15; May17'12; Geo Lesser, 205 Henry, with Rachel H Powell. nom

m**Hester st, 192** (1:206), ss, 50 e Baxter, 25x75; May17'12; 5y5%; Domenico Volpe to Geo M Miller at Morristown, NJ & ano trste Levin R Marshall. 20,000

m**Hester st, 192;** pr mtg $20,000; May17'12; due June1'14; 6%; same to Manhattan Investing Co, 34 Wall. 1,000

m**Hudson st, 494-6** (2:585), es, 82.5 s Christopher, runs n43xe81.6xne20.6xnw6.5 xne4.6xse8xne12.9xe33.5 to ws Bedford (Nos 107-15), xs78.6xw62.7xnw87 to beg; May23'12, 3y5%; Mark S Reardon (3d), 170 Keap, Bklyn, to Real Estate Mtg Co, of NJ, 63 Wall. 40,000

m**King st, 21½** (2:520), ns, 84.2 w Congress, 15.10x75x15.7x75; May17'12; 5y4½%; Oreste Mariam to Harris D Colt, 14 E 60. 7,000

m**King st, 42** (2:519), ss, 270.1 e Varick, 20x100; also KING ST, 38 (2:519), ss, 310.2 e Varick, 20x100; 1-5 pt; AT; May21; May 22'12; due &s as per bond; Michl F Eagan of Bklyn to Title Guar & Trust Co. 2,500

m**King st, 38,** see King, 42.

m**Manhattan st, 39-41** (7:1966), ns, 204.11 e Ams av, 40x100; ext of $45,000 mtg to Oct1'17 at 5½%; May21; May22'12; First United Presbyterian Church of NY City with Metropolitan Life Ins Co. nom

m**Manhattan st, 43-5** (7:1966), ns, 165.1 e Ams av, 40x100x40.6x100; ext of $40,000 mtg to June 5'17 at 4½%; May22'12; Larimer A Cushman with Alline P Woodworth at Rome, Italy. nom

m**Manhattan st 43-5;** agmt correcting description in mtg; May16; May22'12; same with Eversley Childs, Setauket, LI & Leon Tuchman, 1990 7 av. nom

m**New Chambers st, 82-4** (1:111); ext of $13,000 mtg to Aug13 at 5%; May13; May 18'12; Adele Kneeland extrx Chas Kneeland with Mary E Sandford. nom

m**Orchard st, 192** (2:412), es, 119.11 s Houston, 24.11x87.10; pr mtg $21,000; May 16; May17'12; 5y6%; Kalman Ulkisn, 845 Jennings to Isadore M Levy, 817 West End av. 4,500

m**Pearl st, 334,** see Pearl, 336.

m**Pearl st, 336** (1:106), ses abt 55 w Dover 25x126.11x24.9x124.2; also PEARL ST, 334 (1:106), ses, abt 80 w Dover, 25x131.6; May21'12; due &c as per bond; Hannah V C Bassett, 11 W 31 to Saml Frothingham at Lenox, Mass. 4,000

m**Park pl, 80-6** (1:128), swc Greenwich (No 238-40) 79.4x56.4x75.5x27.8; PM; pr mtg $60,000; May20; May21'12; 2y5%; Alfred H Oberg, Bklyn to Geo H Stege, 186 Hewes, Bklyn & ano. 20,000

m**Rutgers st, 51** (1:256), ext of $30,000 mtg to May18'17 at 5%; May17; May21'12; Mary L McQuade & ano with Louis Weinstein, 23 Montgomery. nom

m**Sullivan st, 150-2** (2:518), ws, 165.8 s Houston, 49.4x100.3x48.10x100; May22'12; 5y5%; Citizens Investing Co to Danl M Stimson, 28 W 37. 58,000

m**Sullivan st, 150-2;** certf as to above mtg; May22'12; same to same. ——

m**Sheriff st, 82-4** (2:334); ext of $48,000 mtg to May1'17, at 5%; May20'12; Isaac Bell with David Israel, 51 E 86. nom

m**Suffolk st, 118** (2:348), es, 76 s Rivington, 24x75; May17; May20'12; 3y6%; Louis Cohen, 309 W 128, to Rachel L Cohen, 308 W 113. 5,000

m**Spring st, 191** (2:503), ns, 65.11 e Sullivan, 16.9x100; pr mtg $14,500; May21; May23'12, 3y6%; Jos Paretti to Harry Held, 253 W 103. 1,000

m**South st, 166** (1:108), ns, 60.2 e Dover, runs n143 to Front (No 267), xe22.9 xs 116.4xs28.5 to South, xw50.7 to beg; May 21; May23'12, due, &c, as per bond; Albt H Bragg & Wm F Proctor to Greenwich Savings Bank, 246 6 av. 15,000

m**Thompson st, 176** (2:525), ext of $27,000 mtg to Mary15'17 at 5%; May13; May17 '12; Lawyers Title Ins & Trust Co with Julius Solomon. nom

m**Union sq W, 33** (3:844), ws, 32.6 n 16th, 30.6x150; PM; May22; May23'12, due, &c, as per bond; Gertrude A Vanderbeck to Title Guarantee & Trust Co, 176 Bway. 120,000

m**Water st, 655** (1:243), ss, 350 w Jackson, 25x70; PM; May17'12; 3y5%; Bertha wife Wm Frieder, 235 E 62 to B Aymar Sands, 58 W 48 trste for Helen A Howell. 8,000

m**Willett st, 10** (2:336), es, 150.4 n Grand 25.4x100x25.1x100; PM; May16; May17'12; 3y4½%; Dora O Bloch to German Savgs Bank, 100 E 14. 15,000

m**Willett st, 12** (2:336), es, 100.1 s Broome 25.5x100; PM; May16; May17'12; 3y4½%; Dora O Bloch to German Savgs Bank, 100 E 14. 15,000

m**White st, 134-6** (1:198), nwc Baxter (Nos 84-8), 44.8x92.11x35.1x98.7; May17'12; 5y4½%; David Baum & Saml Aronson to Bowery Savgs Bank. 60,000

m**Washington st, 712-14** (2:637), ws, 50 s 11th, runs w70xs24xs23xe64.6 to Washington, xn—xn46 to beg; secretarys certf as to mtg for $1,500; Oct15; May23'12; 712-714 Washington St Co to Bella Cole. ——

m**Water st, 348-50** (1:110); ext of $10,-500 mtg to Apr14'15 at 5%; Apr27; May23 '12; Thos J Falls with Chas Britton, Bayonne, NJ. nom

m**Washington st, 350-6** (1:185), nwc Franklin (Nos 202-8), runs n87.7xw 75xs 0.1xw47xs87.7 to Franklin, xe123 to beg, May23'12, 5y4½%; Fruit Auction Co to Bowery Savings Bank, 128 Bowery. 12,000

m**Washington st, 350-6;** consent to above mtg; May13; May23'12; same to same. ——

m**Washington st, 350-6;** certf as to above mtg; May15; May23'12; same to same. ——

m**2D st, 258 E,** see Av C, 15.

m**4TH st, 9 E** (2:345), agmt that mtg for $8,000 shall become due May20'13 instead of Feb24'14 at 6%; Apr30; May21'12; Jas E J Martin with Georgina J Landeker & Marie M Mills, — Mad av, Arrocha, B of Richmond. nom

m**4TH st, 344 E** (2:373), ss, 184.4 w Av D, 28.1x96; pr mtg $28,000; May17; May18 12; 4y6%; Louis Weinberg to Jacob Weinberg, 309 E 10. 3,900

m**4TH st, 165 E** (2:432) asn rent; Apr22; May20'12; Michl Handzes to Jos Horner, 316 Etna, Bklyn. nom

m**5TH st, 620 E** (2:387), ss, 263.10 e Av B, 24.9x96; PM; May20; May21'12; 5y5%; Philip Liberman & Hyman Shapira to Lena Shapira, 219 W 34th. 12,000

m**6TH st, 639 E** (2:339), ns, 108 w Av C, 25x90.10; ext of $26,000 mtg to June18'17 at 5%; May6; May20'12; Lambert Suydam with Louis Isaacs, 1 E 119. nom

m**7TH st, 293 E** (2:363), nes, 105 e Av D, 20x97.6; pr mtg $——; May21'12; due &c, as per bond; Ida Kraus & Betty Moskowitz to Milton M Blumenthal, 315 W 99. 2,000

m**10TH st, 69-71 W,** see 6 av, 132.

m**10TH st, 242-4 E** (2:451); ext of $13,-000 mtg to May23'16, at 6%; May23'12; Sigmund Adler with Nathan E Broder, 321 6th. nom

m**12TH st, 1 E,** see 5 av, 53-5.

m**12TH st, 332-4 E** (2:453), ss, 382.9 e 2 av, 29.11x74 to cl Stuyvesant, x35.10x93.8; May23'12, 5y5%; Philip Schlachetzky to Emigrant Indust Savings Bank, 51 Chambers. 29,000

m**12TH st, 332-4 E;** sobrn agmt; Apr18; May23'12; Antonio G Tomasello with same. nom

m**13TH st, 112 W** (2:608), ss, 180 w 6 av, 20x103.3; May20'12; 5y4½%; Alice M wife Frank L Dunn to Seamen's Bank for Savgs, 76 Wall. 10,000

m**14TH st, 344-6 W** (2:629), ext of mtg for $60,000 to Dec1'14; 4½%; Jan26'10; May22 '12; Ig Roth Inc with St Lukes Hospital. nom

m**16TH st, 500-2 E,** see Av A, 258.

m**19TH st, 221 E** (3:900), ns, 324.6 w 2 av, 20x92; pr mtg $——; May15; May23'12, 3 y6%; Wm Richter, 221 E 19, to Louis W Spangehl, Sea Cliff, LI. 1,500

m**19TH st, 358 W** (3:742), ss, 100 e 9 av, 20x92; May17'12; due &c as per bond; Joanna M Giles to Title Guar & Trust Co. 4,000

m**20TH st, 26-8 E** (3:848), leasehold; May 17; May18'12; demand 6%; Chas Muller & Frank Barro to Fred Hollender & Co, 123 Lafayette. note 5,000

m**21ST st, 49-53 E** (3:850), ns, 75 w 4 av, 74x98.9; bldg loan; May21; May22'12; 1y 6%; Gibson Constn Co, a corpn, 118 E 28 to Chelsea Realty Lo, 135 Bway. 400,000

m**21ST st, 49-53 E;** certf as to above mtg; May21; May22'12; same to same. ——

m**21ST st, 49-53 E;** PM; pr mtg $580,000; May21; May22'12; 3y6%; same to Realty Holding Co, 907 Bway. 65,000

m**21ST st, 49-53 E;** certf as to above mtg; May21; May 22'12; same to same. ——

m**22D st, 164 W** (3:797), ss, 87.6 e 7 av, 18.6x85.6; pr mtg $1,000; May20'12; due &c as per bond; Mary Riordan to Bank for Savgs of Ossining, at Ossining, NY. 5,000

m**24TH st, 141 E** (3:880), ext of mtg for $12,000 to May15'15; 5%; May15; May17 '12; Esther McMurray, 216 W 99 with Wm Bradley at Raritan, NJ. nom

m**24TH st, 19 E** (3:854), ns, 250 e Mad av, 25x98.9; May15; May17'12, due Nov15'12; 5%; Carlisle Constn Co, 6 W 18 to Curtis B Pierce exr Mary G Pinkney, 56 E 133. 60,000

m**24TH st, 19 E;** certf as to above mtg; May15; May17'12; same to same. ——

m**26TH st, 2 W,** see 5 av, 212-6.

m**26TH st, 122-6 W** (3:801), ss, 257.1 w 6 av, 67.10x98.9; PM; pr mtg $95,000; May21; May22'12; 1y6%; Fabian Constn Co, 1133 Bway to Jos Manheimer, 212 E 60. 34,000

m**27TH st, 360 W** (3:750), ss, 120 e 9 av, 22x98.9; Apr25; May20'12; due &c as per bond; Jno A Mandeville, of Manchester, Del, & Jane E Mandeville, 360 W 27, to Union Dime Savgs Bank, 701 6 av. 5,000

m**27TH st, 360 W;** sobrn agmt; Apr25; May20'12; same with same. nom

m**30TH st, 46-52 E,** see 4 av, 434-40.

m**32D st, 31-3 E** (3:862), ns, 125 e Mad av, 50x98.9; PM; pr mtg $——; May17; May18'12; 3y6%; Bramko Constn Co to Gibraltar Mtg Co, 52 Wm. 64,250

m**32D st, 31-3 E;** certf as to above mtg; May17; May18'12; same to same. ——

m**32D st, 128 E** (3:887), ss, 80 w Lex av, 20x89.8; PM; pr mtg $——; May17; May 18'12; 3y5%; Yosta wife Julius Rosenberg, 57 E 77, to Maimie E Cohn, West End, NJ, et al exrs Abr Cohn. 24,000

m**34TH st, 247 W** (3:784), ns, 285.10 e 8 av, 22.10x98.9; May22; May23'12, 5y5%; Jane E Stewart & Sarah B Butler to Adam Campbell at Hotel Seville, 20 E 29, & ano trstes Alex Maitland. 4,000

m**36TH st, 501-3 W,** see 10 av, 469-73.

m**36TH st, 505-9 W,** see 10 av, 469-73.

m**38TH st, 273-5 W** (3:788), ns, abt 65 e 8 av, —x—; leasehold; Apr17; May23'12, installs, 6%; Jacob Epstein to Saml Krauss, 273-5 W 38. Notes, 1,000

m**39TH st, 274-6 W,** see 8 av, 594-8.

m**40TH st, 131 E,** see Lex av, nwc 40.

m**44TH st, 302 E** (5:1336), ss, 82 e 2 av; 18x50.5; pr mtg $9,000; May21; May22'12; 1y6%; Salvatore Di Caprio, 302 E 44 to Wm H McIntyre, 259 W 11. 2,000

m**45TH st, 102-4 W,** see 6 av, 783-5.

m**45TH st, 66 W** (5:1260), ss, 160 e 6 av, 20x100.5; pr mtg $45,000; May16; May17 '12; 1y6%; Danl Y Bouvier, 489 Ams av to Alexander R Boyd at Phila, Pa. 17,500

m**46TH st, 12 E** (5:1281), ss, 225 e 5 av, 25x100.5; May17; May21'12; 5y; % as per bond; Home Club Co to Farmers Loan & Trust Co, 22 Wm. 7,500

m**46TH st, 12 E;** certf as to above mtg; May12; May21'12; same to same. ——

m**46TH st, 31 W** (5:1262), ns, 362.6 w 5 av, 20.10x100.5; pr mtg $——; May16; May17 '12; 2y6%; Number 31 West 46th St Co to Prospect Investing Co at Purchase, NY. 7,000

m**46TH st, 31 W;** certf as to above mtg; May16; May17'12; same to same. ——

m**51ST st, 241-9 W** (4:1023), ns, 122.6 e 8 av, 82.6x100.5; May21; May22'12; 5y5%; Janpole & Werner Constn Co to City Real Estate Co, 176 Bway. 285,000

m**51ST st, 241-9 W;** certf as to above mtg; May21; May22'12; same to same. ——

m**52D st, 634 W** (4:1099), ss, 525 w 11 av, 30x100.2; PM; May21; May22'12; due &c as per bond; Andw B & Jno C Schmidt & Theresa Jentzer to Title Guar & Trust Co 4,000

m**52D st, 437 W** (4:1062), ns, 475 w 9 av, 25x100.5; May22'12; 3y5%; Danl S Dougherty, 73 W 49 to Emigrant Indust Savgs Bank. 15,000

m**52D st, 531 W** (4:1081), ns, 375 e 11 av, 25x100.5; pr mtg $18,250; Apr25; May21 '12; 3y6%; Sarah M Murray to Eli Joseph, Hotel Plaza, 768 5 av. 1,300

m**52D st, 517 W** (4:1081) ns, 225 w 10 av, 25x100.5; May21'12; 5y5%; Leonhard Laudenbach to Albt H Ammidown at Orange, NJ. 16,000

m**53D st, 422-32 E** (5:1364), sws, 294 se 1 av, 125x148.3x126.10x126.7; May17; May 18'12; due &c as per bond; Theo E Hergert Inc, 422-30 E 53, to Warren Webster & Co at Camden, NJ. 40,000

m**53D st, 422-32 E;** certf as to above mtg; May16; May18'12; same to same. ——

m**57TH st, 205-9 E** (5:1331), ns, 90 e 3 av, 60x100; PM; May15; May17'12; 5y5%; Two Hundred & Five East Fifty-Seventh St Co, a corpn to Rosanna Waxelbaum extrx &c Jos Waxelbaum, 22 W 76. 60,000

m**57TH st, 360 E,** see 1 av, 1037.

m**58TH st, 131 W** (4:1011), ns, 300 w 6 av, 16.8x100.5; May23'12, due June1'15, 4½%; Jas T Hambay to U S Trust Co, 45 Wall. 15,000

m**62D st, 221 W** (4:1154), ext of mtg for $13,000 to Dec7'16; 5%; May21; May23'12; Harmon W Hendricks, 10 E 44 & ano trstes Fanny Hendricks decd et al, with Bertha Kaufman, 1767 3 av. nom

m**62D st, 221 W;** ext of mtg for $2,000 to Dec7'16, at 5%; May21; May23'12; Harmon W Hendricks, 10 E 44, trste Fanny Hendricks decd for Helen I & Edith Hendricks with same. nom

m**62D st, 239 W** (5:1154), ext of mtg for $13,000 to Dec7'16, 5%; May21; May23'12; Harmon W Hendricks, 10 E 44, as trste Fanny Hendricks decd for benefit Helen I Hendricks et al with Bertha Kaufman, 1767 3 av. nom

m**62D st, 239 W;** ext of mtg for $2,000 to Dec7'16, 5%; May21; May23'12; same as trste of same for benefit Madeline & Edith Hendricks with same. nom

m**62D st, 100-12 E,** see Park av, sec 62d.

m**64TH st, 410 E** (5:1458), ss, 181 e 1 av, 25x100.5; PM; May22'12; 3y5%; Edna Egan to Commonwealth Ins Co of NY, 76 Wm. 15,500

m**64TH st, 420-4 E** (5:1458), ss, 231.5 w Av A, 75x100.5; May13; May20'12; 1y6%; Agnes Norton, 154 E 61, to Josephine Morrow, 721 Lex av. 1,900

The text of these pages is copyrighted. All rights are reserved, Notice is hereby given that infringement will lead to prosecution.

m**65TH st, 172 W** (4:1136), ss, 100 e Ams av, 25x100.5; PM; pr mtg $22,000; May20; May21'12; 4y6%; Henry B Golobe to Jacob Levin, 127 W 33 & ano. 4,250

m**69TH st, 139 W** (4:1141), ns, 368 w Col av, 15x100.5; PM; pr mtg $19,000; May23 '12; 3y5%; Henry S Bartholomew to Mary L Hall at Water Witch Club, Highlands, NJ. 2,000

m**71ST st, 141 E** (5:1406), ns, 385 e Park av, 20x102.2; pr mtg $35,000; May20; May 21'12; due June1'15; 4½%; Mary Lyons wid to Equitable Life Assur Soc of the US. 5,000

m**71ST st, 151 E** (5:1406), ns, 387.6 w 3 av, 12.10x100; pr mtg $15,500; May21'12; 3y 6%; Hannah Solomon, 151 E 71 to Harriet Kreisler, 95 W 119. 4,000

m**71ST st, 141 E** (5:1406); ext of $35,000 mtg to June1'15 at 4½%; May20; May22 '12; Equitable Life Assur Soc of U S with Mary Lyons, 244 Riverside dr. nom

m**71ST st, 115 W** (4:1143) ns, 125 w Col av, 24.11x102.2; PM; May17'12; due &c as per bond; Bond & Investing Co to Martin P Lodge, 319 W 138. 5,000

m**71ST st, 113 W** (4:1143), ns, 100 w Col av, 25x102.2; PM; pr mtg $20,000; May17; May18'12; 1y6%; Bond & Investing Co to Henrietta L Brown, 42 W 72. 5,000

m**71ST st, 222 W** (4:1162), ss, 264 w Ams av, 18x100.5; May23'12; 5y4½%; Kath C Percival to Isaac Mayer, 600 W 113. 20,000

m**72D st, 235 E** (5:1427), ext of $12,000 mtg to June30'15 at 5%; Apr29; May23'12; Frank Vanderpoel with Jas O Post. nom

m**72D st, 172 W** (4:1143), ss, 53.4 e Ams av, 23.4x102.2; PM· May18; May20'12; demand, 6%; Henry A Mygatt, 507 W 138, to Geo E Coney ExXR Jacob A Chamberlain, 154 Highland av, Orange, NJ. 100,000

m**78TH st, 51-3 E** (5:1393), ext of mtg for $50,000 to May15'15 at 4½%; May15; May 17'12; Louis Sahm at Plainfield, NJ with Cecelia Fitzgerald. nom

m**81ST st, 217 E** (5:1527), ns, 203.4 e 3 av, 25.5x102.2; May20; May21'12; due &c as per bond; Florence Rittwagen to Title Guar & Trust Co. 10,000

m**81ST st, 213-21 W,** see Bway, 2260-8.

m**81ST st, 204-6 E** (5:1526), ss, 67.4 e 3 av, 34.2x80.10; May21; May22'12; 5y5%; Moses November, 1358 Lex av to Emigrant Industrial Savgs Bank. 25,000

m**81ST st, 204-6 E** (5:1526); sobrn agmt; May21; May22'12; Saml November with Emigrant Indust Savgs Bank. nom

m**83D st, 251 W,** see Bway, 2301.

m**83D st W nec West End av,** see West End av, 480-92.

m**84TH st, 342-50 E** (5:1546) ss, 100 w 1 av, 5 lots, ea 20x102.2; five PM mtgs, ea $6,000; May16; May17'12; 3y 5%; Ella L Murphy of Bayonne, NJ to Title Ins Co of NY. 30,000

m**84TH st, 351 E** (5:1547), ns, 100 w 1 av, 20x102, AT to any strip or gore lying bet ns of above & the cl of blk bet 84th & 85th; PM; May16; May17'12; 1y4½%; Chas F Zenker to German Savgs Bank, 100 E 14. 6,000

m**85TH st, 343 E** (5:1548), ns, 175 w 1 av, 25x102.2; pr mtg $31,000; May6; May22'12; due &c as per bond; Dora Isaacson, 343 E 85 to Helen Hartogensis, 424 E 50. 2,200

m**85TH st W, sec 7 av,** see 7 av, sec 85.

m**86TH st, 58 E** (5:1497), ss, 113.4 e Mad av, 21.1x ½ blk; May17; May20'12; secures bail bond; Mary Jamieson, 58 E 86 to Natl Surety Co, 115 Bway. 2,500

m**89TH st, 414 E** (5:1568), ss, 166 e 1 av, 20x100.8; ext of $13,500 mtg to Aug4'15 at % as per bond; May17; May20'12; Louis Sonn with Rosa Vollweiler, 38 N 8 av, Rockaway Pk, NY. nom

m**92D st, 69-73 E,** see Park av, 1160.

m**93D st, 174 W** (4:1223), ss, 100 e Ams av, 100x100.8; pr mtg $10,000; May17'12; 2y 6%; Jno Lowden to Meta Heymann, 256 W 97 et al. 4,500

m**98TH st, 51-3 E** (6:1604), ext of $50,000 mtg to May24'15 at 5%; May15; May23'12; Lawyers Mtg Co with Ida Radt. nom

m**101ST st, 75 E** (6:1607), ns, 25 w Park av, 25x75.11; May17'12; 5y5%; Esther Dorman to Esperanto Mtg Co, 37 Liberty. 5,000

m**101ST st, 75 E;** sobrn agmt; May17'12; same & Nathan Dorman with same. nom

m**101ST st, 108 W** (7:1855), ss, 150.6 w Col av, 24.6x100.11; pr mtg $16,000; May21; May22'12; due &c as per bond; Sarah J O'Shaughnessy to Title Guar & Trust Co. 600

m**101ST st, 73 E** (6:1607), ns, 50 w Park av, 25x75.11; ext of mtg for $14,000 to May17'17; 5%; May20; May22'12; Jas Forbes with Esther Dorman. nom

m**102D st, 311 W** (7:1890), ns, 160 w West End av, 20x100.11; pr mtg $17,500; May21; May22'12; 1y6%; Adelaide R Hickey to Chelsea Realty Co, 135 Bway. 3,000

m**105TH st, 19 E** (6:1611), ext of $19,000 mtg to May15'17 at 5%; May15; May21'12; Lawyers Title Ins & Trust Co with Emanuel Scheyer. nom

m**106TH st, 241 E** (6:1656), ns, 75 w 2 av, 25x100; pr mtg $16,000; May22'12; due Aug 22'12; 6%; Henry Wise to Augustus Sbarboro, Neck rd, Gravesend, NY. 1,260

m**107TH st, 86 E,** see Park av, 1446.

m**108TH st, 109-11 E** (6:1636), ns, 105 e Park av, two lots ea 25x100.11, two mtgs ea $2,000; May17; May20'12; 2y6%; Ray Greenberg to Rose Rothstein, 532 W 143. 4,000

m**113TH st, 216-8 E** (6:1662), ss, 185 e 3 av, 30x100.10; PM; May20; May22'12; due &c as per bond; Minnie Rubinstein, 182 Sackman, Bklyn to Saml Weil, 222 Lenox av. 4,500

m**113TH st, 220-2 E** (6:1662), ss, 215 e 3 av, 30x100.10; PM; May20; May22'12; due &c as per bond; Minnie Rubinstein, 182 Sackman, Bklyn to Saml Weil, 222 Lenox av. 1,500

m**113TH st, 78-80 E** (6:1618), ss, 92.9 w Park av, 37.3x100.11; pr mtg $35,750; May 16; May18'12; due Nov16'12,) 6%; Abr Precker to Saml Precker, 190 Suffolk. 2,700

m**115TH st W, swc St Nich av,** see 7 av, 1885-93.

m**115TH st W, sec 7 av,** see 7 av, 1885-93.

m**116TH st, 315 W** (7:1943); ext of $23,000 mtg to May20'17 at 4½%; May21; May22 '12; Jos Rosenzweig with Frederic de P Foster. nom

m**116TH st, 125-7 W** (7:1901), ns, 283.4 w Lenox av, 41.8x100.11; ext of $10,000 mtg to Jan15'14 at 6%; May16; May23'12; Nathan & Carrie Kauffmann with Sigmund Nettel, 45 Neptune av, New Rochelle, NY. nom

m**118TH st, 58 W** (6:1601), ext of $19,000 mtg to Apr27'17 at 5%; Apr19; May21'12; Louise Benziger with Louis Jaretsky, 68 Lenox av. nom

m**119TH st, 148 W** (7:1903), ss, 189 e 7 av 18x100.11; PM; May21; May23'12; due &c as per bond; Steinmetz Constn Co to Poughkeepsie Trust Co at Poughkeepsie, NY. 13,000

m**119TH st, 148 W;** certf as to above mtg; May23'12; same to same. ——

m**119TH st, 17 W** (6:1718), ns, 165.5 w 5 av, 14x76.10x14.6x73; PM; pr mtg $4,427.50; May16; May17'12; 3y6%; Saml Siskind & Louis Seletzky to Burtis C Magie at Andover, NJ. 1,100

m**122D st, 505 W** (7:1977); ext of $39,000 mtg to May30'15 at 5%; May13; May22'12; Lawyers Title Ins & Trust Co with Dora & Rosa Jacobson. nom

l**122D st, 509-13 W** (7:1977), ns, 175 w Ams av, 75x90.11; pr mtg $81,000; May15; May 20'12; 4y5%; Supreme Realty Co to Carrie Fries, 9 W 82. 39,000

m**123D st, 111 E** (6:1772), ns, 165 e Park av, 25x100; May23'12; 5y6%; Jno C Mayforth to Lawyers Title Ins & Trust Co. 20,000

m**123D st, 109 E** (6:1772), ns, 140 e Park av, 25x100.11; May23'12; 5y5%; Anna Mayforth to Rosalind R Crane, 54 E 73. 20,000

m**123D st W** (7:1977), ss, 100 w Ams av, 100x100.11; PM; pr mtg $12,000; May15; May17'12; 1y6%; Classic Holding Co, 1980 7 av to Scheer-Ginsberg Realty & Constn Co, 198 Bway. 25,000

m**124TH st W** (7:1978), ss, 300 w Ams av, 100x100.11; PM; May20; May21'12; 1y5%; Harry Helfer, 65 Bank to Sol Jacobs, 3 E 86. 25,000

m**125TH st, 514 W** (7:1979) ss, 175 w Ams av, 25x100.11; ext of $14,000 to Apr1'15 at 4½%; May20; May23'12; Metropolitan Trust Co with Bertha Kaufmann, 1767 3 av. nom

m**127TH st, 127 W** (7:1912(, ns, 55 w Lenox av, 15x99.11; sobrn agmt; Dec31'06; May22 '12; Henrietta M & Jas E Redman exrs &c Jas H Redman with Geo G Stilwell (re recorded from Jan28'07). nom

m**129TH st, 109 E,** see 150th, 304-10W.

m**129TH st 107 E,** see 150th, 304-10 W.

m**130TH st W, sec Bway,** see Bway, 3230-6.

m**131ST st, 1 E,** see 5 av, 2145.

m**131ST st, 614-8 W** (7:1997), ss, 250 w Bway, 75x99.11; pr mtg $35,000; May18; May21'12; due &c as per bond; Mary F Grossman wid Morsemere, NJ to Mae A Grossman, same place. 4,200

m**131ST st, 614-8 W** (7:1997), asn rents to secure mtg of $4,200; May20; May21'12; Mary F Grossman to Alwold Realty Co. nom

m**132D st, 48 E** (6:1756), ss, 183.4 e Mad av, 33.4x99.11; May16; May17'12; 5y5%; Alfred Loeb, 243 S 4th, Bklyn to Margt Marx, 530 E 19, Bklyn. 18,000

m**132D st, 48 E;** sobrn agmt; Apr27; May 17'12; Clara Loeb with same. nom

m**139TH st, 27-9 W** (6:1737), ns, 525 e Lenox av 50x99.11; pr mtg$——;Apr30;May 21'12; 2y6%; Elias Senft, 17 E 105 to Wm Prager, 17 W 106. 500

m**141ST st 270 W** (7:2026); ext of $20,000 mtg to Mar22'17 at 4½%; Apr10; May20 '12; Jos Peter to Babette A Aspinwall, 17 Dupont Circle, Wash, DC & ano trstes Jno W Minturn. nom

m**143D st, 201 W,** see 7 av, 2456.

m**143D st, 240 W** (7:2028), ss, 325 w 7 av, 25x99.11; PM; May17'12; 3y5%; Annie M Oberhofer to American Mtg Co. 16,000

m**146TH st, 226-8 W** (7:2031); ext of $34,-000 mtg to May15'17 at 5%; Mar5; May20 '12; Lawyers Mtg Co with Chas Brown. nom

m**150TH st, 408-14 on map 408-10 W** (7:-2064), ss, 116.6 e Convent av, 83.6x99.11; PM; May20; May21'12; 3y4½%; Nellie Croghan, Bayonne, NJ to Jno G Moore, 435 W 147. 100,000

m**150TH st, 408-414, on map 408-10 W;** supplemental to mtg dated & recorded Dec17'08; pr mtg $100,000; May20; May21 '12, due &c as per mtg; recorded Dec17'08; N Y Real Estate Security Co, 42 Bway to N Y Trust Co, 26 Broad, trst. ——

m**150TH st, 304-10 W** (7:2045), ss, 100 w 8 av, 100x99.11; also 129TH st, 107 E (6:-1778), ns, 115 e Park av, 25x99.11; also 129TH ST, 109 E (6:1778), ns, 140 e Park av, 25x99.11; pr mtg $——; given to secure performance of terms of Ls; May21; May22'12; due &c as per bond; Abr Gabriel to Edw Le Roy Stewart exr &c Helen LeR Stewart, Fishkill Landing, NY. 10,000

m**152D st W** (7:2099), ns, 350 w Bway, 25x 199.10 to 153d; May16; May17'12; 3y5½%; Annie M Kelly to Wm F Clare, 317 W 108 & ano exrs Neal O'Donnell. 10,000

m**153D st W, ss, 350 w Bway,** see 152d W, ns, 350 w Bway.

m**156TH st, 537 W** (8:2115), ns, 357.3 e Bway, 39.3x99.11; ext of $35,000 mtg to May1'15 at 5½%; May15; May18'12; Freda Realty Co with Met Life Ins Co, 1 Mad av. nom

m**156TH st, 539 W** (8:2115), ns, 318 e Bway, 39.3x99.11; ext of $35,000 mtg to May1'15 at 5½%; May15; May18'12; Freda Realty Co with Met Life Ins Co, 1 Mad av. nom

m**169TH st W** (8:2138), ns, 118.3 w St Nich av, 25x75.8; pr mtg $——; May 17; May18'12; 3y6%; Jno J Geraty to Geo W Robert, at Center Moriches, NY. 5,000

m**181ST st, 617 W** (8:2165), ext of $10,000 mtg to May20'13 at 5%; May13; May20'12; Lawyers Mtg Co with Chas C Marshall. nom

m**191ST st W** (8:2169), ss, 100 w St Nich av, 2 lots ea, 50x100; 2 bldg loan mtgs, ea $40,000; May17'12; due Dec1'15; 6%, until completion of bldgs & 5% thereafter; 191st St Constn Co to Title Guar & Trust Co. 80,000

m**191ST st W** (8:2169), same prop; two PM mtgs, ea $12,500; 2 pr mtgs, $40,000 ea; May10; May17'12; due Dec1'15; 6%; same to Henry Morgenthau Co, 165 Bway. 25,000

m**191ST st W** (8:2169), same prop; certf as to 2 mtgs for $40,000 ea; May10; May17 '12; 191st St Constn Co to Title Guar & Trust Co. ——

m**Av A, 258** (3:973), sec 16th (Nos 500-2), 26x95.6; ext of $40,000 mtg to Mar12'17 at 5%; Feb24; May17'12; Adolph Danziger, 30 E 127, with Mary E Merritt et al. nom

m**Av A, 267** (3:948), ws, abt 75 s 17th, 23 x94; pr mtg $——; May21'12; 2y6%; Philip J Schlotterbeck to Babette Erdman, 1215 Mad av. 2,000

m**Av C, 15** (2:385), nwc 2d (No 258), 20x 52; May21'12; 5y5%; Pauline Gross to Isaac Marx, 585 Quincy, Bklyn. 23,000

m**Av C, 15;** sobrn agmt; May21'12; same & State Bank with same. nom

m**Amsterdam av, 1521-5** (7:1972), ext of $7,250 mtg to Jan1'15 at 6%; Apr25; May 17'12; Carab Realty Co with Monaton Realty Co, Times Bldg, Bway & 42d. nom

m**Broadway** (8:2170), es, 100 n Fairview av, 100x100; May16; May17'12; 3y6%; Jas A & Richd T Lynch to Emil C Bondy, 10 W 86. 18,000

m**Broadway, 713** (2:546), ext of mtg for $35,000 to Feb28'17; 4½%; Feb28; May23 '12; Hermine H Clark et al with Bowery Savgs Bank, 128 Bowery. nom

m**Broadway** (8:2170), es, 200 n Fairview av, 100x100; May16; May17'12; 3y6%; Jas A & Richd T Lynch to Emil C Bondy, 10 W 40. 18,000

m**Broadway** (8:2170), es, 300 n Fairview av, 100x100; May16; May17'12; 3y6%; Jas A & Richd T Lynch to M M Realty Co, 128 Bway. 18,000

m**Broadway** (8:2170), nec Fairview av, 100x100x90.10x102; May16; May17'12; 5y 6%; Jas A & Richd T Lynch to Carrie S Weiss on ws Haven av, bet 179th & 180th. 22,000

m**Broadway, 1134-6,** see 5 av, 212-6.

m**Broadway, 2301** (4:1231), nwc 83d (No 251), 70.2x126.2x70.2x135.5; PM; May22'12; 3y4½%; Gertrude A Vanderbeck to Georgianna M Amidon, 29 W 58. 255,000

m**Broadway, 3230-6** (7:1984), sec 130th, 99.11x75; pr mtg $50,000; May21; May22 '12; 5y5%; Kohring Realty Co to Annie R Bauerdorf, 625 West End av. 10,000

m**Broadway, 3230-6;** certf as to above mtg; May21; May22'12; same to same. ——

m**Broadway, 2260-8** (4:1229), nec 81st (Nos 213-21), 102.2x181.7; pr mtg $65,000; May 6; May22'12; 1y6%; Chas Brogan Inc to State Realty & Mtg Co, 11 Pine (re recorded from May7'12). 25,000

m**Broadway, 2260-8;** certf as to above mtg;; May6; May22'12; same to same. ——

m**Columbus av, 771** (7:1833), es, 50.3 s 98th, 24.10x100; ext of $30,000 mtg to May 21'17 at 5%; May21; May22'12; Geo Cowen et al exrs Newman Cowen with Michl Grenthal. nom

m**Convent av, 317** (7:2050), es, 479.6 n 141st, 20x100; May15; May18'12; 2y6%; Jno E Shaw to Edw A Kuper of NJ. 5,000

m**Fairview av, nec Bway,** see Bway, nec Fairview av.

m**Fort Washington av** (8:2180), es, 2,511.5 n 181st, 76x277.4x75x287.7, except pt for Overlook ter; PM; May17; May18'12; 5y 5%; Geo G Barnard, 454 Ft Wash av, to Bedford Estates, Inc, 52 Wm. 17,500

m**Lexington av, 97** (3:882); ext of $27,-000 mtg to Apr1'17 at 4½%; Mar29; May 20'12; Edith H Lounsbery et al exrs &c Richd P Lounsbery with Herman Suesens, 531 E 156; Margt E or Eliz Heimsoth, 726 St Nich av, exrs &c Fredk Heimsoth. nom

m**Lexington av, 367** (5:1295) sobrn of asn rents to mtg for $22,000; May22; May 23'12; Alfred A Haase at Bklyn with Forrest Raynor at Montclair, NJ & Edw C Moen, 337 W 70, trstes will Henrietta H Smith decd for Howard C Smith. nom

m**Lexington av, 367** (5:1295), es, 59.5 s 41st, 19.8x75; May23'12; 5y4½%; Jos T McColgan to Forrest Raynor, Montclair, NJ &ano trste Henrietta H Smith for Howard C Smith. 22,000

m**Lexington av** (5:1295), nwc 40th (No 131), 20.6x25; PM; May23'12; 3y4½%; Richd Croker Jr, Portchester, NY to Chas R L Putnam, 121 E 38. 20,000

The text of these pages is copyrighted. All rights are reserved, Notice is hereby given that infringement will lead to prosecution.

m**Lexington av, 47** (3:880), es, 59.6 n 24th, 19.6x50; PM; Apr20; May23'12; 3y5%; Magdalena Haas, 57 Grand to Eliza Maloy extrx Eliza A Tuthill at Hillburn, NY. 15,000

m**Lexington av, 1358** (5:1518), ws, 20.4 s 90th, runs s20.1xw80.10xn19.10xe15.7xe20.4 xe65.3 to beg; pr mtg $8,500; May21; May 22'12; 5y5%; Moses November, 1358 Lex av to Emigrant Indust Savgs Bank. 3,000

m**Madison av, 1485** (6:1607); ext of $35,000 mtg to Jan8'17 at 4½%; Apr25; May20'12; Jos P Slater with Jno A Aspinwall, 17 Dupont Circle, Wash, DC & ano trstes for Susan Tuckerman et al will Jno W Minturn. nom

m**Morningside av E, 147-9,** see Morningside av, E, 145.

m**Morningside av E, 145** (7:1952), es, 74.11 n 125th, 25x100; also MORNINGSIDE AV E, 147 (7:1952), es, 99.11 n 125th, 25x100; also MORNINGSIDE AV E, 149 (7:1952), es, 124.11 n 125th, 25x100; pr mtg $36,000; May20'12; 2y6%; Julia Fitzpatrick to Hudson Mtg Co, 135 Bway. 2,500

m**Madison av, 1474** (6:1607), ws, 47.7 n 101st, 26.8x95; ext of $20,000 mtg to June 1'17 at 5%; May17; May20'12; Fredk Prime Jr & ano trstes Fredk Prime with Christina Schneider. nom

m**Park av, 1007** (5:1513), es, abt 75 n 84th, 25.6x57.2; May21; May22'12; 5y5%; Francis M Twitty to Lawyers Mtg Co, 59 Liberty. 25,000

m**Park av, 1160** (5:1504), nwc 92d (Nos 69-73), 100.8x130; PM; pr mtg $150,000; May8; May20'12; 3y5%; Charlotte S Baker, 36 W 55 to Eliz Q Holcombe at Lee, Mass et al. 75,000

m**Park av, 1446** (6:1612), swc 107th (No 86), 75.11x25; May22; May23'12; 5y5%; Albert Tschipke, 2 Beekman pl to Agnes Stewart, 45 Whitney av, Elmhurst, LI. 20,000

m**Park av, 1446;** sobrn agmt; May15; May 23'12; same & Nich C Seedorf with same. nom

m**Park av** (5:1396), sec 62d (Nos 100-12), runs e117.6xs100.5xw37.6xn20.5xw32xs0.5xw 48 to av, xn80.5 to beg, bldg loan; May22; May23'12; 5y6% until completion of bldg & 5% thereafter; Northcote Realty Co to N Y Life Ins Co, 346 Bway. 625,000

m**Park av** (5:1396), same prop; certf as to above mtg; May21; May23'12; same to same. ——

m**Park av** (5:1396), same prop; sobrn agmt; May22; May23'12; Park Ave & Sixty-Second St Co, 40 Wall with same. nom

m**Riverside dr, 331** (7:1891), es, 30 n 105th 25x100; May21; May23'12; 5y5%; Ward Brower to Chas Isham, Manchester, NH. 52,000

m**Riverside dr, 331;** sobrn agmt;; May 21; May23'12; Chas B Barkley with same. nom

m**Riverside dr, 331;** sobrn agmt; May21; May23'12; Marion J Barkley with same. nom

m**St Nicholas av, 93-7,** see 7 av, 1885-93.

m**West End av, 794** (7:1870), es, 83 s 99th, 17.11x80; May17; May18'12; 3y5%; Wm B Harned to Edmund J Levine, 404 Riverside dr. 21,000

m**West End av, 480-92** (4:1231), nec 83d runs n112xe100xs9.10xe23.8xs32xe1.4xs70.2 to st xw125 to beg; May22'12; due &c as per bond; Gertrude A Vanderbeck to Columbia Trust Co, 135 Bway. 206,250

m**1ST av, 80** (2:432); ext of $14,000 mtg to Junel'17 at 5%; Apr27; May20'12; Katie Goldstrom, 249 E 198th with Louis G Vause, 19 Cooper sq. nom

m**1ST av, 1037** (5:1349) swc 57th, (No 360) 30.2x75; agmt changing int days; May22 '12; Peter Doelger with German Savgs Bank, 157 4 av. nom

m**2D av, 81** (2:460), ws, 40.4 s 5th, 20x80x 20.1x80; PM; May16; May17'12; 3y5%; Louis H G Dethloff to Title Ins Co of NY. 14,000

m**2D av, 2495** (6:1792), ws, 49.11 s 128th, 25x75; pr mtg $10,000; May20; May21'12; 3y6%; Minnie Rubinstein to Mathilde Hentschel, 542 1 av. 5,500

m**2D av, 1577** (5:1527); ext of $8,000 mtg to Dec30'12 at 5%; Dec30'09; May22'12; NY Trust Co with Jacob Holzman. nom

m**3D av, 1912** (6:1633), ws, 75.8 s 106th, 25.3x100; May20'12; due &c as per bond; Anna Epstein of Sheffield, Pa to Title Guar & Trust Co. 25,000

m**4TH av, 85 or Bowery** (2:556), es, 120 n 10th, 24x88.2x25.3x80.3, leasehold; May21 '12; 2y6%; Heiman Freid to Lucius H Beers at Westhampton Beach, NY & ano trstes Robt R Stuyvesant. 2,500

m**4TH av, 434-40** (3:859), swc 30th (Nos 46-52), runs s90xw60xs8.9xw40xn98.9 to st, xe100 to beg; May15; May17'12; 5y6%; 440 Fourth Av Co to N Y Life Ins Co, 346 Bway. 600,000

m**4TH av, 434-40;** certf as to above mtg; May15; May17'12; same to same. ——

m**4TH av, 434-40;** pr mtg $600,000; May15; May17'12; due Febl'13; 6%; same to Swan Brown Co, 340 Mad av. 75,000

m**4TH av, 434-40;** certf as to above mtg; May15; May17'12; same to same. ——

m**5TH av, 2145** (6:1756), nec 131st (No 1), 25x99; PM; May2'12; 3y5%; Wm H Jefferds to American Mtg Co, 31 Nassau. 23,000

m**5TH av, 212-6** (3:827), swc 26th (No 2), 56.5x134.1 to Bway (Nos 1134-6) x60.5x 155.7; PM; May7; May22'12; due &c as per bond; Fifth Ave & 26th St Co to City Real Estate Co, 176 Bway. 7,075

m**5TH av, 53-5** (2:570), nec 12th (No 1), runs n131.6xe100xs28.4xe50xs103.2 to 12th, xw150 to beg; pr mtg $1,250,000; May12; May21'12; due &c as per bond; Fifth Av & 12th St Co to Kroywen Realty Co, 347 5 av. 200,000

m**6TH av, 783-5 also 45TH st, 102-4 W** (4:-997); agmt modifying terms of mtg for $47,266.59; Apr1; May20'12; Fredk R Fitchett as trste with Emily E Burns, 44 W 45; Susie E Fitchett at Highland Falls, NY & Annie E De Camp, 201 W 85. nom

m**6TH av, 94** (2:553), sal Ls; May17; May 18'12; demand, 6%; Jno H Kracke to Jacob Ruppert, a corp, 1639 3 av. 10,000

m**6TH av, 132** (2:574), nec 10th (Nos 69-71) runs e71.2xn46xw19xs21xw52.2 to av xs 25 to beg; PM; May18; May22'12; due &c as per bond; Wilson Marshall at Bridgeport, Conn to Title Guar & Trust Co, 176 Bway. 15,000

m**7TH av** (5:1564), sec 85th; ext of $37,-500 mtg to Apr30'17 at 5%; Apr30; May 22'12; Jno J O'Donohue & ano trstes Thos J O'Donohue with Philip Lesser, 19 E 88 & Bernhard Weinberger, 71 E 87. nom

m**7TH av, 1885-93** (7:1824), sec 115th 151.4 x108.8 to ws St Nich av (Nos 93-7), x 177.7 to 115th, x15.9; PM; pr mtg $——; Apr18; May21'12; 3y6%; Sophia wife Herman Stearns to Emma Hyams, 2508 Bway et al. 20,000

m**7TH av, 2456** (7:2029), nwc 143d (No 201), 99.11x125; pr mtg $150,000; Mar6; May23'12; 4y5%; Jno E Gerlach to Geo Gerlach, 208 W 141. 24,000

m**8TH av 309** (3:749); ext of $15,000 mtg to June 1'14 at 4½%; May20; May22'12; Equitable Life Assur Soc of U S with Wm H P Oliver, Morristown, NJ. nom

m**8TH av, 699** (4:1034), leasehold; May13; May17'12; demand; 6%; Thos Hughes & Wm Shoemaker to Jacob Ruppert, a corpn, 1639 3 av. 20,500

m**8TH av, 594-8** (3:788), sec 39th (Nos 274-6), 39.9x64; May17'12; 3y5%; Hugh & Peter Reilly to Franklin Savgs Bank, 656 8 av. 65,000

m**8TH av, 309** (3:749), ws, 74.1 n 25th, 17.6x90; May18; May20'12; due Junel'14; 4½%; Wm H P Oliver of Morristown, NJ to Equitable Life Assn Soc of U S. 2,500

m**8TH av, 2548** (7:1941), es, 24.11 s 136th, 25x100; pr mtg $21,500; Jan5; May18'12; due Dec18'14, 6%; Chas Eggenspieler to Wm A Havanagh, 469 W 147. 2,500

m**8TH av, 2799** (7:2045), ws, 25 s 149th, 25x100; pr mtg $20,000; May17; May18'12; 4y6%; Ottilie Newburg to Lionel Jaeger, 508 Ams av. 4 000

m**8TH av, 2582** (7:2023), es, 24.11 s 138th, 25x80; pr mtg $——; May8; May18'12; 5y6%; Aaron H Schwarz to Lionel Jaeger, 508 Ams av. 2,000

m**9TH av, 682** (4:1038), sal Ls; May16; May21'12; demand; 6%; Patk J O'Hara to Lion Bwy, 104 W 108. 6,875.20

m**10TH av, 583** (4:1071), ws, 75.5 s 43d, 25x100; pr mtg $25,000; May20; May21'12; due July1'15; at 6% Jno Schreyer, 53 W 83 to Franz Schlecht, 748 9 av. 5,000

m**10TH av, 469-73** (3:708), nwc 36th (Nos 501-3), 74.1x100; also 36TH ST, 505-9, W (3:708), ns, 100 w 10 av, 75x98.9; PM; May 22; May23'12; 1y5%; Henrietta C M Rodenburg, 444 W 44 to Wilhelmina F Gennerich, 208 W 118. 4,000

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

m**Brooklyn prop** (miscel); certf as to mtg for $7,000; May20; May23'12; Alcona Realty Co to Francis F Hill. ——

m**Car & Railroad** agmt of conditional sale, general mtg &c; May1'12; 10yrs; 4½%; Blair & Co of NY Vendors & the Grand Trunk Railway Co of Canada with Bankers Trust Co of NY as trstes. gold notes $3,940,000 & cash $543,675. 4,483,675

MORTGAGES.

Borough of the Bronx.

m**Bonner pl** (9:2423), ns, 100 e Morris av, 100x75; PM; May15; May21'12, 3y5%; Thos D Malcolm Constn Co, 3651 3 av to Mary M Gardner, 2322 8 av. 3,000

m**Coster st, ws, 175 n Spofford av,** see Manida, es, 158.4 n Spofford av.

m**Carroll st (*),** ss, at ws land Hy Wellbrock, runs w50xs100xe50xn100 to beg; May1; May22'12, 5y6%; Edna L wife of & Edw Stinnard to Grace D Gaylor, 16 River, Stamford, Conn. 1,500

m**Devoe ter** (11:3219), nws, 282.2 ne Webb av, runs nw83.6xne21.9xne32.8xse104.6 to pl xsw50 to beg; May17; May18'12, due &c as per bond; Frank C Lemmon to Title Guar & Trust Co. 1,000

m**Elsmere pl** (11:2955), swc Marmion av, 25x200 to Fairmount pl; pr mtg $——; May18; May20'12, due Nov18; 6%; Israel 1 Wolf, 1126 Union av to Jos Saltzman, 346 Beekman av. 2,500

m**Elsmere pl (proposed)** (11:2985), same e Crotona pkwy, 104.6x101x89.11x100; bldg loan; May16; May17'12; demand; 6%; Defender Constn Co, 35 Nassau to Atlantic Mtg Corpn, 20 Nassau. 82,500

m**Elsmere pl (proposed)** (11:2985), same prop; certf as to above mtg; May16; May 17'12; same to same. ——

m**Elsmere pl (proposed)** (11:2985), ss, 131.2 e Crotona pkwy, runs s100xe85.11xn 75.9xn25 to pl xw75 to beg; bldg loan; May16; May17'12; demand; 6%; Defender Constn Co, 35 Nassau to Atlantic Mtg Corpn, 20 Nassau. 62,500

m**Elsmere pl (proposed)** (11:2985), same prop; certf as to above mtg; May16; May 17'12; same to same. ——

m**Elsmere pl (proposed)** (11:2960), ns, 21.3 e Marmion av, 75x100; bldg loan; May16; May17'12; demand; 6%; Defender Constn Co, 35 Nassau to Atlantic Mtg Corpn, 20 Nassau. 62,500

m**Elsmere pl (proposed)** (11:2960), same prop; certf as to above mtg; May16; May 17'12; same to same. ——

m**Faile st,** (10:2764 & 2769), es, 341.8 s Spofford av, 20.10x100; May21; May22'12; 5y5%; Spofford Estates, a corpn to Julia C S Grant, Tarrytown, NY. 6,500

m**Faile st** (10:2764 & 2769), same prop; certf as to above mtg; May21; May22'12; same to same. ——

m**Faile st** (10:2764 & 2769), same prop; sobrn agmt; May20; May22'12; same & Hunts Point Estates with Julia C S Grant at Tarrytown, NY. nom

m**Freeman st** (11:2993), swc Longfellow av, 33.6x90.4; pr mtg $30,000; May10; May 22'12; due &c as per bond; Fredk W Goodnow, 64 East Union, Newark, NJ to Ella S West, 169 Howard av, Eklyn. 2,000

m**Fairmount pl, see Marmion av,** see Elsmere pl, swc Marmion av.

m**Garden pl (*),** ses, lot 434 map Washingtonville, 34.7x142x—x147; pr mtg $——; May16; May17'12; 1y5%; Jno Rotando to Grace L Horton, 2881 Bway. 500

m**Green la (*),** ss, 629.9 e Castle Hill av, 25x103.1x25x103.6; May23'12; due, &c, as per bond; Luigi Chiappa to Jacob Cooper, 92 Morningside av E & ano committee Jane Cooper. 700

m**Home st, 1200** (10:2719), sec Intervale av, 21.3x45.5x32.7x69.6; May21; May22'12; due &c as per bond; Abr Kaufman to Title Guar & Trust Co. 12,000

m**Jennings st, swc Vyse av,** see Vyse av, swc Jennings.

m**Lincoln st (*),** ws, 200 s Col av, 25.2x 100; pr mtg $3,800; May16; May17'12; 1y 6%; Lott Deegan to Geo Hauser, 1462 Commonwealth av. 600

m**Lincoln st (*),** ws, 293.2 n West Farms rd, 16.6x100; May15; May17'12; 3y6%; Margt C Maher, 318 E 154 to Margt Cronin, 372 Col av. 800

m**Manida st** (10:2763), es, 158.4 n Spofford av, 223.4x128.8x230.11x68.7 to beg; also COSTER ST (10:2764), ws, 175 n Spofford av, 150x38.8x154x78.2; May22'12; due Junel'15; 5%; Wm Lowe to Dollar Savgs Bank, 2808 3 av. 15,000

m**Manida st, S60** (10:2740), ext of $7,500 mtg to Junel'15 at 5%; May15; May20'12; Jessie E Sampter with Manida Co, 30 W 18. nom

m**Montgomery pl (*),** sws, 75.1 se West Farms rd, 150x100; May17; May18'12, 3y 6%; Zerega Realty Co, 1922 E 177, to Gustave Sommer, 315 E 123. 6,000

m**Montgomery pl (*),** same prop; certf as to above mtg; May15; May18'12; same to same. ——

m**Orchard st (*),** ss, 150 e Main, 75.6x103.6 x76x103, City Island; May18; May21'12, installs, 10y5½%; Bertha Mullen & Geo H Williams to Title Guar & Trust Co. 800

m**Oliver pl, nec Marion av,** see Marion av, nec Oliver pl.

m**Oak st (*),** ws, 100 s Cornell av, 100x 100; also Cornell av (*), sec Walnut, 100x 100; May16; May17'12; 1y5%; Helen Le Roy Pearsall to Chas P Hallock, 2070 Honeywell av. 3,400

m**Parkside pl** (12:3355), ws, 104.11 n 207th two lots, ea 25x90, two mtgs ea $5,250; Mar1; May22'12; 3y5½%; Wm Freeland to Central Mtg Co, 60 Wall. 10,500

m**Riverview ter** (11:2883), ws, 198 s 178th, 25x113.6 to N Y & N R R, x25.1x115.3; sobrn agmt; May20'12; Louisa Strung, 408 E 142d with Title Guar & Trust Co. nom

m**Simpson st** (10:2726), ws, 234.10 s 167th, 50x100; May21; May23'12, 1y6%; J C Gaffney Constn Co to Lawyers Title Ins & Trust Co. 38,000

m**Simpson st** (10:2726); same prop; certf as to above mtg; May21; May23'12; same to same. ——

m**Seminole st (*),** ss, 140.9 w Stillwell av, 30.9x100x7x102.9; May15; May20'12; 3y6%; Ferd Meyer to Chas W Herold, 517 1 av. 400

m**Tiffany st** (10:2722), sws, at nws Southern blvd, 100x35; pr mtg $48,500; May17; May18'12; installs, 6%; Bronx & Yonkers Realty Co, 100 Bway, to Estates Securities Co, 160 Bway. 1,500

m**Tiffany st, nwc Westchester av,** see Westchester av, nwc Tiffany.

m**Walnut st, sec Cornell av,** see Oak ws, 100 s Cornell av.

m**Walnut st, ns, 50 e Morris av,** see Eastburn av, ws, 50 n Walnut.

m**148TH st E** (9:2293), ns, 165 w Brook av, 25x99.11; ext of $2,000 mtg to Mar1'15, at 6%; May17; May20'12; Frank Klein with Jno L Mason & ano. nom

m**149TH st E** (9:2337) ss 152.4 e Park av, 33.4x106.6, except pt for st; May15; May 16'12; 1y6%; Wm J Reed at Scarsdale, NY to Robt Cowie of same place; corrects error in last issue when location was indefinite. 5,000

m**149TH st E** (9:2331), ns, 275 w Courtlandt av, 50x80; May15; May17'12; 5y5%; Eliz M Wolski to Ida C Friedlander, 44 W 77. 25,000

m**151ST st, S04-6 E** (10:2664), ss, 46 e Tinton av, 54x100; May17'12; due July 1'17; 5%; Fanny Gruen to Gus Fuld, 204 W 110 & ano. 32,000

m**151ST st E, see Tinton av,** see Tinton av, 656-8.

The text of these pages is copyrighted. All rights are reserved, Notice is hereby given that infringement will lead to prosecution.

153D st E (9:2374), ns, 70 e Melrose av, 50x100; ext of $36,000 mtg to May13'17 at 5%; May15; May21'12; Lawyers Title Ins & Trust Co with Sol Klein. nom

154TH st E (9:2414), ns, 125.3 e Morris av, 25x100; May16; May17'12; due Junel, 17; 5%; Ferdinando Morrone to Loomis L White at Shrewsbury, NJ & ano trstes Emma W White. 4,500

156TH st E (10:2622), ss, 60 w Cauldwell av, 25x120; pr mtg $15,000; May22; May23'12, 1y6%; Rose G wife of & Jos B Cornell to Gustav Halpern, 1317 2 av. 2,000

158TH st E (9:2418), ns, abt 98 w Courtlandt av, 25x101.6; May21; May22'12, 3y5%; Frank Miller to Adela Dowe, 300 W 97. 4,500

159TH st, 378 E (9:2405), ss, abt 150 w Melrose av, 25x100, except part for 159th; PM; May20; May21'12, due, &c, as per bond; Wm J Schloemer to Conrad L Schloemer, 1047 Prospect av. 2,500

160TH st E. nec Melrose av, see Melrose av, nec 160th.

161ST st, 700 E (10:2637); agmt as to share ownership in mtg; May14; May18'12; Morris Bonsole with Lawyers Title Ins & Trust Co. nom

161ST st, 801 E (10:2668) ns, 190.3 e Tinton av, 19.2x100; PM; May21; May22'12; due &c as per bond; Herman Heemsath to Title Guar & Trust Co. 1,500

164TH st E (10:2622), ns, 93.4 w Cauldwell av, 33.4x99.6; May21; May22'12; 3y 5%; Jas J Buckley to Francis G Lloyd, 157 E 71 &ano trste David Stevenson for Florence S Le Boutillier. 7,800

164TH st E (10:2622), same prop; pr mtg $7,800; May1; May22'12; installs; 6%; same to Chas S Fairchild at Hotel Grosvenor, 35 5 av. 1,000

165TH st E, sec Intervale av, see Intervale av, sec 165.

165TH st E or Bancroft, ss, at ses Westchester av, see Westchester av, ses 100 ne Southern blvd.

165TH st E (10:2690), ss, 18.11 w Stebbins av, 18.3x91; ext of $5,000 mtg to Jan 3'13 at % as per bond; Dec15'09; May23 '12; Sol Kramer with Moses & Sigmund Mendelsohn. nom

166TH st E (9:2387) ,ss, 175 w Wash av, 25x166.8; May16; May17'12; due &c as per bond; Ferdinand Steiger to Jacob Littau, 504 E 165. 7,500

167TH st E (10:2680), ss, 100 w Prospect av, 40x100; pr mtg $29,000; May29; May23'12, 3y6%; Cioffi Co, 1116 Intervale av, to Chas Lopard, 822 Jennings. 6,000

167TH st E (10.2680); same prop; certf as to above mtg; May18; May23'12; same to same. ——

173D st E (11:2790), nes, 49.11 nw Clay av, 48.10x76.3x47x89.6; pr mtg $——; May 21'12, due, &c, as per bond; Mandel Constn Co to Manhattan Mtg Co, 200 Bway. 28,000

173D st E (11:2790), same prop; certf as to above mtg; May21'12; same to same. ——

173D st E, nes at ws Clay av, see Clay av, ws, at nes 173d.

173D st E, nec Bryant av, see Bryant av, nec 173d.

173D st E (11:2915), ns, 44.5 w Bathgate av, 42x100; bldg loan; May23'12, demand, 6%; Fulle Bldg Co to City Mtg Co, 15 Wall. 31,000

173D st E (11:2915); same prop; certf as to above mtg; May23'12; same to same ——

174TH st E, sec Eden av, see Eden av, sec 174.

175TH st E, nwc 3 av, see 3 av, nwc 175th.

175TH st E, ns, abt 96 w 3 av, see 3 av, ws, 104.8 n 175th.

176TH st E (11:2802), ns, 168 e Mt Hope av, 41x114.4x40.9x118.11; PM; May20; May 21'12, due, &c, as per bond; Jere S Schott to Wm C Bergen, 130 W 180. 1,000

176TH st E (11:2802), ns, 209 e Mt Hope av, 41x109.9x40.9x114.4; PM; May20; May21 '12, due, &c, as per bond; Jere S Schott to Wm C Bergen, 130 W 180. 1,000

181ST st, 747 E (11:3097), ns, 100.1 w Prospect av, 50x110; May21; May22'12; 5y 5%; Wirth Realty & Constn Co to Wm H Tage at Scarsdale, NY & ano trste Geo L Ronalds. 34,000

181ST st, 747 E; certf as to above mtg; May21; May22'12; same to same. ——

181ST st, 747 E (11:3097), ns, 100.1 w Prospect av, 50x110; PM; pr mtg $34,000; May21; May22'12; 3y6%; Martin Hieronymus to Wirth Realty & Constn Co, 862 Hornaday av, Bronx. 4,750

181ST st, 81-3 W (11:3207); agmt as to share ownership in mtg; May9; May21'12; Title Guar & Trust Co with Maria T McCormick, 130 Post av. nom

182D st E, sec Ryer av, see 182d E, ss, 105.9 w Valentine av.

182D st E (11:3149), ss, 105.9 w Valentine av, 95.8 to Ryer av, x99.9x95x88.7; PM; pr mtg $4,500; May20'12; 3y5%; Alex Wilson to Anne Gully, 389 3 av. 2,500

198TH st E, nwc Creston av, see Creston av, nwc 198.

202D st E, sec Grand blvd & Concourse, see Grand blvd & Concourse, sec 202d.

204TH st (12:3311), ns, 457.8 e Grand blvd & concourse, runs e51.1xn38.9xw50xs 88.4 to beg; May11; May23'12, 3y6%; Tobe Kleinberg to Eliz T Conry, 252 E 49. 4,000

204TH st E (12:3311), ns, 144.9 e Villa av, runs e44.10xn100xw56.3xs5.4xs95.4 to beg, except part for Grand blvd & concourse; May11; May23'12, 5y6%; Tobe Kleinberg to Anna L Lynch, 1133 Forest av, gdn Chas M Lynch et al. 5,000

216TH st E, sec Barnes av, see Barnes av, sec 216th.

221ST st E (*), ns, 280 w White Plains av, 100x114; May20'12; 5y5½%; Jno Groom to Wm Ollendorff, 230 W 97. 2,500

224TH st E (*), ss, 80 e White Plains av, 100x114; May20'12; due Junel'15; 5%; Jeannette Rogers to Dollar Savgs Bank, 2808 3 av. 2,500

230TH st E (* , ss, 355 w Bronxwood av, 50.3x114.6x58.3x114.6, Wakefield; pr mtg $——; May17'12; 3y5%; Leopold Krajewski to Mary A Levins, 1125 Nelson av. 1,500

230TH st E (*), ss, 305 w Bronxwood av, 50.3x114.6x50.3x114.6, Wakefield; pr mtg $——; May17'12; 3y5%; Anton Chmiel to Mary A Levins, 1125 Nelson av. 1,500

261ST st W (13:3423), ns, 51.2 w Fieldston rd, 39.9x114.9x40x110.6; May1; May20 '12; 5y4%; Fredk P Forster & Henry A Forster to Margt F O'Connell, 77 W 94. 900

Aqueduct av (11:2878), ws, 491 n 176th, 75x100; bldg loan; May18; May20'12; due Nov18'12; 6%; Decatur Constn Co, 2062 Ryer av to Cresco Mtg Co, 507 Tremont av. 15,000

Aqueduct av (11:2878), same prop; certf as to above mtg; May17; May20'12; same to same. ——

Aqueduct av (11:2878) same prop; sobrn agmt; May18; May20'12; same & A Hupfels Sons, a corpn with same. nom

Aqueduct av (11:3212), es, 994.11 n 183d, 43.9x101.10x43.9x102.1; May23'12, 5y 5%; Evans Realty Co to Adam Campbell, 22 E 29, & ano trstes Alex Maitland for Robt L Maitland. 26,000

Aqueduct av (11:3212); same prop; certf as to above mtg; May23'12; same to same. ——

Benedict av (*), ss, 286.9 e Storrow, 50 x100; May22; May23'12; 3y5½%; Wm Beihl to Eliz K Dooling, 179 E 80. 10,000

Bryant av (11:3001 & 3002), nec 173d, 24.7x101.6x41.7x100; pr mtg $3,500; May 21; May22'12, due, &c, as per bond; Anthony Polzella, 512 Courtlandt av, to Jno H Gabel, 1316 Boston rd. 1,700

Brown av (*), ws, 475 n Sagamore, 34.1x —x21x121.1; May20'12; due &c as per bond; Jas & Carrie Holland to Kate A Brennan, 157 E 36. 500

Boone av, ws, 145 s Jennings, see Eden av, sec 174.

Bronx blvd, 3662 (*), ext of $2,500 mtg to June7'12 at 6%; June7'09; May20'12; Stanislaus Pianka with Mary C Poulin, Hoboken, NJ. nom

Balcom av es, at sws Ft Schuyler rd, see Ft Schuyler rd, sws, at es Balcom av.

Barnes av (*), sec 216th, 24.8x80.7; ext of $10,000 mtg to Apr14'14 at 5½% Apr15; May20'12; Edw F Cole with Cath Howard. nom

Barnes av (*), es, 24.8 s 216th, 25x80; ext of $4,500 mtg to Apr14'14 at 5½%; Apr 15; May20'12; Edw F Cole with Cath Howard. nom

Brook av, 1463 (11:2896), ws, 77.9 n St Pauls pl, 22.3x36.2 to ws old Mill Brook x21.5x34.10; pr mtg $——; May17'12; demand; 6%; A S Realty Co to Ray Baumann, 273 Fenimore, Bklyn. 375

Crotona pkwy (11:2985), es, 274.5 s Tremont av, 109.9x85.11x100x131.2; bldg loan; May16; May17'12; demand; 6%; Defender Constn Co, 35 Nassau to Atlantic Mtg Corpn, 20 Nassau. 105,000

Crotona pkwy (11:2985), same prop; certf as to above mtg; May16; May17'12; same to same. ——

Crotona pkwy (11:2985), es, 274.5 s Tremont av, 109.9x88x100x133.3; bldg loan; May16; May17'12; demand; 6%; Defender Constn Co, 35 Nassau to Atlantic Mtg Corpn, 20 Nassau. 100,000

Crotona pkwy (11:2985), same prop; certf as to above mtg; May16; May17'12; same to same. ——

Cedar av (11:2883), ws, 198 s 178th, 25x 113.6; May20'12, due &c as per bond; Frances Meiner to Title Guar & Trust Co. 3,000

Cedar av, 1879 (11:2883), ws, 198 s 178th, 25x113.6 to N Y & Northern R R, x25.1x 115.3; May20'12, due &c as per bond; Frances Meiner to Title Guar & Trust Co. 3,000

Creston av (12:3319), nwc 198th, 100x 25x106.8x25.11; pr mtg $——; May16; May 20'12; due &c as per bond; Patk J & Margt Sullivan to Jule A Cahn, 92 Hamilton av, Yonkers, NY. 450

Cornell av, sec Walnut, see Oak, ws, 100 s Cornell av.

Clay av (11:2790), ws, at nes 173d, 104x 48x89.6x49.11; pr mtg $——; May21'12, due, &c, as per bond; Mandel Constn Co to Manh \ tan Mtg Co, 200 Bway. 45,000

Clay av (11:2790), same prop; certf as to above mtg; May21'12; same to same. ——

Decatur av (12:3355), es, 135.4 n 207th, 23.6x100; Mar1; May22'12; 3y5%; Wm Freeland to Central Mtg Co, 60 Wall. 5,250

Eastburn av (11:2794), ws, 50 n Walnut, 50x100, except pt for Eastburn av; also WALNUT ST (11:2794), ns, 50 e Morris av, 50x100; May6; May22'12; due July1'15; 5%; Wm J Deegan, Kath wife Henry T Fleck, Mary wife Chas E Delanoy, Julia wife Jas Dakin, Antoinette Deegan & Willis Slavin Jr by GDN to Chas Khuen, 1034 Forest av. 8,000

Eden av (11:2824), sec 174th, runs e25x s81.8xe70xs150xw95 to av, xn231.8 to beg; also BOONE AV (11:3007) ws, 145 s Jennings, 25x131.9x25.11x125; pr mtg $——; May18; May20'12; 1y6%; Reliable Constn Co, 1126 Union av to Jos Saltzman, 346 Beekman av. 2,500

Eden av (11:2824) & Boone av (11:3007), same prop; certf as to above mtg; May18; May20'12; same to same. ——

Ellis av (*), ns, 330 e Pugsley av, 25x 108, Unionport; pr mtg $5,000; Oct30'11; May20'12; 2y6%; Eliz C Fonda to Henry Osterholt, 409 E 147; re-recorded from Nov3'11. 1,500

Ft Schuyler rd (*), sws, at es Balcom av; sal Ls; May17; May21'12, demand, 6%; Chas B Austin to A Hupfels Sons, 842 St Ann's av. 1,850

Fulton av 1184 (10:2611), ses, 260 n 167th, 30x86x30x—, except part for av; P M; May22; May23'12, 5y5%; Reuben E Fichthorn to Mary J Ebling, 212 W 184. 5,600

Grand blvd & concourse, nwc 204th, see 204th, E, ns, 144.9 e Villa av.

Grand blvd & Concourse (12:3307), sec 202d, 100x46.3x100x44.4; May17; May21'12, 3 y5%; Hugh Reilly at Brielle, NJ, to Anna C Meeks gdn Helene A Meeks, 371 Commonwealth av, Boston, Mass. 10,500

Grand blvd & Concourse (12:3307), same prop; pr mtg $10,500; May17; May21'12, 2y 6%; same to Thos O'Brien, 260 W 116. 800

Grand av (11:3199), ses, 350.7 ne 184th, 51.11x84.5x67.6x87.7, order of court cancelling two certfs of satisfaction of mtgs recorded May10'11 & open original mtg for $4,500 at 5%, due Nov1'01; made by Adelaide A wife & Geo W Yeandle to Warren G Brown as exr recorded Sept23 '98;; May21'12; Alfred L Breese & ano trstes will Elias Wade Jr Plffs agt Edna G Swan et al Defts. court order

Gleason av (*), ns, 50 w Theriot av, 100x100; ext of $2,400 mtg to Junel4'15, at 5%; May6; May20'12; North Side Mtg Corp with Thos McCullough, 656 E 175. nom

Houghton av (*), ns, 271.8 w Havemeyer, 33.4x66.1, except part for Houghton av; PM; pr mtg $2,500; May22; May 23'12, installs, 6%; Charlotte R Berger, 2015 Lex av, to Edw A Schill, 860 Van Nest av, & ano. 1,000

Hoe av (10:2752), es, 204.1 s Home, 2 lots ea 37.6x100; 2 mtgs ea $30,000; two pr mtgs ea $——; May16; May17'12; due &c as per bond; Charlotte Horn to Manhattan Mtg Co, 200 Bway. 60,000

Heath av, 3060 (12:3257), es, 278.2 n Boston av, 33.4x100.11; May22'12; 5y5½%; Antonio Zilli to Marie T Olms, 40 Caroline av, Yonkers, NY. 3,500

Intervale av, (10:2704), sec 165th, runs e20.3xs68.8xs19.3xw25 to av, xn86.5 to beg; pr mtg $——; May20'12; 5y5%; Benfra Realty & Holding Co to Aline B Lane, 723 Carlton av, Plainfield, NJ. 10,000

Intervale av (10:2704), same prop; certf as to above mtg; May18; May20'12; same to same. ——

Intervale av (10:2704) same prop; sobrn agmt; May18; May20'12; Saml Cowen with same. nom

Intervale av, sec Home, see Home, 1200.

Jackson av (10:2638), ws, 154 n 161st, 20.7x75; May6; May22'12; due &c as per bond; Emilie F Woodward to Title Guar & Trust Co. 2,500

La Fontaine av (11:3069), es, 68.5 s 180th, 16x100; May17; May18'12; 3y5% Grace V Kiernan to Eliz M Vaughey, at Drogheda, Meath Co, Ireland. 2,800

Lind av (9:2527) ws 68.6 s 167th 100x100; ext of $5,000 mtg to May20'14 at 5½%; May16; May17'12; Thos Millen with Jas H Spellman. nom

Longwood av, 866 (10:2688), asn Ls by way of mtg to secure chattel mtg & consent to same; May 17; May 20'12; Saml Winters & Dillon E Ball & Harry Hunt to Fairyland Amusement Co at Albany, NY. nom

Longfellow av, swc, Freeman, see Freeman, swc Longfellow av.

Marion av (12:3286), ws, 150 n Kingsbridge rd, 50x145, except part for av; pr mtg $——; May14; May17'12; 1y6%; Inland Holding Co, 507 E Tremont av to Corporate Mtg Co, 27 Cedar. 1,000

Maclay av (*), es, 139 s Overing, 25x 128.5x25x128.9; May17'12; due Junel'13; 5%; Emil & Franz A Kuhn to Dollar Savgs Bank, 2808 3 av. 3,000

Marion av (12:3284), nec Oliver pl, 25.3 x64.3x25x60.5; ext of $6,000 mtg to Apr 14'15 at 5%; Apr15; May21'12; Edw J Burdett with Henry C Riehle, 102 W 58, & Louis W Riche, 340 W 51. nom

McGraw av (*), ns, 75 e Leggett pl, 56x 104.5x86x100; May7; May20'12; 3y5½%; Patk Lenihan to Eliz K Dooling, 179 E 80. 2,500

Monaghan av, ws, 100 s Randall av, see Randall av, ss, 50 w Monaghan av.

Marmion av, sec Fairmount pl, see Elsmere pl, swc Marmion av.

Marmion av, swc Elsmere pl, see Elsmere pl, swc Marmion av.

Marmion av, es, abt 115 n Tremont av, see Southern blvd, nwc Tremont av.

Melrose av (9:2382), nec 160th, 100.7x 21; May17; May18'12; 5y5%; Value Realty Co to Montrose Realty Co, 135 Bway. 16,000

Melrose av (9:2382); same prop; certf as to above mtg; May17; May18'12; same to same. ——

McGraw av (*), ns, 75 e Leggett pl, 56x 104.5x86x100; sobrn agmt; May17; May21 '12; Bronx Security & Brokerage Co with Eliz K Dooling, 179 E 80. nom

Morris Park av (*), ss, 65 e Rose, 50x100; May20; May21'12, 3y5%; Frances wife Patk Twomey to Marion H Havens. 5 W 83. 5,500

The text of these pages is copyrighted. All rights are reserved. Notice is hereby given that infringement will lead to prosecution.

m**Morris av** (9:2423), es, 25 n Bonner pl, 125x100; PM; May15; May21'12, 3y5%; Thos D Malcolm Constn Co, 3651 3 av to Mary M Gardner, 2322 8 av. 10,000

m**Ogden av** (9:2522), es,100 n 170th, 50x110.4x50x110; bldg loan; May16; May17'12; 1y6%; Mercedes Bldg Co to City Real Estate Co, 176 Bway. 35,000

m**Ogden av** (9:2522), same prop; certf as to above mtg; May16; May17'12; same to same. ——

m**Prospect av** (10:2675), ws, 175 n 152d, 50 x95; PM; May20; May21'12, 1y6%; Prospect Holding Co to Annie Schnaufer, 440 E 149, individ & as trste Mary J Schoeppler et al. 15,250

m**Prospect av** (10:2675), ws, 125 n 152d, 100 x95; PM; pr mtg $24,250; May20; May21'12, due Jan13'14, 6%; Prospect Holding Co to Fredk Schnaufer, 440 E 149. 5,250

m**Prospect av** (11:3098), ws, 75 s 180th, 47x100; agmt as to share ownership in mtg; May10; May20'12; Amelia Siegel with Lawyers Title Ins & Trust Co. nom

m**Quimby av (*)**, ss, 205 e Castle Hill av, 50x108, Unionport; May15; May20'12; 3y 6%; Fred Judge, 1433 Zerega av to Bertha Eggert, 2018 Newbold av. 500

m**Ryer av, sec 18Z,** see 182d st E, ss, 105.9 w Valentine av.

m**Randall av (*)**, ss, 50 w Monaghan av, 25x100; also MONAGHAN AV (*), ws, 100 s Randall av, 25x100; May20'12; 2y6%; Annie C Johnson to Railroad Co-operative Bldg & Loan Assn, 103 Park av. 3,200

m**Southern blvd, nws, at sws Tiffany,** see Tiffany, sws, at nws Southern blvd.

m**Steuben av** (12:3337), es, 50 n 208th, 25x100; May7; May18'12; demand, 5½%; Chas Velehradsky, Dundee Lake, Bergen Co, NJ, to Marie Tumova, 433 E 75. 1,000

m**Southern blvd** (11:3117), nwc Tremont av, runs n209.8xw201 to Marmion av xs 75xe90.3xs0.10xe75xs115 to av xe122.1 to beg; PM; May17; May18'12; due May17'15, 5%; E S Prince Co to A Lawrence Kerker, 1944 Mad av. 60,000

m**Southern blvd, 2223** (11:3114), ws, 40.5 n 185th, late 186th, 45.6x106.11x45x113.11; May21'12, 5y5%; Cioffi Co to Mollie S Laflin, 57 W 58. 31,000

m**Southern blvd, 2223;** certf as to above mtg; May21'12; same to same. ——

m**Seneca av** (10:2762), ns, 25 e Longfellow av, 50x100; May20; May21'12, 3y6%; Broad Realty Co to Agnes G W Bertieri, 16 Victoria rd, London, Eng. 2,500

m**Seneca av** (10:2762), same prop; certf as to above mtg; May20; May21'12; same to same. ——

m**Stebbins av, 1184** (10:2692), es, 563 ne 167th, 25x147.11; May20'12; due &c as per bond; Jno C Inzelmann to North Side Savgs Bank, 3230 3 av. 2,100

m**St Anns av, 738** (10:2617), es, 25 s 156th, 25x90; May22; May23'12, 1y6%; Fred S Schlesinger, 560 E 158, to Martha Schlesinger, 560 E 158. 1,000

m**Tremont av, 484-6** (11:2918); ext of $29,000 mtg to May11'17, at 5%; May4; May23'12; Board of Foreign Missions of the Presbyterian Church in US with C Adelbert Becker. nom

m**Tinton av, 606-8** (10:2664), sec 151st, 100x46; due July1'17; 5%; Fanny Gruen to Gus Fuld, 204 W 110 & ano. 40,000

m**Taylor av (*)**, es, lots 71-72 map (1189) 305 lots at Clason's pt, 25x100; bldg loan; Apr15; May17'12; 3y6%; Margt Schwalbenberg to North NY Savgs & Loan Assn, 2796 3 av. 3,450

m**Taylor av (*)**, same prop; PM; pr mtg $3,450; Apr15; May17'12; 2y6%; same to Beach Estates Impt Co at Clason's pt, NY. 1,000

m**Tinton av, 1172** (10:2672), es, 227.6 s 168th, 25x132.5; May22'12; 1y5%; Chas D Stevens, 212 St Nich av, to Metropolitan Savgs Bank, 59-61 Cooper sq E. 600

m**Tremont av, 401 E,** see Webster av, 1910.

m**Tremont av, 470-4** (11:2918); ext of $70,000 mtg to May11'17, at 5%; May17; May22'12; Lawyers Mtg Co with C Adelbert Becker. nom

m**Tremont av, nwc Southern blvd,** see Southern blvd, nwc Tremont av.

m**Teller av, 1306** (11:2782), es, 41.9 n 169th, 16.6x80; pr mtg $——; May16 May 18'12; installs, 6%; Rae Klass to Lizzie Van Riper, 207 W 111. 1,200

m**Tremont av, 741-5 E** (11:3093), ns, 100 e Clinton av, 48.5x145; pr mtg $——; May20; May21'12; due May1'17, 5%; Martha A Brogan, 1873 Wash av to Jno J Paulsen, 221 Echo pl. 13,200

m**Valentine av, 2180** (11:3144); certf that there is $7,000 due on mtg; May11; May21 '12; Annie Kimberly to whom it may concern. ——

m**Vyse av** (11:2987), swc Jennings, 75x 100; pr mtg $——; May21; May23'12, due Sept1'12, 6%; Crispi Constn Co, 128 Bway, to Francesco Lombardo, 109 Central av, Bklyn. 2,200

m**Vyse av** (11:2987); same prop; certf as to above mtg; May21; May23'12; same to same. ——

m**Washington av** (9:2390), ws, 240.5 s 169th, 50.9x140.11; ext of mtg for $15,000 to Mar26'17; 5%; May4; May22'12; Gertrude Brugman, 163 W 85, with the Bronx Sanitarium, 1259 Washington av. nom

m**Westchester av, 2160 (*)**, ss, 149.9 w Castle Hill av, 37.2x35x37.1x35; May23'12, 1y5%; Margt J McNulty to Dollar Savings Bank, 2808 3 av. 1,000

m**Westchester av** (10:2715), nwc Tiffany, runs n96.11xw100xs60xw0.8xs10.9xw25 x w 12.1xs85.8 to Tiffany xe103 to beg; bldg loan; May15; May17'12; due Nov1'12; 6%; Henry Acker Co to Edw Hirsh, 53 E 60. 15,000

m**Westchester av** (10:2715), same prop; certf as to above mtg; May15; May17'12; same to same. ——

m**Westchester av** (10:2743), ses, 100 ne Southern blvd, runs ne159.10 to ss 165th or Bancroft xs110xw20xsw27.6xs20xw10xs 60xw25xn20.6xnw125.10 to beg; PM; May 15; May17'12; due as per bond; 6%; Henry Acker Co a corpn to Edw Hirsh, 53 E 60. 77,000

m**Westchester av** (10:2743), same prop; bldg loan; May15; May17'12; due Nov1'12; 6%; same to same. 22,000

m**Westchester av** (10:2743), same prop; certf as to above mtg; May15; May17'12; same to same. ——

m**Webster av, 1910, & Tremont av, 4019** (11:3027; sal Ls; May21; May22'12; demand, 6%; Jno D Grotheer to Beadleston & Woerz, a corp, 291 W 10. 5,000

m**Webster av** (11:3031), es, 217.3 s 187th, 72x103x71.11x104.10; May22'12; 1y5%; Eliz A C Mecum to Edw H Swan, at Oyster Bay & ano trste Lucretia A Brydon. 1,000

m**Walton av, 1060** (9:2472), es, 96.4 n 165th, 20x100; PM; pr mtg $8,000; May20; May22'12; 3y5%; Mary wife Jno Donovan to Wm E Diller, 912 Grand bivd & Concourse. 500

m**Webster av** (11:3030), es, 268 s 183d, 120.3x90x123.11x90; pr mtg $——; May20 '12; due Feb1'13; 6%; Junius J Pittman, 1888 Bathgate av to Jacob Marx, 2102 Bway. 3,000

m**Washington av, 1472** (11:2911), es, 175.5 s 171st, 25x154.6x25x115.1; ext of $6,000 mtg to May20'17 at 5%; May20'12; Met Savgs Bank with Wm Gullery, 1472 Wash av. nom

m**Washington av, 1472** (11:2911), es, 175.5 s 171st, 25x154.6x25x156.1; May20'12; 5y 5%; Wm Gullery to Met Savgs Bank, 59 Cooper Sq E. 5,000

m**Webster av, 1468-70** (11:2896), es, 62.6 s 171st, 37.6x97.4 to ws Mull brook x37.6x 95.7; May15; May18'12; due &c as per bond; Jno H Kelly to Fredk P Kistel, 1757 Topping av. 2,000

m**Weeks av, 1779** (11:2796), ws, 114 s 175th 25x93.5x25x93.1; May18; May21'12, due, &c, as per bond; Cath Donovan to Title Guar & Trust Co. 1,500

m**Washington av** (11:2916), es, 209.11 ne 174th, 55.10x109.6x51.6x109.7; May21'12, 5y 5%; Marceon Constn Co to Lawyers Mtg Co, 59 Liberty. 44,000

m**Washington av** (11:2916), same prop; certf as to above mtg; May21'12; same to same. ——

m**Zerega av (*)**, es, 150 s Frisby av, 25x 100; May15; May20'12; 3y6%; Louis Weydanz to Annie R Daily, 1525 Zerega av. 1,000

m**1ST av (*)**, es, 400 n 2d, 25x100, Olinville; PM; Apr23; May23'12, due Feb —'13, 6%; Vari Lace Mfg Co, 149 5 av, to Mary C Varian, 741 E 232. 3,000

m**1ST av (*)**; same prop; certf as to above mtg; Apr23; May23'12; same to same. ——

m**3D av** (11:3048), ws, 231.6 n 181st, 50x 127.11; pr mtg $37,200; May21; May22'12; 2y6%; Valentine Constn Co, 4435 3 av, to Wm Berg, Vincent av, Westchester. 7,000

m**3D av** (11:3048); same prop; certf as to above mtg; May21; May22'12; same to same. ——

m**3D av** (11:2923), nwc 175th, 54.2x96; AT to strip on east to 3 av; May22; May23'12, 3y5½%; 175th St & Third Ave Corpn, 43 Exchange pl to East River Savings Inst, 291 Bway. 18,900

m**3D av** (11:2923); same prop; certf as to above mtg; Apr23; May23'12; same to same. ——

m**3D av** (11:2923); same prop; pr mtg $18,900; May22; May23'12, due, &c, as per bond; same to Edwin Bedell at Chappaqua, NY & ano exrs &c Wm A Bedell. 11,100

m**3D av** (11:2923), ws, 104.8 n 175th, runs w100xs104.8 to 175th, xe4xn54.2xe96 to av, xn50.6 to beg; AT to strip on east to 3 av; May22; May23'12, 3y5½%; 175th St & Third Av Corpn, 43 Exchange pl to East River Savings Inst, 291 Bway. 10,000

m**3D av** (11:2923); same prop; certf as to above mtg; Apr23; May23'12; same to same. ——

m**3D av** (11:2923); same prop; pr mtg $10,000; May22; May23'12, due, &c, as per bond; same to Title Guarantee & Trust Co as trste. 10,000

m**5TH av (*)**, ws, 100 n Nelson av, 25x100, Edenwald; pr mtg $——; May15; May17 '12; installs; $25 monthly; 6%; Hilda C wife & Rudolph Swenson to Grace L Horton, 2881 Bway. 500

m**Lots 10S-12 (*)**, map S Washingtonville ext of $5,500 mtg to Aug17'11 at 5½%; Aug11'09; May23'12; Thos W Thorne with Christian H Werner. nom

m**Plot (*)** begins 395 w White Plains rd at point 495 n along same from Morris Park av, runs e 100xn25xw100xs25 to beg with right of way over strip to Morris Park av; May15; May17'12; due Oct1'15; 5%; Sol Ginsberg to Fishkill Savgs Institute, Fishkill, NY. 4,000

m**Plot &c (*)**, same prop; sobrn agmt; May15; May17'12; Geo Hauser with same. nom

The text of these pages is copyrighted. All rights are reserved. Notice is hereby given that infringement will lead to prosecution.

IMPORTANT TO THOSE WHO EXPECT TO BUILD

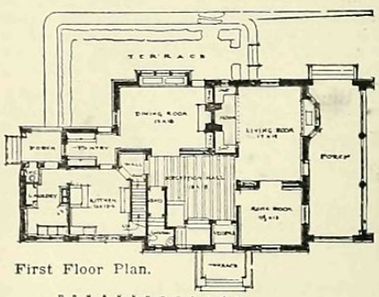
WHEN PLANNING TO BUILD, you will find it of **great value** to first make a careful **personal** study of the illustrations of houses, etc., that have been designed and built by a **number** of leading architects, and to also learn **their** ideas regarding the best interior arrangement and the most 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

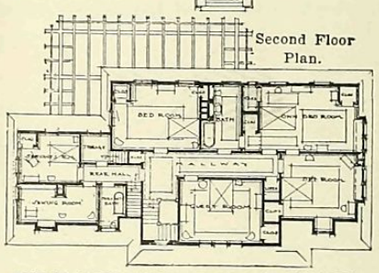
The National Magazine for Architects, Owners and Builders

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.**



First Floor Plan.



Second Floor Plan.

FIRST AND SECOND FLOOR PLANS
GREATLY REDUCED

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.

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_____